

Exhibit D – Racial Equity Analysis

I. Introduction

This Racial Equity Analysis is provided pursuant to the Zoning Commission's Racial Equity Tool and 10-A DCMR § 2501.8. The Applicant has evaluated the potential impacts of the proposed rezoning from R-3 to RA-1 and finds that the application advances equitable development outcomes and is not inconsistent with the Comprehensive Plan when read as a whole.

II. Equity Context

The Property is located in Ward 7, an area that has historically experienced disparities in access to investment, housing choice, and economic opportunity. Expanding housing options in this area supports broader District goals of equitable growth and access.

III. Housing and Displacement

The proposed rezoning will enable additional housing on a large, underutilized lot. The application does not result in displacement, as the site is currently improved with a single-family dwelling and no tenants will be displaced. The proposal instead creates opportunities for additional housing without adverse impacts on existing residents.

IV. Affordable Housing

The RA-1 zone permits Inclusionary Zoning (IZ), which will contribute to the production of affordable housing units. This supports the District's goals of expanding access to affordable housing and increasing mixed-income communities.

V. Access to Opportunity

The Property is located in proximity to transit, employment centers, and community resources. Increasing housing in this location provides additional access to opportunity for future residents and supports more equitable distribution of housing across the District.

VI. Community Engagement

The Applicant has undertaken and will continue community outreach, including meetings with the ANC and neighborhood residents. Feedback will be considered and incorporated as appropriate to ensure that the proposal reflects community priorities.

VII. Conclusion

The proposed rezoning from R-3 to RA-1 advances racial equity by increasing housing opportunity, supporting affordable housing through IZ, and avoiding displacement. The application is consistent with the Comprehensive Plan and the Zoning Commission's racial equity objectives.