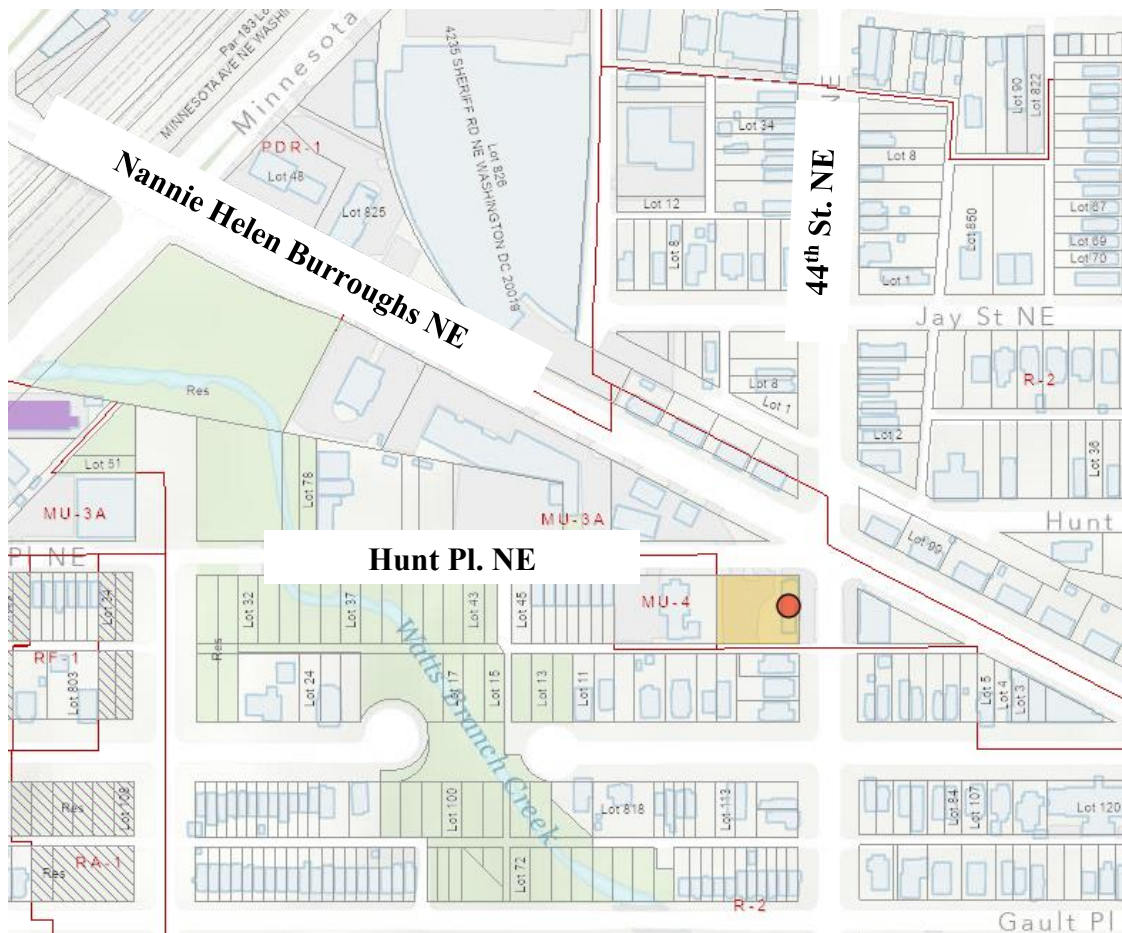


Small Area Plan and Other Planning Documents	Nannie Helen Burroughs Corridor Small Area Plan Comprehensive Community Development Model Deanwood Strategic Development Plan
Historic District	None

III. SITE AND AREA DESCRIPTION



The subject property is the site of an existing vacant building. The building was previously used as a liquor store. It is a corner lot that sits at the intersection of Hunt Pl. NE, Nannie Helen Burroughs Ave. NE, and 44th St. NE. It is 0.5 miles from the Minnesota Avenue Metrorail Station, 0.8 miles from the Benning Road Metrorail Station, and within 0.25 miles of the V2, V4, and X9 Metrobus routes. The surrounding area is composed of low to moderate density commercial and residential land uses. There are also PDR uses in the area.

IV. DEVELOPMENT CAPACITY OF EXISTING AND PROPOSED ZONES

The Applicant requests a rezoning of the property from the MU-3A to the MU-8B zone. The intent of the existing MU-3A zone is as follows (Subtitle G § 101.8):

- (a) *Permit low-density mixed-use development; and*

- (b) Provide convenient retail and personal service establishments for the day-to-day needs of a local neighborhood, as well as residential and limited community facilities with a minimum impact upon surrounding residential development.*

The intent of the proposed MU-8B is as follows (Subtitle G § 101.13):

- (a) Permit medium-density mixed-use development with a focus on employment and residential use;*
- (b) Be located in uptown locations, where a large component of development will be office-retail and other non-residential uses; and*
- (c) Be located in or near the Central Employment Area, on arterial streets, in uptown and regional centers, and at rapid transit stops.*

As shown in the table below, the MU-8B zone allows 5.0 FAR for projects with housing but limits non-residential use to 4.0 FAR. The MU-8A zone limits non-residential use FAR to 1.0, as does the existing low density MU-3A zone.

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

	Existing MU-3A	Proposed MU-8B
FAR	MOR – 1.0 (1.0 max non-res) IZ – 1.2	MOR – 5.0 (4.0 max non-res) IZ – 6.0
Height	40 ft./3 stories	70 ft
Lot Occupancy (residential)	60%	N/A
Rear Yard	20 ft. min.	2.5 in. per 1 ft. of height 12 ft. min
Green Area Ratio	0.3 min.	0.25 min.

V. 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 MU-8B, which would allow a higher maximum FAR than the existing MU-3A zone. However, the Far Northeast/Southeast Planning Area, where the subject property is located, already has a disproportionately high number of the District's affordable housing. In addition, 1,267 new affordable units have been produced since 2019 in this planning area, which far exceeds the new affordable housing production target of 490 units.

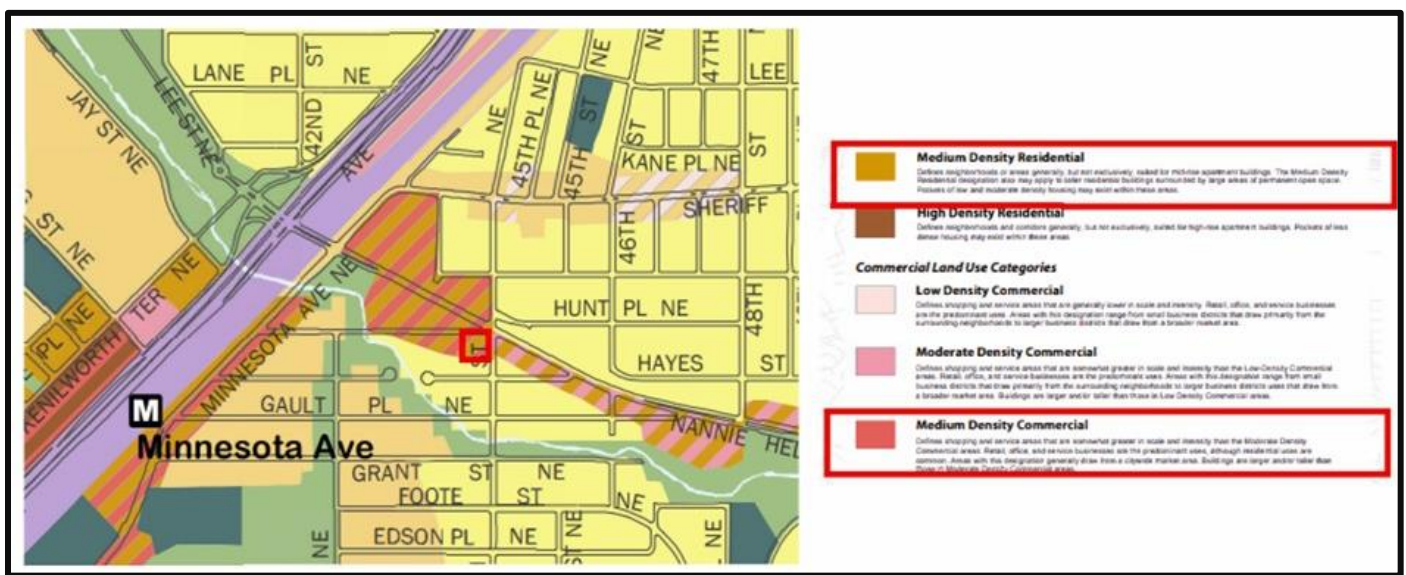
This map amendment should not be subject to IZ Plus due to the amount of affordable housing already in existence. The intent of IZ Plus is to produce more dedicated affordable housing, particularly in areas with relatively few affordable units. As such, OP does not recommend that IZ Plus be required on this property. Therefore, the property would only need to comply with the standard IZ requirements.

VI. PLANNING CONTEXT

A. COMPREHENSIVE PLAN MAPS

Generalized Future Land Use Map (FLUM)

The site is designated for mixed-use medium density residential/medium density commercial land uses on the FLUM. This changed in the 2021 Comprehensive Plan update, from the previous FLUM designation for moderate density residential and low-density commercial.



Medium Density Residential:

This designation is used to define neighborhoods or areas generally, but not exclusively, suited for mid-rise apartment buildings. The Medium Density Residential designation also may apply to taller residential buildings surrounded by large areas of permanent open space. Pockets of low and moderate density housing may exist within these areas. Density typically ranges from 1.8 to 4.0 FAR, although greater density may be possible when complying with Inclusionary Zoning or when approved through a Planned Unit Development. The RA-3 Zone District is consistent with the Medium Density Residential category, and other zones may also apply. 227.7

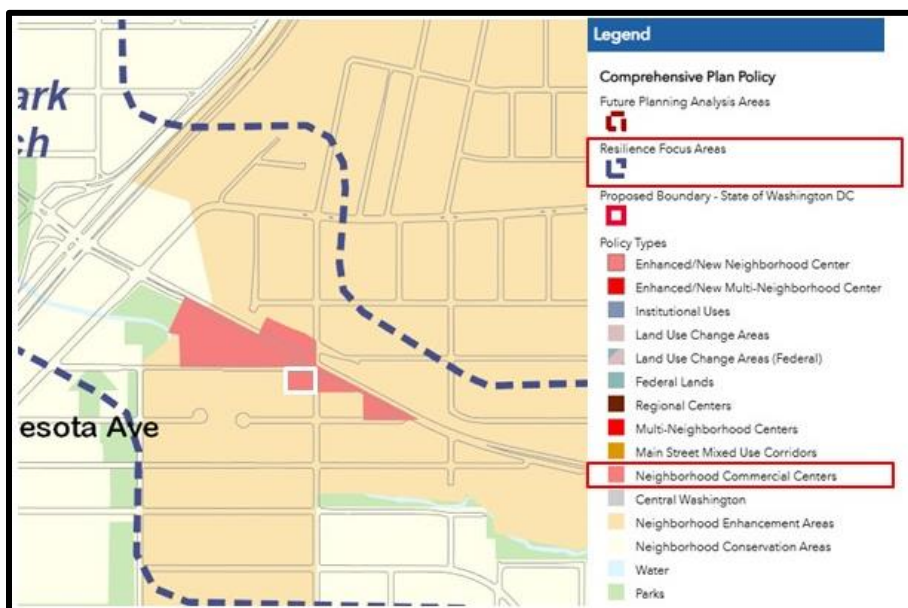
Medium Density Commercial:

This designation is used to define shopping and service areas that are somewhat greater in scale and intensity than the Moderate Density Commercial areas. Retail, office, and service businesses are the predominant uses, although residential uses are common. Areas with this designation generally draw from a citywide market area. Buildings are larger and/or taller than those in Moderate Density Commercial areas. Density typically ranges between a FAR of 4.0 and 6.0, with greater density possible when complying with Inclusionary Zoning or when approved through a Planned Unit Development. The MU-8 and MU-10 Zone Districts are consistent with the Medium Density category, and other zones may also apply. 227.12

The proposed MU-8B zone would be more in line with these designations than the existing MU-3A zone. Unlike the MU-3A zone, the MU-8B zone allows mixed-use development up to medium density levels. The MU-8B zone would permit additional mixed use development, including new commercial development and employment opportunities as well as new housing opportunities.

Generalized Policy Map

The site is designated as part of a Neighborhood Commercial Center on the Generalized Policy Map.



Neighborhood Commercial Centers: Neighborhood Commercial Centers meet the day-to-day needs of residents and workers in the adjacent neighborhoods. The area served by a Neighborhood

Commercial Center is usually less than one mile. Typical uses include convenience stores, sundries, small food markets, supermarkets, branch banks, restaurants, and basic services such as dry cleaners, hair cutting, and childcare....225.15

Policy LU-1.1.1: Future Planning Analysis and Resilience Focus Areas: *The Generalized Policy Map shows areas of large tracts and corridors where future analysis is anticipated to plan for inclusive, equitable growth and climate resilience. Boundaries shown are for illustrative purposes...For areas within the 100- and 500-year floodplain, future planning efforts are intended to guide resilience to flooding for new and existing development and infrastructure projects, including public capital projects. Resilience focus areas will explore watershed resilience to encourage the implementation on a neighborhood scale, as well as site-specific solutions, design guidelines and policies for a climate adaptive and resilient District.*

This proposed map amendment would not be inconsistent with the Generalized Policy Map Neighborhood Commercial Center designation. The subject property is a former retail establishment that primarily served the surrounding neighborhood. The new zone would allow it to be replaced by a larger neighborhood-focused commercial and/or residential development. The subject property is also within the 100-year flood plain and a Resilience Focus designated area. If the property is redeveloped it would be required to, at a minimum, meet all DC green building, stormwater management, floodplain, and climate adaptive solutions that contribute to the District’s watershed resilience. This could be done through DOEE’s Resilient Design Guidelines.

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, 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’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 in their Comprehensive Plan analysis and OP’s analysis is provided below.

Equity is conveyed throughout the Comprehensive Plan, particularly in the context of zoning. The rezoning could allow the property to redevelop with more commercial, housing, and services to this underserved area.

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 with a framework for evaluating the map amendment. Please refer to Attachment I in 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 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 and would particularly further the policies of the Land Use, Transportation, Housing, and Economic Development Elements. It would also further many of the policies in the Far Northeast/Southeast Area Element.

Citywide Elements:

Land Use Element

- *Policy LU-1.1.1: Future Planning Analysis and Resilience Focus*
- *Policy LU-1.4.6: Development Along Corridors*
- *Policy LU-2.1.2: Neighborhood Revitalization*
- *Policy LU-2.1.3: Conserving, Enhancing, and Revitalizing Neighborhoods*
- *Policy: LU-2.1.8 Explore Approaches to Additional Density in Low and Moderate-Density*

This proposed map amendment would not be inconsistent with the Land Use Element of the Comprehensive Plan. In addition to being consistent with the FLUM designation, a medium density level could provide more housing and neighborhood-serving retail to the area. This map amendment would allow an appropriate step up in density from the low to moderate density neighborhood that surrounds this commercial street corner.

The subject property is also within the 100-yr flood plain and a Resilience Focus designated area so if the property redevelops it would be required to address all environmental and floodplain standards, and should adopt climate adaptive solutions that contribute to the District's watershed resilience using DOEE's Resilient Design Guidelines.

Transportation Element

- *Policy T-1.1.7: Equitable Transportation Access*
- *Policy T-1.1.4: Transit-Oriented Development*
- *Policy T-1.3.1: Transit-Accessible Employment*

This map amendment would not be inconsistent with the Transportation Element of the Comprehensive Plan. The subject property is 0.5 miles from the Minnesota Avenue Metrorail station and is served by multiple bus lines. These public transit options would allow people to access the property without being required to have a car. If housing were located on the property, then households could choose not to have a car in order to keep their household expenses more affordable. Also, the redevelopment of the

property could improve the pedestrian-oriented environment by enhancing pedestrian links and providing safer crossings. 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-1.2.9: Advancing Diversity and Equity of Planning Areas*
- *Policy H-1.2.11: Inclusive Mixed-Income Neighborhoods*

The proposed map amendment would not be inconsistent with the Housing Element of the Comprehensive Plan. Currently the property has a vacant retail establishment. In the future, if housing units are included in redevelopment plans for the site, the additional density permitted by the zone could accommodate more housing than currently allowed by the existing zone. A residential or mixed-use development on the site could have both market rate and affordable housing, including IZ units. A mixed income residential development could help to keep the area affordable and attract demographically and economically diverse households to the area.

Environmental Protection Element

- *Action E-1.1.B: Development in Floodplains*
- *Policy E-4.1.2: Using Landscaping and Green Roofs to Reduce Runoffs*
- *Policy E-4.2.1: Support for Green Building*

The proposed map amendment would not be inconsistent with the Environmental Protection Element of the Comprehensive Plan. Any future development on the site would have to comply with the environmental protection regulations. Today these include the Green Building Act, the District's storm water management regulations, and Sustainable DC Plan. These regulations require making site and landscape improvements to increase sustainability and to reduce stormwater runoff. This is especially important for development on this site because it is within the 100-year floodplain. Redevelopment could include adaptive design considerations to reduce risks of flooding.

Economic Development

- *Policy ED-2.2.3: Neighborhood Shopping*
- *Policy ED 3.1.1 Neighborhood Commercial Vitality*

The proposed map amendment would not be inconsistent with the Economic Development Element of the Comprehensive Plan. The proposed map amendment could help facilitate new development on the site. The additional density could help to expand the amount of retail in the area, which is needed in this underserved community. The property's access to public transit also makes it very appropriate for additional commercial development. Both customers who have cars and those who do not would be able to visit this location.

Far Northeast/ Southeast Area Element Policies:

- *Policy FNS-1.1.1: Conservation of Low-Density Neighborhoods*
- *Policy FNS-1.1.4: Retail Development*
- *Policy FNS-2.2.2: Nannie Helen Burroughs Avenue*

- *Policy FNS-2.2.5: Neighborhood-Serving Commercial Uses*

The proposed map amendment would not be inconsistent with the Far Northeast/Southeast Area Element. MU-8B allows for a level of density that should encourage more mixed-use development without disturbing the character of the surrounding single-family neighborhood. The additional density could result in bringing highly desired neighborhood services, retail revitalization, and employment opportunities.

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

OP did not identify any Comprehensive Plan policies that would be contrary to racial equity if this map amendment were approved. The applicant also did not identify any since amending the application from a request for MU-7A to MU-8B zoning.

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

The Applicant met with ANC 7C and the Deanwood Citizens Association and revised the map amendment request based on feedback from both groups. The original proposal was for a rezoning to the MU-7A zone. However, feedback from these groups emphasized there is a greater need for neighborhood-serving commercial development rather than for additional housing. MU-7A permits only 1.0 FAR of non-residential density, which the MU-8B zone allows up to 4.0 FAR of non-residential density. ANC 7C further noted that the area currently has a considerable number of affordable housing projects. Consequently, the Applicant amended the request to the MU-8B zone.

RACIAL EQUITY TOOL PART 3 – FAR NORTHEAST/SOUTHEAST 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 2019-2023 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 Northeast/Southeast Planning Area (“planning area”). Each table below compares data for this planning area with District-wide data.

Population by Race or Ethnicity

Between 2012-2016, in the Far Northeast/Southeast Planning Area, the largest portion of the population were Black residents at 93.8% of the area’s residents. The next highest group was Hispanic/Latino residents at 3.47%. In the 2019-2023 period, Black residents continued to make up the largest portion of the population but fell to 88.4%. The Two or More races segment, although remaining a small segment of the population, had the largest increase from 1.15% to 4.2%.

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	0.2%
Asian alone	24,036	352	0.44%	27,465	408	0.5%
Native Hawaiian and Other Pacific Islander alone	271	30	0.04%	378	31	0.04%
Some other race alone	29,650	1,706	2.13%	32,338	3,293	3.8%
Two or more races	18,245	923	1.15%	56,533	3,587	4.2%
Hispanic or Latino	69,106	2,774	3.47%	77,760	5,260	6.1%

Median Income

The median income of the Far Northeast/Southeast Planning Area was significantly lower than that of the District in both the 2012-2016 and 2019-2023 time periods (Table 2). The median income for the planning area saw an almost \$25,000 increase between the time periods. Although there was an increase over both time periods, this increase was lower than the approximately \$33,000 increase Districtwide.

The Black or African American population had the lowest median income of all segments of the population with available income information during both time periods, and the lowest increase, \$22,170. Whites and Some Other Race had higher median incomes with white households having a \$68,661 increase over the same period. The planning area's low incomes are also reflected in the poverty rate. In the 2019-2023 period the Far Northeast/Southeast has a poverty rate of 22.4%, which is higher than the Districtwide poverty rate of 14.5% percent. (Table 4).

Table 2: Median Income Districtwide and in the Planning Area

Median Income	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

Median Income	Districtwide 2012-2016	FNFS 2012-2016	Districtwide 2019-2023	FNFS 2019-2023
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

Between 2012-2016 and 2019-2023, the percentage of owner occupancy in the District did not change significantly - 40.7% to 41.1%, while in the Far Northeast and Southeast Planning Area there was an increase from 35% to 41.2%. In the 2019-2023 period both the District and the Far Northeast/Southeast Area had a 41% owner occupancy.

In the Far Northeast/Southeast Planning Area, White and Hispanic/Latino households had the highest percentage of owner-occupied housing at 81.5% and 54.6% respectively in 2019-2023, while American Indian and Alaskan Native Alone had the lowest owner occupancy at 12.2%. Blacks and African Americans were also at the lower end with 39.7% owner occupancy.

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

Owner Occupancy	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%
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 2012-2016, the unemployment rate in the Far Northeast/Southeast Area was at 18.2%, which was greater than twice the rate of the District at 8.7%. Although the rate of both the District and the Far Northeast/Southeast fell in 2019-2023, the Planning Area's unemployment rate remained over twice that of the District's at 13.5%.

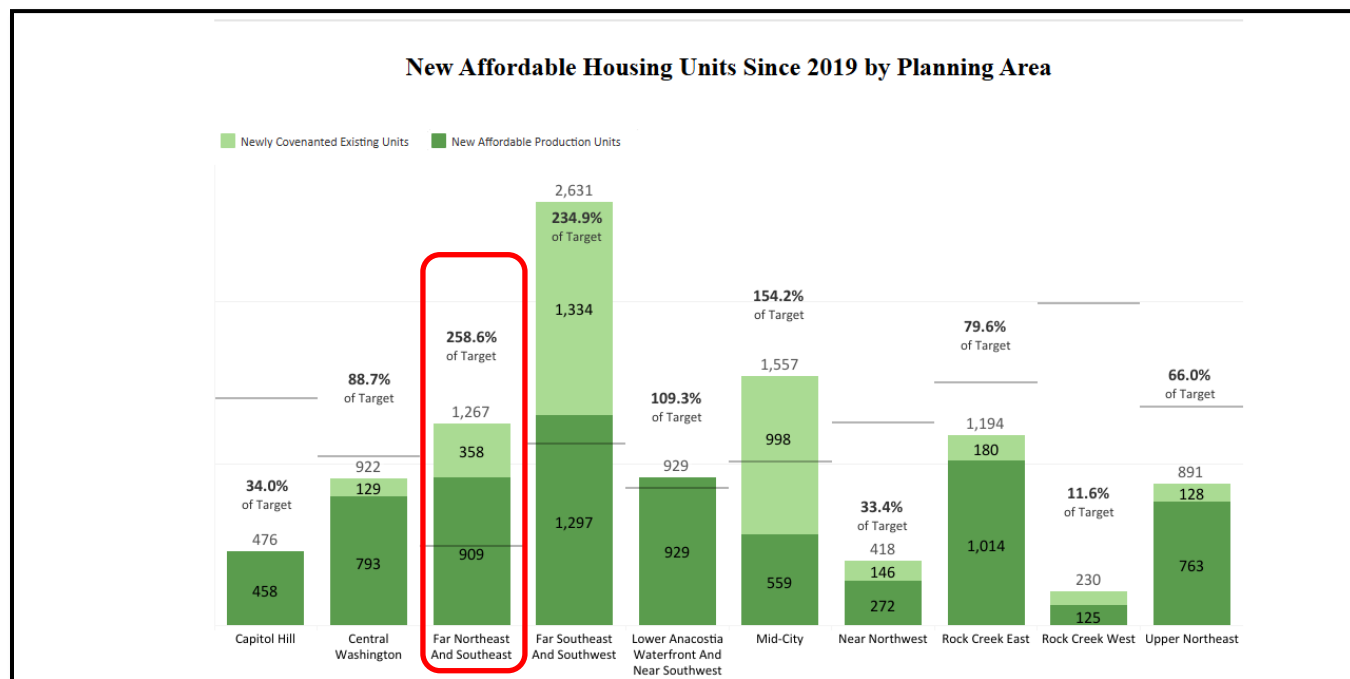
The cost burden for housing in the Far Northeast/Southeast Area was higher than that of the District in both time periods. The unemployment rate and cost burden rates may be reflected in the poverty rate. In both time periods, the poverty rate of the Far Northeast/Southeast Area was substantially higher than that of the District.

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 ¹	38.6%	47.1%	34.0%	41.7%
Poverty Rate	17.9%	27.6%	14.5%	22.4%

Progress Toward Meeting the Mayor’s 2025 Housing Equity Goals

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 latest update shows that the planning area exceeded its target by providing 1,267 affordable units, or 258.6% of the target amount (DMPED 36,000 by 2025 Dashboard). Therefore, OP is not recommending IZ plus in this case.



Impact of Project

The Far Northeast and Southeast Planning Area has seen very little investment over the years. In particular, Deanwood has been historically disadvantaged by racially discriminatory land use policies, real estate practices, and underinvestment in public infrastructure. These systemic issues have also hindered commercial development in the area.

¹ Percentage of households spending 30% or more of their income on housing

The 2021 Comprehensive Plan acknowledges these challenges and calls for reinvestment in the community. As part of that effort, the land use designation for the subject property was changed to attract more development to the area.

This map amendment would rezone the property to allow the type of development envisioned by the Comprehensive Plan and by many in the community. Over time, this change could help attract new housing and commercial projects, ultimately expanding access to higher-quality retail and neighborhood services in the area.

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?	No. The property does not have residents on it and is currently vacant. Additional commercial development on the property should attract more customers to the area, which should benefit other commercial establishments in the immediate area.
Indirect Displacement	What examples of indirect displacement might result from the zoning action?	OP does not anticipate indirect residential or commercial displacement. Residents or workers in any new development on the site could support other local area businesses.
Housing	Will the action result in changes to: <ul style="list-style-type: none"> • Market Rate Housing • Affordable Housing • Replacement Housing 	The increased density allowed under MU-8B would allow for more housing than could be done on the property under the existing MU-3A zoning. Future housing on the site would be a mix of market rate and affordable units.
Transportation	<ul style="list-style-type: none"> • Access to public transit • Transportation improvements 	<ul style="list-style-type: none"> • Located 0.4 miles from the MN Ave. Metrorail station; 0.8 miles to Deanwood Metrorail; 0.9 miles to Benning Road Metrorail station • Served by Metrobus . • If the property redevelops pedestrian improvements would be required.
Physical	Will the action result in changes to the physical environment such as: <ul style="list-style-type: none"> • Public Space Improvements • Streetscape Improvements 	Any redevelopment of the property would result in changes to the physical environment. Redevelopment would include public space and streetscape improvements. Improvements could also include new and improved public utilities, such as water, sewer and light, and recreational/gathering spaces for residents, as well as stormwater and environmental performance.
New Jobs/ Access to Jobs	Is there a change in access to job opportunities	Additional density could result in: <ul style="list-style-type: none"> • Commercial development with new employment opportunities in construction, operations, or retail

Factor	Question	OP Response
		<ul style="list-style-type: none">Residential development with employment opportunities related to office management and maintenance, as well as new customers for other area commercial establishments, improving their viability.
Environmental	<ul style="list-style-type: none">LEED RatingStormwater managementEtc.	Any new development would be required to comply with current environmental standards. This would likely include having improved stormwater infrastructure and resiliency features.
Community	How did community outreach and engagement inform/change the zoning action?	The Applicant met with the ANC and Deanwood Civic Association. In response to feedback from these groups they changed the application to request MU-8B, which is a higher density zone that permits more non-residential development.

C. OTHER RELEVANT PLANNING DOCUMENTS

Nannie Helen Burroughs Corridor Small Area Plan

The subject property is within the Nannie Helen Burroughs Corridor Small Area plan. Though the property is not specifically addressed in the plan, the proposed map amendment could encourage development more in line with the plan's vision for underutilized properties to be developed with housing and neighborhood-serving retail. The plan also encourages revitalizing this corridor with improved economic opportunities and services for residents.

Comprehensive Community Development Model

In 2021 OP and the Coalition for Nonprofit Housing & Economic Development released the Comprehensive Community Development Model ("CCDM"). The CCDM is a community-led strategy designed to support neighborhood development in the northeast end of Ward 7. It aims to ensure that new and longstanding residents benefit from changes and investments in the area. The CCDM addresses key challenges in housing, economic and workforce development, health and wellness, and youth development. The proposed map amendment would allow for more density on this site, which could bring more housing and job opportunities to the area. Therefore, this map amendment is in line with the CCDM.

D. SUMMARY OF PLANNING CONTEXT ANALYSIS

As discussed above, the proposed map amendment would rezone the site to a zone that is more consistent with the Comprehensive Plan's land use recommendations for the subject property. The proposed MU-8B could potentially help the site to realize the medium density mixed use development recommended in the future land use map and the small area plan.

ATTACHMENTS

Attachment I – Comprehensive Plan Policies

Attachment II – Table of Disaggregated Demographic and Socioeconomic Data for DC and the Far Northeast and Southeast Area

ATTACHMENT I -COMPREHENSIVE PLAN POLICIES

Comprehensive Plan Citywide Elements

Chapter 3 - Land Use Element

Policy LU-1.1.1: Future Planning Analysis and Resilience Focus Areas

...For areas within the 100- and 500-year floodplain, future planning efforts are intended to guide resilience to flooding for new and existing development and infrastructure projects, including public capital projects. Resilience focus areas will explore watershed resilience to encourage the implementation on a neighborhood scale, as well as site-specific solutions, design guidelines and policies for a climate adaptive and resilient District...

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-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-2.1.8 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...infill and new development shall be compatible with the design character of existing neighborhoods. Minimize demolition of housing in good condition. 310.15

Chapter 4 - Transportation Element

Policy T-1.1.4: Transit-Oriented Development

Support transit-oriented development by investing in pedestrian-oriented transportation improvements at or around transit stations, major bus corridors, and transfer points. Encourage development projects to build or upgrade the pedestrian and bicycle infrastructure leading to the nearest transit stop to create last-mile connections. Pedestrian movements and safety should be prioritized around transit stations. 403.10

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-1.3.1: 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

Chanter 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-1.2.9: 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-1.2.11: 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

Chapter 6- Environmental Element

Action E-1.1.B: Development in Floodplains

Evaluate expanding restrictions and/or require adaptive design for development in areas that will be at increased risk of flooding due to climate change. Analyses should weigh the requirement to account for climate risks with the needs of a growing District. 603.12

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

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

Chapter 7 - Economic Development Element

Policy ED-2.2.3: Neighborhood Shopping

Create and support additional shopping opportunities in Washington, DC's neighborhood commercial districts to better meet the demand for basic goods and services. Reuse of vacant buildings in these districts should be encouraged, along with appropriately scaled retail infill development on vacant and underused sites. Promote the creation and growth of existing locally owned, nonchain establishments because of their role in creating unique shopping experiences, as well as in generating stronger local supply chains that facilitate community wealth building. 708.8

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

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-1.1.4: Retail Development

Support the revitalization of the neighborhood commercial areas listed in Policy FNS-1.1.3 encouraging a vibrant and diverse mix of new businesses and activities that provide needed retail services to the adjacent neighborhoods and that are compatible with surrounding land uses. 1708.5

Policy FNS-2.2.2: Nannie Helen Burroughs Avenue

Focus on neighborhood-serving commercial development, such as the comprehensively planned Deanwood Town Center in Deanwood along the Nannie Helen Burroughs Corridor, with the intersection of Division and Nannie Helen Burroughs Avenues restored as a community hub. Convert low-density mixed-use zones into higher density zones. 1712.11

Policy FNS-2.2.5: Neighborhood-Serving Commercial Uses

Encourage the development of a variety of neighborhood-serving commercial uses along Nannie Helen Burroughs Avenue, Sherriff Road, and Minnesota Avenue to create and invest into community-owned small businesses, adding and creating jobs for District residents and establish retail and service uses that support the surrounding residential community. Commercial uses in these locations should provide infrastructure that is attractive to drivers, pedestrians, and cyclists; supply adequate on-site parking and access to public transit, and especially busses; and create an active street environment that helps to reinvigorate the commercial corridors. Medium-density development is appropriate, particularly near the intersection of Nannie Helen Burroughs and Minnesota Avenues. 1712.14

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