

## MEMORANDUM

**TO:** District of Columbia Zoning Commission

**FROM:** Karen Thomas, Development Review Specialist  
*JL for* Jennifer Steingasser, Deputy Director, Development, Design & Preservation

**DATE:** September 29, 2025

**SUBJECT:** ZC 25-15 – Set down Report for a Map Amendment to Rezone 1600 North Capitol St. NW from MU-4 to MU-7B.

### **I. RECOMMENDATION**

The applicant, Florida and Q Street LLC, proposes to rezone a vacant 18,984-square-foot parcel at 1600 North Capitol Street, NW from MU-4 to MU-7B. The MU-7B zone would allow for medium-density mixed-use development, including residential and commercial uses, consistent with the site's Comprehensive Plan Future Land Use Map (FLUM) and Generalized Policy Map (GPM) designations.

The site was previously approved for a Planned Unit Development (PUD) under ZC Order No. 06-04, which expired in 2023. The applicant now seeks to allow future redevelopment of the site under matter-of-right standards of the MU-7B zone.

The Office of Planning (OP) recommends this proposed map amendment be **set down for public hearing**. OP also recommends IZ Plus be applied to this site.

### **II. BACKGROUND**

The Subject property was approved for a mixed-use PUD under Order ZC 06-04, which includes a PUD-related zoning map amendment to C-2-B (now MU-5A). The PUD has been amended several times, and the Applicant has sought and received repeated extensions of the approval. Building permits were filed in 2015 but the lot remains fenced off and vacant. The zoning history of the site is provided as follows:

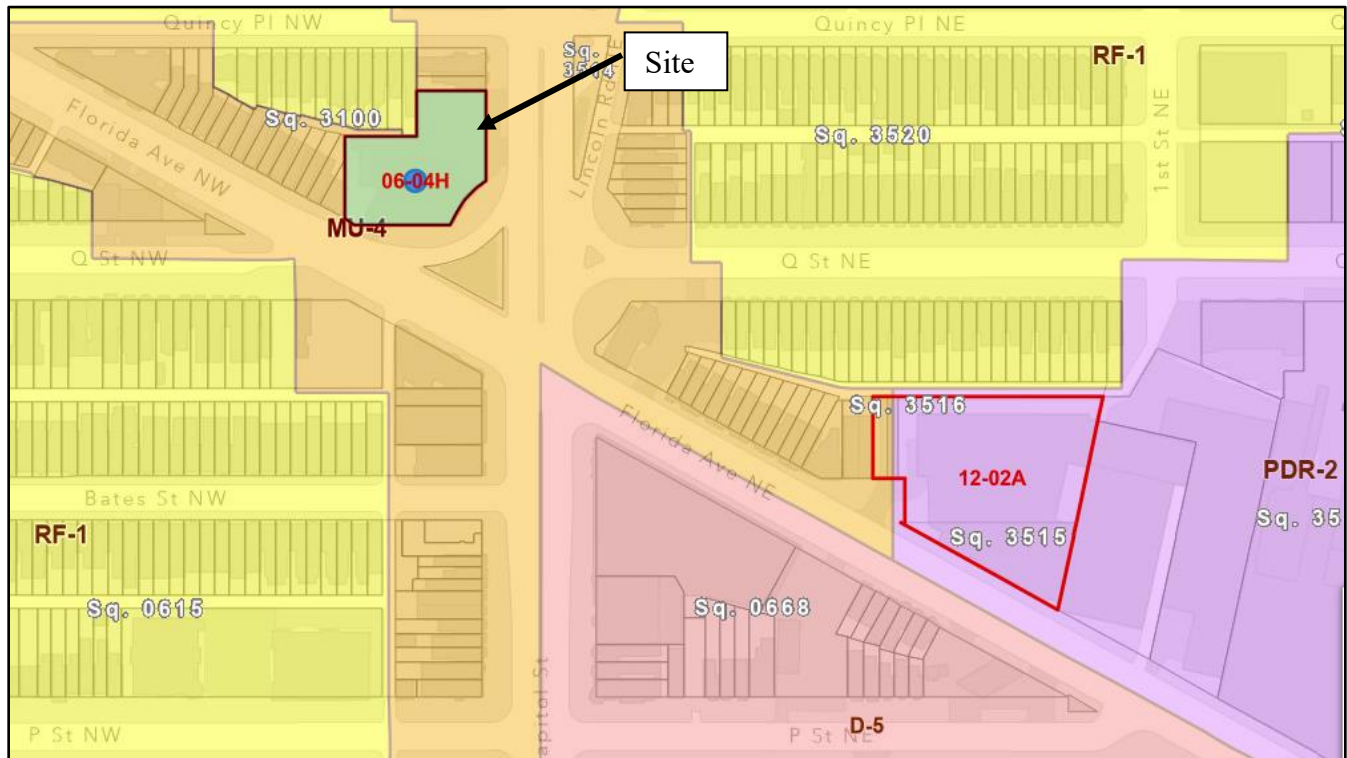
Order	Effective Date	APPROVALS
06-04	June 15, 2007	<b>Original Proposal:</b> A mixed-use building with a combined gross floor area of approximately 85,428 square feet. and two levels of underground parking. Approximately 81,428 square feet residential, 65-85 dwelling units and 4,970 square feet devoted to retail use in the cellar. Project density of 4.5 FAR and a maximum building height of approximately 86 feet.
06-04A	June 15, 2009	<b>2- year extension</b> until June 15, 2011, with construction to begin no later than June 12, 2012.
06-04B	June 15, 2011	<b>2-year extension</b> until June 15, 2013, with construction to begin no later than June 15, 2015.

Order	Effective Date	APPROVALS
06-04C	May 13, 2013	<b>Modification</b> : mixed-use building, approx. 85,428 sf gfa, 4.5 far, 85-95 residential units, with approx. 4,998 sf floor area of retail use, approx.41 parking spaces on 2 levels, and a max. building height of 72 feet, 4.5 inches.
06-04D	Dec. 27, 2013	<b>2-year extension</b> - An application must be filed for a building permit for the modified PUD no later than June 15, 2015, and construction must start no later than June 15, 2016.
06-04E	Oct. 7, 2016	<b>Modification</b> of 06-04 C (expired June 15, 2023)
06-04F	Jan 20, 2017	<b>2-year extension</b> : construction to begin no later than June 15, 2018
06-4G	Aug. 3, 2018	<b>1-year extension:</b> construction to begin by June 15, 2019
06-04H	Jan. 24, 2020	<b>2-year extension</b> to June 15, 2021
06-04I	Oct. 25, 2019	<b>Modification</b> to revise plans approved by and condition nos. 1 and 12(a)(vii) of ZC case no. 06-04, as modified by ZC. case nos. 06-04C and 06-04E.

Since that time, the Comprehensive Plan FLUM designation was also changed by Council as part of the 2021 Comp Plan Update, from Mixed Residential Moderate / Commercial Low Density to Mixed Residential Medium / Commercial Moderate Density development, which is like the current designation for this section of North Capitol Street to the south of this site. The proposed MU-7B zone is consistent with this new designation as discussed hereafter.

### III. SITE AND AREA DESCRIPTION

Applicant	FLORIDA AND Q STREET LLC
Proposed Map Amendment	MU-4 to the MU-7B zone
Address	1600 North Capitol St. NW (corner of North Capitol Street, Florida Avenue, and Q Street NW)
Ward and ANC	5 /ANC 5E
Legal Description	Square 3100, Lot 048
Land Area	Approximately 18,984 square feet
Future Land Use Map Designation	Mixed-Use: Medium Density Residential / Moderate Density Commercial
Generalized Policy Map Designation	Main Street Mixed Use Corridor
Comp Plan Area Element	Mid-City Planning Area
Small Area Plan and Other Planning Documents	Mid-City East Small Area Plan
Historic District	Located at the south-east corner of the Bloomingdale Historic District



**ZONING MAP**

The subject property is currently a fenced-in vacant lot. It is bounded by North Capitol St. NW to the east, Q St. NW and Florida Avenue to the south, Lots 0016 and 0017 to the west and Lot 0033 to the north.

The surrounding context is a mix of residential and small commercial uses including properties within:

- MU-4 zoning along North Capitol and Florida Avenue corridors
- RF-1 zoning in adjacent residential areas
- D-5 and PDR-2 zones across North Capitol Street

The area is well-served by transit, including three Metrorail stations within one mile and multiple Metrobus routes. The site has a Walk Score and Bike Score of 95. The property is within the Bloomingdale Historic District.

#### **IV. DEVELOPMENT CAPACITY OF EXISTING AND PROPOSED ZONES**

The intent of the existing MU-4 zone is as follows (Subtitle G § 101.9):

- Permit moderate-density mixed-use development; and*
- 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*
- 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 intent of the proposed MU-7B (MU-7 zones) is as follows (Subtitle G § 101.14):

- (a) *Permit medium-density mixed-use development including office, retail, and housing, with a focus on employment and residential use; and*
- (b) *Be located on arterial streets, in uptown and regional centers, and at rapid transit stops.*

The subject site is along an arterial street. The Zoning Regulations currently describe the MU-7 zones as being those that are intended to permit medium-density mixed-use development. The Framework Element of the Comprehensive Plan describes MU-7B as being consistent with Moderate Density Commercial. Accordingly, the MU-7B zone is not inconsistent with the Comp Plan and is appropriate for this site.

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

	Existing MU-4	Proposed MU-7B
<b>FAR</b>	MOR – 2.5 1.5 max non-res.) IZ – 3.0	MOR – 4.0 (1.0 max non-res.) IZ – 4.8
<b>Lot Occupancy</b>	60% maximum	80% maximum
<b>Height</b>	50 ft.	65 ft.
<b>Penthouse Height</b>	12 ft./1 story 15ft /2 story permitted for mechanical space	12 ft./1 story+ mezz/ 18.5 ft permitted for mechanical space
<b>Green Area Ratio</b>	0.3 min.	0.2 min.
<b>Use</b>	MU-Use Group E	MU-Use Group F

## V. IZ PLUS EVALUATION

IZ Plus requires higher affordable housing set asides than the standard Inclusionary Zoning requirements in the zoning regulations. In this case an IZ Plus set-aside requirement would be appropriate pursuant to Subtitle X § 502 because:

1. This map amendment would rezone the property to MU-7B, which allows a higher permitted FAR than the existing MU-4 zone;
2. The 2019 Housing Equity Report<sup>1</sup> prepared by the Office of Planning and the Department of Housing and Community Development set a goal for the Mid City East Planning Area to produce 1010 affordable housing units by 2025
3. According to DMPED<sup>2</sup>, the Mid City planning area achieved 154.2 percent of its 2025 affordable housing production goal.

OP recommends IZ Plus in this case as the housing targets are considered as minimums, and IZ+ would provide enhanced affordability opportunities to the benefit of future lower-income residents along a corridor with enhanced transit access and access to services.

<sup>1</sup> [2019 Housing Report](#)

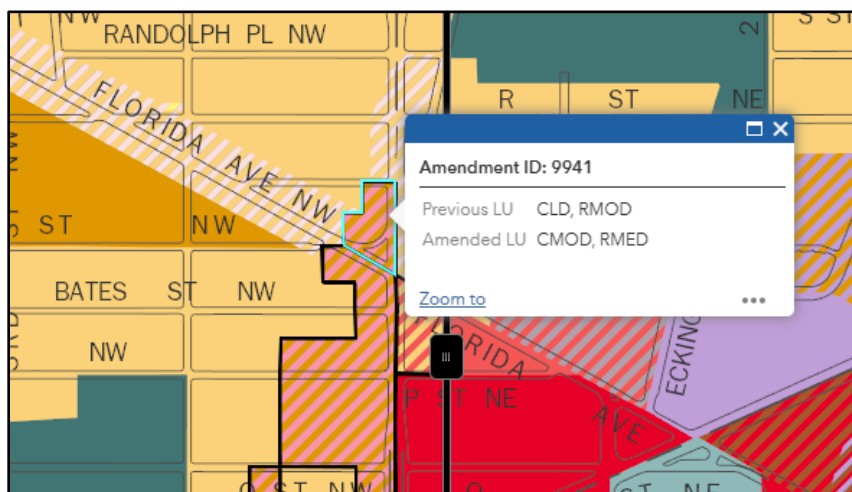
<sup>2</sup> <https://open.dc.gov/36000by2025/>

## VI. PLANNING CONTEXT

As part of the 2021 update of the Comprehensive Plan (“Comp Plan”), Council approved important changes to the Future Land Use Map (“FLUM”), the Generalized Policy Map (GPM) and the Citywide and Mid-City Area Elements, including the North Capitol Street corridor and its surroundings. The new Comp Plan places a much stronger emphasis on the provision of new housing and new affordable housing opportunities, particularly in areas where there is a lack of dedicated affordable housing.

### A. COMPREHENSIVE PLAN MAPS

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



The site is designated for mixed-use residential medium density and commercial moderate-density land use.

**Mixed-Use:** The Future Land Use Map indicates areas where the mixing of two or more land uses is especially encouraged. The particular combination of uses desired in a given area is depicted in striped patterns. The Mixed Use Category generally applies in the following circumstances: a.

Established, pedestrian-oriented commercial areas that 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; 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; and d. Development that includes residential uses, particularly affordable housing, and residentially compatible industrial uses, typically achieved through a Planned Unit Development or in a zone district that allows such a mix of uses. 227.20

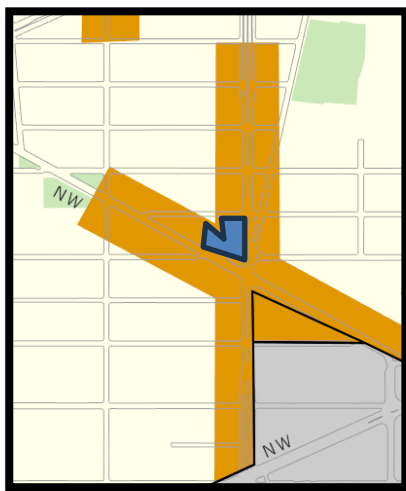
**Medium Density Residential:** This designation is used to define neighborhoods or areas generally, but not exclusively, suited for mid-rise apartment buildings. The ...designation also may apply to taller residential buildings surrounded by large areas of permanent open space. Pockets of low and moderate 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

**Moderate Density Commercial:** This designation is used to define shopping and service areas that are somewhat greater in scale and intensity than the Low-Density Commercial areas. Retail, office, and service businesses are the predominant uses. Areas with this designation generally draw from small

*business districts that draw primarily from the surrounding neighborhoods to larger business districts that draw from a broader market area. Buildings are larger and/or taller than those in Low Density Commercial areas. Density typically ranges between a FAR of 2.5 and 4.0, with greater density possible when complying with Inclusionary Zoning or when approved through a Planned Unit Development. The MU-5 and MU-7 Zone Districts are... consistent with the Moderate Density Commercial category, and other zones may also apply. 227.11*

The proposed MU-7B zone would be more in line with these designations than the existing MU-4 zone which existed prior to the amended FLUM and only allows for low- to moderate-density development. The Comprehensive Plan strongly encourages medium-density residential development on the site, and the new zone would allow for additional residential density with a limited amount of commercial space.

### **Generalized Policy Map**



The site is within the Main Street Mixed-Use Corridors on the Generalized Policy Map. This proposed map amendment would not be inconsistent with this designation. The new zone would allow for medium-density residential development in Mid City where more housing is encouraged.

### **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 the Applicant's statement at [Exhibit 3](#) and OP's analysis is provided below.

Equity is conveyed throughout the Comprehensive Plan. The Comprehensive Plan encourages more mixed-use development on the site and medium-density housing. This rezoning would allow the property to redevelop with a residential building that would provide both market rate and affordable housing opportunities on an undeveloped site at the crossroads of two priority corridors in the District.

### **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. An outline of Comprehensive Plan policies related to this proposal follows which, when viewed through a racial equity lens, provides the Commission with a framework for evaluating the map amendment. Please refer to Appendix 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](http://www.planning.dc.gov).

As noted, the MU-7B zone would not be inconsistent with the Comprehensive Plan maps, as on balance it would not be inconsistent with the Plan's Citywide Elements and would particularly further the policies of the Land Use, Transportation, Housing, and Economic Development, Historic Preservation Elements. It would also further many policies in the Mid City Area Element. The full language of the cited policy statements is provided in Appendix I of this report.

#### **Citywide Elements:**

The amendment would facilitate redevelopment of a long-vacant site with new housing, including affordable units, and neighborhood-serving retail. It aligns with the Comprehensive Plan's goals for:

- ***Land Use:*** *Supports infill and corridor development*
- ***Transportation:*** *Promotes transit-oriented development*
- ***Housing:*** *Expands supply and affordability in a high-opportunity area*
- ***Economic Development:*** *Encourages retail and job creation*
- ***Historic Preservation:*** *Subject to HPRB review for compatibility*

#### **Land Use Element**

- *Policy LU-1.4.6: Development Along Corridors*
- *Policy LU-1.5.1: Infill Development*
- *Policy LU-1.5.2: Long-Term Vacant Sites*
- *Policy LU-2.1.1: Variety of Neighborhood Types*

This proposed map amendment would not be inconsistent with the Land Use Element of the Comprehensive Plan. The new zone would allow the Applicant to redevelop a previously vacant, transit-oriented site with a new residential building. The property is on a portion of the corridor designated for medium-density

development, so rezoning would allow it to better fulfill the intent of the Comprehensive Plan's policies and better reflect the changing character of the corridors' intersection.

### ***Housing Element***

- *Policy H-1.1.1: Private Sector Support*
- *Policy H-1.1.3: Balanced Growth*
- *Policy H-1.1.4: Mixed-Use Development*
- *Policy H-1.1.8: Production of Housing in High-Cost Areas*
- *Policy H-1.2.1: Low and Moderate-Income Housing Production as a Civic Priority*
- *Policy H-1.2.2: Production of Housing in High-Cost Areas*
- *Policy H-1.2.3: Affordable and Mixed Income Housing*
- *Policy H-1.2.11: Inclusive Mixed-Income Neighborhoods*
- *Policy H-2.1.6: Long-Term Affordability Restrictions*

This map amendment would not be inconsistent with the Housing Element of the Comprehensive Plan. It would allow development of a mixed-income residential units on a site that is currently vacant, and one which was not developed with residential use in the near past.

### ***Transportation Element***

- *Policy T-1.1.4: Transit-Oriented Development*
- *Policy T-1.2.1: Major Thoroughfare Improvements*

The proposed map amendment would allow additional development, including new housing opportunities, on a major corridor with transit options.

### ***Economic Development***

- *Policy ED-2.1.5: Infill and Renovation*
- *Policy ED-2.1.6: Local-Serving Office Space*
- *Policy ED-2.2.3: Neighborhood Shopping*

A map amendment with increased density would allow development with a mix of uses that could include office space or neighborhood serving small businesses outside of the central business core. In addition, new residents would support other local businesses along the corridor and in the area.

### ***Historic Preservation***

- *Policy HP-1.6.3: Character Enhancing the District's Historic Character*
- *Policy HP-1.6.4: Downtown and Neighborhood Character*
- *Policy HP-2.4.1: Preservations Standards for Zoning Review*
- *Action HP-2.4.A: Zone Map Amendments in Historic Districts*

The site is located on the south-east edge of the Bloomingdale Historic District. As such, any new development would be subject to HP review, to help ensure that new development is consistent with the area character and design principles.

### ***Mid-City Area Element Policies:***

- *Policy MC-1.1.2: Directing Growth*
- *Policy MC-1.1.3: Infill and Rehabilitation*



- *Policy MC-1.1.6: Mixed-Use District*
- *Policy MC-1.1.7: Preservation of Affordable Housing*
- *Policy Focus Area MC 2.7 - Mid-City East's Major Corridors (North Capitol Street/Florida Avenue/New York Avenue)*

The proposed map amendment would not be inconsistent with the Mid-City Area Element. The MU-7B zone encourages moderate to medium density mixed use residential /commercial development, and would allow the subject site to be developed with more residential units, to further increase housing units in Mid-City, with the option of retail or commercial development to serve the community. Any new building would add housing diversity in the area through the application of IZ Plus, which requires a mix of incomes with market-rate and affordable units.

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

OP did not identify specific Comp Plan policies related to advancing racial equity which would be significantly hindered by approval of the proposed rezoning. In Exhibit [3E Section IV.G](#), the applicant notes one policy statement for which new development may not further, related to the provision of a net-zero building. However, this would be the case for any new by-right building, and any new building would be required to meet all District “green building”, stormwater management, and energy efficiency requirements at the time of construction. OP does not find that the proposed rezoning would result in an inconsistency with this policy statement.

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

The Applicant description of their community outreach is found in [Exhibit 3E Section V](#). The applicant participated in three ANC meetings: two with ANC 5E and one with ANC 5F in July 2025 which focused on explanations of the prior PUD approvals, the short-term interim uses of the property and the long-term redevelopment plan under the MU-7B. The Applicant has stated the desire to continue working with the ANCs as the application moves forward.

Updates will be provided by the applicant at the public hearing should the application be set down.

### **Racial Equity Tool Part 3 – Disaggregated Data Regarding Race and Ethnicity**

The Racial Equity Tool asks for disaggregated data to assist the Commission in its evaluation of zoning actions through a racial equity lens. The following tables compare the 2019-2023 American Community Survey data with data from the 2012-2016 period, available from [OP's State Data Center](#). Each table below covers both 5-year periods and compares the data from the Mid-City planning area, in which the subject site is located, with District-wide data.

#### **Population by Race/Ethnicity**

In the latest study period, 2019-2023, the Mid-City planning area was almost evenly split between the White population and other populations. The percentages of both White and Black populations have decreased from the 2012-2016 study period, with other minority groups increasing their share of the total population. The White population decreased from 52% to 49.86%; The Black population decreased from 32.6% to 24.5%, which is reflective of the District-wide trend during this period.

The IZ units created by future development would provide increased opportunities for lower-income families to remain in the District and the planning area. Given the income data by race, it can be inferred that the families benefiting the most from the IZ housing on the site would be Black or other minority groups, which could have some impact on the present trends of declining Black population in the planning area.

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

Race or Ethnicity	District 2012-16	District 2019-23	MidCity 2012-16	MidCity 2019-23
<b>Total Population</b>	659,009 100%	672,079 100%	94,786 100%	92,368 100%
<b>Asian Alone</b>	24,036 4%	27,465 4.1%	4,183 4.4%	5,257 5.7%
<b>Black or African American</b>	318,598 48%	290,772 43.26%	30,940 32.6%	22,624 24.5%
<b>Hispanic or Latino</b>	69,106 10%	77,760 11.6%	17,148 18.1%	16,703 18.0%
<b>American Indian and Alaskan Native</b>	2,174 0%	2,044 0.3%	101 0.0%	290 0.31%
<b>Native Hawaiian and Other Pacific Islander</b>	271 0%	378 0.06%	116 0.0%	83 0.1%
<b>Some Other Race</b>	29,650 4%	32,338 4.8%	7,184 7.6%	6,953 7.5%
<b>Two or More Races</b>	18,245 3%	56,533 8.41%	2,986 3.2%	11,108 12.0%
<b>White Alone</b>	266,035 40%	262,549 39.1%	49,277 52.0%	46,053 49.86%

### **Age & Vulnerable Population**

The Mid-City planning area's median age decreased slightly across study periods. It was slightly younger than the District's median age in both study periods. When race is considered, the data shows that Black residents were older than most of the other groups. The Mid-City planning area had a similar or lower percentage of vulnerable residents than the District as a whole. Over the 10-year period, the number of residents 65 and older stayed nearly constant, as did the number of people who identified as disabled. In this planning area there are also fewer people over 65, and fewer people under 18, than District-wide.

**Table 2: Age/Vulnerable Populations in the District and the Planning Area**

Vulnerable Population	District 2012-2016	District 2019-2023	MC 2012-2016	MC 2019-2023
<b>Persons 65 and Older</b>	11.4%	12.72%	7.5%	7.92%
<b>Persons Under 18</b>	17.4%	18.70%	12.3%	14.05%
<b>Percent Disable</b>	11.3%	11.0%	8.0%	7.7%

**Table 3: Median Age**

Median Age	District 2012-2016	District 2019-2023	MC 2012-2016	MC 2019-2023
<b>Total Population</b>	37.7	<b>34.9</b>	36.8	<b>33.5</b>
<b>Asian Alone</b>	36.5	<b>35.2</b>	38.1	<b>33.4</b>
<b>Black or African American</b>	33.4	<b>37.3</b>	46.0	<b>37.5</b>
<b>Hispanic or Latino</b>	28.4	<b>32.5</b>	36.2	<b>32.8</b>
<b>American Indian and Alaskan Native</b>	32.2	<b>34.9</b>	36.6	<b>37.6</b>
<b>Native Hawaiian and Other Pacific Islander</b>	30.8	<b>20.9</b>	n/a	<b>n/a</b>
<b>Some Other Race</b>	28.0	<b>28.7</b>	35.3	<b>30.5</b>
<b>Two or More Races</b>	19.8	<b>31</b>	31.1	<b>31.5</b>
<b>White Alone</b>	40.4	<b>37.3</b>	35.5	<b>37.5</b>

### **Median Household Income**

The Mid-City planning area has a higher median income than the District as a whole, as evidenced by data from both the 2012-2016 and 2019-2023 survey periods. The planning area median income, however, increased faster than the citywide median, but these gains were not distributed evenly across racial groups. The median income of some groups saw significant increases, while other groups saw more modest gains, or, in the case of those identifying as American Indian and Alaskan Native, a decrease.

**Table 4: Median Income Districtwide and in the Mid-City Planning Area**

Median Household Income	District 2012-2016	District 2019-2023	MC 2012-2016	MC 2019-2023
<b>Total Median</b>	\$72,935	<b>\$106,287</b>	\$85,848	<b>\$131,704</b>
<b>Asian Alone</b>	\$91,453	<b>\$121,619</b>	\$100,759	<b>\$120,032</b>
<b>Black or African American</b>	\$40,560	<b>\$60,446</b>	\$44,132	<b>\$63,175</b>
<b>Hispanic or Latino</b>	\$60,848	<b>\$106,435</b>	\$48,567	<b>\$95,249</b>
<b>American Indian and Alaskan Native</b>	\$51,306	<b>\$63,617</b>	\$59,277	<b>\$37,782</b>
<b>Native Hawaiian and Other Pacific Islander</b>	n/a	<b>n/a</b>	n/a	<b>n/a</b>
<b>Some Other Race</b>	\$48,047	<b>\$74,754</b>	\$42,385	<b>\$63,396</b>
<b>Two or More Races</b>	\$83,243	<b>\$116,689</b>	\$90,434	<b>\$143,213</b>
<b>White</b>	\$119,564	<b>\$166,774</b>	\$111,338	<b>\$169,741</b>

### **Owner and Renter Occupied Households**

Fewer residents in the Mid-City planning area own their home than in the District as a whole – 38.3% compared to 41.4%. The homeownership rate in the planning area increased slightly between the two survey periods, similar to the District-wide trend. Black homeownership decreased by almost 10 percent in the planning area, although somewhat less than the citywide trend. Homeownership also decreased among several other racial groups.

**Table 5: Owner Occupied and Rental Households Districtwide and in the Planning Area**

Owners/ Renters		District 2012-2016	District 2019-2023	MC 2012-2016	MC 2019-2023
<b>Total</b>	Owner Households	40.7%	<b>41.1%</b>	36.9%	<b>38.3%</b>
	Renter Households	59.3%	<b>58.9%</b>	63.1%	<b>61.7%</b>
<b>Asian Alone</b>	Owner Households	43.1%	<b>41.4%</b>	43.7%	<b>34.2%</b>
	Renter Households	56.9%	<b>58.6%</b>	56.3%	<b>65.8%</b>
<b>Black or African American</b>	Owner Households	46.6%	<b>34.9%</b>	37.1%	<b>28.0%</b>
	Renter Households	53.4%	<b>65.1%</b>	62.9%	<b>72.0%</b>
<b>Hispanic or Latino</b>	Owner Households	30.9%	<b>36.4%</b>	23.6%	<b>31.8%</b>
	Renter Households	69.1%	<b>63.6%</b>	76.4%	<b>68.2%</b>
<b>American Indian and Alaskan Native</b>	Owner Households	32.8%	<b>19.6%</b>	0.0%	<b>27.7%</b>
	Renter Households	67.2%	<b>80.3%</b>	100.0%	<b>72.3%</b>
<b>Native Hawaiian and Other Pacific Islander</b>	Owner Households	9.1%	<b>31.8%</b>	0%	<b>100</b>
	Renter Households	90.9%	<b>68.2%</b>	0%	<b>0</b>
<b>Some Other Race</b>	Owner Households	17.5%	<b>28.7%</b>	8.6%	<b>23.7%</b>
	Renter Households	82.5%	<b>71.3%</b>	91.4%	<b>76.4%</b>
<b>Two or More Races</b>	Owner Households	32.7%	<b>41.3%</b>	34.9%	<b>47.4%</b>
	Renter Households	67.3%	<b>58.7%</b>	65.1%	<b>52.6%</b>
<b>White Alone</b>	Owner Households	47.8%	<b>48%</b>	39.3%	<b>42.7%</b>
	Renter Households	52.2%	<b>52%</b>	60.7%	<b>57.3%</b>

The percentage of households that are housing-cost-burdened is lower than the citywide rate, and has decreased faster than the citywide rate between the study periods.

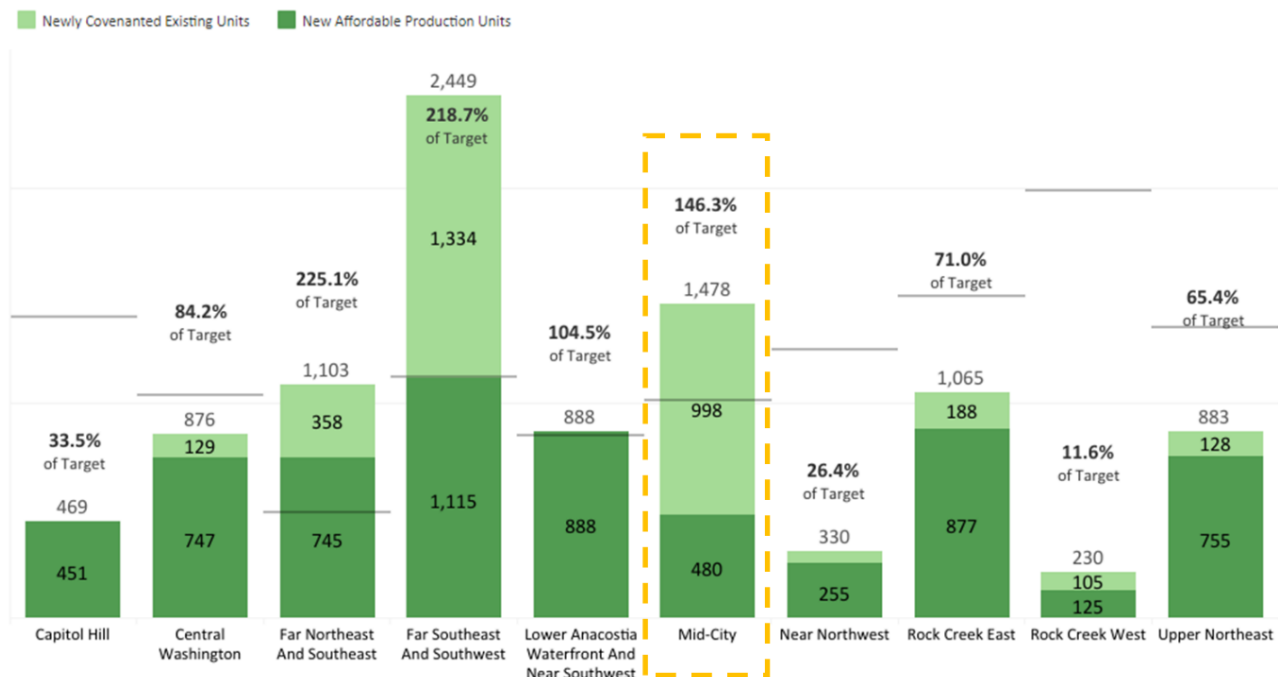
**Table 6: General Characteristics of the Planning Area and District**

Characteristic	District 2012-2016	MC 2012-2016	District (2019-2023)	MC (2019-2023)
<b>Unemployment Rate</b>	8.70%	<b>6.0%</b>	6.5%	<b>3.6%</b>
<b>Cost Burdened Households</b>	38.60%	<b>36.1%</b>	34%	<b>30%</b>
<b>Poverty Rate</b>	17.90%	<b>13.5%</b>	14.5%	<b>11.2%</b>

### *Is the area on track to meet the Mayor's 2025 affordable housing goal?*

The chart below, from the [DMPED 36,000 by 2025 Dashboard](#), shows that the Mid-City Area is already at 146.3% of its 2025 affordable housing goal.

**New Affordable Housing Units Since 2019 by Planning Area**



- *What do available data sources show about the intersectionality of factors such as race, ethnicity, age, income, gender, or sexual orientation within the area of the zoning action and how might the zoning action impact the intersection of those factors?*

Available data shows a few factors that can be distinguished by race. For example, home ownership and home rental rates show a disparity between White and Black populations in the planning area. The poverty level for Black residents in the planning area, 26.3%, is significantly higher than for White residents, at 3.6% ([See Appendix II](#)). Median income also shows a high level of disparity between White and Black, and disability status and educational attainment also show significant differences.

The proposed zoning map amendment, which would allow for additional affordable and market rate housing within the planning area, could help to alleviate inequity somewhat, especially regarding housing costs and the number of families that are housing-cost-burdened. Data on the number of households burdened by housing costs is not disaggregated by race but given unemployment and income levels it can be inferred that additional affordable housing provided by the project would help to further equitable outcomes for Black families. Another benefit of the map amendment would be the provision of family-sized residential units, near several transportation modes, which can help populations of any skill or educational level reach employment opportunities and services.

**RACIAL EQUITY TOOL PART 4 – ZONING COMMISSION EVALUATION FACTORS**

<b>Factor</b>	<b>Question</b>	<b>OP Response</b>
Direct Displacement	Will the zoning action result in displacement of tenants or residents?	No. The property has been vacant and improved with a surface parking lot since 2008
Indirect Displacement	What examples of indirect displacement might result from zoning action?	<ul style="list-style-type: none"> <li>• <u>Residential</u>: Indirect residential displacement is not anticipated, as the rezoning would permit development opportunities for new market-rate and affordable housing on the site for the neighborhood. The new housing is expected to help reduce pressure on existing housing stock in the area.</li> <li>• <u>Commercial</u>: OP does not anticipate indirect commercial displacement. If ground floor retail space is provided, it is not expected to be large enough to be competitive with establishments in the immediate area. However, new residents would help to support existing commercial businesses in the area.</li> </ul>
Housing	Will the action result in changes to: <ul style="list-style-type: none"> <li>• Market Rate Housing</li> <li>• Affordable Housing</li> <li>• Replacement Housing</li> </ul>	The increased density allowed under MU-7B allows for more housing than could be done on the property under the existing zoning. OP is proposing that IZ+ be applied, to increase the amount of IZ affordable housing that would be required to be provided.
Transportation	<ul style="list-style-type: none"> <li>• Access to public transit</li> <li>• Transportation improvements</li> </ul>	Residents would have further access to employment and services via public transportation, as the site is: <ul style="list-style-type: none"> <li>• Located near the NOMA/Gallaudet and Union Station Metrorail stations</li> <li>• Served by 4 priority bus routes.</li> </ul>
Physical	Will the action result in changes to the physical environment such as: <ul style="list-style-type: none"> <li>• Public Space Improvements</li> <li>• Streetscape Improvements</li> </ul>	Redeveloping the property would involve bringing the adjacent streetscape up to current DDOT standards. Existing curb cuts would be removed
New Jobs/ Access to Jobs	Is there a change in access to job opportunities	New housing under the proposed map amendment would bring new units to a transit-oriented site, which would allow new residents to have non-auto commuting options to access employment opportunities.
Environmental	<ul style="list-style-type: none"> <li>• LEED Rating</li> <li>• Stormwater management</li> </ul>	If the property redevelops, the project will have to comply with current environmental standards. This



Factor	Question	OP Response
	<ul style="list-style-type: none"> <li>Etc.</li> </ul>	would include having improved stormwater infrastructure and resiliency features. The new zone would facilitate replacing the vacant lot on the site with a new housing development.
Community	How did community outreach and engagement inform/change the zoning action?	Currently, the proposal remains the Applicant's initial submission. The Applicant will continue its outreach to the community throughout this process.

### C. OTHER RELEVANT PLANNING DOCUMENTS

#### **MidCity East Small Area Plan (Approved 2014)**

The Mid-City East area sits near the center of Washington, DC and showcases historic residential fabric and institutions. The area is made up of neighborhoods flanking the major corridors of North Capitol Street, New York, Florida, New Jersey, and Rhode Island Avenues NE/NW, including: LeDroit Park, Bloomingdale, Eckington, Bates/Truxton Circle, and Hanover.

The Council Approved Plan of 2014 states that the North Capitol Street corridor experiences a lack of neighborhood-serving businesses, high vacancies, crime, and inadequate access to parking and is challenged by congested intersections, diagonal streets and triangles making pedestrian movement difficult.

The goal of the Mid City East Plan is: *For the neighborhoods of North Capitol, Florida Avenue and Rhode Island is to provide **public and private stakeholders** a revitalization and neighborhood conservation strategy in order to:*

- *Renew commercial corridors and enrich physical connections and to*
- *Support neighborhood conservation and revitalization*

The Plan recommends redevelopment and housing opportunities with goals to:

- *Support strategic land use changes to key sites and the redevelopment of publicly owned properties.*
- *Encourage infill of privately held vacant lots and increase site utilization to strengthen neighborhood fabric and create new housing opportunities for new housing, unique retail offerings and/or workplaces. (Mid-City East SAP :Executive Summary, Page 6)*

The proposal to map the MU-7B zone on the subject site would be consistent with these recommendations. This zone would help to implement the Plan's recommendation for strengthening the neighborhood fabric with new housing development or otherwise.

### 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-7B could help the site realize the medium-density mixed development recommended in the Future Land Use Map and the Mid-City East Small Area Plan.

## **VII. ATTACHMENTS**

Appendix I – Comprehensive Plan Policies

Appendix II – Full American Survey Disaggregated Data 2019-2023

## APPENDIX I -COMPREHENSIVE PLAN POLICIES

### **Comprehensive Plan Citywide Elements**

#### **Land Use Element**

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

**Policy LU-1.5.1: Infill Development** *Encourage infill development on vacant land within Washington, DC, particularly in areas where there are vacant lots that create gaps in the urban fabric and detract from the character of a commercial or residential street. Such development should reflect high-quality design, complement the established character of the area and should not create sharp changes in the physical development pattern. 308.6*

**Policy LU-1.5.2: Long-Term Vacant Sites** *Facilitate the reuse of vacant lots that have historically been difficult to develop due to infrastructure or access problems, inadequate lot dimensions, fragmented or absentee ownership, or other constraints. Explore consolidation, acquisition, and other measures that would address these constraints. 308.7*

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

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

**Policy H-1.1.4: Mixed-Use Development** *Promote moderate to high-density, mixed-use development that includes affordable housing on commercially zoned land, particularly in neighborhood commercial centers, along Main Street mixed-use corridors and high-capacity surface transit corridors, and around Metrorail stations. 503.6*

**Policy H-1.1.8: Production of Housing in High-Cost Areas** *Production of Housing in High-Cost Areas Encourage development of both market rate and affordable housing in high-cost areas of the District, making these areas more inclusive. Develop new, innovative tools and techniques that support*

*affordable housing in these areas. Doing so increases costs per unit but provides greater benefits in terms of access to opportunity and outcomes. 503.10*

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

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

***Policy H-1.2.4: Housing Affordability on Publicly Owned Sites*** *Require that 20 to 30 percent of the housing units built on publicly owned sites disposed of for housing, co-located with local public facilities, or sites being transferred from federal to District jurisdiction, are reserved for a range of affordable housing with long-term commitments to maintain affordability, seeking to maximize production of extremely low- and very low-income for rental units, and very low- and low-income households for ownership units and family-sized units. Prioritize the provision of affordable housing in areas of high housing costs. Explore strategies at these redeveloping sites to enable seniors in the surrounding community to have opportunities to age in place, and to provide housing opportunities for residents at risk of displacement in the surrounding community. Consider Universal Design and visitability. 504.12*

***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 long-term affordability, preferably permanent or for the life of the project, to minimize displacement and achieve a balance of housing opportunities across the District. 504.19*

***Policy H-2.1.6: Long-Term Affordability Restrictions*** *Ensure that affordable housing units that are created or preserved with public financing are protected by long-term affordability restrictions and are monitored to prevent their transfer to non-qualifying households. Except where precluded by program requirements, affordable units should remain affordable for as long as possible and align with the length and magnitude of the subsidy. For land disposition and affordable housing tied to zoning relief, affordability should last for the life of the building, with equity and asset buildup opportunities provided for ownership units. 510.10*

### **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-1.2.1: Major Thoroughfare Improvements** Beautify and stabilize gateways and major thoroughfares by implementing coordinated multimodal transportation, economic development, and urban design improvements. 404.4

### **Economic Development**

**Policy ED-2.1.5: Infill and Renovation** Support the continued growth of the office sector through infill and renovation within established commercial districts to more efficiently use available space while providing additional opportunities for new space. 707.10

**Policy ED-2.1.6: Local-Serving Office Space** Encourage the development of small local-serving offices and coworking facilities within neighborhood commercial districts throughout Washington, DC to provide relatively affordable locations for small businesses and local services (such as real estate and insurance offices, accountants, consultants, and medical offices). 707.11

**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

### **Historic Preservation**

**Policy HP-1.6.3: Character Enhancing the District's Historic** Encourage new architectural contributions that complement and enrich the District's design heritage and historic character. 1008.5

**Policy HP-1.6.4: Downtown and Neighborhood Character** Recognize the distinctive character of Washington DC's historic downtown and varied neighborhoods as one of the District's prime attractions and competitive strengths. As Washington, DC grows, encourage compatible new development that enlivens downtown and enhances the character and distinction of its neighborhoods. 1008.6

#### **Policy HP-2.4.1: Preservations Standards for Zoning Review**

Ensure consistency between zoning regulations and design standards for historic properties. Zoning for each historic district shall be consistent with the predominant height and density of contributing buildings in the district. Monitor the effectiveness of zoning controls intended to preserve characteristic features of older neighborhoods not protected by historic designation. Where needed, specialized standards or regulations should be developed to help preserve the characteristic building patterns of historic districts and minimize design conflicts between preservation and zoning controls. 1013.2

**Action HP-2.4.A: Zone Map Amendments in Historic Districts** Identify areas within historic districts where zoning regulations may need adjustment based on the scale and height of contributing buildings, while considering District-wide needs for housing and affordable housing. Following neighborhood planning and public participation, pursue rezoning of such areas with more appropriate designations. 1013.3

**Mid-City Area Element:**

**Policy MC-1.1.2: Directing Growth** Stimulate high-quality, transit-oriented development around the Columbia Heights, Shaw/Howard University, and U St./African American Civil War Memorial/Cardozo Metro station areas, as well as along the Georgia Avenue NW corridor and the North Capitol Street NW/Florida Avenue NW business district. Opportunities for new mixed-income housing developments that provide a greater mix of affordability as a result of a rezoning effort, neighborhood retail, local-serving offices, and community services should be supported in these areas, as shown on the Comprehensive Plan Policy Map and Future Land Use Map. 2008.3

**Policy MC-1.1.3: Infill and Rehabilitation** Encourage redevelopment of vacant lots and the rehabilitation of abandoned structures within the community, particularly along Georgia Avenue NW, Florida Avenue NW, 11th Street NW, and North Capitol Street NW and in the Shaw, Bloomingdale, and Eckington communities. Similarly, encourage the redevelopment of vacant lots and the rehabilitation of vacant buildings located at the interiors of the Planning Area's squares. Infill development should be compatible in scale and character with adjacent uses and encourage more housing opportunities. 2008.4

**Policy MC-1.1.6: Mixed-Use Districts** Encourage preservation of the housing located within Mid-City's commercially zoned areas. Within mixed-use areas, such as Mount Pleasant Street NW and Columbia Road NW, encourage commercial uses that do not adversely impact the established residential uses. 2008.7

**Policy MC-1.1.7: Preservation of Affordable Housing** Strive to retain the character of Mid-City as a mixed-income community by preserving the area's existing stock of affordable housing units and promoting the construction of new affordable units. Give attention to the most rapidly changing neighborhoods and encourage the use of historic preservation.

**MC-2.7 Mid-City East's Major Corridors (North Capitol Street/ Florida Avenue/New York Avenue** 2017

**Policy MC-2.7.1: Commercial Revitalization**

Revitalize neighborhood commercial areas, including retail, dining, and small office space. Upgrade the commercial district at Florida Avenue/North Capitol/New York Avenue NE, restoring vacant storefronts and streetscapes to active use and accommodating compatible neighborhood-serving infill development. 2017.4



**APPENDIX II SELECTED DEMOGRAPHIC AND SOCIOECONOMIC DATA FOR DISTRICT OF COLUMBIA BY AREA  
ELEMENTS: 2019-2023 ACS (5-YEAR ESTIMATES)**

RACE AND ETHNICITY	VARIABLE	DISTRICT TOTAL	MID-CITY
	<b>TOTAL POPULATION / SELECTED AGE GROUPS / MEDIAN AGE</b>		
<b>Total Population</b>	<b>Total</b>	672,079	92,368
	Under 18 years	125,675	12,978
	Percent under 18 years	18.70	14.05
	65 years and over	85,501	7,318
	Percent 65 years and over	12.72	7.92
	Median age	34.9	33.5
<b>White alone</b>	<b>Total</b>	262,549	46,053
	Under 18 years	30,865	3,920
	Percent under 18 years	11.76	8.51
	65 years and over	31,115	2,337
	Percent 65 years and over	11.85	5.07
	Median age	35.3	33.6
<b>Black or African American alone</b>	<b>Total</b>	290,772	22,624
	Under 18 years	64,573	3,714
	Percent under 18 years	22.21	16.42
	65 years and over	46,472	3,564
	Percent 65 years and over	15.98	15.75
	Median age	37.3	37.5
<b>American Indian and Alaska Native alone</b>	<b>Total</b>	2,044	290
	Under 18 years	239	12
	Percent under 18 years	11.69	4.13
	65 years and over	483	71
	Percent 65 years and over	23.63	24.44
	Median age	34.9	37.6
<b>Asian alone</b>	<b>Total</b>	27,465	5,257
	Under 18 years	2,286	342
	Percent under 18 years	8.32	6.51
	65 years and over	2,228	237
	Percent 65 years and over	8.11	4.50
	Median age	35.2	33.4
<b>Native Hawaiian and Other Pacific Islander alone</b>	<b>Total</b>	378	83
	Under 18 years	34	0
	Percent under 18 years	8.99	0.00
	65 years and over	36	0

	Percent 65 years and over	9.52	0.00
	Median age	20.9	
<b>Some Other Race alone</b>	<b>Total</b>	32,338	6,953
	Under 18 years	11,229	2,144
	Percent under 18 years	34.72	30.83
	65 years and over	1,384	470
	Percent 65 years and over	4.28	6.76
	Median age	28.7	30.5
<b>Two or More Races</b>	<b>Total</b>	56,533	11,108
	Under 18 years	16,449	2,846
	Percent under 18 years	29.10	25.62
	65 years and over	3,783	640
	Percent 65 years and over	6.69	5.76
	Median age	31	30.5
<b>Hispanic or Latino</b>	<b>Total</b>	77,760	16,703
<b>(Hispanics can be of any race and are included in race categories above)</b>	Under 18 years	21,685	4,325
	Percent under 18 years	27.89	25.89
	65 years and over	5,108	1,360
	Percent 65 years and over	6.57	8.14
	Median age	32.5	32.8
	<b>EDUCATIONAL ATTAINMENT (Population 25 Years and Over)</b>		
<b>Total</b>	<b>Total</b>	484,406	71,117
	Less than high school diploma	34,651	4,703
	Percent	7.2	6.6
	High school graduate (includes equivalency)	70,322	5,424
	Percent	14.5	7.6
	Some college or associate's degree	71,527	6,339
	Percent	14.8	8.9
	Bachelor's degree or higher	307,906	54,650
	Percent	63.6	76.9
<b>White alone</b>	<b>Total</b>	205,865	38,813
	Less than high school diploma	1,940	502
	Percent	0.9	1.3
	High school graduate (includes equivalency)	4,721	578
	Percent	2.3	1.5
	Some college or associate's degree	9,780	1,193
	Percent	4.8	3.1
	Bachelor's degree or higher	189,424	36,539
	Percent	92.0	94.1
<b>Black or African American alone</b>	<b>Total</b>	201,141	15,705

	Less than high school diploma	23,077	1,838
	Percent	11.5	11.7
	High school graduate (includes equivalency)	58,575	3,326
	Percent	29.1	21.2
	Some college or associate's degree	52,487	3,340
	Percent	26.1	21.3
	Bachelor's degree or higher	67,002	7,201
	Percent	33.3	45.9
<b>American Indian and Alaska Native alone</b>	<b>Total</b>	1,608	272
	Less than high school diploma	134	0
	Percent	8.3	0.0
	High school graduate (includes equivalency)	224	77
	Percent	13.9	28.3
	Some college or associate's degree	586	0
	Percent	36.4	0.0
	Bachelor's degree or higher	664	195
	Percent	41.3	71.7
<b>Asian alone</b>	<b>Total</b>	21,690	4,571
	Less than high school diploma	908	297
	Percent	4.2	6.5
	High school graduate (includes equivalency)	1,016	211
	Percent	4.7	4.6
	Some college or associate's degree	1,396	341
	Percent	6.4	7.5
	Bachelor's degree or higher	18,370	3,723
	Percent	84.7	81.4
<b>Native Hawaiian and Other Pacific Islander alone</b>	<b>Total</b>	285	78
	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	14
	Percent	37.2	17.8
	Bachelor's degree or higher	179	64
	Percent	62.8	82.2
<b>Some Other Race alone</b>	<b>Total</b>	18,430	4,147
	Less than high school diploma	5,732	1,163
	Percent	31.1	28.0
	High school graduate (includes equivalency)	3,085	822
	Percent	16.7	19.8
	Some college or associate's degree	2,224	416
	Percent	12.1	10.0

	Bachelor's degree or higher	7,389	1,747
	Percent	40.1	42.1
<b>Two or More Races</b>	<b>Total</b>	<b>35,387</b>	<b>7,531</b>
	Less than high school diploma	2,860	904
	Percent	8.1	12.0
	High school graduate (includes equivalency)	2,701	409
	Percent	7.6	5.4
	Some college or associate's degree	4,948	1,035
	Percent	14.0	13.8
	Bachelor's degree or higher	24,878	5,182
	Percent	70.3	68.8
<b>Hispanic or Latino</b>	<b>Total</b>	<b>49,156</b>	<b>11,125</b>
	Less than high school diploma	9,204	2,424
<b>(Hispanics can be of any race and are included in race categories above)</b>			
	Percent	18.7	21.8
	High school graduate (includes equivalency)	6,091	1,424
	Percent	12.4	12.8
	Some college or associate's degree	6,004	1,226
	Percent	12.2	11.0
	Bachelor's degree or higher	27,857	6,051
	Percent	56.7	54.4
	<b>DISABILITY STATUS (Civilian noninstitutionalized population)</b>		
<b>Total</b>	<b>Total</b>	<b>663,014</b>	<b>91,984</b>
	Total population with a disability	72,611	7,085
	Percent with a disability	11.0	7.7
	Under 18 years	125,405	12,929
	With a disability	5,680	280
	Percent with a disability	4.5	2.2
	18 to 64 years	454,382	71,861
	With a disability	40,038	4,546
	Percent with a disability	8.8	6.3
	65 years and over	83,227	7,195
	With a disability	26,893	2,259
	Percent with a disability	32.3	31.4
<b>White alone</b>	<b>Total</b>	<b>259,358</b>	<b>45,869</b>
	Total population with a disability	14,605	2,013
	Percent with a disability	5.6	4.4
	Under 18 years	30,703	3,887
	With a disability	392	14
	Percent with a disability	1.3	0.4
	18 to 64 years	197,801	39,646
	With a disability	7,834	1,560

	Percent with a disability	4.0	3.9
	65 years and over	30,854	2,335
	With a disability	6,379	439
	Percent with a disability	20.7	18.8
<b>Black or African American alone</b>	<b>Total</b>	285,982	22,491
	Total population with a disability	48,214	3,348
	Percent with a disability	16.9	14.9
	Under 18 years	64,490	3,698
	With a disability	3,727	79
	Percent with a disability	5.8	2.1
	18 to 64 years	176,949	15,341
	With a disability	26,203	1,762
	Percent with a disability	14.8	11.5
	65 years and over	44,543	3,451
	With a disability	18,284	1,507
	Percent with a disability	41.1	43.7
<b>American Indiana and Alaska Native alone</b>	<b>Total</b>	2,044	291
	Total population with a disability	409	89
	Percent with a disability	20.0	30.6
	Under 18 years	239	12
	With a disability	11	0
	Percent with a disability	4.6	0.0
	18 to 64 years	1,322	208
	With a disability	317	87
	Percent with a disability	24.0	41.9
	65 years and over	483	71
	With a disability	81	2
	Percent with a disability	16.8	2.8
<b>Asian alone</b>	<b>Total</b>	27,167	5,256
	Total population with a disability	1,271	177
	Percent with a disability	4.7	3.4
	Under 18 years	2,286	342
	With a disability	65	0
	Percent with a disability	2.8	0.0
	18 to 64 years	22,653	4,678
	With a disability	814	124
	Percent with a disability	3.6	2.7
	65 years and over	2,228	236
	With a disability	392	53
	Percent with a disability	17.6	22.5
<b>Native Hawaiian and Other Pacific Islander alone</b>	<b>Total</b>	368	82
	Total population with a disability	28	28

	Percent with a disability	7.6	34.1
	Under 18 years	34	0
	With a disability	0	0
	Percent with a disability	0.0	n/a
	18 to 64 years	306	82
	With a disability	28	28
	Percent with a disability	9.2	34.1
	65 years and over	28	0
	With a disability	0	0
	Percent with a disability	0.0	n/a
<b>Some Other Race alone</b>	<b>Total</b>	32,143	6,939
	Total population with a disability	2,507	613
	Percent with a disability	7.8	8.8
	Under 18 years	11,218	2,142
	With a disability	849	80
	Percent with a disability	7.6	3.7
	18 to 64 years	19,601	4,331
	With a disability	1,365	492
	Percent with a disability	7.0	11.4
	65 years and over	1,324	466
	With a disability	293	41
	Percent with a disability	22.1	8.8
<b>Two or More Races</b>	<b>Total</b>	55,952	11,056
	Total population with a disability	5,577	817
	Percent with a disability	10.0	7.4
	Under 18 years	16,435	2,847
	With a disability	636	107
	Percent with a disability	3.9	3.7
	18 to 64 years	35,750	7,574
	With a disability	3,477	493
	Percent with a disability	9.7	6.5
	65 years and over	3,767	635
	With a disability	1,464	217
	Percent with a disability	38.9	34.2
<b>Hispanic or Latino</b>	<b>Total</b>	77,177	16,664
<b>(Hispanics can be of any race and are included in race categories above)</b>			
	Total population with a disability	6,332	1,177
	Percent with a disability	8.2	7.1
	Under 18 years	21,660	4,318
	With a disability	1,203	123
	Percent with a disability	5.6	2.8
	18 to 64 years	50,458	10,990
	With a disability	3,174	766
	Percent with a disability	6.3	7.0



	65 years and over	5,059	1,357
	With a disability	1,955	289
	Percent with a disability	38.6	21.3
	<b>UNEMPLOYMENT RATE (Population 16 years and over)</b>		
<b>Total</b>	Unemployment rate	6.5	3.6
<b>White alone</b>	Unemployment rate	2.6	1.5
<b>Black or African American alone</b>	Unemployment rate	12.8	10.7
<b>American Indian and Alaska Native alone</b>	Unemployment rate	0.0	0.0
<b>Asian alone</b>	Unemployment rate	2.4	0.4
<b>Native Hawaiian and Other Pacific Islander alone</b>	Unemployment rate	5.1	0.0
<b>Some Other Race alone</b>	Unemployment rate	6.2	6.1
<b>Hs</b>	Unemployment rate	4.4	4.2
<b>Hispanic or Latino</b>	Unemployment rate	4.5	4.1
	<b>POVERTY STATUS</b>		
<b>Total population</b>	Population for whom poverty status is determined	647,874	88,942
	Total Population Below Poverty	94,140	9,955
	Percent in poverty	14.5	11.2
<b>White alone</b>	Population for whom poverty status is determined	251,541	45,347
	Total Population Below Poverty	12,612	1,625
	Percent in poverty	5.0	3.6
<b>Black or African American alone</b>	Population for whom poverty status is determined	282,170	20,323
	Total Population Below Poverty	66,819	5,350
	Percent in poverty	23.7	26.3
<b>American Indian and Alaska Native alone</b>	Population for whom poverty status is determined	1,990	291
	Total Population Below Poverty	463	89
	Percent in poverty	23.3	30.6
<b>Asian alone</b>	Population for whom poverty status is determined	25,395	5,126
	Total Population Below Poverty	3,377	417
	Percent in poverty	13.3	8.1
<b>Native Hawaiian and Other Pacific Islander alone</b>	Population for whom poverty status is determined	349	78

	Total Population Below Poverty	56	28
	Percent in poverty	16.1	35.8
<b>Some Other Race alone</b>	Population for whom poverty status is determined	31,697	6,874
	Income in the past 12 months below poverty level	5,143	1,506
	Percent in poverty	16.2	21.9
<b>Two or More Races</b>	Population for whom poverty status is determined	54,732	10,902
	Total Population Below Poverty	5,670	940
	Percent in poverty	10.4	8.6
<b>Hispanic or Latino</b>	Population for whom poverty status is determined	75,448	16,505
<b>(Hispanics can be of any race and are included in race categories above)</b>	Total Population Below Poverty	8,870	2,603
	Percent in poverty	11.8	15.8
	<b>MEDIAN HOUSEHOLD INCOME</b>		
<b>Total households</b>	Median household income (dollars)	106,287	131,704
<b>White alone</b>	Median household income (dollars)	166,774	169,741
<b>Black or African American alone</b>	Median household income (dollars)	60,446	63,175
<b>American Indian and Alaska Native alone</b>	Median household income (dollars)	63,617	37,782
<b>Asian alone</b>	Median household income (dollars)	121,619	120,032
<b>Native Hawaiian and Other Pacific Islander alone</b>	Median household income (dollars)		
<b>Some Other Race alone</b>	Median household income (dollars)	74,754	63,396
<b>Two or More Races</b>	Median household income (dollars)	116,869	143,213
<b>Hispanic or Latino</b>	Median household income (dollars)	106,435	95,249
	<b>TENURE</b>		
<b>Total householder</b>	<b>Total</b>	321,556	46,735
	Owner occupied	132,288	17,888
	% owner occupied	41.1	38.3
	Renter occupied	189,268	28,848

	% renter occupied	58.9	61.7
<b>White alone</b>	<b>Total</b>	141,114	25,952
	Owner occupied	67,735	11,086
	% owner occupied	48.0	42.7
	Renter occupied	73,379	14,867
	% renter occupied	52.0	57.3
<b>Black or African American alone</b>	<b>Total</b>	132,272	10,631
	Owner occupied	46,179	2,977
	% owner occupied	34.9	28.0
	Renter occupied	86,093	7,653
	% renter occupied	65.1	72.0
<b>American Indian and Alaska Native alone</b>	<b>Total</b>	1,199	213
	Owner occupied	235	59
	% owner occupied	19.6	27.7
	Renter occupied	964	154
	% renter occupied	80.3	72.3
<b>Asian alone householder</b>	<b>Total</b>	14,121	3,092
	Owner occupied	5,843	1,057
	% owner occupied	41.4	34.2
	Renter occupied	8,278	2,035
	% renter occupied	58.6	65.8
<b>Native Hawaiian and Other Pacific Islander alone</b>	<b>Total</b>	129	28
	Owner occupied	41	28
	% owner occupied	31.8	100.0
	Renter occupied	88	0
	% renter occupied	68.2	0.0
<b>Some Other Race alone</b>	<b>Total</b>	10,020	2,321
	Owner occupied	2,878	550
	% owner occupied	28.7	23.7
	Renter occupied	7,142	1,772
	% renter occupied	71.3	76.4
<b>Two or More Races</b>	<b>Total</b>	22,702	4,498
	Owner occupied	9,377	2,131
	% owner occupied	41.3	47.4
	Renter occupied	13,323	2,367
	% renter occupied	58.7	52.6
<b>Hispanic or Latino</b>	<b>Total</b>	28,939	6,420
<b>(Hispanics can be of any race and are</b>	Owner occupied	10,529	2,040

<b>included in race categories above)</b>			
	% owner occupied	36.4	31.8
	Renter occupied	18,407	4,379
	% renter occupied	63.6	68.2
	<b>HOUSING COST BURDEN</b>		
<b>Total</b>	Total Households	321,556	46,735
	Cost Burdened Households	311,165	45,921
	Not Computed	105,775	13,796
	Percent of households spending 30% or more of their income on housing	34.0	30
<b>White Alone</b>	Total Households	141,113	25,952
	Cost Burdened Households	139,155	25,842
	Not Computed	33,545	5,798
	Percent of households spending 30% or more of their income on housing	24.1	22.4
<b>Black or African American alone</b>	Total Households	132,272	10,631
	Cost Burdened Households	125,871	10,153
	Not Computed	55,784	4,536
	Percent of households spending 30% or more of their income on housing	44.3	44.7
<b>American Indian and Alaska Native alone</b>	Total Households	1,200	213
	Cost Burdened Households	1,171	207
	Not Computed	499	132
	Percent of households spending 30% or more of their income on housing	42.6	63.8
<b>Asian Alone</b>	Total Households	14,122	3,092
	Cost Burdened Households	13,466	3,028
	Not Computed	4,519	975
	Percent of households spending 30% or more of their income on housing	33.6	32.2
<b>Native Hawaiian and other Pacific Islander alone</b>	Total Households	129	28
	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
<b>Some Other Races</b>	Total Households	10,020	2,321
	Cost Burdened Households	9,350	2,197
	Not Computed	4,000	1,096
	Percent of households spending 30% or more of their income on housing	42.8	49.9
<b>Two or More Races</b>	Total Households	22,702	4,498
	Cost Burdened Households	22,051	4,494
	Not Computed	7,351	1,259
	Percent of households spending 30% or more of their income on housing	33.3	28
<b>Hispanic or Latino</b>	Total Households	28,939	6,420
	Cost Burdened Households	28,051	6,352
	Not Computed	9,849	2,482
	Percent of households spending 30% or more of their income on housing	35.1	39.1

**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*