

**MEMORANDUM**

**TO:** District of Columbia Zoning Commission

**FROM:** Crystal Myers, Development Review Specialist  
*MBR* Maxine Brown-Roberts, Associate Director Development Review  
*for* Radhika Mohan, Deputy Director, Development, Design and Preservation

**DATE:** June 12, 2026

**SUBJECT:** ZC 26-03 – OP Set down Report for a Map Amendment Request to rezone 934 Eastern Ave, NE from R-3 to RA-1.

**I. RECOMMENDATION**

Michael W. Williams (Applicant) requests a map amendment to rezone 934 Eastern Avenue, NE in Square 5203, Lot 851 from the R-3 zone to the RA-1 zone.

On balance this proposed map amendment would be not inconsistent with the Comprehensive Plan, including the Future Land Use Map (FLUM) and Generalized Policy Map (GPM) designations for Moderate Density Residential and Neighborhood Enhancement Area respectively. The Office of Planning (OP) therefore recommends that the proposed map amendment be **set down for public hearing**.

OP does not recommend applying IZ Plus in this case. The Far Northeast/Southeast Planning Area has a considerable number of dedicated affordable units and far exceeds its affordable housing target.

**II. APPLICATION-IN-BRIEF**

Applicant	Michael W. Williams
Proposed Map Amendment	R-3 to the RA-1 zone
Address	934 Eastern Avenue, NE
Ward and ANC	Ward 7/ ANC 7C
Legal Description	Square 5203, Lot 851
Land Area	17,550 square ft.
Future Land Use Map Designation	Moderate Density Residential
Generalized Policy Map Designation	Neighborhood Enhancement Area
Historic District	None

### III. SITE AND AREA DESCRIPTION



The subject property is a large R-3 zoned lot bounded by Eastern Avenue, NE to the northeast and apartment buildings to the northwest. Rowhouse communities are located to the east and west. The lot measures 17,550 square feet, which significantly exceeds the R-3 zone’s minimum lot size of 1,600 square feet. The property is approximately 0.8 miles from the Deanwood Metrorail Station and is also served by the C23 and D24 Metrobus routes.

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

The Applicant requests a rezoning of the property from the R-3 to the RA-1 zone. The purpose of the existing R-3 zone is as follows (Subtitle D § 101.8):

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

The intent of the proposed RA-1 is as follows (Subtitle F § 101.3, 101.4):

101.3 *The purposes of the RA-1, RA-2, RA-3, RA-4, and RA-5 zones are to:*

- (a) *Permit flexibility of design by permitting all types of urban residential development if they conform to the height, density, and area requirements established for these districts; and*
- (b) *Permit the construction of those institutional and semi-public buildings that would be compatible with adjoining residential uses and that are excluded from the more restrictive residential zones.*

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

Both the R-3 and RA-1 zones allow low to moderate density residential development and the same height. They differ in the type of residential development they permit. The RA-1 zone allows low-rise apartment buildings and R-3 is for single-family housing.

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

	<b>Existing R-3</b>	<b>Proposed RA-1</b>
<b>Use</b>	Permits a maximum of 1 principal dwelling unit and 1 accessory unit	Permits Apartment House development
<b>Height</b>	40 ft./3 stories	40 ft./4 stories
<b>Lot Occupancy</b>	60%	60%
<b>Rear Yard</b>	20 ft. min.	20 ft. 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 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.

PO recommends that the proposed 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

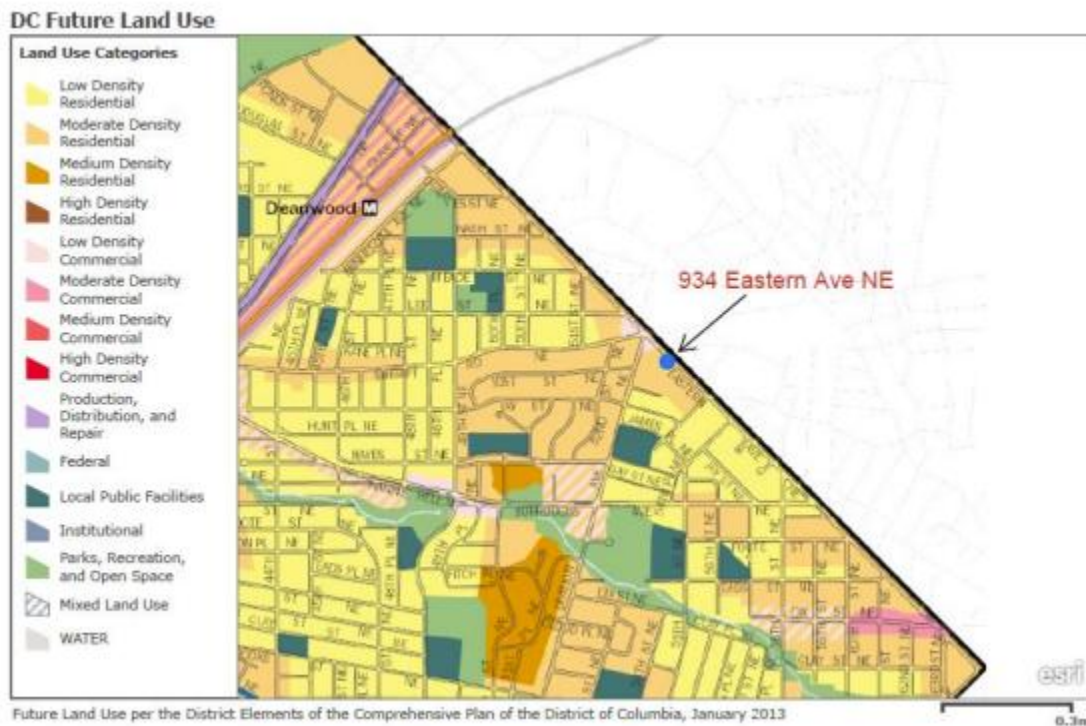
recommend that IZ Plus be required on this property. Therefore, the property would only need to comply with the standard IZ requirements.

## VI. PLANNING CONTEXT

### COMPREHENSIVE PLAN

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

The site is designated for Moderate density residential land uses on the FLUM.



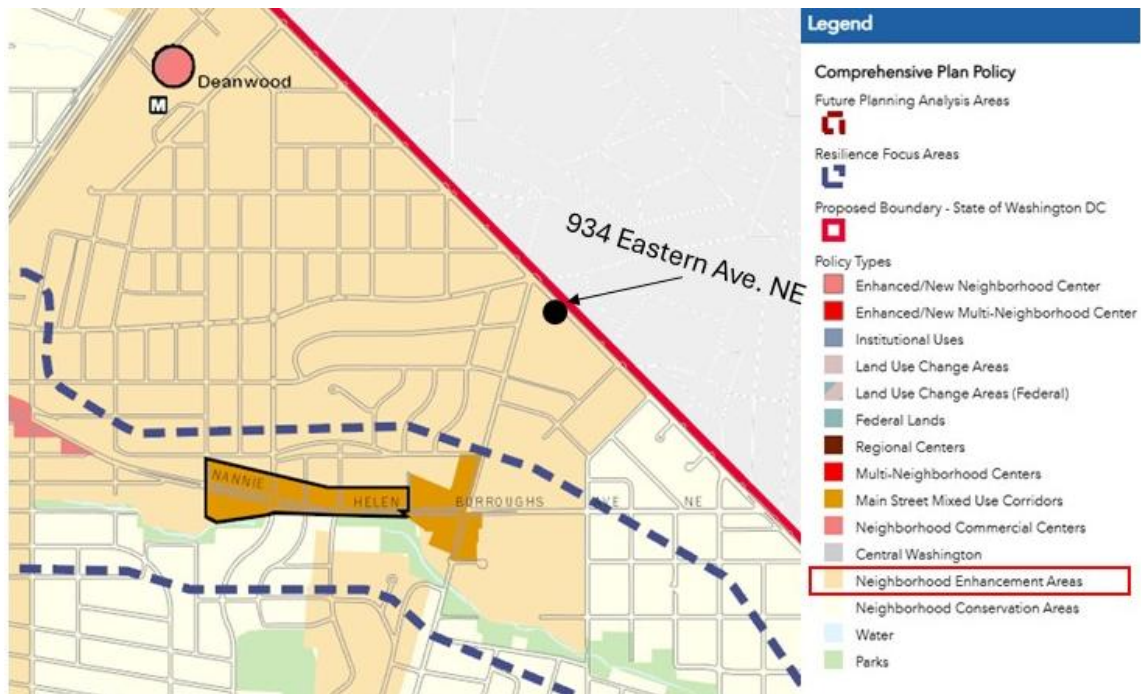
#### ***Moderate Density Residential:***

*This designation is used to define neighborhoods generally, but not exclusively, suited for row houses as well as low-rise garden apartment complexes. The designation also applies to areas characterized by a mix of single-family homes, two- to four-unit buildings, row houses, and low-rise apartment buildings. In some neighborhoods with this designation, there may also be existing multi-story apartments, many built decades ago when the areas were zoned for more dense uses (or were not zoned at all). Density in Moderate Density Residential areas is typically calculated either as the number of dwelling units per minimum lot area, or as a FAR up to 1.8, although greater density may be possible when complying with Inclusionary Zoning or when approved through a Planned Unit Development. The R-3, RF, and RA-2 Zone Districts are consistent with the Moderate Density Residential category, and other zones may also apply. 227.6*

The proposed RA-1 zone would not be inconsistent with this designation. The RA-1 zone is a moderate density residential zone and would allow for low-rise apartment complexes.

### **Generalized Policy Map**

The site is designated as part of a Neighborhood Enhancement Area on the Generalized Policy Map.



**Neighborhood Enhancement Areas:** ... These areas present opportunities for compatible infill development, including new single-family homes, townhomes, other density housing types, mixed-use buildings, and, where appropriate, light industrial facilities. Land uses that reflect the historical mixture and diversity of each community and promote inclusivity should be encouraged. 225.6

The guiding philosophy in Neighborhood Enhancement Areas is to ensure that new development responds to the existing character, natural features, and existing/planned infrastructure capacity. New housing should be encouraged to improve the neighborhood and must be consistent with the land-use designation on the Future Land Use Map and with Comprehensive Plan policies. The unique and special qualities of each area should be maintained and conserved, and overall neighborhood character should be protected or enhanced as development takes place. Publicly owned open space within these areas should be preserved and enhanced to make these communities more attractive and desirable. 225.7

This proposed map amendment would not be inconsistent with the Neighborhood Enhancement designation, which supports new housing that strengthens and improves the neighborhood. Rezoning this property would allow apartment house development to occur, which would enhance the neighborhood with more housing opportunities. Furthermore, there are RA-1 apartment buildings in the immediate area so the possibility of a RA-1 apartment building on this property would not be out of character for the neighborhood.

## **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 provided a separate [Racial Equity Analysis](#) and a more detailed version in their [Statement of Support](#) 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 bring more housing 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 related 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](http://www.planning.dc.gov).

As noted above, the proposal would not be inconsistent with the Comprehensive Plan’s Generalized Policy Map and the Future Land Use Map. The proposed development, on balance, would also not be inconsistent with the Citywide Elements and Far Northeast/Southeast Area Elements of the Comprehensive Plan. It would also further many of the policies in the Far Northeast/Southeast Area Element.

### **Citywide Elements:**

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

- *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 Neighborhoods*

The proposed map amendment would not be inconsistent with the Land Use Element of the Comprehensive Plan. The Land Use Element supports having more housing in low to moderate density areas. Given the property's unusually large size and its current underutilization under single-family zoning, a multifamily development would be a more appropriate and efficient use of the site.

***Housing Element***

- *Policy H-1.1.1: Private Sector Support*
- *Policy H-1.1.3: Balanced Growth*
- *Policy H-1.2.11: Inclusive Mixed-Income Neighborhood*

The proposed map amendment would not be inconsistent with the Housing Element of the Comprehensive Plan. Rezoning the property to RA-1 would create the opportunity to bring more dwelling units to the site through multifamily development. A private developer could construct a building that includes both market-rate and affordable housing, including IZ units. This mix of income levels would contribute to housing affordability in the area and help attract a diverse range of households.

**Far Northeast/ Southeast Area Element:**

***Far Northeast/ Southeast Area Element Policies:***

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

The proposed map amendment would not be inconsistent with the Far Northeast/Southeast Area Element. The RA-1 zone would allow the property to develop more housing without disturbing the character of the surrounding neighborhood.

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

Neither OP nor the Applicant found Comprehensive Plan policies that would be contrary to racial equity if this map amendment were approved.

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

The Applicant states that they will present to ANC 7C and will reach out to the 7C06 SMD. **The applicant should present additional details regarding their community outreach if the proposal is set down for public hearing.**

**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 and 2016, Black residents made up the largest share of the population in the Far Northeast/Southeast Planning Area, accounting for 93.8% of all residents. Hispanic/Latino residents were the next largest group at 3.47%. During the 2019–2023 period, Black residents continued to represent the majority of the population, though their share decreased to 88.4%. The population identifying as Two or More Races, while still a relatively small group, experienced the largest increase, rising from 1.15% to 4.2%.

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

<b>Race or Ethnicity</b>	<b>Districtwide 2012-2016</b>	<b>FNFS 2012-2016</b>	<b>FNFS % 2012-2016</b>	<b>Districtwide 2019-2023</b>	<b>FNFS 2019-2023</b>	<b>FNFS % 2019-2023</b>
<b>Population</b>	659,009	79,912	100%	672,079	85,659	100%
<b>White alone</b>	266,035	1,666	2.1%	262,549	2,513	2.9%
<b>Black alone</b>	318,598	74,997	93.8%	290,772	75,684	88.4%
<b>American Indian and Alaskan Native alone</b>	2,174	238	0.30%	2,044	144	0.2%
<b>Asian alone</b>	24,036	352	0.44%	27,465	408	0.5%
<b>Native Hawaiian and Other Pacific Islander alone</b>	271	30	0.04%	378	31	0.04%
<b>Some other race alone</b>	29,650	1,706	2.13%	32,338	3,293	3.8%
<b>Two or more races</b>	18,245	923	1.15%	56,533	3,587	4.2%
<b>Hispanic or Latino</b>	69,106	2,774	3.47%	77,760	5,260	6.1%

**Median Income**

The median income in the Far Northeast/Southeast Planning Area was significantly lower than the Districtwide median in both the 2012–2016 and 2019–2023 periods (Table 2). The planning area did experience an increase of nearly \$25,000 between the two periods; however, this was still below the Districtwide increase of approximately \$33,000.

Across both time periods, Black or African American residents had the lowest median income among all racial and ethnic groups with available data, as well as the smallest overall increase at \$22,170. In

contrast, White and Some Other Race households had substantially higher median incomes, with White households seeing an increase of \$68,661 over the same span.

These income disparities are also reflected in poverty rates. In 2019–2023, the Far Northeast/Southeast Planning Area had a poverty rate of 22.4%, notably higher than the Districtwide rate of 14.5% (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
<b>Median Household Income</b>	\$72,935	\$37,510	\$108,210	\$62,075
<b>White alone</b>	\$119,564	\$84,460	\$166,774	\$153,121
<b>Black or African American alone</b>	\$40,560	\$36,614	\$60,446	\$58,784
<b>American Indian and Alaskan Native alone</b>	\$51,306	Unavailable	\$63,617	Unavailable
<b>Asian alone</b>	\$91,453	Unavailable	\$121,619	\$73,637
<b>Native Hawaiian and Other Pacific Islander alone</b>	Unavailable	Unavailable	Unavailable	N/A
<b>Some other races</b>	\$41,927	\$38,723	\$74,754	\$114,598
<b>Two or more races</b>	\$83,243	\$40,956	\$116,869	\$84,662
<b>Hispanic or Latino</b>	\$60,848	\$42,302	\$106,435	\$103,347

**Housing Tenure**

Between 2012–2016 and 2019–2023, the percentage of owner-occupied housing in the District remained relatively stable, increasing only slightly from 40.7% to 41.1%. In contrast, the Far Northeast/Southeast Planning Area saw a more notable increase, rising from 35% to 41.2%. By the 2019–2023 period, both the District and the Far Northeast/Southeast Area had an owner occupancy rate of approximately 41%.

Within the Far Northeast/Southeast Planning Area, White and Hispanic/Latino households had the highest rates of owner occupancy in 2019–2023, at 81.5% and 54.6% respectively. American Indian and Alaska Native households had the lowest rate at 12.2%, while Black or African American households were also on the lower end with an owner occupancy rate of 39.7%.

**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
<b>Total Owner Occupied</b>	40.7%	35%	41.1%	41.2%
<b>White alone</b>	47.8%	62.4%	48.0%	81.5%
<b>Black or African American alone</b>	35.9%	34.7%	34.9%	39.7%
<b>American Indian and Alaskan Native alone</b>	32.9%	20.0%	19.6%	12.2%
<b>Asian alone</b>	39.4%	29.1%	41.4%	42.1%
<b>Native Hawaiian and Other Pacific Islander alone</b>	9.1%	0.0%	31.8%	0.0%

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

**Unemployment/Poverty/Cost Burden**

In 2012–2016, the unemployment rate in the Far Northeast/Southeast Planning Area was 18.2%, more than twice the Districtwide rate of 8.7%. Although unemployment decreased across both the District and the Planning Area by 2019–2023, the Far Northeast/Southeast rate remained more than double the District’s, at 13.5%.

Housing cost burden was also higher in the Far Northeast/Southeast Area than in the District during both time periods. These elevated unemployment and cost-burden levels are reflected in the area’s poverty rate, which remained substantially higher than the Districtwide rate in both periods.

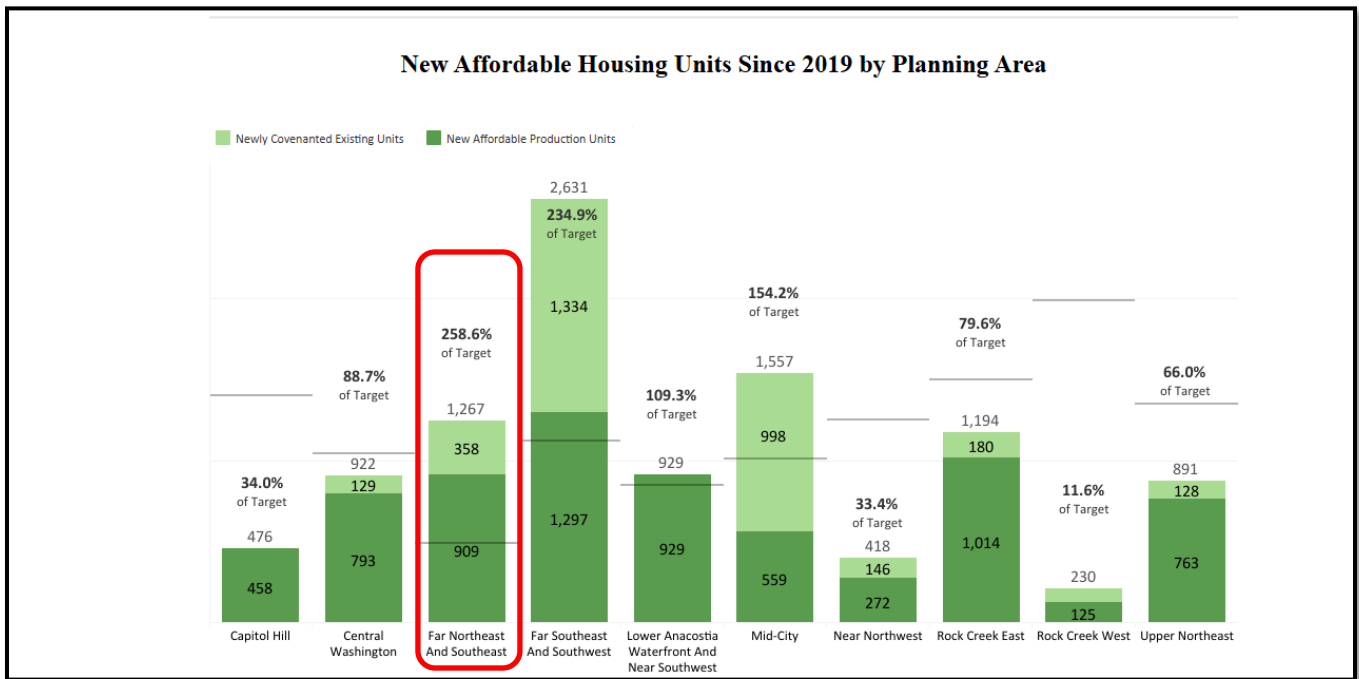
*Table 4: General Characteristics of the District and the Planning Area*

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 <sup>1</sup>	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**

According to the Office of the Deputy Mayor for Planning and Economic Development (DMPED) by the end of the 2025 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.

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



**Impact of Project**

There is a need for more market and affordable housing units in this planning area. Rezoning this property to RA-1 would allow this large property to be considered for a multifamily development. A multifamily development would include inclusionary zoning units so it would bring both market rate and affordable housing units to 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 house currently on the property is vacant and therefore there would be no displacement of any residents.
Indirect Displacement	What examples of indirect displacement might result from the zoning action?	OP does not anticipate any indirect displacement of residents from the adjacent neighborhood. In fact, the new development could attract residents from outside the area or provide opportunities to existing residents more housing options to remain in the area.
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 RA-1 zone allows for multifamily housing. Future housing on the site could likely include a mix of market rate and affordable units.
Transportation	<ul style="list-style-type: none"> <li>Access to public transit</li> </ul>	The property is located 0.8 miles to Deanwood Metrorail; 1.5 miles from both the Benning Road

Factor	Question	OP Response
	<ul style="list-style-type: none"> <li>• Transportation improvements</li> </ul>	Metrorail and Minnesota Ave. Metrorail stations and is well-served by Metrobus C23 and D24 routes.
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>	Any redevelopment of the property would result in changes to the physical environment. Redevelopment would include landscaping enhancements and public space improvements.
Environmental	<ul style="list-style-type: none"> <li>• LEED Rating</li> <li>• Stormwater management</li> <li>• Etc.</li> </ul>	Any new development would be required to comply with current environmental standards, including stormwater infrastructure.
Community	How did community outreach and engagement inform/change the zoning action?	The Applicant reports that so far conversations with community members has emphasized the need for more housing and for maintaining character of the neighborhood.

**SUMMARY OF PLANNING CONTEXT ANALYSIS**

As discussed above, the proposed map amendment would rezone the site to a zone that allows for multifamily development, which is a more appropriate and efficient use of this large site. Rezoning to RA-1 could help the property bring more market rate and affordable housing units to the area.

**ATTACHMENTS**

Attachment I – Comprehensive Plan Policies

## **ATTACHMENT I -COMPREHENSIVE PLAN POLICIES**

### **Comprehensive Plan Citywide Elements**

#### **Chapter 3 - Land Use Element**

##### ***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*

#### **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-1.2.11: 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*

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

##### ***Policy FNS-1.1.1: Conservation of Low-Density Neighborhoods***

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

***Policy FNS-1.1.2: Development of New Housing***

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