

MEMORANDUM

TO: District of Columbia Zoning Commission

FROM: Joshua Mitchum, Development Review Specialist
JL for Jennifer Steingasser, Deputy Director, Development Review & Historic Preservation

DATE: July 21, 2025

SUBJECT: ZC No. 25-04 – Setdown Report for request to Rezone 5045 Hanna Place SE (Square 5341; Lot 0034) from R-2 to MU-4.

I. PROPOSAL AND RECOMMENDATION

Ed Villard (“the Applicant”) has filed a zoning map amendment application to rezone 5045 Hanna Place SE (Square 5341; Lot 0034) from the R-2 Zone to the MU-4 Zone. This proposed map amendment would not be inconsistent with the 2021 Comprehensive Plan, including the Future Land Use Map (FLUM).

The Office of Planning (OP) recommends that the Zoning Commission **set down this application for a public hearing**. OP raised with the applicant the option of working with neighboring properties to bring forward a broader zoning map amendment as other surrounding properties have the same zone and the same Comp Plan FLUM designation. However, the applicant elected to move forward with the application just for their own one property. As the proposal would result in zoning that would be more consistent with the Comprehensive Plan, OP recommends that it be set down for a hearing.

OP does not recommend IZ Plus in this case. Currently, the Far Northeast/Southeast Planning Area has a considerable amount of dedicated affordable units and far exceeds the target for the production of affordable housing.

II. APPLICATION-IN-BRIEF

Applicant:	Ed Villard
Proposed Map Amendment:	From R-2 to MU-4
Address:	5045 Hanna Place SE
Ward / ANC:	Ward 7 / ANC 7E
Legal Description:	Square 5341; Lots 0034
Property Size:	5,312 square feet
Existing Development:	The property is currently improved with a four-unit, two-story multifamily building.
Future Land Use Map:	Mixed Moderate Density Commercial/Residential
Generalized Policy Map:	Neighborhood Conservation Areas

Historic District:	N/A
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III. SITE AND AREA DESCRIPTION

The property is located south of Hanna Place SE and to the west of Benning Park. It is comprised of a single lot (Lot 34) with frontage on Hanna Place SE and 51st Street SE, and access to an alley at the rear of the lot. The lot is currently improved with a two-story, multifamily residential building. The 5,312-square foot lot is irregularly shaped and is bounded to the north by Hanna Place SE and homes in the R-2 Zone, to the south by homes in the R-2 Zone, to the east by 51st Street SE and homes in the R-2 Zone, and to the west by single family and multifamily homes in the R-2 Zone.

IV. DEVELOPMENT CAPACITY OF EXISTING AND PROPOSED ZONES

The Applicant is requesting a map amendment to rezone the subject property from R-2 to MU-4. The purpose and intent of the existing R-2 Zone (Subtitle D § 101.7) is as follows:

The R-2 zone is intended to provide for areas predominantly developed with semi-detached houses on moderately-sized lots that also contain some detached houses.

The purpose and intent of the proposed MU-4 Zone (Subtitle G § 101.9) is as follows:

The MU-4 zone is intended to:

- (a) Permit moderate-density mixed-use development;¹
- (b) Provide facilities for shopping and business needs, housing, and mixed uses for large segments of the District of Columbia outside of the central core; and
- (c) Be located in low- and moderate-density residential areas with access to main roadways or rapid transit stops, and include office employment centers, shopping centers, and moderate bulk mixed-use centers.

The following table summarizes the effect of the proposed MU-4 zone in comparison to the existing R-2 zone:

Regulation	Existing Zone: R-2	Proposed Zone: MU-4
Permitted Uses:	R-Use Group B – mainly residential single family dwelling	MU-Use Group E – residential multi-family and a range of commercial uses
Height:	40 feet / 3 stories max.	50 feet max. (No story limit)
Lot Area:	3,000 sq. ft. min. (Semidetached) 4,000 sq. ft. min. (All other structures)	N/A
Lot Width:	30 ft. min. (Semidetached) 40 ft. min. (All other structures)	ft. min.
Floor Area Ratio (FAR):	N/A – the R-2 zone allows one detached or semi-detached dwelling per lot	2.5 max. 3.0 max. (IZ) 1.5 max. (Nonresidential)
Penthouse Height:	12 feet / 1 story max. 18 feet 6 inches mechanical max.	12 feet / 1 story max. (2-story permitted for mechanical space) 18 feet 6 inches mechanical max.
Lot Occupancy:	60% max. (Place of worship) 40% max. (All other structures)	Residential - 60% max. or 75% max. (IZ) Non-residential – not limited
Rear Yard:	20 feet min.	15 feet min.
Side Yard:	8 feet min.	0 feet min. 8 feet min. if provided
Vehicle Parking:	1 space per dwelling unit.	1 space per 3 dwelling units in excess of 4 min.
GAR:	N/A	0.30 min.

V. IZ PLUS EVALUATION

Subtitle X § 502 presumes that IZ Plus will apply to map amendments except for as provided for in X § 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 As part of the Omnibus Text Amendment, case 25-25, OP has proposed a modification to the MU-4 description from “moderate density” to “low to moderate density”, to be more consistent with the zone description in the Comp Plan.

- (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 on 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:

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

IZ Plus has a greater affordable housing requirement than the standard provisions of Inclusionary Zoning found in the Zoning Regulations. The proposed map amendment would rezone the property to MU-4, which allows for a higher maximum FAR than its current R-2 zoning. However, the Far Northeast/Southeast Planning Area, in which the property resides, already contains a disproportionately high number of the District's affordable housing. Within this Planning Area, 1,267 new affordable units have been added since 2019, which exceeds the Planning Area's new affordable housing production target of 490 units.

Therefore, OP is not recommending IZ Plus for the subject map amendment due to the amount of affordable housing already available in the planning area. As the intent of IZ Plus is to produce more affordable housing, particularly in areas with relatively few affordable units, OP recommends that the subject map amendment be subject to the standard IZ requirements.

VI. COMPREHENSIVE PLAN

As described in the Introduction, the Comprehensive Plan is the centerpiece of a "Family of Plans" that guide public policy in the District. The Introduction goes on to note three "Tiers" of Planning, including:

- a. Citywide policies
- b. Ward-level policies
- c. Small area policies.

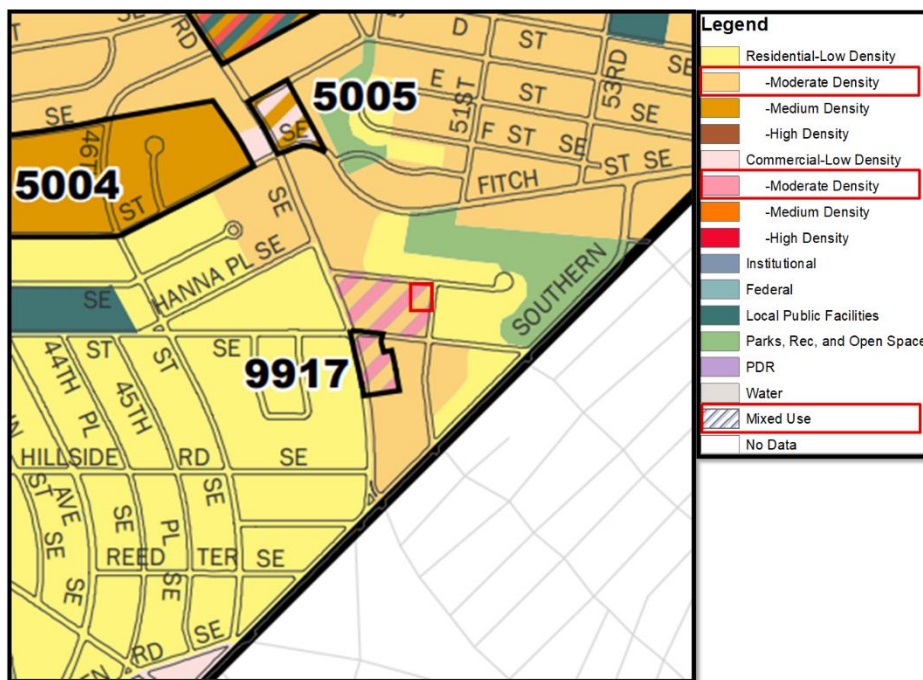
A. COMPREHENSIVE PLAN MAPS

As described in the Guidelines for Using the Generalized Policy Map and the Future Land Use Map, the maps are intended to provide generalized guidelines for development decisions. They are to be interpreted broadly and are not parcel-specific like zoning maps; i.e. the maps, in and of themselves, do not establish detailed requirements or permissions for a development's physical characteristics, including building massing or density; uses; or support systems such as parking and loading. They are to be interpreted in conjunction with relevant written goals, policies and action items in the

Comprehensive Plan text, and further balanced against policies or objectives contained in relevant Small Area Plans and other citywide or area plans.

As described below, the proposed zoning map amendment would not be inconsistent with the map designations.

Generalized Future Land Use Map (FLUM)



The Future Land Use Map (FLUM) indicates that the site is appropriate for Mixed Residential-Moderate Density (RMOD) and Commercial-Moderate Density (CMOD) development. In the 2021 Comprehensive Plan update, the designation for the subject property did not change.

Residential-Moderate Density:

Defines 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 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, FR, and RA-2 Zone Districts are consistent with the Moderate-Density Residential category, and other zones may apply. 227.6

Commercial-Moderate Density:

Defines shopping and service areas that are somewhat greater in scale and intensity than the Low-Density Commercial area. Retail, office, and service businesses are the predominant uses. Areas with this designation range from small business districts that draw primarily from the surrounding neighborhoods to larger business district uses that draw from a broader market area. Buildings are larger and/or taller than those in Low Density Commercial areas. 227.11

Mixed Use Categories:

The Future Land Use Map indicates areas where the mixing of two or more land uses is encouraged. The particular combination of uses desired in a given area is depicted in striped

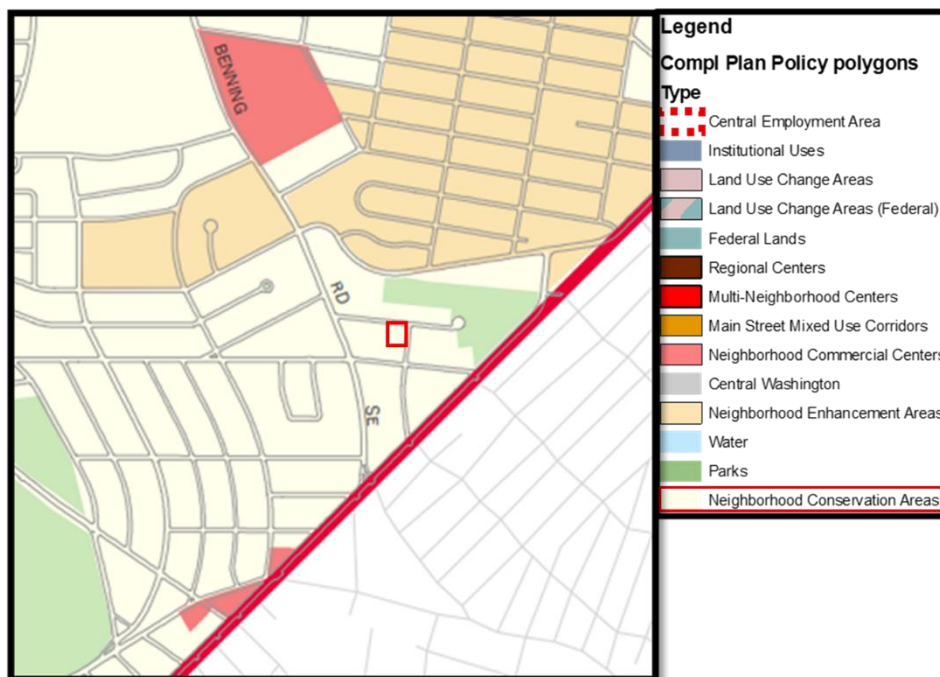
patterns, with stripe colors corresponding to the categories defined on the previous pages. The Mixed-Use category generally applies in the following three circumstances:

- a. Established, pedestrian-oriented commercial areas which also include substantial amounts of housing, typically on the upper stories of buildings with ground floor retail or office uses;*
- b. Commercial corridors or districts which may not contain substantial amounts of housing today, but where more housing is desired in the future. The pattern envisioned for such areas is typically one of pedestrian-oriented streets, with ground floor retail or office uses and upper story housing; and*
- c. Large sites (generally greater than 10 acres in size), where opportunities for multiple uses exist but a plan dictating the precise location of these uses has yet to be prepared. 225.18*

The general density and intensity of development within a given Mixed-Use area is determined by the specific mix of uses shown. If the desired outcome is to emphasize one use over the other (for example, ground floor retail with three stories of housing above), the Future Land Use Map may note the dominant use by showing it at a slightly higher density than the other use in the mix ... 225.19

A variety of zoning designations are used in Mixed Use areas, depending on the combination of uses, densities, and intensities. ... 225.21

The proposed rezoning to MU-4 would not be inconsistent with the FLUM designations for the subject property. The FLUM categories designate the property for moderate-density residential/commercial development, which is consistent with the type and intensity of uses permitted in the proposed MU-4 Zone. The MU-4 Zone would allow for more density, and subsequently, the potential to produce more affordable housing units, which would be consistent with the planning and development strategy of the surrounding area.



Generalized Policy Map

The Generalized Policy Map (GPM) places the site within a Neighborhood Conservation Areas area.

Neighborhood Conservation Areas:

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 the current (2017) conditions are not expected, but some development and reuse opportunities are anticipated, and these can support conservation of neighborhood character where guided by the 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 proposed map amendment would not be inconsistent with the GPM designations for the subject property. The proposed MU-4 zoning is consistent with the policy of promoting modest infill housing. The proposed MU-4 zoning represents a modest increase in density that would still maintain an overall residential neighborhood character.

B. 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, healthcare, 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 benefit of the growth, while not unduly bearing its negative impacts. 213.7.

The Commission’s four-part Racial Equity Tool outlines information to be provided to assist in the evaluation of zoning actions through a racial equity lens. The Applicant’s Racial Equity Analysis is provided at Exhibit 2D. OP’s analysis is provided below.

Equity is conveyed through the Comprehensive Plan. The rezoning could allow for the subject property to provide more housing for the surrounding community.

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 related to this proposal which, when viewed through a racial equity lens, provides the Commission with a framework for evaluating a proposed map amendment. Please

refer to Attachment I to this report for the full text of each policy statement, or refer to the Comprehensive Plan that is available on the Office of Planning website at planning.dc.gov.

As noted above, this proposal would not be inconsistent with the Comprehensive Plan Generalized Policy Map and the Future Land Use Map. The proposed development, on balance, would not be inconsistent with the Citywide Elements of the Comprehensive Plan. Although it can be difficult to assess the exact impact of development in a map amendment case, the proposed map amendment would provide additional opportunities to further the policies of the Land Use and Housing Elements. Furthermore, it would also advance several policies for the Far Northeast/Southeast Area Element.

Citywide Elements:

Land Use Element

- *Policy LU-1.5.1: Infill Development*
- *Policy LU-2.1.3: Conserving, Enhancing, and Revitalizing Neighborhoods*
- *Policy LU-2.1.8 Explore Approaches to Additional Density in Low and Moderate-*

The proposed map amendment would not be inconsistent with the Land Use Element of the Comprehensive Plan. Through the amendment, the property would be rezoned to allow it to address citywide policy objectives regarding the need of more housing and more affordable housing units within an infill building. The proposed MU-4 Zone allows a low to moderate intensity of development which would be generally compatible with the surrounding neighborhood.

Housing Element

- *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-1.2.9 Advancing Diversity and Equity of Planning Areas*
- *Policy H-2.1.5: Conversion of At-Risk Rentals to Affordable Units*

The proposed map amendment would, on balance, not be inconsistent with the Housing Element of the Comprehensive Plan, and could further the policies noted above. As stated in the Land Use Element section, the proposed rezoning to the MU-4 Zone would allow for more housing and more affordable housing units. The subject property is currently improved with a four-unit multifamily residential building (an existing non-conforming use), which the Applicant intends to redevelop as a low-rise multifamily residential building containing twenty affordable dwelling units. This redevelopment that would increase housing units would advance the District's goal of providing more affordable units as part of new infill development in historically disadvantaged areas. Any new development would also be subject to all current green building, site disturbance and stormwater management requirements.

Environmental Protection Element

- *Policy E-4.2.1: Support for Green Building*
- *Policy E-4.4.1: Mitigating Development Impacts*

The proposed map amendment would not be inconsistent with the Environmental Protection Element of the Comprehensive Plan. Any new development on this site would be subject to current environmental protection, green building and stormwater management requirements.

Area Element:

Far Northeast/Southeast Area Element

- *Policy FNS-1.1.1 Conservation of Low-Density Neighborhoods*
- *Policy FNS-1.1.2: Development of New Housing*

The proposed map amendment would not be inconsistent with the Far Northeast/Southeast Area Elements of the Comprehensive Plan. The MU-4 upzoning would further the above policies by increasing the amount of affordable housing units available to better utilize the land while still conserving the overall low-to-moderate-density characteristic of the surrounding area. The subject property is not located within a Policy Focus Area.

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

OP has identified the following policies with which the proposal may be inconsistent:

LU-2.1.4: Rehabilitation Before Demolition – Although there is no development proposal being reviewed as part of this zoning map consistency case, the application notes that the small existing apartment building would be razed and replaced with one within the parameters of the proposed zoning, with additional units. They believe the existing building is unlikely to support a vertical addition and the cost of doing rehabilitation may negatively impact the financial viability of a project.

Policy H-2.1.4: Avoiding Displacement – The application notes that the existing building tenants would be relocated and invited to return once the redevelopment is completed. The applicant also notes that existing tenants would be temporarily displaced through the reconstruction process, but that existing tenants would be allowed to return. Although this is a map amendment case, not one for which a project is being reviewed, the applicant should provide additional information regarding tenant communications, and the relocation and return process.

The addition of new housing opportunities, including new affordable housing for residents of the neighborhood and the city, would outweigh and balance the policies with which the proposal may not directly further, provided the questions regarding relocation and return are addressed.

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

The Applicant has provided a summary detailing their community outreach and engagement efforts as part of their burden of proof, submitted as Exhibit 2D. Notable events from the provided summary include a meeting with and presentation to ANC 7F at a monthly meeting that took place on October 8, 2024. The Applicant has stated that they have also reached out to adjacent property owners, with feedback ranging from questions about potential retail development as part of the mixed-use component of the MU-4 Zone, to questions about investment opportunities for the future residential development. As noted above, the applicant should provide additional information about communication with existing tenants of the building and relocation and return provisions at a public hearing.

RACIAL EQUITY TOOL PART 3 – FAR NORTHEAST/SOUTHEAST PLANNING AREA DISAGGREGATED 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 used in this

report is sourced from the 2012-2016 and 2019-2023 American Community Survey 5-Year Estimates by Planning Area via the OP State Data Center (ACS DATA). Part 3 also asks if the planning area is on track to meet affordable housing goals. It can be difficult to assess the possible demographic impacts of a proposed map amendment for which there is not a project attached. The following disaggregated data is provided to indicate citywide and planning area trends.

The subject property is located within the Far Northeast/Southeast Planning Area (“the Planning Area”). Each table below compares data for this Planning Area with Districtwide data.

Population by Race or Ethnicity

In the 2012 to 2016 time period, the largest portion of the Far Northeast/Southeast (FNFS) planning area were Black residents, which amounted to 93.8% of the area’s population (Table 1). The second largest group was Hispanic/Latino residents at 3.47%. In the 2019-2023 period, Black residents saw a slight decrease in the total percentage of the planning area’s population, but still make up the largest portion of FNFS at 88.4%. Most other races and/or ethnicity groups saw slight increases in population between the two time periods. As was the case for the city as a whole, the “Two or more races” group, while remaining a relatively small portion of the area’s population, saw the greatest increase among the groups - from 1.15% in 2012-2016 to 4.20% in 2019-2023.

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

Race or Ethnicity	Districtwide 2012-2016	FNFS 2012-2016	FNFS % 2012-2016	Districtwide 2019-2023	FNFS 2019-2023	FNFS % 2019-2023
Population	659,009	79,912	100%	672,079	85,659	100%
White alone	266,035	1,666	2.1%	262,549	2,513	2.9%
Black alone	318,598	74,997	93.8%	290,772	75,684	88.4%
American Indian and Alaskan Native alone	2,174	238	0.30%	2,044	144	0.20%
Asian alone	24,036	352	0.44%	27,465	408	0.50%
Native Hawaiian and Other Pacific Islander alone	271	30	0.04%	378	31	0.03%
Some other race alone	29,650	1,706	2.13%	32,338	3,293	3.80%
Two or more races	18,245	923	1.15%	56,533	3,587	4.20%
Hispanic or Latino	69,106	2,774	3.47%	77,760	5,260	6.10%

Median Income

The median income of the planning area was much lower than Districtwide in both the 2012-2016 and 2019-2023 periods (Table 2). Between the two periods, FNFS saw a median income increase of approximately \$24,565. Despite this increase, it is still lower than the Districtwide increase of approximately \$35,275.

Black and African American populations had the lowest median income of all groups with available income information during the two periods (\$36,614 and \$58,784), as well as the lowest increase of \$22,170 (up from \$36,614 in 2012-2016). The White and Some Other Races groups had higher

median incomes in the FNFS area, with the Some Other Races group having a substantial increase of \$75,875 (up from \$38,723 in 2012-2016).

The planning area’s overall lower median income is reflected in its 2019-2023 poverty rate of 22.4%, compared to the 2019-2023 Districtwide rate of 14.5% (Table 4).

Table 2: Median Income Districtwide and in the Planning Area

Median Income (disaggregated by race and ethnicity)	Districtwide 2012-2016	FNFS 2012-2016	Districtwide 2019-2023	FNFS 2019-2023
Median Household Income	\$72,935	\$37,510	\$108,210	\$62,075
White alone	\$119,564	\$84,460	\$166,774	\$153,121
Black or African American alone	\$40,560	\$36,614	\$60,446	\$58,784
American Indian and Alaskan Native alone	\$51,306	Unavailable	\$63,617	Unavailable
Asian alone	\$91,453	Unavailable	\$121,619	\$73,637
Native Hawaiian and Other Pacific Islander alone	Unavailable	Unavailable	Unavailable	N/A
Some other races	\$41,927	\$38,723	\$74,754	\$114,598
Two or more races	\$83,243	\$40,956	\$116,869	\$84,662
Hispanic or Latino	\$60,848	\$42,302	\$106,435	\$103,347

Housing Tenure

The rising cost of housing in the District limits the ability to provide housing for a variety of household types, which include family and senior housing, renter and owner-occupied housing, and mixed income housing.

Between 2012-2016 and 2019-2023, the percentage of Districtwide owner occupancy saw a very slight increase from 40.7% to 41.1% (Table 3). Between the time periods, FNFS saw a higher increase from 35% to 41.2%. In the 2019-2023 period, White and Hispanic/Latino households had the highest percentage of owner occupancy at 81.5% and 54.6% respectively, while Native Hawaiian and Other Pacific Islander and American Indian and Alaskan Native households had the lowest owner occupancy. The Black and African American and Two or More Races groups were also on the lower end of owner occupancy for the planning area.

Table 3: Owner Occupied Households Districtwide and in the Planning Area

Owner Occupancy (disaggregated by race and ethnicity)	Districtwide 2012-2016	FNFS 2012-2016	Districtwide 2019-2023	FNFS 2019-2023
Total Owner Occupied	40.7%	35%	41.1%	41.2%
White alone	47.8%	62.4%	48.0%	81.5%
Black or African American alone	35.9%	34.7%	34.9%	39.7%
American Indian and Alaskan Native alone	32.9%	20.0%	19.6%	12.2%
Asian alone	39.4%	29.1%	41.4%	42.1%
Native Hawaiian and Other Pacific Islander alone	9.1%	0.0%	31.8%	0.0%

Owner Occupancy (disaggregated by race and ethnicity)	Districtwide 2012-2016	FNFS 2012-2016	Districtwide 2019-2023	FNFS 2019-2023
Some other races	17.5%	30.2%	28.7%	53.5%
Two or more races	32.7%	23.4%	41.3%	37.8%
Hispanic or Latino	30.9%	44.5%	36.4%	54.6%

Unemployment/Poverty/Cost Burden

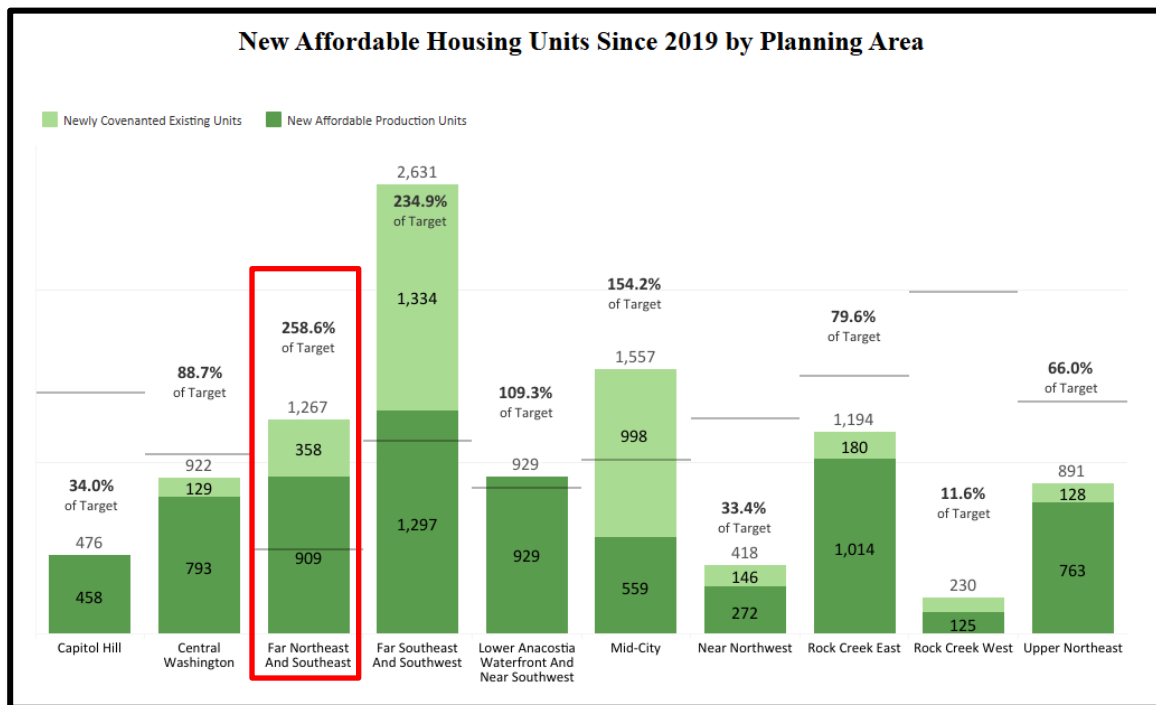
In the 2012-2026 period, the unemployment rate in the planning area was 18.2%, which was more than double the Districtwide rate of 8.7% (Table 4). Although the planning area’s unemployment rate fell to 13.5% in the 2019-2023 period, it remains more than double the Districtwide rate of 6.5% (of the same period).

FNFS had a greater cost burden for housing than that of the District across both periods. The FNFS unemployment and cost burden rates may be reflected in the area’s overall poverty rate. In both periods, the poverty rate of FNFS was notably higher than the Districtwide average.

Table 4: General Characteristics of the District and the Planning Area

Characteristic	Districtwide 2012-2016	FNFS 2012-2016	Districtwide 2019-2023	FNFS 2019-2023
Unemployment Rate	8.7%	18.2%	6.5%	13.5%
Cost Burdened Households ²	38.6%	47.1%	34.0%	41.7%
Poverty Rate	17.9%	27.6%	14.5%	22.4%

Progress Towards Meeting the Mayor’s 2025 Housing Equity Goals



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

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). The District expects to meet the Mayor’s affordable housing goal by the end of 2025. The Deputy Mayor for Planning and Economic Development (DMPED) provides how each planning area is progressing in meeting their portion of the affordable housing target. The December 2024 update indicates that the planning area has exceeded its target by providing 1,234 affordable units – or 251.8 percent of the target amount ([DMPED 36,000 by 2025 Dashboard](#)). Therefore, OP is not recommending IZ Plus standards be applied to the subject application at this time.

As stated earlier in this report, the proposed map amendment would further contribute to the planning area’s housing equity goals. housing equity goals.

RACIAL EQUITY TOOL PART 4 – ZONING COMMISSION EVALUATION FACTORS

Factor	Question	OP Response
Direct Displacement	Will the zoning action result in displacement of tenants or residents?	The zoning action would result in the temporary displacement of tenants of the 4-unit apartment building on the site. The Applicant states that the displacement would be temporary, and that the tenants would be permitted to return upon the delivery of the new units. The applicant is advised to provide additional detail of the relocation and return program at the public hearing.
Indirect Displacement	What examples of indirect displacement might result from the zoning action?	OP does not anticipate any indirect residential displacement. The proposed rezoning is for a single property in an area currently zoned for low density residential and developed with individual dwellings and small apartment buildings. The requested rezoning would facilitate the creation of new affordable housing units for the neighborhood.
Housing	Will the action result in changes to: <ul style="list-style-type: none"> • Market Rate Housing • Affordable Housing • Replacement Housing 	The map amendment, if granted, would result in more housing opportunities for the area, which would include affordable units, at a minimum consistent with the IZ program. Furthermore, due to the amount of affordable housing already available in the area, OP is not recommending IZ Plus be applied to the map amendment, as outlined earlier in this report.
Transportation	<ul style="list-style-type: none"> • Access to public transit • Transportation improvements 	The subject property is located less than one mile from the Benning Road Metrorail station, and less than 0.1 miles from the Benning Road Metrobus stop. The Applicant does not anticipate any transportation-related improvements as a result of the map amendment. Any new development would be required to meet parking and bicycle parking requirements.

Factor	Question	OP Response
Physical	Will the action result in changes to the physical environment such as: <ul style="list-style-type: none"> • Public Space Improvements • Streetscape Improvements 	The map amendment, if granted, could likely result in improvements to adjacent streetscapes as part of any new development on the site.
New Jobs/ Access to Jobs	Is there a change in access to job opportunities	There is no commercial or office component to the map amendment, and none would be expected due to the location of the site. New residents would support existing local neighborhood businesses.
Environmental	<ul style="list-style-type: none"> • LEED Rating • Stormwater management • Etc. 	The Applicant has stated that they will be exploring sustainable design options for development should the zoning action be approved, such as the usage of solar panels. Any new development would be required to meet DOEE environmental standards at the time of development.
Community	How did community outreach and engagement inform/change the zoning action?	The Applicant’s filings indicate the community discussions and outreach measures that have taken place, but did not note any particular changes to the proposal resulting from those discussions.

C. SUMMARY OF PLANNING CONTEXT ANALYSIS

As discussed above, the proposed map amendment would rezone the site to a zone that would be more consistent with the Comprehensive Plan’s land use recommendation for the subject property. The proposed MU-4 Zone would provide additional opportunities for new infill housing opportunities consistent with the Comp Plan policy direction.

ATTACHMENTS

Attachment I – Comprehensive Plan Policies

Attachment II – American Community Survey 2019-2013 Disaggregated Data Table

Attachment I

Comprehensive Plan Citywide Elements

Chapter 3 – Land Use Element

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-2.1.3: 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-2.1.4: 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

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

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

Chapter 5 – Housing Element

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-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-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-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-2.1.5: Conversion of At-Risk Rentals to Affordable Units

Support efforts to purchase affordable rental buildings that are at risk of being sold and converted to luxury apartments or condominiums to retain the units as affordable. Consider a variety of programs to own and manage these units, such as land banks, DOPA, TOPA, and sale to nonprofit housing organizations. 510.9

Chapter 6 – Environmental Protection Element

Policy E-4.2.1: Support for Green Building

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

Policy E-4.4.1: Mitigating Development Impacts

Future development should mitigate impacts on the natural environment and anticipate the impacts of climate change, resulting in environmental improvements wherever feasible. Construction practices that would permanently degrade natural resources without mitigation should not be allowed. 618.3

Comprehensive Plan Area Element

Far Northeast/Southeast Area Element

Policy FNS-1.1.1 Conservation of Low-Density Neighborhoods

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

Policy FNS-1.1.2: Development of New Housing

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

ATTACHMENT II – SELECTED DEMOGRAPHIC AND SOCIOECONOMIC DATA FOR DISTRICT OF COLUMBIA BY AREA ELEMENTS: 2019-20232 ACS (5-YEAR ESTIMATES)

RACE AND ETHNICITY	VARIABLE	DISTRICT TOTAL	FAR NORTHEAST AND SOUTHEAST
	TOTAL POPULATION / SELECTED AGE GROUPS / MEDIAN AGE		
Total Population	Total	672,079	85,694
	Under 18 years	125,675	22,258
	Percent under 18 years	18.70	25.97
	65 years and over	85,501	12,092
	Percent 65 years and over	12.72	14.11
	Median age	34.9	35.4
White alone	Total	262,549	2,514
	Under 18 years	30,865	368
	Percent under 18 years	11.76	14.62
	65 years and over	31,115	249
	Percent 65 years and over	11.85	9.90
	Median age	35.3	36.6
Black or African American alone	Total	290,772	75,715
	Under 18 years	64,573	19,256
	Percent under 18 years	22.21	25.43
	65 years and over	46,472	11,355
	Percent 65 years and over	15.98	15.00
	Median age	37.3	35.4
American Indian and Alaska Native alone	Total	2,044	144
	Under 18 years	239	0
	Percent under 18 years	11.69	0.00
	65 years and over	483	9
	Percent 65 years and over	23.63	6.25
	Median age	34.9	
Asian alone	Total	27,465	409
	Under 18 years	2,286	18
	Percent under 18 years	8.32	4.40
	65 years and over	2,228	23
	Percent 65 years and over	8.11	5.63
	Median age	35.2	38.6
Native Hawaiian and Other Pacific Islander alone	Total	378	31
	Under 18 years	34	0
	Percent under 18 years	8.99	0.00
	65 years and over	36	19

	Percent 65 years and over	9.52	61.29
	Median age	20.9	
Some Other Race alone	Total	32,338	3,293
	Under 18 years	11,229	1,466
	Percent under 18 years	34.72	44.52
	65 years and over	1,384	31
	Percent 65 years and over	4.28	0.94
	Median age	28.7	20.6
Two or More Races	Total	56,533	3,588
	Under 18 years	16,449	1,151
	Percent under 18 years	29.10	32.06
	65 years and over	3,783	406
	Percent 65 years and over	6.69	11.31
	Median age	31	20.4
Hispanic or Latino	Total	77,760	5,261
(Hispanics can be of any race and are included in race categories above)	Under 18 years	21,685	2,364
	Percent under 18 years	27.89	44.93
	65 years and over	5,108	287
	Percent 65 years and over	6.57	5.46
	Median age	32.5	33.6
	EDUCATIONAL ATTAINMENT (Population 25 Years and Over)		
Total	Total	484,406	57,491
	Less than high school diploma	34,651	7,242
	Percent	7.2	12.6
	High school graduate (includes equivalency)	70,322	18,080
	Percent	14.5	31.5
	Some college or associate's degree	71,527	15,862
	Percent	14.8	27.6
	Bachelor's degree or higher	307,906	16,308
	Percent	63.6	28.4
White alone	Total	205,865	2,041
	Less than high school diploma	1,940	108
	Percent	0.9	5.3
	High school graduate (includes equivalency)	4,721	149
	Percent	2.3	7.3
	Some college or associate's degree	9,780	182
	Percent	4.8	8.9
	Bachelor's degree or higher	189,424	1,602
	Percent	92.0	78.5

Black or African American alone	Total	201,141	51,071
	Less than high school diploma	23,077	6,579
	Percent	11.5	12.9
	High school graduate (includes equivalency)	58,575	17,104
	Percent	29.1	33.5
	Some college or associate's degree	52,487	14,642
	Percent	26.1	28.7
	Bachelor's degree or higher	67,002	12,746
	Percent	33.3	25.0
American Indian and Alaska Native alone	Total	1,608	110
	Less than high school diploma	134	36
	Percent	8.3	32.7
	High school graduate (includes equivalency)	224	3
	Percent	13.9	2.7
	Some college or associate's degree	586	64
	Percent	36.4	58.2
	Bachelor's degree or higher	664	7
	Percent	41.3	6.4
Asian alone	Total	21,690	368
	Less than high school diploma	908	19
	Percent	4.2	5.2
	High school graduate (includes equivalency)	1,016	56
	Percent	4.7	15.3
	Some college or associate's degree	1,396	123
	Percent	6.4	33.3
	Bachelor's degree or higher	18,370	170
	Percent	84.7	46.2
Native Hawaiian and Other Pacific Islander alone	Total	285	19
	Less than high school diploma	0	0
	Percent	0.0	0.0
	High school graduate (includes equivalency)	0	0
	Percent	0.0	0.0
	Some college or associate's degree	106	19
	Percent	37.2	100.0
	Bachelor's degree or higher	179	0
	Percent	62.8	0.0
Some Other Race alone	Total	18,430	1,661
	Less than high school diploma	5,732	280
	Percent	31.1	16.9
	High school graduate (includes equivalency)	3,085	290
	Percent	16.7	17.5

	Some college or associate's degree	2,224	345
	Percent	12.1	20.8
	Bachelor's degree or higher	7,389	746
	Percent	40.1	44.9
Two or More Races	Total	35,387	2,222
	Less than high school diploma	2,860	220
	Percent	8.1	9.9
	High school graduate (includes equivalency)	2,701	478
	Percent	7.6	21.5
	Some college or associate's degree	4,948	487
	Percent	14.0	21.9
	Bachelor's degree or higher	24,878	1,037
	Percent	70.3	46.7
Hispanic or Latino	Total	49,156	2,739
	Less than high school diploma	9,204	380
(Hispanics can be of any race and are included in race categories above)	Percent	18.7	13.9
	High school graduate (includes equivalency)	6,091	624
	Percent	12.4	22.8
	Some college or associate's degree	6,004	499
	Percent	12.2	18.2
	Bachelor's degree or higher	27,857	1,236
	Percent	56.7	45.1
	DISABILITY STATUS (Civilian noninstitutionalized population)		
Total	Total	663,014	85,161
	Total population with a disability	72,611	14,595
	Percent with a disability	11.0	17.1
	Under 18 years	125,405	22,177
	With a disability	5,680	1,603
	Percent with a disability	4.5	7.2
	18 to 64 years	454,382	51,150
	With a disability	40,038	8,119
	Percent with a disability	8.8	15.9
	65 years and over	83,227	11,833
	With a disability	26,893	4,874
	Percent with a disability	32.3	41.2
White alone	Total	259,358	2,418
	Total population with a disability	14,605	294
	Percent with a disability	5.6	12.2
	Under 18 years	30,703	323
	With a disability	392	0

	Percent with a disability	1.3	0.0
	18 to 64 years	197,801	1,867
	With a disability	7,834	170
	Percent with a disability	4.0	9.1
	65 years and over	30,854	228
	With a disability	6,379	124
	Percent with a disability	20.7	54.4
Black or African American alone	Total	285,982	75,290
	Total population with a disability	48,214	13,003
	Percent with a disability	16.9	17.3
	Under 18 years	64,490	19,230
	With a disability	3,727	1,142
	Percent with a disability	5.8	5.9
	18 to 64 years	176,949	44,943
	With a disability	26,203	7,357
	Percent with a disability	14.8	16.4
	65 years and over	44,543	11,118
	With a disability	18,284	4,504
	Percent with a disability	41.1	40.5
American Indiana and Alaska Native alone	Total	2,044	144
	Total population with a disability	409	128
	Percent with a disability	20.0	88.9
	Under 18 years	239	0
	With a disability	11	0
	Percent with a disability	4.6	n/a
	18 to 64 years	1,322	135
	With a disability	317	128
	Percent with a disability	24.0	94.8
	65 years and over	483	9
	With a disability	81	0
	Percent with a disability	16.8	0.0
Asian alone	Total	27,167	408
	Total population with a disability	1,271	35
	Percent with a disability	4.7	8.6
	Under 18 years	2,286	18
	With a disability	65	0
	Percent with a disability	2.8	0.0
	18 to 64 years	22,653	367
	With a disability	814	35
	Percent with a disability	3.6	9.5
	65 years and over	2,228	23
	With a disability	392	0

	Percent with a disability	17.6	0.0
Native Hawaiian and Other Pacific Islander alone	Total	368	31
	Total population with a disability	28	0
	Percent with a disability	7.6	0.0
	Under 18 years	34	0
	With a disability	0	0
	Percent with a disability	0.0	n/a
	18 to 64 years	306	12
	With a disability	28	0
	Percent with a disability	9.2	0.0
	65 years and over	28	19
	With a disability	0	0
	Percent with a disability	0.0	0.0
Some Other Race alone	Total	32,143	3,290
	Total population with a disability	2,507	396
	Percent with a disability	7.8	12.0
	Under 18 years	11,218	1,463
	With a disability	849	308
	Percent with a disability	7.6	21.1
	18 to 64 years	19,601	1,796
	With a disability	1,365	88
	Percent with a disability	7.0	4.9
	65 years and over	1,324	31
	With a disability	293	0
	Percent with a disability	22.1	0.0
Two or More Races	Total	55,952	3,580
	Total population with a disability	5,577	740
	Percent with a disability	10.0	20.7
	Under 18 years	16,435	1,143
	With a disability	636	153
	Percent with a disability	3.9	13.4
	18 to 64 years	35,750	2,031
	With a disability	3,477	341
	Percent with a disability	9.7	16.8
	65 years and over	3,767	406
	With a disability	1,464	246
	Percent with a disability	38.9	60.6
Hispanic or Latino	Total	77,177	5,252
(Hispanics can be of any race and are included in race categories above)	Total population with a disability	6,332	769
	Percent with a disability	8.2	14.6

	Under 18 years	21,660	2,355
	With a disability	1,203	423
	Percent with a disability	5.6	18.0
	18 to 64 years	50,458	2,610
	With a disability	3,174	117
	Percent with a disability	6.3	4.5
	65 years and over	5,059	287
	With a disability	1,955	229
	Percent with a disability	38.6	79.8
	UNEMPLOYMENT RATE (Population 16 years and over)		
Total	Unemployment rate	6.5	13.5
White alone	Unemployment rate	2.6	6.6
Black or African American alone	Unemployment rate	12.8	14.7
American Indian and Alaska Native alone	Unemployment rate	0.0	0.0
Asian alone	Unemployment rate	2.4	0.0
Native Hawaiian and Other Pacific Islander alone	Unemployment rate	5.1	38.7
Some Other Race alone	Unemployment rate	6.2	0.0
Hs	Unemployment rate	4.4	10.5
Hispanic or Latino	Unemployment rate	4.5	0.5
	POVERTY STATUS		
Total population	Population for whom poverty status is determined	647,874	85,106
	Total Population Below Poverty	94,140	19,044
	Percent in poverty	14.5	22.4
White alone	Population for whom poverty status is determined	251,541	2,423
	Total Population Below Poverty	12,612	256
	Percent in poverty	5.0	10.6
Black or African American alone	Population for whom poverty status is determined	282,170	75,261
	Total Population Below Poverty	66,819	17,407
	Percent in poverty	23.7	23.1
American Indian and Alaska Native alone	Population for whom poverty status is determined	1,990	144
	Total Population Below Poverty	463	36
	Percent in poverty	23.3	25.0
Asian alone	Population for whom poverty status is determined	25,395	408
	Total Population Below Poverty	3,377	97
	Percent in poverty	13.3	23.8
Native Hawaiian and Other Pacific Islander alone	Population for whom poverty status is determined	349	31

	Total Population Below Poverty	56	12
	Percent in poverty	16.1	38.7
Some Other Race alone	Population for whom poverty status is determined	31,697	3,259
	Income in the past 12 months below poverty level	5,143	185
	Percent in poverty	16.2	5.7
Two or More Races	Population for whom poverty status is determined	54,732	3,580
	Total Population Below Poverty	5,670	1,052
	Percent in poverty	10.4	29.4
Hispanic or Latino	Population for whom poverty status is determined	75,448	5,252
(Hispanics can be of any race and are included in race categories above)	Total Population Below Poverty	8,870	620
	Percent in poverty	11.8	11.8
	MEDIAN HOUSEHOLD INCOME		
Total households	Median household income (dollars)	106,287	62,075
White alone	Median household income (dollars)	166,774	153,121
Black or African American alone	Median household income (dollars)	60,446	58,784
American Indian and Alaska Native alone	Median household income (dollars)	63,617	N/A
Asian alone	Median household income (dollars)	121,619	73,637
Native Hawaiian and Other Pacific Islander alone	Median household income (dollars)		
Some Other Race alone	Median household income (dollars)	74,754	114,598
Two or More Races	Median household income (dollars)	116,869	84,662
Hispanic or Latino	Median household income (dollars)	106,435	103,347
	TENURE		
Total householder	Total	321,556	36,749
	Owner occupied	132,288	15,128
	% owner occupied	189,268	21,623
	Renter occupied	41.1	41.2
	% renter occupied	58.9	58.8
White alone	Total	141,114	1,120
	Owner occupied	67,735	913
	% owner occupied	73,379	208
	Renter occupied	48.0	81.5
	% renter occupied	52.0	18.6
Black or African American alone	Total	132,272	33,104
	Owner occupied	46,179	13,150
	% owner occupied	86,093	19,954
	Renter occupied	34.9	39.7

	% renter occupied	65.1	60.3
American Indian and Alaska Native alone	Total	1,199	49
	Owner occupied	235	6
	% owner occupied	964	43
	Renter occupied	19.6	12.2
	% renter occupied	80.3	87.8
Asian alone householder	Total	14,121	221
	Owner occupied	5,843	93
	% owner occupied	8,278	128
	Renter occupied	41.4	42.1
	% renter occupied	58.6	57.9
Native Hawaiian and Other Pacific Islander alone	Total	129	0
	Owner occupied	41	0
	% owner occupied	88	0
	Renter occupied	31.8	n/a
	% renter occupied	68.2	n/a
Some Other Race alone	Total	10,020	729
	Owner occupied	2,878	390
	% owner occupied	7,142	339
	Renter occupied	28.7	53.5
	% renter occupied	71.3	46.5
Two or More Races	Total	22,702	1,526
	Owner occupied	9,377	576
	% owner occupied	13,323	951
	Renter occupied	41.3	37.8
	% renter occupied	58.7	62.3
Hispanic or Latino	Total	28,939	1,319
(Hispanics can be of any race and are included in race categories above)	Owner occupied	10,529	720
	% owner occupied	18,407	599
	Renter occupied	36.4	54.6
	% renter occupied	63.6	45.4
	HOUSING COST BURDEN		
Total	Total Households	321,556	36,749
	Cost Burdened Households	311,165	35,108
	Not Computed	105,775	14,645
	Percent of households spending 30% or more of their income on housing	34.0	41.7
White Alone	Total Households	141,113	1,120
	Cost Burdened Households	139,155	1,120

	Not Computed	33,545	312
	Percent of households spending 30% or more of their income on housing	24.1	27.9
Black or African American alone	Total Households	132,272	33,104
	Cost Burdened Households	125,871	31,627
	Not Computed	55,784	13,461
	Percent of households spending 30% or more of their income on housing	44.3	42.6
American Indian and Alaska Native alone	Total Households	1,200	49
	Cost Burdened Households	1,171	49
	Not Computed	499	6
	Percent of households spending 30% or more of their income on housing	42.6	12.2
Asian Alone	Total Households	14,122	221
	Cost Burdened Households	13,466	216
	Not Computed	4,519	36
	Percent of households spending 30% or more of their income on housing	33.6	16.7
Native Hawaiian and other Pacific Islander alone	Total Households	129	0
	Cost Burdened Households	101	0
	Not Computed	77	0
	Percent of households spending 30% or more of their income on housing	76.2	n/a
Some Other Races	Total Households	10,020	729
	Cost Burdened Households	9,350	604
	Not Computed	4,000	138
	Percent of households spending 30% or more of their income on housing	42.8	22.8
Two or More Races	Total Households	22,702	1,526
	Cost Burdened Households	22,051	1,492
	Not Computed	7,351	692
	Percent of households spending 30% or more of their income on housing	33.3	46.4
Hispanic or Latino	Total Households	28,939	1,319
	Cost Burdened Households	28,051	1,229
	Not Computed	9,849	391
	Percent of households spending 30% or more of their income on housing	35.1	31.8

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,
2019-2023 American Community
Survey 5-Year Estimates*