

## **MEMORANDUM**

**TO:** District of Columbia Zoning Commission

**FROM:** Maxine Brown-Roberts, Development Review Specialist  
*JL for* Jennifer Steingasser, Deputy Director, Development Review & Historic Preservation

**DATE:** July 19, 2024

**SUBJECT:** ZC 24-03 – Hearing Report for a Petition to Rezone the property at 1603 Marion Barry Avenue (Good Hope Road) SE from the MU-4 zone to the MU-7A zone.

### **I. RECOMMENDATION**

The Office of Planning (OP) recommends that the proposed map amendment be **approved**, as the proposed map amendment would not be inconsistent with the Comprehensive Plan.

The Applicant does not propose that IZ Plus be applied to this site. OP concurs, as the Far Southeast/Southwest Planning Area exceeds its target for the provision of affordable housing, as further discussed later in this report.

### **II. BACKGROUND**

Good Hope Road LLC (“Applicant”) requests a map amendment to rezone the property at 1603 Marion Barry Avenue (formerly Good Hope Road) SE in Square 5765, Lot 1015, from the MU-4 Zone to the MU-7A zone.

At its public meeting on April 25, 2024, the Zoning Commission (ZC) set down the proposal for a public hearing. The ZC also requested information on other zones that were considered for the property and why the MU-7A zone was requested. The response is provided at Section V of this report and at [Exhibit 11](#) of the Applicant submission. The Applicant has also updated information on their ANC and community outreach and interaction at [Exhibit 19](#).

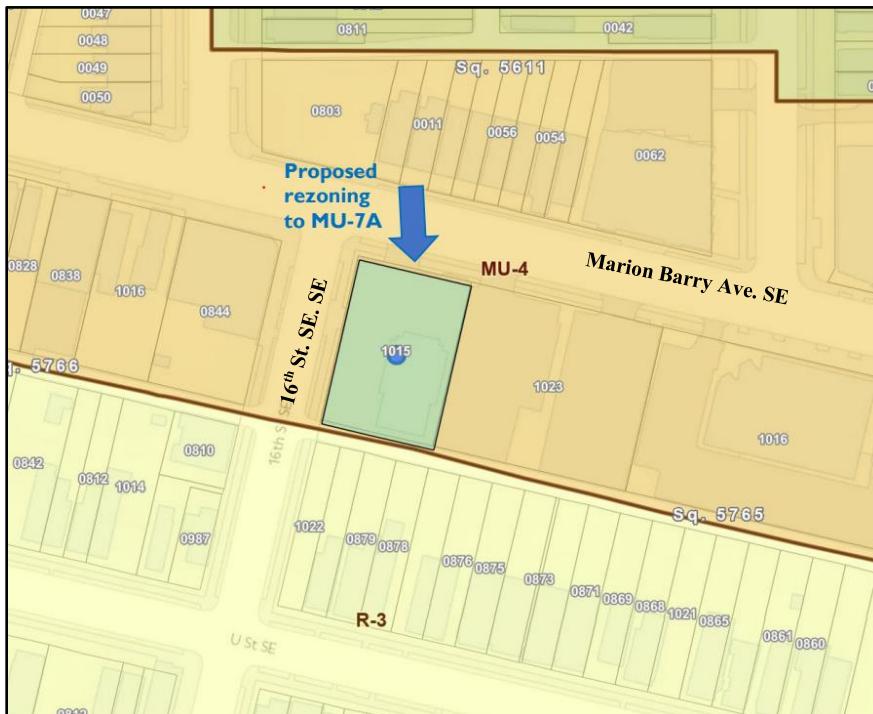
The property is located in the Anacostia Historic District, and the Applicant received concept design approval from the Historic Preservation Review Board (“HPRB”) on June 27, 2023 (Exhibit 3D, [HPA 23-441 Staff Report](#) and [HP Actions July 27, 2023](#)) for redevelopment of the site with a six-story, plus penthouse, mixed-use building with multifamily residential use occupying the upper stories and retail use located on the ground floor and cellar level. The project, as currently designed and approved by HPRB, would have a height of approximately 65 feet and FAR of approximately 4.48, consistent with the development standards of the requested MU-7A zoning.

Although the Applicant has received concept approval from HPRB for a specific development on the site, this report will not be a review of that proposed building, as this is a review of the proposed map amendment consistency with the Comprehensive Plan. However, there may be instances where references are made to the proposal.

### III. APPLICATION-IN-BRIEF

<b>Applicant:</b>	Good Hope Road LLC represented by Goulston & Storrs
<b>Proposed Map Amendment:</b>	MU-4 zones to the MU-7A
<b>Address:</b>	1603 Marion Barry Avenue SE (formerly Good Hope Road SE)
<b>Ward and ANC:</b>	8/8A
<b>Legal Description:</b>	Square 5765, Lot 1015
<b>Land Area</b>	Approximately 10,248 square feet
<b>Future Land Use Map Designation:</b>	Moderate Density Commercial
<b>Generalized Policy Map Designation:</b>	Main Street Mixed Use Corridor
<b>Small Area Plan and Other Planning Documents:</b>	Anacostia Investment Plan (2008) Chase Action Agenda (2014)
<b>Historic District:</b>	Anacostia Historic District
<b>Site Description</b>	The approximately 10,248 square feet property is located on the eastern portion of the intersection of Marion Barry Avenue, SE and 16th Street SE. The property is currently improved with a vacant, one-story commercial building that was formerly occupied by a laundromat and surrounded by a parking lot.

### IV. SITE MAP



## V. DEVELOPMENT CAPACITY OF EXISTING AND PROPOSED ZONES

The applicant has petitioned for a rezoning of the property from the MU-4 zone to the MU-7A zone. The intent of the existing MU-4 zone is to permit moderate-density mixed-use development, in low- and moderate-density residential areas with access to main roadways or rapid transit stops. (Subtitle G § 101.9)

The intent of the proposed MU-7 is to permit medium-density mixed-use development on arterial streets, in uptown and regional centers, and at rapid transit stops. (Subtitle G § 400.6)

The Comprehensive Plan states “*the MU-5 and MU-7 Zone Districts are representative of zone districts consistent with the **Moderate Density Commercial** category, and other zones may also apply.*” 227.11 (emphasis added).

In this case, OP concurs with the applicant that the MU-7A zone is appropriate; the permitted height and density would allow a mixed-use development that would be compatible.

	Existing Zone: MU-4	Proposed Zone: MU-7A
<b>Permitted Uses:</b>	MU-Use Group E, which permits uses permitted matter of right in any R, RF, or RA zones, and MU Use Group D (U § 512)	MU-Use Group F, which permits uses permitted matter of right in any R, RF, or RA zones, and MU-Use Group E (U § 515)
<b>Floor Area Ratio (FAR):</b>	2.5 max. 3.0 max. with IZ 1.5 max. non-residential use	4.0 max. 4.8 max. with IZ 1.0 max. non-residential use
<b>Height:</b>	50 ft. max.	65 feet max.
<b>Penthouse Height:</b>	12 feet max./1 story 15 ft. max./Second story permitted for penthouse mechanical space	12 ft. max. 18.5 ft. max./Second story permitted for penthouse mechanical space
<b>Transition Height</b>	N/A	N/A
<b>Lot Occupancy:</b>	60% max. 75% with IZ	75% 80% with IZ
<b>Rear Yard</b>	15 ft. min.	A minimum depth of 2.5 in./1 ft. of vertical distance but not less than 12 ft.
<b>Side Yard:</b>	None. If a side yard is provided it shall be at least 2 in. wide/1 ft. of height, but no less than 5 ft.	None. If a side yard is provided it shall be at least 2 in. wide/1 ft. of height, but no less than 5 ft.
<b>Pervious Surface/GAR:</b>	0.30 min. - GAR.	0.25 min. - GAR

Please refer to the OP Setdown report at [Exhibit 10](#) for additional zone description. This includes additional analysis of why OP does not recommend IZ Plus for this site, due to the disproportionate amount of existing affordable housing already in existence in this planning area.

## VI. ANALYSIS THROUGH A RACIAL EQUITY LENS USING THE ZONING COMMISSION'S RACIAL EQUITY TOOL

The Comprehensive Plan requires an examination of zoning actions through a racial equity lens. The direction to consider equity “as part of its Comprehensive Plan consistency analysis” indicates that the equity analysis is intended to be based on the policies of the Comprehensive Plan and part of the Commission’s consideration of whether a proposed zoning action is “not inconsistent” with the Comprehensive Plan. Equity is conveyed throughout the Comprehensive Plan, particularly in the context of zoning, where certain priorities stand out. These include the potential for affordable housing, displacement, and access to opportunity. The subject property is currently a vacant and unused site, so direct displacement is not an issue, whether the subject property is put to use for housing, office, commercial uses, or a combination thereof.

The Commission 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 Comprehensive Plan and Racial Equity Analysis is provided at [Exhibit 3](#) and OP’s analysis is provided in the [OP Setdown Report](#), and updated below.

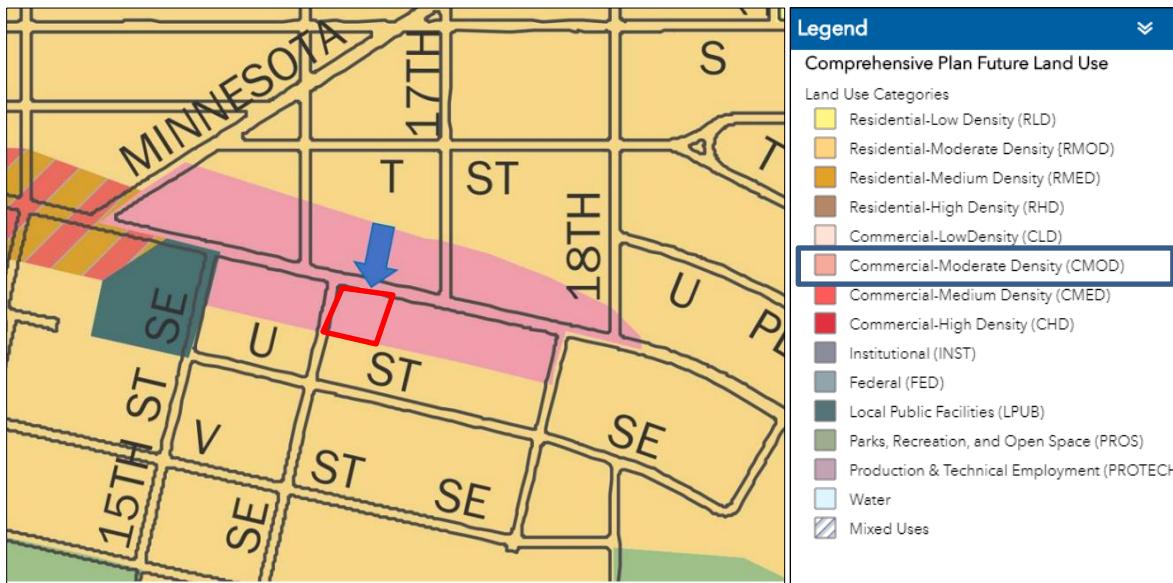
While it can be difficult to assess the actual impact that would result from any development as part of a proposed zoning map amendment such as this, the opportunities and potential impacts – positive or negative - of new development in relation to District policies that could result from the proposed rezoning can be assessed, based on the assumption of a development conforming to the zoning.

### **RACIAL EQUITY TOOL PART 1 – GUIDANCE REGARDING THE COMPREHENSIVE PLAN**

The District of Columbia Comprehensive Plan guides the District’s development, both broadly and in detail, through maps and policies that establish priorities, key actions, and assumptions about the future of development, 10A DCMR §§ 103.2 and 103.3. The Guidelines for Using the Generalized Policy Map and the Future Land Use Map in the Framework Element state that the “*Generalized Policy Map and Future Land Use Map are intended to provide generalized guidance for development and conservation decisions and are considered in concert with other Comprehensive Plan policies.*” Additionally, “*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 demonstrated below, the proposed development map amendment would not be inconsistent with the map designations or the Citywide and Area Elements.

#### **Generalized Future Land Use Map (FLUM)**

The FLUM designates the site as appropriate for **Moderate Density Commercial** development - shopping and service areas where retail, office, and service businesses are the predominant uses. Density typically ranges between a FAR of 2.5 and 4.0. The Framework Element identifies the MU-5 and MU-7 Zone Districts as being representative of zone districts consistent with the Moderate Density Commercial category, although other zones may also apply. (227.1)



The proposed MU-7 zone is representative of the moderate density commercial designation and would be compatible with the development pattern envisioned for this portion of Marion Barry Avenue, SE and is therefore appropriate for the site.

### **Generalized Policy Map**

The Generalized Policy Map includes the property within a Main Street Mixed Use Corridor - traditional commercial business corridors with a pedestrian oriented environment and a concentration of older storefronts along the street, many with upper-story residential, or office uses. (225.14)



Marion Barry Avenue SE is a pedestrian oriented roadway with a mix of one- and two-story buildings with ground floor retail, service or office uses, and two story row dwellings. Redevelopment of the property with retail and housing opportunities would respond to the emerging mixed-use character of

development Marion Barry Avenue SE, and the MU-7 zone would allow a development that would be similar in scale and density along the corridor.

### **Citywide Elements:**

Below is a summary of the OP analysis of the proposal against the policy statements of the Comprehensive Plan, including through when viewed through a Racial Equity Lens. For a full analysis and a listing of the relevant policy statements, please refer to the [OP Setdown Report at Exhibit 10](#).

#### ***Land Use Element***

The proposed map amendment would allow a new development on a property which is currently underutilized with a vacant one story commercial building and surface parking. A mix of multifamily housing and retail uses, consistent with the Comp Plan map designations and the proposed zone, could create opportunities for neighborhood revitalization, thereby accommodating population growth and advancement of affordability and racial equity goals. Permitted ground floor neighborhood serving uses would help to widen the types of neighborhood services available to existing and prospective residents, and improve the character of the neighborhood and the streetscape of Marion Barry Avenue SE.

#### ***Transportation Element***

The property is one mile from the Anacostia Metro Station (Green Line) and is connected via several Metro bus routes (92, W6, B2 and V2). MLK Jr. Avenue, SE to the west of the site has immediate connection to the Anacostia Freeway (I-295) and to the new 11<sup>th</sup> Street Bridge which connect the property to the remainder of the City to the west of the Anacostia River. The proposed amendment would allow for new mixed-use development along a transportation corridor which connects to the Anacostia Metrorail station, and which could help reduce the necessity of auto use and ownership in support of a related reduction in household expenses for future residents. Active retail uses could enable a more pedestrian-oriented and transit-oriented environment, supporting equity in transportation accessibility, giving residents easy connections to employment, entertainment, and recreation.

#### ***Housing Element***

The proposed rezoning would facilitate redevelopment of an underutilized site and would assist in addressing the City's housing needs along a corridor where mixed-use development is envisioned. Although this is a map amendment request, the Applicant has signaled an intent to develop the site with a mix of housing and ground floor retail/service uses as permitted by the proposed zone. Redevelopment of the subject property would support the provision of both market rate and affordable housing within the Far Southeast/Southwest Planning Area. This would make a substantial contribution to the District's housing and affordable housing goals and advance Comp Plan policies related to housing.

The rezoning of this site, along a transit corridor with several bus routes which connects to the Anacostia Metro station, would support equity by allowing a desirable amount of affordability and access, which reduces future households transportation costs thereby providing easier access to employment and services.

### ***Environmental Protection Element***

While new construction is not explicitly a part of this zoning map amendment application, future development of the property would be reviewed by DOEE to implement District policies implied and encouraged under the Sustainable DC Plan and code requirements which protects the health and well-being of residents across all incomes and the District as a whole.

### ***Economic Development Element***

The map amendment would provide the opportunity for new neighborhood retail uses and services along this corridor. The retail / service uses would be proximate to the MLK Jr. Avenue corridor and could serve residents and workers in the area and contribute to the commercial vitality of Marion Barry Avenue.

### ***Urban Design***

The proposed zone would provide for a new mixed use building on a currently vacant property, to a height and scale and use mix consistent with the Comprehensive Plan and the character of the area. The proposed zone would permit ground floor retail, to activate the street, while allowing housing units above, which will help to further activate of the street. Any development on the site would be required to meet current streetscape and environmental standards for new buildings.

### ***Historic Preservation Element***

The property is within the Anacostia Historic District. The building on the site is not a contributing building and would be removed to accommodate the redevelopment of the site. The Applicant has submitted a development plan, consistent with the proposed zoning, for the property to HPRB and has been granted concept approval, indicating that the development would be compatible with the surrounding neighborhood in architecture, design, and intensity. The building would have setbacks on the rear to provide transition to the low-density residential uses to the south. Further, the building would be consistent with the moderate density development envisioned along the Marion Barry Avenue mixed use corridor.

### ***Far Southeast/Southwest Area Element:***

The property is within the Far Southeast/Southwest Planning Area, which states that:

*“The crime and unemployment rates remain chronically high and are well above the District and regional averages. Residents must go outside their neighborhood to shop, enjoy a restaurant, and even find basic services like groceries. (1800.4)*

*Today, the priorities laid out in 2006 are still relevant: safer streets, better schools, more jobs, and improved housing choices. The Comprehensive Plan reflects these priorities in its policies and maps. Poverty, unemployment, illiteracy, crime, and other issues must be addressed to improve the quality of life for residents in the Far Southeast/Southwest neighborhoods. While the Planning Area has experienced a significant amount of public and private investment over the last decade, social equity gaps in the District still need to be addressed to ensure that the benefits of the District’s economic and population resurgence are broadly shared. For revitalization to truly succeed, all residents must be given opportunities to advance.” (§ 1800.5)*

## Far Southeast/Southwest Area Element Policies:

The MU-7A zone would allow height and additional density at a moderate range and development with a variety of unit sizes and at a range of income levels, along with ground floor retail or services. The location of the property allows for easy access to transportation which is a key element for affordable and environmental access to employment opportunities and amenities.

### ***COMPREHENSIVE PLAN POLICIES RELATED TO RACIAL EQUITY THAT POTENTIALLY WOULD NOT BE ADVANCED BY APPROVAL OF THE ZONING ACTION***

The Economic Development Element includes this policy regarding the conservation of small businesses:

- ***Policy ED-3.2.6: Commercial Displacement*** *Avoid displacement of small, minority, and local businesses due to rising real estate costs. Develop programs to offset the impacts of rising operating expenses on small businesses in areas of rapidly rising rents and prices. Also consider enhanced technical support that helps long-standing businesses grow their revenues and thrive in the strengthening retail economy.* 714.11

The application indicates that there are no existing businesses on the site, so there would not be direct commercial displacement. The construction process could impact neighboring businesses, although some could also benefit from this activity. While the rezoning could also result in additional new commercial space on the site, it could be at a higher cost to small and minority-owned businesses, while an increased population base could help to support small and minority-owned businesses in the area. On balance, while the rezoning could lead to some impacts on existing businesses, overall, the impact should be mitigated by the increased population base to support local businesses.

### **A. OTHER RELEVANT PLANNING DOCUMENTS**

The [Anacostia Neighborhood Investment Fund Plan](#) (2008) was envisioned by Council “*as contributing to a broader economic development tool kit to achieve a critical mass of investment needed to make a significant and visible impact in its target neighborhoods.*” (p.5).

OP partnered with DMPED to work with community stakeholders to develop an investment plan designed to identify community priorities and set an investment agenda for NIF resources over a five year period.

The subject site was within, but on the edge of, the boundary of the Anacostia target area. Community meetings were held, and broad goals and strategies were discussed. Investment goals that were the highest priority included:

- Support for programs that provide vocational job training and other education services for area youth.
- Preserve historic housing and develop additional affordable housing units.
- Improve Public Safety by focusing on prevention methods aimed at area youth.

The [CHASE Action Agenda](#) (Congress Heights, Anacostia and Saint Elizabeths) (2014) was intended to ensure that changes resulting from anticipated housing developments, major redevelopment projects, and transportation infrastructure investments bring meaningful economic opportunity to Ward 8 and its

residents and businesses. For this, OP and DHCD coordinated a series of community meetings, which identified key themes for implementation, including:

- Promote job access and workforce development opportunities.
- Enhance safety to improve retail businesses and protect property values.
- Address gentrification and potential displacement need by supporting both renters and homeowners who need affordable housing.
- Include measures to produce improved retail options.
- Align cultural tourism with historic preservation priorities to make Anacostia a destination.
- Ensure visibility of new development, streetscape improvements, and public art installations, to highlight economic growth and opportunity.
- Support and development education, recreation, and work opportunities for youth. (p. 10)

The meetings resulted in a series of Resource Guides focusing on Housing; Jobs and Workforce Development; Retail and Small Business; and Capacity Building and Accessing Financing, and a series of “action steps” to achieve these goals.

#### **RACIAL EQUITY TOOL PART 2 – APPLICANT/PETITIONER COMMUNITY OUTREACH AND ENGAGEMENT**

The Applicant has provided details of their ongoing outreach efforts at [Exhibit 3](#), page 9, including:

- Hosting in-person community events;
- Hosting in-person, virtual, telephone meetings with nearby residents;
- ANC-8A meetings;
- Meetings with representative of the Anacostia Business Improvement District; and
- Meetings with the representative of Historic Anacostia Preservation Society.

The Applicant states that they will continue to work with the community and the ANC. As part of their Supplemental Statement at Exhibit 19, the applicant notes that they presented to the ANC at its executive meeting on June 24, 2024, and to the ANC at its regular monthly public meeting on July 9, 2024. There are over 120 letters of support filed at Exhibit 3H1 and 3H2.

#### **RACIAL EQUITY TOOL PART 3 – FAR SOUTHEAST/SOUTHWEST 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 for the planning area. The data source used below is the 2012-2016 and 2018-2022 American Community Survey 5 Year Estimates by Planning Area available via the OP State Data Center ([ACS DATA](#)). The subject property is in the Far Southeast/Southwest Planning Area (“planning area”) as mapped in Chapter 18 of the Comprehensive Plan. Each table below compares data for the Far Southeast/Southwest Planning Area with District-wide data. Part 3 also asks if the planning area is on track to meet affordable housing goals.

Please note that the numbers below have changed since OP’s Setdown report which utilized the 2017-2021 data source as 2018-2022 had not yet been made available. Additional demographic data for the 2018-2022 American Community Survey 5 Year Estimates is provided in Attachment I.

***Population by Race or Ethnicity***

**Table 1: Population/Race or Ethnicity Districtwide and in the Far Southeast/Southwest Planning Area (2012-2016 and 2018-2022)**

Race or Ethnicity	District-wide 2012-16	District-wide Percent	Planning Area 2012-16	Planning Area Percent	District-wide 2018-22	District-wide Percent	Planning Area 2018-22	Planning Area Percent
Total Population	659,009	100%	73,882	11.21%	670,587	100%	72,294	10.78%
White alone	266,035	40.4%	3,934	5.32%	265,633	39.6%	3,822	5.28%
Black or African American	318,598	48.3%	67,562	91.44%	297,101	44.3%	63,441	87.7%
Indian and Alaskan Native	2,174	0.3%	78	0.10%	2,209	0.3%	171	0.23%
Asian alone	24,036	3.6%	197	0.27%	27,067	4.0%	469	0.64%
Native Hawaiian and Other Pacific Islander alone	271	0.04%	13	0.0%	420	0.05%	11	0.01%
Some other Race	29,650	4.5%	1,139	1.54%	30,879	4.6%	1,223	1.69%
Two or more Races	18,245	2.8%	958	1.3%	47,278	7.0%	3,158	4.36%
Hispanic or Latino	69,106	10.5%	1,807	2.44%	77,168	11.5%	2,449	3.38%

Table 1 shows that in the 2012-2016 period, the Far Southeast/Southwest Planning Area had a population of 73,882, or about 11.2% of the District's total population. However, in the 2018-2022 time period the Planning Area experienced a decrease in population and a decrease in the percentage of the District's population from 11.21% to 10.78%.

In the 2012-2016 period, Black residents made up the largest portion of the population, at 91% of the area's residents, which was substantively higher than the District-wide total of 48.3%. In the 2018-2022 period, Black residents continued to make up the largest portion of the population but both the total population and the percentage decreased, to 87.7%. Most of the other groups saw a slight increase or retained their percentage of the population. However, the "Two or More Races" segment of the population although relatively small, had the largest increase, more than doubling in population and rising from 1.3% to 4.36% of the total. The data seems to indicate that the population in the Planning Area is becoming more diverse, potentially due to increased housing opportunities and in particular the draw of affordable housing in this area.

### ***Median Income***

**Table 2: Median Income**

Median Income	Districtwide 2012-2016	Districtwide (2018-2022)	Planning Area 2012-2016	Planning Area (2018-2022)
<b>Median Household Income</b>	\$72,935	101,722	30,991	43,382
<b>White alone</b>	\$119,564	160,745	78,612	155,972
<b>Black or African American alone</b>	\$40,560	75,942	29,425	41,254
<b>American Indian and Alaskan Native alone</b>	\$51,306	60,390	31,070	0
<b>Asian alone</b>	\$91,453	123,660	60,324	0
<b>Native Hawaiian and Other Pacific Islander alone</b>	NA	NA	87,500	0
<b>Some other races</b>	\$48,047	61,851	30,766	35,992
<b>Two or more races</b>	\$83,243	108,455	37,532	48,421
<b>Hispanic or Latino</b>	\$60,848	94,203	32,266	92,937

The median income of the Far Southeast/Southwest Planning Area was significantly lower than that of the District in both the 2012-2016 and 2018-2022 time periods. While the planning area saw an approximately \$13,000 increase between time periods, this was significantly lower than the approximately \$29,000 increase Districtwide. The Black or African American population had one of the lowest median incomes of all segments of the population in the 2012-2016 time periods (\$29,425) but saw an increase to \$41,254, in the 2018-2022 time period. Although all groups had increases in median income, the income of Whites nearly doubled while that of Hispanic/Latino residents increased threefold.

### ***Median Age***

**Table 3: Median Age**

Median Age	Districtwide 2012-2016	Districtwide (2018-2022)	Planning Area 2012-2016	Planning Area (2018-2022)
Total Median Age	38.7	35.5	38.2	31.0
White	40.4	35.3	39.6	40.5
Black or African American	33.4	38.1	39.1	31.0
Indian and Alaskan Native	32.2	41.1	35.4	NA
Asian	36.5	35.6	37.8	47.9
Native Hawaiian and Other Pacific Islander	30.8		NA	NA
Some other races	28	28.8	31.9	18.6
Two or more races	19.8	30.8	20.1	23.4
Hispanic or Latino	28.4	32.2	33.7	34.1

The median age Districtwide decreased from 38.7 years to 35.5 years in between the two time periods.

The median age in the Planning Area decreased from 38.2 years to 31 years. However, most groups saw an increase in the median age except for Black and African American and Some Other Race which has decreases in their median age.

### ***General Characteristics***

**Table 4: General Characteristics of the District and Far Southeast/Southwest Planning Area**

Characteristic	Districtwide 2012-2016	Districtwide (2018-2022)	Planning Area 2012-2016	Planning Area (2018-2022)
<b>Unemployment Rate</b>	8.7%	7.1%	22.8%	17.7%
<b>Cost Burdened Households<sup>1</sup></b>	38.6%	36.1%	56.1%	52%
<b>Poverty Rate</b>	17.9%	15.1%	38.2%	29.97%

In 2012-2016, the unemployment rate in the Planning Area was at 22.8%, which was greater than twice the rate of the District at 8.7%. Although the rate of both the District and the Planning Area fell in 2018-2022, the Planning Area's unemployment rate remained over twice that of the District's.

The cost burden for housing in the Planning Area was significantly higher than that of the District as a whole in both time periods, and only dropped slightly between the two time periods, and it remains the case for more than 50% of households in the planning area.

The unemployment rate and housing 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 15% to 20% points higher than that of the District, although the poverty rate decreased between the two time periods by an amount greater than that of the rest of the District as a whole – from about 38% to about 30%.

### ***Vulnerable or Special Populations***

**Table 5: Vulnerable or Special Populations.**

Special Populations	Districtwide 2012-2016	Districtwide 2018-2022	Planning Area 2012-2016	Planning Area 2018-2022
<b>Persons 65 or Older</b>	34.2%	32.65%	49.8%	48.5%
<b>Persons Under 18 Years</b>	4.5%	4.28%	7.8%	6.1%
<b>Disability Rate</b>	11.3%	10.9%	17.9%	17.04%

Relative to the District, the Planning Area had a higher percentage of persons with disabilities.

Both Districtwide and in the Planning Area, there was a small decrease in persons 65 years and older with a disability, approximately 1% and 2% respectively between time periods. Districtwide, the percentage of young person, under 18 years was lower than that in the Planning Area for both time periods. However, there was a slight decrease both Districtwide and in the Planning Area. The decrease within the Planning Area was approximately 2% while Districtwide it was less than 1%.

<sup>1</sup> Percentage of households spending 30% or more of their income on housing

### ***Housing Tenure***

**Table 6A - Owner Occupied Households**

Owner Occupancy	Districtwide 2012-2016	Districtwide (2018-2022)	Planning Area 2012-2016	Planning Area (2018-2022)
<b>Total Owner Occupied</b>	40.7%	41.5%	18.8%	22.34%
<b>White alone</b>	47.8%	48.0%	17.5%	34.9%
<b>Black or African American alone</b>	35.9%	36.0%	19.0%	22.4%
<b>American Indian and Alaskan Native alone</b>	32.8%	29.7%	0.0%	41.9%
<b>Asian alone</b>	39.4%	41.2%	9.0%	60.9%
<b>Native Hawaiian and Other Pacific Islander alone</b>	9.1%	97.0%	0.0%	0.0%
<b>Some other races</b>	17.5%	24.2%	9.5%	19.9%
<b>Two or more races</b>	32.7%	42.8%	22.6%	25.4%
<b>Hispanic or Latino</b>	30.9%	34.8%	18.4%	40.1%

**Table 6B: Renter Occupied Households**

Renter Occupancy	Districtwide 2012-2016	Districtwide (2018-2022)	Planning Area 2012-2016	Planning Area (2018-2022)
<b>Total Renter Occupancy</b>	59.3%	58.6%	81.2%	76.6%
<b>White alone</b>	52.2%	52.6%	82.5%	65.1%
<b>Black or African American alone</b>	64.1%	64.1%	81%	77.6%
<b>American Indian and Alaskan Native Alone</b>	67.2%	74.2%	100.0%	58.1%
<b>Asian alone</b>	60.6%	57.6%	91%	31.9%
<b>Native Hawaiian and Other Pacific Islander alone</b>	90.9%	35.8%	100%	100.0%
<b>Some other races</b>	82.5%	73.4%	90%	80.0%
<b>Two or more races</b>	67.3%	56.2%	77.4%	74.7%
<b>Hispanic or Latino</b>	69.1%	64.7%	81.6%	59.9%

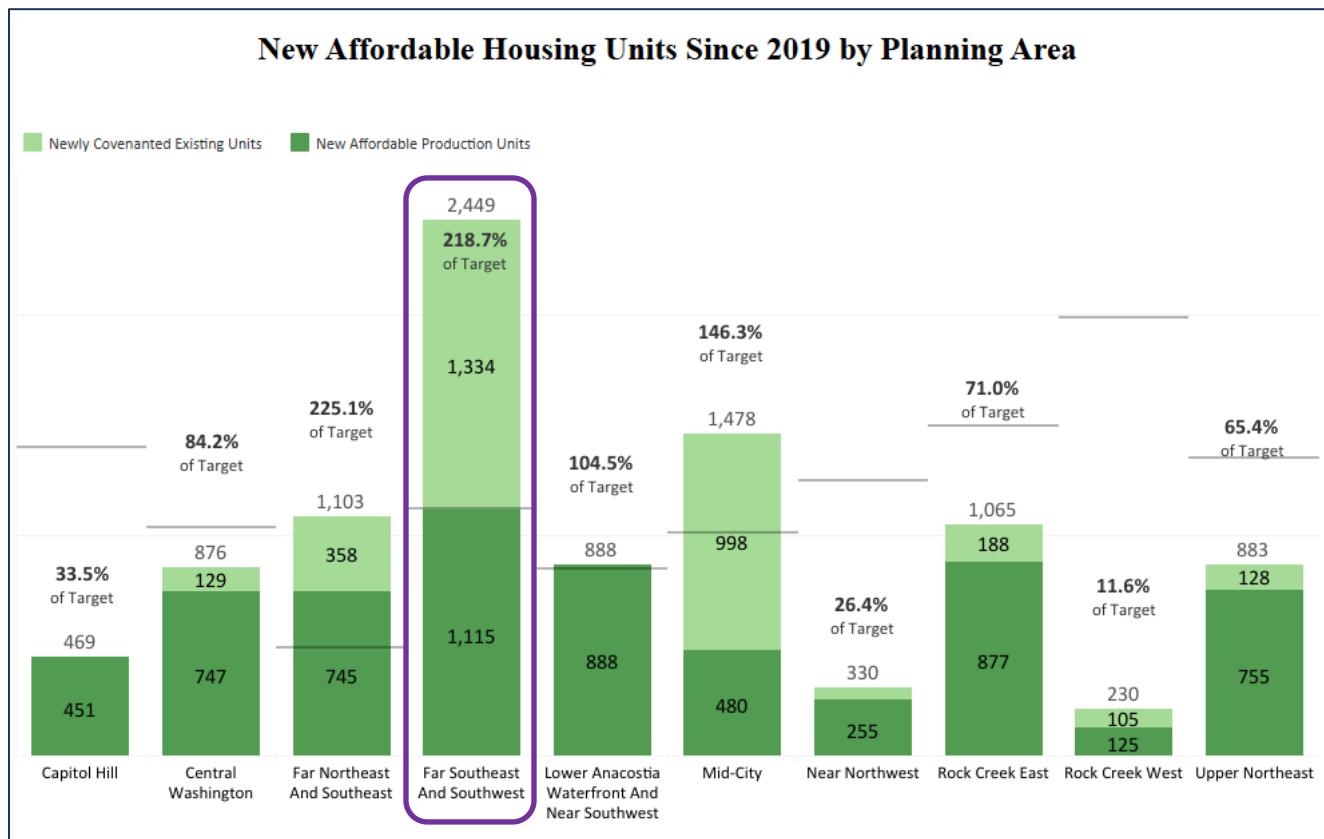
Between 2012-2016 and 2018-2022, the percentage of owner occupancy in the District rose only slightly - 40.7% to 41.5% while in the Far Southeast and Southwest Planning Area there was a more significant increase from 18% to 22.34%. Rates of homeownership increased for all racial groups but remained lower than the District as a whole for most groups.

In the 2018-2022 period, Asian Alone showed the lowest percentage of renter occupancies at 31.9% while the Some Other Races group and native Hawaiian and Other Pacific Islander alone had the highest rental occupancy. Blacks and Two or More Races were at 77.6% and 74% respectively and are close to the overall rental occupancy of 76.6% for the Planning Area. The low ownership rates and higher renter occupancy rates for Blacks, Some Other Races and Two or More Races seems to correlate with income status.

The rising cost of housing in the District limits the ability to provide housing for a variety of household types, including family, senior housing, rental and ownership housing, and housing for all income levels. Given the land use characteristics of the District, only a small amount of the total land area (28.1 percent) is dedicated to residential use (205.3). 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. 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).

### ***Progress Toward Meeting the Mayor’s 2025 Housing Equity Goals***

The Deputy Mayor for Planning and Economic Development provided an update at the end of February 2024 indicating that the Planning Area has exceed its target by providing 2,447 affordable units, or 218.5% of the target amount ([DMPED 36,000 by 2025 Dashboard](#)). The data shows that the FSE/SW Planning Area has generated the highest amount of affordable housing units of any Planning Area. Therefore, the affordable units generated by this project would continue to exceed the housing goals for the Planning Area and would continue to advance Comp Plan city-wide policies towards the production of affordable housing.



### **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. See also applicant filing at [Exhibit 3](#).

Factor	Question	OP Response
Direct Displacement	Will the zoning action result in displacement of tenants or residents?	The proposed amendment would not result in physical displacement of residents as the site does not currently include residential use. Similarly, no commercial displacement would take place as the building currently on the site is vacant and the parking lot is not in operation.
Indirect Displacement	What examples of indirect displacement might result from the zoning action?	OP does not anticipate any indirect residential displacement as the development would open up opportunities for additional market rate and affordable housing in the neighborhood.  While there may be some potential for indirect impact on surrounding businesses during the construction process of any new building, new residents of the building would increase customer base and encourage existing retailers to create a more viable mixed-use corridor.
Housing	Will the action result in changes to: <ul style="list-style-type: none"><li>▪ Market Rate Housing</li><li>▪ Affordable Housing</li><li>▪ Replacement Housing</li></ul>	The proposed MU-7A zone would permit construction of additional new housing compared to what can be constructed under existing zoning, including new market rate and affordable housing in accordance with IZ requirements.
Physical	Will the action result in changes to the physical environment such as: <ul style="list-style-type: none"><li>▪ Public Space Improvements</li><li>▪ Urban Design Improvements</li><li>▪ Streetscape Improvements</li></ul>	Any redevelopment of the property would result in public space improvements along Marion Barry Avenue 16 <sup>th</sup> Street to accommodate pedestrians, bicyclists and drivers.
Access to Opportunity	Is there a change in access to opportunity? <ul style="list-style-type: none"><li>▪ Job Training/Creation</li><li>▪ Healthcare</li><li>▪ Addition of Retail/Access to New Services</li></ul>	Any new residents of housing on the site would have easy access to several public facilities and gathering places in the neighborhood. Medical and wellness facilities would include the Ketcham Recreation Center, Fort Stanton Park and Recreation Center, Children's National Anacostia medical center, and the proposed new hospital at the St. Elizabeths East campus. In Anacostia, there are several public and private opportunities for job training. Any commercial space could provide job and small business opportunities on the site.
Community	How did community outreach and engagement inform/change the zoning action?	The Applicant provides details of their ongoing outreach efforts as part of <a href="#">Exhibit 3</a> , page 9 and <a href="#">Exhibit 19</a> . At Exhibits 3H1 and 3H2 the Applicant has provided letters with signatures in support of the proposed map amendment.

## **VII. VIII. SUMMARY OF PLANNING CONTEXT ANALYSIS AND RECOMMENDATION**

The proposed map amendment would not be inconsistent with the recommendations of the FLUM for moderate density commercial uses while the Generalized Policy Map designates the property as being within a Main Street Mixed Use Corridor. Additionally, the map amendment would not be inconsistent with many of the policies of the Citywide Elements and the recommendations of the Far Southeast/Southwest Policy Area.

Specifically, the map amendment would allow for the development of an under-utilized property to provide housing and affordable housing, at a location which is highly transit accessible. Additionally, ground floor retail or other active uses would help to in revitalizing the area towards creating the Main Street Mixed Use Corridor envisioned for this portion of Marion Barry Avenue.

## **VIII. IX. DISTRICT AGENCY REFERRALS**

The proposal was referred to several agencies from review but to date none has responded.

## **IX. ANC COMMENTS**

The property is within ANC-8A. At the time of this report there are no recommendations from the ANC in the file.

## **X. COMMUNITY COMMENTS**

At Exhibits 3H1 and 3H2 are multiple form letters of support from area residents, as filed by the applicant.

### **ATTACHMENTS:**

Attachment I – Demographic Data

## ATTACHMENT I – DEMOGRAPHIC DATA

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

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

RACE AND ETHNICITY	VARIABLE	DISTRICT TOTAL	Area Element
			FAR SOUTHEAST AND SOUTHWEST
<b>TOTAL POPULATION / SELECTED AGE GROUPS / MEDIAN AGE</b>			
<b>Total Population</b>	<b>Total</b>	<b>670,587</b>	<b>72,294</b>
	Under 18 years	124,056	21,812
	Percent under 18 years	18.5	30.2
	65 years and over	84,451	7,627
	Percent 65 years and over	12.6	10.6
	Median age	35.5	34.8
<b>White alone</b>	<b>Total</b>	<b>265,633</b>	<b>3,822</b>
	Under 18 years	31,383	967
	Percent under 18 years	11.8	25.3
	65 years and over	31,132	266
	Percent 65 years and over	11.7	5.9
	Median age	35.3	34.8
<b>Black or African American alone</b>	<b>Total</b>	<b>297,101</b>	<b>63,441</b>
	Under 18 years	65,759	18,885
	Percent under 18 years	22.1	29.8
	65 years and over	46,467	7,229
	Percent 65 years and over	15.6	7.4
	Median age	38.1	32.8
<b>American Indian and Alaska Native alone</b>	<b>Total</b>	<b>2,209</b>	<b>171</b>
	Under 18 years	310	0
	Percent under 18 years	14.0	0.0
	65 years and over	498	22
	Percent 65 years and over	22.5	12.0
	Median age	41.1	N/A
<b>Asian alone</b>	<b>Total</b>	<b>27,067</b>	<b>469</b>
	Under 18 years	2,208	28
	Percent under 18 years	8.2	6.2
	65 years and over	2,234	17
	Percent 65 years and over	8.3	3.6
	Median age	35.6	44.4

RACE AND ETHNICITY	VARIABLE	DISTRICT TOTAL	Area Element
			FAR SOUTHEAST AND SOUTHWEST
Native Hawaiian and Other Pacific Islander alone	Total	420	11
	Under 18 years	16	0
	Percent under 18 years	3.8	0.0
	65 years and over	47	8
	Percent 65 years and over	11.2	74.2
	Median age	NA	NA
Some Other Race alone	Total	30,879	1,223
	Under 18 years	10,450	546
	Percent under 18 years	33.8	44.6
	65 years and over	1,098	24
	Percent 65 years and over	3.6	2.0
	Median age	28.8	28.6
Two or More Races	Total	47,278	3,158
	Under 18 years	13,930	1,386
	Percent under 18 years	29.5	43.9
	65 years and over	2,975	101
	Percent 65 years and over	6.3	3.2
	Median age	30.8	28.6
Hispanic or Latino (Hispanics can be of any race and are included in race categories above)	Total	77,168	2,449
	Under 18 years	21,334	1,165
	Percent under 18 years	27.6	44.5
	65 years and over	4,868	115
	Percent 65 years and over	6.3	4.7
	Median age	32.2	33.5
EDUCATIONAL ATTAINMENT (Population 25 Years and Over)			
Total	Total	484,596	44,511
	Less than high school diploma	35,377	6,013
	Percent	7.3	13.5
	High school graduate (includes equivalency)	72,816	16,076
	Percent	15.0	36.1
	Some college or associate's degree	72,871	13,582
	Percent	15.0	30.5
	Bachelor's degree or higher	303,532	8,841

RACE AND ETHNICITY	VARIABLE	DISTRICT TOTAL	Area Element
			FAR SOUTHEAST AND SOUTHWEST
	Percent	62.6	19.9
<b>White alone</b>	<b>Total</b>	<b>209,259</b>	<b>2,423</b>
	Less than high school diploma	2,908	53
	Percent	1.4	2.2
	High school graduate (includes equivalency)	5,078	200
	Percent	2.4	8.3
	Some college or associate's degree	10,379	686
	Percent	5.0	28.3
	Bachelor's degree or higher	190,894	1,483
	Percent	91.2	61.2
<b>Black or African American alone</b>	<b>Total</b>	<b>204,800</b>	<b>39,488</b>
	Less than high school diploma	23,792	5,617
	Percent	11.6	14.2
	High school graduate (includes equivalency)	60,827	15,452
	Percent	29.7	59.1
	Some college or associate's degree	54,090	12,085
	Percent	26.4	30.6
	Bachelor's degree or higher	66,091	6,335
	Percent	32.3	16.0
<b>American Indian and Alaska Native alone</b>	<b>Total</b>	<b>1,694</b>	<b>136</b>
	Less than high school diploma	243	0
	Percent	14.3	0.0
	High school graduate (includes equivalency)	271	0
	Percent	16.0	0.0
	Some college or associate's degree	537	0
	Percent	31.7	0.0
	Bachelor's degree or higher	643	0
	Percent	38.0	9.0
<b>Asian alone</b>	<b>Total</b>	<b>21,541</b>	<b>429</b>
	Less than high school diploma	989	0
	Percent	4.6	0.0
	High school graduate (includes equivalency)	981	48
	Percent	4.6	11.2

RACE AND ETHNICITY	VARIABLE	DISTRICT TOTAL	Area Element
			FAR SOUTHEAST AND SOUTHWEST
	Some college or associate's degree	1,193	131
	Percent	5.5	30.7
	Bachelor's degree or higher	18,378	248
	Percent	85.3	58.1
Native Hawaiian and Other Pacific Islander alone	<b>Total</b>	<b>361</b>	<b>9</b>
	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	0
	Percent	17.5	0.0
	Bachelor's degree or higher	255	9
	Percent	70.6	100.0
Some Other Race alone	<b>Total</b>	<b>17,520</b>	<b>526</b>
	Less than high school diploma	5,549	158
	Percent	31.7	30.0
	High school graduate (includes equivalency)	3,121	75
	Percent	17.8	14.2
	Some college or associate's degree	2,273	145
	Percent	13.0	27.5
	Bachelor's degree or higher	6,577	149
	Percent	37.5	28.3
Two or More Races	<b>Total</b>	<b>29,421</b>	<b>1,500</b>
	Less than high school diploma	1,896	184
	Percent	6.4	12.3
	High school graduate (includes equivalency)	2,495	301
	Percent	8.5	20.1
	Some college or associate's degree	4,336	485
	Percent	14.7	32.4
	Bachelor's degree or higher	20,694	530
	Percent	70.3	35.3
Hispanic or Latino	<b>Total</b>	<b>48,773</b>	<b>1,068</b>
	Less than high school diploma	9,200	125

RACE AND ETHNICITY	VARIABLE	DISTRICT TOTAL	Area Element
			FAR SOUTHEAST AND SOUTHWEST
(Hispanics can be of any race and are included in race categories above)	Percent	18.9	11.7
	High school graduate (includes equivalency)	6,467	252
	Percent	13.3	23.6
	Some college or associate's degree	5,962	338
	Percent	12.2	31.4
	Bachelor's degree or higher	27,144	356
	Percent	55.7	33.3
DISABILITY STATUS (Civilian noninstitutionalized population)			
Total	<b>Total</b>	<b>661,596</b>	<b>69,869</b>
	Total population with a disability	72,659	11,908
	Percent with a disability	10.98	17.4
	Under 18 years	123,804	21,782
	With a disability	5,302	1,328
	Percent with a disability	4.28	6.1
	18 to 64 years	455,562	40,924
	With a disability	40,513	7,108
	Percent with a disability	8.89	17.37
	65 years and over	82,230	7,163
	With a disability	26,844	3,472
	Percent with a disability	32.65	48.7
White alone	<b>Total</b>	<b>262,457</b>	<b>2,969</b>
	Total population with a disability	14,048	358
	Percent with a disability	5.35	12.05
	Under 18 years	31,244	945
	With a disability	477	186
	Percent with a disability	1.53	19.63
	18 to 64 years	200,445	1,856
	With a disability	7,140	102
	Percent with a disability	3.56	5.51
	65 years and over	30,768	168
	With a disability	6,431	70
	Percent with a disability	20.9	41.69

RACE AND ETHNICITY	VARIABLE	DISTRICT TOTAL	Area Element
			FAR SOUTHEAST AND SOUTHWEST
<b>Black or African American alone</b>	<b>Total</b>	<b>292,222</b>	<b>62,258</b>
	Total population with a disability	49,642	10,967
	Percent with a disability	16.99	17.61
	Under 18 years	65,675	18,877
	With a disability	3,590	1,063
	Percent with a disability	5.47	5.6
	18 to 64 years	181,881	36,539
	With a disability	27,625	6,563
	Percent with a disability	15.19	17.96
	65 years and over	44,666	6,842
	With a disability	18,427	3,341
	Percent with a disability	41.26	48.83
<b>American Indiana and Alaska Native alone</b>	<b>Total</b>	<b>2,209</b>	<b>171</b>
	Total population with a disability	365	29
	Percent with a disability	16.52	16.96
	Under 18 years	310	0
	With a disability	13	0
	Percent with a disability	4.19	0.0
	18 to 64 years	1,401	149
	With a disability	297	7
	Percent with a disability	21.2	4.7
	65 years and over	498	22
	With a disability	55	22
	Percent with a disability	11.04	100.0
<b>Asian alone</b>	<b>Total</b>	<b>72,659</b>	<b>369</b>
	Total population with a disability	72,659	0
	Percent with a disability	10.98	0.0
	Under 18 years	123,804	29
	With a disability	5,302	0
	Percent with a disability	4.28	0.0
	18 to 64 years	455,562	323
	With a disability	40,513	0
	Percent with a disability	8.89	0.0
	65 years and over	82,230	17
	With a disability	26,844	0

RACE AND ETHNICITY	VARIABLE	DISTRICT TOTAL	Area Element
			FAR SOUTHEAST AND SOUTHWEST
	Percent with a disability	32.65	0.0
<b>Native Hawaiian and Other Pacific Islander alone</b>	<b>Total</b>	<b>410</b>	<b>1</b>
	Total population with a disability	30	0
	Percent with a disability	7.32	0.0
	Under 18 years	16	0
	With a disability	0	0
	Percent with a disability	0	0.0
	18 to 64 years	355	1
	With a disability	30	0
	Percent with a disability	8.45	0.0
	65 years and over	39	0
<b>Some Other Race alone</b>	With a disability	0	0
	Percent with a disability	0	0.0
	<b>Total</b>	<b>30,703</b>	<b>1,173</b>
	Total population with a disability	2,435	145
	Percent with a disability	7.93	12.36
	Under 18 years	10,435	545
	With a disability	745	56
	Percent with a disability	7.14	10.7
	18 to 64 years	19,195	614
	With a disability	1,521	76
<b>Two or More Races</b>	Percent with a disability	7.92	12.37
	65 years and over	1,073	13
	With a disability	169	13
	Percent with a disability	15.75	100
	<b>Total</b>	<b>46,843</b>	<b>2,929</b>
	Total population with a disability	4,689	410
	Percent with a disability	10.01	13.99
	Under 18 years	13,916	1,386
	With a disability	419	24
	Percent with a disability	3.01	1.73

RACE AND ETHNICITY	VARIABLE	DISTRICT TOTAL	Area Element
			FAR SOUTHEAST AND SOUTHWEST
	Percent with a disability	40.18	25.74
<b>Hispanic or Latino (Hispanics can be of any race and are included in race categories above)</b>	<b>Total</b>	<b>76,587</b>	<b>2,291</b>
	Total population with a disability	5,891	190
	Percent with a disability	7.69	8.29
	Under 18 years	21,309	1,165
	With a disability	1,022	0
	Percent with a disability	4.8	0.0
	18 to 64 years	50,457	1,222
	With a disability	3,175	134
	Percent with a disability	6.29	13.11
	65 years and over	4,821	104
	With a disability	1,694	56
	Percent with a disability	35.14	53.96
<b>UNEMPLOYMENT RATE (Population 16 years and over)</b>			
<b>Total</b>	Unemployment rate	<b>7.1</b>	<b>17.7</b>
<b>White alone</b>	Unemployment rate	2.6	6.0
<b>Black or African American alone</b>	Unemployment rate	14.0	18.5
<b>American Indian and Alaska Native alone</b>	Unemployment rate	2.8	0.0
<b>Asian alone</b>	Unemployment rate	2.7	8.3
<b>Native Hawaiian and Other Pacific Islander alone</b>	Unemployment rate	2.8	0.0
<b>Some Other Race alone</b>	Unemployment rate	8.0	21.7
<b>Two or More Races</b>	Unemployment rate	4.7	16.4
<b>Hispanic or Latino</b>	Unemployment rate	5.3	11.1
<b>POVERTY STATUS</b>			
<b>Total population</b>	Population for whom poverty status is determined	<b>649,184</b>	<b>70,648</b>
	Income in the past 12 months below poverty level	98,039	21.173
	Percent in poverty	15.1	29.97
<b>White alone</b>	Population for whom poverty status is determined	<b>256,129</b>	<b>3,461</b>
	Income in the past 12 months below poverty level	14,374	369
	Percent in poverty	5.61	10.66

RACE AND ETHNICITY	VARIABLE	DISTRICT TOTAL	Area Element
			FAR SOUTHEAST AND SOUTHWEST
<b>Black or African American alone</b>	Population for whom poverty status is determined	<b>288,885</b>	<b>62,353</b>
	Income in the past 12 months below poverty level	68,985	19,393
	Percent in poverty	23.88	30.94
<b>American Indian and Alaska Native alone</b>	Population for whom poverty status is determined	<b>2,159</b>	<b>171</b>
	Income in the past 12 months below poverty level	512	22
	Percent in poverty	23.71	12.87
<b>Asian alone</b>	Population for whom poverty status is determined	<b>25,320</b>	<b>418</b>
	Income in the past 12 months below poverty level	3,379	48
	Percent in poverty	13.35	11.37
<b>Native Hawaiian and Other Pacific Islander alone</b>	Population for whom poverty status is determined	<b>390</b>	<b>1</b>
	Income in the past 12 months below poverty level	53	0
	Percent in poverty	13.59	0.0
<b>Some Other Race alone</b>	Population for whom poverty status is determined	<b>30,340</b>	<b>1,180</b>
	Income in the past 12 months below poverty level	5,472	625
	Percent in poverty	18.04	53.08
<b>Two or More Races</b>	Population for whom poverty status is determined	<b>45,961</b>	<b>3,065</b>
	Income in the past 12 months below poverty level	5,264	816
	Percent in poverty	11.45	26.62
<b>Hispanic or Latino</b> <b>(Hispanics can be of any race and are included in race categories above)</b>	Population for whom poverty status is determined	<b>75,004</b>	<b>2,323</b>
	Income in the past 12 months below poverty level	9,600	366
	Percent in poverty	12.8	15.7
<b>MEDIAN HOUSEHOLD INCOME</b>			
<b>Total households</b>	Median household income (dollars)	<b>101,722</b>	<b>43,382</b>
<b>White alone</b>	Median household income (dollars)	160,745	155,972
<b>Black or African American alone</b>	Median household income (dollars)	75,942	41,254

RACE AND ETHNICITY	VARIABLE	DISTRICT TOTAL	Area Element
			FAR SOUTHEAST AND SOUTHWEST
American Indian and Alaska Native alone	Median household income (dollars)	60,390	0
Asian alone	Median household income (dollars)	123,660	0
Native Hawaiian and Other Pacific Islander alone	Median household income (dollars)	N/A	0
Some Other Race alone	Median household income (dollars)	61,851	35,992
Two or More Races	Median household income (dollars)	108,455	48,421
Hispanic or Latino	Median household income (dollars)	94,203	92,937
TENURE			
Total householder	<b>Total</b>	<b>315,785</b>	<b>30,603</b>
	Owner occupied	130,865	7,152
	% owner occupied	184,920	22.34%
	Renter occupied	41.4	23,452
	% renter occupied	58.6	76.6%
White alone	<b>Total</b>	<b>140,029</b>	<b>1,550</b>
	Owner occupied	66,420	541
	% owner occupied	73,609	34.9%
	Renter occupied	47.4	1,009
	% renter occupied	52.6%	65.1%
Black or African American alone	<b>Total</b>	<b>131,600</b>	<b>27,446</b>
	Owner occupied	47,195	6,151
	% owner occupied	35.9	22.4%
	Renter occupied	84,405	21,295
	% renter occupied	64.1	77.6%
American Indian and Alaska Native alone	<b>Total</b>	<b>1,269</b>	<b>124</b>
	Owner occupied	327	52
	% owner occupied	942	41.9%
	Renter occupied	25.8	72
	% renter occupied	74.2	58.1%
Asian alone householder	<b>Total</b>	<b>13,886</b>	<b>138</b>
	Owner occupied	5,884	84
	% owner occupied	42.4	60.9%
	Renter occupied	8,002	54
	% renter occupied	57.6	31.9%

RACE AND ETHNICITY	VARIABLE	DISTRICT TOTAL	Area Element
			FAR SOUTHEAST AND SOUTHWEST
Native Hawaiian and Other Pacific Islander alone	<b>Total</b>	<b>81</b>	<b>1</b>
	Owner occupied	52	0
	% owner occupied	29	0.0%
	Renter occupied	64.2	1
	% renter occupied	35.8	100.0%
Some Other Race alone	<b>Total</b>	<b>9,836</b>	<b>306</b>
	Owner occupied	2,618	61
	% owner occupied	26.6	19.9%
	Renter occupied	7,218	245
	% renter occupied	73.4	8.01%
Two or More Races householder	<b>Total</b>	<b>19,084</b>	<b>1,039</b>
	Owner occupied	8,369	263
	% owner occupied	43.9	25.4%
	Renter occupied	10,715	775
	% renter occupied	56.2	74.7%
Hispanic or Latino (Hispanics can be of any race and are included in race categories above)	<b>Total</b>	<b>29,336</b>	<b>698</b>
	Owner occupied	10,358	280
	% owner occupied	35.3	40.1%
	Renter occupied	18,978	418
	% renter occupied	64.7	59.9%
HOUSING COST BURDEN			
<b>Total</b>	Total Households	<b>315,785</b>	<b>30,603</b>
	Cost Burdened Households	110,215	15,024
	Not Computed	10,634	1,688
	Percent of households spending 30% or more of their income on housing	36.1	52.0

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, 2017-2021 American Community Survey 5-Year Estimates