Gentrification in the District of Columbia

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Washington, D.C.
What is gentrification?

• Term coined by Ruth Glass to describe London neighborhoods in 1960s
  Middle- and upper-class households moving into distressed working-class neighborhoods

• Modern definitions
  Usually include idea of class/income change
  Also can include changes in race, ethnicity
  May include displacement of current residents
D.C.'s population constantly changing

Demographic changes in Columbia Heights/Mount Pleasant

<table>
<thead>
<tr>
<th></th>
<th>Columbia Hts/ Mt Pleasant</th>
<th>Washington DC</th>
</tr>
</thead>
<tbody>
<tr>
<td>% change population, 2000 to 2010</td>
<td>1.3</td>
<td>5.2</td>
</tr>
<tr>
<td>% change child population, 2000 to 2010</td>
<td>-32</td>
<td>-12</td>
</tr>
<tr>
<td>% African-American, 2000</td>
<td>53</td>
<td>61</td>
</tr>
<tr>
<td>% African-American, 2010</td>
<td>38</td>
<td>51</td>
</tr>
<tr>
<td>% white, 2000</td>
<td>13</td>
<td>28</td>
</tr>
<tr>
<td>% white, 2010</td>
<td>31</td>
<td>35</td>
</tr>
<tr>
<td>% Latino, 2000</td>
<td>30</td>
<td>8</td>
</tr>
<tr>
<td>% Latino, 2010</td>
<td>27</td>
<td>9</td>
</tr>
<tr>
<td>% persons without high school diploma, 2000</td>
<td>42</td>
<td>22</td>
</tr>
<tr>
<td>% persons without high school dipl., 2005-09</td>
<td>26</td>
<td>15</td>
</tr>
</tbody>
</table>
Housing market boom pushed prices to historical highs

Median sales price, single-family homes (2010 $, thousands)
Higher income families started buying homes

### Ward 1

<table>
<thead>
<tr>
<th>Household Income</th>
<th>1997</th>
<th>2001</th>
<th>2005</th>
</tr>
</thead>
<tbody>
<tr>
<td>High</td>
<td>28.0</td>
<td>34.2</td>
<td>51.6</td>
</tr>
<tr>
<td>Middle</td>
<td>30.5</td>
<td>27.4</td>
<td>30.3</td>
</tr>
<tr>
<td>Low</td>
<td>27.1</td>
<td>25.0</td>
<td>15.3</td>
</tr>
<tr>
<td>Very low</td>
<td>14.4</td>
<td>13.3</td>
<td>2.8</td>
</tr>
</tbody>
</table>

- 14.4% of low income households bought homes in 1997.
- 25.0% of low income households bought homes in 2001.
- 15.3% of low income households bought homes in 2005.

- 28.0% of high income households bought homes in 1997.
- 34.2% of high income households bought homes in 2001.
- 51.6% of high income households bought homes in 2005.

- 30.5% of middle income households bought homes in 1997.
- 27.4% of middle income households bought homes in 2001.
- 30.3% of middle income households bought homes in 2005.
Pct. affordable home sales, 1995

Black Median HH Income $27,877

White Median HH Income $61,533

Source: U.S. Census, D.C. Property Sales
Pct. affordable home sales, 2003

Black Median HH Income
$ 33,658

White Median HH Income
$ 74,291

Source: U.S. Census, D.C. Property Sales
Subsidized affordable housing not equally distributed across city

Totals: Project-based units = 34,981
Voucher households = 9,772

Affordable Housing Units by Ward, Washington, D.C.

- Ward 1: 4,130 (Project-based), 763 (Vouchers)
- Ward 2: 2,550 (Project-based), 495 (Vouchers)
- Ward 3: 377 (Project-based), 8 (Vouchers)
- Ward 4: 531 (Project-based), 611 (Vouchers)
- Ward 5: 4,060 (Project-based), 1,734 (Vouchers)
- Ward 6: 5,382 (Project-based), 832 (Vouchers)
- Ward 7: 6,689 (Project-based), 2,125 (Vouchers)
- Ward 8: 11,263 (Project-based), 3,205 (Vouchers)

Ward 1
Ward 2
Ward 3
Ward 4
Ward 5
Ward 6
Ward 7
Ward 8
City's Housing Goals

• D.C. Comprehensive Housing Strategy Task Force report, 2006:

  We believe that by strategically developing and preserving housing, Washington’s citizens and government can create a city of mixed-income and mixed-race neighborhoods across the city—not just in select areas—and increase today’s population by 100,000 residents during the next fifteen years.

(Full report: http://www.brookings.edu/reports/2006/04cities.aspx)
What can we do?

- Expand housing supply
- Preserve & produce more affordable housing
- Minimize displacement
- Promote renewal of weaker neighborhoods
- Nurture diverse communities

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