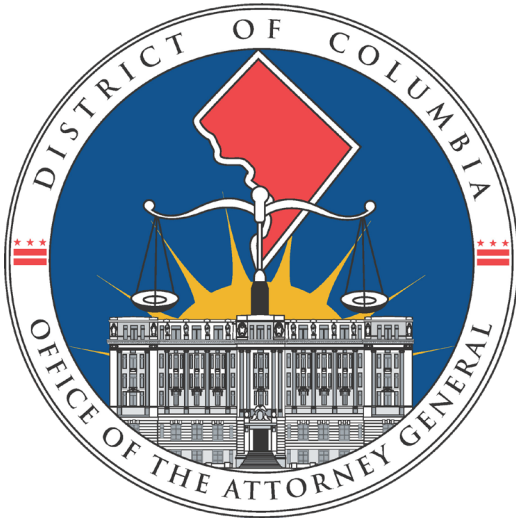




Z.C. Case No. 26-02

TESTIMONY IN SUPPORT

JOHN LYMAN – ASSISTANT ATTORNEY GENERAL

PUBLIC HEARING – OCTOBER 1, 2026

OAG recommends that the ZC **approve** the proposed map amendment. Rezoning from PDR-3 to MU-8B is consistent with the Comp Plan's policies supporting **more housing opportunities, 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 issues facing the District” and have resulted in a “crisis of affordability.”

The District-wide rise in housing prices “has particularly impacted Mid-City, as costs have soared beyond what many local residents can afford.”



Addressing the Need for More Housing Around Metro Stations.

Preferences for “moderate to high-density, mixed-use development that includes affordable housing on commercially zoned land, particularly in neighborhood commercial centers, along Main Street mixed-use corridors, and high-capacity surface transit corridors, and around Metrorail stations” as well as “housing above ground-floor retail uses.”

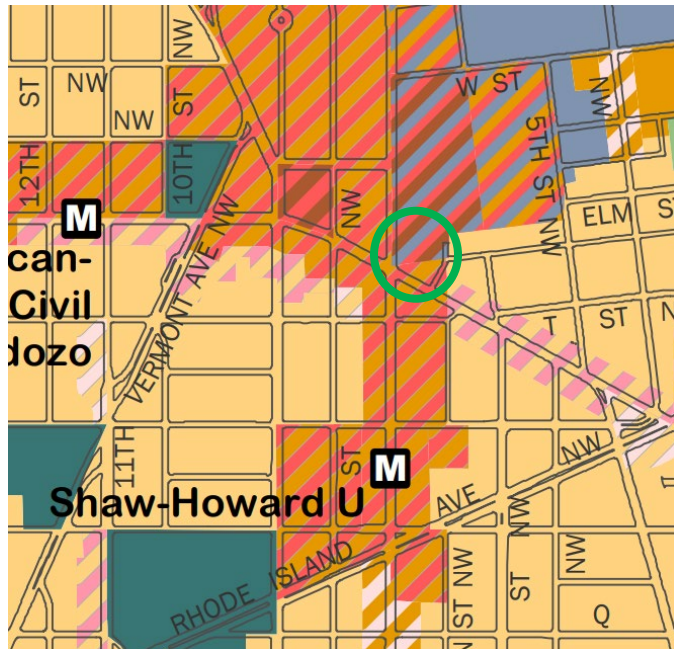


Addressing Historic Patterns of Exclusion & Racial Equity.

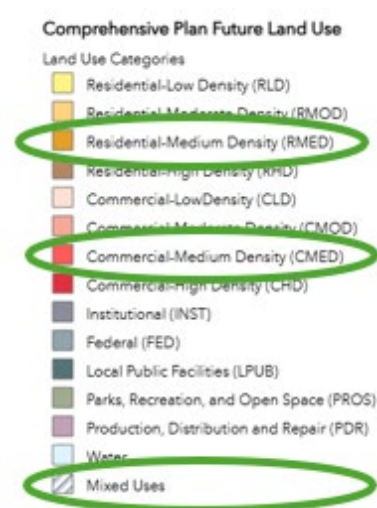
“More deeply affordable housing production and preservation is needed to advance racial equity in housing because of the racial income gap.”

Rising costs are forcing moderate- and lower-income residents out of Mid-City, prompting concerns that the neighborhood is becoming attainable only for high-income households.

Comprehensive Plan Maps



FLUM



GPM



Other Planning Documents

Housing Equity Report

- Although Mid-City reached its target of new affordable housing, the District overall was still 1,500 units short as of December 2024.
- The Comp Plan reiterates the goal set out in the 2006 Comprehensive Housing Strategy that one-third of new housing built in the District should be affordable units.

DUKE Framework

- Take advantage of transit-oriented development
- Develop more affordable housing.
- Notes displacement risk.

Greater Shaw/U Street Neighborhood Context

Proximity to Metrorail stations and High Frequency/24-hour 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 Comp Plan's vision for a more **equitable and inclusive city** by allowing the site to provide a **dense, affordable housing** that will **mitigate displacement impacts** in the Greater Shaw/U Street area.