

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: August 30, 2024

SUBJECT: ZC 24-07 - Set down Report for a Petition to Rezone several properties within Squares 5734 and 5725 from the R-3 and RA-1 zones to the RA-2 zone.

I. RECOMMENDATION

Skyland Place LLC (“Applicant”) requests a map amendment to rezone the property in Square 5734, Lots 10 to 20 and Square 5735, Lots 1 to 4 in the RA-1 zone and Square 5734, Lots 4 to 8, 811, 813 and 815 in the R-3 zone to the RA-2 zone¹. The property is currently developed with the Skyland Townhouse and Apartments residences.

The subject site is designated on the Comprehensive Plan’s Future Land Use Map as appropriate for moderate density residential uses, and the proposed RA-2 zone would be not-inconsistent with that designation. The proposed rezoning would also not be inconsistent with the written policies of the Comprehensive Plan. The uses and level and type of development generally permitted by the RA-2 zone would be compatible with the surrounding community.

The Office of Planning (OP) therefore recommends that the proposed map amendment be **set down for public hearing**. The Applicant notes that they will provide more detail to the record on the results of ongoing resident and community outreach.

The Applicant does not propose that IZ Plus be applied to this site and OP does not recommend applying IZ Plus. The Far Southeast/Southwest Planning Area has a considerable number of dedicated affordable units now, and far exceeds target for the provision of affordable housing, as further discussed in Section VII of this report.

II. APPLICATION-IN-BRIEF

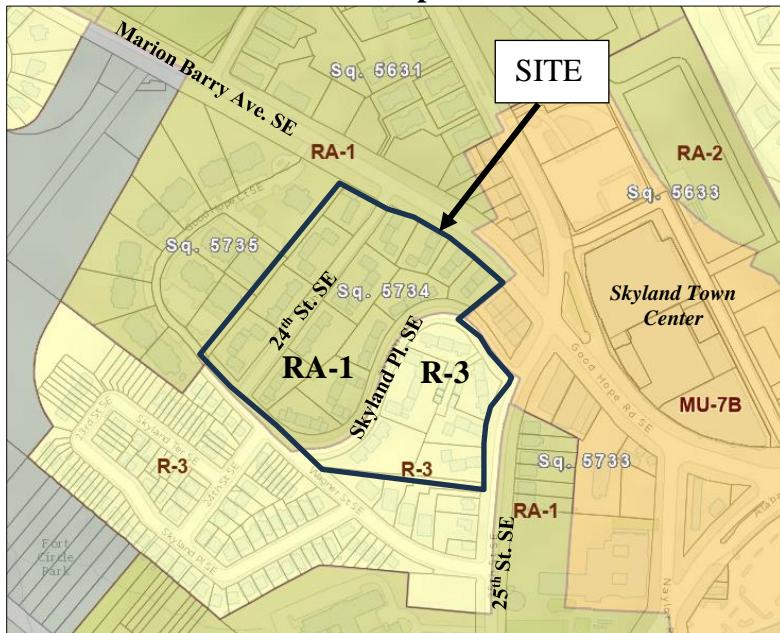
Applicant	Skyland Place LLC represented by Holland & Knight
Proposed Map Amendment	R-3 and RA-1 to the RA-2 zone
Address	Between 24 th Street, Marion Barry Avenue, 25 th Street, Wagner Street and Skyland Place, SE
Ward and ANC	8/8B

¹ See [Exhibit 3](#), page 3 for each square and lot which together makes up the “subject property”.

Legal Description	Square 5734, Lots 4-8, 10-20, 811, 813 and 815 Square 5735, Lots 1-4
Land Area	Approximately 380,280 square feet (8.70 acres)
Future Land Use Map Designation	Moderate Density Commercial
Generalized Policy Map Designation	Neighborhood Conservation Area
Small Area Plan and Other Planning Documents	Anacostia Neighborhood Investment Plan (2006)
Historic District	None

III. SITE AND AREA DESCRIPTION

Site Location and Area of Map Amendment



The property is within the Skyland neighborhood and includes area along both sides of 24th Street on the west, and along Marion Barry Avenue to the north, 25th Street to the east, Wagner Street to the south, and along Skyland Place, SE between Marion Barry Avenue and Wagner Street. The property has a changing topography with some hilly and flat areas. The property is improved with mostly two-story garden apartments and some townhouses.

In general, the area surrounding the property is comprised of a mix of low- to mid-rise residential uses and neighborhood serving retail and service uses. Specifically, to the north are three-story apartments. To the north-east and east around the intersection of Marion Barry Avenue, Naylor Road and 25th Street is a strip shopping area with a number of retail and service uses, apartments and the mixed use Skyland Town Center. To the south is a mixture of single-family detached, attached, low rise apartment units and the Capitol City Rehabilitation and Healthcare Center. To the west is the Woodmont Crossing, four-story apartments.

IV. PROPOSAL

The Applicant seeks to remap the properties which currently house the Skyland Townhouse and Apartment complex to facilitate its redevelopment. The existing 224 units are contained in 20 buildings all constructed in 1959 and 1960 and consisting mainly of one and two bedroom units. The Applicant plans to demolish all the buildings and develop the site in phases with higher density apartments, a mix of unit sizes, unit types, and affordability including for sale, home ownership townhouses. Additionally, the development would introduce more usable open space areas and additional amenities not available to residents at this time. At Exhibit 3E (p. 28) is a description of the applicant's temporary relocation plan for current residents, noting that the project will be built in phases, resulting in the on-site relocation of residents through the construction process.

V. DEVELOPMENT CAPACITY OF EXISTING AND PROPOSED ZONES

The proposed rezoning of the property is from the R-3 and RA-1 zones to the RA-2 zone. The intent of the existing R-3 (Subtitle D § 101.8) and RA-1 zones (Subtitle F § 101.4) are as follows:

Subtitle D § 101.8:

The purpose of the R-3 is to allow for row houses, while including areas within which row houses are mingled with detached houses, semi-detached houses, and groups of three (3) or more row houses.

Subtitle F § 101.4:

The RA-1 zone provides for areas predominantly developed with low- to moderate-density development, including detached houses, row houses, and low-rise apartments.

The intent of the proposed RA-2 is as follows (Subtitle F § 101.5):

The RA-2 zone provides for areas developed with predominantly moderate-density residential.

In summary, the Zoning Regulations describes the R-3 zone as “low density” and the RA-1 zone as “low to moderate density” while RA-2 is described as a “moderate density” zone.

Consideration of Other Zones

The Comprehensive Plan Framework Element specifically states 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 Further, it describes the density in Moderate Density Residential areas as “*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.*” 227.6 The Plan also states that, “*A range of densities and intensities applies within each category, and the use of different zone districts within each category should reinforce this range. There are many more zone districts than there are Comprehensive Plan land-use categories.*” 228 (e)

The R-3 zone allows for detached, semi-detached or row buildings and would not be appropriate for the property as the allowed density is lower than currently allowed on the site and could provide fewer units than currently on the site.

The RF zones can accommodate detached, semi-detached or row buildings but are predominantly row dwellings. This could result in fewer units than are currently on the site and would therefore not be appropriate.

Of the three named zones that the Comprehensive Plan recommends as moderate density, the RA-2 zone is more appropriate for this large site as it allows for a site plan, and a mix of unit types, sizes, affordability that would be most appropriate for the redevelopment of the property. The permitted height and density would be compatible with the surrounding residential development and moderate density commercial uses, and would accommodate the on-site temporary relocation and long term ability for existing residents to remain on the site, while other potential zones would not.

Comparison Zoning Chart: Development Standards and Uses of Existing and Proposed Zones

Item	Existing R-3	Existing RA-1	Proposed RA-2
FAR	1 dwelling unit	MOR – 0.9 IZ – 1.08	MOR – 1.8 IZ – 2.16
Height	40 ft./3 stories	40 ft./3 stories	50 ft./No stories limit
Penthouse Height	12 ft./1 story	12 ft./1 story	12 ft.; 15 ft. for mechanical 1 story; 2 nd story permitted for mechanical
Lot Occupancy	Single household row building – 60% All other structures 40%	40%	60%
Rear Yard	20 ft.	20 ft.	4 in./ft. of height; 15 ft. min.
Side Yard	2 side yards at 8-ft. for detached units. 1 side yard a minimum of 5 ft. for a semi-detached building.	1 side yard req. unless 3-or- more dwelling units/floor; Then 2 required; Min. width = 3 ins./ ft. of height; 8 ft. min.	None required
GAR/Pervious Surface	20%	0.4	0.4

VI. IZ PLUS EVALUATION

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

502.1 Except as provided in Subtitle X § 502.2, the requirements of this section shall apply to:

- (a) *A map amendment that rezones a property:*
 - (1) *From a PDR zone to an ARTS, CG, D, MU, R, RA or RF zone;*
 - (2) *From any zone other than a PDR zone to a D zone without a prescribed residential FAR; or*
 - (3) *From unzoned to an ARTS, CG, D, MU, R, RA or RF zone; or*

(b) A map amendment not described in paragraph (a) of this subsection 502.1, which rezones a property from any zone to a zone that allows a higher maximum FAR, both exclusive of the twenty percent (20%) IZ bonus density, if applicable.

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

...

(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

...

IZ Plus has a greater affordable housing requirement than the standard Inclusionary Zoning requirements in the zoning regulations. The proposed map amendment would rezone the property to RA-2, which does allow a higher maximum FAR than the existing R-3 and RA-1 zones. However, ANC-8B and the larger Far Southeast/Southwest Planning Area, where the subject property is located, already have a disproportionately high number of the City's affordable housing (See Section VII of this report).

In this case, OP is recommending that the map amendment not be subject to IZ Plus due to the amount of existing affordable housing already in existence. The intent of IZ Plus is to produce more affordable housing, particularly in areas where there are relatively few affordable units. As such, OP does not recommend that IZ Plus be required at this location. However, the property would remain subject to the standard IZ requirements.

VII. PLANNING CONTEXT

Brief History of the Far Southeast/Southwest Planning Area

Present-day Anacostia was established as Uniontown in 1854 as a bedroom community for Navy Yard workers and the neighborhood was a whites-only community until abolitionist Fredrick Douglass purchased his home on Cedar Hill in 1877. Many of the original wood frame and brick homes, along with some of the original commercial structures along Good Hope Road SE and Martin Luther King, Jr. Avenue SE, still remain today and are protected through their designation within the Anacostia Historic District.

By the turn of the century, the expanding national capital began to spread east of the Anacostia River with large farming areas and in 1917 the Army developed an airfield on the still rural land near the shoreline - this would later become Joint Base Anacostia-Bolling. A ferry connection to Hains Point established a year later.

Large farms persisted through the 1920s and 30s with winding roads which followed the natural contours of the land and reflect the area's development during a time when great suburban growth was occurring beyond District limits. The grid and diagonal road system that characterizes much of the rest of Washington, DC was not followed, resulting in a more organic pattern of development.

The Second World War was a period of great change in the Far Southeast/Southwest area. The population grew by over 200 percent during the 1940s, as neighborhoods like Bellevue and Washington

Highlands were developed. The wartime growth of Bolling Field and the Naval Research Laboratory fueled demand for housing, with thousands of garden apartments constructed to accommodate the fast growing population.

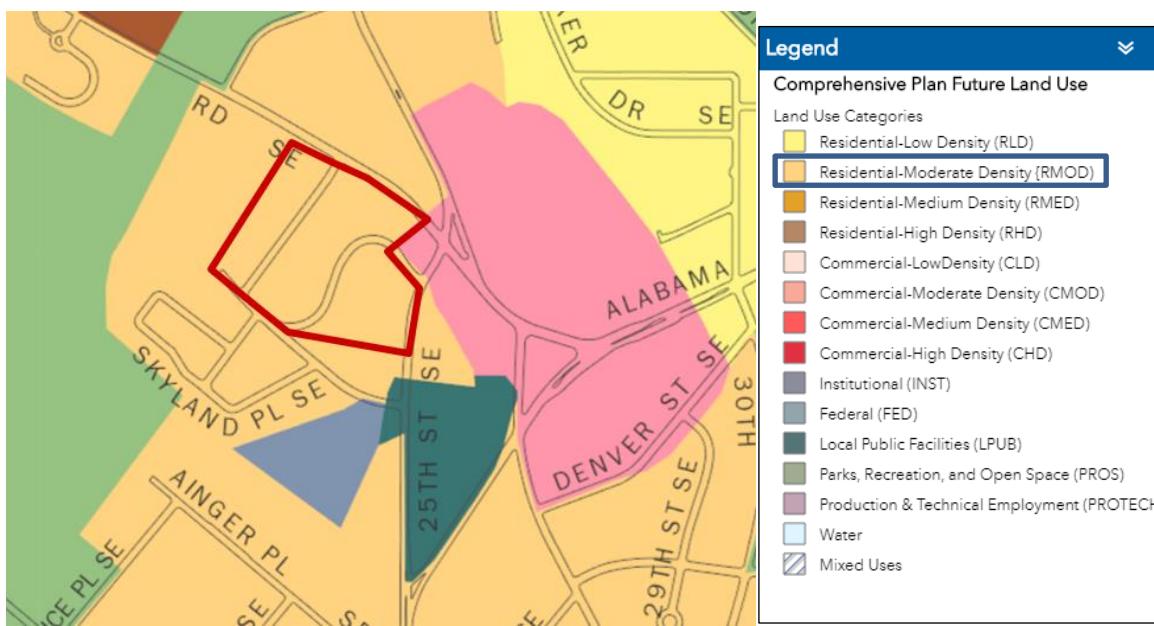
After the Second World War, apartments continued to be constructed, including the subject apartment/rowhouse development site. The arriving residents included many households displaced from urban renewal activities west of the Anacostia River. The influx of new residents was coupled with the closure of wartime industrial uses, such as the Navy armaments factory in Congress Heights. The combined effects resulted in a long period of economic and population decline, which started in the late 1950s and continued for four decades. By 2000, nearly one in six housing units in the Planning Area were vacant, and more than one in three residents lived in poverty.²

A. COMPREHENSIVE PLAN MAPS

The District of Columbia Comprehensive Plan guides the District's development 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 site is designated for moderate density residential development on the FLUM.



² Source – 2021 Comprehensive Plan (1802)

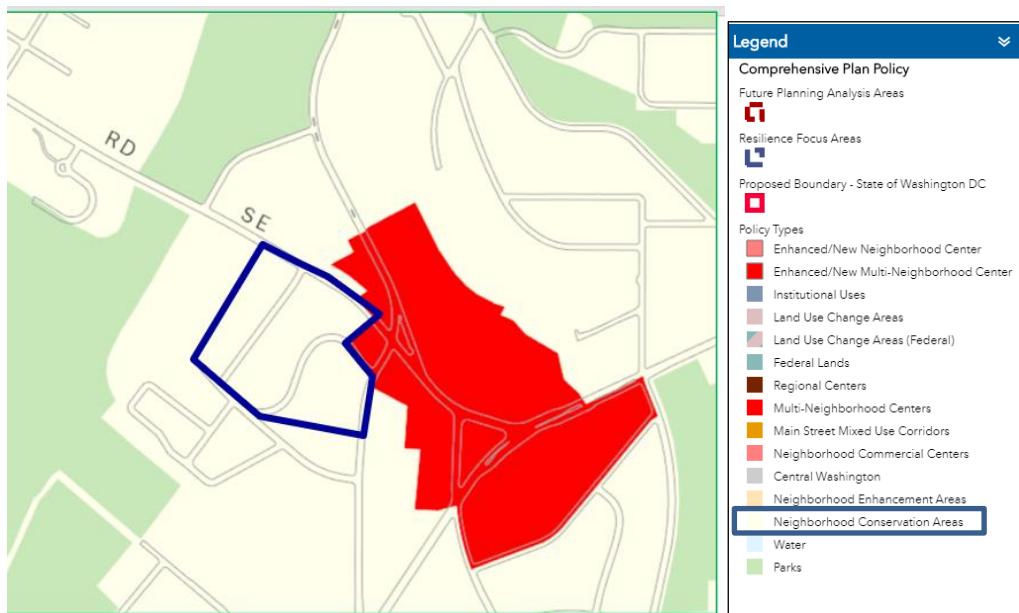
Moderate Density Residential:

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 RA-2 zone is representative of the moderate density residential designation and is appropriate for the site. The properties surrounding the site are also recommended for moderate density residential except for those to the northeast which are recommended for moderate density commercial uses. Therefore, the RA-2 on the property would be compatible with the development pattern envisioned for the area and would not be inconsistent with the FLUM.

Generalized Policy Map

The site is designated for Neighborhood Conservation Area on the Generalized Policy Map.



Neighborhood Conservation Area

Neighborhood Conservation areas have little vacant or underutilized land. They are generally residential in character. Maintenance of existing land uses and community character is anticipated over the next 20 years. Where change occurs, it will typically be modest in scale and will consist primarily of infill housing, public facilities, and institutional uses. Major changes in density over current (2017) conditions are not expected but some new development and reuse opportunities are anticipated, and these can support conservation of neighborhood character where guided by

Comprehensive Plan policies and the Future Land Use Map. Neighborhood Conservation Areas that are designated “PDR” on the Future Land Use Map are expected to be retained with the mix of industrial, office, and retail uses they have historically provided. 225.4

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. Approaches to managing context-sensitive growth in Neighborhood Conservation Areas may vary based on neighborhood socio-economic and development characteristics. 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 proposed redevelopment of the subject property would be in keeping with the intent of Neighborhood Conservation Areas as it would retain residential use on the site, and would allow for the replacement of the current units with more modern units and amenities. The rezoning would allow for a development that would be at a scale that is compatible with the surrounding row and low scale apartments and higher density mixed use development at Skyland Town Center to the northeast. As is the intent of the Neighborhood Conservation Area, the proposal would assist in addressing the City’s housing needs and in this case would allow for homeownership and senior housing opportunities which are needed in this area. The property is in an area that is accessible to job opportunities, services and transportation via various bus lines. The current residents would be offered the opportunity to return; additional detail is provided in the applicant filing at Exhibit 3E at page 28.

B. OTHER RELEVANT PLANNING DOCUMENTS

The [Anacostia Neighborhood Investment Fund Plan](#) was approved by Council on December 2, 2008. The Neighborhood Investment Fund (NIF) was “*an annual non-lapsing, revolving fund to finance economic development and neighborhood revitalization in 12 target neighborhoods.*” It 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, the NIF Program’s implementing agency, to work with community stakeholders to develop an investment plan designed to identify community priorities for NIF investments and to set an investment agenda for NIF resources over a five year period.

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

- Increase support for programs that can 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.

In general, although this study was policy and resource-allocation focused, the proposal would not be inconsistent with the intent of either of this plan.

C. 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. The Comprehensive Plan recognizes that advancing equity requires a multifaceted policy approach and that many areas of policy must be brought to bear on the challenge:

Equitable development is a participatory approach for meeting the needs of underserved communities through policies, programs and/or practices that reduce and ultimately eliminate disparities while fostering places that are healthy and vibrant. Equitable development holistically considers land-use, transportation, housing, environmental, and cultural conditions, and creates access to education, services, health care, technology, workforce development, and employment opportunities. As the District grows and changes, it must do so in a way that encourages choice, not displacement, and builds the capacity of vulnerable, marginalized, and low-income communities to fully and substantively participate in decision-making processes and share in the benefits of the growth, while not unduly bearing its negative impacts. 213.7

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 Racial Equity Analysis is provided at [Exhibit 3E](#) and OP’s analysis is provided 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.

Equity is conveyed throughout the Comprehensive Plan, particularly in the context of zoning, where certain priorities stand out. The redevelopment of the property offers improved housing, the potential for more affordable housing, senior housing, home ownership, transportation improvements and neighborhood amenities.

RACIAL EQUITY TOOL PART 1 – COMPREHENSIVE PLAN GUIDANCE

In the context of zoning, certain priorities of equity are explicit throughout the Comprehensive Plan, including affordable housing, displacement, and access to opportunity. Below is an outline of Comprehensive Plan policies relative to this proposal which, when viewed through a racial equity lens, provides the Commission a framework for evaluating the map amendment. Please refer to Attachment I to this report for the full text of each policy statement, or refer to the [Comprehensive Plan](#) available on the Office of Planning website – www.planning.dc.gov.

As noted above, the proposal would be not inconsistent with both Comprehensive Plan Generalized Policy and Future Land Use Maps. The proposed development, on balance, would not be inconsistent with the Citywide Elements of the Comprehensive Plan and would particularly further the policies of the

Land Use, Transportation, Housing, Environmental Protection, Economic Development, and Urban Design Elements. For the complete wording of each policy statement, refer to Attachment I to this report.

Citywide Elements:

Land Use Element

- *Policy LU-1.4.6: Development Along Corridors*
- *Policy LU-1.5.1: Infill Development*
- *Policy LU-2.1.1: Variety of Neighborhood Types*
- *Policy LU-2.1.2: Neighborhood Revitalization*
- *Policy LU-2.1.3: Conserving, Enhancing, and Revitalizing Neighborhoods*
- *Policy LU-2.1.10: Multi-Family Neighborhoods*
- *Policy LU-2.2.4: Neighborhood Beautification*

The map amendment for the site is appropriate as it would allow for the redevelopment of the property to replace units that are outdated and in need of modernization. A moderate density development allowing for a mix of unit types, including multifamily, senior and for-sale row dwellings, would be consistent with the proposed zone, and could create opportunities for neighborhood revitalization and beautification. This would address the needs of the current residents and accommodate population growth in a new development consistent with the planning intent, and in advancement of affordability and racial equity goals. Further, it would allow transportation improvements and other outdoor neighborhood amenities that would help to improve the character of the existing neighborhood.

Transportation Element

- *Policy T-1.1.7: Equitable Transportation Access*
- *Policy T-1.2.3: Discouraging Auto-Oriented Uses*
- *Policy T-1.3.1: Transit-Accessible Employment*
- *Policy T-2.4.1: Pedestrian Network*

The proposed amendment would allow for an appropriately scaled redevelopment along the Marion Barry Avenue corridor which connects to Metrorail stations. The closest Metro Station, Congress Heights Metro Station (Green Line) is approximately 1.9 miles to the south of the property and is served by Metro Bus route #92. Other Metro bus routes, 32, A3, W2, W3, and W8 which serves the property connects the property to other area of the City. These bus connections could help reduce the necessity for auto use and ownership in support of a related reduction in household expenses for future residents. The redevelopment of the property would also accommodate improvements to the bicycle and pedestrian ways within and around the property and could enable a pedestrian-oriented environment and a transit-oriented development. Taken together these connections would give residents easy connections to employment, entertainment, and recreation. The proposed map amendment would therefore support redevelopment of the site to meet the expectations of equity in transportation accessibility.

Housing Element

- *Policy H-1.1.1: Private Sector Support*
- *Policy H-1.1.3: Balanced Growth*
- *Policy H-1.1.9: Housing for Families*

- *Policy H-1.2.1: Low- and Moderate-Income Housing Production as a Civic Priority*
- *Policy H-1.2.2: Production Targets*
- *Policy H-1.2.3: Affordable and Mixed-Income Housing*
- *Policy H-1.2.5: Moderate-Income Housing*
- *Policy H-1.2.9: Advancing Diversity and Equity of Planning Areas*
- *Policy H-1.2.10 Redevelopment of Existing Subsidized and Naturally Occurring Affordable Housing*
- *Policy H-1.2.11: Inclusive Mixed-Income Neighborhoods*
- *Policy H-1.3.1: Housing for Larger Households*
- *Policy H-1.3.2: Tenure Diversity*
- *Policy H-2.1.4: Avoiding Displacement*
- *Policy H-3.1.1: Increasing Homeownership*
- *Policy H-3.1.3: Asset Development Through Homeownership*
- *Policy H-4.3.2: Housing Choice for Older Adults*

The redevelopment of the properties would both accommodate existing residents, and an increase in the number of residential units to assist in addressing the City's housing needs along a corridor where housing is envisioned. Although this is a map amendment request, the Applicant has signaled an intent to redevelop the site with an increased number of units and unit types which would make a substantial contribution to the District's housing and affordable housing goals and advance Comp Plan policies related to housing. Redevelopment of the subject property would support the provision of both market rate and affordable housing within the Far Southeast/Southwest Planning Area, as the application of inclusionary zoning would ensure units for persons of moderate incomes. The Far Southeast/Southwest Planning Area already significantly exceeds its 2025 affordable housing production; this proposal could help to address the need for housing for families, seniors, and for moderate income persons and homeownership. To minimize the potential for displacement of existing residents, the Applicant indicates that they would implement a phased development process, allowing temporary on-site relocation and return of existing residents.

The location of the property, along a transit corridor with several bus routes which connects to Metro stations, would support the Framework Element's equity requirements for a desirable depth of affordability and access, which reduces future households transportation costs thereby providing easier access to employment and services.

Environmental Protection Element

- *Policy E-1.1.2: Urban Heat Island Mitigation*
- *Policy E-2.1.2: Tree Requirements in New Development*
- *Policy E-2.1.3: Sustainable Landscaping Practices*
- *Policy E-3.2.2 Net-Zero Buildings*
- *Policy E-3.2.3: Renewable Energy*
- *Policy E-3.2.7: Energy-Efficient Building and Site Planning*
- *Policy E-3.3.2: Construction and Demolition Recycling*
- *Policy E-4.1.1: Maximizing Permeable Surfaces*
- *Policy E-4.1.2: Using Landscaping and Green Roofs to Reduce Runoff*

While this is a zoning map amendment request and specific new construction is not a part of this application, future development of the property would be reviewed by DOEE requirements to implement District policies under the Sustainable DC Plan and code requirements which protect the health and well-being of residents across all incomes and the District as a whole. As such, any redevelopment would be held to higher environmental standards than the existing development.

Economic Development

- *Policy ED 3.1.1 Neighborhood Commercial Vitality*

Consistent with the Comp Plan, the zoning would not permit new commercial development. However, the zoning would allow additional residential units, the residents of which would support existing and new retail and service options in the neighborhood, increasing their viability.

Urban Design

- *Policy UD-2.2.1: Neighborhood Character and Identity*
- *Policy UD-2.2.5: Infill Development*

The proposed zone would provide for the redevelopment of the site with new housing consisting of a mix of multifamily, row dwellings and a senior building at a height and scale consistent with the Comprehensive Plan and the character of the area. Any development on the site would be integrated into the rolling topography of the site and would be required to meet current streetscape and environmental standards for new buildings.

Far Southeast/Southwest Area Element:

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

“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:

- *Policy FSS-1.1.1: Directing Growth*
- *Policy FSS-1.1.4: Infill Housing Development*
- *Policy FSS-1.1.11: Increasing Homeownership *
- *Policy FSS-1.1.14: Sustainable*
- *Policy FSS-R.1.1.16: Resilient Housing*
- *Policy FSS-1.2.4: Designing with Nature*

The RA-2 zone would allow for existing residents to remain on site, though a phased redevelopment of this large site, as well as additional height and density at a moderate range over what is currently allowed. This would allow for additional development with a variety of unit sizes, incomes, and home ownership opportunities. The location of the property allows for easy access to transportation which is a key element for affordably moving people around to jobs and amenities in an environmentally friendly way.

FSS-2 Policy Focus Areas 1810

The Comprehensive Plan has identified seven areas in the Far Southeast/Southwest Area as “*Policy Focus Areas*.” However, the property is not within any of these areas.

COMPREHENSIVE PLAN POLICIES RELATED TO RACIAL EQUITY WILL POTENTIALLY NOT BE ADVANCED BY APPROVAL OF THE ZONING ACTION?

- ***Policy LU-2.1.4: Rehabilitation Before Demolition*** *In redeveloping areas characterized by vacant, abandoned, and underused older buildings, generally encourage rehabilitation and adaptive reuse of architecturally or historically significant existing buildings rather than demolition.* 310.11

The Applicant indicates that if the property is rezoned, the proposed redevelopment of the site would include the demolition of all the buildings on the property due to a number of factors related to the age of the development include:

- A deteriorating boiler system which requires complete replacement;
- A deteriorating building system which are costly to maintain and disrupt operations;
- Small units pose challenges to incorporate new utility and sprinkler systems
- A high percentage of on-bed bedroom units and a lack of family sized units;
- A 20% grade drop across the site poses challenges to provide ADA pathways;
- 30 plus heritage and special trees on the site limits additions to existing buildings; and
- A site layout that creates security challenges.

In their filing at [Exhibit 3E](#) the Applicant also indicates that the proposal may be inconsistent *E-3.2.2: Net-Zero Buildings* and *E-3.2.3 Renewable Energy* but did not identify any instances where the proposal to rezone the property to the RA-2 zone was categorically inconsistent with applicable Comp Plan policies. Any new development would be held to current environmental standards.

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

The property is within the Advisory Neighborhood Commission (“ANC”) 8B. The property is also separated from ANC 8A by Marion Barry Avenue, SE. The Applicant states that to date, they have presented at one ANC-8B meeting although they were scheduled to present on two other which were cancelled due to lack of a quorum. There is no indication that a meeting has been held with ANC-8A.

The residents of the community are represented by the Skyland Terrace Tenant Association (“STTA”). The Applicant states that they have engaged with the STTA and residents, in the following ways:

- October 23, 2023 – Hosted dinner for the STTA;
- November 15, 2023 – Hosted dinner for the STTA;

- December 7, 2023 – Hosted all-resident meeting;
- February 12–16, 2024 – Mailed a postcard to all residents inviting them to complete a survey regarding their opinions of the Property; and
- February 29, 2024 – Hosted virtual all-resident meeting.

The Applicant states that they will continue to work with the ANCs, STTA and residents and the wider community to improve the responses to their outreach. Although not a consideration of the map amendment, the Applicant has informed OP that the redevelopment of the site would be done in three phases and residents would be able to remain onsite during construction and given the opportunity to be relocated to a newly constructed unit.

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 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](#)). Part 3 also asks if the planning area is on track to meet affordable housing goals.

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. Additional demographic data is provided in Attachment II.

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%

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
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 and White residents made up the largest portion of the population, at 91% and 5.32 % respectively of the area's residents. In the 2018-2022 period, Black and White residents continued to make up the largest portions of the population but both the total population, although decreasing slightly to 87.7 % for Blacks and 5.28%. Most of the other groups saw a slight increase or retained their percentage of the population, with the "Two or More Races" segment of the population, although relatively small, having the largest increase. 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)
Median Household Income	\$72,935	101,722	30,991	43,382
White alone	\$119,564	160,745	78,612	155,972
Black or African American alone	\$40,560	75,942	29,425	41,254
American Indian and Alaskan Native alone	\$51,306	60,390	31,070	0
Asian alone	\$91,453	123,660	60,324	0
Native Hawaiian and Other Pacific Islander alone	NA	NA	87,500	0
Some other races	\$48,047	61,851	30,766	35,992
Two or more races	\$83,243	108,455	37,532	48,421
Hispanic or Latino	\$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, 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. This appears to be largely due to Black and African American and Some Other Race, which saw decreases in their median age.

General Characteristics

Table 3: 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)
Unemployment Rate	8.7%	7.1%	22.8%	17.7%
Cost Burdened Households³	38.6%	36.1%	56.1%	52%
Poverty Rate	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%.

³ Percentage of households spending 30% or more of their income on housing

Vulnerable or Special Populations

Table 4: Vulnerable or Special Populations.

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

Districtwide and in the Planning Area, the percentage of persons above 65 years old are significantly above those who are under 18 years old in both time periods. Relative to the District, the Planning Area had a significantly higher percentage of the population who are elderly, nearly 50%, in both time periods.

The Planning Area had a higher percentage of persons under 18 than Districtwide in both time periods. Although there was a decrease in the number of persons 18 years and under, both Districtwide and in the Planning Area, the difference remained at approximately 3%.

The disability rate of the Planning Area was also higher than that of the District as a whole. There was a percentage decreased between the two time periods both Districtwide and in the Planning area but neither changed substantively.

Housing Tenure

Table 5A - Owner Occupied Households

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

Table 5B: Renter Occupied Households

Renter Occupancy	Districtwide 2012-2016	Districtwide (2018-2022)	Planning Area 2012-2016	Planning Area (2018-2022)
Total Renter Occupancy	59.3%	58.6%	81.2%	76.6%
White alone	52.2%	52.6%	82.5%	65.1%

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

The rising cost of housing in the District limits the ability to provide housing, 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).

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.

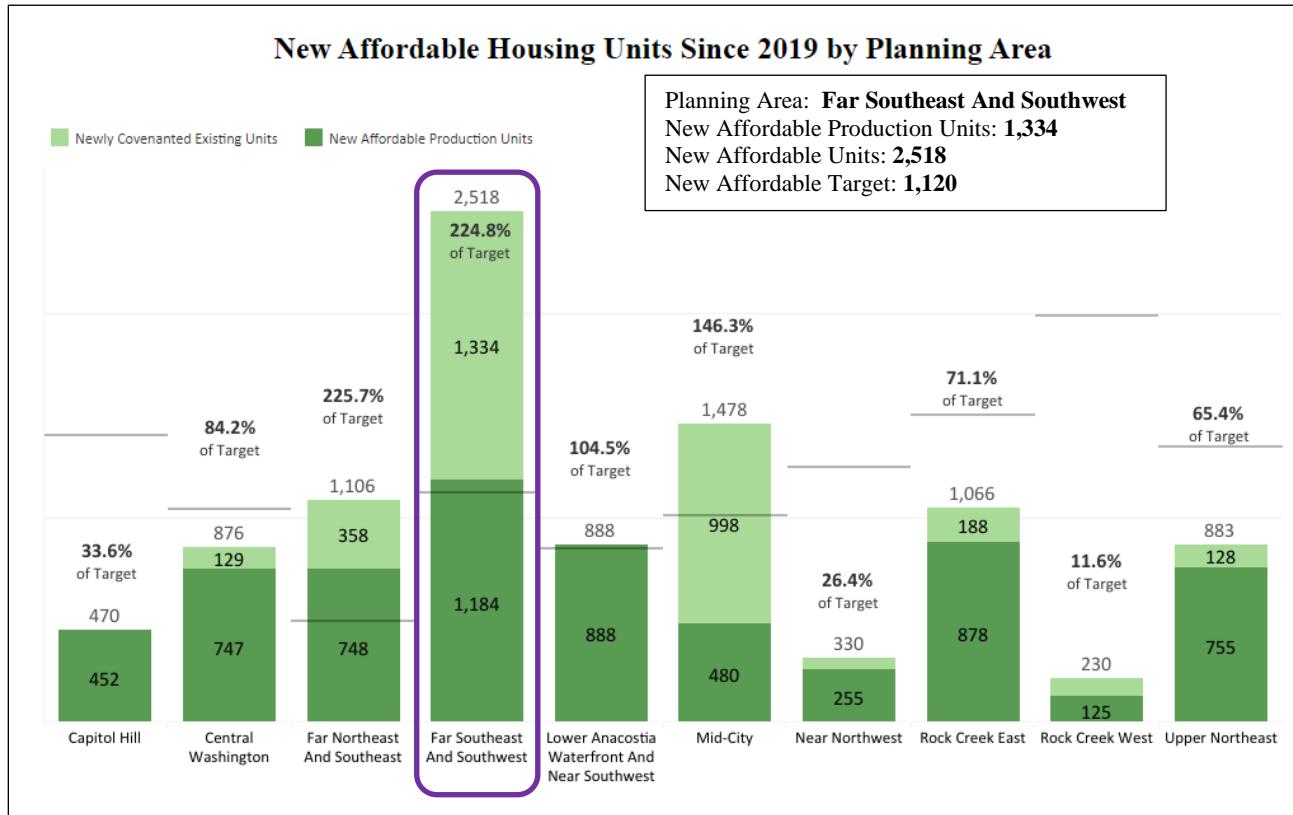
In the 2018-2022 period, Asian Alone showed the lowest percentage of renter occupancies at 31.9% while the Some Other Races group and native Hawaiian and Other Pacific Islander alone had the highest rental occupancy. Blacks and Two or More Races were at 77.6% and 74% respectively and are close to the 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.

Progress Toward Meeting the Mayor’s 2025 Housing Equity Goals

The Mayor’s housing goals include the production of 12,000 new affordable units citywide for households earning below 80% of Median Family Income (MFI). As of July 29, 2024 the District produced 9,845 affordable units, reaching 82% of this goal. With over 2,500 units currently under construction, the District expects to meet the Mayor’s affordable housing target by the end of 2025.

The Deputy Mayor for Planning and Economic Development (DMPED) provides regular updates on how each planning area is progressing in meeting their portion of the affordable housing target. The July 2024 update indicates that the Planning Area has exceeded its target by providing 2,518 affordable units, or 224.8% 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 3E](#).

Factor	Question	OP Response
Direct Displacement	Will the zoning action result in displacement of tenants or residents?	The Applicant states that their plans to minimize displacement would include a phased redevelopment of this very large site, allowing for relocation of existing residents to vacant on-site units and then the right to return to new, modernized units.
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 create new opportunities for market rate and affordable housing on the site for the neighborhood.
Housing	Will the action result in changes to: <ul style="list-style-type: none"> ▪ Market Rate Housing ▪ Affordable Housing 	The proposed RA-2 zone would permit construction of new replacement housing in excess of what can be constructed under existing zoning and in excess of what currently exist on the site. Additionally, it

Factor	Question	OP Response
	<ul style="list-style-type: none"> ▪ Replacement Housing 	<p>would allow a mix of unit types and sizes, and would include new market rate and affordable housing in accordance with IZ requirements.</p>
Physical	<p>Will the action result in changes to the physical environment such as:</p> <ul style="list-style-type: none"> ▪ Public Space Improvements ▪ Urban Design Improvements ▪ Streetscape Improvements 	<p>Any redevelopment of the property would result in changes to the physical environment. The redevelopment would include public space and streetscape improvements along Marion Barry Avenue and other internal streets. Other improvements would include public realm improvements to accommodate pedestrians, bicyclists and drivers and more pervious spaces on the property. Improvements could also include new and improved public utilities, such as water, sewer and light, and recreational/gathering spaces for residents.</p>
Access to Opportunity	<p>Is there a change in access to opportunity?</p> <ul style="list-style-type: none"> ▪ Job Training/Creation ▪ Healthcare ▪ Addition of Retail/Access to New Services 	<p>Skyland Workforce Center is located just outside of the property and is a facility that provides job search, job training, and placement.</p> <p>The development is near the Skyland Town Center and the Good Hope Marketplace to the east of the site which has a variety of retail and service uses including two supermarkets. There are also other retail and service uses along Marion Barry Avenue. Although none of these facilities would be provided on-site, consistent with the Comp Plan designation, residents would have easy access to these existing facilities, and new residents on the site would support local businesses.</p>
Community	<p>How did community outreach and engagement inform/change the zoning action?</p>	<p>The Applicant provides details of their ongoing outreach efforts at Exhibit 3E, page 25. The Applicant indicates that several types of outreach actions were taken such as door knocking, flyers, one-on-one meetings, and zoom meetings. These interactions resulted in a list of resident concerns and desires.</p> <p>The Applicant commits to continue working with the residents if the proposal is set down, and to address concerns through the project development process.</p>

VIII. Summary of Planning Context Analysis and Recommendation

As demonstrated above, the proposed map amendment would not be inconsistent with the recommendations of the FLUM for moderate density residential uses while the Generalized Policy Map

designates the property as being within a Neighborhood Conservation Area. 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. In particular, the proposal would help to overcome several racial equity elements for current and future residents of the property as it would allow existing residents to remain on-site, including through the redevelopment process, and for the development of an under-utilized property to provide housing in various types and styles, variety in unit types, variety in affordability, and accessibility to transportation, jobs and services.

IX. AGENCY REFERRALS

If this application is set down for a public hearing, the OP will refer the proposal to the following District agencies for review and comment:

- Department of Energy and the Environment (DOEE)
- Department of Housing & Community Development (DHCD)
- District Department of Transportation (DDOT)
- Department of Parks and Recreation (DPR)
- DC Public Schools (DCPS)
- Department of Public Works (DPW)
- Fire and Emergency Medical Services Department (FEMS)
- Metropolitan Police Department (MPD)
- District of Columbia Water and Sewer Authority (DC Water)

ATTACHMENTS

Attachment I – Comprehensive Plan Policies

Attachment II – Demographic Data

ATTACHMENT I -COMPREHENSIVE PLAN POLICIES

Comprehensive Plan Citywide Elements

Chapter 3 - Land Use Element

Policy 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

Policy LU-1.5.1: Infill Development

Encourage infill development on vacant land within Washington, DC, particularly in areas where there are vacant lots that create gaps in the urban fabric and detract from the character of a commercial or residential street. Such development should reflect high-quality design, complement the established character of the area and should not create sharp changes in the physical development pattern. 308.6

Policy 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

Policy LU-2.1.2: Neighborhood Revitalization

Facilitate neighborhood revitalization by focusing District grants, loans, housing rehabilitation efforts, commercial investment programs, capital improvements, and other government actions in those areas that are most in need, especially where projects advance equitable development and racial equity, as described in Section 213 of the Framework Element, and create opportunities for disadvantaged persons and for deeply affordable housing. Engage and partner in these efforts with the persons intended to be served by revitalization, especially residents. Use social, economic, and physical indicators, such as the poverty rate, the number of abandoned or substandard buildings, the crime rate, and the unemployment rate, as key indicators of need. 310.9

Policy LU-2.1.3: Conserving, Enhancing, and 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

Policy LU-2.1.10: Multi-Family Neighborhoods

Maintain the multi-family residential character of the District's medium and high-density residential areas. Limit the encroachment of large-scale, incompatible commercial uses into these areas. Make these areas more attractive, pedestrian-friendly, and transit accessible, and explore opportunities for compatible commercial development which provides jobs for nearby residents. 310.17

Policy LU-2.2.4: Neighborhood Beautification

Encourage projects that improve the visual quality of neighborhoods, including landscaping and tree planting, facade improvement, anti-litter campaigns, graffiti removal, murals, improvement or removal of abandoned buildings, street and sidewalk repair, park improvements, and public realm enhancements and activations. 311.5

Chapter 4 - Transportation Element***Policy T-1.1.7: Equitable Transportation Access***

Transportation within the District shall be accessible and serve all users. Residents, workers, and visitors should have access to safe, affordable and reliable transportation options regardless of age, race, income, geography or physical ability. Transportation should not be a barrier to economic, educational, or health opportunity for District residents. Transportation planning and development should be framed by a racial equity lens, to identify and address historic and current barriers and additional transportation burdens experienced by communities of color. 403.13

Policy T-1.2.3: Discouraging Auto-Oriented Uses

Discourage certain uses, like drive-through businesses or stores with large surface parking lots and minimize the number of curb cuts in new developments. Curb cuts and multiple vehicle access points break up the sidewalk, reduce pedestrian safety, and detract from pedestrian-oriented retail and residential areas. 404.6

Policy T-1.3.1: Transit-Accessible Employment

Support more efficient use of the region's transit infrastructure with land use strategies that encourage employment locations near underused transit stations. Work closely with the federal government and suburban jurisdictions to support transit-oriented and transit-accessible employment throughout the region. This would expand the use of major transit investments such as Metrorail. Encourage approaches that improve transit access to jobs for low-income residents. 405.7

Policy T-2.4.1: Pedestrian Network

Develop, maintain, and improve pedestrian facilities. Improve the District's sidewalk system to form a safe and accessible network that links residents across Washington, DC. 411.5

Chapter 5 - Housing Element***Policy 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

Policy H-1.1.3: Balanced Growth

Strongly encourage the development of new housing, including affordable housing, on surplus, vacant, and underused land in all parts of Washington, DC. Ensure that a sufficient supply of land is planned and zoned to enable the District to meet its long-term housing needs, including the need for low- and moderate-density single-family homes, as well as the need for higher-density housing. 503.5.

Policy 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

Policy 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

Policy 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

Policy 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

Policy H-1.2.5: Moderate-Income Housing

In addition to programs targeting persons of very low and extremely low incomes, develop and implement programs that meet the housing needs of those earning moderate incomes with wages insufficient to afford market rate housing in the District. 504.13

Policy 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

Policy H-1.2.10 Redevelopment of Existing Subsidized and Naturally Occurring Affordable Housing

Prioritize, encourage, and incentivize build-first, one-for-one, on-site, and in-kind replacement of affordable units, including larger family-sized units. In addition, encourage and incentivize relocation and right of return plans when projects redeveloping affordable housing seek additional density beyond that permitted by existing zoning. Work to identify and coordinate financial assistance to ensure long-term affordability, preferably permanent or for the life of the project, when projects meet these criteria. 504.18

Policy H-1.2.11: Inclusive Mixed-Income Neighborhood

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-2.1.4: Avoiding Displacement

Maintain programs to prevent long-term displacement resulting from the loss of rental housing units due to demolition or conversion, and minimize short-term displacement during major rehabilitation efforts, and the financial hardships created by rising rents on tenants and other shocks or stresses. Employ TOPA, DOPA, and other financial tools, such as the HPTF and the Preservation Fund. In addition, provide technical and counseling assistance to lower-income households and strengthen the rights of existing tenants to purchase rental units if they are being converted to ownership units. 510.8

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

Policy H-3.1.3: Asset Development Through Homeownership

Support paths to homeownership that build and sustain equity and develop assets for the transfer of intergenerational wealth, especially for low- and moderate-income households. 513.7

Policy H-4.3.2: Housing Choice for Older Adults

Provide a wide variety of affordable housing choices for the District's older adults that enable them to age in their neighborhoods either by supporting their ability to remain in their homes or by providing new opportunities within multi-unit buildings that include Universal Design and intergenerational options. Take into account the income range and health care needs of this population. Recognize the coming growth in the older adult population so that the production and rehabilitation of affordable housing for older adults meets Universal Design standards and becomes a major District priority. Acknowledge and support the establishment of senior villages and wellness centers throughout Washington, DC that allow older adults to remain in their homes and/or communities and age in place. 518.11

Chapter 6 – Environmental Protection Element

Policy E-1.1.2: Urban Heat Island Mitigation

Wherever possible, reduce the urban heat island effect with cool and green roofs, expanded green space, cool pavement, tree planting, and tree protection efforts, prioritizing hotspots and those areas with the greatest number of heat-vulnerable residents. Incorporate heat island mitigation into planning for GI, tree canopy, parks, and public space initiatives. 603.6

Policy E-2.1.2: Tree Requirements in New Development

Use planning, zoning, and building regulations to promote tree retention and planting, as well as the removal and replacement of dying trees when new development occurs. Tree planting and landscaping required as a condition of permit approval should include provisions for ongoing maintenance. 605.6

Policy E-2.1.3: Sustainable Landscaping Practices

Encourage the use of sustainable landscaping practices to beautify the District, enhance streets and public spaces, reduce stormwater runoff, and create a stronger sense of character and identity. District government, private developers, and community institutions should coordinate to significantly increase the use of these practices, including planting and maintaining mostly native trees and other plants on District-owned land outside the right-of-ways in schools, parks, and housing authority lands. 605.7

Policy E-3.2.2: Net-Zero Buildings

Provide incentives for new buildings to meet net-zero energy design standards, as called for in Clean Energy DC and Sustainable DC 2.0. Establish a path to the phased adoption of net-zero codes between 2022 and 2026. The District's building energy codes should be updated again by 2026 to require that all new buildings achieve net-zero energy use or better. Prior to 2026, the District should provide incentives to projects that voluntarily seek to achieve net-zero energy use. 612.4

Policy E-3.2.3: Renewable Energy

Promote the efficient use of energy, additional use of renewable energy, and a reduction of unnecessary energy expenses. The overarching objective should be to achieve reductions in per capita energy consumption. 612.5

Policy E-3.2.7: Energy-Efficient Building and Site Planning

Include provisions for energy efficiency and for the use of alternative energy sources in the District's planning, zoning, and building standards. Encourage new development to exceed minimum code requirements and contribute to energy efficiency and clean energy goals. 612.9

Policy E-3.3.2: Construction and Demolition Recycling

Support the recycling of construction and demolition debris as a key strategy for reducing the volume of waste requiring landfill disposal. To carry out this policy, encourage the deconstruction of obsolete buildings rather than traditional demolition. Deconstruction dismantles buildings piece by piece and makes the components available for resale and reuse. 613.6

Policy E-4.1.1: Maximizing Permeable Surfaces

Encourage the use of permeable materials for parking lots, driveways, walkways, and other paved surfaces as a way to absorb stormwater and reduce runoff. 615.3

Policy E-4.1.2: Using Landscaping and Green Roofs to Reduce Runoff

Promote an increase in tree planting and vegetated spaces to reduce stormwater runoff and mitigate the urban heat island, including the expanded use of green roofs in new construction and adaptive reuse, and the application of tree and landscaping standards for parking lots and other large paved surfaces. 615.4

Chapter 7 - Economic Development Element

Policy ED-3.1.1: Neighborhood Commercial Vitality

Promote the vitality and diversity of Washington, DC's neighborhood commercial areas by retaining existing businesses, attracting new businesses, supporting a strong customer base through residential density, and improving the mix of goods and services available to residents. 713.5

Chapter 9 - Urban Design

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

Comprehensive Plan Area Element - Far Southeast/Southwest Area Element:

Policy FSS-1.1.1: Directing Growth

... Additional opportunities for future housing development and employment growth in Far Southeast/Southwest should be directed to the area around the Congress Heights and Anacostia Metro station, on the St. Elizabeths Hospital Campus, along the Great Streets corridors of Martin Luther King, Jr. Avenue SE and South Capitol Street SE, and on the DC Circulator routes to provide improved transit and automobile access to these areas and improve their visual and urban design qualities. The DC Circulator is a key element for affordably moving people around to jobs and amenities in an environmentally friendly way. 1808.2

Policy FSS-1.1.11: Increasing Homeownership

Address the low rate of homeownership in Far Southeast/Southwest by providing more owner-occupied housing in new construction, encouraging the construction of single-family homes, and supporting the conversion of rental apartments to owner-occupied housing, with an emphasis on units that are affordable to current tenants. 1808.12

Policy FSS-1.1.14: Sustainable Development

Provide innovative solutions for sustaining economic growth without harming the environment or exhausting its resources while improving the quality of life for current and future residents. 1808.15

Policy FSS-R.1.1.16: Resilient Housing

Encourage the use of climate-resilient and energy-efficient design practices for new residential developments, especially in the construction of affordable housing units. These practices include cool and living roofs, solar

shading, natural ventilation, and other passive cooling techniques that will reduce the impacts of extreme heat events on the area's most vulnerable residents. They also include the use of green infrastructure methods that can reduce the urban heat island effect and potential flooding risks by preserving or expanding green space, tree cover, and other natural features. 1808.17

Policy FSS-1.2.4: Designing with Nature

Protect and enhance the wooded ridges and slopes of Far Southeast/ Southwest, particularly views of Washington, DC's monumental core from the major north-south ridge that crosses the area. Development should be particularly sensitive to environmental features along Oxon Run Parkway, Shepherd Parkway (along I-295), and on the St. Elizabeths and DC Village sites. 1809.4

ATTACHMENT II – DEMOGRAPHIC DATA

RACE AND ETHNICITY	VARIABLE	DISTRICT TOTAL	Area Element
			FAR SOUTHEAST AND SOUTHWEST
TOTAL POPULATION / SELECTED AGE GROUPS / MEDIAN AGE			
Total Population	Total	670,587	72,294
	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
White alone	Total	265,633	3,822
	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
Black or African American alone	Total	297,101	63,441
	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
American Indian and Alaska Native alone	Total	2,209	171
	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
Asian alone	Total	27,067	469
	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
Native Hawaiian and Other Pacific Islander alone	Total	420	11
	Under 18 years	16	0

RACE AND ETHNICITY	VARIABLE	DISTRICT TOTAL	Area Element
			FAR SOUTHEAST AND SOUTHWEST
	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 <i>(Hispanics can be of any race and are included in race categories above)</i>	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
	Percent	62.6	19.9
White alone	Total	209,259	2,423

RACE AND ETHNICITY	VARIABLE	DISTRICT TOTAL	Area Element
			FAR SOUTHEAST AND SOUTHWEST
	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
Black or African American alone	Total	204,800	39,488
	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
American Indian and Alaska Native alone	Total	1,694	136
	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
Asian alone	Total	21,541	429
	Less than high school diploma	989	0
	Percent	4.6	0.0
	High school graduate (includes equivalency)	981	48
	Percent	4.6	11.2
	Some college or associate's degree	1,193	131

RACE AND ETHNICITY	VARIABLE	DISTRICT TOTAL	Area Element
			FAR SOUTHEAST AND SOUTHWEST
	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	Total	361	9
	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	Total	17,520	526
	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	Total	29,421	1,500
	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	Total	48,773	1,068
	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	Total	661,596	69,869
	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	Total	262,457	2,969
	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
Black or African American alone	Total	292,222	62,258
	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
American Indiana and Alaska Native alone	Total	2,209	171
	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
Asian alone	Total	72,659	369
	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
Native Hawaiian and Other Pacific Islander alone	Total	410	1
	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
Some Other Race alone	With a disability	0	0
	Percent with a disability	0	0.0
	Total	30,703	1,173
	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
Two or More Races	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
	Total	46,843	2,929
	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
Hispanic or Latino (Hispanics can be of any race and are included in race categories above)	Total	76,587	2,291
	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
UNEMPLOYMENT RATE (Population 16 years and over)			
Total	Unemployment rate	7.1	17.7
White alone	Unemployment rate	2.6	6.0
Black or African American alone	Unemployment rate	14.0	18.5
American Indian and Alaska Native alone	Unemployment rate	2.8	0.0
Asian alone	Unemployment rate	2.7	8.3
Native Hawaiian and Other Pacific Islander alone	Unemployment rate	2.8	0.0
Some Other Race alone	Unemployment rate	8.0	21.7
Two or More Races	Unemployment rate	4.7	16.4
Hispanic or Latino	Unemployment rate	5.3	11.1
POVERTY STATUS			
Total population	Population for whom poverty status is determined	649,184	70,648
	Income in the past 12 months below poverty level	98,039	21.173
	Percent in poverty	15.1	29.97
White alone	Population for whom poverty status is determined	256,129	3,461
	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
Black or African American alone	Population for whom poverty status is determined	288,885	62,353
	Income in the past 12 months below poverty level	68,985	19,393
	Percent in poverty	23.88	30.94
American Indian and Alaska Native alone	Population for whom poverty status is determined	2,159	171
	Income in the past 12 months below poverty level	512	22
	Percent in poverty	23.71	12.87
Asian alone	Population for whom poverty status is determined	25,320	418
	Income in the past 12 months below poverty level	3,379	48
	Percent in poverty	13.35	11.37
Native Hawaiian and Other Pacific Islander alone	Population for whom poverty status is determined	390	1
	Income in the past 12 months below poverty level	53	0
	Percent in poverty	13.59	0.0
Some Other Race alone	Population for whom poverty status is determined	30,340	1,180
	Income in the past 12 months below poverty level	5,472	625
	Percent in poverty	18.04	53.08
Two or More Races	Population for whom poverty status is determined	45,961	3,065
	Income in the past 12 months below poverty level	5,264	816
	Percent in poverty	11.45	26.62
Hispanic or Latino (Hispanics can be of any race and are included in race categories above)	Population for whom poverty status is determined	75,004	2,323
	Income in the past 12 months below poverty level	9,600	366
	Percent in poverty	12.8	15.7
MEDIAN HOUSEHOLD INCOME			
Total households	Median household income (dollars)	101,722	43,382
White alone	Median household income (dollars)	160,745	155,972
Black or African American alone	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	Total Owner occupied % owner occupied Renter occupied % renter occupied	315,785 130,865 184,920 41.4 58.6	30,603 7,152 22.34% 23,452 76.6%
White alone	Total Owner occupied % owner occupied Renter occupied % renter occupied	140,029 66,420 73,609 47.4 52.6%	1,550 541 34.9% 1,009 65.1%
Black or African American alone	Total Owner occupied % owner occupied Renter occupied % renter occupied	131,600 47,195 35.9 84,405 64.1	27,446 6,151 22.4% 21,295 77.6%
American Indian and Alaska Native alone	Total Owner occupied % owner occupied Renter occupied % renter occupied	1,269 327 942 25.8 74.2	124 52 41.9% 72 58.1%
Asian alone householder	Total Owner occupied % owner occupied Renter occupied % renter occupied	13,886 5,884 42.4 8,002 57.6	138 84 60.9% 54 31.9%

RACE AND ETHNICITY	VARIABLE	DISTRICT TOTAL	Area Element
			FAR SOUTHEAST AND SOUTHWEST
Native Hawaiian and Other Pacific Islander alone	Total	81	1
	Owner occupied	52	0
	% owner occupied	29	0.0%
	Renter occupied	64.2	1
	% renter occupied	35.8	100.0%
Some Other Race alone	Total	9,836	306
	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	Total	19,084	1,039
	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)	Total	29,336	698
	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			
Total	Total Households	315,785	30,603
	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 m