

MEMORANDUM

TO: District of Columbia Zoning Commission

FROM: Maxine Brown-Roberts, Development Review Specialist
Karen Thomas, Development Review Specialist
JTS Jennifer Steingasser, Deputy Director, Development, Design and Preservation

DATE: July 11, 2025

SUBJECT: ZC 20-08E – Howard University Campus Plan Amendment and Further Processing - Temporary use of prefab modular units at 2345-2525 Sherman Avenue, NW

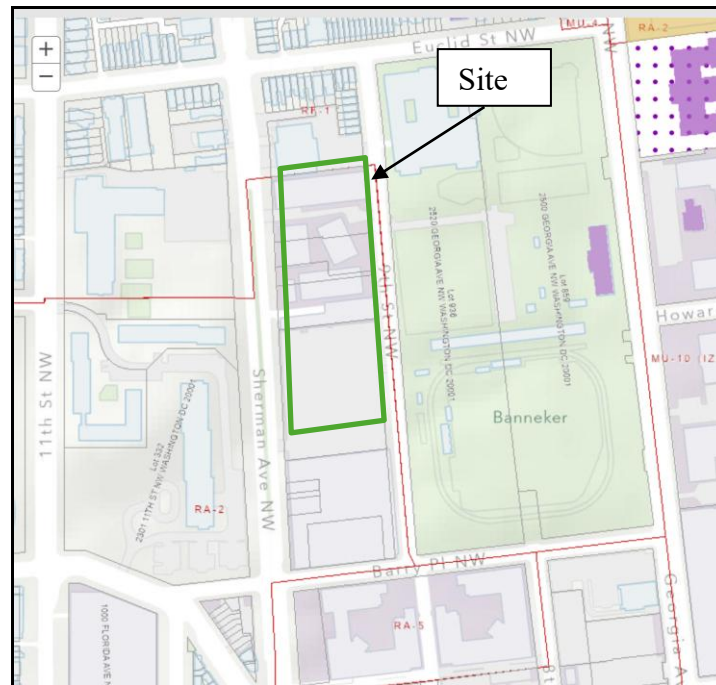
I. SUMMARY RECOMMENDATION

The Office of Planning (OP) recommends **approval** of the requested Campus Plan Amendment and Special Exception for Further Processing for temporary modular units on the Banneker Parking Lot for classrooms, lab and university offices **for a period of five years**.

II. SITE DESCRIPTION

Applicant	Howard University, represented by Saul Ewing LLP
Address	2345-2525 Sherman Avenue, NW
Legal Description	Square 2882, Lots 950, 951, 952, 953 and 1037.
Ward/ANC	Ward 1, ANC-1E
Zoning	RA-2: A purpose of the RA-2 zone is to permit the construction of those institutional and semi-public buildings that would be compatible with adjoining residential uses and that are excluded from the more restrictive residential zones.
Existing Development	The property consists of a parking lot on Lot 951 also known as “Bannaker South” and an industrial building on Lot 953 used as a sculpture studio for the University’s Fine Arts Department, and smaller modular units on Lots 952 and 950 are used as classrooms and described as “Bannaker North”.
Site and Surrounding Area	The property is located between 9 th Street, NW to the east, Sherman Avenue, NW to the west; DC Fire Station #4 to the north and the Trellis House apartments to the south. The area is predominantly developed with residential uses, a mix of multifamily apartments, row dwellings; Howard University dormitories and apartments interspersed with institutional uses such as the fire station, the Banneker Recreational Park and the Oyster-Adams Bilingual School.

Site Location



III. 2020-2030 HOWARD UNIVERSITY CENTRAL CAMPUS MASTER PLAN

The 2020-2030 Howard University Campus Master Plan became effective April 8, 2022, and is valid for a period of 10 years. The Central Campus is focused along Georgia Avenue to the west; portions of Gresham Place, Harvard Street and Hobart Place to the north; 5th and 4th Streets to the east; and Oakdale and V Streets to the south. The campus boundary extends to several additional properties to the west of Georgia Avenue and includes a parking lot which is bounded by Sherman Avenue, Barry Place and Florida Avenue, NW.

The focus of the projects range from student support and services to interdisciplinary academic space to a new Howard University Hospital and medical office building. The subject property is identified as capital project “F” which is contemplated to be developed with apartment style student housing. This remains unchanged as the proposed modular units with classrooms, labs and offices would will be interim uses on the site.

Since the University’s functions would need to continue through the implementation of the Master Plan’s development plan for new construction and modernization, a three-tiered strategy is outlined for the relocation of programs either on a long term or temporary basis to assist in minimizing the use of off campus locations, including:

1. Back-fill into existing on-campus facilities.
2. On-campus swing space/relocation; and
3. **Modular unit temporary locations.** (*emphasis added*)

Figure 1 – 2020-2030 Campus Master Plan



The proposed interim use of the modular units at an on-campus location would meet the intent of the Master Plan.

IV. PROPOSAL

Howard University (University) requests an amendment to the 2020-2030 Howard University Campus Master Plan (Campus Plan) to replace the approved apartments-style student housing with modular units to be used for classrooms, lab and university offices temporarily for a period up to 5 years and further processing for the proposed use and buildings.

As stated above, the Banneker North portion of the property currently houses a small, low rise rectangular building that is used as sculpture studio by the University's Fine Arts Department and three modular units used as classrooms and University offices. The small building with the sculpture studio, has existed at that location for a number of years and was anticipated to remain even with the apartment style housing for students. The modular units were installed to address an emergency created by the failure of the University's steam plant that damaged the nearby Nursing School building rendering them inhabitable.

Banneker South is currently used as a parking lot. The proposal is to use a portion of the parking lot to house two modular units with classrooms, lab and university offices that are currently in the University's Physics building, Thirkield Hall. Thirkield Hall is scheduled to undergo substantial renovation as part of the Master Plan to upgrade several buildings on the campus. The remainder of the parking lot would be fenced off and continue to be used as a parking lot.

V. CAMPUS PLAN AMENDMENT

The proposal to amend the campus plan to allow interim uses in modular structures on the subject site is not inconsistent with the recommendations of the Campus Master Plan which recommended that spaces for interim uses be within the campus boundary and that modular structures are appropriate to houses the uses on an interim basis. **OP recommends approval of the requested campus plan amendment for a period of five years applicable to both Banneker North and Banneker South.**

VI. CAMPU PLAN – FURTHER PROCESSING

The proposal meets the requirements of Subtitle X § 101, standards for reviewing campus plans and further processing as follows:

A. 101 CAMPUS PLANS

101.1 Education use by a college or university shall be permitted as a special exception subject to review and approval by the Zoning Commission under Subtitle X, Chapter 9 after its determination that the use meets the applicable standards and conditions of this chapter.

101.2 The uses shall be located so that they are not likely to become objectionable to neighboring property because of noise, traffic, parking, number of students, or other objectionable conditions.

Noise

The proposed uses are general university, educational uses and would be limited to human voices which are not envisioned to be excessive to disturb the use of the Fire Station or the residential uses to the south. The apartments to the west are set at a higher elevation and setback from Sherman Avenue and should not be affected by activities on the site. The existing modular units currently on the site have not been the subject of complaints by residents within the RA-2 zone. OP does not

anticipate that the existing and additional modular unit proposed as classrooms, a lab and offices would generate noise to create an adverse impact on the nearby residents and uses.

Traffic & Parking

The two modular units to be installed on the parking lot are anticipated to remove 50 spaces from the 178 spaces on the surface lot. The Master Plan identifies that there is an excessive amount of parking spaces on the campus and over the life of the Campus Plan it is anticipated that parking would be reduced, some of which would be through the development on the parking lots with other University uses, as is planned for the student apartment building. The proposed interim uses would not lead to an increase in parking or traffic to and from the site as these facilities would serve students, staff and faculty that are already on the campus. Additionally, the neighborhood is well-served by public transportation, including Sherman Avenue which has several bus routes as well as the University shuttle bus which serves the dormitories to the south of the property. The proposal should therefore not have an adverse impact on the traffic and parking in the neighborhood.

Number of Students, Faculty & Staff

The proposed use of the site for an interim use would not lead to an increase in students, faculty and staff over that approved for the Campus Plan.

Student Housing

The Campus Plan identifies that the property would be developed with student housing. At this time, the University is not proposing to begin its development. The proposed interim use does not negate that use as it is limited to five years.

Other Objectionable Conditions

No other objectionable conditions are anticipated to result due to the proposed interim uses on the subject site.

101.3 Any commercial use customarily incidental to a university use in an R, RF, or RA zone, or as an adjunct use to a university building, shall be subject to the following conditions:

- (a) ...***
- (b) ...***
- (c) ...***

The proposed modular structures would not house any commercial uses.

101.4 The campus plan process shall not serve as a process to create general commercial activities or developments unrelated to the educational mission of the applicant or that would be inconsistent with the Comprehensive Plan.

The temporary structures are in support of the University's ongoing educational mission and no commercial uses are proposed.

101.5 The maximum height and the maximum total floor area ratio (FAR) of all buildings and structures on the campus shall be as set forth in the following table:

TABLE X 101.5: MAXIMUM HEIGHT AND TOTAL FLOOR AREA RATIO OF ALL BUILDING AND STRUCTURES		
Zone	Maximum Height (Feet)	Maximum Floor Area Ratio
R and RF	50	1.8
RA-1	50	1.8
RA-2	60	1.8
RA-3, RA-4, and RA-5	90	3.5

In ZC 20-08, the overall Campus Plan is approved for 2.17 FAR. The apartment-style units are approved for a height of 60 feet and 3.6 FAR. The proposed modular units would have a height of 15 feet and a 0.72 FAR. Therefore, the modular structures would not exceed the limits of the height and density approved for the property or the overall Campus Plan.

101.6 Because of permissive increases as applicable to normal bulk requirements in the low-density zones regulated by this title, it is the intent of this subsection to prevent unreasonable campus expansion into improved low-density zones.

The surrounding RA-2 zone is considered moderate density.

101.7 In calculating floor area ratio (FAR), the land area shall not include public streets and alleys, but may include interior private streets and alleys within the campus boundaries.

Proposed developments under the campus plan would have an overall FAR of 2.17 which excluded public streets and alleys but included private streets and alleys.

101.8 As a prerequisite to requesting a further processing for each college or university use, the applicant shall have submitted to the Zoning Commission for its approval a plan for developing the campus as a whole, showing the location, height, and bulk, where appropriate, of all present and proposed improvements including, but not limited to, the following:

- (a) Buildings and parking and loading facilities;***
- (b) Screening, signs, streets, and public utility facilities;***
- (c) Athletic and other recreational facilities; and***
- (d) A description of all activities conducted or to be conducted on the campus, and of the capacity of all present and proposed campus development.***

The approved 2020-2030 Campus Plan (ZC 20-08) provided an inventory of all campus buildings and location of parking facilities, athletic facilities, the use of all buildings and the capacity of all existing and new developments. The development plan involves over 2.8 million gross square feet of new construction over the life of the plan and beyond.

101.9 The further processing of specific buildings, structures, and uses within an approved campus plan shall . . .

The application is filed as a special exception for further processing as required and consistent with the approved campus plan under ZC 20-08.

101.10 Within a reasonable distance of the college or university campus, and subject to compliance with Subtitle X § 101.2, the Zoning Commission may also permit the

interim use of land or improved property with any use that the Zoning Commission may determine is a proper college or university function. The land need not be included in the campus plan. When a major new building that has been proposed in a campus plan is instead moved off-campus, the previously designated site shall not be designated for, or devoted to, a different major new building unless the Zoning Commission has approved an amendment to the campus plan applicable to the site; provided, that for this purpose a major new building is defined as one specifically identified in the campus plan.

The modular units are proposed at a location that is within the Campus Plan boundary. The University states that the option to use modular units on its property is a part of its three-tiered strategy for the relocation of programs either on a long term or temporary basis to assist in minimizing the use of off campus locations, including:

1. Back-fill into existing on-campus facilities.
2. On-campus swing space/relocation; and
3. **Modular unit temporary locations.**

The proposal is consistent with the approved Campus Plan and the stated strategy.

101.11 In reviewing and deciding a campus plan application or new building construction pursuant to a campus plan, the Zoning Commission shall consider, to the extent they are relevant, the policies of the District Elements of the Comprehensive Plan.

The Campus Plan approved under ZC 20-08 was deemed to be not inconsistent with the Comprehensive Plan. The relevant policies of the Comprehensive Plan Citywide Elements as well as specific recommendations for Howard University in the Mid-City Element and the DUKE Small Area Plan were considered in the analysis and eventual approval of the existing Campus Plan. The proposal does not include new/permanent building construction. The modular units would be installed for a period of five years.

101.12 As an integral part of the application requesting approval of new building construction pursuant to a campus plan, the college or university shall certify and document that the proposed building or amendment is within the FAR limit for the campus as a whole, based upon the computation included in the most recently approved campus plan and the FARs of any other buildings constructed or demolished since the campus plan was approved.

The proposed structures would have a 0.72 FAR which is below the 3.6 FAR approved student apartments and would therefore not exceed the 2.17 FAR for the overall Campus Plan.

101.13 Pursuant to Subtitle Z § 405.1, as soon as the application is accepted, the Office of Zoning shall refer the application to the Office of Planning, the Department of Transportation, and the Department of Energy and Environment for review and written reports.

The Department of Transportation (DDOT) and DOEE will submit reports under separate cover.

101.14 Approval of a campus plan shall be based on the determination by the Zoning Commission that the application will be in harmony with the general purpose and intent of the Zoning Regulations and Zoning Maps, and will not tend to affect

adversely the use of neighboring property, in accordance with the Zoning Regulations and Zoning Maps, subject to the special conditions specified in this section.

The proposal for interim uses on this property would meet the intent of the Campus Plans regulations as outlined at Subtitle X § 100.2. As demonstrated above, the proposal would meet the intent of the Regulations and Map and would not adversely affect neighboring property due to noise, traffic or parking or any other adverse conditions.

101.15 Small deviations from plans approved under further processing . . .

No deviations are being requested.

101.16 A further processing of a campus building shall not be filed simultaneously with a full campus plan application. However, an amendment to an approved campus plan may be considered simultaneously with the further processing if determined necessary by the Zoning Commission.

The University requested an amendment to the Campus Plan to have an interim use on the subject property as well as further processing. The requested further processing is necessary to continue education functions which were disrupted due to system failures of existing buildings on the central campus and to accommodate classrooms and facilities within modular units for five years building is being renovated.

B. Subtitle X § 901.2 Special Exception Review Standards

The Board of Zoning Adjustment is authorized under § 8 of the Zoning Act, D.C. Official Code § 6-641.07(g)(2), to grant special exceptions, as provided in this title, where, in the judgment of the Board of Zoning Adjustment, the special exceptions:

- 1. Will be in harmony with the general purpose and intent of the Zoning Regulations and Zoning Maps;*

The proposal for interim classrooms, labs and administrative office use for the university at the subject location would be in harmony with the RA-2 zone district as schools/universities are permitted in the zone subject to special exception relief. The university owns the property and the temporary use for education purposes would not preclude the intended use for the student apartments which are a part of the approved 2020-2030 Howard University Central Campus Plan.

- 2. Will not tend to affect adversely, the use of neighboring property in accordance with the Zoning Regulations and Zoning Maps; and*

The proposed interim uses should not adversely impact the operations of the adjacent DC Fire and Emergency unit or the Trellis House. The existing university uses does not currently impact those uses and the classrooms and administrative offices would not be in operation 24-hours daily and may be less impacts that the current parking lot. The apartment building houses many university students and the operation of the interim use is not anticipated to impact the residential functions of the apartment units.

- 3. Will meet such special conditions as may be specified in this title*

The application satisfies the requirements of Subtitle X § 101 (Campus Plans) as reviewed above.

VII. COMPREHENSIVE PLAN

The 2021 Comprehensive Plan, Future Land Use Map (Attachment I) recommends moderate density commercial and medium density residential for the property. The Zoning Commission found that the Campus Master Plan, including the uses of on-campus locations to be used for interim uses and the use of modular structures, was not inconsistent with the policies and objectives of the Comprehensive Plan, and the DUKE SAP. Further, the proposed interim use for the subject property remains not inconsistent with many of the Land Use and Education policies of Comprehensive Plan.

A. Comprehensive Plan Context Equity

Land Use Element

Policy LU-3.3 Institutional Uses 317

The growth of private institutions has generated significant concern in many neighborhoods. These concerns relate both to external impacts, such as traffic and parking, and broader concerns about the character of communities where institutions are concentrated or expanding. 317.6

As shown above, the proposed uses would have minimal impact on traffic and parking in the neighborhood and its limitation to five years would not cause a concentration or expansion of institutional use in the community.

Education Element

EDU-3 Colleges and Universities 1211

The campus plan requirement provides a formal process for community input on a range of growth-related issues. They are an important tool to proactively address issues that may be of concern to the neighborhood and limit campus expansion into residential areas. However, most of Washington, DC's colleges and universities are engaged in ongoing discussions with the communities around them. Frequently raised issues include the need for student housing, the loss of historic buildings, the compatibility of proposed campus structures with nearby residential areas, and the loss of taxable land associated with university growth. Campus plans have responded to these concerns in a number of ways, such as increasing building intensity on-site to avoid the need for land acquisition, development of new dormitories, and implementation of numerous programs to manage parking, traffic, noise, and other environmental impacts. 1214.3

The proposal would allow university use on a university owned property for a limited period of time in order to allow for the construction of improved facilities on campus.

The specific recommendations for Howard University in the Mid-City Element are outlined below.

Policy MC-2.1.4: Howard University

"Encourage and strongly support continued relationship-building between Howard University and the adjacent residential neighborhoods. Work with Howard University in the abatement of any outstanding community issues such as the redevelopment of vacant property, façade/building enhancements, and buffering issues associated with campus expansion. Stimulate joint development opportunities with the University that benefit students and surrounding residents." 2011.8

The proposed interim use of the subject property complies with the policies cited above and is not anticipated to create negative impacts on the surrounding neighborhoods. The University proposes to provide artwork

and screenings to limit the visual impact of the fencing around the property. The proposed classroom uses would not preclude the planned development of the student apartment building at a later time.

Racial Equity Tool Part 3 – Mid-City Planning Area Data

Part 3 of the Racial Equity Tool asks for disaggregated data to assist the Commission in its evaluation of zoning actions through a racial equity lens. The proposal would have no impact on racial equity except that one the University’s academic mission is to provide educational opportunities to a variety of students, but in particular Black or African Americans. The American Community Survey Data ([ACS DATA](#)) from [OP’s State Data Center](#) are shown on the tables provided in Attachment II which compares the 2019-2023 data with that of the 2012-2016 period. Each table compares the data for the Mid-City planning area, in which the subject site is located, with District-wide data. Part 3 also asks if the planning area is on track to meet affordable housing goals.

Racial Equity Tool Part 4 – Zoning Commission Evaluation Factors

When considering the following themes/questions based on Comprehensive Plan policies related to racial equity, what are the anticipated positive and negative impacts and/or outcomes of the zoning action? Note: Additional themes may also apply.

Factor	Question	OP Response
Direct Displacement	Will the zoning action result in displacement of tenants or residents?	The lots are owned by Howard University and are not currently being used for residential uses and therefore there would be no residential displacement.
Indirect Displacement	What examples of indirect displacement might result from the zoning action?	OP does not anticipate any indirect displacement as a result of the further processing of the interim uses. The future development of the apartment buildings would not be disallowed through the interim use of the lots with the modular buildings.
Housing	Will the action result in changes to: <ul style="list-style-type: none"> ▪ Market Rate Housing ▪ Affordable Housing ▪ Replacement Housing 	The proposal would not impact housing and its related affordability.
Physical	Will the action result in changes to the physical environment such as: <ul style="list-style-type: none"> ▪ Public Space Improvements ▪ Urban Design Improvements ▪ Streetscape Improvements 	The property would be enclosed by fencing to match that currently surrounding the existing Banneker North modular units with graphics and imagery displayed on custom printed fence wraps. Additional site graphic elements may also be included as part of the final design concept and may include signage, wayfinding, art, murals, etc. to: <ul style="list-style-type: none"> • Maintain security, with portions remaining fully transparent; • Recognizing pedestrian circulation patterns and activity to the east, toward the Banneker Recreation Center and the Howard campus; • Signaling a community presence along Sherman Avenue; and • Contribute to the experience of the users and the surrounding community.

Factor	Question	OP Response
Access to Opportunity	Is there a change in access to opportunity? <ul style="list-style-type: none">▪ Job Training/Creation▪ Healthcare▪ Addition of Retail/Access to New Services	The proposal would not limit access to jobs, healthcare or new services. In fact, interim use of these parcels could promote urgent redevelopment on the Central campus and provide related construction opportunities for District residents. Further, the temporary use would not deter future development of student housing on the lots as stated under the Campus Plan.
Community	How did community outreach and engagement inform/change the zoning action? <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.?)	At the time of this report, the Applicant outlines their community outreach and coordination at Exhibit 3 , page 7 which includes meeting with ANC 1E, and contacting residents/property owners within 200 feet of the site.

VIII. COMMUNITY COMMENTS

The subject property is within ANC 1E and its recommendation is in the record at [Exhibit 15](#).

IX. COMMENTS OF OTHER DISTRICT AGENCIES

The Department of Transportation and will submit a report under separate cover.

X. RECOMMENDATION

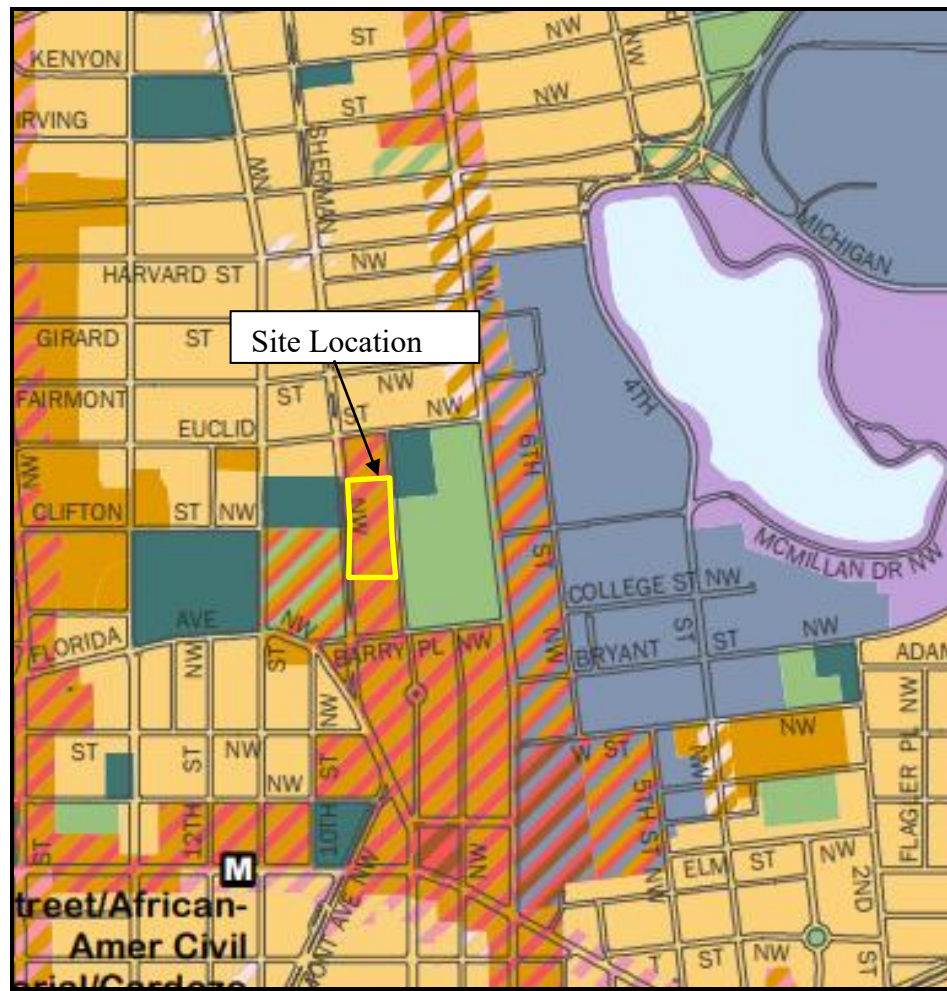
The proposal to provide interim classroom spaces, a lab and administrative office space, on the subject lots owned by Howard University would be in harmony with the general purpose and intent of the zoning regulations. The proposals would meet all use and bulk requirements for the RA-2 zone. The modular prefabricated buildings should not adversely impact neighboring properties, given their function as educational and office facilities. The relocation and interim use resulted from unoccupiable space on the main campus and as a temporary location, it would not preclude the future development of the site proposed under the 2020 Campus Plan.

OP supports the proposal and recommends approval of the amendment and further processing request as it is not inconsistent with the approved 2020 Campus Plan and the Comprehensive Plan.

ATTACHMENTS:

- I. 2021 Comprehensive Plan, Future Land Use Map
- II. Racial Equity Tool Part 3

2021 Comp Plan – Generalized Future Land Use Map



ATTACHMENT II

Racial Equity Tool Part 3 – Mid-City Planning Area Data

Population by Race or Ethnicity

In the 2012 to 2016 period, 48%, Black or African American had the largest portion of the District's population followed by Whites Alone at 40%. In the 2019 to 2023 time period, their share of the District's population had decreased to 43.3% and 39.1% respectively. In the 2012-2016 time period, Mid-City's largest portion of the population were Whites Alone at 52% followed by Blacks and African Americans at 32.6%. In the 2019-2023 time period, the population share of both Blacks or African American and Whites Alone to decreased to 24.5% and 49.9% respectively. The decrease in the Blacks or African Americas fell by 8%, while Whites Alone fell by 2%. While there was a decreases in these populations, the other minority populations saw increases. The trends seem to indicate that the population is becoming more diverse. The affordable units provided and the market rate housing could further diversify the population in the Planning Area.

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

Race or Ethnicity	District 2012-16	District % 2012-16	District 2019-23	District % 2018-23	MC 2012-16	MC % 2012-16	MC 2019-23	MC % 2019-23
Total Population	659,009	100%	672,079	100%	94,786	100%	92,405	100.0%
Asian Alone	24,036	4%	27,465	4.1%	4,183	4.4%	5,260	5.7%
Black or African American	318,598	48%	290,772	43.3%	30,940	32.6%	22,639	24.5%
Hispanic or Latino	69,106	10%	77,760	11.6%	17,148	18.1%	16,695	18.1%
American Indian and Alaskan Native	2,174	0%	2,044	0.3%	101	0.0%	291	0.3%
Native Hawaiian and Other Pacific Islander	271	0%	378	0.1%	116	0.0%	82	0.1%
Some Other Race	29,650	4%	32,338	4.8%	7,184	7.6%	6,944	7.5%
Two or More Races	18,245	3%	56,533	8.4%	2,986	3.2%	11,110	12.0%
White Alone	266,035	40%	262,549	39.1%	49,277	52.0%	46,078	49.9%

Median Income

The Mid-City planning area has a higher median income than the District as a whole, as evidenced by data from both the 2012-2016 and 2019-2023 survey periods. However, the planning area's median income increased faster than the District's median, but these gains were not distributed evenly across racial groups. The median income of some groups saw significant increases, while other groups saw more modest gains, or, in the case of those identifying as American Indian and Alaskan Native, a decrease.

Table 2: Median Income Districtwide and in the Mid-City Area (2012-2016 and 2019-2023)

Median Household Income	District 2012-2016	District 2019-2023	MC 2012-2016	MC 2019-2023
Total Median	\$72,935	\$106,287	\$85,848	\$131,704
Asian Alone	\$91,453	\$121,619	\$100,759	\$120,032
Black or African American	\$40,560	\$60,435	\$44,132	\$63,175
Hispanic or Latino	\$60,848	\$106,435	\$48,567	\$95,249
American Indian and Alaskan Native	\$51,306	\$63,617	\$59,277	\$37,782
Native Hawaiian and Other Pacific Islander	n/a	n/a	n/a	n/a
Some Other Race	\$48,047	\$74,754	\$42,385	\$63,396
Two or More Races	\$83,243	\$116,869	\$90,434	\$143,213
White	\$119,564	\$166,774	\$111,338	\$169,741

General Characteristics

Between 2012-2016, the unemployment rate in the Planning Area was at 6%, which was lower than the District at 8.7% (Table 3). Although the rate of both the District and the Planning Area fell in 2019-2023, the Planning Area's unemployment rate at 3.6% remained well below that of the District as a whole at 6.5%.

The housing cost burden in the Planning Area was approximately 4 and 6 percentage points lower than that of the District during the 2012-2016 and 2019-2023 time periods. The poverty rate of the Planning Area in 2012-2016 was lower than the District as a whole. In the 2018-2022 the poverty rate in the District fell by 3% while that of the Planning Area fell to 2% making poverty level in the District as a Whole and the Planning Area nearly the same.

Table 3: General Characteristics of the Planning Area and District

Characteristic	District 2012-2016	MC 2012-2016	District (2019-2023)	MC (2019-2023)
Unemployment Rate	8.70%	6.0%	6.5%	3.6%
Cost Burdened Households	38.60%	36.1%	34.0%	30.0%
Poverty Rate	17.90%	13.5%	14.5%	11.2%

Median Age and Vulnerable Populations

The Mid-City planning area had a slightly younger than the District's median age in both study periods and the median age decreased slightly between the two study periods. When race is considered, the data shows that the Black residents were older than most of the other groups during the ten-year period. Except for in the 2012-2016 period, when the Mid-City planning area had a higher percentage of persons 65 years and older, the planning area has a similar or lower percentage of vulnerable residents than the District as a whole. Over the 10-year period, the number of residents who identified as disabled Districtwide and in the planning area seems to have stayed constant. In this planning area there are also fewer people under 18, than District-wide.

Table 4: Median Age

Median Age	District 2012-2016	District 2019-2023	MC 2012-2016	MC 2019-2023
Total Population	37.7	34.9	36.8	33.5
Asian Alone	36.5	37.5	38.1	33.4
Black or African American	33.4	39.6	46.0	37.5
Hispanic or Latino	28.4	32.9	36.2	32.8
American Indian and Alaskan Native	32.2	37.5	36.6	37.6
Native Hawaiian and Other Pacific Islander	30.8	20.9	n/a	n/a
Some Other Race	29.0	28.8	35.3	30.5
Two or More Races	31.0	30.8	31.1	32.1
White Alone	37.0	35.3	35.5	33.6

Table 5: Age/Vulnerable Populations in the District and the Planning Area

Vulnerable Population	District 2012-2016	District 2019-2023	MC 2012-2016	MC 2019-2023
Persons 65 and Older	34.2%	32.3%	39.1%	31.4%
Persons Under 18	4.5%	4.5%	2.8%	2.2%
Percent Disable	11.3%	11.0%	8.0%	7.7%

Housing Tenure

Fewer residents in the Mid-City planning area own their home than in the District as a whole – 38.3% compared to 41.4%. The homeownership rate in the planning area increased slightly over the two survey periods, similar to the District-wide trend. Overall, the homeownership rate among White households went up, both Districtwide and in the planning area in both periods. However, Black homeownership decreased in the planning area although somewhat less than the citywide trend. The most significant increase in homeownership was in the Two or More Races racial group which saw a 6% increase in homeownership between the time periods.

Table 6- Owner Occupied and Rental Households Districtwide and in the Planning Area

Owners/ Renters		District 2012- 2016	District 2019-2023	MC 2012-2016	MC 2019-2023
Total	Owner Households	40.7%	41.1%	36.9%	38.3%
	Renter Households	59.3%	58.9%	63.1%	61.7%
Asian Alone	Owner Households	43.1%	41.4%	43.7%	34.2%
	Renter Households	56.9%	58.6%	56.3%	65.8%
Black or African American	Owner Households	46.6%	34.9%	37.1%	28%
	Renter Households	53.4%	65.1%	62.9%	72%
Hispanic or Latino	Owner Households	30.9%	36.4%	23.6%	31.8%
	Renter Households	69.1%	63.6%	76.4%	68.2%
American Indian and Alaskan Native	Owner Households	32.8%	19.6%	0.0%	27.7%
	Renter Households	67.2%	80.3%	100.0%	72.3%
Native Hawaiian and Other Pacific Islander	Owner Households	9.1%	31.8%	0%	100.0%
	Renter Households	90.9%	68.2%	0%	0.0%
Some Other Race	Owner Households	17.5%	28.7%	8.6%	23.7%
	Renter Households	82.5%	71.3%	91.4%	76.4%
Two or More Races	Owner Households	32.7%	41.3%	34.9%	47.4%

Owners/ Renters		District 2012- 2016	District 2019-2023	MC 2012-2016	MC 2019-2023
	Renter Households	67.3%	58.7%	65.1%	52.6%
White Alone	Owner Households	47.8%	48.0%	39.3%	42.7%
	Renter Households	52.2%	52.2%	60.7%	52.6%

Progress Toward Meeting the Mayor’s 2025 Housing Equity Goals

Part 3 also asks if the planning area is on track to meet affordable housing goals. The Mayor’s housing goals include the production of 12,000 new affordable units citywide for households earning below 80% of Median Family Income (MFI). As of December 2024, the District had produced 10,515 new affordable units, reaching 88% of this goal.

The Deputy Mayor for Planning and Economic Development (DMPED) provides regular updates on how each planning area is progressing in meeting their portion of the affordable housing target. The most recent update (December, 2024) indicates that the Planning Area has already exceeded its target by providing 1,557 affordable units, or 154.2.5% of the target amount ([DMPED 36,000 by 2025 Dashboard](#)). The area covered by the proposed request would not directly produce new housing that would further this goal, as any housing would be for students, staff, or faculty only. However, the area is currently exceeding the housing targets. It is also important to note that the housing equity goals are designed to achieve a minimum of 15% in a planning area, and that they are minimums only.

