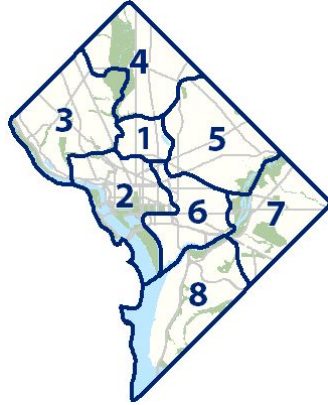


# Capital Evictions -

Impact of development on eviction rates in Washington D.C.



Nicole Bills

# Objective

## Goal:

- Can developments predict eviction rates across D.C.?

## Impact:

- D.C. City Council could use this information to drive equitable growth and provide support to vulnerable populations

Objective

Background

Results

Recommendations

# Data Sources

## Eviction rates:

- The Eviction Lab's 2016 eviction data at the block groups level

## Development:

- Open Data DC's list of 283 Planned Unit Developments (PUDs) along with research on 74 PUDs conducted by Grassroots D.C.

Objective

Background

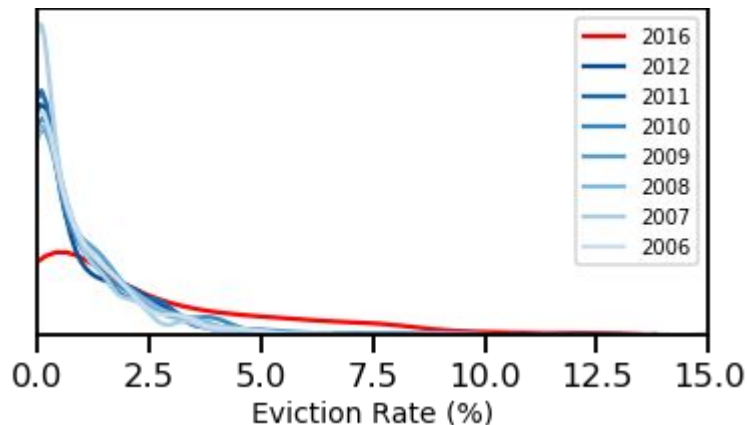
Results

Recommendations

# Background | Eviction Rates

## - Distribution of Eviction Rate by Year -

Is 2016 the appropriate year to use in order to evaluate eviction rates?



## - Findings -

- The distribution of eviction rates for 2016 differs significantly from other years in the dataset
- However, The Eviction Lab utilizes 2016 as their baseline year for comparison across geographies
- Based on their data collection methodology, more records may have been collected for 2016 relative to other years

Objective

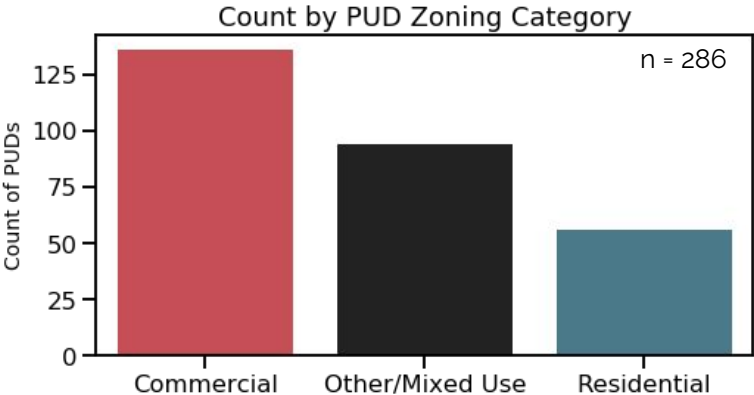
Background

Results

Recommendations

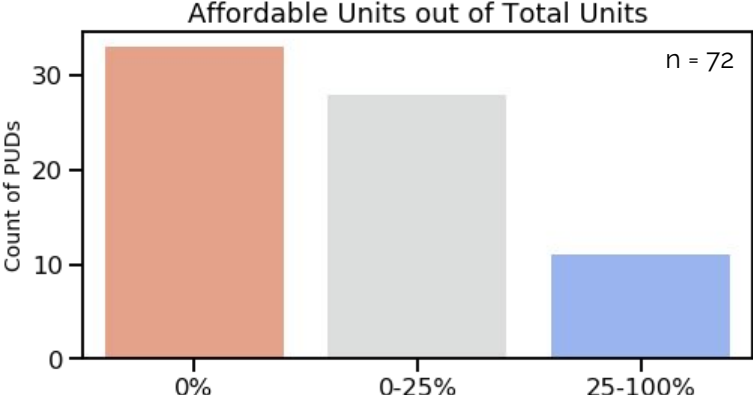
# Background | Development

## - Zoning Categories -



Majority of PUDs are commercial, followed by mixed use zoning

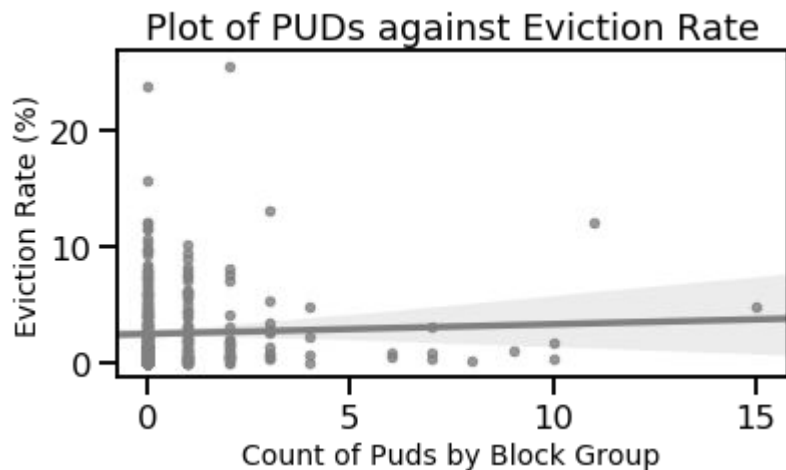
## - Affordable Housing -



In general, residential PUDs do not include provision of affordable units

# Results | Development

## Linear Regression Model #1



## - Findings -

The count of Planned Unit Developments (PUDs) have a limited relationship with eviction rates at the block group level.

Rationale

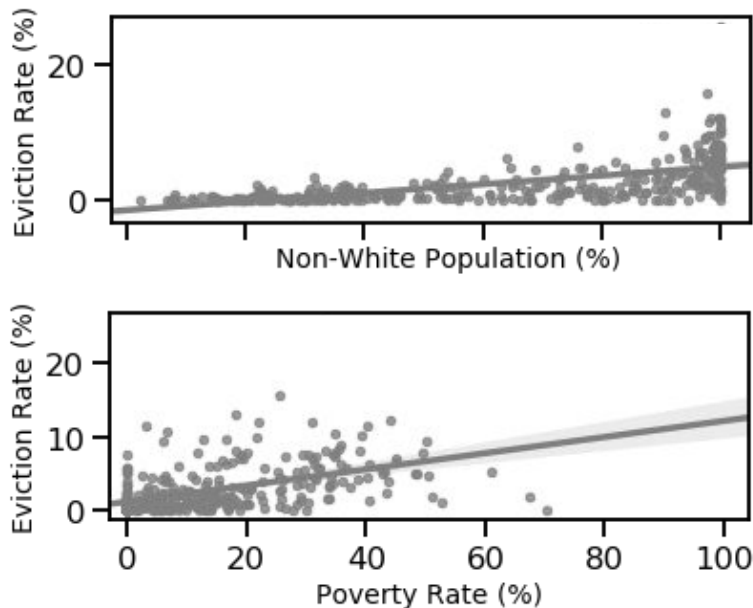
Background

Results

Recommendations

# Results | Demographics

## Linear Regression Model #2



## - Findings -

The features “Non-White Population” and “Poverty Rate” have the most predictive power for eviction rates at the block group level.

Rationale

Background

Results

Recommendations

# Recommendations

1. Explore disproportionate impact of eviction on non-white population
2. Assess social safety nets
3. Conduct analysis of PUDs' community impact

Rationale

Background

Results

**Recommendations**



# Next Steps

1. Continue analysis at block group level, accounting for the fact that a PUD may be adjacent to one or more block groups
2. Repeat analysis, taking into account PUD status as of 2016 (year of eviction rate data)
3. Evaluate findings across time series data, including development timeline of PUD
4. Repeat analysis with other development vehicles, such as Tax Increment Financing
5. Synthesize findings with additional research about PUD community impact beyond count of affordable units, such as count of family-sized units, project value, etc.

Rationale

Background

Results

**Recommendations**