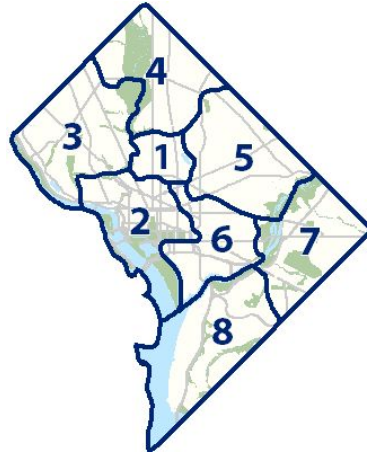


# South of the River –

Evictions, Development, & Poverty in Ward 8

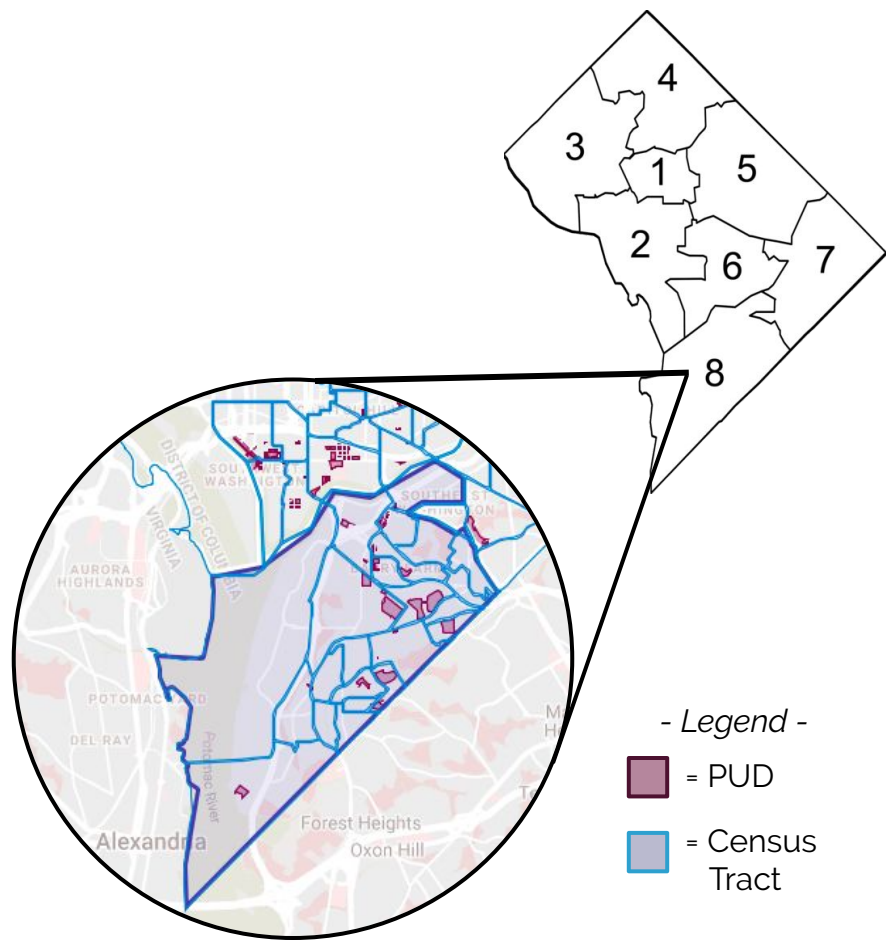


Allison Lee and Nicole Bills

# Objective

**Goal:** Are development and poverty rates linked to eviction rates in D.C.'s poorest neighborhoods?

**Impact:** D.C.'s Zoning Committee can look to these findings to inform intervention measures and support under-resourced renters.



Objective

Background

Results

Recommendations

# Approach

**Development:** assess impact of Planned Unit Developments (PUDs) on eviction

**Poverty:** assess impact of high poverty rates (> 45%) on eviction



Objective

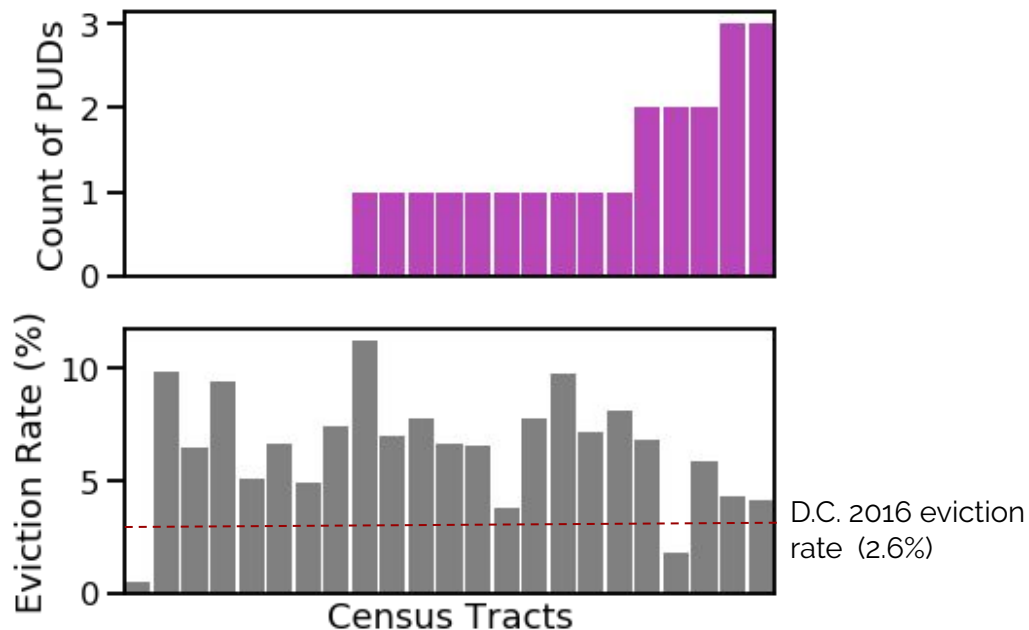
Background

Results

Recommendations

# Background

## Development



### - Findings -

1. In 20 of 22 Ward 8 tracts, 2016 eviction rates exceeded D.C. avg.
2. Majority of Ward 8 tracts contain at least one PUD
3. No clear link between count of PUDs and eviction rates

Objective

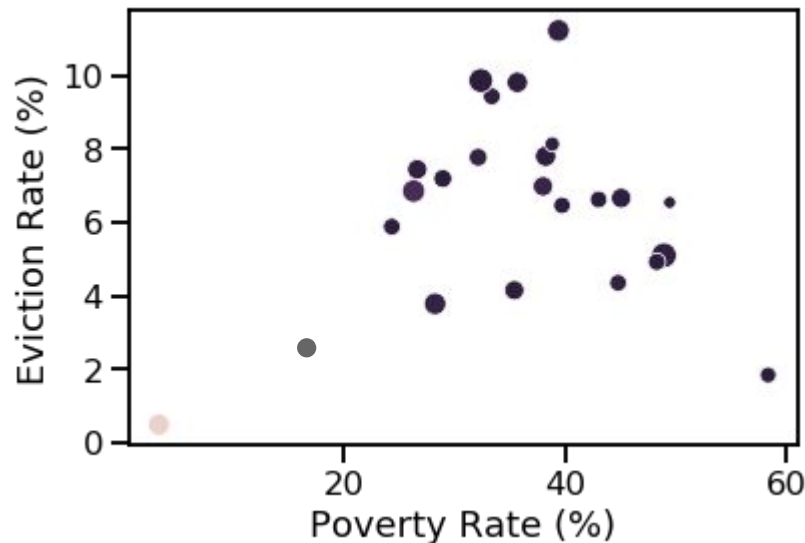
Background

Results

Recommendations

# Background

## Poverty



- Legend -

■ = majority white

■ = majority people of color

■ = D.C. 2016 avg.

- Findings -

1. In 21 of 22 Ward 8 tracts, 2016 poverty rates exceeded D.C. avg.
2. National evidence indicates that eviction disproportionately impacts people of color, a trend evidenced in "minority majority" area Ward 8
3. No clear link between poverty and eviction rates

Objective

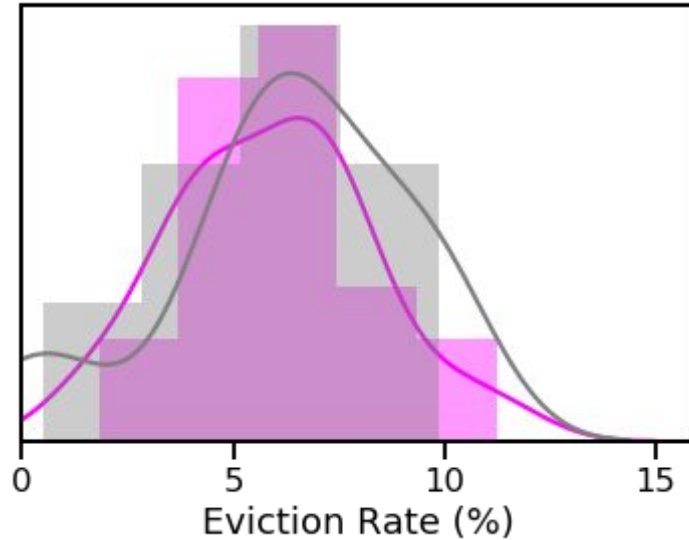
Background

Results

Recommendations

# Results

## Development



- Legend -

= PUD     = No PUD

- Findings -

Planned Unit Developments (PUDs) produce no difference in eviction rates.

Rationale

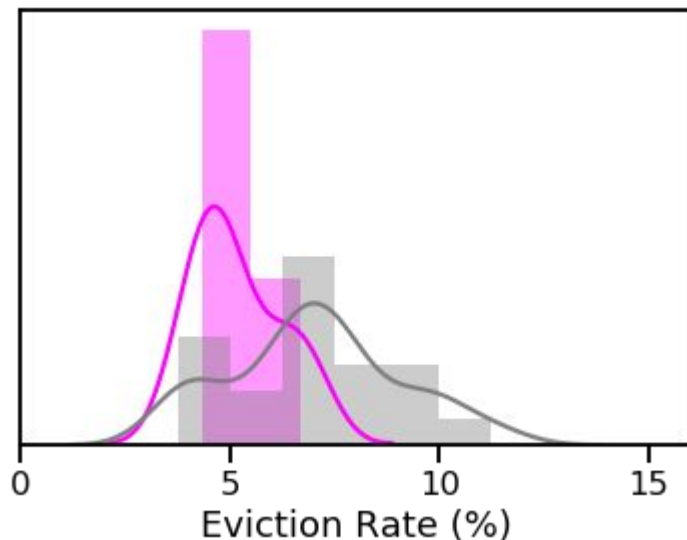
Background

**Results**

Recommendations

# Results

## Poverty



- Legend -

= High Poverty     = Low Poverty

- Findings -

Evictions are significantly lower in areas with higher poverty\*.

\* High poverty defined as a poverty rate >45%, which impacts 5 of 20 Ward 8 tracts (after removing outliers)

Rationale

Background

**Results**

Recommendations

# Recommendations

**Development:** Continue to assess impact of development on evictions.

- Does the inclusion of affordable housing in PUDs offset rising land values?
- Is more action needed to ensure equitable growth?

**Poverty:** Further explore the relationship between poverty rates and evictions.

- Do safety nets exist in Ward 8?
- Which ones are effective?



# Next Steps

1. Evaluate findings across District of Columbia Wards
2. Assess whether these findings hold true for other cities
3. Analyze the impact on eviction rates of other development vehicles, such as Taxable Income Financing

Rationale

Background

Results

**Recommendations**