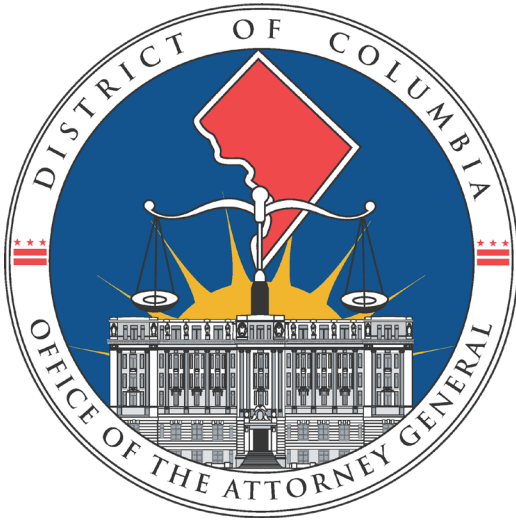




Z.C. Case No. 26-01

TESTIMONY IN SUPPORT

NOELLE WURST – ASSISTANT ATTORNEY GENERAL

PUBLIC HEARING – JULY 20, 2026

OAG recommends that the ZC **approve** the proposed map amendment. Rezoning from RA-2 to MU-10 is consistent with the CP's policies supporting **increased density** for housing, **affordable housing near transit**, and **racial equity**.

Comprehensive Plan Policies



Addressing the District's Affordable Housing Crisis.

Rising housing costs, driven by rising demand, are one of "the most pressing and critical issue facing the District" and have resulted in a "crisis of affordability."

Use zoning processes and incentives to raise by-right height and density limits.

Increased density supports greater affordable housing set-asides.

Near Northwest Area Element seeks to preserve existing affordable housing in Shaw and produce new units on underutilized/future development sites.



Addressing the Need for More Housing Around Metro Stations.

New affordable and market-rate housing should be located near Metrorail stations, which reduces transportation costs and increases affordability.

Supports and enhances neighborhood-serving retail with increased pedestrian traffic.

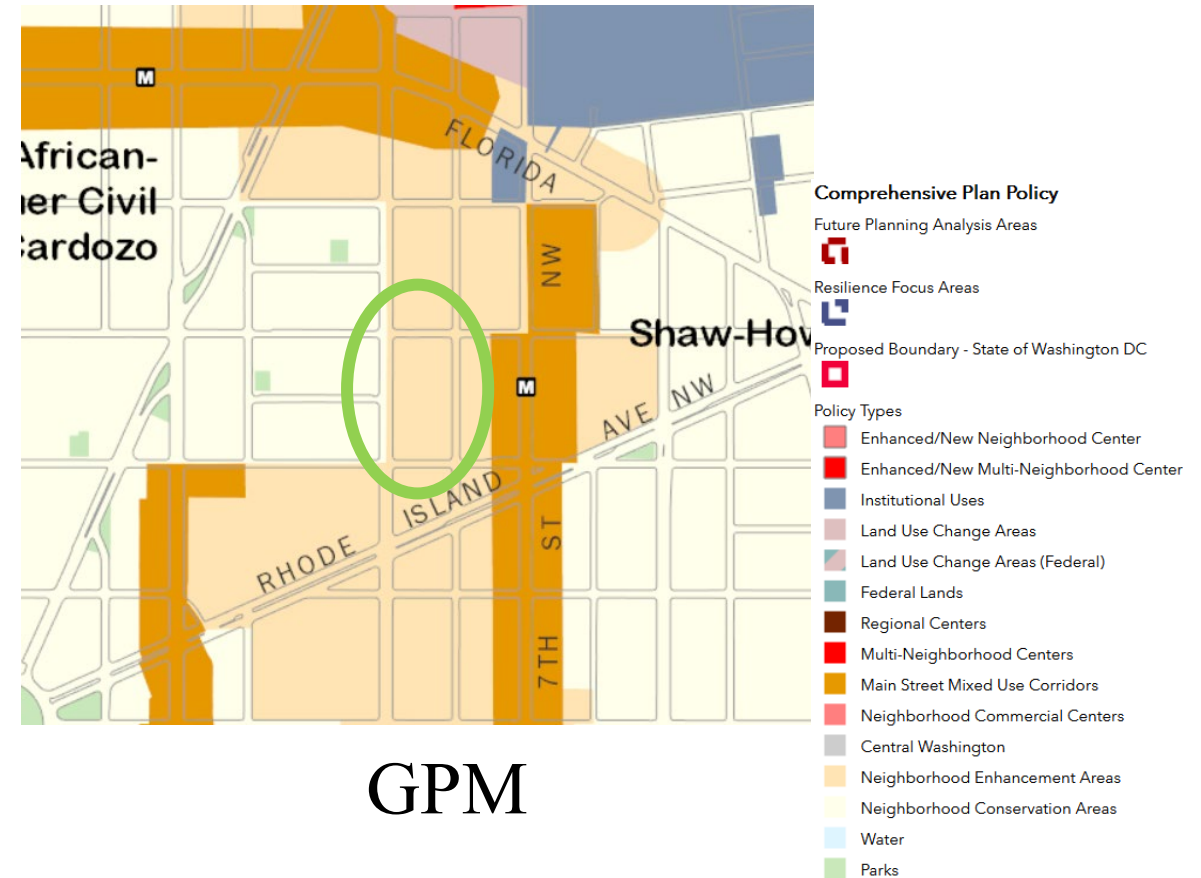
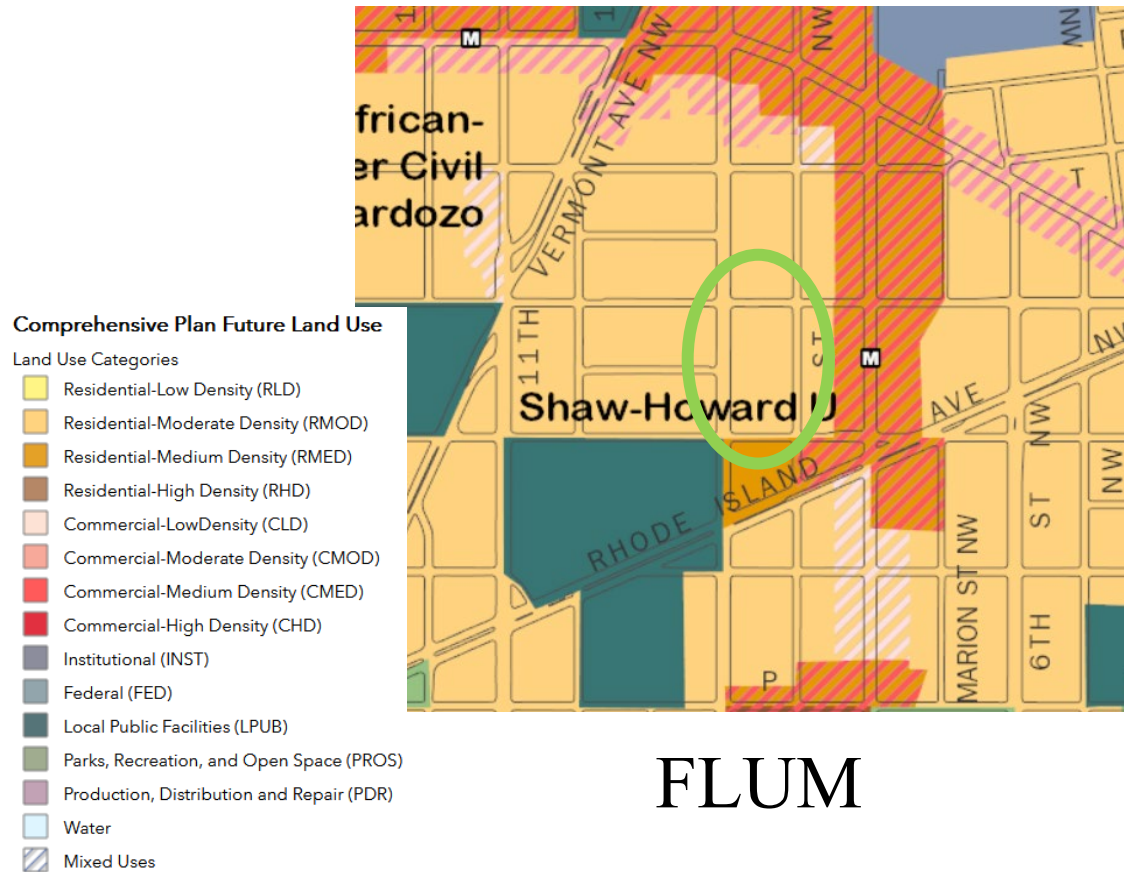


Addressing Historic Patterns of Exclusion & Racial Equity.

Consideration and implementation of housing and affordable housing goals should promote racial equity.

The significant gap in homeownership between white households and households of color is the "result of historic, systemic practices" that "limited access to housing, restricted wealth building opportunities for communities of color, and created highly segregated development patterns."

Comprehensive Plan Maps



Other Planning Documents

Housing Equity Report

- Near Northwest Planning Area had an interim goal of 1,250 units.
- The Planning Area has produced only ~33.4% of its target.

DUKE Framework

- Take advantage of transit-oriented development by maximizing density and intensity of land development.
- Develop 20-30% affordable housing.
- As further community reinvestment and development continues, long-term residents, especially low-income renters, may find it difficult to stay in the area.

The Convention Center Area Strategic Development Plan

- Increase affordable housing, locate multi-unit buildings in areas already zoned for greater density, and concentrate multi-unit buildings in areas with access to mass transit.
- Transit-oriented housing subarea specifically encourages mixed-income residential development and the redevelopment of affordable housing units.

Shaw Neighborhood Context

Proximity to Metrorail stations and Priority Metrobus routes, which are key transit nodes.

IZ+ ensures that future development remains affordable.

Support racial equity in a vibrant cultural hub for DC's Black residents and other communities of color.

OAG recommends that the ZC **approve** the proposed map amendment with IZ+. Doing so will meaningfully advance the CP's vision for a more **equitable and inclusive city** by allowing the site to provide a **higher level of affordable housing** that will **mitigate displacement impacts** in Shaw.