

Gentrification in the District of Columbia

Presented by:

Peter A. Tatian
The Urban Institute
NeighborhoodInfo DC

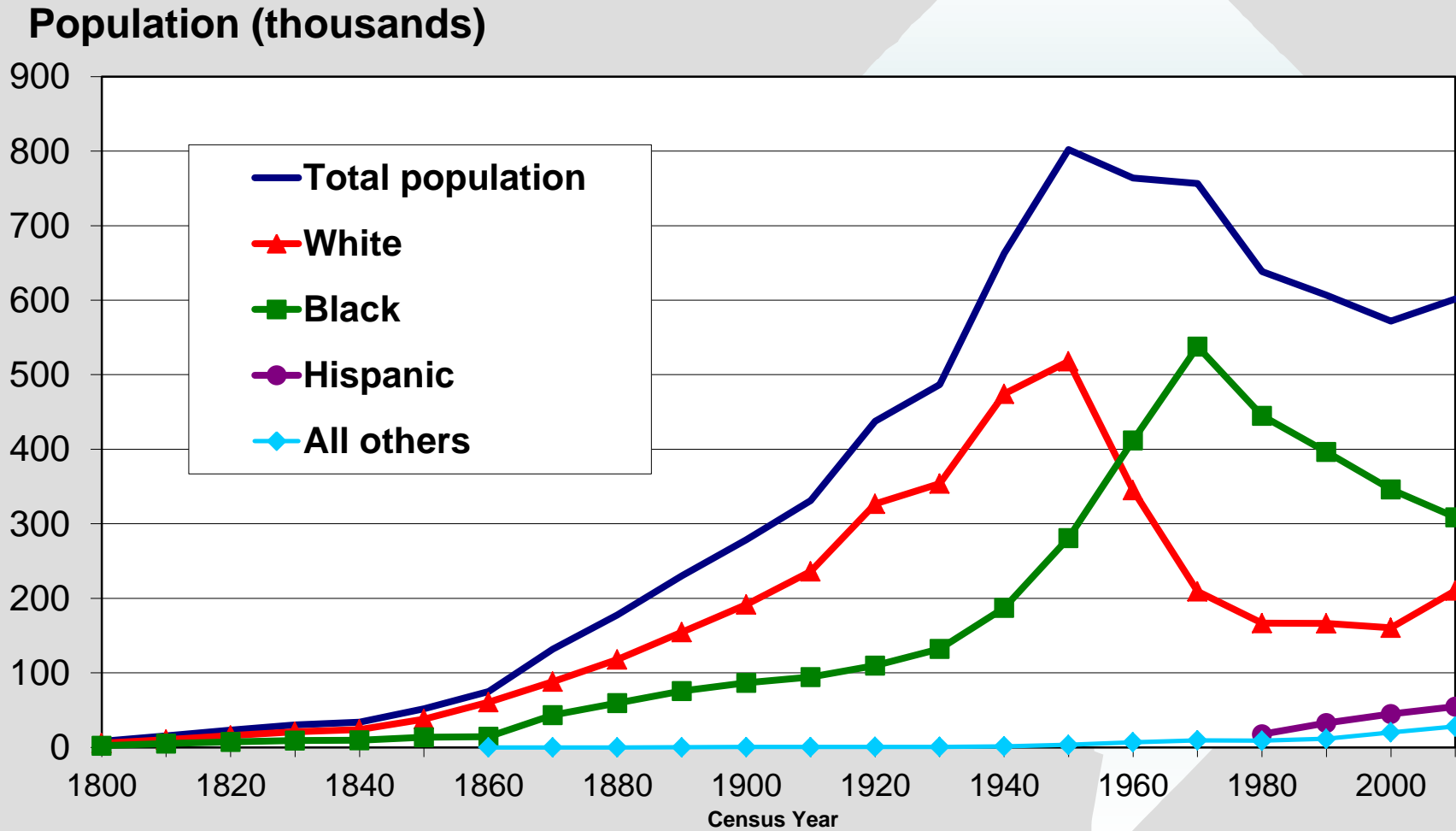
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International Visitors Leadership Program
Meridian House
Washington, D.C.

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



Source: U.S. Census Bureau data compiled by NeighborhoodInfo DC (www.NeighborhoodInfoDC.org).

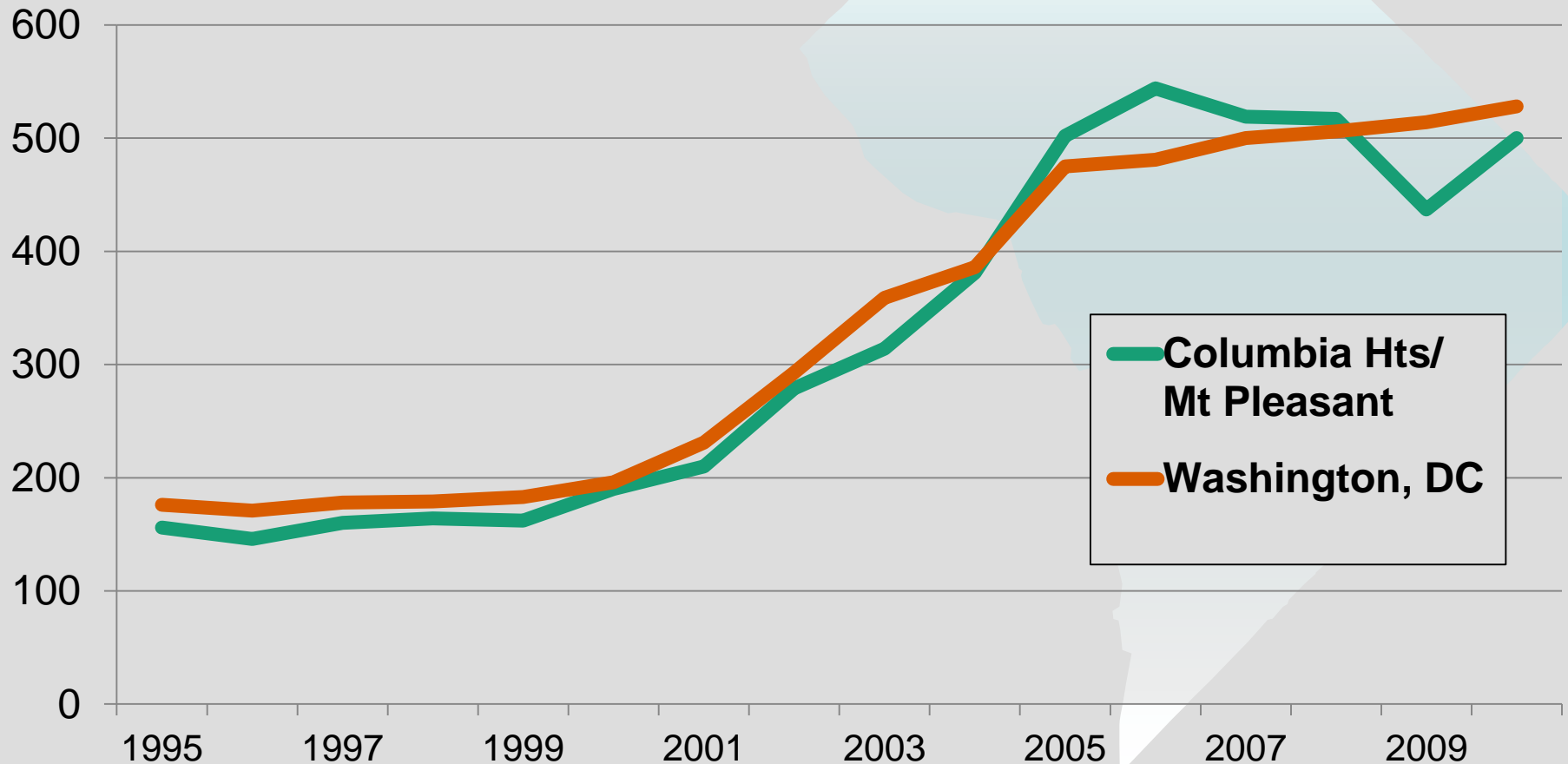


Demographic changes in Columbia Heights/Mount Pleasant

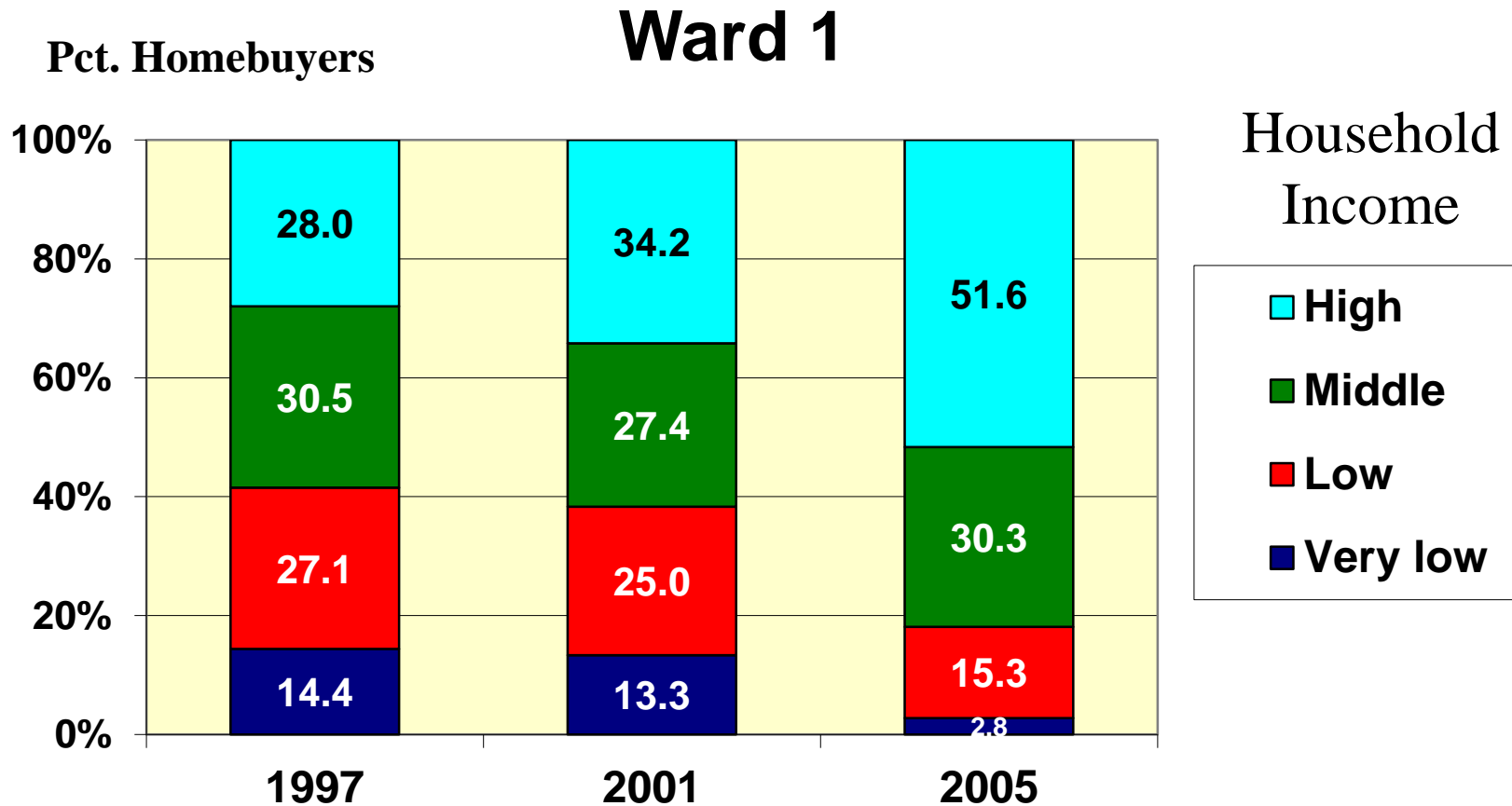
| | Columbia Hts/ Mt Pleasant | Washington DC |
|--|------------------------------|------------------|
| % change population, 2000 to 2010 | 1.3 | 5.2 |
| % change child population, 2000 to 2010 | -32 | -12 |
| % African-American, 2000 | 53 | 61 |
| % African-American, 2010 | 38 | 51 |
| % white, 2000 | 13 | 28 |
| % white, 2010 | 31 | 35 |
| % Latino, 2000 | 30 | 8 |
| % Latino, 2010 | 27 | 9 |
| % persons without high school diploma, 2000 | 42 | 22 |
| % persons without high school dipl., 2005-09 | 26 | 15 |

Housing market boom pushed prices to historical highs

Median sales price, single-family homes (2010 \$, thousands)



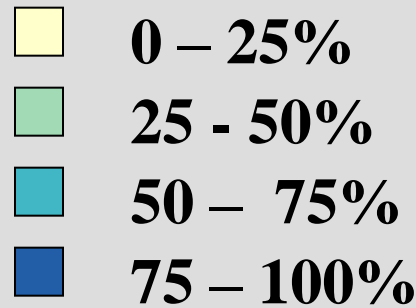
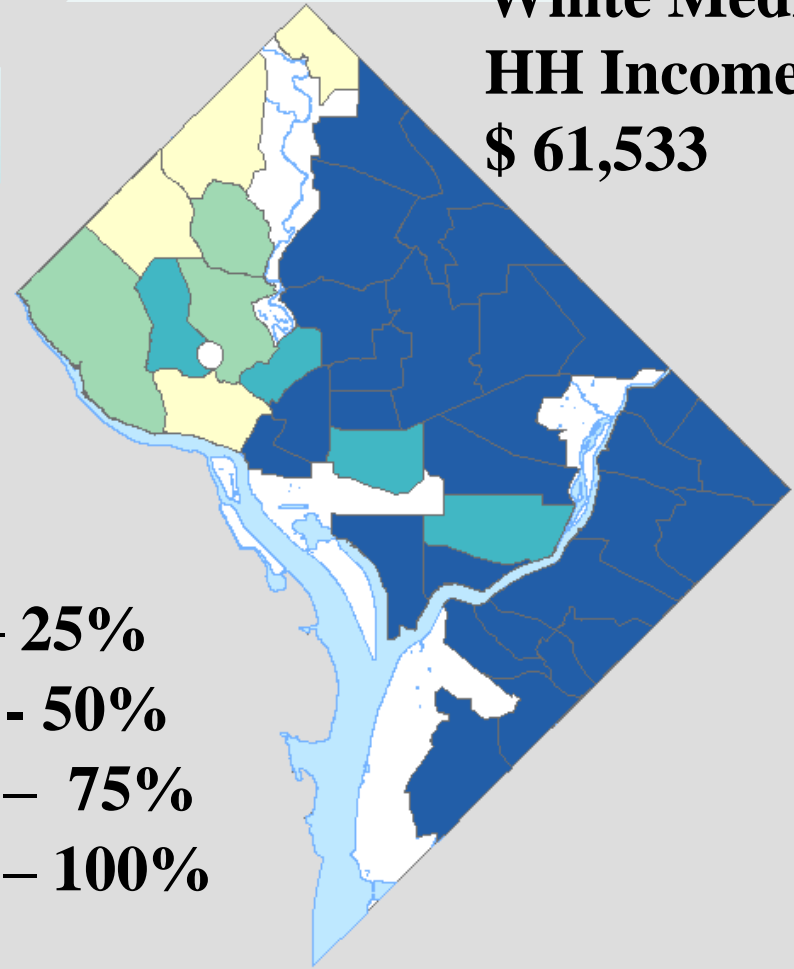
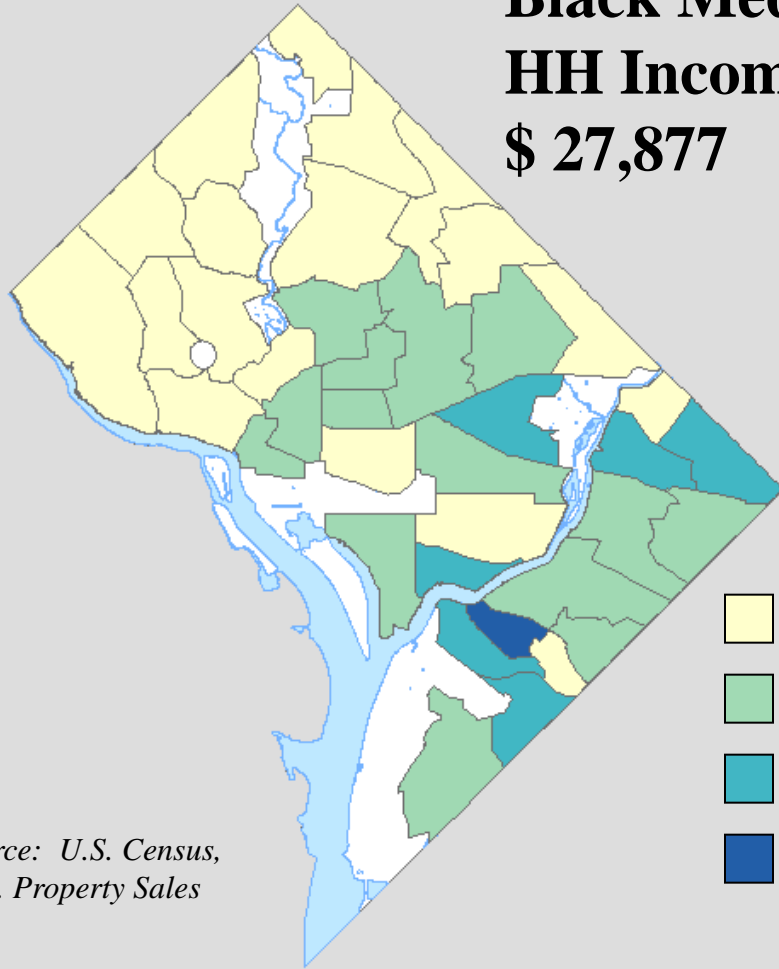
Higher income families started buying homes



Pct. affordable home sales, 1995

**Black Median
HH Income
\$ 27,877**

**White Median
HH Income
\$ 61,533**

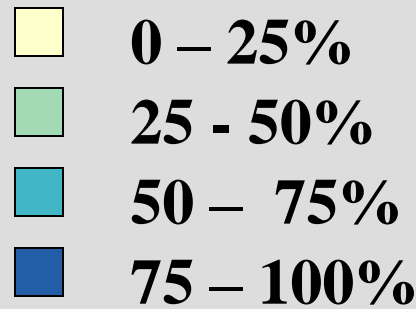
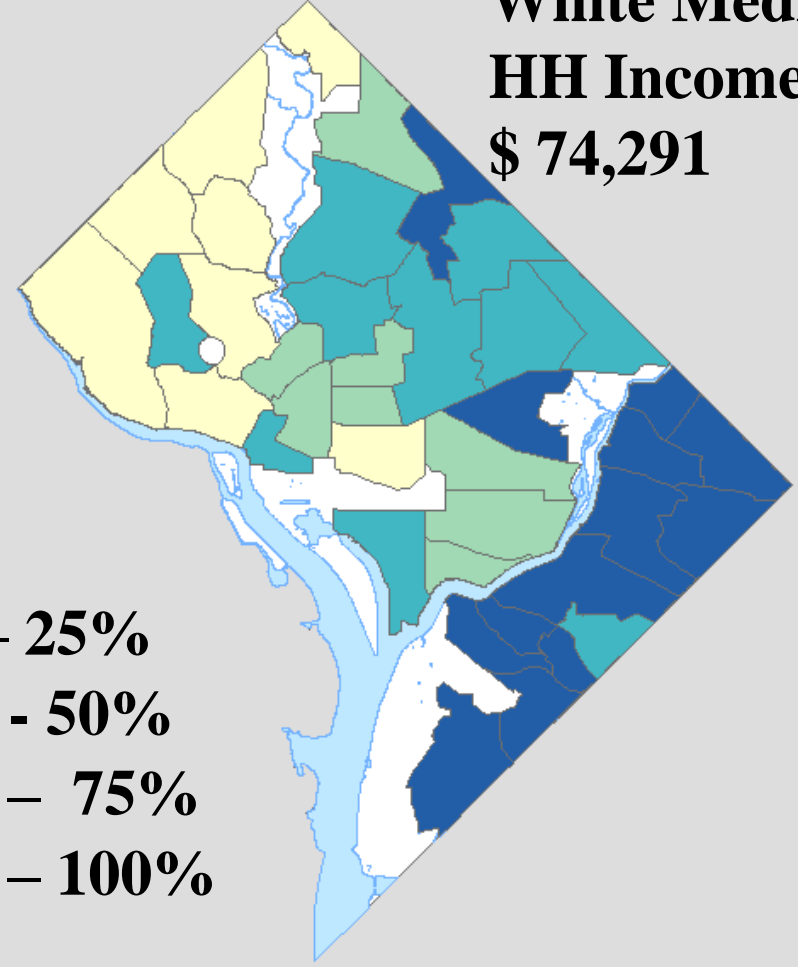
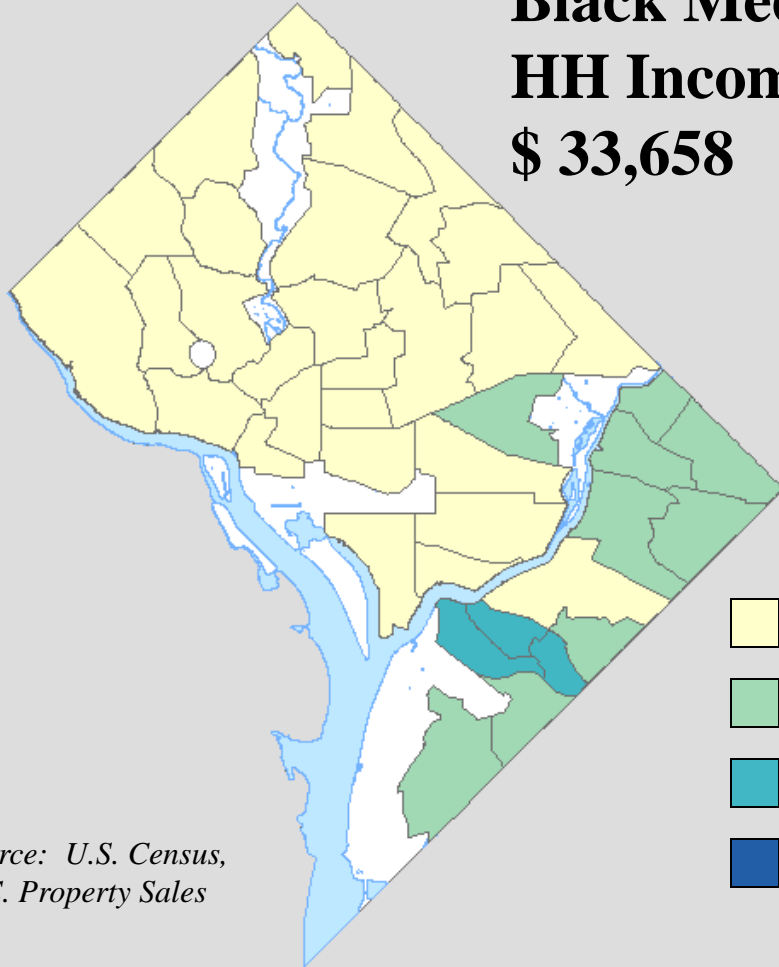


Source: U.S. Census,
D.C. Property Sales

Pct. affordable home sales, 2003

**Black Median
HH Income
\$ 33,658**

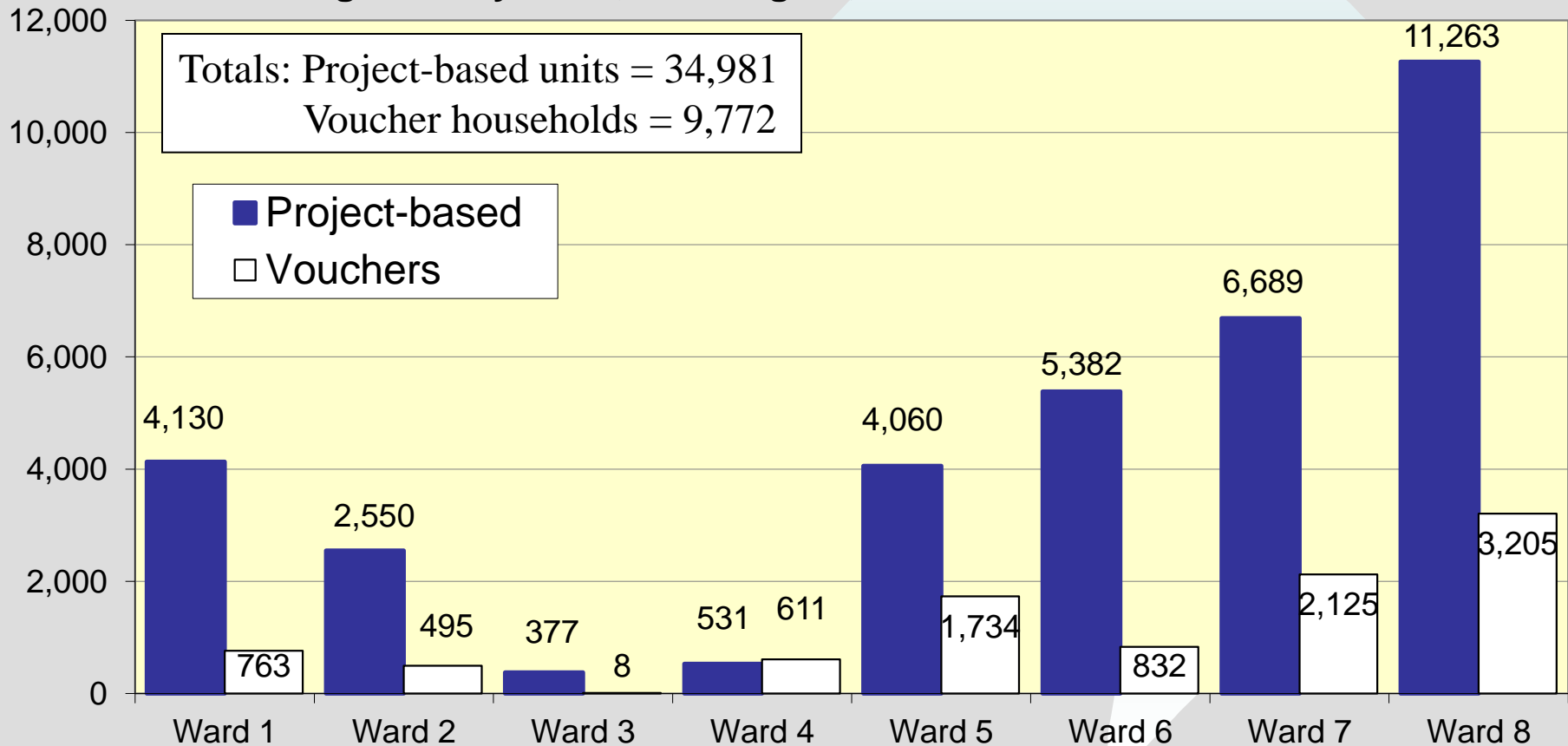
**White Median
HH Income
\$ 74,291**



Source: U.S. Census,
D.C. Property Sales

Subsidized affordable housing not equally distributed across city

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



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

An Equitable Housing Strategy for the District of Columbia, Margery Austin Turner, <http://www.urban.org/publications/311020.html>

Contact information:

Peter Tatian

The Urban Institute

2100 M Street NW

Washington, DC 20037

Email: ptatian@urban.org

Phone: 202-261-5588

Twitter: PeterTatian

Web: www.NeighborhoodInfoDC.org

www.urban.org