

MEMORANDUM

TO: District of Columbia Zoning Commission

FROM: Karen Thomas, Development Review Specialist
JLS
 Jennifer Steingasser, Deputy Director, Development, Design & Preservation

DATE: November 4, 2024

SUBJECT: Setdown Report: Petition for a Map Amendment to Rezone Lots 0335- 0337 and Lots 0349 through 0355 in Square 5359 from the R-2, and RA-1 to the R-3 Zone.

I. PROPOSAL AND RECOMMENDATION

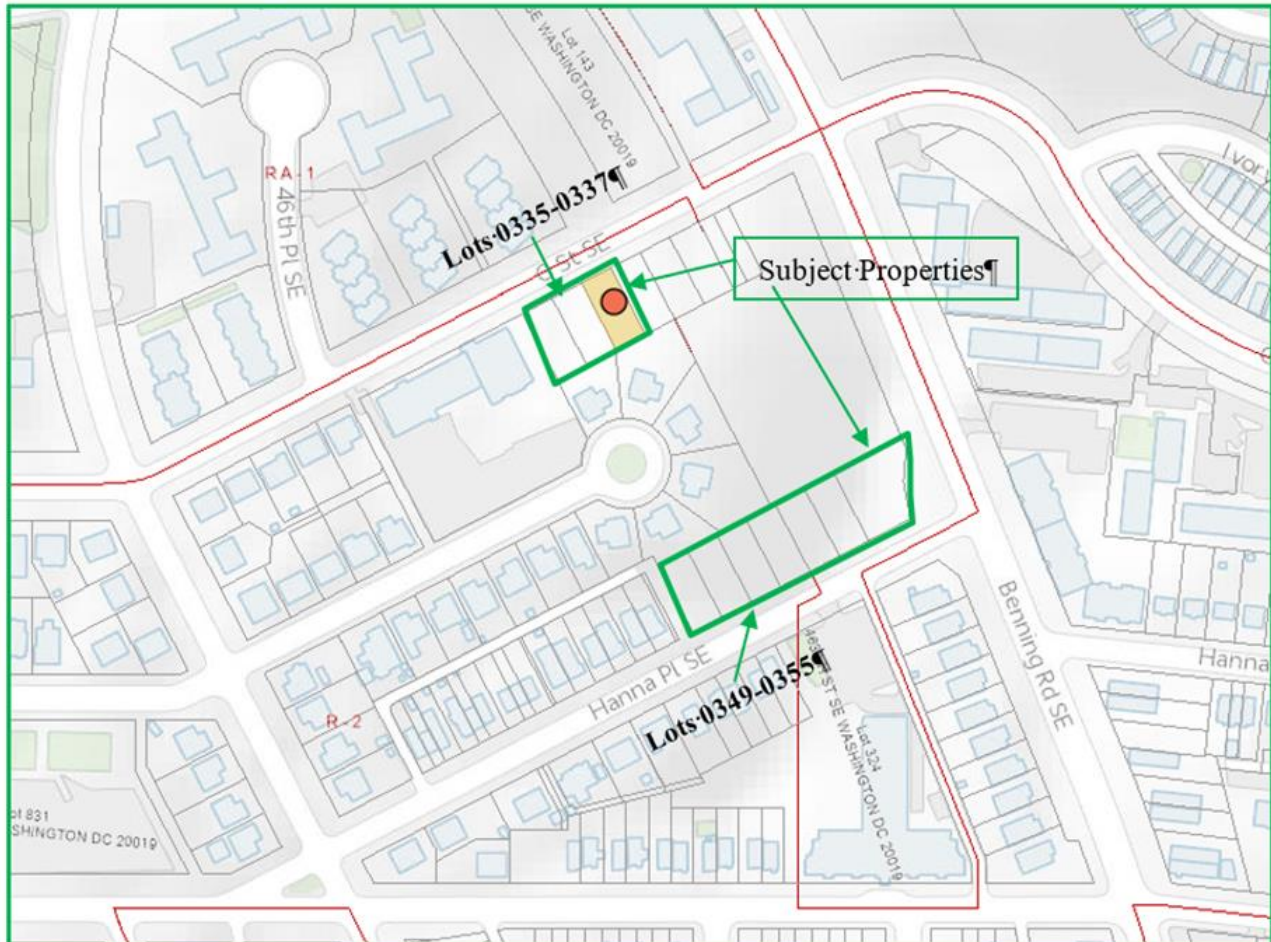
The Office of Planning recommends that the Zoning Commission **set down for a public hearing** the petition by the Marshall Heights Community Development Organization (MHCDO) (“The Applicant”) for a map amendment to rezone lots 0335- 0337 and Lots 0349 through 0355 in Square 5359 from R-2 and RA-1 to R-3.

Overall, the proposed rezoning would allow for moderate density residential development, not inconsistent with the Comprehensive Plan’s recommendation for infill development on undeveloped sites. OP also recommends, as discussed later in this report, that this map amendment **would not be appropriate** for IZ plus.

II. PETITION-IN-BRIEF

Petitioner	Cozen O’Connor on behalf of Marshall Heights Community Development Organization, Inc (MHCDO)
Proposed Map Amendment:	From R-2 and RA-1 to R-3
Address and Legal Description	Square 5359; Lots 0335- 0337 and Lots 0349 through 0355
Ward and ANC:	Ward 7/ANC 7E
Property Size:	34,622 sq. ft.+ 13,200 sq. ft = 47,822 square feet in total
Future Land Use Map Designation:	Moderate Density Residential
Generalized Policy Map Designation:	Neighborhood Conservation Area
Planning Area	Far Northeast and Southeast
Small Area Plan	Benning Road Corridor Redevelopment Framework Plan (2008)

III. SITE AND AREA DESCRIPTION



The subject properties are currently undeveloped. The combined parcels are 47,822 square feet in area, with the larger of the two parcels fronting Hanna Place and three properties fronting G Street SE. The surrounding area is primarily residential with limited commercial uses. The areas to the east and west are primarily single-family homes and apartment complexes with a few offices and retail uses to the east and Davis Elementary School to the west. Directly abutting Lot 0335, fronting G Street SE, is the Jones Memorial Methodist Church. The areas to the north and south of the Property are also primarily single-family homes and apartment complexes.

IV. DEVELOPMENT CAPACITY OF EXISTING AND PROPOSED ZONES

The Applicant is requesting a map amendment to rezone the subject site from R-2 and RA-1 to R-3.

Existing R-2 zone, predominantly developed with semi-detached houses on moderately sized lots that also contain some detached houses.

Existing RA-1 zone, predominantly developed with low-to moderate-density development, including detached houses by right, and row houses and low-rise apartments by special exception.

Proposed R-3 zone, permits row dwellings with one principal dwelling unit, as well as detached and semi-detached dwellings on generally smaller lots.

Comparison Zoning Chart: Development Standards and Uses

	Existing Zone: R-2	Existing Zone: RA-1	Proposed Zone: R-3
Floor Area Ratio	N/A	0.9 max.	N/A
Building Height	40 ft. max./ 3 stories max.	40 ft. max./ 3 stories max.	40 ft. max./ 3 stories
Rear Yard	20 ft.	20 ft min.	20 ft. min.
Side Yard	One side yard at 8 ft. (semi/detached)	At least one side yard at 8 ft. min. (semi/detached) for by-right development	Not required; 5 ft. min. if provided
Lot Area	3,000 sq.ft. (semi/det.)	1,800 sq.ft.	1,600 sq.ft. (IZ)
Lot Occupancy	40 % max.	40% max. (most structures)	40% max.
Green Area Ratio/ Pervious Surface	N/A 30% min.	0.4 N/A	N/A 20% min.
Uses – Subtitle U	Chapter 2 - R Zone Use Group B	Chapter 4	Chapter 2 - R Zone Use Group C

V. IZ EVALUATION

Subtitle X, § 502 presumes that IZ Plus will apply to all map amendments except as provided for in § 502.2:

502.2 The requirements of this section shall not apply to a map amendment that:

- (a) Is related to a PUD application;*
- (b) Is to a HE, NHR, SEFC, StE, USN, or WR zone;*
- (c) **The Zoning Commission determines is not appropriate for IZ Plus due to the mitigating circumstances identified by the Office of Planning in its report recommending that the map amendment not be subject to IZ Plus; or***
- (d) Was filed as an application that was accepted by the Office of Zoning prior to November 16, 2020.*

IZ Plus requires a higher affordable housing set-aside than the standard Inclusionary Zoning requirements. The proposed map amendment would rezone the property to R-3, from R-2 which is a lower intensity zone, and from RA-1 which is a potentially higher intensity zone. The current average lot size for the rectangular shaped subject lots is approximately 4,400 square feet, with the largest lot (irregularly shaped) being 8,222 square feet in area. The R-3 zone allows a smaller lot size of 1,600 square feet per lot than the existing zones and would allow a rowhouse on each lot, resulting in more units overall than would be permitted by-right under existing zoning.

However, Ward 7 and the larger Far Northeast/Southeast Planning Area, where the subject property is located, already have a significantly disproportionate amount of the City's existing affordable housing. See Table 7 According to the State Data Center and the *2019 Housing Equity Report*¹ prepared by the Office of Planning and the Department of Housing and Community Development:

¹ [Housing-Equity-Report](#)

- The Far Northeast/Southeast Planning Area had the second largest (19%) of all the city's affordable housing units; and
- The Far Northeast/Southeast Planning Area has a Housing Production Goal of 2,990 housing units by 2025 and an Affordable Housing Production goal of 490 affordable units. With 1,101 affordable units in the pipeline, the Planning Area is on track to significantly exceed its 2025 housing goal.

As such, in this case, OP is recommending that the requested map amendment not be subject to IZ Plus, as the intent of IZ Plus is particularly to produce more affordable housing in areas where there are relatively few affordable units.

VI. PLANNING CONTEXT

Brief History of the Far Northeast Far Southeast Area Element.(1701.3)

Early settlements in the area included the communities of Good Hope (near Alabama Avenue and Naylor Road), Benning Heights (near Fort Dupont), and Deanwood. The first large-scale urban development in the area took place during the 1920s and the pace accelerated during World War II, as defense and government workers flocked to the District. Naylor Gardens, for example, was developed for the federal government and later served as cooperative housing for returning war veterans. Rapid development continued through the 1950s, as sewers, paved streets, and sidewalks were provided. Neighborhoods like Hillcrest (originally called Summit Ridge) and Benning Ridge (originally called Bradbury Heights) date from this period.

Following the removal of restrictive housing covenants in the late 1940s, the racial composition of the community shifted. By 1960, a majority of the area's residents were Black. The pace of development slowed after 1970, and the community entered a period of population decline as many families left the District for suburban Maryland and elsewhere.

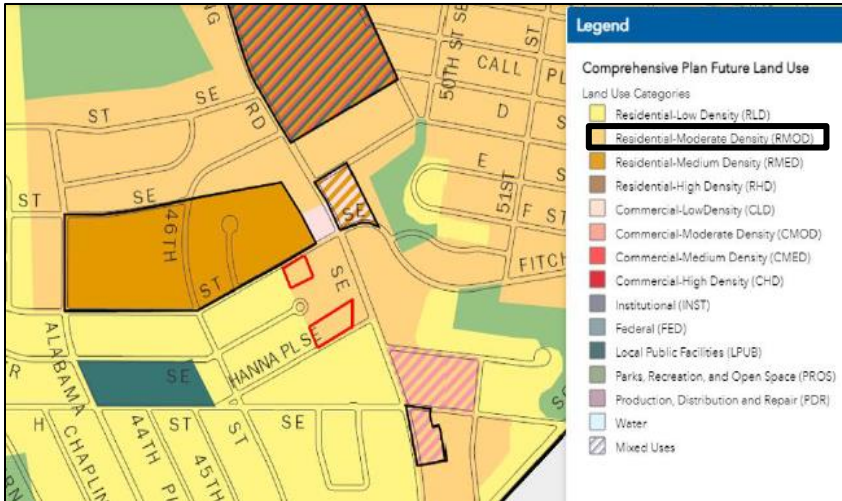
A. COMPREHENSIVE PLAN MAPS

The Guidelines for Using the Generalized Policy Map and the Future Land Use Map ("FLUM") in the Framework Element state, "The zoning of any given area should be guided by the Future Land Use Map, interpreted in conjunction with the text of the Comprehensive Plan, including the Citywide Elements and the Area Elements."

As described below, the proposed zoning map amendment would not be inconsistent with the Future Land Map, the Generalized Policy Map, or with the text of the Comprehensive Plan.

Future Land Use Map

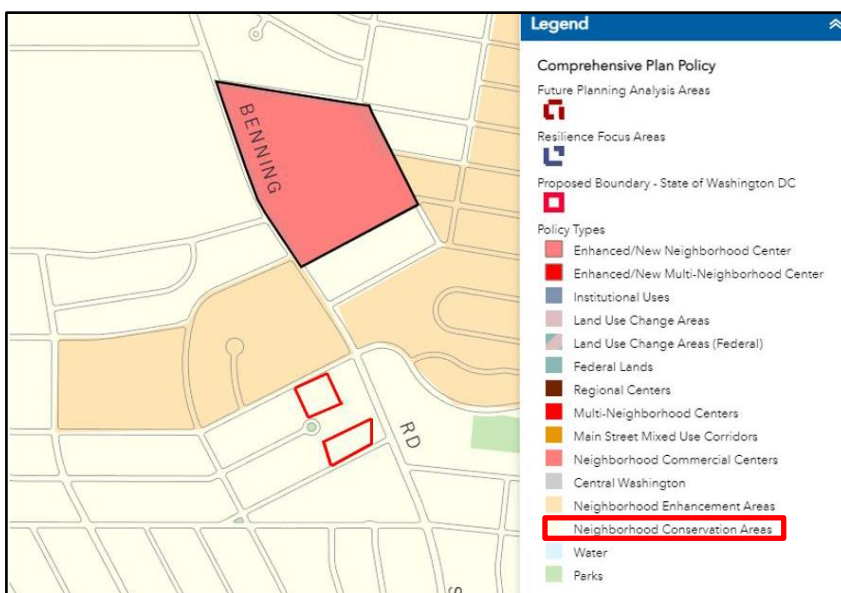
The Future Land Use Map designates the subject property for Moderate Density Residential development.



Moderate Density Residential: Moderate Density Residential: This designation is used to define neighborhoods generally, but not exclusively, suited for row houses as well as low-rise garden apartment complexes. The designation also applies to areas characterized by a mix of single-family homes, two- to four-unit buildings, row houses, and low-rise apartment buildings. In some neighborhoods with this designation, there may also be existing multi-story apartments, many built decades ago when the areas were zoned for more dense uses (or were not zoned at all). Density in Moderate Density Residential areas is typically calculated either as the number of dwelling units per minimum lot area, or as a FAR up to 1.8, although greater density may be possible when complying with Inclusionary Zoning or when approved through a Planned Unit Development. The R-3, RF, and RA-2 Zone Districts are consistent with the Moderate Density Residential category, and other zones may also apply. 227.6

The proposed R-3 zone would be not inconsistent, if towards the low end, of this designation. Conversely, the existing R-2 zoned portion of the map would be considered “low density residential”.

Generalized Policy Map



The Generalized Policy Map designates the subject property within a Neighborhood Conservation area. **Neighborhood Conservation Areas** The guiding philosophy in Neighborhood Conservation Areas is to conserve and enhance established neighborhoods, but not preclude development, particularly to address city-wide housing needs. Limited development and redevelopment opportunities do exist within these areas. The diversity of land uses and building types in these areas should be maintained and new

development, redevelopment, and alterations should be compatible with the existing scale, natural features, and character of each area. Densities in Neighborhood Conservation Areas are guided by the Future Land Use Map and Comprehensive Plan policies.... In areas with access to opportunities, services, and amenities, more levels of housing affordability should be accommodated. Areas facing housing insecurity (see Section 206.4) and displacement should emphasize preserving affordable housing and enhancing neighborhood services, amenities, and access to opportunities. 225.5

The Comprehensive Plan provides additional guidance that the density and use mix of any infill development in a Neighborhood Conservation Area should be guided by the policies of the Plan and the density and use mix anticipated by the Future Land Use Map (§ 225.4). The new R-3 zoning would allow the subject vacant properties to be developed with residential uses anticipated under the FLUM and consistent with the surrounding area, which is designated for low to moderate density residential. The proposed map amendment would not be inconsistent with the Generalized Policy Map Neighborhood Conservation designation for the site.

B. SMALL AREA PLANS

The [Benning Road Corridor Redevelopment Framework Plan](#) was approved by the DC Council on July 15, 2008 through Resolution 17-0879. This Plan includes all property fronting on Benning Road between Southern Avenue to Bladensburg Road, and builds upon efforts of the government, the community and the private sector to increase local neighborhood livability and create a new environment that stimulates private investment and neighborhood revitalization. The Plan included public realm investment, strategic land use plans, and economic development assistance to improve the physical, economic and safety conditions of one of the District's major corridors.

The plan indicated that this site was included in Study Area 4 (A Street SE to Southern Avenue). At the time the plan was approved (July 2008) the site was within the R-2 District – which was notable for single-family detached dwellings. Since then, there have been two Comprehensive Plan updates and FLUM changes along the Benning Road corridor, which would impact the type of housing density that would be supportive of the now existing mixed-use, medium density-commercial and -residential land use designation just north of the site on Benning Road. Thus, major policy direction has been incorporated into the Comprehensive Plan.

C. COMPREHENSIVE PLAN ANALYSIS THROUGH A RACIAL EQUITY LENS

Part 1 Racial Equity Tool– Comprehensive Plan Guidance

The Comprehensive Plan requires an examination of zoning actions through a racial equity lens. Racial equity is a broad and encompassing goal of the entire District government. As explained in the Framework Element of the Plan,

[t]he District seeks to create and support an equitable and inclusive city. Like resilience, equity is both an outcome and a process. Equity exists where all people share equal rights, access, choice, opportunities, and outcomes, regardless of characteristics such as race, class, or gender. Equity is achieved by targeted actions and investments to meet residents where they are, to create equitable opportunities. Equity is not the same as equality. Framework Element, § 213.6

Section 2501.8 of the Implementation Element calls for “the Zoning Commission to evaluate all actions through a racial equity lens as part of its Comprehensive Plan consistency analysis.” That analysis is therefore to be based on the policies of the Comprehensive Plan and whether a proposed zoning action is “not inconsistent” with the Comp Plan. Whenever the Commission considers

Comprehensive Plan consistency, the scope of the review and Comprehensive Plan policies that apply will depend on the nature of the proposed zoning action.

Equity is discussed throughout the Comprehensive Plan. In the context of zoning, certain priorities stand out, including affordable housing, displacement, and access to opportunity. The Comprehensive Plan provides policies related to the development of this project which, when viewed through a racial equity lens, give the Commission a framework for evaluating the project. Please see a compilation of relevant policies in Attachment 1.

The Zoning Commission's four-part Racial Equity Tool outlines information to be provided to assist in the evaluation of zoning actions through a racial equity lens. The Applicant's Racial Equity Analysis is provided as part of [Exhibit 3 Section 5](#). OP analysis is provided below in relation to the proposed zoning change from the R-2 and RA-1 zones to the R-3 zone. While it can be difficult to assess the actual impact of the proposed zoning map amendment or what would result from any potential development on the site, the potential impacts – positive or negative - of new development that would result from the proposed rezoning can be assessed, on the assumption that development consistent with permissions of the new zones would be done.

Chapter 3 - Land Use Element:

LU-1.4.6-Development Along Corridors

LU-2.1.1 Variety of Neighborhood Types

LU-2.1.3- Conserving, Enhancing, Revitalizing Neighborhoods

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

The Land Use Element of the Plan seeks to guide growth in such a way that “expands access to affordable housing, education, transportation, employment, and services for communities of color, low-income households, and vulnerable populations” (Comprehensive Plan, § 304.4). The proposed zoning action could enhance access to affordable housing in an area with access to transportation, and therefore enhanced access to employment and access to services for residents of development on the site.

Chapter 5 - Housing Element:

H-1.1.1: Private Sector Support

H-1.1.9: Housing for Families

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

H-1.2.2 Production Targets

H-1.2.3 Affordable and Mixed-Income Housing

H-1.2.9 Advancing Diversity and Equity of Planning Areas

H-1.2.11 Inclusive Mixed-Income Neighborhoods

H-1.3.1: Housing for Larger Households

H-1.3.2: Tenure Diversity

H-3.1.1: Increasing Homeownership

A principal way in which the Comprehensive Plan seeks to address equity is by supporting additional housing development on underutilized sites near transit and Priority Corridors. The Plan describes that without increased housing, the imbalance between supply and demand will drive up housing prices that creates challenges for many residents, particularly low-income residents. Housing at this location would not result in the displacement of any existing residents. The property is undeveloped and primarily owned by the Applicant except for three lots, which are now included with the proposal. As the form of development would be low density rowhouses, this would provide an opportunity for the provision of new homeownership opportunities, including affordable units under the IZ program.

According to the Comprehensive Plan, “*Much of the growth in Far Northeast and Southeast is expected to consist of new low-density housing, particularly on vacant single-family lots in Deanwood and Marshall Heights. Higher-density housing and mixed-use development will be concentrated around the Metro stations, on redeveloped public housing sites, and along corridor streets.*” 1706.1

Chapter 6 - Environmental Sustainability Element:

Policy E-4.2.1: Support for Green Building

Policy E-5.1.5: Improving Air Quality Through Transportation Efficiency

Policy E-4.2.1: Control of Runoff

Because this zoning action does not involve a specific project, the environmental impacts of a Commission action are difficult to fully evaluate. However, any project facilitated by the proposed map amendment would create housing in a location proximate to transit, which would minimize the need for automobile trips and reduce pollution from cars.

Chapter 9 - Urban Design Element:

UD-1.4.1: Thoroughfares and Urban Form

UD-2.2.1: Neighborhood Character and Identity

UD-2.2.5: Infill Development

Because this zoning action does not involve a specific project, the urban design impacts of a Commission action are difficult to fully evaluate. However, a project that takes advantage of the zoning parameters of the proposed R-3 zone, could further Urban Design policies that call for new infill development that reflects overall neighborhood character and identity in scale and form. . New development at this location would also likely improve the pedestrian environment including its streetscape in the neighborhood.

Chapter 17 Far Northeast / Southeast Area Element Policies

FNS-1.1.1: Conservation of Low-Density Neighborhoods

FNS-1.1.2: Development of New Housing

FNS-1.1.3: Directing Growth

FNS-2.5.1: Marshall Heights Infill

The proposed map amendment would help fulfill the Area Element policies that call for housing for a mix of incomes. The proposed zoning parameters would also help fulfill policies that seek to take advantage of underutilized property in proximity to metro and maximize the amount of housing within close distance to metro. The community’s desires noted in the Comprehensive Plan workshops include: “*While preserving established single-family neighborhoods is a priority, Far Northeast and Southeast 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, ... stations. ... These areas may provide opportunities for apartments, condominiums, townhomes, assisted living facilities and other types of housing, provided that measures are taken to buffer adjacent lower-density neighborhoods, address parking and traffic issues, and mitigate other community concerns.*” 1707.3

The site is not within but is directly adjacent to the Marshall Heights/Benning Ridge Policy Focus Area which also notes the opportunities for infill development (1715.1), including new ownership opportunities in low density development.

Racial Equity Tool Part 2 – Applicant Community Outreach and Engagement

The Applicant has provided details of their ongoing outreach efforts to the ANC, community groups at Exhibit 4. The meetings were initiated in January of 2019, and are ongoing. There is a letter in opposition from a neighbor at Exhibits 5, and 5A

Racial Equity Tool Part 3 – Planning Area Data - Far Northeast/Far Southeast

The subject property is within Ward 7 and the Far Northeast/ Southeast Planning Area (“Planning Area”). It is an area where over 90% of the population is Black/African American and has some of the oldest, consistently Black/African American communities in the District.

The Racial Equity Tool asks for disaggregated data to assist the Commission in its evaluation of zoning actions through a racial equity lens for the Planning Area. The data source is the American Community Survey 5 Year Estimates by Planning Area available via the OP State Data Center (ACS DATA). The Tool also asks if the Planning Area is on track to meet affordable housing goals. Additional demographic data is provided in Attachment II.

Population by Race or Ethnicity, Districtwide and in the FNE/SE Planning Area

The table below shows that in the latest (2018-2022) period, the Planning Area had a population of 84,778 or about 12.6% of the District’s total population. It is projected that growth may continue to occur as new single-family homes, townhomes, and multi-family dwellings develop as infill development on vacant land. (1703.1). *It is likely that new residents will be attracted to the area because of its relatively affordable housing and other amenities... 1700.5*

By 2022, the largest portion of the population in the Planning Area were Blacks at 90.1% of the area’s residents, which is higher than the related District-wide population at 44.3%. The next highest group were Hispanic or Latino at about 4.5%. In the 2018-2022 period, although the number of Black residents increased by almost 2,000, the portion of the population declined slightly to 90.1%. Most of the other groups saw an increase or retained their percentage of the population. The Two or More segment, although remaining a relatively small segment of the population, had the largest increase from 1.2% to 3.7%. The data seems to indicate that the Planning Area’s population is becoming slightly more diversified, possibly because of increased housing opportunities and in particular affordable housing.

Table1: Population/Race or Ethnicity Districtwide and in the Planning Area (FNE/SE)

Race or Ethnicity	District (2012-2016)	District (2018-2022)	FNE/SE (2012-2016)	FNE/SE (2018-2022)
Population	659,009	670,587	79,960 (12.1%)	84,778 12.64%
White alone	266,035	265,633 (39.6%)	1,669 (2.1%)	2,357 (2.8%)
Black alone	318,598	297,101 (44.3%)	75,042 (93.8%)	76,802 (90.1%)
Am/ Indian and Alaskan Native	2,174	2,209 (0.33%)	238 (0.29%)	275 (0.32%)
Asian alone	24,036	27,067 (4.0%)	352 (0.44%)	273 (0.32%)
Nat./Hawaiian & Pacific Islander	271	420 (0.06%)	39 (0.04%)	25 (0.03%)
Some other race alone	29,650	30,879 (4.6%)	1,706 (2.3%)	1,905 (2.2%)
Two or more races	18,245	47,278 (7.0%)	923 (1.15%)	3,142 (3.7%)

Race or Ethnicity	District (2012-2016)	District (2018-2022)	FNE/SE (2012-2016)	FNE/SE (2018-2022)
Hispanic or Latino	69,106	77,168 (11.5%)	2,775 (3.47%)	3,808 (4.5%)

Median Income

The median income of the Planning Area was significantly lower than that of the District across all time periods. Although there has been steady increase between 2016 and 2022, the approximately \$17,000 increase was lower than the approximately \$29,000 increase Districtwide. The Black or African American residents had the lowest median income of all segments of the population across time periods, and the lowest increase. Whites, Asians and residents of Some Other Race had higher median incomes with Whites having a \$48,000 increase over the same period. The low incomes are also reflected in the poverty rate in the Planning Area - 24.4% percent, compared to a 15.5 percent rate Districtwide. (Table 6).

Table2: Median Income Districtwide and in the Planning Area (FNE/SE)

Median Income	District (2012-2016)	District (2018-2022)	FNE/SE (2012-2016)	FNE/SE (2018-2022)
Districtwide	\$72,935	\$101,722	\$37,361	\$55,769
White	\$119,564	\$160,745	\$82,999	\$130,171
Black or African American	\$ 40,560	\$ 57,076	\$36,490	\$53,732
American Indian and Alaskan Native	\$ 51,306	\$60,390	\$67,175	N/A
Asian alone	\$ 91,453	\$123,660	\$53,229	N/A
Native Hawaiian Other Pacific Islander	NA	N/A	\$29,500	N/A
Some other races	\$ 48,047	\$61,851	\$38,473	\$90,218
Two or more races	\$ 83,243	\$108,455	\$40,841	\$78,758
Hispanic or Latino	\$ 60,848	\$94,203	\$42,154	\$77,901

Housing Tenure: Owners/Renters

The rising cost of housing in the District limits the ability to supply housing for a variety of household types, including family, senior housing, rental and ownership housing, and housing for all income levels. The Comprehensive Plan states that “*residents of color are a majority of lower-income households in the District and, therefore, face a disproportionate share of the problems caused by housing insecurity and displacement*” (206.4). Further, scarcity of land increases the cost of new housing, limits the availability of housing, and intensifies housing cost burdens, particularly for lower- and middle-income households. Thus, the provision of new housing opportunities, particularly on land that does not currently contain any housing units, and the provision of homeownership opportunities are critical.

Between the 2012-2016 and 2018- 2022 periods, the percentage of owner occupancy in the District remained somewhat stable, between 40.7% to 41.4%, while in the FNE Planning Area there was an approximately 5% increase from 35% to 40.9%. Homeownership increased for every demographic group in the Planning Area during this period.

White and Asian households had the highest percentage of owner-occupied housing at 80% and 63% respectively by 2022 in the Planning Area. Blacks and African Americans were at the lower end with 39.1% owner occupancy.

The reverse was true for renter occupancy. By 2022, White and Asian households had the lowest percentage of renter households at 20% and 37% respectively while American Indian and Alaskan Native Alone had the highest renter occupancy at 69%, with Blacks following at 60% of renter occupancy. The low ownership rates and higher renter occupancy rates for Blacks and American Indian and Alaskan Native Alone appear to correlate with their low incomes.

Table 3: Owner Occupied Households District/Planning Area (FNE/SE)

Owner Occupancy	District (2012-2016)	District 2018-2022	FNE/SE (2012-2016)	FNE/SE 2018-2022
Total Owner Occupied	40.7%	41.4%	35%	40.9%
White alone	47.8%	47.4%	62.4%	80.1%
Black or African American alone	35.9%	35.9%	34.7%	39.1%
Am. Indian and Al. Native alone	32.8%	25.8%	20.0%	30.8%
Asian alone	39.4%	42.4%	29.1%	63.3
Nat. Hawaiian and Other Pacific Islander	9.1%	64.2%	0.0%	0
Some other races	17.5%	26.6%	30.2%	58.2%
Two or more races	32.7%	43.9%	23.4%	42.1%
Hispanic or Latino	30.9%	35.3%	44.5%	57.5%

Table 4: Renter Occupied Households Districtwide and in the Planning Area

Renter Occupancy	District 2012-2016	District 2018-2022	FNE/SE 2012-2016	FNE/SE 2018-2022
Total Renter Occupancy	59.3%	58.6%	65.0%	59.1%
White alone	52.2%	52.6%	37.6%	20%
Black or African American alone	64.1%	64.1%	65.3%	60.8
American Indian and Alaskan Native Alone	67.2%	74.2%	80.0%	69.2
Asian alone	60.6%	57.6%	70.9%	36.7
Native Hawaiian and Other Pacific Islander alone	90.9%	35.8%	100%	0.%
Some other races	82.5%	73.4%	69.8%	41.8%
Two or more races	67.3%	56.2%	76.6%	57.9%
Hispanic or Latino	69.1%	64.7%	55.5%	42.5

Age/Special Populations

Relative to the District, the Planning Area had a higher percentage of children, older adults and disabled persons throughout the noted periods shown in Table 5. More than 24 percent of the residents were under the age of 18, compared to a District-wide total of 18%. More than 14% were over the age of 65, compared to the Districtwide total of 12.6%. However, the Districtwide percentage of the population under the age of 18 rose a percentage point from 2012 to 2022, while the population of those 65 and older also had a small increase. The disability rate had an approximately 2% decrease in the Planning Area.

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

	Districtwide (2012-2016)	District (2018-2022)	FNE/SE (2012-2016)	FNE/SE (2018-2022)
Persons 65 or Older	11.4%	12.6%	12.9%	14.3%
Persons Under 18 Yrs	17.4%	18.5%	24.3%	24.7%
Disability Rate	11.3%	10.8%	19.4%	17%

General characteristics

By 2022, the unemployment rate in the Planning Area was at 15.3%, which was greater than twice the rate of the District at 7.1% and this pattern was consistent over the period reviewed, although the unemployment rate in the Planning Area decreased by a greater degree between the time periods than that of the District as a whole. The cost burden for housing in the Planning Area was approximately 9 percentage points higher in 2016 than that of the District and 7 percentage points higher by 2022, although, again, the percentage for both the District and the Planning Area decreased. The unemployment rate and cost burden rates may be reflected in the poverty rate, in that in both time periods, the poverty rate of the Planning Area was approximately 10% higher than that of the District but has dropped between the two time periods both District-wide and in the Planning Area.

Table 6: General Characteristics of the Planning Area and District

Characteristic	Districtwide 2012-2016	District 2018-2022	FNE/SE 2012-2016	FNE/SE 2018-2022
Unemployment Rate	8.7%	7.1%	18.2%	15.3%
Cost Burdened Households²	38.6%	36.1%	47.1%	42.8%
Poverty Rate	17.9%	12.8%	27.6%	15.2%

² Percentage of households spending 30% or more of their income on housing

Progress Toward Meeting the Mayor's 2025 Housing Equity Goals

Figure 1: New Affordable Housing Units (conversion or production) Since 2019

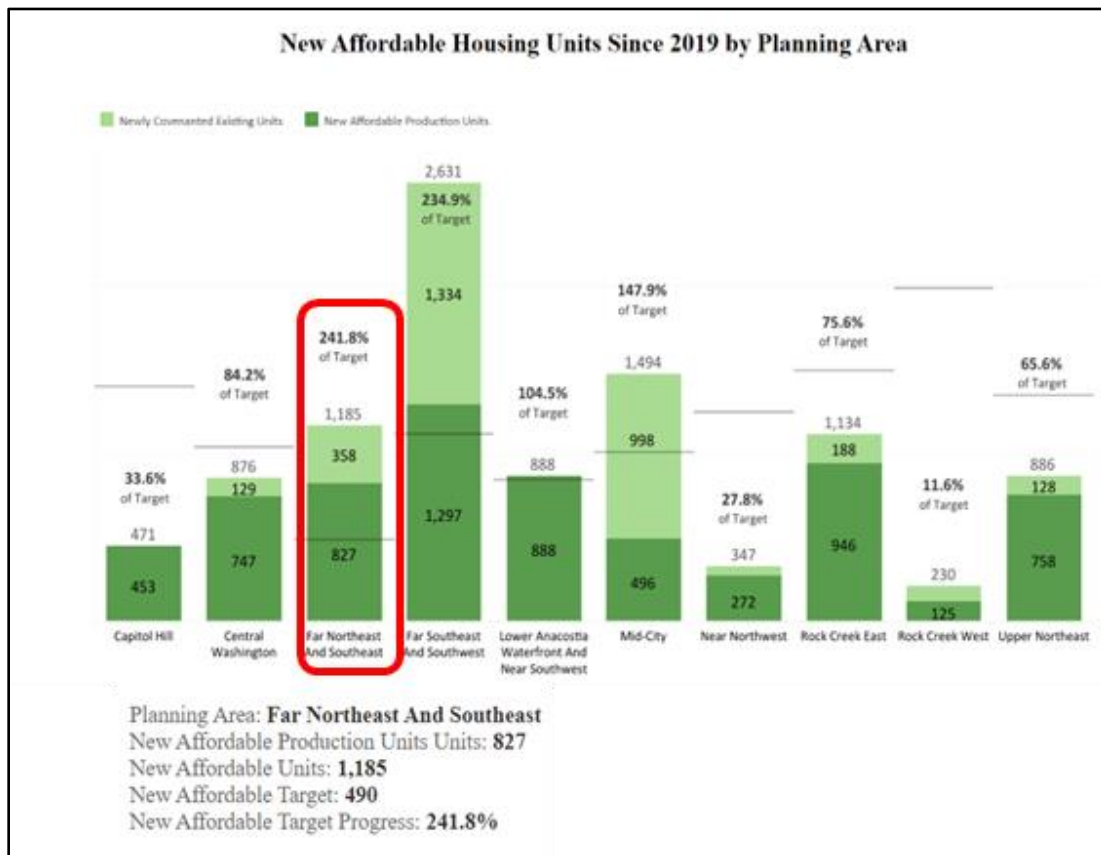


Figure 1, above, from the [DMPED 36,000 by 2025 Dashboard](#), shows the Far Northeast & Southeast Planning Area exceeds the mayor's 2025 affordable housing goal. However, the housing equity goals are designed to achieve a minimum of 15% in a planning area, and they are minimums only. This proposed map amendment would provide the opportunity for more market rate and affordable units – potentially including homeownership opportunities - in the planning area, which would contribute to meeting both housing and affordable housing goals for the District and for the Planning Area.

How does the application address the data?

The available data shows that several factors can be distinguished by race. For example, home ownership and home rental rates show a disparity between White and Black populations in the planning area. Similarly, the poverty level for the planning area, at 24.4% is significantly higher than Districtwide. Average income shows a high level of disparity between White and Black, although that data might be skewed by the much higher percentage of Blacks that are of retirement age compared to Whites in the planning area. Disability status, poverty and educational attainment also show significant differences.

The proposed map amendment could help to alleviate some degree of inequity, especially regarding housing costs and the number of families that are housing-cost-burdened. Data on the number of households burdened by housing costs is not disaggregated by race but given unemployment and income levels it can be inferred that additional affordable housing that would be provided would help to balance equitable outcomes. Another benefit of development facilitated by the map amendment would be the provision of residential units near the Benning Road corridor, which can help

populations of any skill or educational level reach employment opportunities and reduce transportation costs.

Racial Equity Tool Part 4 – Zoning Commission Evaluation Factors

According to the Racial Equity Tool, the Commission will use the following criteria, themes and questions, along with the above data, in its evaluation of a zoning action's consistency with the Comprehensive Plan, as viewed through a racial equity lens.

- *What Comprehensive Plan policies related to racial equity will potentially be advanced by approval of the zoning action?*

As noted above, the proposal would further or provide opportunities to further many policies of the Comprehensive Plan, particularly policies within the Land Use, Housing, Environmental Sustainability, and Urban Design Citywide Elements, and the Far Northeast and Southeast Area Element, through the provision of new infill development on land that is currently vacant, close to a major corridor so with access to services and employment opportunities. This would be particularly the case for the provision of new mixed-income homeownership opportunities, including affordable units. The new development, based on the development potential under the proposed zoning, would be consistent in form and use with the surrounding neighborhood.

What Comprehensive Plan policies related to racial equity will potentially not be advanced by approval of the zoning action?

An analysis of the Comprehensive Plan does not indicate any policies related to racial equity that would be impaired by the proposed zoning action.

- *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 site has no residential uses, so the proposed zoning map amendment would not result in any direct displacement of residents. The owner operates a beauty training vocational school at the location.
Indirect Displacement	What examples of indirect displacement might result from the zoning action?	Indirect displacement as a result of this zoning action is not anticipated. The provision of new market rate and affordable housing would help to ease upward pressure on housing costs in the vicinity, and provide new housing options and opportunities for existing neighborhood residents. Research shows that there is a positive relationship between the provision of more housing and the ability of residents to remain in a neighborhood.
Housing	Will the action result in changes to: <ul style="list-style-type: none">▪ Market Rate Housing▪ Affordable Housing▪ Replacement Housing	This map amendment has the potential to increase the amount of family-sized housing on the infill property. New housing development is proposed in the future as all-affordable housing on the lots.
Physical	Will the action result in changes to the physical environment such as:	Redevelopment would likely result in public space, streetscape, and stormwater infrastructure

Factor	Question	OP Response
	<ul style="list-style-type: none"> Public Space Improvements Infrastructure Improvements Arts and Culture Environmental Changes Streetscape Improvements 	improvements. The property will be required to comply with the most current standards for these areas.
Employment Opportunity	<ul style="list-style-type: none"> Is there a change in access to opportunity? Job Training/Creation 	It is likely that new development at the site would result in new residents in the neighborhood, who would support local shops, and services along Benning Road and its environs. Future residents at the site would have excellent access to transit to provide access to employment centers.
Access to Services	<ul style="list-style-type: none"> Healthcare Addition of Retail/Access to New Services 	<p>The site is close to public schools.</p> <p>The site is proximate to the Benning Terrace Recreation Center, the Woody Ward Community Center and the Fletcher Johnson Recreation Center.</p> <p>The site is also close to transit, providing access to a broad range of retail and services.</p>
Community	How did community outreach and engagement inform/change the zoning action?	<p>In Exhibit 4, the Applicant describes meeting with ANC 7E and Marshall Heights Community Development Organization.</p> <p>At this time OP does not have additional information from the Applicant but anticipates the record will be supplemented in this regard prior to the hearing.</p>

Summary of Planning Analysis and This Map Amendment's Impact on Racial Equity

The subject property is in an area that experienced many years of disinvestment, poverty, unemployment, and crime. Unlike other parts of the city, the Far Northeast/Far Southeast Planning Area has experienced minimal investment. In recent years there has been some change, and the area is experiencing a significant increase in residential development and capital improvement projects. To support this direction desired by community members and existing business owners, a series of Future Land Use Map changes were recommended by the Ward 7 Economic Advisory Council. As stated by the Ward 7 Economic Advisory Council the intent is to...*promote a mix of uses in order to increase the housing supply, including the number of workforce housing units, as well as enhance opportunities for higher quality retail and neighborhood services for the residents of Ward 7.* (Ward 7 Economic Development Advisory Council Letter).

This map amendment would provide opportunities for the property to be redeveloped with housing units which do not exist on the property today, or likely more than could be built as a matter-of-right under existing zoning. Future housing units in this location near commercial establishments on Benning Road could bring new customers to support local businesses along the corridor. This would not result in displacement of residential population, as there are none today.

VII. SUMMARY AND RECOMMENDATION

The subject site is in an area considered appropriate for the R-3 zone, based on the Comprehensive Plan maps, and the rezoning would fulfill several written Plan policies. On balance, the proposal, therefore, is not inconsistent with the Comprehensive Plan, including when viewed through a racial equity lens, and OP recommends that the Commission **set down the map amendment** as presented by the Applicant.

VIII. ATTACHMENTS

Appendix I – Comprehensive Plan Policies

Appendix II – Complete Disaggregated Data (2018-2022)

Appendix I

Land Use

LU-1.4.6-Development Along Corridors Encourage growth and development along major corridors, particularly priority transit and multimodal corridors. Plan and design development adjacent to Metrorail stations and corridors to respect the character, scale, and integrity of adjacent neighborhoods, using approaches such as building design, transitions, or buffers, while balancing against the District's broader need for housing. 307.14

LU-2.1.1 Variety of Neighborhood Types Maintain a variety of neighborhoods, ranging from low-density to high-density. The positive elements that create the identity and design character of each neighborhood should be preserved and enhanced while encouraging the identification of appropriate sites for new development and/or adaptive reuse to help accommodate population growth and advance affordability, racial equity, and opportunity. 310.7

LU-2.1.3- Conserving, Enhancing, Revitalizing Neighborhoods Recognize the importance of balancing goals to increase the housing supply, including affordable units, and expand neighborhood commerce with parallel goals to preserve historic resources, advance environmental and sustainability goals, and further Fair Housing. The overarching goal to create vibrant neighborhoods in all parts of the District requires an emphasis on conserving units and character in some neighborhoods and revitalization in others, including inclusive and integrated growth and meeting communities and public facility needs. All neighborhoods have a role to play in helping to meet broader District-wide needs, such as affordable housing, public facilities, and more. 310.10

LU-2.1.8- Explore Approaches to Additional Density in Low and Moderate-Density Neighborhoods Notwithstanding Policy LU-2.1.5, explore approaches, including rezoning, to accommodate a modest increase in density and more diverse housing types in low-density and moderate-density neighborhoods where it would result in the appropriate production of additional housing and particularly affordable housing. Build upon the guidance of the April 2020 Single Family Housing Report to diversify the cost of housing available in high-opportunity, high cost low- and moderate-density neighborhoods, especially near transit. However, neighborhood planning and engagement is a condition predicate to any proposals. Infill and new development shall be compatible with the design character of existing neighborhoods. Minimize demolition of housing in good condition. 310.15

Housing

H-1.1.1: Private Sector Support: Encourage or require the private sector to provide both new market rate and affordable housing to meet the needs of present and future District residents at locations consistent with District land use policies and objectives. 503.3

H-1.1.9: Housing for Families Encourage and prioritize the development of family-sized units and/or family-sized housing options which generally have three or more bedrooms, in areas proximate to transit, employment centers, schools, public facilities, and recreation to ensure that the District's most well-resourced locations remain accessible to families, particularly in areas that received increased residential density as a result of underlying changes to the Future Land Use Map. Family-sized units and/or family-sized housing options include housing typologies that can accommodate households of three or more persons and may include a variety of housing types including townhomes, fourplexes and multi-family buildings. To address the mismatch between meeting the needs of larger households and the financial feasibility of developing family-sized

housing, support family-sized housing options through production incentives and requirements that address market rate challenges for private development that may include zoning, subsidies or tax strategies, or direct subsidy and regulatory requirements for publicly owned sites. 503.11

H-1.2.1: Low- and Moderate-Income Housing Production as a Civic Priority *The production and preservation of affordable housing for low- and moderate-income households is a major civic priority, to be supported through public programs that stimulate affordable housing production and rehabilitation throughout all District neighborhoods. 504.8*

H-1.2.2 Production Targets *Consistent with the Comprehensive Housing Strategy, work toward a goal that one-third of the new housing built in Washington, DC from 2018 to 2030, or approximately 20,000 units, should be affordable to persons earning 80 percent or less of the area-wide MFI. In aggregate, the supply of affordable units shall serve low-income households in proportions roughly equivalent to the proportions shown in Figure 5.8: 30 percent at 60 to 80 percent MFI, 30 percent at 30 to 60 percent MFI, and 40 percent at below 30 percent MFI. Set future housing production targets for market rate and affordable housing based on where gaps in supply by income occur and to reflect District goals. These targets shall acknowledge and address racial income disparities, including racially adjusted MFIs, in the District, use racially disaggregated data, and evaluate actual production of market rate and affordable housing at moderate, low, very-low, and extremely-low income levels. 504.9*

H-1.2.3 Affordable and Mixed-Income Housing *Focus investment strategies and affordable housing programs to distribute mixed-income housing more equitably across the entire District by developing goals and tools for affordable housing and establishing a minimum percent affordable by Planning Area to create housing options in high-cost areas, avoid further concentrations of affordable housing, and meet fair housing requirements. 504.10*

H-1.2.9 Advancing Diversity and Equity of Planning Areas *Proactively plan and facilitate affordable housing opportunities and make targeted investments that increase demographic diversity and equity across Washington, DC. Achieve a minimum of 15 percent affordable units within each Planning Area by 2050. Provide protected classes (see H-3.2 Housing Access) with a fair opportunity to live in a choice of homes and neighborhoods, including their current homes and neighborhoods. 504.17*

H-1.2.11 Inclusive Mixed-Income Neighborhoods *Support mixed-income housing by encouraging affordable housing in high-cost areas and market rate housing in low-income areas. Identify and implement measures that build in long-term affordability, preferably permanent or for the life of the project, to minimize displacement and achieve a balance of housing opportunities across the District. 504.19*

Policy H-1.3.1: Housing for Larger Households *Increase the supply of larger family-sized housing units for both ownership and rental by encouraging new and retaining existing single-family homes, duplexes, row houses, and three- and four-bedroom market rate and affordable apartments across Washington, DC. The effort should focus on both affordability of the units and the unit and building design features that support families, as well as the opportunity to locate near neighborhood amenities, such as parks, transit, schools, and retail. 505.8*

Policy H-1.3.2: Tenure Diversity

Encourage the production of both renter- and owner-occupied housing, including housing that is affordable at low-income levels, throughout the District. 505.9

Policy H-3.1.1: Increasing Homeownership Enhance community stability by promoting homeownership and creating opportunities for first-time homebuyers in the District. Provide loans, grants, and other District programs to raise the District's homeownership rate from its year 2016 figure of 39 percent to a year 2025 figure of 44 percent. These programs and opportunities should acknowledge and address the significant racial gaps and barriers to home ownership. Increased opportunities for homeownership should not be provided at the expense of the District's rental housing programs or through the displacement of low-income renters. 513.5

Environment

Policy E-4.2.1: Support for Green Building Broaden the requirements for the use of green building methods in new construction and rehabilitation projects to include all building typologies, and develop green building standards for minimum performance or continued improvement of energy use through improved operation and maintenance activities. 616.3

Policy E-5.1.5: Improving Air Quality Through Transportation Efficiency Promote strategies that reduce motor vehicle emissions in the District and surrounding region. As outlined in the Land Use and Transportation Elements of this Comprehensive Plan, this includes the development of a fully integrated regional system of buses, streetcars, rail transit, bicycles, taxis, and pedestrian facilities to make it easier and more convenient to travel without an automobile. It also includes the promotion of trip reduction measures, such as video conference facilities, telecommuting, flextime, and carpooling. Strategies to reduce congestion and idling time, such as improved signal timing and reversible commute lanes, also should contribute to air quality improvement. 620.14

Policy E-4.2.1: Control of Runoff Broaden the requirements for the use of green building methods in new construction and rehabilitation projects to include all building typologies and develop green building standards for minimum performance or continued improvement of energy use through improved operation and maintenance activities. 616.3

Chapter 9 – Urban Design Element

Policy UD-1.4.1: Thoroughfares and Urban Form Use Washington, DC's major thoroughfares to reinforce the form and identity of the District, connect its neighborhoods, and improve its aesthetic and visual character through context-sensitive landscaping, tree planting, and streetscape design. Special attention should be placed on how public space, building restriction areas, and adjacent buildings contribute to each thoroughfare's character. Focus improvement efforts on thoroughfares with limited amenities. 906.3

Policy UD-2.2.1: Neighborhood Character and Identity Strengthen the visual qualities of Washington, DC's neighborhoods as infill development and building renovations occur by encouraging the use of high-quality and high-performance architectural designs and materials. In neighborhoods with diverse housing types, or when introducing more diverse infill housing types, use design measures to create visual and spatial compatibility. 909.5

Policy UD-2.2.5: Infill Development New construction, infill development, redevelopment, and renovations to existing buildings should respond to and complement the defining visual and spatial qualities of the surrounding neighborhood, particularly regarding building roof lines, setbacks, and landscaping. Avoid overpowering contrasts of scale and height as infill development occurs. 909.10

Far Northeast and Southeast Planning Area

Policy FNS-1.1.1: Conservation of Low-Density Neighborhoods Recognize the value and importance of Far Northeast and Southeast's established single-family neighborhoods to the character of the local community and to the entire District. Comprehensive Plan and zoning designations for these neighborhoods reflect and preserve the existing land use pattern while allowing for taller and denser infill development that is compatible with neighborhood character. 1708.2

Policy FNS-1.1.2: Development of New Housing 17 Encourage new mixed-use, mixed-income development for area residents on vacant lots and around Metro stations and on underused commercial sites along the area's major avenues. Strongly encourage the rehabilitation and renovation of existing housing in Far Northeast and Southeast and seek to ensure that the housing remains affordable for current and future residents. 1708.3

Policy FNS-1.1.3: Directing Growth Fairlawn Concentrate employment growth in Far Northeast and Southeast, including office and retail development around the Deanwood, Minnesota Avenue, and Benning Road Metro station areas; the East Capitol Street Gateway; the Fletcher-Johnson property; the former George Washington Carver Apartments site; the Skyland Shopping Center; and along I-295 adjacent to the Parkside neighborhood, along Nannie Helen Burroughs Avenue NE, Minnesota Avenue NE/SE, Benning Road NE, and Pennsylvania Avenue SE Great Streets corridors, as well as along the 58th Street, Eastern Avenue, and Dix Street corridors. Provide improved pedestrian, bus, and automobile access to these areas, and improve their visual and urban design qualities. These areas should be safe, inviting, pedestrian-oriented places. 1708.4

Policy FNS-2.5.1: Marshall Heights Infill Support the development of the many scattered vacant lots in the Marshall Heights community with new low-density residential development, especially single- and two-family homes. This will provide ownership opportunities for area residents and housing stock needed to attract families with children back to the Far Northeast and Southeast Area. Improve schools, parks, and other public services in Marshall Heights to meet the needs created by additional growth and attract families to the area. 1715.3

Appendix II – Disaggregated Data

SELECTED DEMOGRAPHIC AND SOCIOECONOMIC DATA FOR DISTRICT OF COLUMBIA BY AREA ELEMENTS: 2018-2022 ACS (5-YEAR ESTIMATES)

RACE AND ETHNICITY	VARIABLE	DISTRICT TOTAL	AREA ELEMENTS
			FAR NORTHEAST AND SOUTHEAST
	TOTAL POPULATION / SELECTED AGE GROUPS / MEDIAN AGE		
Total Population	Total	670,587	84,778
	Under 18 years	124,056	20,952
	Percent under 18 years	18.5	24.7
	65 years and over	84,451	12,158
	Percent 65 years and over	12.6	14.3
	Median age	35.5	36.4
White alone	Total	265,633	2,357
	Under 18 years	31,383	246
	Percent under 18 years	11.8	10.4
	65 years and over	31,132	266
	Percent 65 years and over	11.7	11.3
	Median age	35.3	39.4
Black or African American alone	Total	297,101	76,802
	Under 18 years	65,759	19,029
	Percent under 18 years	22.1	24.8
	65 years and over	46,467	11,363
	Percent 65 years and over	15.6	14.8
	Median age	38.1	35.6
American Indian and Alaska Native alone	Total	2,209	275
	Under 18 years	310	0
	Percent under 18 years	14.0	0.0
	65 years and over	498	51
	Percent 65 years and over	22.5	18.5
	Median age	41.1	58.3
Asian alone	Total	27,067	273
	Under 18 years	2,208	0
	Percent under 18 years	8.2	0.0
	65 years and over	2,234	31
	Percent 65 years and over	8.3	11.4
	Median age	35.6	29.5
Native Hawaiian and Other Pacific Islander alone	Total	420	25

RACE AND ETHNICITY	VARIABLE	DISTRICT TOTAL	AREA ELEMENTS
			FAR NORTHEAST AND SOUTHEAST
	Under 18 years	16	0
	Percent under 18 years	3.8	0.0
	65 years and over	47	17
	Percent 65 years and over	11.2	68.0
	Median age		
Some Other Race alone	Total	30,879	1,905
	Under 18 years	10,450	732
	Percent under 18 years	33.8	38.4
	65 years and over	1,098	32
	Percent 65 years and over	3.6	1.7
	Median age	28.8	24.5
Two or More Races	Total	47,278	3,142
	Under 18 years	13,930	946
	Percent under 18 years	29.5	30.1
	65 years and over	2,975	398
	Percent 65 years and over	6.3	12.7
	Median age	30.8	37.1
Hispanic or Latino	Total	77,168	3,808
(Hispanics can be of any race and are included in race categories above)	Under 18 years	21,334	1,454
	Percent under 18 years	27.6	38.2
	65 years and over	4,868	249
	Percent 65 years and over	6.3	6.5
	Median age	32.2	32.2
	EDUCATIONAL ATTAINMENT (Population 25 Years and Over)		
Total	Total	484,596	57,226
	Less than high school diploma	35,377	7,511
	Percent	7.3	13.1
	High school graduate (includes equivalency)	72,816	18,325
	Percent	15.0	32.0
	Some college or associate's degree	72,871	15,715
	Percent	15.0	27.5
	Bachelor's degree or higher	303,532	15,675
	Percent	62.6	27.4
White alone	Total	209,259	2,049
	Less than high school diploma	2,908	128
	Percent	1.4	6.2
	High school graduate (includes equivalency)	5,078	125

RACE AND ETHNICITY	VARIABLE	DISTRICT TOTAL	AREA ELEMENTS
			FAR NORTHEAST AND SOUTHEAST
	Percent	2.4	6.1
	Some college or associate's degree	10,379	236
	Percent	5.0	11.5
	Bachelor's degree or higher	190,894	1,561
	Percent	91.2	76.2
Black or African American alone	Total	204,800	51,688
	Less than high school diploma	23,792	6,975
	Percent	11.6	13.5
	High school graduate (includes equivalency)	60,827	17,509
	Percent	29.7	33.9
	Some college or associate's degree	54,090	14,698
	Percent	26.4	28.4
	Bachelor's degree or higher	66,091	12,506
	Percent	32.3	24.2
American Indian and Alaska Native alone	Total	1,694	218
	Less than high school diploma	243	80
	Percent	14.3	36.7
	High school graduate (includes equivalency)	271	12
	Percent	16.0	5.5
	Some college or associate's degree	537	82
	Percent	31.7	37.6
	Bachelor's degree or higher	643	44
	Percent	38.0	20.2
Asian alone	Total	21,541	257
	Less than high school diploma	989	0
	Percent	4.6	0.0
	High school graduate (includes equivalency)	981	13
	Percent	4.6	5.1
	Some college or associate's degree	1,193	47
	Percent	5.5	18.3
	Bachelor's degree or higher	18,378	197
	Percent	85.3	76.6
Native Hawaiian and Other Pacific Islander alone	Total	361	17
	Less than high school diploma	0	0
	Percent	0.0	0.0
	High school graduate (includes equivalency)	43	0
	Percent	11.9	0.0
	Some college or associate's degree	63	17

RACE AND ETHNICITY	VARIABLE	DISTRICT TOTAL	AREA ELEMENTS
			FAR NORTHEAST AND SOUTHEAST
	Percent	17.5	100.0
	Bachelor's degree or higher	255	0
	Percent	70.6	0.0
Some Other Race alone	Total	17,520	1,031
	Less than high school diploma	5,549	126
	Percent	31.7	12.2
	High school graduate (includes equivalency)	3,121	252
	Percent	17.8	24.5
	Some college or associate's degree	2,273	217
	Percent	13.0	21.1
	Bachelor's degree or higher	6,577	436
	Percent	37.5	42.3
Two or More Races	Total	29,421	1,966
	Less than high school diploma	1,896	202
	Percent	6.4	10.3
	High school graduate (includes equivalency)	2,495	414
	Percent	8.5	21.1
	Some college or associate's degree	4,336	418
	Percent	14.7	21.3
	Bachelor's degree or higher	20,694	932
	Percent	70.3	47.4
Hispanic or Latino	Total	48,773	2,177
	Less than high school diploma	9,200	259
(Hispanics can be of any race and are included in race categories above)			
	Percent	18.9	11.9
	High school graduate (includes equivalency)	6,467	590
	Percent	13.3	27.1
	Some college or associate's degree	5,962	439
	Percent	12.2	20.2
	Bachelor's degree or higher	27,144	888
	Percent	55.7	40.8
	DISABILITY STATUS (Civilian noninstitutionalized population)		
Total	Total	661,596	84,302
	Total population with a disability	72,659	14,448
	Percent with a disability	10.98	17.14
	Under 18 years	123,804	20,894
	With a disability	5,302	1,441
	Percent with a disability	4.28	6.9

RACE AND ETHNICITY	VARIABLE	DISTRICT TOTAL	AREA ELEMENTS
			FAR NORTHEAST AND SOUTHEAST
	18 to 64 years	455,562	51,490
	With a disability	40,513	8,222
	Percent with a disability	8.89	15.97
	65 years and over	82,230	11,917
	With a disability	26,844	4,785
	Percent with a disability	32.65	40.15
White alone	Total	262,457	2,275
	Total population with a disability	14,048	349
	Percent with a disability	5.35	15.34
	Under 18 years	31,244	219
	With a disability	477	12
	Percent with a disability	1.53	5.48
	18 to 64 years	200,445	1,821
	With a disability	7,140	219
	Percent with a disability	3.56	12.02
	65 years and over	30,768	236
	With a disability	6,431	118
	Percent with a disability	20.9	50.05
Black or African American alone	Total	292,222	76,426
	Total population with a disability	49,642	12,920
	Percent with a disability	16.99	16.91
	Under 18 years	65,675	19,010
	With a disability	3,590	1,090
	Percent with a disability	5.47	5.73
	18 to 64 years	181,881	46,257
	With a disability	27,625	7,399
	Percent with a disability	15.19	15.99
	65 years and over	44,666	11,160
	With a disability	18,427	4,432
	Percent with a disability	41.26	39.71
American Indiana and Alaska Native alone	Total	2,209	275
	Total population with a disability	365	127
	Percent with a disability	16.52	46.18
	Under 18 years	310	0
	With a disability	13	0
	Percent with a disability	4.19	#NUM!
	18 to 64 years	1,401	224
	With a disability	297	127
	Percent with a disability	21.2	56.7

RACE AND ETHNICITY	VARIABLE	DISTRICT TOTAL	AREA ELEMENTS
			FAR NORTHEAST AND SOUTHEAST
	65 years and over	498	51
	With a disability	55	0
	Percent with a disability	11.04	0
Asian alone	Total	26,752	266
	Total population with a disability	1,450	55
	Percent with a disability	5.42	20.71
	Under 18 years	2,208	0
	With a disability	58	0
	Percent with a disability	2.63	#NUM!
	18 to 64 years	22,317	242
	With a disability	819	55
	Percent with a disability	3.67	22.76
	65 years and over	2,227	24
	With a disability	573	0
	Percent with a disability	25.73	0
Native Hawaiian and Other Pacific Islander alone	Total	410	25
	Total population with a disability	30	0
	Percent with a disability	7.32	0
	Under 18 years	16	0
	With a disability	0	0
	Percent with a disability	0	#NUM!
	18 to 64 years	355	8
	With a disability	30	0
	Percent with a disability	8.45	0
	65 years and over	39	17
	With a disability	0	0
	Percent with a disability	0	0
Some Other Race alone	Total	30,703	1,902
	Total population with a disability	2,435	251
	Percent with a disability	7.93	13.2
	Under 18 years	10,435	729
	With a disability	745	189
	Percent with a disability	7.14	25.93
	18 to 64 years	19,195	1,141
	With a disability	1,521	62
	Percent with a disability	7.92	5.44
	65 years and over	1,073	32
	With a disability	169	0
	Percent with a disability	15.75	0

RACE AND ETHNICITY	VARIABLE	DISTRICT TOTAL	AREA ELEMENTS
			FAR NORTHEAST AND SOUTHEAST
Two or More Races	Total	46,843	3,133
	Total population with a disability	4,689	746
	Percent with a disability	10.01	23.81
	Under 18 years	13,916	937
	With a disability	419	150
	Percent with a disability	3.01	16.01
	18 to 64 years	29,968	1,798
	With a disability	3,081	361
	Percent with a disability	10.28	20.08
	65 years and over	2,959	398
	With a disability	1,189	235
	Percent with a disability	40.18	59.05
Hispanic or Latino	Total	76,587	3,802
(Hispanics can be of any race and are included in race categories above)	Total population with a disability	5,891	545
	Percent with a disability	7.69	14.34
	Under 18 years	21,309	1,448
	With a disability	1,022	270
	Percent with a disability	4.8	18.65
	18 to 64 years	50,457	2,105
	With a disability	3,175	104
	Percent with a disability	6.29	4.94
	65 years and over	4,821	249
	With a disability	1,694	171
	Percent with a disability	35.14	68.67
	UNEMPLOYMENT RATE (Population 16 years and over)		
Total	Unemployment rate	7.1	15.3
White alone	Unemployment rate	2.6	7.5
Black or African American alone	Unemployment rate	14.0	16.3
American Indian and Alaska Native alone	Unemployment rate	2.8	45.0
Asian alone	Unemployment rate	2.7	0.0
Native Hawaiian and Other Pacific Islander alone	Unemployment rate	2.8	32.0
Some Other Race alone	Unemployment rate	8.0	0.0
Two or More Races	Unemployment rate	4.7	9.0
Hispanic or Latino	Unemployment rate	5.3	0.2

RACE AND ETHNICITY	VARIABLE	DISTRICT TOTAL	AREA ELEMENTS
			FAR NORTHEAST AND SOUTHEAST
	POVERTY STATUS		
Total population	Population for whom poverty status is determined	649,184	84,234
	Total Population Below Poverty	98,039	20,589
	Percent in poverty	15.1	24.44
White alone	Population for whom poverty status is determined	256,129	2,279
	Total Population Below Poverty	14,374	289
	Percent in poverty	5.61	12.67
Black or African American alone	Population for whom poverty status is determined	288,885	76,385
	Total Population Below Poverty	68,985	19,141
	Percent in poverty	23.88	25.06
American Indian and Alaska Native alone	Population for whom poverty status is determined	2,159	275
	Total Population Below Poverty	512	83
	Percent in poverty	23.71	30.18
Asian alone	Population for whom poverty status is determined	25,320	266
	Total Population Below Poverty	3,379	66
	Percent in poverty	13.35	24.85
Native Hawaiian and Other Pacific Islander alone	Population for whom poverty status is determined	390	25
	Total Population Below Poverty	53	8
	Percent in poverty	13.59	32
Some Other Race alone	Population for whom poverty status is determined	30,340	1,871
	Income in the past 12 months below poverty level	5,472	160
	Percent in poverty	18.04	8.53
Two or More Races	Population for whom poverty status is determined	45,961	3,133
	Total Population Below Poverty	5,264	843
	Percent in poverty	11.45	26.91
Hispanic or Latino	Population for whom poverty status is determined	75,004	3,802
(Hispanics can be of any race and are included in race categories above)	Total Population Below Poverty	9,600	576
	Percent in poverty	12.8	15.16
	MEDIAN HOUSEHOLD INCOME		
Total households	Median household income (dollars)	101,722	55,769
White alone	Median household income (dollars)	160,745	130,171
Black or African American alone	Median household income (dollars)	75,942	41,254
American Indian and Alaska Native alone	Median household income (dollars)	60,390	

RACE AND ETHNICITY	VARIABLE	DISTRICT TOTAL	AREA ELEMENTS
			FAR NORTHEAST AND SOUTHEAST
Asian alone	Median household income (dollars)	123,660	
Native Hawaiian and Other Pacific Islander alone	Median household income (dollars)		
Some Other Race alone	Median household income (dollars)	61,851	90,218
Two or More Races	Median household income (dollars)	108,455	78,758
Hispanic or Latino	Median household income (dollars)	94,203	77,901
	TENURE		
Total householder	Total	315,785	36,496
	Owner occupied	130,865	14,919
	% owner occupied	184,920	21,576
	Renter occupied	41.4	40.9
	% renter occupied	58.6	59.1
White alone	Total	140,029	1,097
	Owner occupied	66,420	878
	% owner occupied	73,609	219
	Renter occupied	47.4	80.1
	% renter occupied	52.6	20.0
Black or African American alone	Total	131,600	33,303
	Owner occupied	47,195	13,064
	% owner occupied	84,405	20,239
	Renter occupied	35.9	39.2
	% renter occupied	64.1	60.8
American Indian and Alaska Native alone	Total	1,269	185
	Owner occupied	327	57
	% owner occupied	942	128
	Renter occupied	25.8	30.8
	% renter occupied	74.2	69.2
Asian alone householder	Total	13,886	180
	Owner occupied	5,884	114
	% owner occupied	8,002	66
	Renter occupied	42.4	63.3
	% renter occupied	57.6	36.7
Native Hawaiian and Other Pacific Islander alone	Total	81	0
	Owner occupied	52	0
	% owner occupied	29	0
	Renter occupied	64.2	#NUM!

RACE AND ETHNICITY	VARIABLE	DISTRICT TOTAL	AREA ELEMENTS
			FAR NORTHEAST AND SOUTHEAST
	% renter occupied	35.8	#NUM!
Some Other Race alone	Total	9,836	485
	Owner occupied	2,618	282
	% owner occupied	7,218	203
	Renter occupied	26.6	58.2
	% renter occupied	73.4	41.8
Two or More Races householder	Total	19,084	1,247
	Owner occupied	8,369	525
	% owner occupied	10,715	722
	Renter occupied	43.9	42.1
	% renter occupied	56.2	57.9
Hispanic or Latino	Total	29,336	1,083
(Hispanics can be of any race and are included in race categories above)	Owner occupied	10,358	622
	% owner occupied	18,978	461
	Renter occupied	35.3	57.5
	% renter occupied	64.7	42.5
	HOUSING COST BURDEN		
Total	Total Households	315,785	36,496
	Cost Burdened Households	110,215	15,632
	Not Computed	10,634	1,734
	Percent of households spending 30% or more of their income on housing	36.1	45.0

Notes: Housing cost burden by race is not available; Hispanics can be of any race and are included in race categories above;

Source: U.S. Census Bureau, 2018-2022 American Community
Survey 5-Year Estimates