



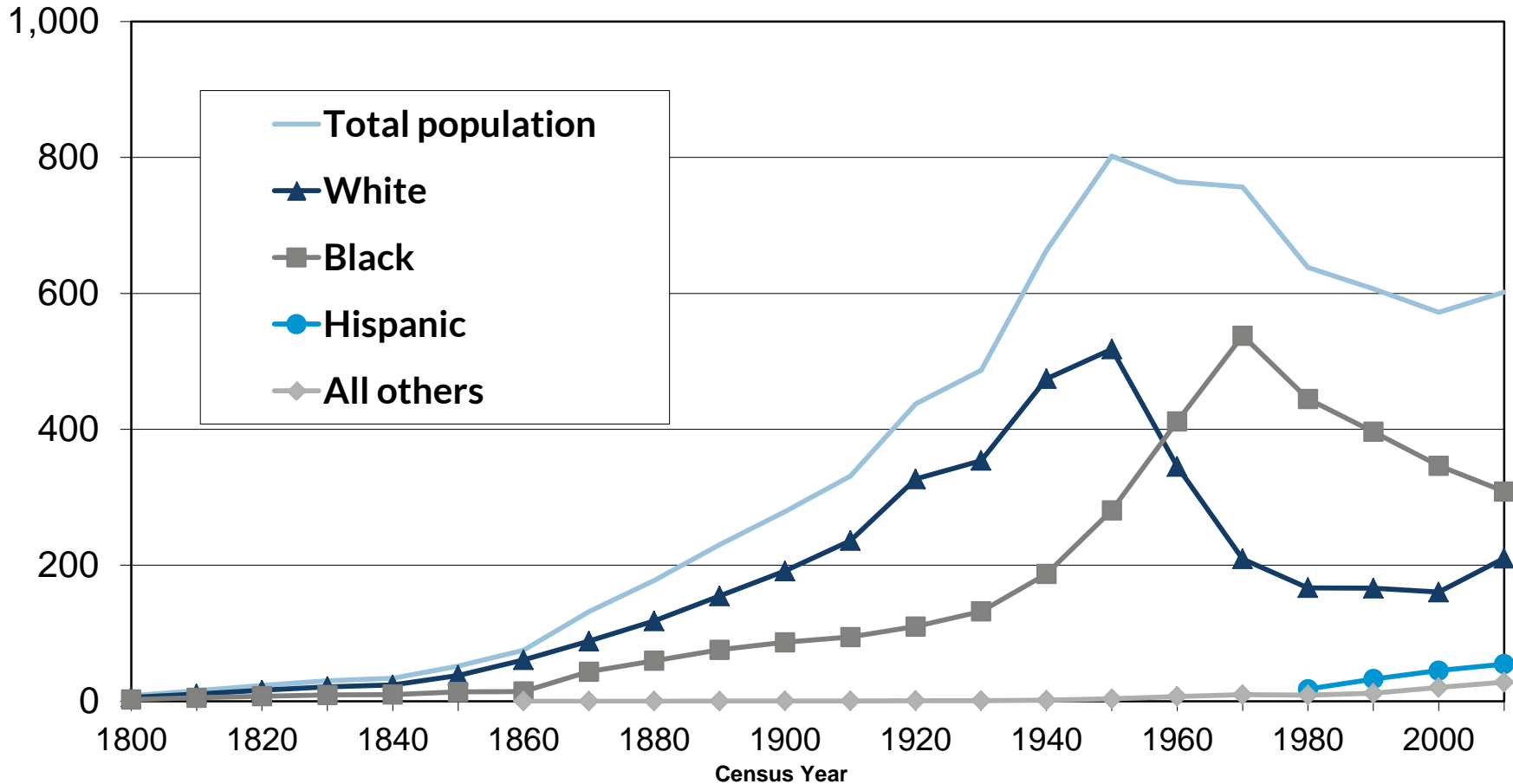
# Our Changing City and Trends East of the River

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November 5, 2015

City First Community Development Finance Conference  
Equitable Economic Development East of the River

# D.C.'s population constantly changing

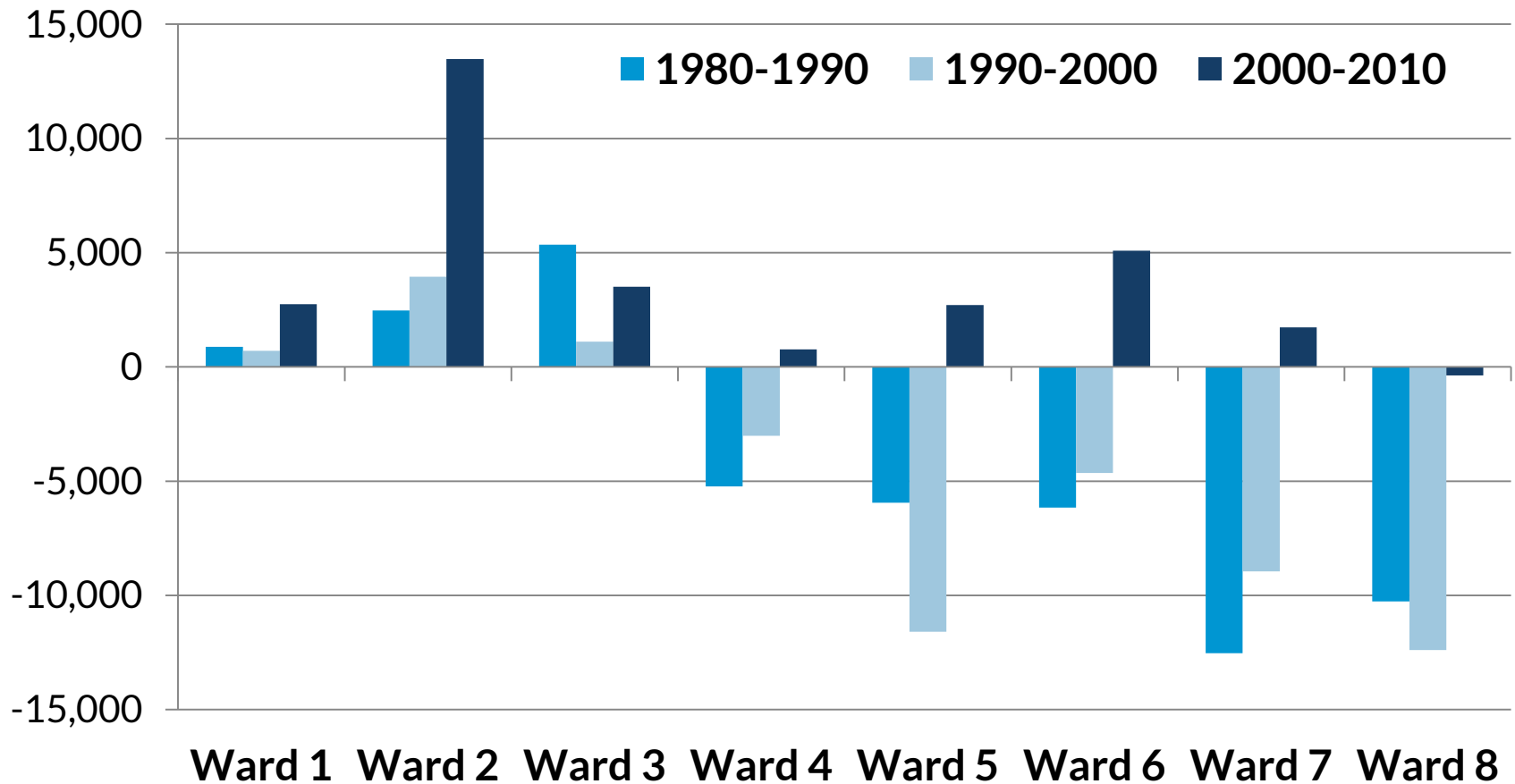
Population (thousands), 1800 - 2010



Source: U.S. Census Bureau data compiled by NeighborhoodInfo DC.

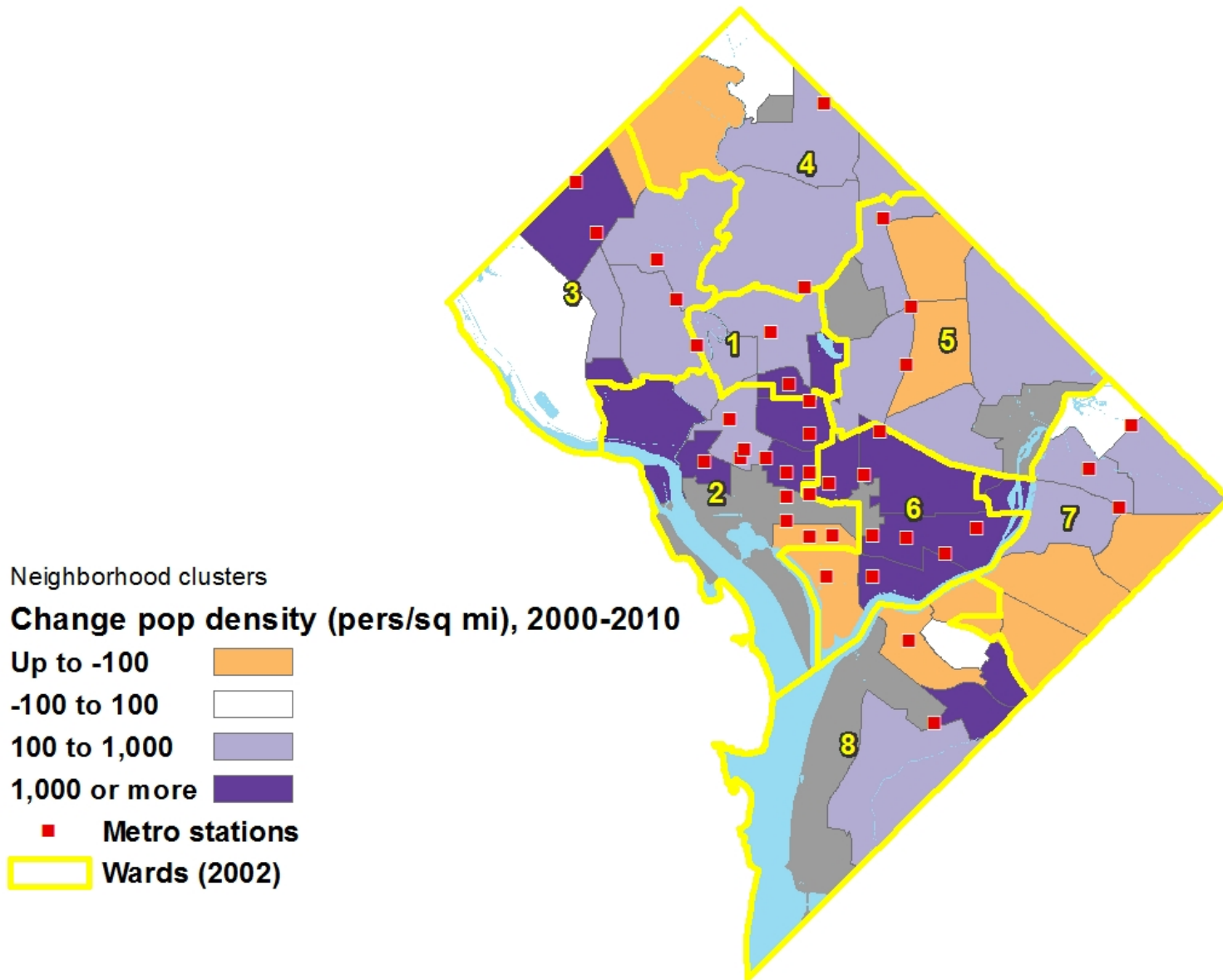
# Wards 2 & 6 grew fastest in last decade; population loss stopped in wards 4, 5, 7 & 8

Population change (persons)



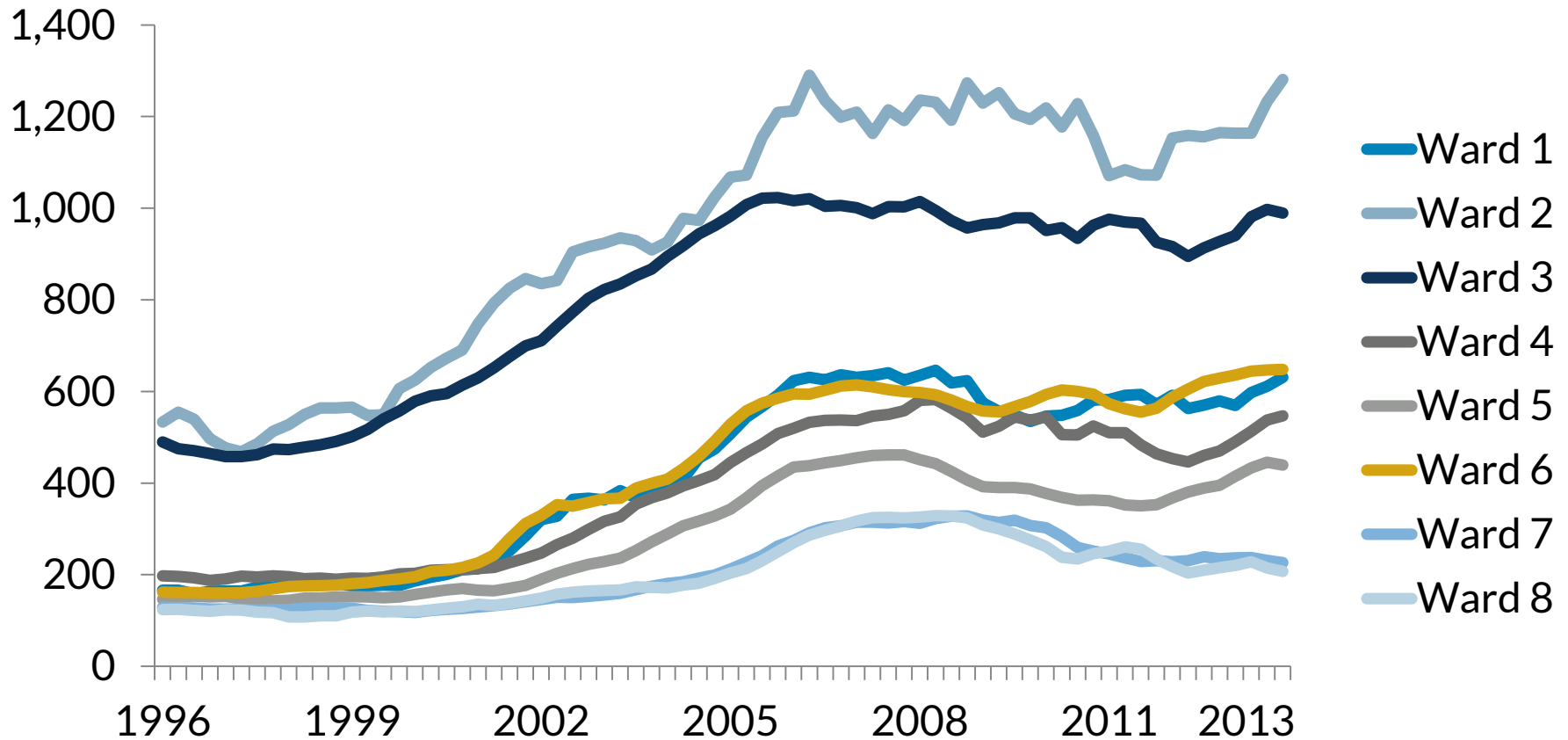
Source: Decennial Census data tabulated by NeighborhoodInfo DC.  
Constant 2012 ward boundaries.

# Population density increased in most neighborhoods



# Sales prices rising

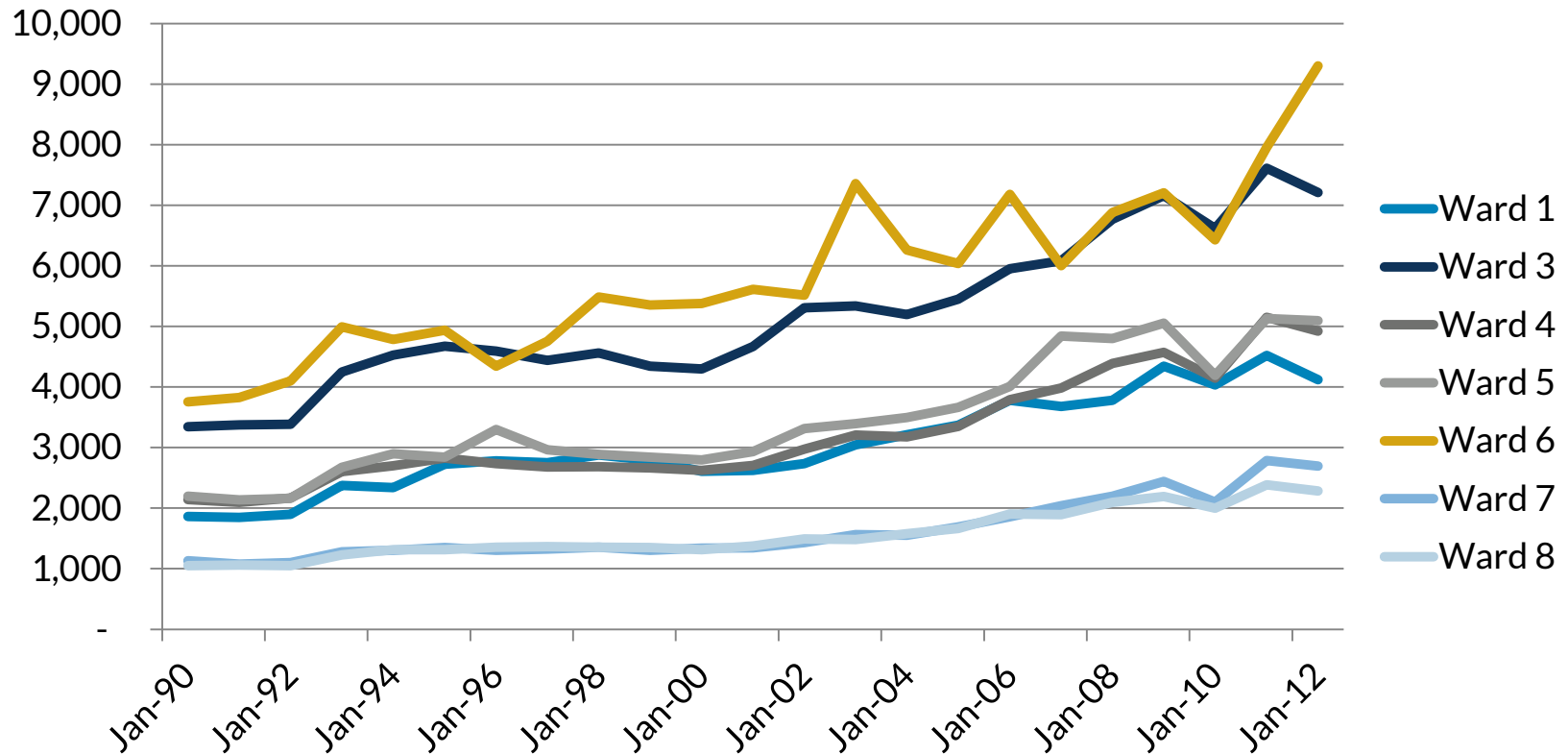
Median sales price of single-family homes (constant \$1,000s)





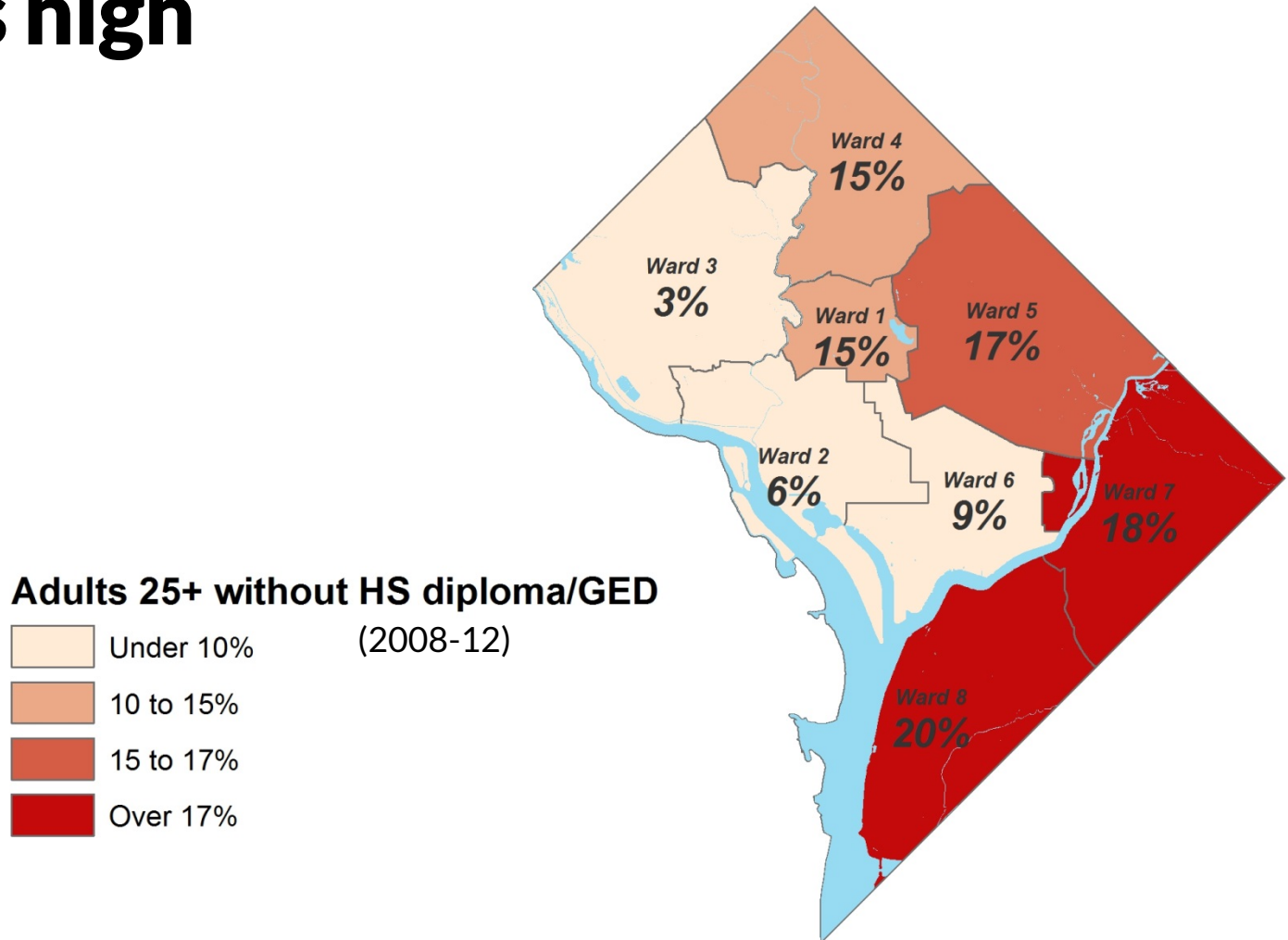
# Growth in businesses lags in Wards 7 & 8

Number of Establishments (excluding Ward 2)



Source: Urban Institute analysis of National Establishment Time Series data.

# Number of adults without HS diploma remains high

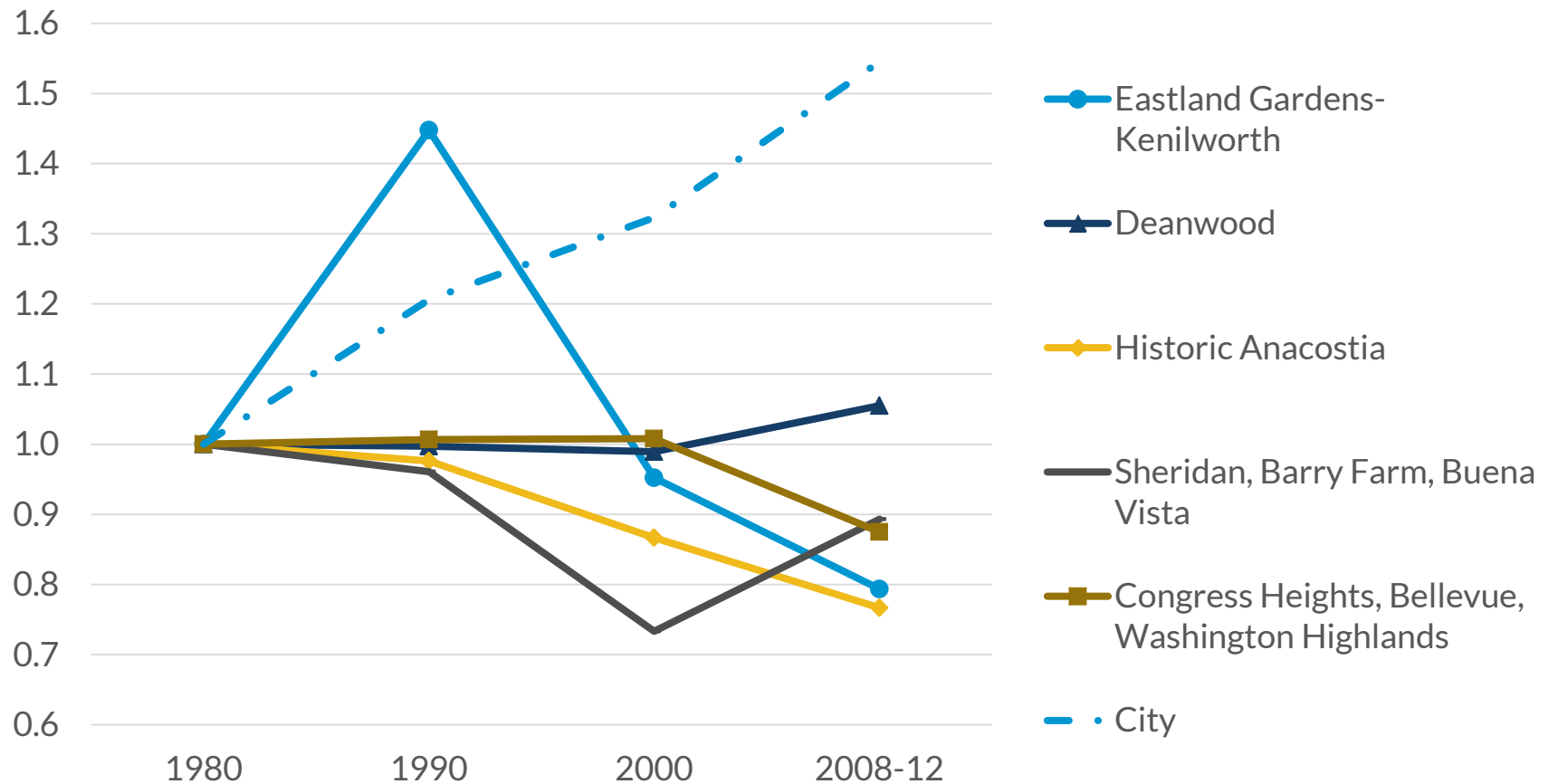


Source: American Community Survey data tabulated by NeighborhoodInfo DC.



# Incomes are falling/stagnant in Wards 7/8

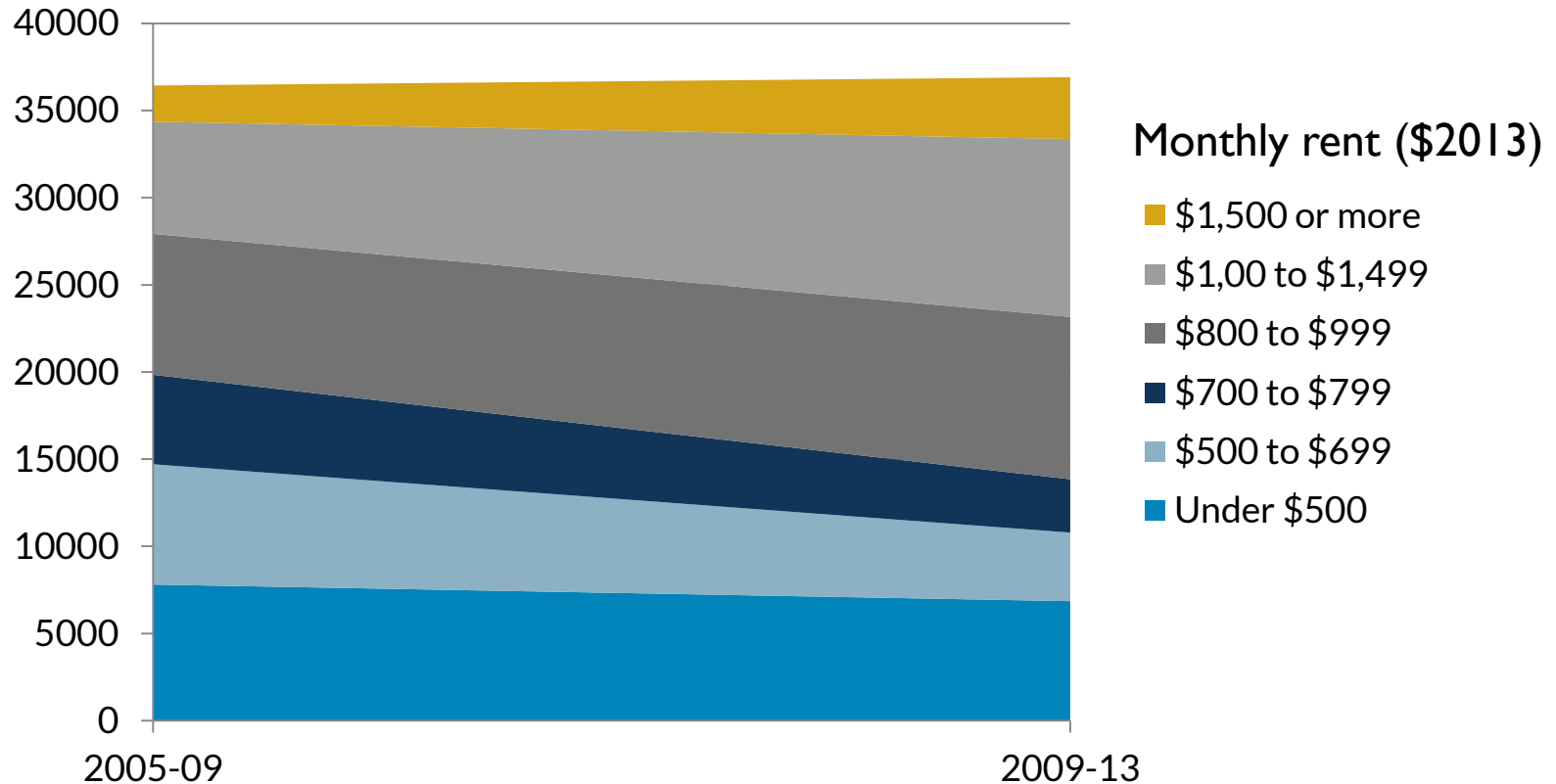
Average Family Income Relative to 1980



Source: American Community Survey data and the Neighborhood Change Database tabulated by NeighborhoodInfo DC.

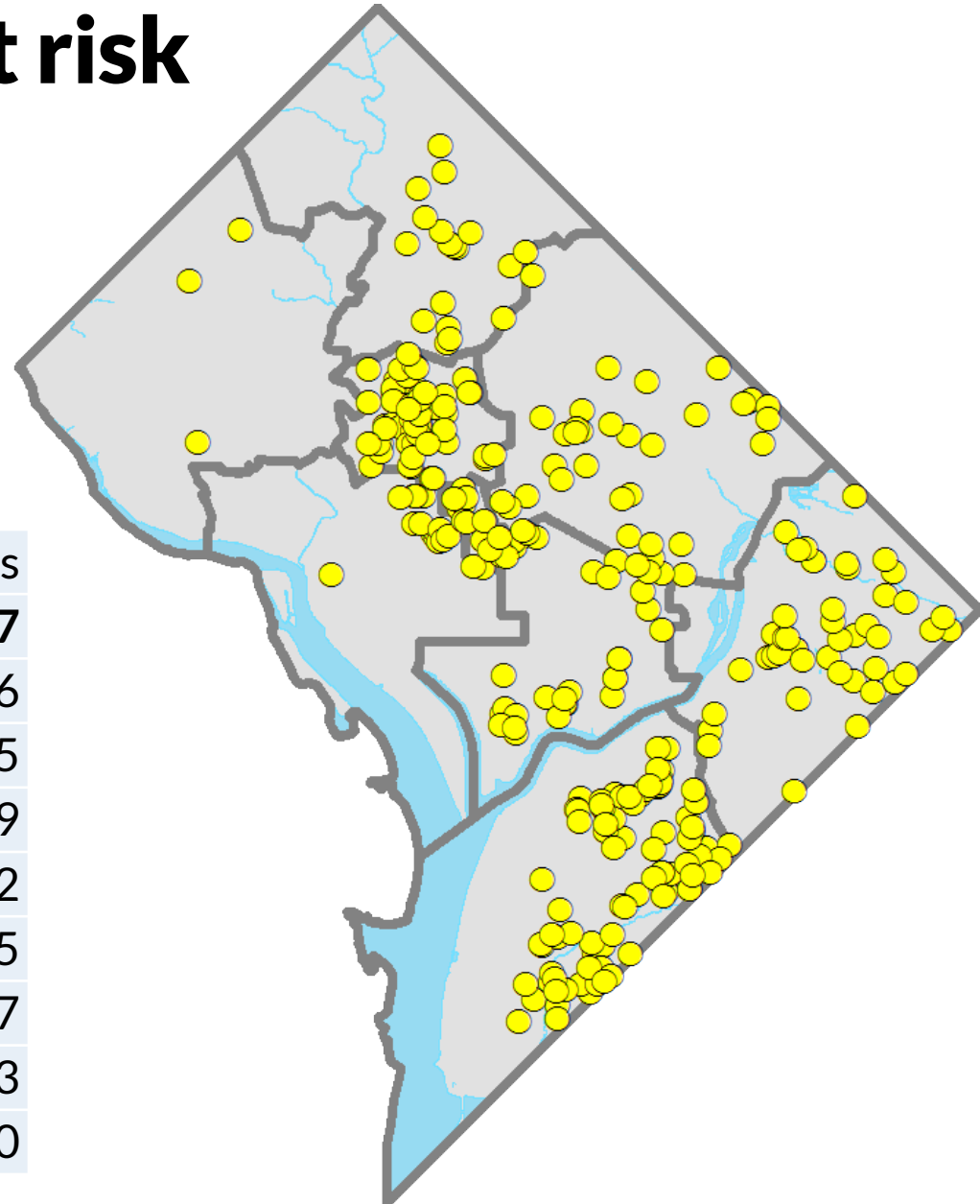
# Low-cost rental housing disappearing

Renter-occupied units, Wards 7 & 8



Source: American Community Survey data tabulated by NeighborhoodInfo DC.

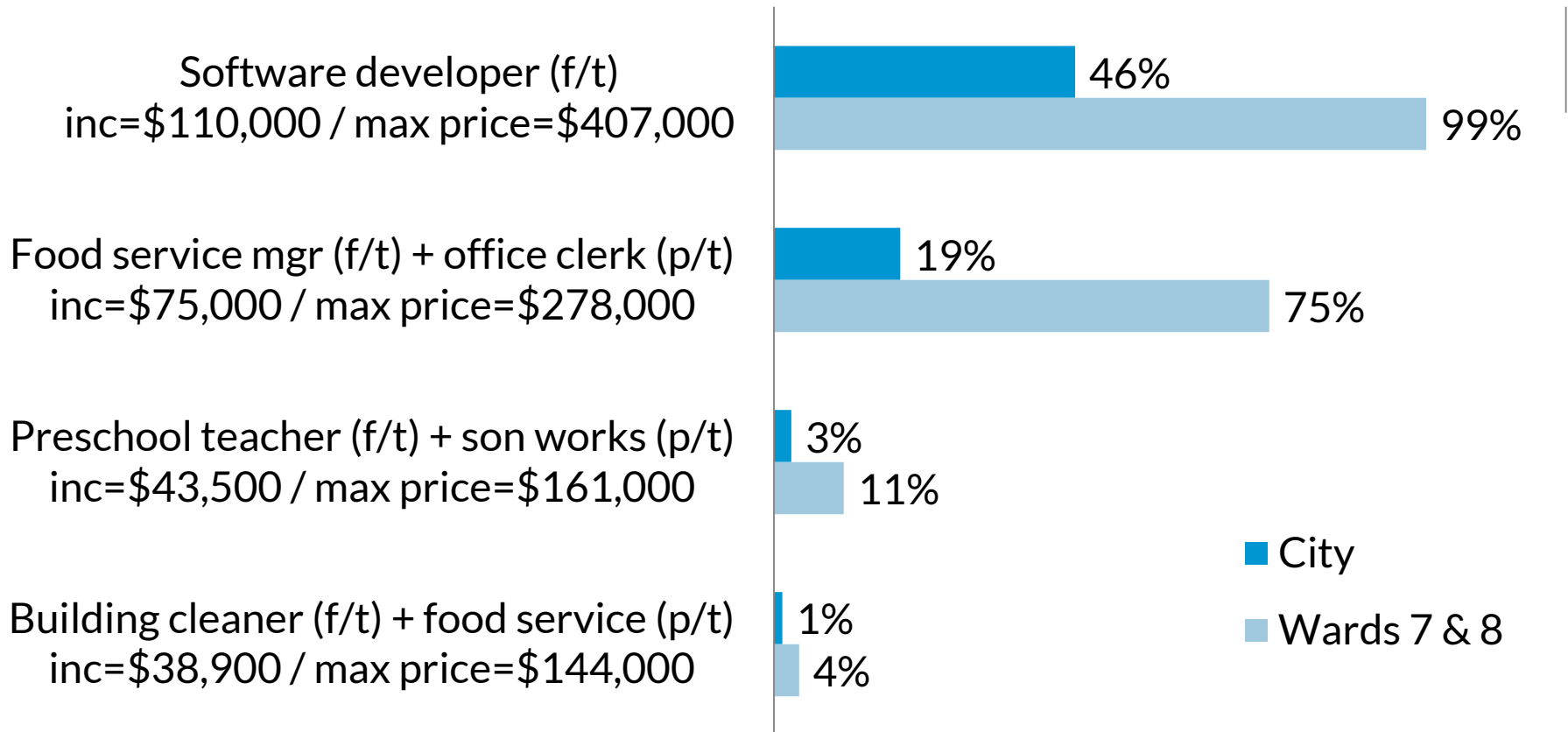
# Assisted housing at risk



|              | Projects   | Assisted units |
|--------------|------------|----------------|
| <b>Total</b> | <b>316</b> | <b>39,077</b>  |
| Ward 1       | 65         | 4,916          |
| Ward 2       | 16         | 2,165          |
| Ward 3       | 3          | 369            |
| Ward 4       | 17         | 812            |
| Ward 5       | 35         | 4,485          |
| Ward 6       | 48         | 7,377          |
| Ward 7       | 45         | 7,033          |
| Ward 8       | 87         | 11,920         |

# Homeownership out of reach for many

## Home sales affordable to 1st time buyers in 2011

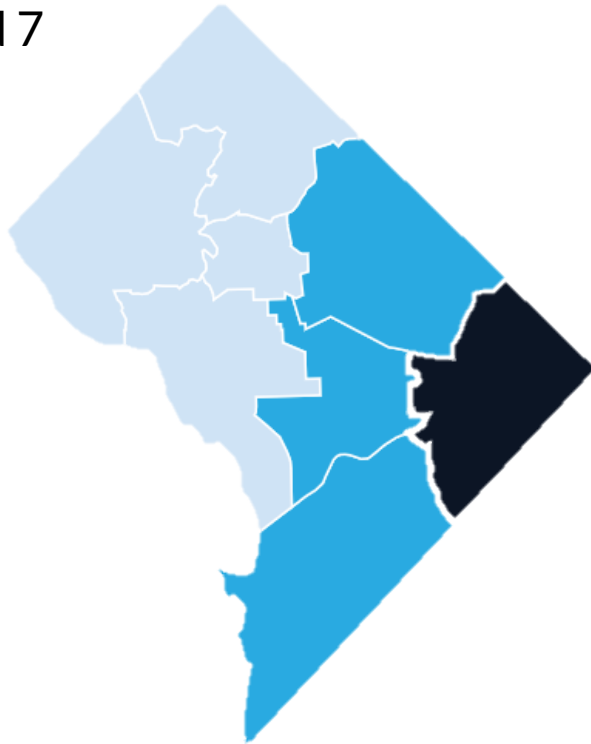


Source: Urban Institute analysis of American Community Survey and DC real property data.

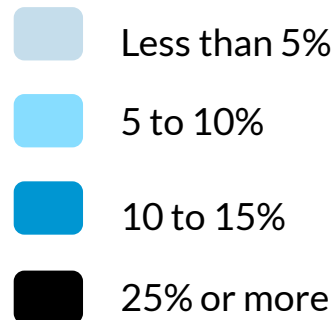
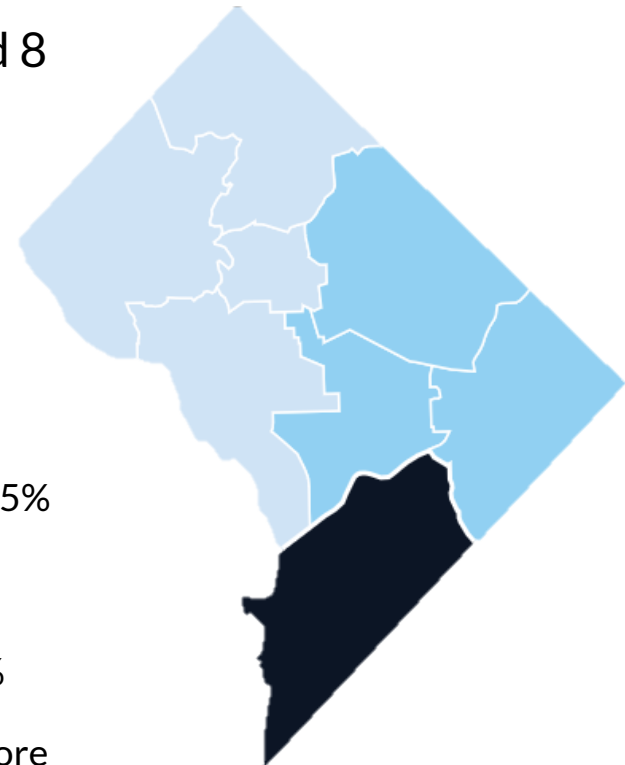
# Nearly half of students in Ward 7 attend school elsewhere

Distribution of School Location for Students Living East of the River

Ward 7



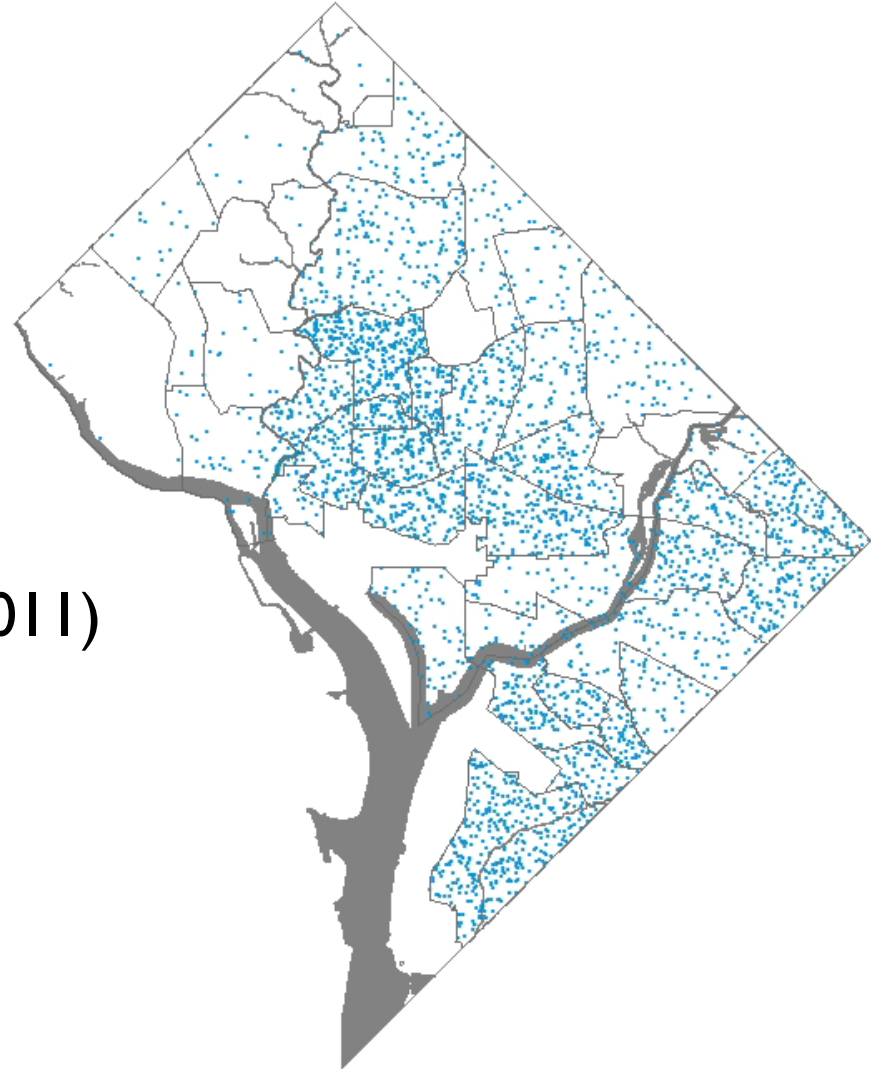
Ward 8



Source: Urban Institute analysis of data from the Office of the State Superintendent

# Violent crime rates are down but still high East of the River

● = 2 crime reports (2011)



Source: Urban Institute analysis of data from the Metropolitan Police Department

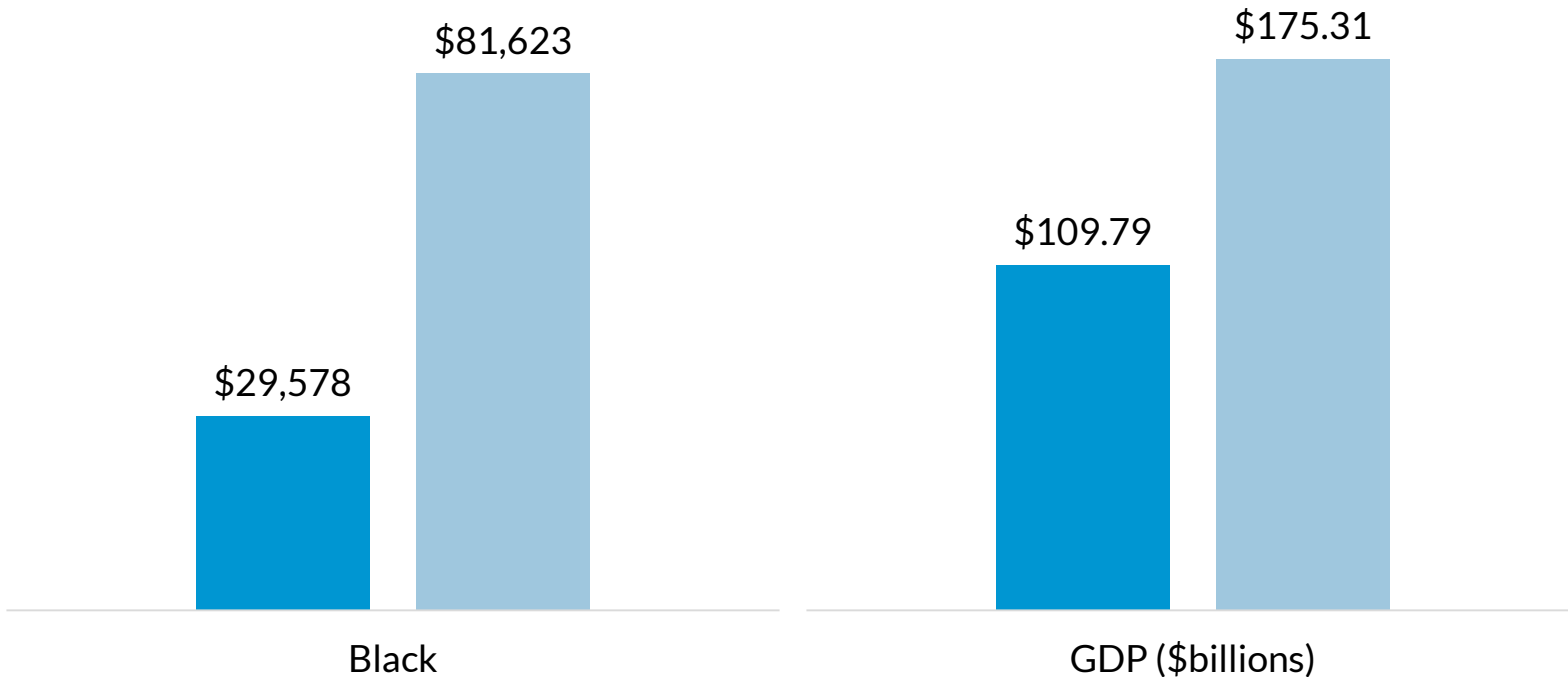
# Economic benefits of a more equitable DC

2012 Estimates

■ Average Income

■ Average Income with Racial Equity

■ Actual ■ Projected (no racial gaps in income/employment)



Source: PolicyLink/PERE National Equity Atlas; IPUMS, Bureau of Economic Analysis.

# Impact of closing the gaps: Education

| Geography  | More People with HS Diploma |
|--|-----------------------------|
| Ward 7   | 2,300                       |
| Ward 8   | 3,140                       |
| Eastland Gardens-Kenilworth                      | 240                         |
| Deanwood   | 760                         |
| Historic Anacostia                               | 310                         |
| Sheridan, Barry Farm, Buena Vista                | 440                         |
| Congress Heights, Bellevue, Washington Highlands | 1,240                       |

Source: American Community Survey 2008-2012 data  
tabulated by NeighborhoodInfo DC.



# Impact of closing the gaps: Homeownership

| Geography  | New Homeowners |
|--|----------------|
| Ward 7   | 370            |
| Ward 8   | 5,400          |
| Eastland Gardens-Kenilworth                      | No Gap         |
| Deanwood   | 210            |
| Historic Anacostia                               | 350            |
| Sheridan, Barry Farm, Buena Vista                | 740            |
| Congress Heights, Bellevue, Washington Highlands | 1,960          |

Source: American Community Survey 2008-2012 data  
tabulated by NeighborhoodInfo DC.

# Impact of closing the gaps: Jobs

| Geography  | More People with Jobs |
|--|-----------------------|
| Ward 7   | 2,970                 |
| Ward 8   | 3,930                 |
| Eastland Gardens-Kenilworth                      | 190                   |
| Deanwood   | 740                   |
| Historic Anacostia                               | 160                   |
| Sheridan, Barry Farm, Buena Vista                | 400                   |
| Congress Heights, Bellevue, Washington Highlands | 2,240                 |

Source: American Community Survey 2008-2012 data  
tabulated by NeighborhoodInfo DC.