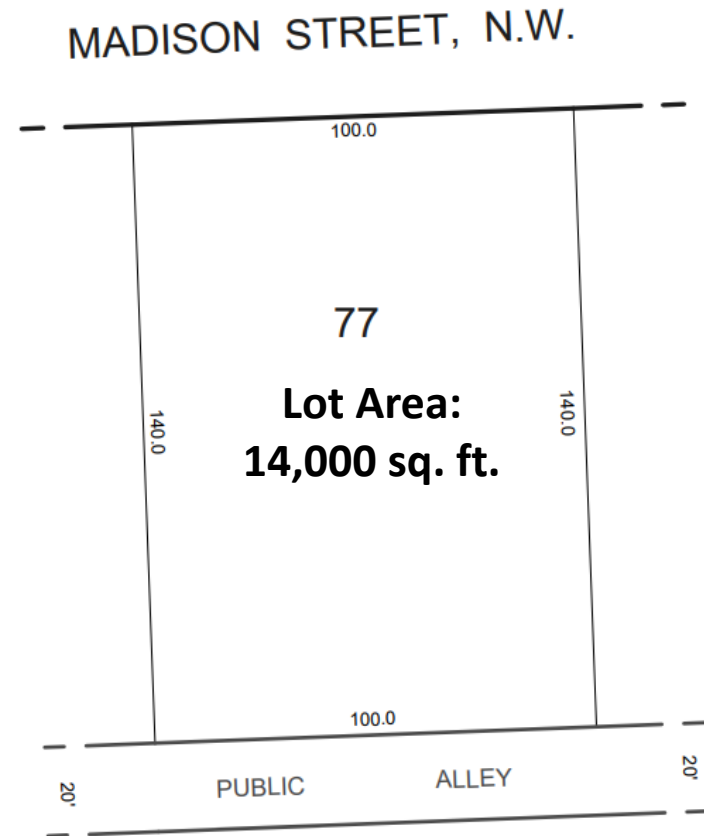
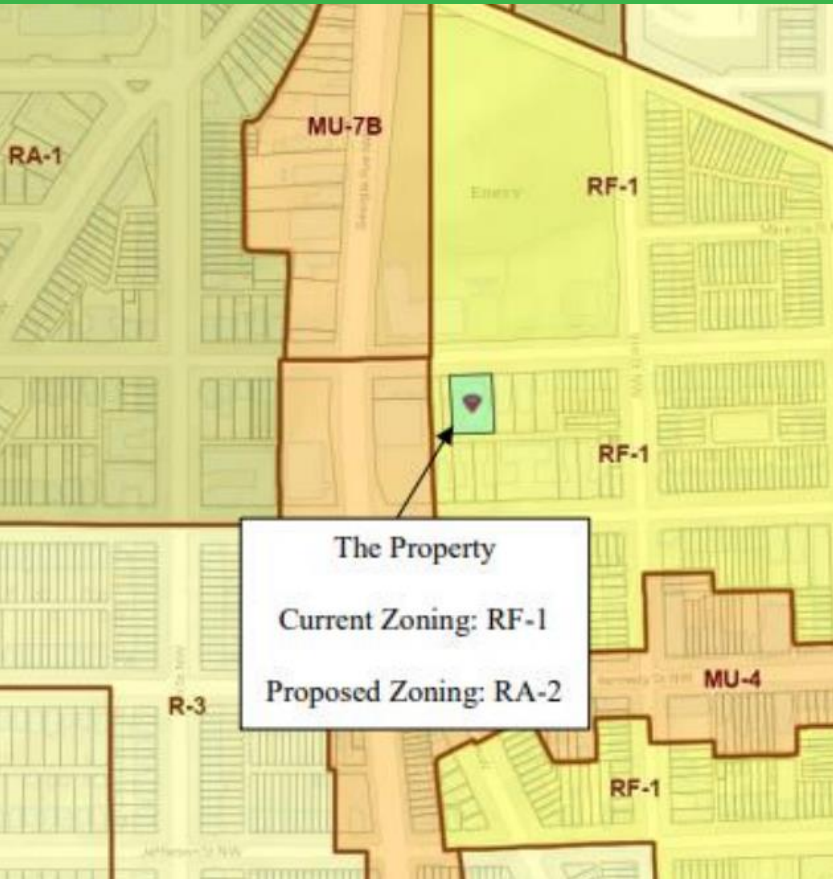
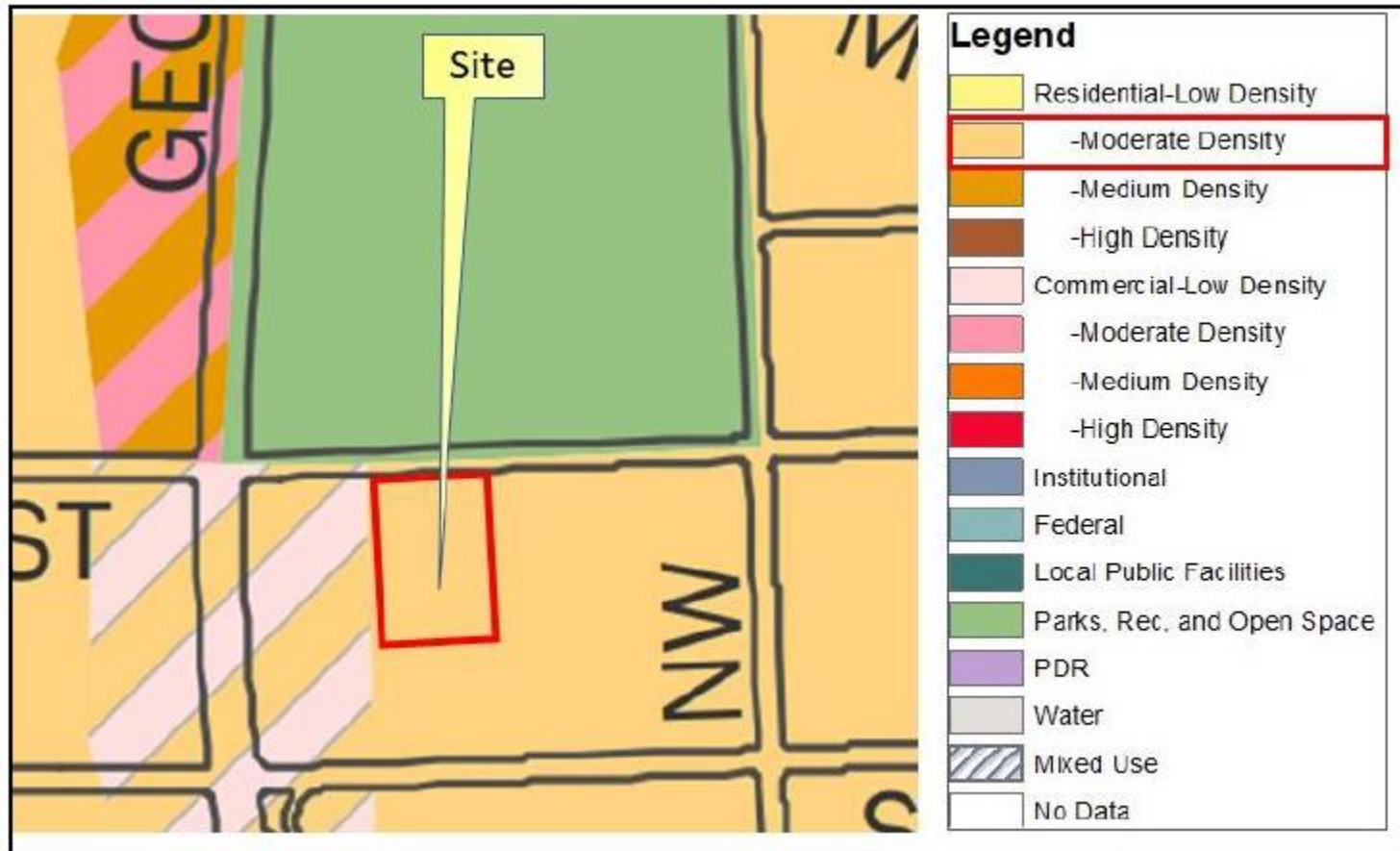


# 22-34

## Proposed Map Amendment from RF-1 to RA-2 924 Madison Street, NW



# Future Land Use Map



# Generalized Policy Map



# IZ Plus

As of November 2022:

- 5.2% of housing in ANC 4B (*former ANC*) is affordable.
- 7.3% of housing in ANC 4D (*current ANC*) is affordable.
- 16.3% is the average for all ANCs.
- The Rock Creek East Planning Area only contained 4.9% of the District's total number of affordable units as of 2022.
- 15% is the goal set in the Housing Equity Report.
- **6 IZ units** are estimated **under IZ Plus** compared to 4 IZ units estimated under Regular IZ.

# Racial Equity Lens

<b>Housing</b>	<ul style="list-style-type: none"><li>• Significantly more housing (30 units est.) could be provided per acre.</li><li>• Greater diversity of permitted housing types could be provided.</li><li>• 20% of residential GFA would be IZ units (est.).</li></ul>
<b>Direct Displacement</b>	<ul style="list-style-type: none"><li>• Direct displacement of residents not likely because residential uses do not exist at site.</li></ul>
<b>Indirect Displacement</b>	<ul style="list-style-type: none"><li>• Indirect displacement not likely because permitting greater residential density creates more housing options and the Comprehensive Plan recognizes that without increased housing, the imbalance between supply and demand will drive up housing prices.</li></ul>
<b>Physical</b>	<ul style="list-style-type: none"><li>• Negative impacts to the physical environment not likely as the RA-2 primarily allows residential and community facility uses.</li><li>• Comprehensive Plans recognizes “<i>. . .at the most basic level, it is the availability of safe, decent, affordable housing across all neighborhoods that will determine whether the District’s vision for an inclusive District will be realized.</i>”</li></ul>
<b>Access to Opportunities</b>	<ul style="list-style-type: none"><li>• Served by multiple bus lines.</li><li>• Emery Heights Community Center and Emery Heights Park are directly across street.</li><li>• Large retailer with grocery two blocks north of this site and other retail nearby.</li></ul>