



# 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:

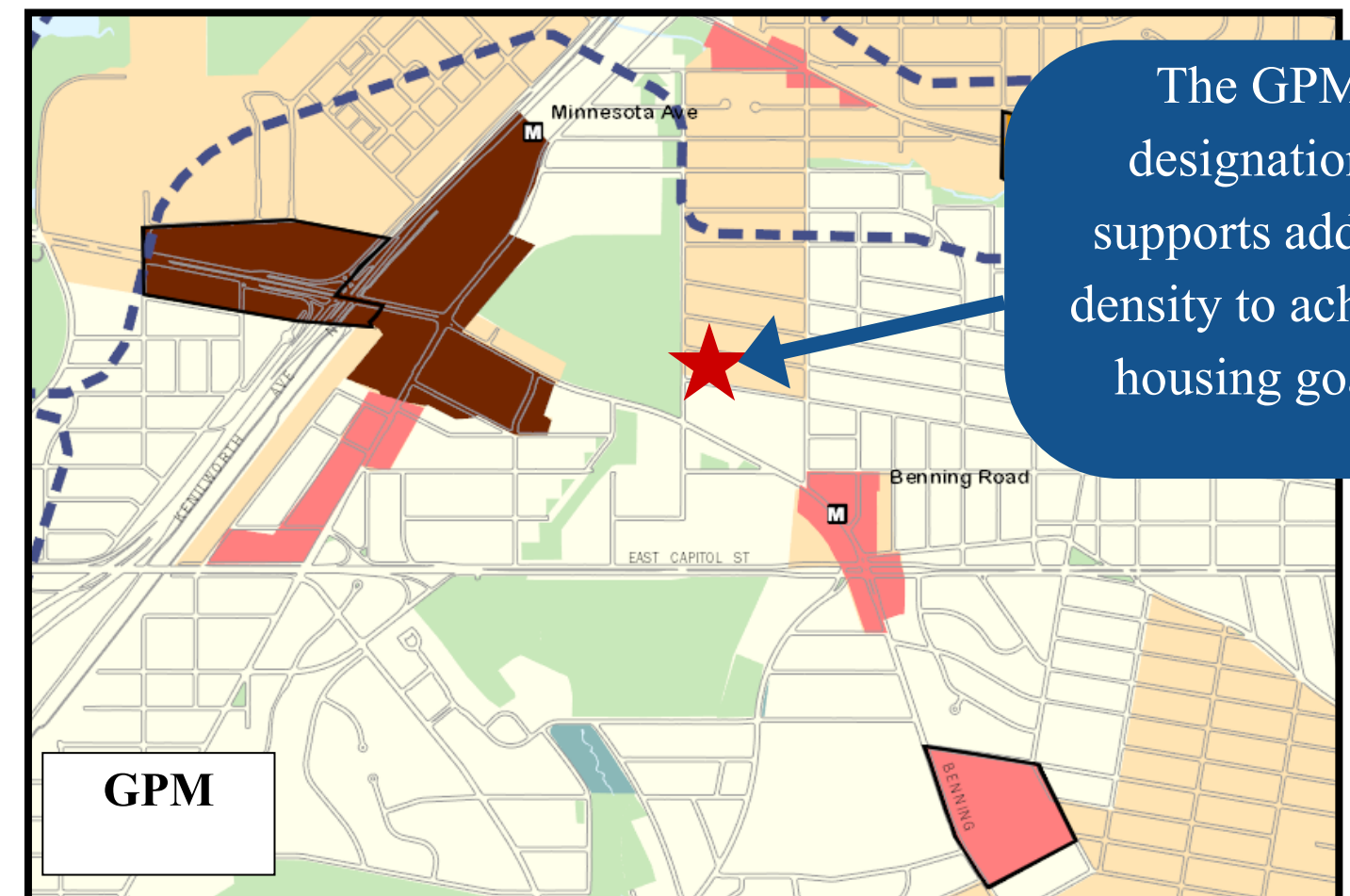
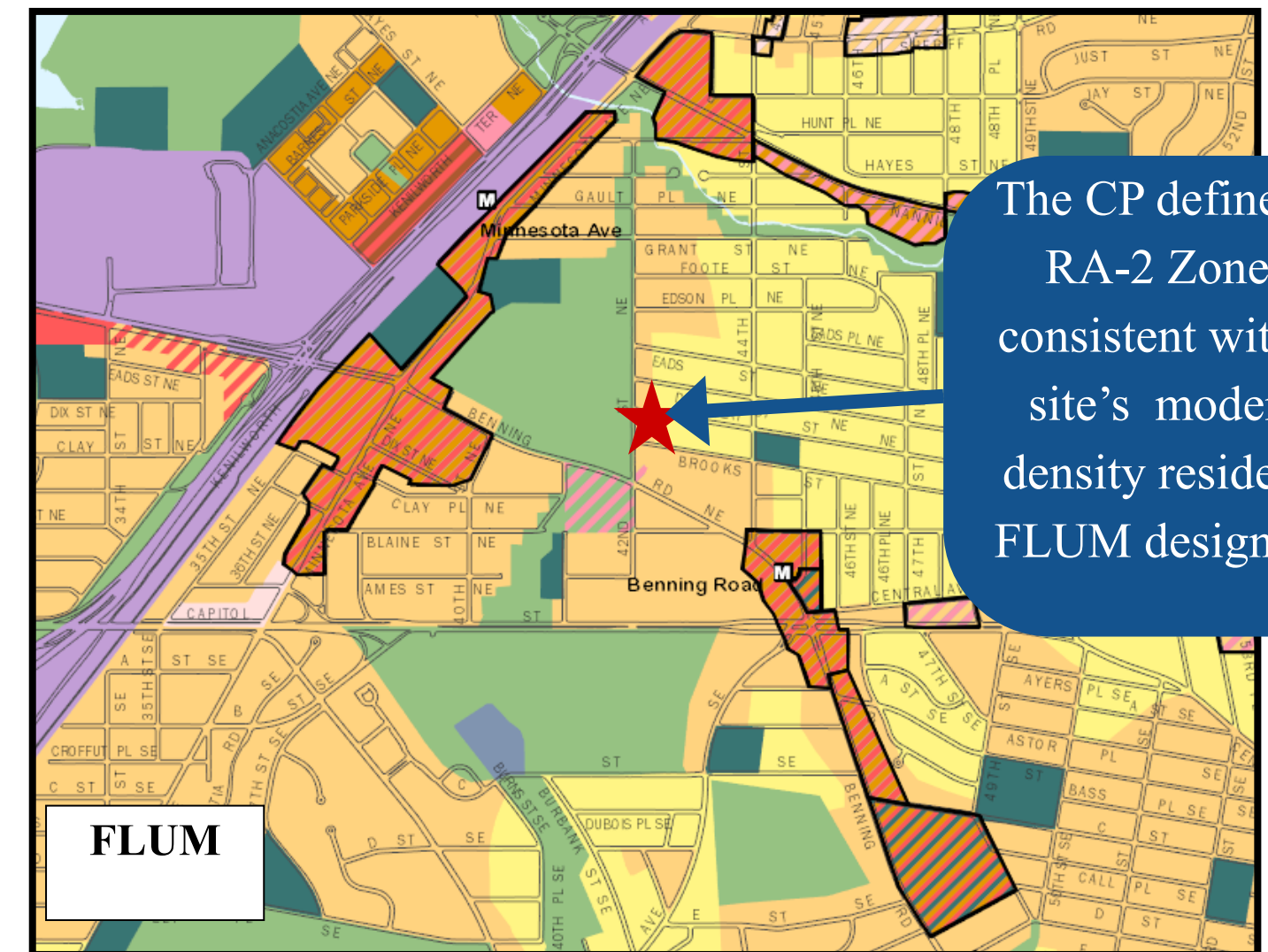
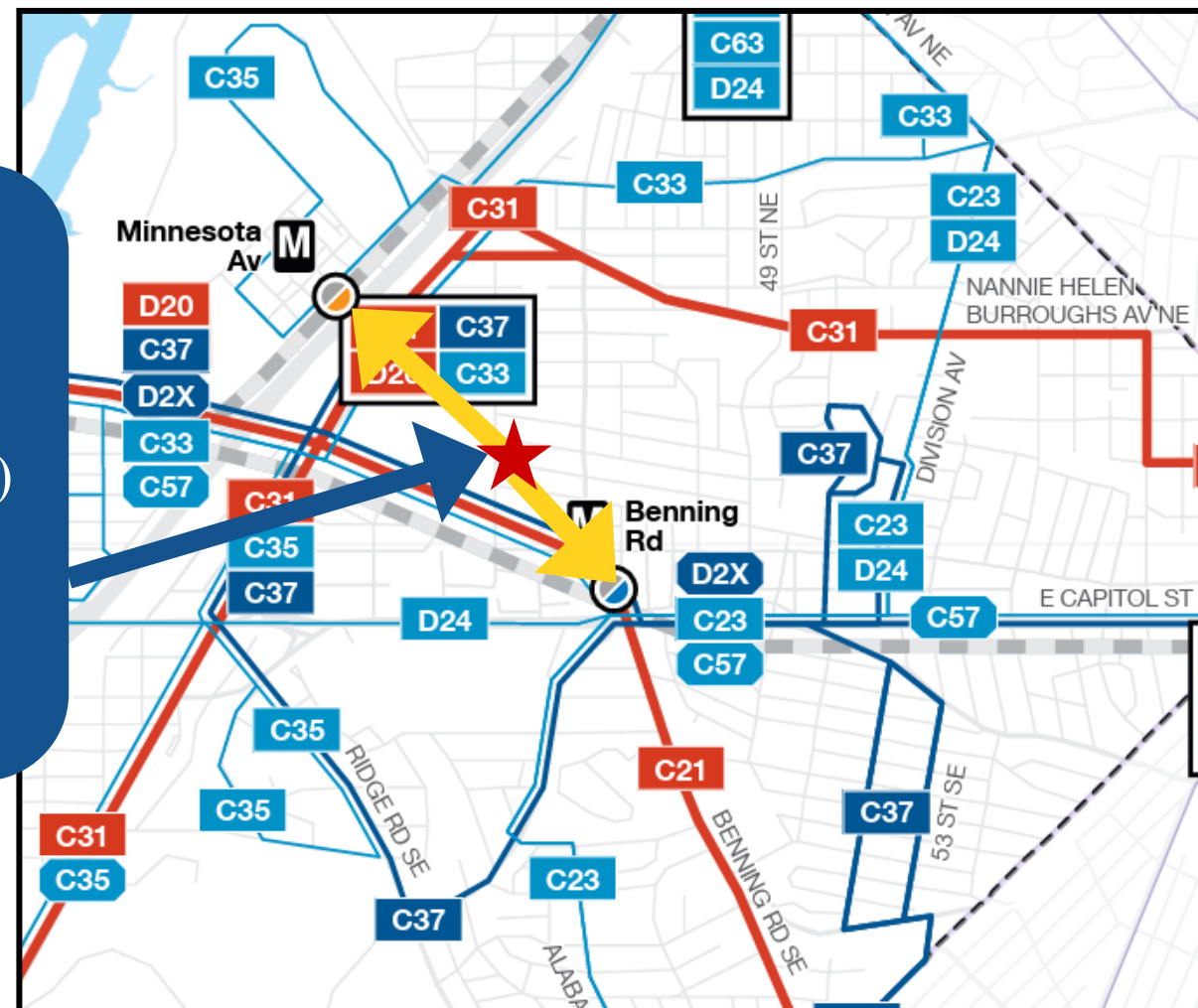
- Approval of the map amendment to double the permitted residential density on the site, enabling the Applicant to achieve its stated goal of an all-affordable housing development to serve the community and advancing the Comprehensive Plan's housing goals
- Application of IZ+, as the Applicant anticipated, 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

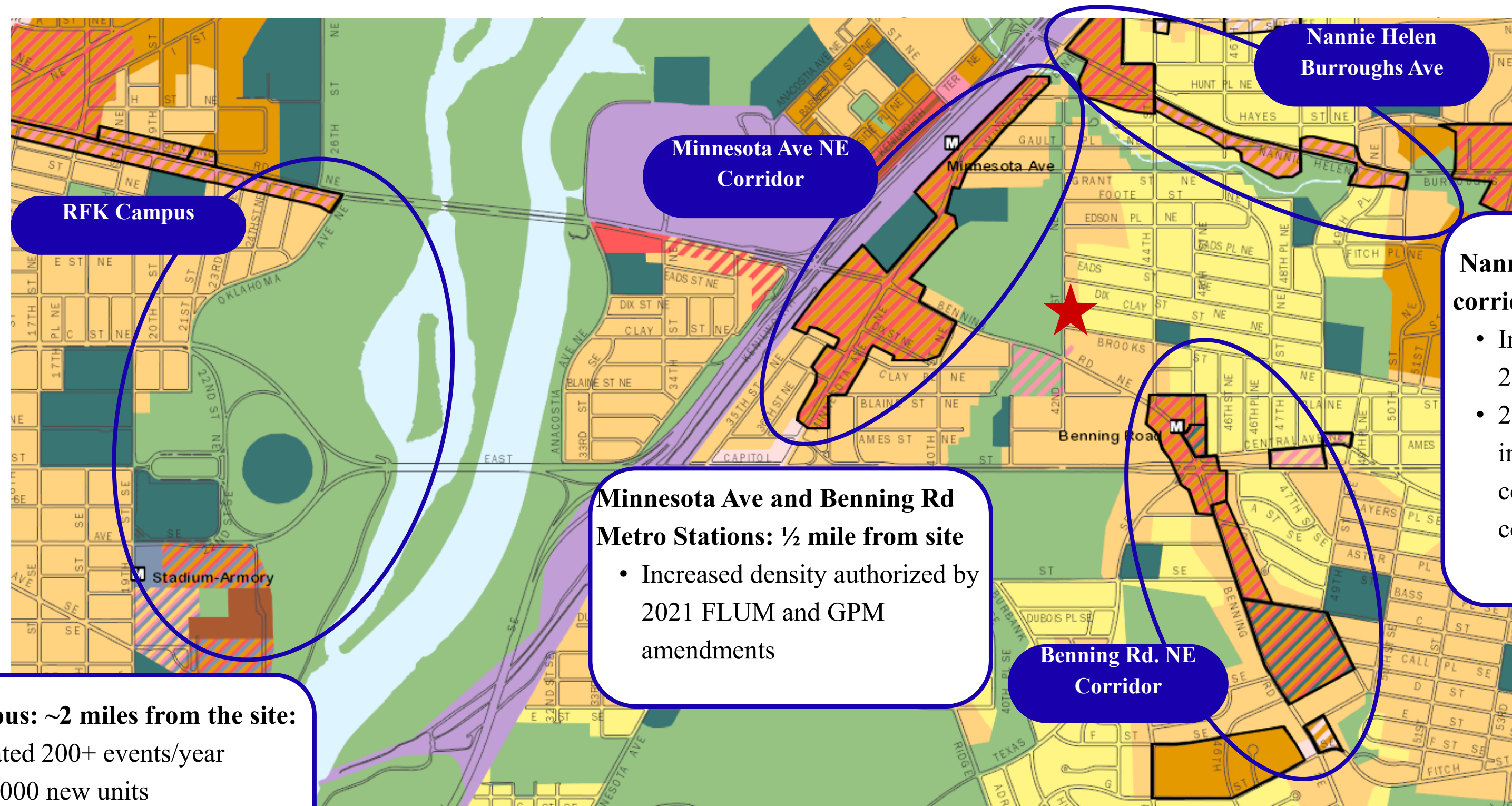
Site is located:

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





# Future Nearby Development will Increase Economic Displacement Pressures



## Nannie Helen Burroughs corridor: ~1 mile from site

- Increased density authorized by 2021 FLUM amendments
- 2024 Small Area Plan calls for increased residential and commercial development along corridor

## Minnesota Ave and Benning Rd Metro Stations: ½ mile from site

- Increased density authorized by 2021 FLUM and GPM amendments

## Minnesota Ave NE Corridor

## RFK Campus

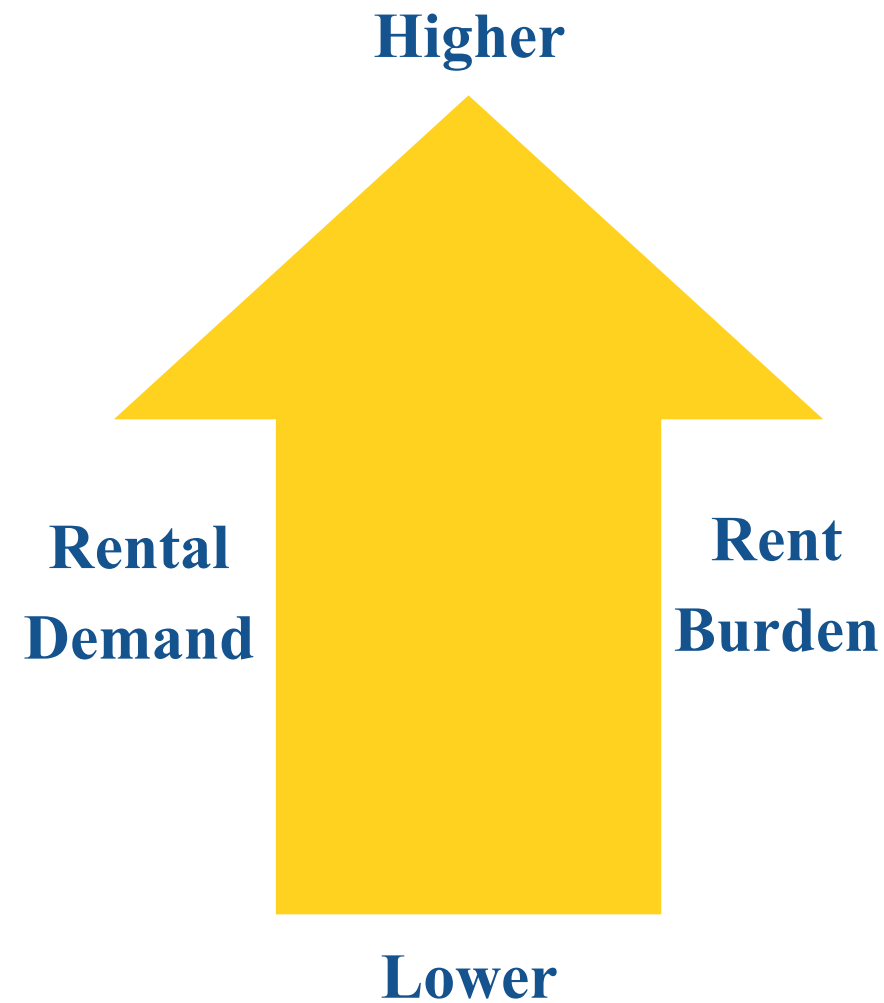
## Benning Rd. NE Corridor

## RFK Campus: ~2 miles from the site:

- Anticipated 200+ events/year
- 5,000-6,000 new units

# 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+