

PART TWO: PETITIONER'S COMMUNITY OUTREACH AND ENGAGEMENT

As required by Part Two of the Racial Equity Tool, the Petitioner has conducted extensive outreach to Advisory Neighborhood Commission (“ANC”) 1B and ANC 1E, the affected ANCs for the Petition; the Howard University Office of External Affairs Community Advisory Council (the “Howard CAC”),¹ which is comprised of several community stakeholder groups; and representatives from the LeDroit Park neighborhood, which abuts the subject property at the southern and eastern borders along Bohrer Street, the U Street Alley and 5th Street.

In addition to proactive engagement, Part Two of the Racial Equity Tool also requires the Petitioner to consider the affected community and address various questions as they pertain to the proposed zoning action, to the extent possible. The Petitioner's responses are provided below.

A. Community(ies)

Community is defined by the American Psychological Association as a socially organized group of people living in a physically defined locality. Communities are often characterized by (a) commonality of interests, attitudes, and values; (b) a general sense of belonging to a unified, socially integrated group; (c) members' self-identification as community members; and (d) some system of communication, governance, education, and commerce. Community may be experienced differently by people with diverse backgrounds.

What community is impacted by the zoning action?

Generally, the geographical boundaries of the community impacted by the proposed rezoning are north of Florida Avenue, N.W., south of Columbia Road, N.W., east of Sherman Avenue, N.W., and west of 5th Street. Improvements to Howard University impact several adjacent neighborhoods, including LeDroit Park, Shaw, Bloomingdale, Pleasant Plains, and Columbia Heights. The neighborhood is steeped in African American history and culture, including important figures in academia, the health and science industries and the arts.

The LeDroit Park neighborhood abuts the Howard University Hospital site, which is included in the Petition. As such, other than Howard, which owns the majority of the property to be rezoned, LeDroit Park is the community that is likely to be most impacted by the proposed rezoning.

What specific factors define the impacted community?

LeDroit Park is a low-density neighborhood within the RF-1 zone. The neighborhood's historic value is officially recognized as the LeDroit Park Historic District. Starting in the 1940s, the neighborhood was a major focal point for the African American elite. Griffith Stadium, the home of the Washington Redskins and the Washington Senators was also located here until 1965, when the Howard University Hospital was built where the stadium once stood. LeDroit Park

¹ The Howard CAC includes Shaw Main Street, Lower Georgia Avenue Main Street, Councilmember's Office, Florida Ave Baptist Church, LeDroit Park Civic Association, Georgia Avenue Thrive, District Bridges, Uniting Our Youth, Pleasant Plains Civic Association, HU Alumni-members of the OEA Community Advisory Council, and HU Interim Dean Bradford Grant- College of Architecture.

includes Anna J. Cooper Circle, honoring an African American scholar who once lived in the neighborhood, and it also includes the Mary Church Terrell House, a U.S. National Historic Landmark. LeDroit Park was awarded a place on the National Register of Historic Places in 1974.

Howard University is part of the Shaw neighborhood. Shaw and Howard University both have rich histories related to African American culture and civil rights. *See* African American Heritage Trail, p. 3. Shaw was a hub of African American culture during the early 20th century, and Howard University played a pivotal role in the civil rights movement. *Id.* This shared history contributes to a strong sense of heritage in the area.

The presence of Howard University has a significant impact on the demographics of the Shaw neighborhood. The neighborhood sees an influx of students and faculty, contributing to a youthful and diverse population. Additionally, residents of Shaw often have access to Howard University facilities and amenities, including libraries, sports facilities, and healthcare services, which can enrich their quality of life.

Who would potentially be burdened as a result of the zoning action?

The residents of LeDroit Park would potentially be burdened by the zoning action because the upzoning to MU-9B and MU-10 could facilitate the future redevelopment of the Howard University Hospital site and the parcels near the intersection of Florida and Georgia Avenues with high-density, mixed-use development that may not be compatible with the low density, residential character of LeDroit Park. Additionally, the future development of the Property could facilitate the construction of additional residential, retail and institutional uses, resulting in increased noise and traffic that could be a burden the neighborhood.

New development also has the potential to increase the assessed value of properties near the Property, which may result in increased property taxes and indirect displacement. However, the Office of Tax and Revenue offers tax relief and credit programs to assist eligible homeowners with increased real property taxes, including the Assessment Cap Credit, Senior Assessment Cap Credit, First-Time Homebuyer Individual Income Tax Credit, Homestead Deduction, Individual Income Property Tax Credit, Lower Income Home Ownership Tax Abatement, Lower Income, Long-Term Homeowners Tax Credit, and Low-Income Senior Citizen Property Tax Deferral.

The Comprehensive Plan verifies the success of these programs, providing that “[t]he District has taken enormous strides toward strengthening its affordable housing infrastructure. The city has some of the strongest tenant protection provisions in the country; the highest level, per capita, for affordable housing investment; the lowest residential real property tax rate in the region; and provides additional discounts for seniors and renters. It has innovative programs such as tax abatements to stimulate the development of workforce housing. From 2015 to 2018, the District of Columbia has successfully delivered, through subsidy or inclusionary zoning, 5,352 new or preserved affordable housing units.” *See* 10-A DCMR § 206.11.

Within the community, who would potentially benefit as a result of the zoning action?

The Property spans approximately 26.5 acres along the east side of Georgia Avenue, a major corridor within the District. Therefore, several community stakeholders would benefit from the Property being rezoned to facilitate the redevelopment of underutilized parcels with high

density, mixed-use development along the Georgia Avenue corridor. Howard students, faculty and staff will benefit from new and improved university uses, including student housing, academic facilities, health and wellness facilities and retail. The rezoning could facilitate the future redevelopment of the Howard University Hospital site, which could bring additional and improved health care services to the immediate neighborhood and the District, generally. Should parcels be extracted from the *Howard University 2020 Central Campus Master Plan* in the future, the rezoning also could facilitate the construction of mixed-use developments that includes new housing, including affordable housing, and new retail and neighborhood serving uses on currently underutilized sites, which would benefit the immediate surrounding area and the District, generally.

B. Past and Present Racial Discrimination / Harm to Community

Are there negative conditions in the community that are the result of past or present discrimination?

Howard University is a historically black university (“HBCU”) that has a complex history intertwined with the broader issues of racial discrimination and inequality in the United States. Some of the negative conditions that have been associated with HBCUs, generally, include:

- Funding disparities when compared to predominantly white institutions. *See* Achieving Financial Equity and Justice for HBCUs, The Century Foundation.
- Disparities in resources, facilities, and faculty salaries. *See* The Educational Effectiveness of Historically Black Colleges and Universities, U.S. Department of Education.
- Legacy of Segregation: Many HBCUs, including Howard, were founded during the era of segregation when black students were denied access to predominantly white institutions. *See* The Facts on HBCUs; *See* Top 10 Facts about Historically Black Colleges and Universities, The Century Foundation.

Howard has continued to work to address these historical challenges and has played a pivotal role in advancing opportunities for Black and African American students and promoting social justice.

Are there current efforts or ongoing efforts in the community that are addressing past discrimination described above?

There are ongoing efforts at Howard to address past discrimination and promote equity and inclusion.

- Center for Race and Culture: Howard has historically played a significant role in advocating for civil rights and social justice. The university continues to house research centers and institutes dedicated to studying and addressing issues related to race, culture, and social justice. *See* Howard University Social Justice Consortium, Howard University.
- Curriculum and Education: Howard has integrated discussions on race, discrimination, and social justice into its curriculum across various disciplines. This

includes courses, lectures, and workshops that engage students in critical conversations about the history and impact of discrimination. *Id.*

- Student organizations: Student-led organizations on campus, such as the NAACP chapter and various multicultural and diversity-focused clubs, often work on initiatives related to addressing discrimination, raising awareness, and advocating for change. *See Student Organizations, Howard University.*
- Social Justice Initiatives: Howard has been involved in various social justice initiatives and movements, such as protests and activism, to address contemporary issues related to discrimination and inequality. *See Civil Rights Tour: Protest – Howard University, DC Historic Sites.*
- Community Outreach: Howard has a history of community engagement and outreach programs that address issues like education inequality, healthcare disparities, and economic challenges faced by marginalized communities in the Washington, D.C. area. *See Serve the Community, Howard University.*
- Policy Advocacy: Howard’s faculty and students have been involved in policy advocacy work at the local, state, and national levels to push for changes in policies and legislation that address systemic discrimination. *See Racial Justice Groups Urge Lawmakers to Address Structural Racism in Coronavirus Relief, The Dig, Howard University.*
- Research and Scholarship: Faculty members at Howard are engaged in research and scholarship related to racial discrimination, social justice, and equity. This research contributes to a better understanding of these issues and informs policy and practice. *See Howard University Social Justice Consortium, Howard University.*

C. Community Participation / Outreach Efforts

In connection with the Petition, Howard participated in several meetings with community stakeholders as follows:

ANC 1E

- July 12, 2023: Zoning and Economic Development Committee
- August 9, 2023: Zoning and Economic Development Committee
- February 14, 2024: Zoning and Economic Development Committee
- October 9, 2024: Zoning and Economic Development Committee, which voted to recommend support of the Petition.
- October 23, 2024: ANC 1E regular monthly meeting; **ANC 1E voted to recommend support of the Petition at this meeting.**

ANC 1B

- July 17, 2023: Zoning, Preservation and Development Committee
- January 16, 2024: Zoning, Preservation and Development Committee
- October 21, 2024: Zoning, Preservation and Development Committee, which voted to recommend support of the Petition.
- November 7, 2024: ANC 1B regular monthly meeting; **ANC 1B voted to recommend support of the Petition at this meeting.**

Councilmember Brianne Nadeau's Office

- March 28, 2024: Update Councilmember's staff on proposed rezoning

LeDroit Park Civic Association ("LPCA")

- September 26, 2023: Meeting with LPCA
- December 5, 2023: Meeting with LeDroit Park Executive Committee
- January 23, 2024: Meeting with LPCA
- February 27, 2024: Meeting with LeDroit Park Representatives
- March 26, 2024: Meeting with LeDroit Park Representatives
- May 16, 2024: Meeting with LeDroit Park Representatives
- July 17, 2024: Meeting with LeDroit Park Representatives
- July 30, 2024: Meeting with LeDroit Park Representatives
- September 12, 2024: Meeting with LeDroit Park Representatives
- September 18, 2024: Meeting with LeDroit Park Representatives
- September 20, 2024: Meeting with LeDroit Park Representatives
- September 24, 2024: LPCA September Public Meeting; **LPCA members voted in support of negotiated Memorandum of Agreement and rezoning petition at this meeting.**

Howard University Office of External Affairs CAC

- July 13, 2023: Presentation to Howard CAC
- February 15, 2024: Presentation to Howard CAC
- May 22, 2024: Presentation to Howard CAC

What unique factors about the affected community and/or communities influenced your outreach plan / efforts?

There are three primary factors about the affected communities that influenced Howard's outreach efforts. First, Howard is a significant and long-time institutional stakeholder that prioritizes timely and effective community outreach for all of its real estate development activities. Second, LeDroit Park is a historic residential neighborhood with significant ties to Howard and it is the only residential neighborhood that abuts the Property, particularly the Hospital Site. Third, because of the size of the subject property, approximately 26.5 acres along Georgia Avenue, both ANC 1B and ANC 1E are affected ANCs under the Zoning Regulations but are impacted differently by the proposed upzoning.

How were your outreach efforts proactive in terms of meeting community needs and circumstances?

The Howard CAC, which includes several community stakeholders, meets on a quarterly basis. Howard started socializing the proposed Zoning Map amendment through the Howard CAC and with the affected ANCs in the summer of 2023, several months before filing the petition. This allowed Howard to understand what concerns, if any, there were about the proposed rezoning early on in the process and helped to shape the community outreach strategy.

What was the overall timeframe and frequency of your outreach?

Howard started socializing the upzoning of the Property with neighborhood stakeholders in the summer of 2023, several months before filing the Petition with the Zoning Commission. After the Petition was filed on January 12, 2024, the outreach efforts extended from January to September 2024, as outlined in Section C above.

D. Community Priorities and Impact on Zoning Action

Has the community identified negative outcomes that could result from the zoning action, i.e. specific things the community doesn't want to change/happen as a result of the zoning action?

Yes, the LPCA expressed concerns about the potential adverse impacts on LeDroit Park neighborhood, particularly for the residences along the U Street Alley, Bohrer Street, NW, and the 2000 and 2100 blocks of 5th Street, NW (the "Impacted Residential Area"), resulting from (1) the future redevelopment of the Howard University Hospital Site as permitted in the MU-9B and MU-10 zones and (2) the possible relocation of the Howard University Hospital emergency department and ambulance access to the south side of the site as part of a hospital expansion.

Will members of the community be displaced (either directly or indirectly) as a result of the zoning action?

No.

Did community outreach inform/change your zoning action? If so, how does it incorporate or respond directly to the community input received?

Yes, the outreach efforts changed Howard's approach to the Petition. In order to address the concerns raised by the LPCA, Howard entered into a memorandum of agreement with the LPCA that (i) restricts the development and the use of the proposed hospital expansion; (ii) establishes parameters regarding the design and the operation of the proposed hospital expansion; (iii) requires the Petitioner to study the potential for residential development on 5th Street, NW between U and V Streets; and (iv) restricts the height of any new construction located within Square 3078. A copy of the memorandum of agreement is attached as **Exhibit A**.

Also, the Florida Avenue Baptist Church (the "Church") and LPCA entered into a memorandum of agreement that (i) restricts the height of any new construction located within Square 3078; (ii) restricts the location of ancillary building services such as mechanical equipment, loading docks, service entrances, and trash/dumpster removal; and (iii) restricts the use of any new construction such that no restaurant, bar, tavern, or club may be located within 100 feet of the east side of Bohrer Street, NW. A copy of the memorandum of agreement is attached as **Exhibit B**.

In addition to the memoranda of agreement, Howard and the Church have agreed to record covenants in the land records that limit the development, design and use of their respective properties adjacent to the Impacted Residential Area.

If the zoning action could potentially create negative outcomes, how will they be mitigated?

The agreements and covenants referenced above are intended to mitigate any potential adverse impacts from upzoning the Property, particularly impacts on the LeDroit Park neighborhood.

What input from the community was shared but not incorporated into the zoning action? Why?

Although input from the LeDroit Park neighborhood related to the development, design and use restrictions on the Howard Hospital Site could not be incorporated into the Petition for consideration by the Zoning Commission, they are addressed in the memoranda of agreement attached as **Exhibit A** and **Exhibit B**, respectively.