

MEMORANDUM

TO: District of Columbia Zoning Commission

FROM: Michael Jurkovic, AICP, Development Review Specialist
Shepard Beamon, Development Review Specialist
 Joel Lawson, Associate Director, Development Review

DATE: December 26, 2025

SUBJECT: ZC Case 25-08: Hearing Report for Proposed Zoning Text Amendment Petition to update the Residential Apartment (RA-1) Zone.

I. RECOMMENDATION

The Office of Planning (OP) recommends the Zoning Commission **approval** a zoning text amendment petition to update the Residential Apartment (RA-1) Zone by amending the following sections of the Zoning Regulation (11 DCMR ZR16):

- **Subtitle C § 1000:** Remove Special Exception review requirement from RA-1 Voluntary Inclusionary Developments;
- **Subtitle F § 100-101:** Introduction to Residential Apartment (RA) Zones - Purpose and intent of RA-1 zone;
- **Subtitle F § 200-212:** Development Standards for Residential Apartment (RA) Zones - Minor revisions to selected development standards;
- **Subtitle U § 401:** Use Permissions - Include rowhouses and limited Multiple Dwelling development as a matter-of-right;
- **Subtitle U § 421:** New Residential Development (RA-1) - Application requirements and review criteria;
- **Subtitle Y § 1600:** Clarify filing fees for RA-1.

The proposed text amendment is filed at the direction of Zoning Commission and Board of Zoning Adjustment (BZA) members, and in response to issues raised by ANCs and residents at BZA public hearings. The proposed amendments aim to:

- Provide clarity and additional direction pertaining to new development or expansions of existing buildings within this zone;
- Clarify processes and reduce excess special exception relief cases before the BZA;
- Analyze the regulation language against current RA-1 intent, review standards, and development patterns;
- Identify ANC and community concerns related to new residential development in RA-1;

- Continue to provide flexibility for new development that is compatible with existing development patterns;
- Remove the special exception requirement for opting into mandatory or voluntary IZ;
- Allow reasonable expansions of residential buildings by-right; and
- Allow new rowhouse development by-right.

No map amendments are associated with this petition.

II. COMMISSION COMMENTS FROM SET-DOWN MEETING

The proposal was set down at the Zoning Commission’s June 12, 2025 public meeting. At the meeting, the Zoning Commission expressed general support for OP bringing the proposed text amendment forward for set-down. The Zoning Commission did not request any specific changes to the proposed text amendment, but did request the following additional analysis:

1. Review of Recent BZA Cases

The Commission requested examples of previous RA-1 cases that would not require BZA review or approval under the proposed changes. Below is an analysis of approved BZA special exception cases that would not have needed U § 421 review since 2020. While this list is not exhaustive of all RA-1 BZA cases, it provides an overview of many of the cases, all of which were approved by the BZA.

BZA Case	Year	Request
21302	2025	To construct two additional dwelling units on the basement level of an existing semi-detached, two-story, four-unit apartment building
21271	2025	To construct two additional dwelling units, to an existing, semi-detached, two-story with cellar, four-unit apartment house
21075	2024	Two new dwelling units in the cellar level of an existing 25-unit apartment house.
21070	2024	Convert to a flat a semi-detached two-story dwelling
21060	2023	To construct two additional dwelling units, to an existing, attached, two-story with basement, 4-unit apartment house
21048	2024	Two new dwelling units in the cellar level of an existing 4-unit apartment house.
20993	2023	Two new dwelling units in the cellar level of an existing 17-unit apartment house.
20973	2023	To construct two new dwelling units, to an existing, attached, two-story with cellar, four-unit apartment house
20969	2023	Convert to a 4-unit apartment house a semi-detached two-story flat.
20945	2023	Add 7 dwelling units in the cellar level of an existing 42-unit apartment house.
20920	2023	To construct a new, detached, three-story with cellar, 4-unit apartment house
20910	2023	To construct two additional dwelling units and convert to a 4-unit apartment house, in an existing, semi-detached, two-story, flat
20904	2023	Add a third story and a rear addition, and convert to a flat, a two-story dwelling.

BZA Case	Year	Request
20892	2023	To construct a two-story with cellar rear addition, and convert to a flat, an existing, semi-detached, two-story with cellar, principal dwelling unit.
20890	2023	To construct an additional dwelling unit, to an existing, two-story with cellar row dwelling.
20860	2023	Add one dwelling unit to the cellar level of an existing 11-unit apartment house.
20836	2023	Convert a semi-detached two-story with basement flat into a 3-unit apartment house.
20820	2022	To construct two additional dwelling units, to an existing, semi-detached, two-story with cellar, four-unit apartment house
20801	2022	To add two additional dwelling units, to an existing, semi-detached, two-story with cellar, 4-unit apartment house
20793	2022	Convert a semi-detached two-story flat into a 3-unit apartment house.
20787	2022	To construct two additional dwelling units, to an existing, attached, two-story with cellar, 4-unit apartment house
20786	2022	To construct two additional dwelling units, to an existing, attached, two-story with cellar, 4-unit apartment house
20779	2022	To raze an existing structure, and to construct a detached, three-story with penthouse, roof deck, and cellar, 4-unit apartment house
20765	2022	Construct 4 additional dwelling units into the cellar space of an existing 39-unit apartment house.
20702	2022	To construct two additional residential units to and existing, attached, two-story with cellar, 4-unit apartment house
20697	2022	To construct a penthouse and roof deck addition, and add two additional residential units, to an existing, semi-detached, two-story with cellar, 4-unit apartment house
20664	2021	To construct two additional residential units to an existing, semi-detached, two-story with cellar, 4-unit apartment house
20313	2021	Conversion of an existing demi-detached principal dwelling unit into a 4-unit apartment house with IZ.

Other cases would no longer have needed U § 421 relief but would have still required other BZA relief such as the following:

BZA Case #	Year	Request	Other Relief
21106	2024	Add five units to the cellar level of the existing 27-unit apartment house.	Parking
20895	2023	To construct two additional dwelling units, to an existing, attached, two-story with cellar, four-unit apartment house	Parking
20849	2023	Conversion of an existing accessory building for an additional dwelling unit at a property improved with a principal row dwelling.	Lot Occupancy

20824	2023	To subdivide the existing tax lot, and to construct 9 new, attached and semi-detached, two-story, principal dwelling units.	Alley Lot Subdivision, Alley Lot Side Setback, Parking
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In summary, of the over 100 BZA cases which OP identified in this time period which requested U §421 relief, the ones noted above would not have needed relief from U§421, although some would still have needed to pursue the other forms of BZA relief.

2. Existing RA-1 zoning requirements

Additionally, the Commission requested information on the existing RA-1 density and floor area ratio (FAR), and particularly to respond to an ANC comment regarding whether additional FAR should be permitted in the RA-1 zone.

OP initiated this Text Amendment as requested by the ZC and took the approach of largely focusing on the Uses permitted by the zone – OP has not proposed major changes to the existing development parameters. OP analyzed the RA-1 provisions within the context of both typically lower intensity RF zones and the higher intensity RA-2 zone. In our review, OP determined that the prohibition on residential row buildings and the cap of one dwelling unit by-right did not align with the zoning continuum established through the Zoning Regulations’ residential zones. The next less intense zone would be the RF-5 zone which currently allows for up to 4 dwelling units by-right within a row building, while even the R-3 zones allow rowhouses by right.

Zones	Min. Lot Area (sq. ft.)	Max. Lot Occupancy	Max. Stories	FAR ¹	Principal Units
R-3	2,000	60%	3	N/A	1 / building
RF-1	1,800	60%	3	N/A	2 (flat)
RF-4	1,800	60%	3	1.8	3
RF-5	1,800	60%	4	1.8	4
RA-1	1,800	40%	3	1	1, multi-family by sp.ex.
RA-1 (IZ)	1,500	40%	3	1.08	1, multi-family by sp.ex.
RA-2	N/A	60%	N/A	1.8	Not limited
RA-2 (IZ)	N/A	60%	N/A	2.16	Not limited

III. BACKGROUND

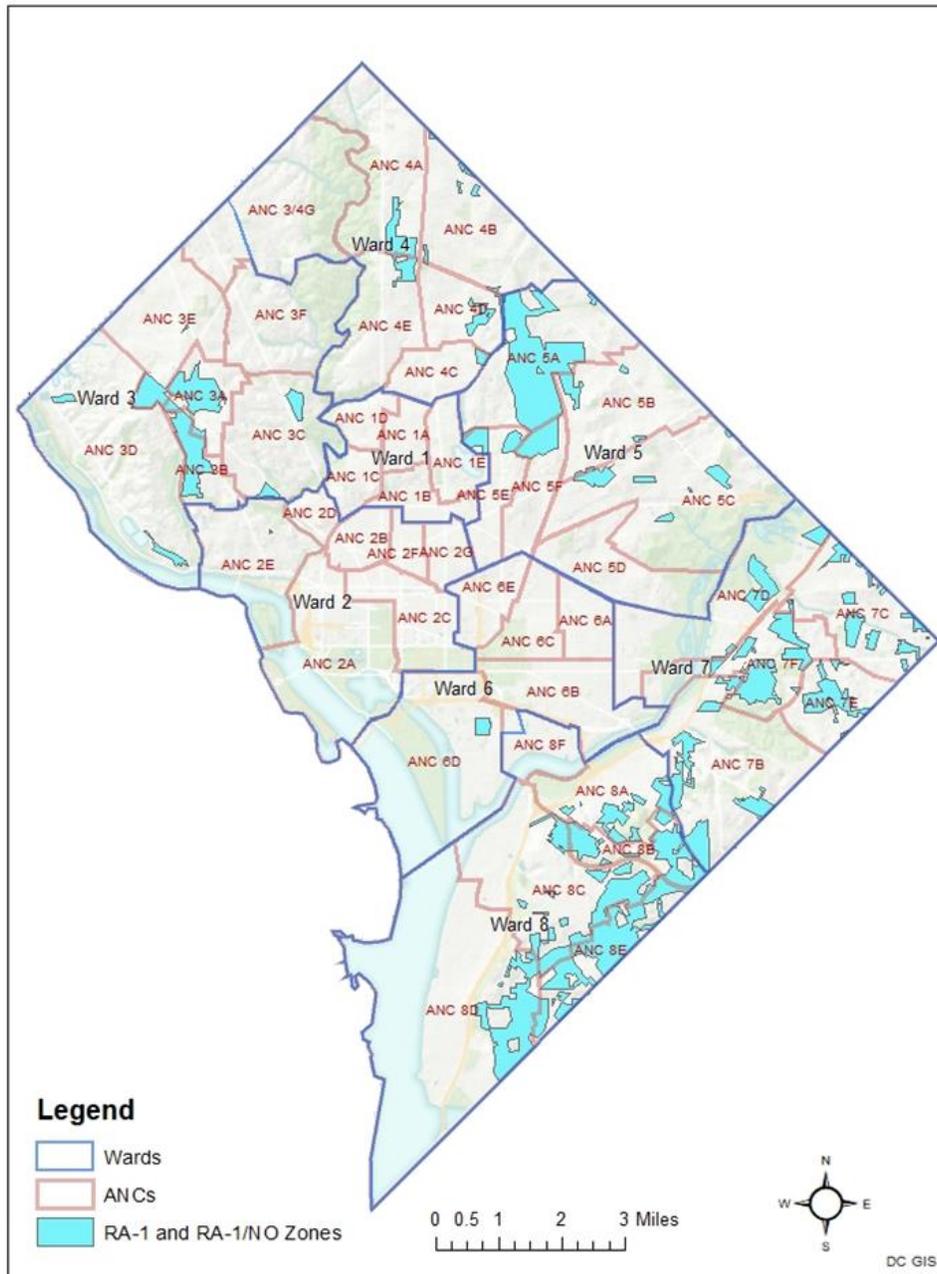
For additional background, including the history of the RA-1 zone, please also refer to the OP Setdown Report at [Exhibit 2](#).

The RA-1 zone is designed to permit flexibility by allowing low-to-moderate-density residential development, including detached houses, row houses, and low-rise apartment buildings, although only a detached or semi-detached dwelling with a single principal unit is currently allowed by-right. The Naval Observatory Residential Apartment (RA-1/NO) zone is similar to RA-1 but addresses land adjacent to or in close proximity to the Naval Observatory protects Federal interest concerns.

Distribution of RA-1: As shown on the map below, RA-1 zoning is present in many parts of the District except for Ward 1. Wards 2 and 6 have the least containing only single patches of RA-1 in ANC 2E and 6D respectively. Meanwhile, Wards 3, 4, 5, 7, & 8 have large contiguous areas of RA-

¹ R-3 and RF-1 do not have a Maximum FAR for row dwellings. However, given the permitted lot occupancy and stories the “potential FAR” would be 1.8.

1 zoned property, with the most widespread distribution in Wards 7 and 8. This is the case even after Zoning Commission Cases 07-30, 08-12, and 08-22 resulted in the rezoning of large areas of Wards 7 and 8 from RA-1 to lower intensity R or RF zones. These cases were filed by OP in response to direction in the 2006 Comp Plan and included extensive input from Advisory Neighborhood Commissioners (ANCs). Even with these broad rezoning efforts, Wards 8 still has the highest concentration of RA-1 at approximately 1.94 sq. miles.



Relative to the rest of the District, the Far Northeast and Southeast planning areas have a much higher percentage of small apartment buildings. About one-third of the area’s housing units were in buildings with 5 to 19 units—almost twice the Districtwide proportion. The Far Southeast/Southwest Planning Area’s housing ranges from single-family homes to high-rise apartments. Residential uses make up 16 percent of the total area, or about 1,057 acres. Of this amount, more than half consists of garden apartments, and about one-quarter consists of row houses. Compared to

the rest of Washington, DC, the Planning Area has an abundance of small apartment buildings—31 percent of the housing units were in 5-9 unit buildings, and 9.4 percent were in 10-19 unit buildings.

RA-1 Special Exception Review: All new residential developments, except those comprising one-family detached and semi-detached dwellings, require review and approval from the Board of Zoning Adjustment (BZA) as special exceptions pursuant to Subtitles U § 421 and X § 901. Any proposal for a new rowhouse, flat or multi-family building requires special exception review, subject to conditions outlined in the zoning regulations. Additions to existing multi-family buildings also require review by the BZA.

Within the past five years, the most common requests for RA-1 special exceptions included proposals to raze and replace an existing building, construct an additional story or rear addition, or build out a cellar level to convert a building to a flat or small apartment building. For some cases, the proposed development met all zoning development standards and only required relief for new residential development in the RA-1 zone. However, there have been BZA applications that received opposition from ANCs or neighbors, due to concerns related to the proposed number of units, shadowing, parking, privacy, noise, or other potential undue impacts. In some of these cases, ANCs or OP recommended conditions to help alleviate or mitigate those issues, which the BZA has typically voted in favor of.

The draft text below includes only the following minor changes from the text set down by the Zoning Commission at its June 12, 2025 public meeting:

- In the Development Standards for the RA-1 zones, Subtitle F Chapter 2, OP had proposed to add language which provides for an inclusionary zoning bonus, consistent with the original intent of the IZ program, for a rowhouse development and required lot area. As noted in the comments from OAG, this was worded to apply to Voluntary IZ developments only, but OAG recommended that it should also apply to mandatory IZ developments. OP concurs that this is the intent and has made that minor adjustment to note “mandatory or voluntary” to Subtitle F § 202.2.
- A modification to Subtitle C Chapter 10 to reflect Zoning Commission action taken with respect to the Inclusionary Zoning provisions and a voluntary inclusionary development in the R and RF zones. As part of the current text amendment, OP has proposed to delete this requirement also in the RA-1 zone, which would allow deletion of the provision in its entirety, as shown in the draft text below.
- Additional technical edits from the Department of Buildings (DOB) for clarification and more effective administration.

IV. PROPOSED TEXT AMENDMENT

The Office of Planning proposes amendments to various provisions pertinent to the RA-1 Zone. The OP proposal was originated at the request of Zoning Commission and the BZA members, and has been presented to the Advisory Neighborhood Commissions (ANCs) through a series of open houses.

Throughout this section text to be deleted is marked with ~~**bold strikethrough**~~ and new text is shown in **bold and underlined**:

DRAFT TEXT AMMENDMENT

Subtitle C, GENERAL RULES

Chapter 10 INCLUSIONARY ZONING

1001 APPLICABILITY

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1001.2 Except as provided in Subtitle C § 1001.5, the requirements of this chapter shall apply to, and the modifications to certain development standards and bonus density of this chapter shall be available to, developments in zones in which this chapter is identified as applicable as specified in the individual subtitles of this title; provided the development falls into one of the following categories:

...

(b) A “Voluntary Inclusionary Development” – any single household dwelling, flat, or multiple dwelling development not described in Subtitle C § 1001.2(a) if the owner voluntarily agrees to comply with the requirements of Subtitle C, Chapter 10, provided:

(1) The square footage set aside achieves a minimum of one (1) Inclusionary Unit; **and**

(2) Modifications to development standards shall only be allowed as specified in the development standards of the individual zones pursuant to Subtitle C § 1002.; **and**

~~(3) Any use of the modifications of development standards and bonus density authorized by Subtitle C § 1002 and in the development standards of the RA-1 zones shall require special exception approval pursuant to Subtitle X, Chapter 9.²~~

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Subtitle F, RESIDENTIAL APARTMENT (RA) ZONES

Chapter 1 INTRODUCTION TO RESIDENTIAL APARTMENT (RA) ZONES

101 PURPOSE AND INTENT

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101.5 The RA-2 zone provides for areas developed with predominantly moderate-density residential **development**.

101.6 The RA-3 zone provides for areas developed with predominantly medium-density residential **development**.

101.7 The RA-4 zone provides for areas developed with predominantly medium- to high-density residential **development**.

101.8 The RA-5 zone provides for areas developed with predominantly high-density residential **development**.

² As part of Zoning Commission Case 25-12, Omnibus, the Zoning Commission has taken proposed action to delete the special exception requirement for a voluntary inclusionary zoning development in the R-2, R-3, and RF zones.

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Chapter 2 DEVELOPMENT STANDARDS FOR RESIDENTIAL APARTMENT (RA) ZONES

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201.4 The maximum permitted FAR for Inclusionary Developments in any of the RA-1 through RA-5 zones, incorporating the IZ bonus density authorized by Subtitle C § 1002.3, shall be as set forth in the following table; ~~provided that in all the RA-1 zones Voluntary Inclusionary Developments shall require special exception relief pursuant to Subtitle X, Chapter 9, to utilize this modification:~~

TABLE F § 201.4: MAXIMUM PERMITTED FLOOR AREA RATIO FOR INCLUSIONARY DEVELOPMENTS

Zones	Maximum FAR for Inclusionary Developments
RA-1	1.08
RA-2	2.16
RA-3	3.6
RA-4	4.2
RA-5	7.2

202 LOT DIMENSIONS

202.1 Except as provided elsewhere in this section, the minimum required lot width and lot area for the creation of a new lot of record in any of the RA-1 zones shall be as set forth in the following table:

TABLE F § 202.1: MINIMUM LOT WIDTH AND LOT AREA

Zones	Type of Structure	Minimum Lot Width (ft.)	Minimum Lot Area (sq. ft.)
RA-1	All Structures	18	1,800

202.2 The minimum lot width and lot area of **Mandatory or Voluntary** Inclusionary Developments may be reduced in any of the RA-1 zones to not less than as set forth in the following table:

TABLE F § 202.2: MINIMUM LOT WIDTH AND LOT AREA FOR **MANDATORY OR VOLUNTARY** INCLUSIONARY DEVELOPMENTS

Zones	Type of Structure	Minimum Lot Width (ft.)	Minimum Lot Area (sq. ft.)
RA-1	All Structures	16	1,500

202.13 In any of the RA-1 zones, each ~~single household row~~ building shall have at least ~~one thousand eight hundred square feet (1,800 sq. ft.) of gross land area exclusive of any land area in the project used as a basis for determining the floor area ratio of multiple dwelling unit buildings~~ the minimum lot areas as permitted by this section. Each ~~single household~~ row building, however, need not ~~have a site of one thousand eight hundred square feet (1,800 sq. ft.)~~ meet the minimum lot area requirement individually and the difference between the site area and the gross land area may be accumulated into common spaces. Land area used to support ~~this the~~ floor area ratio of ~~multiple dwelling unit buildings~~ Multiple Dwellings may also be used

for common spaces; **provided that all developments seeking this flexibility shall require special exception relief pursuant to Subtitle U §421.1 to utilize this modification.**

~~202.2 In any of the RA-1 zones, lot area and lot width for residential uses permitted as a special exception shall be as prescribed by the Board of Zoning Adjustment.~~

203 HEIGHT

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203.6 In any of the RA-1, RA-2, or ~~R-3~~**RA-3** zones, a building or other structure may be erected to a height not exceeding ninety feet (90 ft.) with no limit on number of stories, not including a penthouse or rooftop structure; provided, that the building or structure shall be removed from all lot lines of its lot for a distance equal to the height of the building or structure above the adjacent natural or finished grade, whichever is the lower in elevation.

203.7 In any of the RA-1, RA-2, or ~~R-3~~**RA-3** zones, an institutional building or structure may be erected to a height not exceeding ninety feet (90 ft.) with no limit on number of stories, not including a penthouse or rooftop structure, provided that the building or structure shall be removed from all lot lines of its lot a distance of not less than one foot (1 ft.) for each one foot (1 ft.) of height in excess of that authorized in the zone in which it is located.

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205 PENTHOUSE AND ROOFTOP STRUCTURE

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205.2 Notwithstanding Subtitle F § 205.1, in any of the RA-1 and RA-2 zones, a mechanical penthouse or rooftop structure with a maximum height of eighteen feet, six inches, (18 ft. 6 in.) shall be permitted on a non-residential building constructed pursuant to Subtitle F §§ 203.3 through ~~203.6~~**203.7**.

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208 SIDE YARD

208.1 Except as provided elsewhere in this title, the minimum side yard shall be as set forth in this section.

~~208.2 A side yard shall not be required along a side street abutting a corner lot in any of the RA-1, RA-2, RA-3, RA-4, and RA-5 zones.~~

~~208.3 Existing conforming side yards shall not be reduced to a nonconforming width or eliminated.~~

~~208.4 In the case of a lot proposed to be used by a public library or public recreation and community center where a side lot line abuts or adjoins a public open space, recreation area, or reservation, no side yard shall be required.~~

208.25 ~~Side yards for a detached or semi-detached building containing one (1) or two (2) dwelling units shall be a minimum of eight feet (8 ft.). No side yards shall be required for a row building containing one (1) or two (2) dwelling units.~~

In any of the RA-1 zones, side yards for buildings containing four (4) Dwelling Units or less shall be as follows:

- (a) Side yards for detached buildings shall be a minimum of eight feet (8 ft.); and**
- (b) Side yards for semi-detached buildings shall be a minimum of eight feet (8 ft.); and**
- (c) No side yards shall be required for row buildings; and**
- (d) In the case of a building with a non-conforming side yard, an extension or addition may be made to the building; provided, that the width of the existing side yard shall not be reduced or eliminated; and provided further, that the width of the side yard adjacent to the extension or addition shall be a minimum of five feet (5 ft.).**

208.6 **In the RA-1 zones, Multiple Dwellings containing five (5) units or more shall provide:**

- (a) Two side yards of a minimum of eight feet (8 ft.); and**
- (b) In the case of a building with a non-conforming side yard, an extension or addition may be made to the building; provided, that the width of the existing side yard shall not be reduced or eliminated; and provided further, that the width of the side yard adjacent to the extension or addition shall be a minimum of five feet (5 ft.).**

~~**208.3** Except as provided in Subtitle F § 208.2, the following side yard rules apply:~~

- ~~**(a) In any of the RA-1 zones, one (1) side yard shall be provided unless the building is a multiple dwelling that contains three (3) or more dwelling units per floor, in which case two (2) side yards shall be provided; in either case such side yards shall have the minimum distance equal to three inches (3 in.) per foot of building height but not less than eight feet (8 ft.); and]**~~
- ~~**(b) In any of the RA-2, RA-3, RA-4, and RA-5 zones, no side yards are required; however, if a side yard is provided, it shall be a minimum of four feet (4 ft.).**~~

208.7 **In any of the RA-2, RA-3, RA-4, and RA-5 zones, the following side yard rules apply:**

- (a) A detached building containing one (1) or two (2) Dwelling Units shall provide two (2) side yards a minimum of eight feet (8 ft.);**

- (b) A semi-detached building containing one (1) or two (2) Dwelling Units shall provide one (1) side yard a minimum of eight feet (8 ft.);
- (c) No side yards shall be required for a row building containing one (1) or two (2) Dwelling Units;
- (d) For all other buildings no side yards are required; however, if a side yard is provided, it shall be a minimum of four feet (4 ft.); and
- (e) In the case of a building with a non-conforming side yard, an extension or addition may be made to the building; provided, that the width of the existing side yard shall not be reduced or eliminated; and provided further, that the width of the side yard adjacent to the extension or addition shall be a minimum of three feet (3 ft.).

~~208.4 A side yard shall not be required along a side street abutting a corner lot in any of the RA-1, RA-2, RA-3, RA-4, and RA-5 zones.~~

~~208.5 Existing conforming side yards shall not be reduced to a nonconforming width or eliminated.~~

~~208.6 In the case of a building with a non-conforming side yard, an extension or addition may be made to the building; provided, that the width of the existing side yard shall not be reduced or eliminated; and provided further, that the width of the side yard adjacent to the extension or addition shall be a minimum of three feet (3 ft.).~~

~~208.7 In the case of a lot proposed to be used by a public library or public recreation and community center where a side lot line abuts or adjoins a public open space, recreation area, or reservation, no side yard shall be required.~~

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Subtitle U, USE PERMISSIONS

Chapter 4 USE PERMISSIONS RESIDENTIAL APARTMENT (RA) ZONES

401 MATTER-OF-RIGHT USES (RA)

401.1 The following uses shall be permitted as a matter of right subject to any applicable conditions for each use below:

- (a) Any use permitted in the RF zones under Subtitle U § 301, except corner stores;
- (b) Private clubs with sleeping accommodations;
- (c) Child Development Center;

~~(d) Except for the RA-1 zones:~~

~~(1) Multiple dwellings provided that in an apartment house, accommodations may be provided only to residents who stay at the premises a minimum of one (1) month; and~~

~~2) Hotel in existence as of May 16, 1980, with a valid certificate of occupancy or a valid application for a building permit; provided, that the gross floor area of the hotel may not be increased and the total area within the hotel devoted to function rooms, exhibit space, and commercial adjuncts may not be increased. An existing hotel may be repaired, renovated, remodeled, or structurally altered; and~~

~~(3) A continuing care retirement community; and~~

(ed) Community Residence Facility for not more than six (6) persons not including resident supervisors or staff and their families. The facility may accommodate seven (7) to fifteen (15) persons, not including resident supervisors or staff and their families; provided there shall be no property containing an existing community residence facility for eight (8) or more persons within a radius of five hundred feet (500 ft.) from any portion of the subject property;

(fe) Recreation building, park, playground, swimming pool, athletic field, ice rink, or other similar athletic facility, public or private, operated on and using local or federal land and approved by a joint federal-local jurisdictional transfer agreement; subject to the following:

(1) No part of any use is nearer than seventy feet (70 ft.) to the nearest residential structure;

(2) The uses shall not be organized for profit;

(3) All parking areas shall be shared by all uses on a lot;

(4) Scoreboards shall be installed such that the highest point is no taller than twenty-five feet (25 ft.) above grade; and

(5) Any lighting used to illuminate a park, playground, athletic field, trail, or other outdoor space, shall be so arranged that all direct rays of lighting are confined to the boundaries of the lot;

(gf) Elderly development center or adult day treatment facility provided, that the use shall be limited to no more than twenty-five (25) individuals not including staff; **and**

- (hg) Youth Residential Care Home for not more than six (6) persons not including resident supervisors or staff and their families. The facility may accommodate seven (7) to fifteen (15) persons, not including resident supervisors or staff and their families; provided, there shall be no property containing an existing youth residential care home for eight (8) within a radius of five hundred feet (500 ft.) from any portion of the subject property;
- (ih) A temporary surface parking lot accessory to the Ballpark shall be permitted on Square 767, Lots 44-47 and Square 768, Lots 19-22 in accordance with Subtitle C § 718; **and**
- (i) **In any RA zone other than the RA-1 zone:**
 - (1) **Multiple Dwelling developments; and**
 - (2) **Hotel in existence as of May 16, 1980, with a valid certificate of occupancy or a valid application for a building permit; provided, that the gross floor area of the hotel may not be increased and the total area within the hotel devoted to function rooms, exhibit space, and commercial adjuncts may not be increased. An existing hotel may be repaired, renovated, remodeled, or structurally altered; and**
 - (3) **A continuing care retirement community.**

~~401.2 — A chancery is a permitted use in RA-4 and RA-5 zones, subject to disapproval by the Board of Zoning Adjustment in accordance with the requirements of Subtitle X, Chapter 2.~~

~~401.3 — In the RA-2/RC zone, the uses of this section shall be permitted as a matter of right unless prohibited in Subtitle U § 514.3.~~

401.2 In the RA-1 zone, Multiple Dwelling developments subject to the following:

- (a) **A new Multiple Dwelling shall be limited to no more than four (4) Dwelling Units;**
- (b) **A Multiple Dwelling existing prior to the enactment date of this title, may:**
 - (1) **Be repaired or renovated;**
 - (2) **Expand structurally, provided that the new gross floor area beyond that existing at the time of the building permit application shall only add or expand Habitable Rooms ; and**
 - (3) **Increase the total number of Dwelling Units, provided that the new Dwelling Units shall be located within the gross square footage of**

the existing Building Area not previously used for Habitable Rooms as of the enactment date of this title.

(c) All other Multiple Dwelling developments are subject to Subtitle U § 421.

401.5 In the RA-2/RC zone, the uses of this section shall be permitted as a matter of right unless prohibited in Subtitle U § 422.2.

401.6 A chancery is a permitted use in RA-4 and RA-5 zones, subject to disapproval by the Board of Zoning Adjustment in accordance with the requirements of Subtitle X, Chapter 2.

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421 SPECIAL EXCEPTION FOR NEW RESIDENTIAL DEVELOPMENTS (RA-1)

421.1 In any of the RA-1 zones, ~~all new~~ **the following** residential developments shall be reviewed by the Board of Zoning Adjustment as special exceptions pursuant to Subtitle X, Chapter 9, in accordance with the standards and requirements in this section:

(a) Multiple Dwelling developments that do not meet the standards set in U § 401.2; and

(b) Residential developments seeking flexibility pursuant to Subtitle F § 202.3.

~~**421.2** The Board of Zoning Adjustment shall refer the application to the relevant District of Columbia agencies for comment and recommendation as to the adequacy of the following:~~

~~**(a)** Existing and planned area schools to accommodate the numbers of students that can be expected to reside in the project; and~~

~~**(b)** Public streets, recreation, and other services to accommodate the residents that can be expected to reside in the project.~~

~~**421.3** The Board of Zoning Adjustment shall refer the application to the Office of Planning for comment and recommendation on the site plan, arrangement of buildings and structures, and provisions of light, air, parking, recreation, landscaping, and grading as they relate to the surrounding neighborhood, and the relationship of the proposed project to public plans and projects.~~

~~**421.4** In addition to other filing requirements, the developer shall submit to the Board of Zoning Adjustment with the application a site plan and set of typical floor plans and elevations, grading plan (existing and final), landscaping plan, and plans for all new rights-of-way and easements.~~

421.2 **When seeking relief pursuant to Subtitle U § 421.1, in addition to filing requirements of Subtitle Y § 300, the applicant shall submit the following at the time of initial filing:**

- (a) Existing and proposed site plans of the entire property, showing:**
 - (1) Existing and proposed buildings and structures;**
 - (2) Building Restriction Lines and easements;**
 - (3) All heritage trees and all trees to be retained or removed;**
 - (4) All impervious surface materials;**
 - (5) Location and screening of trash enclosures;**
 - (6) Location and screening of any surface parking spaces;**
 - (7) Screening or fencing along common lot lines; and**
 - (8) Exterior lighting.**
- (b) Architectural Plans, including but not limited to:**
 - (1) Floor plans of each level and roof;**
 - (2) Elevations, including door and window locations and exterior building materials;**
 - (3) Sectional drawings through the entire building; and**
 - (4) Any other renderings relevant to this or other relief associated with the application;**
- (c) Streetscape and alley-scape photos;**
- (d) Shadow study comparing existing, by-right, and proposed development at the equinox, longest, and shortest days of the year; and**
- (e) Other plans or illustrations demonstrating the proposed development in relation to adjacent properties including, but not limited to the alignment of windows, doors, trash enclosures, parking, and screening in relation to adjacent residential buildings.**

421.3

In addition to the filing requirements of Subtitle U § 421.2, when seeking relief from F § 202.3, or for a proposal with more than one principal building, or for a property exceeding twenty thousand square feet (20,000 sq. ft.), the applicant shall submit the following at the time of initial filing:

- (a) An existing and proposed Grading Plan, with the limit of disturbance shown;**
- (b) Plans for all new public or private rights-of-way and easements;**

(c) A statement of justification which examines the proposed development in relation to adjacent properties and the surrounding neighborhood context regarding the proposed:

- (1) Arrangement of buildings and structures;**
- (2) Landscaping, grading, and storm-water management;**
- (3) Vehicle parking; and**
- (4) Recreation and outdoor space.**

421.4 In addition to the notification requirements of Subtitle Y §400.4, the Board of Zoning Adjustment shall refer any application subject to review under Subtitle U § 421.3 to the following District of Columbia agencies for comment:

- (a) District of Columbia Public Schools (DCPS) to review whether the existing and planned area schools can accommodate the number of students that can be expected to reside in the project;**
- (b) Department of Parks and Recreation (DPR) to review the potential impacts on nearby recreational facilities; and**
- (c) Department of Energy and Environment (DOEE) to review the proposed grading and stormwater management plan.**

421.5 The Board of Zoning Adjustment may require special treatment for the mitigation of undue impacts to adjacent properties.

..

Subtitle Y, BOARD OF ZONING ADJUSTMENT RULES OF PRACTICE AND PROCEDURE

Chapter 16, FEES

1600 FILING FEES FOR APPLICATIONS AND APPEALS

1600.1 Except as provided in Subtitle Y §§ 1600.2 and 1600.3, at the time of filing a request for an appeal or application with the Board of Zoning Adjustment, the appellant or applicant shall pay a filing fee in accordance with the following schedule:

...

(b) Application for a special exception:

...

- (19) Residential development, new **or modified**, ~~except those comprising all detached and semi-detached single dwelling units in the RA-1 zones~~ pursuant to Subtitle U § 421.1, five hundred forty dollars (\$540) for each **new** dwelling unit;

V. COMPREHENSIVE PLAN CONTEXT

A. COMPREHENSIVE PLAN WRITTEN ELEMENTS THROUGH A RACIAL EQUITY LENS

On balance, the proposed text amendment is not inconsistent with the policies and goals of the Comp Plan, including when viewed through the racial equity lens and when the Comp Plan is read as a whole, as detailed below. The scope of the text amendment is Districtwide and may have little to no applicability in many planning area elements. However, given the largest percentage of RA-1 zoning occurs in the Far Southeast/Southwest and Far Northeast and Southeast Planning Areas, and many of the RA-1 zone regulations were written in response to development issues in those areas, some policies from those planning areas have been included. For the full text of each policy statement, please refer to the Comprehensive Plan, available on the Office of Planning website – planning.dc.gov, or to the OP Setdown Report at [Exhibit 2](#).

Citywide Elements:

Land Use Element

The proposed text amendment would be not inconsistent with the following Comprehensive Plan's Land Use Element policies:

Policy LU-1.5.1: Infill Development

Policy LU-2.1.1: Variety of Neighborhood Types

Policy LU-2.1.3: Conserving, Enhancing, and Revitalizing Neighborhoods

Policy LU-2.1.5: Support Low-Density Neighborhoods

Policy LU-2.1.7: Row House Neighborhood Character

Policy: LU-2.1.8 Explore Approaches to Additional Density in Low- and Moderate-Density Neighborhoods

Policy LU-2.1.9: Alterations to Row Houses and Apartments

The proposed text amendment would further several policies in the Comp Plan Land Use Element. This Element prioritizes increasing the housing supply with new, affordable high-quality infill development that is complementary to the established character of each neighborhood. Alterations to existing structures and infill projects should also be compatible with the general design character and scale of the existing neighborhood. It is the goal of this text amendment to encourage the production of quality design and function for residential projects, address compatibility with the surrounding context, and to accommodate a modest increase in density to existing buildings, especially if it results in an increase in family-sized units.

Housing Element

The proposed text amendment would be not inconsistent with the following Comprehensive Plan Housing Element policies:

Policy H-1.1.5: Housing Quality

Policy H-1.2.1: Low- and Moderate-Income Housing Production as a Civic Priority

Policy H-1.2.2: Production Targets

Policy H-1.5.1: Land and Building Regulations

Policy H-1.5.2: Permitting Procedures

The text amendment would meet these policy objectives by removing barriers to development and improving the permitting process. The adoption of the amendment would allow more housing in areas

that are in need or can accommodate more housing and affordable housing to be approved as a matter of right. Smaller project would not require a special exception process with the Board of Zoning Adjustment, which has a several-month approval timeline and a cost associated with filing an application that may be a barrier to new development or which can increase the eventual cost of individual units.

Urban Design Element

The proposed text amendment would be not inconsistent with the following Comprehensive Plan’s Urban Design Element policies:

- Policy UD-2.1.2: Neighborhood Streetscapes*
- Policy UD-2.2.1: Neighborhood Character and Identity*
- Policy UD-2.2.2: Areas of Strong Architectural Character*
- Policy UD-2.2.4: Transitions in Building Intensity*
- Policy UD-2.2.5: Infill Development*

The Urban Design Element is intended to address physical and visual qualities of buildings and their relationship to other buildings, streetscapes and neighborhoods. The proposed amendments include appropriate and clarified review and development criteria so that proposed development can visually reflect the character of the adjacent land uses. The amendment also aims to ensure new construction, redevelopment, infill, additions, and renovations within historic districts and other areas of strong architectural character should be more complementary to existing buildings.

Historic Preservation Element

The proposed text amendment would not be inconsistent with the following Comprehensive Plan’s Historic Preservation Element policies:

- Policy HP-1.6.4: Downtown and Neighborhood Character*
- Policy HP-2.4.1: Preservations Standards for Zoning Review*
- Policy HP-2.5.3: Compatible Development*
- Policy HP-2.5.4: Suitability to the Historic Context*

The Historic Preservation Element is intended to protect, enhance and preserve valuable historic assets. The proposed text amendment generally supports this Element as it recognizes design standards in a manner that accounts for different types of historic environments and qualities. The amendment encourages compatible new infill development, building additions, and exterior changes that are in scale with and respect to their historic context.

Implementation Element

The proposed text amendment would not be inconsistent with the following Comprehensive Plan’s Implementation Element policies and actions:

- Policy IM-1.1.1: Development Impacts*
- Policy IM-1.1.5: Development Approvals and the Comprehensive Plan*
- Policy IM-1.1.9: Monitor Development Requirements, Benefits, Amenities, and Other Commitments*

- Policy IM-1.3.1: Updating Land Use Control***
- Action IM-1.3.A: Monitor and Review New Zoning Regulations***
- Policy IM-1.5.2: ANC Involvement***
- Policy IM-1.5.5: Transparency in Decision-Making***
- Policy IM-1.5.6: Electronic Media***
- IM-2.2 Recommended Changes to Zoning Regulations 2508***

The proposed text amendment would further several Implementation policies when considering both the goals and policies of the District and Citywide Elements. This review and proposed amendment are intended to address mitigation and alleviation of potential negative impacts and pressures on neighborhoods, including construction impacts. Throughout this process, OP has held meetings with ANC commissioners and used multiple digital media platforms to inform the general public of the proposed amendments and solicit feedback as the proposed text was drafted.

Planning Area Elements

Although there is RA-1 zoning throughout most parts of the city, the largest percentages of RA-1 zoned properties occur in Wards 7 and 8 (generally the Far Northeast and Southeast Planning Area, and the Far Southeast/Southwest Planning Area) ZC Order 70-19 sought to address the then development patterns occurring east of the Anacostia River. Therefore, OP has included Comprehensive Plan analysis for those planning area elements.

Far Northeast/Southeast Element

Relative to the rest of the District, the Far Northeast and Southeast area has a much higher percentage of small apartment buildings. About one-third of the area’s housing units were in buildings with 5 to 19 units—almost twice the Districtwide proportion.

The proposed text amendment would be not inconsistent with the following policies in the Far Northeast and Southeast Element:

- Policy FNS-1.1.1: Conservation of Low-Density Neighborhoods***
- Policy FNS-1.1.7: Row House Neighborhoods***

While preserving established single-family neighborhoods is a priority, the Far Northeast and Southeast Element recognizes the need to provide a variety of new housing choices. More density is appropriate on land within one-quarter mile of the Metro stations at Minnesota Avenue, Benning Road, and Deanwood, and on the District side of the Southern Avenue and Capitol Heights stations.

Far Southeast/Southwest Element

The Far Southeast/Southwest Planning Area’s housing ranges from single-family homes to high-rise apartments. Residential uses, regardless of housing type, make up 16 percent of the total area, or about 1,057 acres. Of this amount, more than half consists of garden apartments, and about one-quarter consists of row houses. Compared to the rest of Washington, DC, the Planning Area has an abundance of small apartment buildings—31 percent of the housing units were in 5-9 unit buildings, and 9.4 percent were in 10-19 unit buildings.

The proposed text amendment would not be inconsistent with the following policy in the Far Southeast and Southwest Element:

Policy FSS-1.1.4: Infill Housing Development

The Far Southeast/Southwest (FSS) Area includes a range of housing including row homes, garden apartments and high-rise apartments, all of which make up 16 percent of the total area. The Area needs more quality housing and affordable housing options that are suitable for families and younger homeowners. This amendment should provide further allowances of permitted uses and encourage additional opportunities for low to moderate density residential uses.

B. EQUITY ANALYSIS

The Zoning Commission’s Racial Equity Tool requires that every zoning action be considered through a racial equity lens. In this case, the proposed zoning action would amend text in Subtitle B to clarify how to measure rear yards, and amend text in Subtitles D, E and F to clarify allowances into the rear yard by accessory buildings.

The Implementation Element of the Comprehensive Plan calls for “*the Zoning Commission to evaluate all actions through a racial equity lens as part of its Comprehensive Plan consistency analysis*” 2501.8. Equity is conveyed throughout the Comprehensive Plan, particularly in the context of zoning, where avoiding displacement of existing residents, the provision of affordable housing and creating access to opportunity is a priority. One of the key ways the Comprehensive Plan seeks to address equity is by supporting additional housing development. The Comprehensive Plan recognizes that without increased housing, the imbalance between supply and demand will drive up housing prices in a way that creates challenges for many residents, particularly low-income residents.

The proposed text amendment should not result in the displacement of tenants or residents but would facilitate the opportunity for additional housing and affordable housing opportunities for property owners and for area residents as a matter of right. The proposal would not result in changes to the physical environment as the intent is to allow limited residential expansions or number of new units as a matter-of-right that would not result in overcrowding of lots or incompatible development with the surrounding community in which they are located. On balance, the proposed text amendments would not be inconsistent with the Comprehensive Plan.

Community Outreach

Outreach to individual communities was limited in this case because these proposed amendments would apply Districtwide. Prior to setdown, OP held three virtual ANC meetings in January 2025, with most participants in support of the proposed changes and the potential for more neighborhood level housing opportunities and fewer costly and time consuming BZA cases. Recordings of the meetings were uploaded to the dedicated RA-1 text amendment [webpage](#). There were opportunities for community members to provide comments via email at raltextamendment@dc.gov, or through OP social media platforms.

OP received general support from ANCs and property owners via email. Some of the comments included:

- *“As I believe we have a crisis in housing production generally, I’d love to see this text amendment enable more housing production to whatever degree possible in these RA-1 zones”*
- *“Allowing maximum flexibility on RA-1 zoned land would permit the construction of additional housing units by-right, lowering housing prices throughout DC. [ANC]”*

...requests that OP maximize flexibility of the RA-1 zone. [ANC] ...requests that OP permit new or expanded by-right residential construction in the RA-1 zone as high as 40 feet or three stories with a maximum floor area ratio of 0.9 and a maximum lot occupancy of 40 percent without requiring a BZA special exception.”

- *“Need more of these, cleaning up stuff where we do the same special exception over and over for something the zone is supposed to allow.”*
- *“I strongly support OP’s proposed text changes to RA-1 to streamline current processes and ensure valid building changes are expeditiously built. Please implement them and other changes to allow people to build more and more dense housing, as quickly as possible.”*

OP held two additional virtual ANC meetings on October 20, 2025. Feedback from attendees was again generally supportive. OP also reviewed previous BZA cases and monitored comments involving RA-1 relief for new residential development. Staff has also been in contact with the American Institute of Architects (AIA) DC Chapter and various land use attorneys regarding the proposed text amendments. These groups were also generally supportive of the changes. OP worked in close coordination with the Department of Buildings (DOB) on the drafting of the proposed amendments to address their ease and consistency of administration.

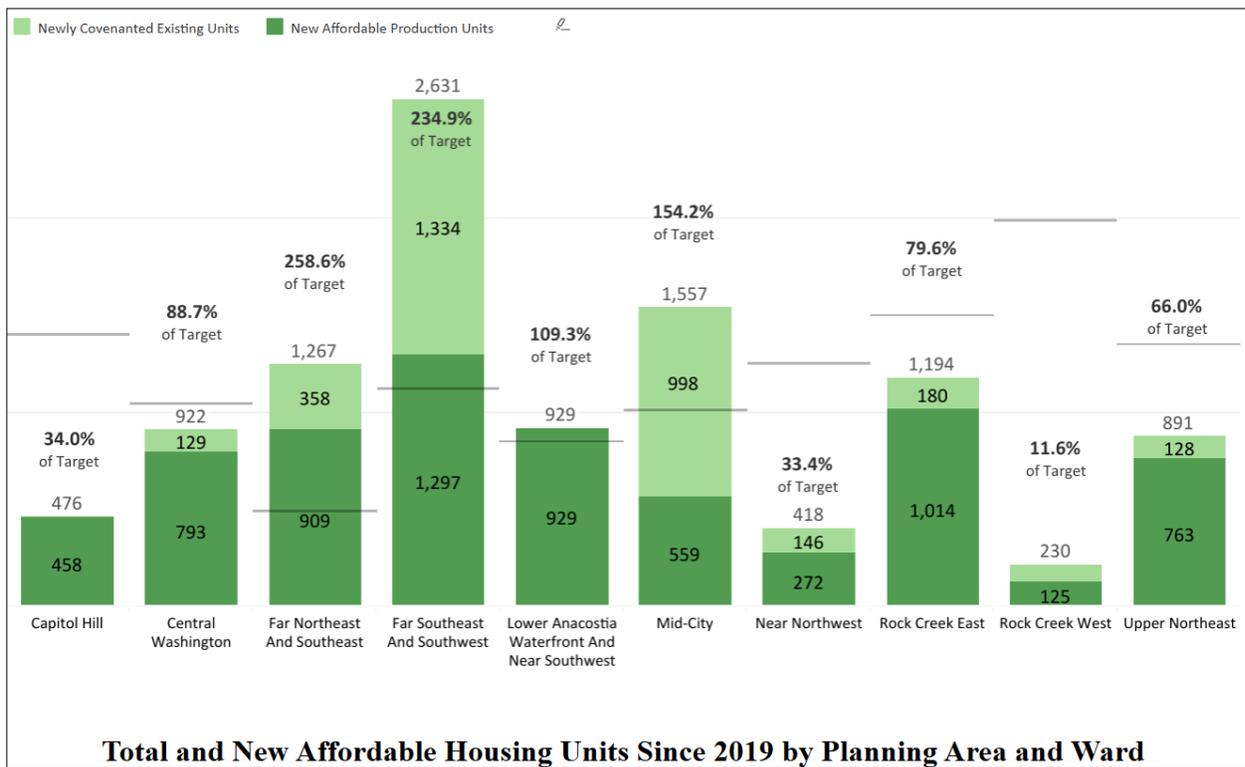
Disaggregated Race and Ethnicity Data

Racial Equity Analysis of the Disaggregated Data was provided in the OP Setdown Report at Exhibit 2, and the most relevant data is provided as part of Appendix A to this report, comparing the 2019-2023 American Community Survey (ACS) data, disaggregated by race and ethnicity, with data from the 2012-2016 period, available from [OP’s State Data Center](#).

The proposed text amendments have a citywide impact and will not directly impact any specific planning area. Because the proposal involves the clarification of existing regulations to facilitate clarity and consistency of administration, the racial equity impacts of these amendments would be generally neutral. Because RA-1 zoning is found in most parts of the city, the additional housing and affordable housing opportunities the proposed amendments would allow would be equally broadly distributed.

Progress Toward Meeting the Mayor’s 2025 Housing Equity Goals

According to the Deputy Mayor for Planning and Economic Development (DMPED) *36,000 by 2025 Dashboard*, many planning areas have achieved or exceeded the affordable housing production target, whereas there are others remaining that are below their target. The proposed amendments in this case aim to provide reasonable and appropriate forms of by-right development to provide new housing opportunities, as well as to clarify and streamline some zoning requirements to reduce the ANC and BZA caseload for certain smaller residential projects existing buildings wishing to expand, which overwhelmingly are not contentious. Although located in many parts of the city, RA-1 zoning is concentrated in the Far Northeast and Southwest, and Far Southeast and Southwest Areas, which have exceeded their new affordable housing units’ targets. RA-1 is also located in the Rock Creek West, Rock Creek East, and Upper Northeast Planning Areas which have not met their affordable housing targets. This amendment could encourage more residential development on RA-1 zoned land in those areas that have not yet met their target, and more family sized and home-ownership opportunities across the city, particularly in Wards 7 and 8.



Zoning Commission Evaluation Factors

The proposal is not inconsistent with the Citywide Elements of the Comprehensive Plan and should further the policies of the Land Use, Housing, Urban Design, Historic Preservation, and Implementation Elements – see analysis above.

Proposed Zoning Action / Racial Equity

Factor	Question	OP Response
Direct Displacement	Will the zoning action result in displacement of tenants or residents?	<p>One of the goals of the zone, and of this amendment, is to allow more housing units within this zone. The provision of new housing and affordable housing options and opportunities may help some residents wishing to relocate or downsize to remain in their neighborhood. Another intent of this proposal is to encourage appropriate levels of redevelopment by alleviating the burden of procedural review and approval for both smaller scale residential developments and minor expansions of existing apartment houses, while retaining and clarifying the review criteria for larger projects.</p> <p>While there is the potential for the displacement of an existing tenant as part of a redevelopment or renovation, that potential exists under the current regulations as well. The proposed amendment should not result in a loss in the number of housing units or permanent relocation of residents.</p>

Factor	Question	OP Response
		<p>Providing additional housing options, including home-ownership opportunities, should help mitigate displacement and allow more families in areas zoned RA-1.</p>
Indirect Displacement	<p>What examples of indirect displacement might result from the zoning action?</p>	<p>OP does not anticipate significant indirect displacement to occur from this text amendment. The proposed amendment should not result in an increase in housing costs. The current zoning regulations require IZ units for larger projects, but do not allow the by-right option to opt in to the IZ program. Under this proposed amendment, applicants would now have by-right access to the voluntary IZ option for bonus density, which would require a percentage of affordable housing units. This, as well as the opportunity for the by-right addition of new dwelling units, including home-ownership opportunities, should mitigate indirect displacement likelihood, and would provide new housing options for neighborhood residents.</p>
Housing	<p>Will the action result in changes to:</p> <ul style="list-style-type: none"> ▪ Market Rate Housing ▪ Affordable Housing ▪ Replacement Housing 	<p>The text amendment should permit more housing options as a matter-of-right, which could benefit future residents of the area and the District by providing greater housing choice. The amendment would also allow limited expansions of existing buildings with additional units without BZA review. New housing opportunities could include both market rate and affordable units, as well as the potential for more home-ownership opportunities. OP anticipates the proposed amendment would have a positive impact on housing.</p>
Physical	<p>Will the action result in changes to the physical environment such as:</p> <ul style="list-style-type: none"> ▪ Public Space Improvements ▪ Infrastructure Improvements ▪ Arts and Culture ▪ Environmental Changes ▪ Streetscape Improvements 	<p>These text clarifications are intended to foster well-designed, high-quality development in context with the surrounding neighborhood. This would include landscaping, window placement, and the appearance and character of buildings. The proposed clarifications to the requirements for the discretionary review process should also foster better application, and more contextual new construction that addresses potential impacts.</p>
Access to Opportunity	<p>Is there a change in access to opportunity?</p> <ul style="list-style-type: none"> ▪ Job Training/Creation ▪ Healthcare 	<p>The proposed zoning action is for residential uses only. OP does not anticipate the text amendment would have an impact on access to jobs, healthcare or retail uses. It is possible that additional residents</p>

Factor	Question	OP Response
	<ul style="list-style-type: none"> ▪ Addition of Retail/Access to New Services 	could support local businesses, adding to their viability.
Community	<p>How did community outreach and engagement inform/change the zoning action?</p> <ul style="list-style-type: none"> ▪ (e.g., did the architectural plans change, or were other substantive changes made to the zoning action in response to community input/priorities etc.?) 	<p>As discussed above, in the <i>Community Participation/Outreach Efforts</i> section, OP met with ANCs, as the zoning was drafted and again after setdown. The response from the ANCs was largely supportive and encouraged moving forward with the proposal.</p> <p>Prior to this outreach, OP reviewed BZA, ANC and community comments provided as part of multiple BZA cases, which helped to inform this proposal, including a focus on privacy, light and air impacts.</p> <p>OP appreciates all of the correspondence and conversations from the public and ANCs prior to this public hearing.</p>

C. SUMMARY OF PLANNING CONTEXT ANALYSIS

The proposal would reduce the number of RA-1 BZA applications for new development, alleviate the additional fees and filings for applicants to construct or expand residential buildings, allow moderately sized residential development by-right, and provide clarity on development and review standards for RA-1 development. On balance, the proposed text amendment is not inconsistent with the Comprehensive Plan when viewed through a racial equity lens and advances numerous Citywide and Area Elements’ goals and polices. Therefore, OP recommends that the Zoning Commission **approve** the proposed text amendment.

VI. AGENCY COMMENTS

The application was referred to DOB, DOEE, and DDOT. There is no filing from any District agency in the record as of the date of this report. OP had also worked closely with DOB to ensure clarity and administrative ease of proposed text amendments.

At Exhibit 13 are comments generally in support from the Office of the Attorney General. As discussed above, one correction to the text identified by OAG has been incorporated into the OP proposal. OAG also suggested additional changes to the side yard requirements – OP discussed these with DoB and we are not recommending those changes at this time.

VII. ANC COMMENTS

ANC’s 3C, 4D, 5B, and 5F have submitted letters and resolutions in support to the record. Some ANC’s have stated that they would prefer more expansive amendments to the RA-1 zone, including allowing up to 10 units by right. As this would be a significant change to the OP proposal, OP has not amended the proposed text to reflect this, but could provide additional analysis and possible modification regarding whether four units by-right is the appropriate number, if directed to do so by the Zoning Commission.

VIII. COMMUNITY COMMENTS

At the filing of this report, one letter from the community has been filed to the record ([Exhibit 12](#)). The letter requests a technical correction to the RA-1 Floor Area Ratio (FAR) as it relates to RA-1 PUD applications. The letter states that RA-1 was erroneously included in the chart which caps specified PUD applications to an FAR of 1.00, X § 303.3(a), which is less than the FAR permitted for a non-PUD IZ Development, 1.08. While we understand this concern, updates to FAR were not part of the original scope of this text amendment as it has not been previously identified as an issue for past BZA review of other RA-1 applications for new development. However, if directed by the Zoning Commission, OP could further analyze this request and potential modification to the text.

Attachments:

Attachment A – Districtwide Disaggregated Racial Data 2012-2016/2019-2023

APPENDIX A:

Districtwide Disaggregated Racial Data 2012-2016/2019-2023

Population Race or Ethnicity

When comparing the two five-year periods, the race/ethnic data for the District shows that over the ten-year period there was an increase in residents for the District, with the population being majority Black/African American. There was a decrease in both Black and White populations, while Two or more races and Hispanic populations experienced a significant increase, and all other racial groups remained relatively the same.

Table 1 - Population/Race or Ethnicity Districtwide and in the Planning Area

Race or Ethnicity	Districtwide 2012-2016	Districtwide Percent	Districtwide 2019-2023	Districtwide Percent
Total Population	659,009	100%	672,079	100.00
White alone	266,035	40.4%	262,549	39.07
Black alone	318,598	48.3%	290,772	43.26
American Indian and Alaskan Native alone	2,174	0.3%	2,044	0.30
Asian alone	24,036	3.6%	27,465	4.09
Native Hawaiian and Other Pacific Islander alone	271	0.04%	378	0.06
Some other race alone	29,650	4.5%	32,338	4.81
Two or more races	18,245	2.8%	56,533	8.41
Hispanic or Latino	69,106	10.5%	77,760	11.57

Median Income

Districtwide income shows an overall increase of the median income for all racial groups. When comparing the two five-year periods, Hispanic/Latino, White and Asian residents saw the largest increase in income. Black/African-American experienced an income increase, however, the group continued to have the lowest average income for all groups.

Table 2 – Median Income

Median Income	Districtwide 2012-2016	Districtwide 2019-2023
Median Household Income	\$72,935	\$106,287
White alone	\$119,564	\$166,774
Black or African American alone	\$ 40,560	\$ 60,446
American Indian and Alaskan Native alone	\$ 51,306	\$ 63,617
Asian alone	\$ 91,453	\$121,619

Median Income	Districtwide 2012-2016	Districtwide 2019-2023
Native Hawaiian and Other Pacific Islander alone	Not Available	Not Available
Some other races	\$ 41,927	\$ 75,754
Two or more races	\$ 83,243	\$ 116,869
Hispanic or Latino	\$ 60,848	\$ 106,435

Median Age

The overall District median age increased between the two five-year periods, as did White, American Indian/Alaskan Native, Asian, Two or more race, and Hispanic/Latino, while median income of Black/African American and Some other race decreased.

Table 3 - Median Age

Median Age	Districtwide 2012-2016	Districtwide 2019-2023
Total Median Age	32.3	34.9
White alone	33.1	35.3
Black or African American alone	40.3	37.3
American Indian and Alaskan Native alone	31.4	34.9
Asian alone	33.3	38.5
Native Hawaiian and Other Pacific Islander alone	Not Available	20.9
Some other races	29.6	28.7
Two or more races	28.3	31.0
Hispanic or Latino	31.3	32.5

Housing Tenure

Based on the available data, the District saw an increase in homeownership rates, and corresponding decline in renters between the two periods. The largest changes for homeownership included increases for Native Hawaiian/Pacific Islanders, Two or more races, and Some other races. The proposed text amendment could contribute to furthering opportunities for more housing units in RA-1 zoned areas, including rowhouses and units in smaller apartment houses which are more likely to provide homeownership opportunities.

Table 4 - Owner Occupied Households

Owner Occupancy	Districtwide 2012-2016	Districtwide 2019-2023
Total Owner Occupied	40.7%	41.1%
White alone	47.8%	48.0%
Black or African American alone	35.9%	34.9%
American Indian and Alaskan Native alone	32.9%	19.6%

Owner Occupancy	Districtwide 2012-2016	Districtwide 2019-2023
Asian alone	39.4%	41.4%
Native Hawaiian and Other Pacific Islander alone	9.1%	31.8%
Some other races	17.5%	28.7%
Two or more races	32.7%	41.3%
Hispanic or Latino	30.9%	36.4%

Table 5 - Renter Occupied Households

Renter Occupancy	Districtwide 2012-2016	Districtwide 2019-2023
Total Renter Occupancy	59.3%	58.9%
White alone	52.2%	52%
Black or African American alone	64.1%	65.1%
American Indian and Alaskan Native alone	67.2%	80.3%
Asian alone	60.6%	58.6%
Native Hawaiian and Other Pacific Islander alone	90.9%	68.2%
Some other races	82.5%	71.3%
Two or more races	67.3%	58.7%
Hispanic or Latino	69.1%	63.6%

Housing Cost Burden

The District experienced an increase in the total number of households over the two five-year periods as well as increase in the total number of cost burdened households, however, the percentage of households spending 30% or more of their income on housing decreased.

Table 6 – Housing Cost Burden

	Districtwide 2012-2016	Districtwide 2019-2023
Total Households	276,546	311,165
Cost Burdened Households	102,855	105,775
Percent of households spending 30% or more of their income on housing	38.6	34%

DEMOGRAPHIC AND SOCIOECONOMIC DATA FOR DISTRICT OF COLUMBIA BY AREA ELEMENTS: 2019-20232 ACS (5-YEAR ESTIMATES)

RACE AND ETHNICITY	VARIABLE	DISTRICT TOTAL
	TOTAL POPULATION / SELECTED AGE GROUPS / MEDIAN AGE	
Total Population	Total	672,079
	Under 18 years	125,675
	Percent under 18 years	18.70
	65 years and over	85,501
	Percent 65 years and over	12.72
	Median age	34.9
White alone	Total	262,549
	Under 18 years	30,865
	Percent under 18 years	11.76
	65 years and over	31,115
	Percent 65 years and over	11.85
	Median age	35.3
Black or African American alone	Total	290,772
	Under 18 years	64,573
	Percent under 18 years	22.21
	65 years and over	46,472
	Percent 65 years and over	15.98
	Median age	37.3
American Indian and Alaska Native alone	Total	2,044
	Under 18 years	239
	Percent under 18 years	11.69
	65 years and over	483
	Percent 65 years and over	23.63
	Median age	34.9
Asian alone	Total	27,465
	Under 18 years	2,286
	Percent under 18 years	8.32
	65 years and over	2,228
	Percent 65 years and over	8.11
	Median age	35.2
Native Hawaiian and Other Pacific Islander alone	Total	378
	Under 18 years	34
	Percent under 18 years	8.99
	65 years and over	36
	Percent 65 years and over	9.52
	Median age	20.9

Some Other Race alone	Total	32,338
	Under 18 years	11,229
	Percent under 18 years	34.72
	65 years and over	1,384
	Percent 65 years and over	4.28
	Median age	28.7
Two or More Races	Total	56,533
	Under 18 years	16,449
	Percent under 18 years	29.10
	65 years and over	3,783
	Percent 65 years and over	6.69
	Median age	31
Hispanic or Latino	Total	77,760
(Hispanics can be of any race and are included in race categories above)	Under 18 years	21,685
	Percent under 18 years	27.89
	65 years and over	5,108
	Percent 65 years and over	6.57
	Median age	32.5
	EDUCATIONAL ATTAINMENT (Population 25 Years and Over)	
Total	Total	484,406
	Less than high school diploma	34,651
	Percent	7.2
	High school graduate (includes equivalency)	70,322
	Percent	14.5
	Some college or associate's degree	71,527
	Percent	14.8
	Bachelor's degree or higher	307,906
	Percent	63.6
White alone	Total	205,865
	Less than high school diploma	1,940
	Percent	0.9
	High school graduate (includes equivalency)	4,721
	Percent	2.3
	Some college or associate's degree	9,780
	Percent	4.8
	Bachelor's degree or higher	189,424
	Percent	92.0
Black or African American alone	Total	201,141
	Less than high school diploma	23,077
	Percent	11.5
	High school graduate (includes equivalency)	58,575

	Percent	29.1
	Some college or associate's degree	52,487
	Percent	26.1
	Bachelor's degree or higher	67,002
	Percent	33.3
American Indian and Alaska Native alone	Total	1,608
	Less than high school diploma	134
	Percent	8.3
	High school graduate (includes equivalency)	224
	Percent	13.9
	Some college or associate's degree	586
	Percent	36.4
	Bachelor's degree or higher	664
	Percent	41.3
Asian alone	Total	21,690
	Less than high school diploma	908
	Percent	4.2
	High school graduate (includes equivalency)	1,016
	Percent	4.7
	Some college or associate's degree	1,396
	Percent	6.4
	Bachelor's degree or higher	18,370
	Percent	84.7
Native Hawaiian and Other Pacific Islander alone	Total	285
	Less than high school diploma	0
	Percent	0.0
	High school graduate (includes equivalency)	0
	Percent	0.0
	Some college or associate's degree	106
	Percent	37.2
	Bachelor's degree or higher	179
	Percent	62.8
Some Other Race alone	Total	18,430
	Less than high school diploma	5,732
	Percent	31.1
	High school graduate (includes equivalency)	3,085
	Percent	16.7
	Some college or associate's degree	2,224
	Percent	12.1
	Bachelor's degree or higher	7,389
	Percent	40.1
Two or More Races	Total	35,387

	Less than high school diploma	2,860
	Percent	8.1
	High school graduate (includes equivalency)	2,701
	Percent	7.6
	Some college or associate's degree	4,948
	Percent	14.0
	Bachelor's degree or higher	24,878
	Percent	70.3
Hispanic or Latino	Total	49,156
	Less than high school diploma	9,204
(Hispanics can be of any race and are included in race categories above)	Percent	18.7
	High school graduate (includes equivalency)	6,091
	Percent	12.4
	Some college or associate's degree	6,004
	Percent	12.2
	Bachelor's degree or higher	27,857
	Percent	56.7
	DISABILITY STATUS (Civilian noninstitutionalized population)	
Total	Total	663,014
	Total population with a disability	72,611
	Percent with a disability	11.0
	Under 18 years	125,405
	With a disability	5,680
	Percent with a disability	4.5
	18 to 64 years	454,382
	With a disability	40,038
	Percent with a disability	8.8
	65 years and over	83,227
	With a disability	26,893
	Percent with a disability	32.3
White alone	Total	259,358
	Total population with a disability	14,605
	Percent with a disability	5.6
	Under 18 years	30,703
	With a disability	392
	Percent with a disability	1.3
	18 to 64 years	197,801
	With a disability	7,834
	Percent with a disability	4.0
	65 years and over	30,854
	With a disability	6,379

	Percent with a disability	20.7
Black or African American alone	Total	285,982
	Total population with a disability	48,214
	Percent with a disability	16.9
	Under 18 years	64,490
	With a disability	3,727
	Percent with a disability	5.8
	18 to 64 years	176,949
	With a disability	26,203
	Percent with a disability	14.8
	65 years and over	44,543
	With a disability	18,284
	Percent with a disability	41.1
American Indiana and Alaska Native alone	Total	2,044
	Total population with a disability	409
	Percent with a disability	20.0
	Under 18 years	239
	With a disability	11
	Percent with a disability	4.6
	18 to 64 years	1,322
	With a disability	317
	Percent with a disability	24.0
	65 years and over	483
	With a disability	81
	Percent with a disability	16.8
Asian alone	Total	27,167
	Total population with a disability	1,271
	Percent with a disability	4.7
	Under 18 years	2,286
	With a disability	65
	Percent with a disability	2.8
	18 to 64 years	22,653
	With a disability	814
	Percent with a disability	3.6
	65 years and over	2,228
	With a disability	392
	Percent with a disability	17.6
Native Hawaiian and Other Pacific Islander alone	Total	368
	Total population with a disability	28
	Percent with a disability	7.6
	Under 18 years	34

	With a disability	0
	Percent with a disability	0.0
	18 to 64 years	306
	With a disability	28
	Percent with a disability	9.2
	65 years and over	28
	With a disability	0
	Percent with a disability	0.0
Some Other Race alone	Total	32,143
	Total population with a disability	2,507
	Percent with a disability	7.8
	Under 18 years	11,218
	With a disability	849
	Percent with a disability	7.6
	18 to 64 years	19,601
	With a disability	1,365
	Percent with a disability	7.0
	65 years and over	1,324
	With a disability	293
	Percent with a disability	22.1
Two or More Races	Total	55,952
	Total population with a disability	5,577
	Percent with a disability	10.0
	Under 18 years	16,435
	With a disability	636
	Percent with a disability	3.9
	18 to 64 years	35,750
	With a disability	3,477
	Percent with a disability	9.7
	65 years and over	3,767
	With a disability	1,464
	Percent with a disability	38.9
Hispanic or Latino	Total	77,177
(Hispanics can be of any race and are included in race categories above)	Total population with a disability	6,332
	Percent with a disability	8.2
	Under 18 years	21,660
	With a disability	1,203
	Percent with a disability	5.6
	18 to 64 years	50,458
	With a disability	3,174
	Percent with a disability	6.3
	65 years and over	5,059

	With a disability	1,955
	Percent with a disability	38.6
	UNEMPLOYMENT RATE (Population 16 years and over)	
Total	Unemployment rate	6.5
White alone	Unemployment rate	2.6
Black or African American alone	Unemployment rate	12.8
American Indian and Alaska Native alone	Unemployment rate	0.0
Asian alone	Unemployment rate	2.4
Native Hawaiian and Other Pacific Islander alone	Unemployment rate	5.1
Some Other Race alone	Unemployment rate	6.2
Hs	Unemployment rate	4.4
Hispanic or Latino	Unemployment rate	4.5
	POVERTY STATUS	
Total population	Population for whom poverty status is determined	647,874
	Total Population Below Poverty	94,140
	Percent in poverty	14.5
White alone	Population for whom poverty status is determined	251,541
	Total Population Below Poverty	12,612
	Percent in poverty	5.0
Black or African American alone	Population for whom poverty status is determined	282,170
	Total Population Below Poverty	66,819
	Percent in poverty	23.7
American Indian and Alaska Native alone	Population for whom poverty status is determined	1,990
	Total Population Below Poverty	463
	Percent in poverty	23.3
Asian alone	Population for whom poverty status is determined	25,395
	Total Population Below Poverty	3,377
	Percent in poverty	13.3
Native Hawaiian and Other Pacific Islander alone	Population for whom poverty status is determined	349
	Total Population Below Poverty	56
	Percent in poverty	16.1
Some Other Race alone	Population for whom poverty status is determined	31,697
	Income in the past 12 months below poverty level	5,143
	Percent in poverty	16.2
Two or More Races	Population for whom poverty status is determined	54,732
	Total Population Below Poverty	5,670
	Percent in poverty	10.4
Hispanic or Latino	Population for whom poverty status is determined	75,448
(Hispanics can be of any race and are included in race categories above)	Total Population Below Poverty	8,870

	Percent in poverty	11.8
	MEDIAN HOUSEHOLD INCOME	
Total households	Median household income (dollars)	106,287
White alone	Median household income (dollars)	166,774
Black or African American alone	Median household income (dollars)	60,446
American Indian and Alaska Native alone	Median household income (dollars)	63,617
Asian alone	Median household income (dollars)	121,619
Native Hawaiian and Other Pacific Islander alone	Median household income (dollars)	
Some Other Race alone	Median household income (dollars)	74,754
Two or More Races	Median household income (dollars)	116,869
Hispanic or Latino	Median household income (dollars)	106,435
	TENURE	
Total householder	Total	321,556
	Owner occupied	132,288
	% owner occupied	189,268
	Renter occupied	41.1
	% renter occupied	58.9
White alone	Total	141,114
	Owner occupied	67,735
	% owner occupied	73,379
	Renter occupied	48.0
	% renter occupied	52.0
Black or African American alone	Total	132,272
	Owner occupied	46,179
	% owner occupied	86,093
	Renter occupied	34.9
	% renter occupied	65.1
American Indian and Alaska Native alone	Total	1,199
	Owner occupied	235
	% owner occupied	964
	Renter occupied	19.6
	% renter occupied	80.3
Asian alone householder	Total	14,121
	Owner occupied	5,843
	% owner occupied	8,278
	Renter occupied	41.4
	% renter occupied	58.6
Native Hawaiian and Other Pacific Islander alone	Total	129
	Owner occupied	41
	% owner occupied	88

	Renter occupied	31.8
	% renter occupied	68.2
Some Other Race alone	Total	10,020
	Owner occupied	2,878
	% owner occupied	7,142
	Renter occupied	28.7
	% renter occupied	71.3
Two or More Races	Total	22,702
	Owner occupied	9,377
	% owner occupied	13,323
	Renter occupied	41.3
	% renter occupied	58.7
Hispanic or Latino	Total	28,939
(Hispanics can be of any race and are included in race categories above)	Owner occupied	10,529
	% owner occupied	18,407
	Renter occupied	36.4
	% renter occupied	63.6
	HOUSING COST BURDEN	
Total	Total Households	321,556
	Cost Burdened Households	311,165
	Not Computed	105,775
	Percent of households spending 30% or more of their income on housing	34.0
White Alone	Total Households	141,113
	Cost Burdened Households	139,155
	Not Computed	33,545
	Percent of households spending 30% or more of their income on housing	24.1
Black or African American alone	Total Households	132,272
	Cost Burdened Households	125,871
	Not Computed	55,784
	Percent of households spending 30% or more of their income on housing	44.3
American Indian and Alaska Native alone	Total Households	1,200
	Cost Burdened Households	1,171
	Not Computed	499
	Percent of households spending 30% or more of their income on housing	42.6
Asian Alone	Total Households	14,122
	Cost Burdened Households	13,466

	Not Computed	4,519
	Percent of households spending 30% or more of their income on housing	33.6
Native Hawaiian and other Pacific Islander alone	Total Households	129
	Cost Burdened Households	101
	Not Computed	77
	Percent of households spending 30% or more of their income on housing	76.2
Some Other Races	Total Households	10,020
	Cost Burdened Households	9,350
	Not Computed	4,000
	Percent of households spending 30% or more of their income on housing	42.8
Two or More Races	Total Households	22,702
	Cost Burdened Households	22,051
	Not Computed	7,351
	Percent of households spending 30% or more of their income on housing	33.3
Hispanic or Latino	Total Households	28,939
	Cost Burdened Households	28,051
	Not Computed	9,849
	Percent of households spending 30% or more of their income on housing	35.1

Source: U.S. Census Bureau, 2019-2023 American Community Survey 5-Year Estimates