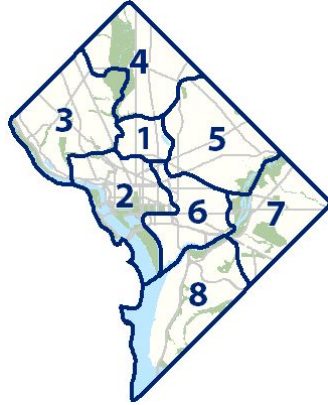


# Capital Evictions -

Legal aid for vulnerable population in Washington D.C.



Nicole Bills

# Objective

This analysis aims to assist a legal clinic that provides representation in housing cases to develop a better understanding of the D.C. population impacted by evictions. To better serve vulnerable tenants, the clinic is seeking to answer two questions:

1. Does the presence of Planned Unit Developments (PUDs) in a block group correlate with an increased eviction rate?
2. What demographic factors are associated with higher eviction rates?



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

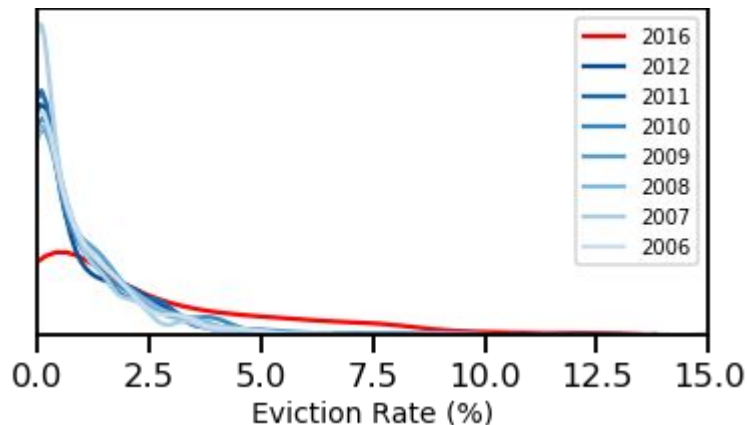
Results

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

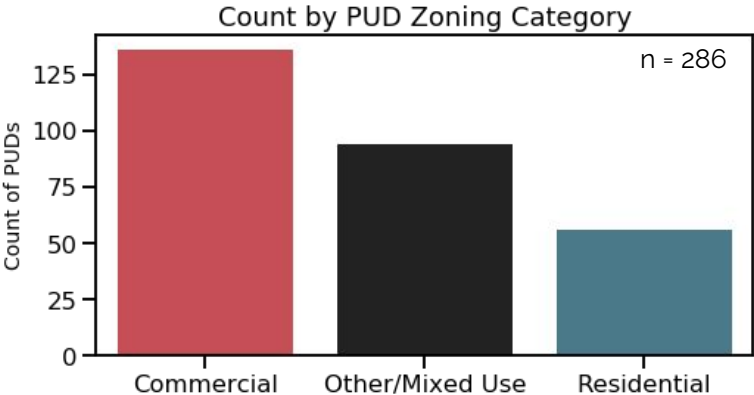
Background

Results

Recommendations

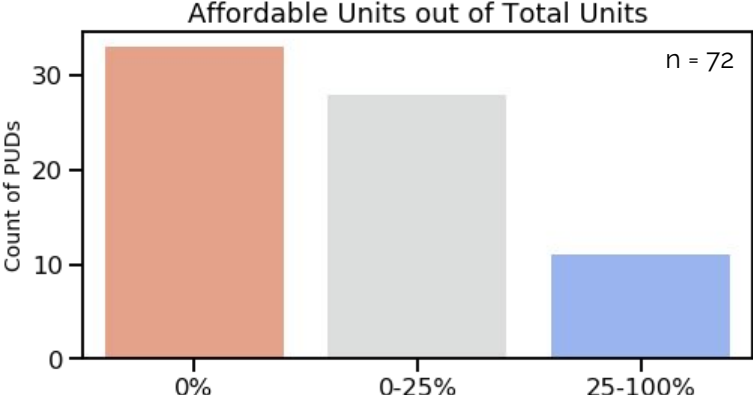
# Background | Development

## - Zoning Categories -



Majority of PUDs are commercial, followed by mixed use zoning

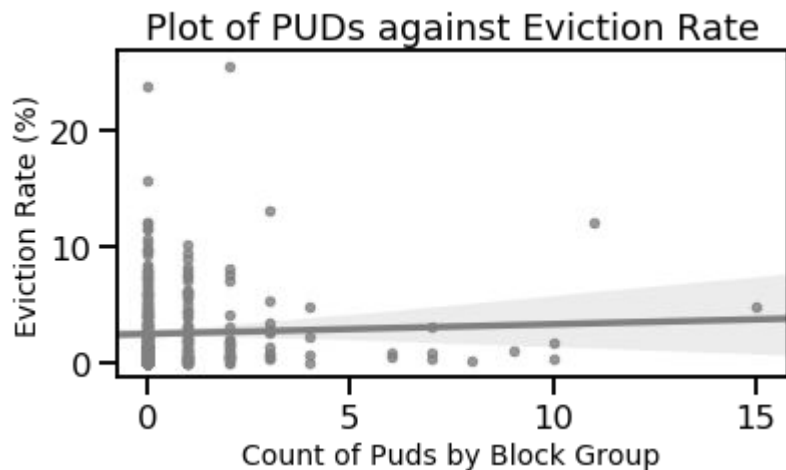
## - Affordable Housing -



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

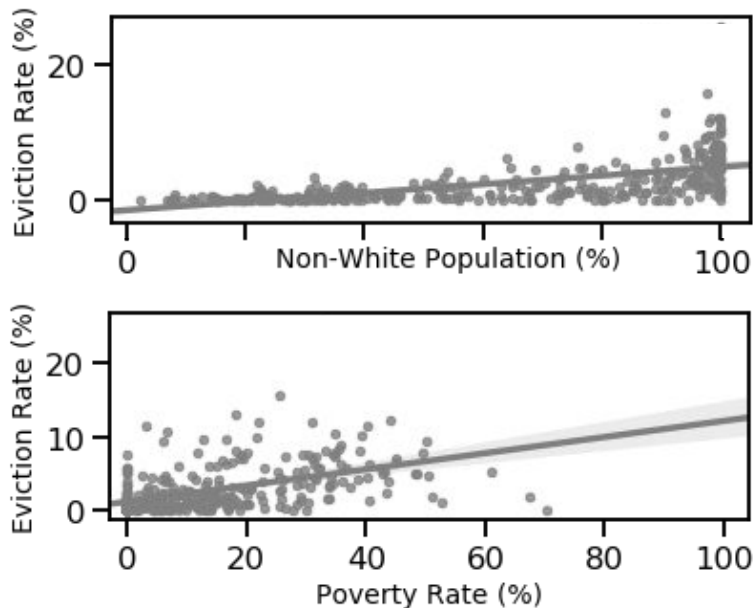
Background

Results

Recommendations

# Results | Demographics

## - Linear Regression - Model #2



## - Findings -

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

Rationale

Background

Results

Recommendations

# Recommendations

Legal clinic can address issues related to D.C. housing by:

1. Taking into account the disproportionate impact of evictions on D.C.'s non-white population by setting up clinics in historically black communities
2. Advocate that PUDs follow through on community benefits such as the provision of affordable housing or charitable contribution to local nonprofit focused on equitable development

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**