



D.C. Office of Revenue Analysis Briefing Document *Number: 2013-5* *Date: May 2013*

Vincent C. Gray, Mayor

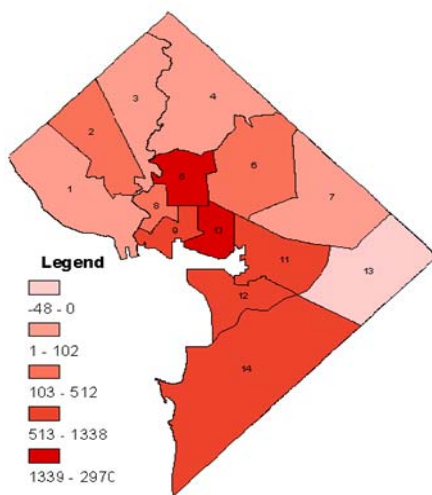
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From 2000 to 2010, 80% of the growth in owner-occupied housing occurred in the central parts of the District

Showing a 29,662 (5.2%) growth in DC population from 10 years earlier, the 2010 Census reflects an evolving socioeconomic landscape that has given rise to new patterns of income distribution, commercial activity, and real estate development. The changes that occurred have not been evenly distributed across the city, as this analysis of owner-occupied housing patterns demonstrates.

According to the Census, there were 101,206 owner-occupied housing units in 2000, and 112,055 in 2010 for a net increase of 10,849. A majority of the net increase in owner-occupied housing units were condos.



The accompanying map shows the distribution of the net increase in owner-occupied housing by neighborhood groups. The map divides the District into 14 neighborhood areas: 6 centrally located ones (the “Core”) and 8 others which have borders with Maryland.

The greatest increase in the number of owner-occupied units occurred in two centrally located neighborhoods: Neighborhood # 5 (U Street/Columbia Heights/Mt. Pleasant) which gained 2,970 units, and Neighborhood #10 (Chinatown/Mt. Vernon/Shaw) which gained 2,060 units. These two areas accounted for 46.4% (27.4% and 19.0%, respectively) of the total change in DC owner-occupied units.

To get a broader sense of the spatial shifts over time, we aggregated the 14 neighborhoods into three broad categories: the Core, Upper NW, and Rest of Non-Core. Of the 10,849 net increase in owner-occupied housing that occurred from 2000 to 2010, 8,726—80.4%—occurred in the Core area. By contrast, upper Northwest experienced a gain of 576 units (5.3% of the total) and the rest of the non-Core area gained 1,547 units (14.3% of the total). The percentage gain in homeownership in the Core —28.2%—also out-paced the other two areas (2.4% in upper NW and 3.4% in the rest of the non-core area). However, in 2010 the ownership percentage in the Core area (33.3%) was still below the other areas (49.0% in upper NW and 37.4% in the other non-core area). *(cont. on p. 2)*

ID	Neighborhood	2000		2010		Change		% of Total Change	
		OwnOcc	TotalHous	OwnOcc	TotalHous	OwnOcc	TotalHous	OwnOcc	TotalHous
	SUBTOTAL - UPPER NW	24,413	48,776	24,989	50,950	576	2,174	5.3%	9.9%
	SUBTOTAL - REST OF NON-CORE	45,799	122,428	47,346	126,474	1,547	4,046	14.3%	18.5%
	SUBTOTAL - CORE	30,994	103,592	39,720	119,287	8,726	15,695	80.4%	71.6%
	TOTAL	101,206	274,796	112,055	296,711	10,849	21,915	100%	100%

This briefing document was prepared by Marvin Ward, DC Office of Revenue Analysis.

This brief first appeared in the May 2013 DC Economic and Revenue Trends. District of Columbia briefing documents are prepared by the Office of Revenue Analysis, which is part of the Office of the Chief Financial Officer of the District of Columbia government. The purpose of these documents is to make information available that is not of a policy nature. See also *District of Columbia Economic and Revenue Trends* and *Economic Indicators* issued monthly by the D.C. Office of the Chief Financial Officer (www.cfo.dc.gov/EconomyandRevenue).

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Owner-occupied housing, continued from p.1

The tables below provide more details on each of the 14 neighborhood areas and the 3 summary areas. Neighborhoods within a summary areas are by no means all alike. Some highlights:

- Five of the six neighborhoods that experienced a net increase of more than 900 owner-occupied units were in the Core. The exception was Anacostia/Congress Heights/Bellevue, which added 977 owner-occupied units.
- With one exception, the neighborhoods that added more than 900 owner-occupied units still had owner-occupied rates below the city average in 2010. The exception was Capitol Hill.
- Except for Dupont/Adams Morgan, the owner-occupied rate rose in each Core area neighborhoods. The owner-occupied rate fell in all non-core neighborhoods except for Tenleytown and Anacostia/Congress Heights/Bellevue.

In the period since the 2010 Census the composition and distribution of owner-occupied housing in DC has continued to change due to the impact of foreclosures and additions to the housing stock.

—Marvin Ward, DC Office of Revenue Analysis

Shifts in DC Housing: Owner-Occupied and Total Units (2000-2010)

ID	Neighborhood	2000		2010		Change		% of Total Change	
		OwnOcc	TotalHous	OwnOcc	TotalHous	OwnOcc	TotalHous	OwnOcc	TotalHous
2	Tenleytown	9,418	17,290	9,837	18,016	419	726	3.9%	3.3%
1	Foxhall	9,051	17,486	9,153	18,001	102	515	0.9%	2.3%
3	Chevy Chase/Forest Hills	5,944	14,000	5,999	14,933	55	933	0.5%	4.3%
	SUBTOTAL - UPPER NW	24,413	48,776	24,989	50,950	576	2,174	5.3%	9.9%
14	Anacostia/Congress Heights/Bellevue	7,413	35,430	8,390	36,480	977	1,050	9.0%	4.8%
6	Ledroit Park/Brookland/Eckington	8,308	18,456	8,820	20,114	512	1,658	4.7%	7.6%
7	Trinidad/Ft. Lincoln/Kenilworth	5,001	14,635	5,060	14,892	59	257	0.5%	1.2%
4	Petworth/Brightwood	15,979	29,243	16,026	30,317	47	1,074	0.4%	4.9%
13	Deanwood/Ft. Dupont/Capitol View	9,098	24,664	9,050	24,671	(48)	7	-0.4%	0.0%
	SUBTOTAL - REST OF NON-CORE	45,799	122,428	47,346	126,474	1,547	4,046	14.3%	18.5%
5	U Street/Columbia Heights/Mt. Pleasant	7,592	30,680	10,562	34,503	2,970	3,823	27.4%	17.4%
10	Chinatown/Mt. Vernon/Shaw	1,692	9,483	3,752	14,158	2,060	4,675	19.0%	21.3%
9	Downtown/Golden Triangle/Foggy Bottom	3,198	15,110	4,538	18,058	1,340	2,948	12.4%	13.5%
12	SW/SE Waterfront	3,211	10,731	4,204	12,828	993	2,097	9.2%	9.6%
11	Capitol Hill	10,029	22,191	10,939	22,845	910	654	8.4%	3.0%
8	Dupont/Adams Morgan	5,272	15,397	5,725	16,895	453	1,498	4.2%	6.8%
	SUBTOTAL - CORE	30,994	103,592	39,720	119,287	8,726	15,695	80.4%	71.6%
	TOTAL	101,206	274,796	112,055	296,711	10,849	21,915	100%	100%

Shifts in homeownership rate and percent change in owner-occupied units (2000-2010)

ID	Neighborhood	Homeownership Rate			Owner-Occupied Stock
		2000	2010	Change	% Change
2	Tenleytown	54.5%	54.6%	0.1%	4.4%
1	Foxhall	51.8%	50.8%	-0.9%	1.1%
3	Chevy Chase/Forest Hills	42.5%	40.2%	-2.3%	0.9%
	SUBTOTAL - UPPER NW	50.1%	49.0%	-1.0%	2.4%
14	Anacostia/Congress Heights/Bellevue	20.9%	23.0%	2.1%	13.2%
6	Ledroit Park/Brookland/Eckington	45.0%	43.9%	-1.2%	6.2%
7	Trinidad/Ft. Lincoln/Kenilworth	34.2%	34.0%	-0.2%	1.2%
4	Petworth/Brightwood	54.6%	52.9%	-1.8%	0.3%
13	Deanwood/Ft. Dupont/Capitol View	36.9%	36.7%	-0.2%	-0.5%
	SUBTOTAL - REST OF NON-CORE	37.4%	37.4%	0.0%	3.4%
5	U Street/Columbia Heights/Mt. Pleasant	24.7%	30.6%	5.9%	39.1%
10	Chinatown/Mt. Vernon/Shaw	17.8%	26.5%	8.7%	121.7%
9	Downtown/Golden Triangle/Foggy Bottom	21.2%	25.1%	4.0%	41.9%
12	SW/SE Waterfront	29.9%	32.8%	2.8%	30.9%
11	Capitol Hill	45.2%	47.9%	2.7%	9.1%
8	Dupont/Adams Morgan	34.2%	33.9%	-0.4%	8.6%
	SUBTOTAL - CORE	29.9%	33.3%	3.4%	28.2%
	TOTAL	36.8%	37.8%	0.9%	10.7%

Source for tables: US Bureau of the Census. Numbers differ slightly from published summaries.