



ZC Case No. 25-01 OAG Testimony in Support

Alexandra Cain, AICP - Assistant Attorney General
Equitable Land Use Section
Public Hearing - September 15, 2025

OAG Recommends:

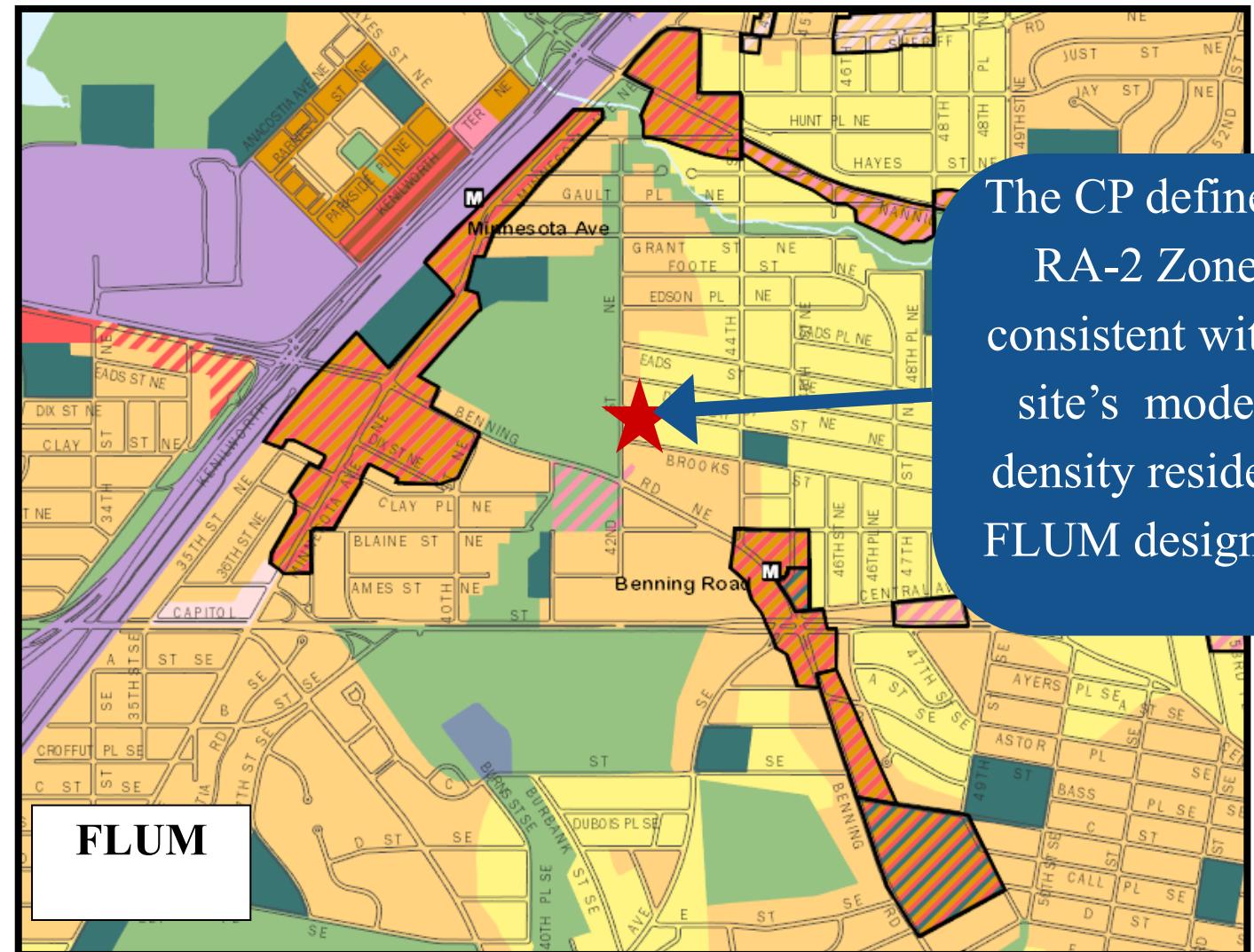
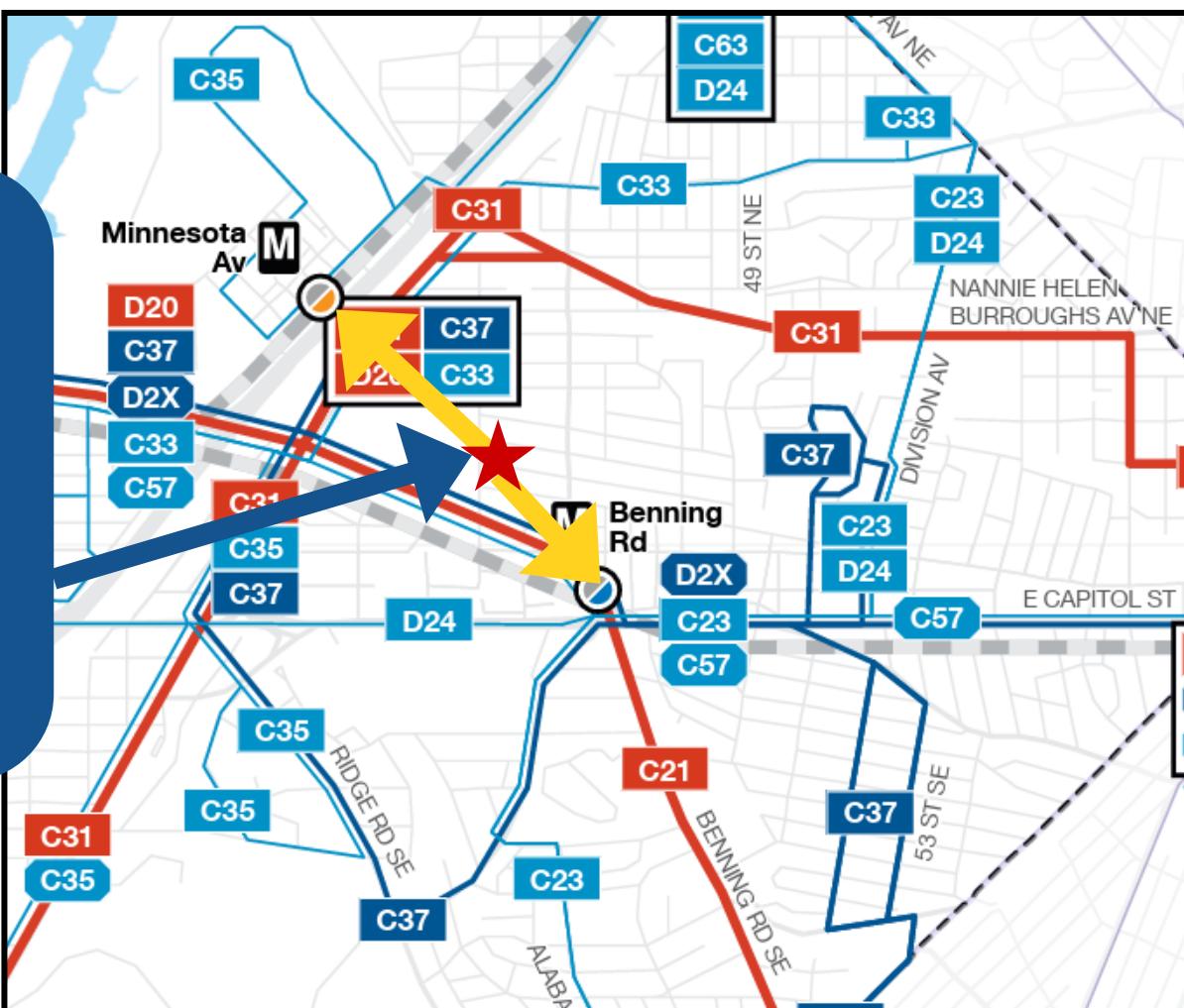
- Approval of the map amendment to double the permitted residential density on the site, enabling the Applicant to achieve its stated goal of an all-affordable housing development to serve the community and advancing the Comprehensive Plan's housing goals
- Application of IZ+, as the Applicant anticipated, to ensure the increased density provides a higher minimum level of affordable housing and to mitigate the displacement impacts of future development

Increased Residential Density Along Transit Corridors Advances the CP's Goals

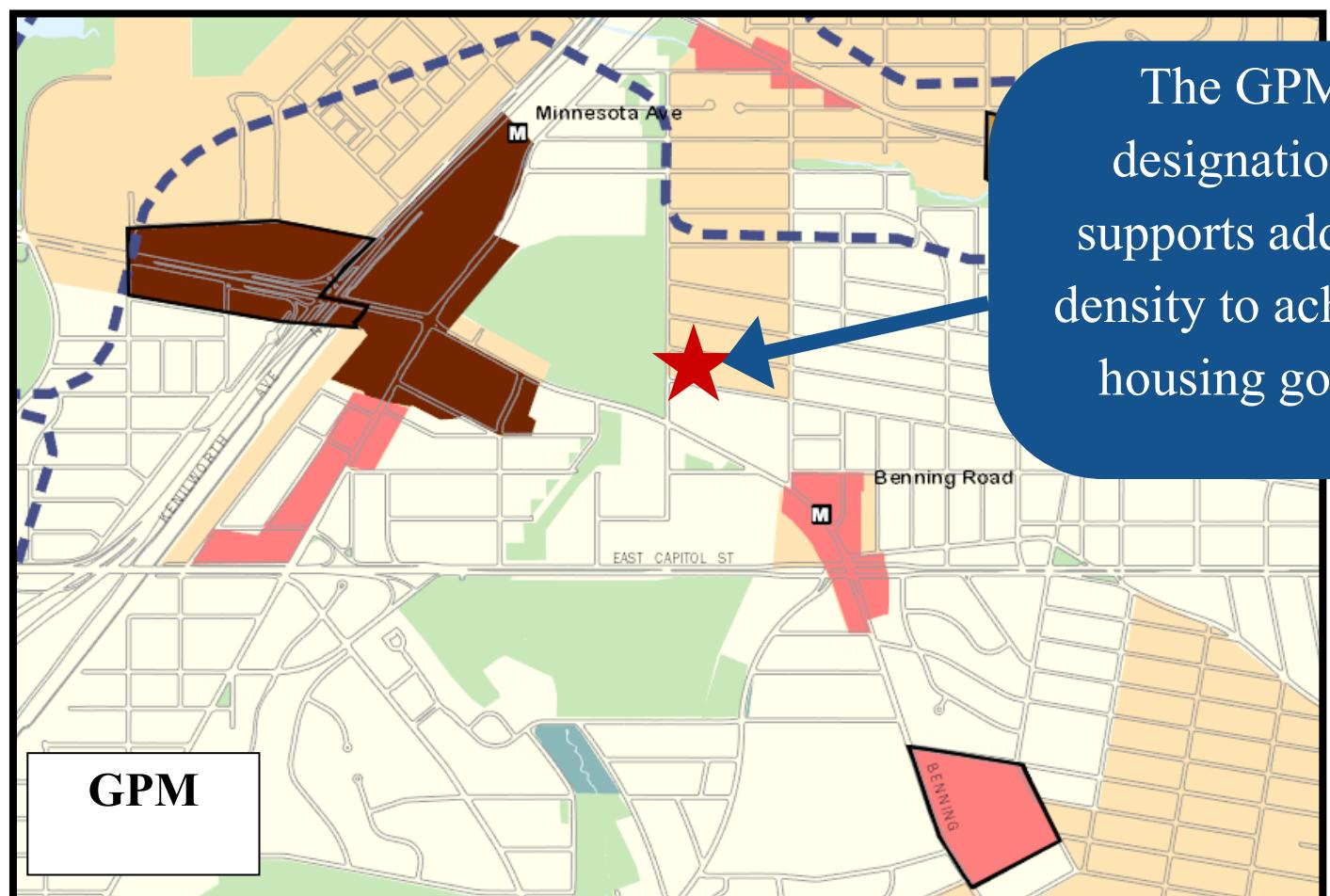
The CP calls for increased residential density near transit to support its housing, affordable housing, transportation, and economic development goals

Site is located:

- adjacent to WMATA High Frequency Route (C21 - Benning Rd. NE)
- ½ mile from Minnesota Ave and Benning Rd. Metro Stations

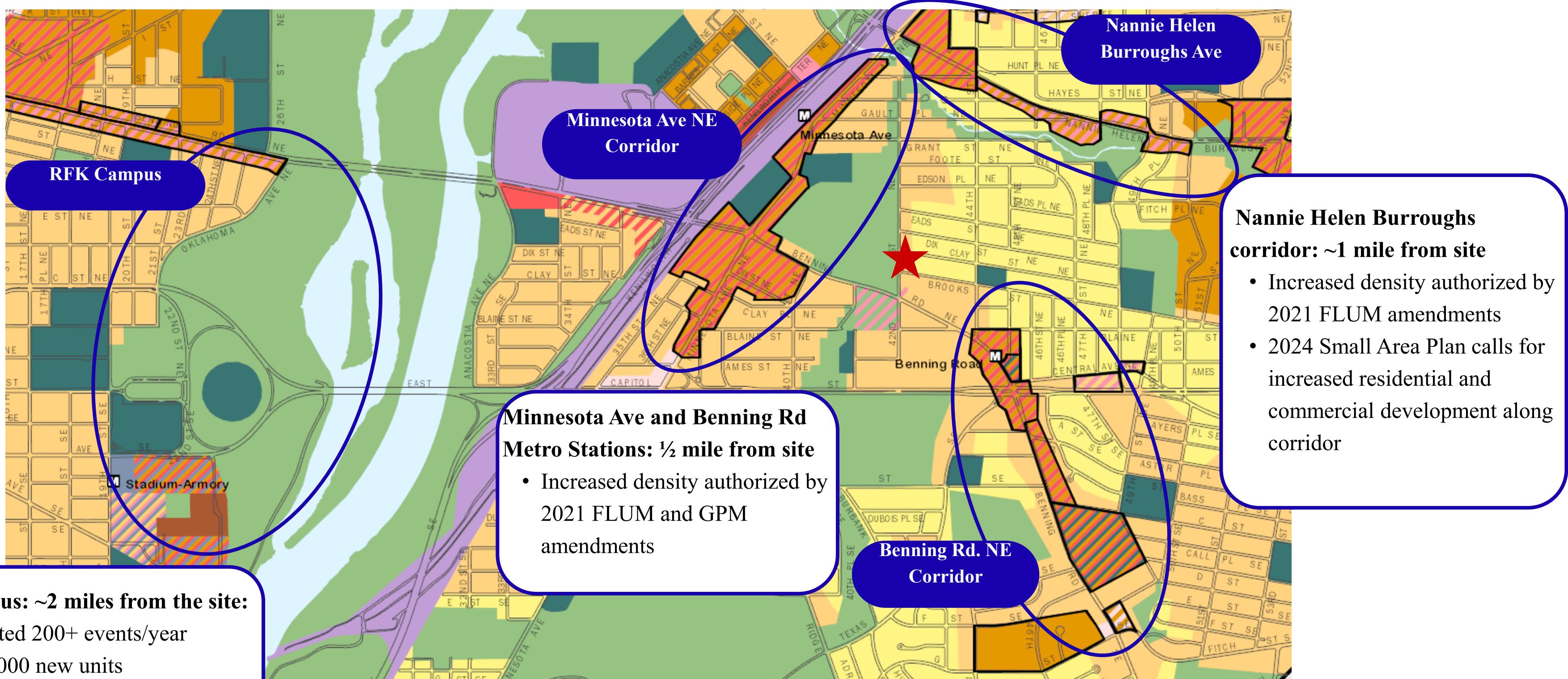


The CP defines the RA-2 Zone as consistent with the site's moderate density residential FLUM designation



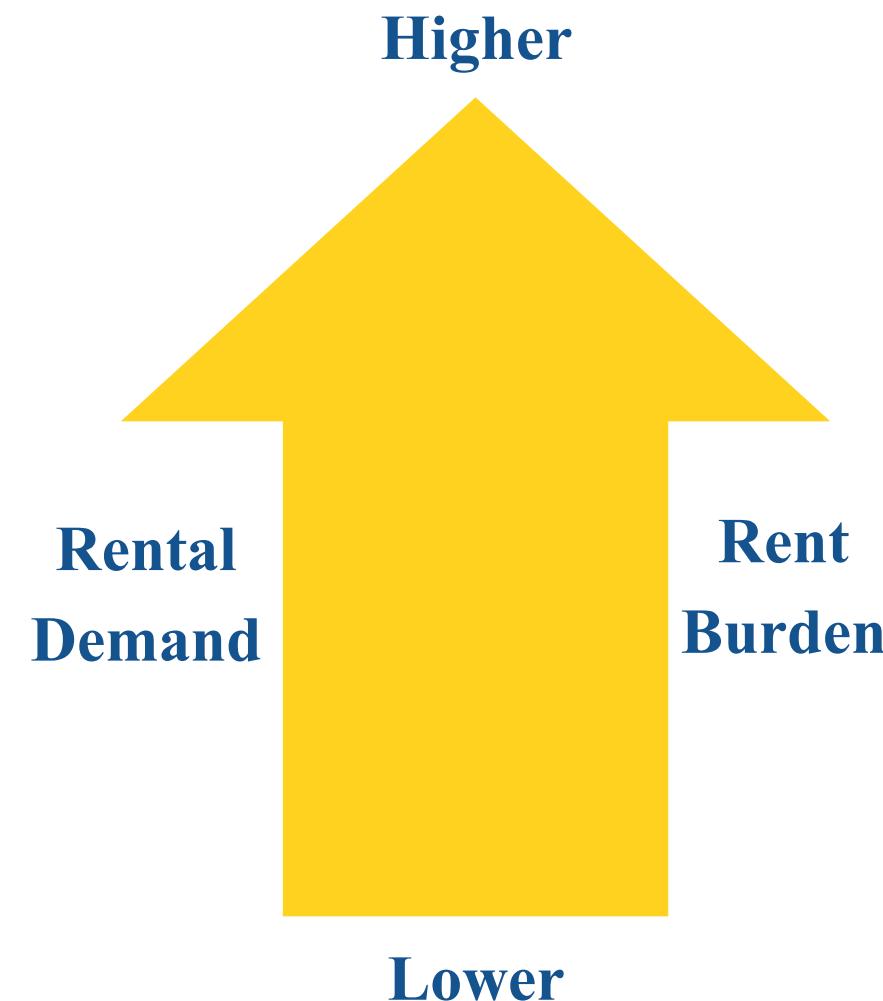
The GPM designations supports adding density to achieve housing goals

Future Nearby Development will Increase Economic Displacement Pressures



New Development will Increase the Existing Need for Affordable Housing

	Residential Rental Vacancy Rate
Site's Census Tract	3.4%
Ward 7	4.8%
District	6.8%



	Rent Burdened Units
Site's Census Tract	57% (740 units out of 1,293)
Ward 7	54% (10,512 units out of 19,524)
District	46% (83,613 units out of 180,101)

Given the Current and Future Need for Affordable Housing, IZ+ Should Apply

- Applicant's plans for all-affordable housing development recognizes community's ongoing need for affordable housing
- Applicant expected IZ+ to apply to the Map Amendment
- IZ+ will ensure that if Applicant's plans change, the site will continue to provide the additional affordable housing needed and in proportion to the added density



OAG recommends that the Zoning Commission:

- Approve the proposed map amendment
- Apply IZ+