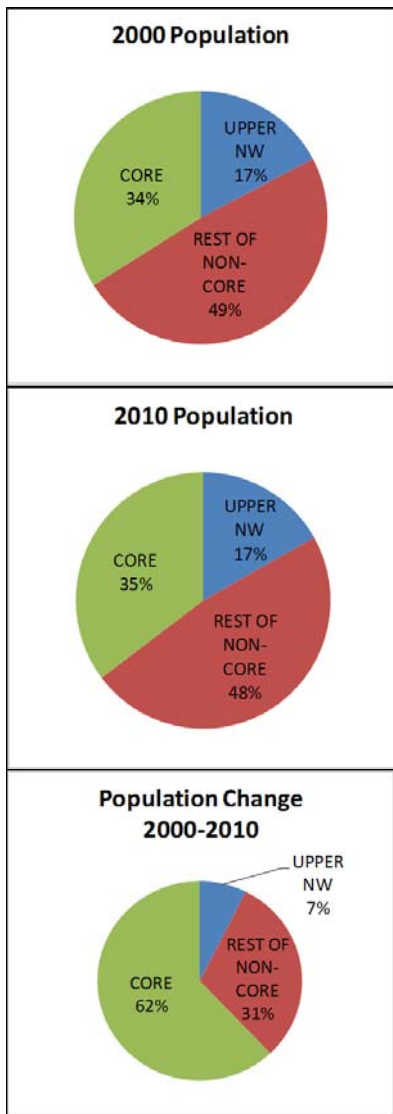## D.C. Office of Revenue Analysis Briefing Document   Number: **2012-6**   Date: **August 2012**

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A *62% of DC's population growth between 2000 and 2010 occurred in the city's inner core*

The District experienced a remarkable level of growth between the 2000 and 2010 Censuses. Over the ten-year period, the city grew by almost 30,000 residents (5.2%) to reach 601,723 in 2010.

The bulk of DC's population growth stemmed from an influx of young professionals in the 20-29 year old age group.   This cohort is likely the primary driver behind the spatial distribution shifts observed over the same period.

To evaluate these trends, we grouped the 188 Census tracts in the District to create 14 neighborhoods for analysis (see table on p.17). (The "neighborhood" marked 15 in the map on p. 17, representing the Mall and surrounding areas, does not carry an appreciable population and exhibited no growth over the period. It is thus excluded from the table.) We then split these neighborhoods into three primary groups. The "Core" group (green) represents the neighborhoods that sit in the interior of the city; these neighborhoods do not share a boundary with the city's external border. The "Upper NW" (blue) represents the neighborhoods to the west of Rock Creek Park. Finally, the "Non-Core" (red) group represents all other neighborhoods—essentially the eastern half of the city.

The most telling finding is the disproportionate growth of the central Core. The rapid development in this area has increased the housing capacity to accommodate an increase in population of over 9% in the inter-censal period. This rate of growth far outpaced both the "Upper NW" (2.14%) and the "Non-Core" neighborhoods (3.13%).

| Neighborhood	Population				Share of Total Population		
	2000	*2010*	*Change*	*% Change*	*2000*	*2010*	*Change*
UPPER NW	99,008	101,131	2,123	2.14%	17.31%	16.84%	7.42%
REST OF NON-CORE	278,769	287,489	8,720	3.13%	48.73%	47.86%	30.48%
CORE	194,271	212,039	17,768	9.15%	33.96%	35.30%	62.10%
TOTAL	572,048	600,659	28,611	5.00%	100%	100%	100%

Every neighborhood experienced growth between 2000 and 2010 except for the Chevy Chase/Forest Hills area, which declined only slightly (-1.15%). The Chinatown/Mt. Vernon/Shaw area experienced the highest rate of growth over the period at 20.43%, followed by the Southwest Waterfront (10.70%) and the U Street/Columbia Heights/Mt. Pleasant area (10.27%). It is interesting to note that all but the slowest growing "Core" neighborhood, Capitol Hill, increased its population at a greater rate than either of the fastest growing neighborhoods (Ledroit Park/Brookland/Eckington and Tenleytown) in the peripheral neighborhoods.

In general, there has been a strong eastward trend in the location of the city's population centroid, a spatially weighted average measure of population location. As the city continues to create new jobs and opportunities, new patterns of residential development are occurring. The implications of this shift are likely to impact the composition of the revenue portfolio as the property base evolves, nodes of commercial activity are repositioned, and patterns of income and household composition change. Moreover, these same features have the potential to alter the demand structure for public services and the consequent basket of expenditures provided to District residents.

—*Marvin Ward Jr. ORA*

Note: The discrepancies between the total figures in the tables and the official Census citywide figures (2000 — 572,059; 2010 — 601,723) are an artifact of the Census tract data acquired from ESRI Business Analyst and the process used to aggregate the data to the neighborhood level.

Net Change in DC Population by Neighborhood: 2000—2010
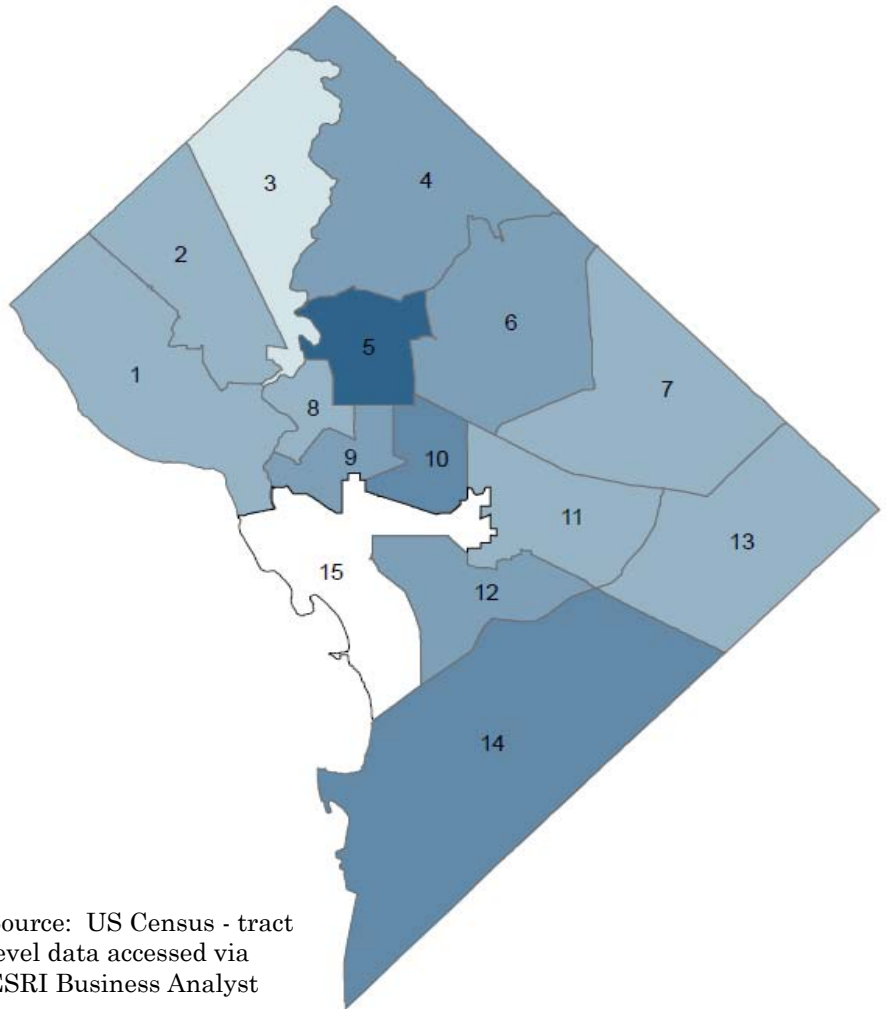
Source: US Census - tract level data accessed via ESRI Business Analyst

Code	Neighborhood	Population			
		2000	*2010*	*Change*	*% Change*
2	Tenleytown	32,747	34,168	1,421	4.34%
1	Foxhall	40,731	41,726	995	2.44%
3	Chevy Chase/Forest Hills	25,530	25,237	(293)	-1.15%
	SUBTOTAL - UPPER NW	*99,008*	*101,131*	*2,123*	*2.14%*
6	Ledroit Park/Brookland/Eckington	44,513	46,692	2,179	4.90%
14	Anacostia/Congress Heights/Bellevue	82,156	85,596	3,440	4.19%
4	Petworth/Brightwood	69,385	71,330	1,945	2.80%
13	Deanwood/Ft. Dupont/Capitol View	52,009	52,761	752	1.45%
7	Trinidad/Ft. Lincoln/Kenilworth	30,706	31,110	404	1.32%
	SUBTOTAL - REST OF NON-CORE	*278,769*	*287,489*	*8,720*	*3.13%*
10	Chinatown/Mt. Vernon/Shaw	19,733	23,765	4,032	20.43%
12	SW/SE Waterfront	18,626	20,619	1,993	10.70%
5	U Street/Columbia Heights/Mt. Pleasant	65,411	72,127	6,716	10.27%
9	Downtown/Golden Triangle/Foggy Bottom	25,326	27,872	2,546	10.05%
8	Dupont/Adams Morgan	21,452	22,820	1,368	6.38%
11	Capitol Hill	43,723	44,836	1,113	2.55%
	SUBTOTAL - CORE	*194,271*	*212,039*	*17,768*	*9.15%*
	TOTAL	572,048	600,659	28,611	5.00%