

# **An Analysis of Neighborhoods in the District of Columbia – 2000 to 2010**

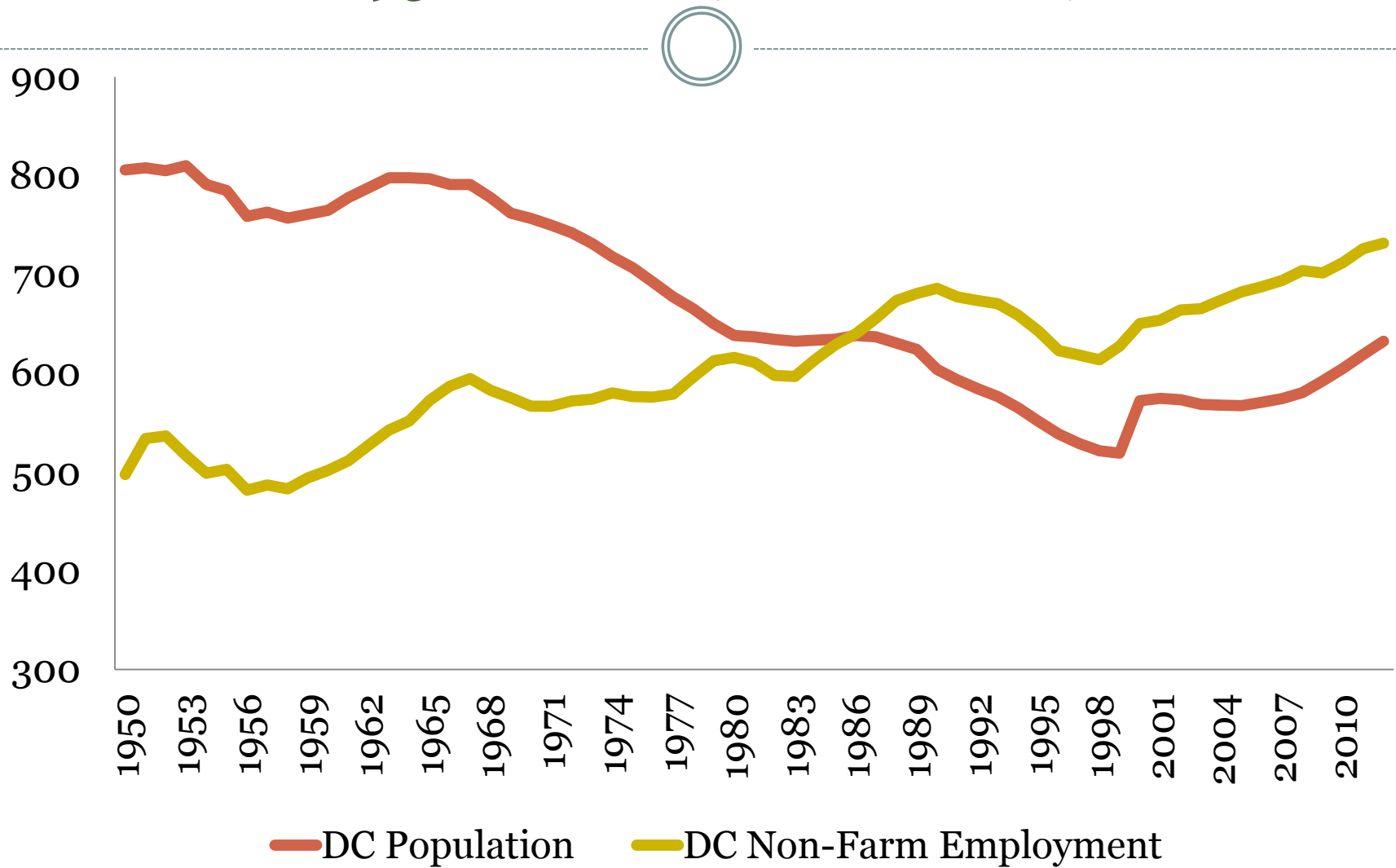
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# Purpose of the Paper



To identify the District's key demographic and economic trends and dynamics in the 2000s, from a neighborhood perspective.

# Resident Population and Jobs in the DC 1950 to 2012 (in thousands)



# Overview



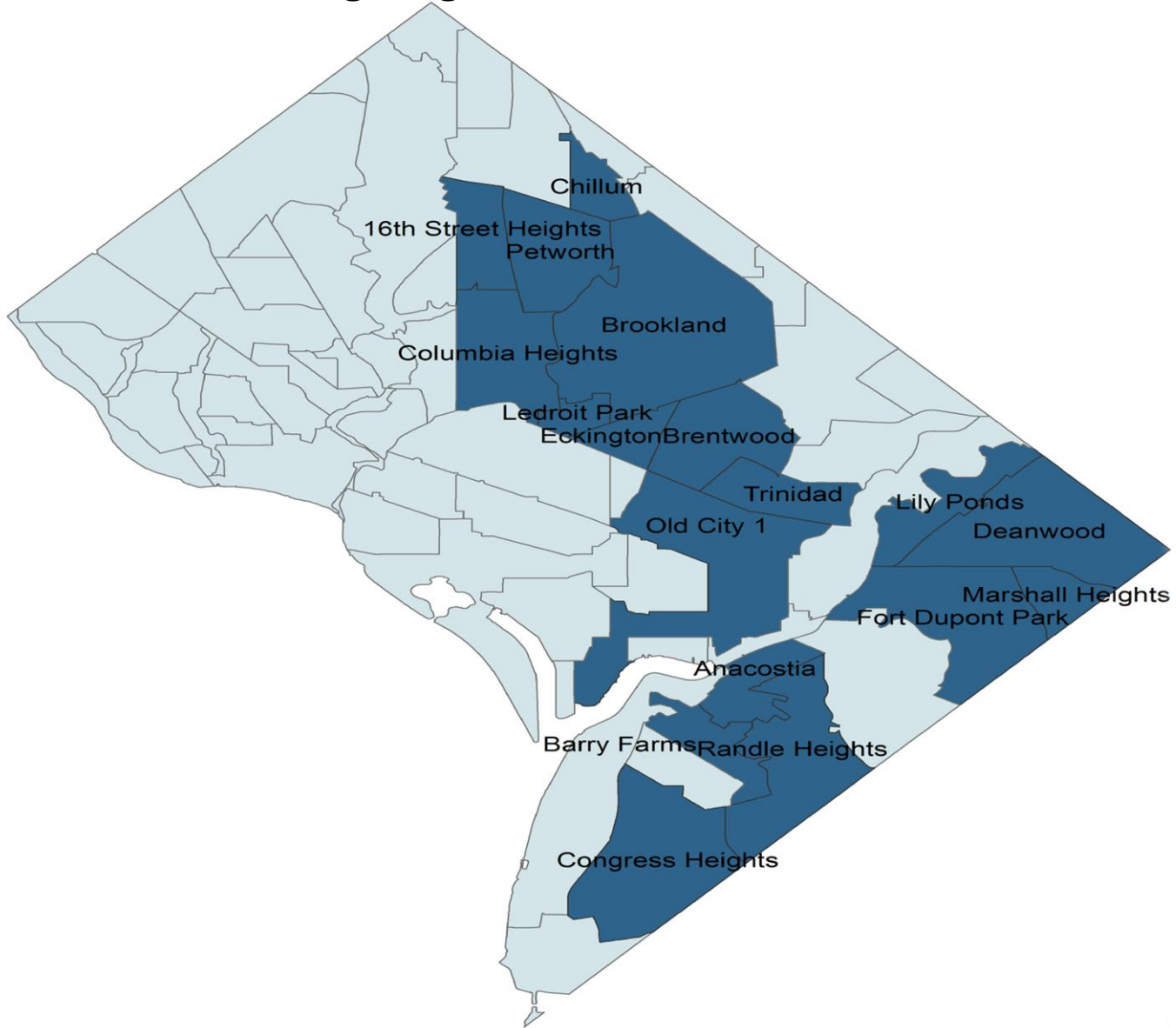
- Define transitioning neighborhoods.
- Identify transitioning neighborhoods in D.C.
- Identify key demographic and economic changes, which occurred in the transitioning neighborhoods.
- Assess the major aspects of interplay between the District's tax policy and the new demographics.

# Defining Transitioning Neighborhoods



- The method employed the following criteria:
  1. In 2001, if the neighborhood has a median property and federal adjusted gross income values below the respective citywide medians.
  2. And from this subset of neighborhoods, identify which of these grew faster (in median property and income values) than the relative income and home values in the city.

# Transitioning Neighborhoods in DC (2001 – 2010)



# Summary of Major Findings



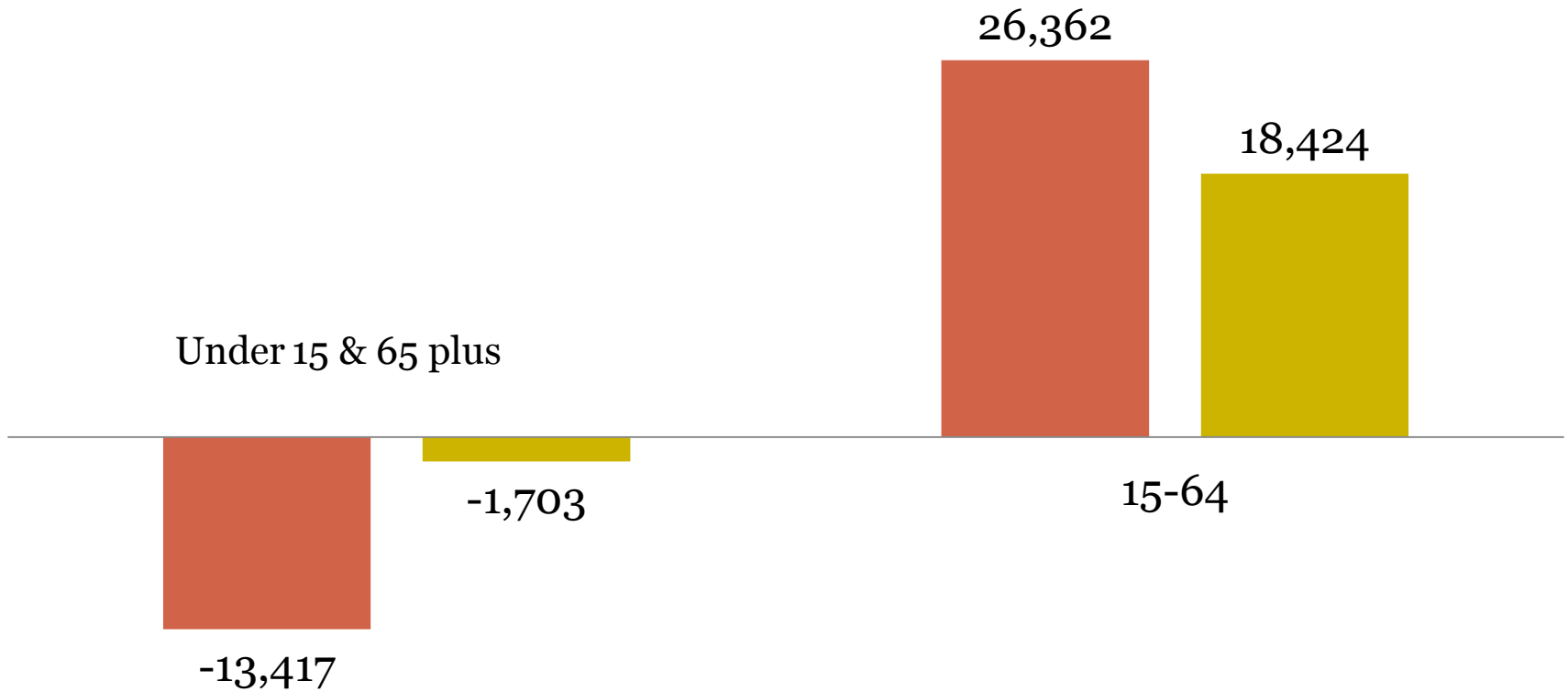
1. There was a fundamental compositional change in population by age cohort in transitioning neighborhoods.
2. The configuration of the income earners in the transitioning neighborhoods changed.
3. The transitioning neighborhoods accounted for a greater share of residential value.
4. There was an increase in the transitioning neighborhoods' tax burden due to high growth in residential property values and residential property tax liability.

# Notable Shifts by Cohort Group (2000-2010)



■ Transitioning Neighborhoods

■ All Other Neighborhoods



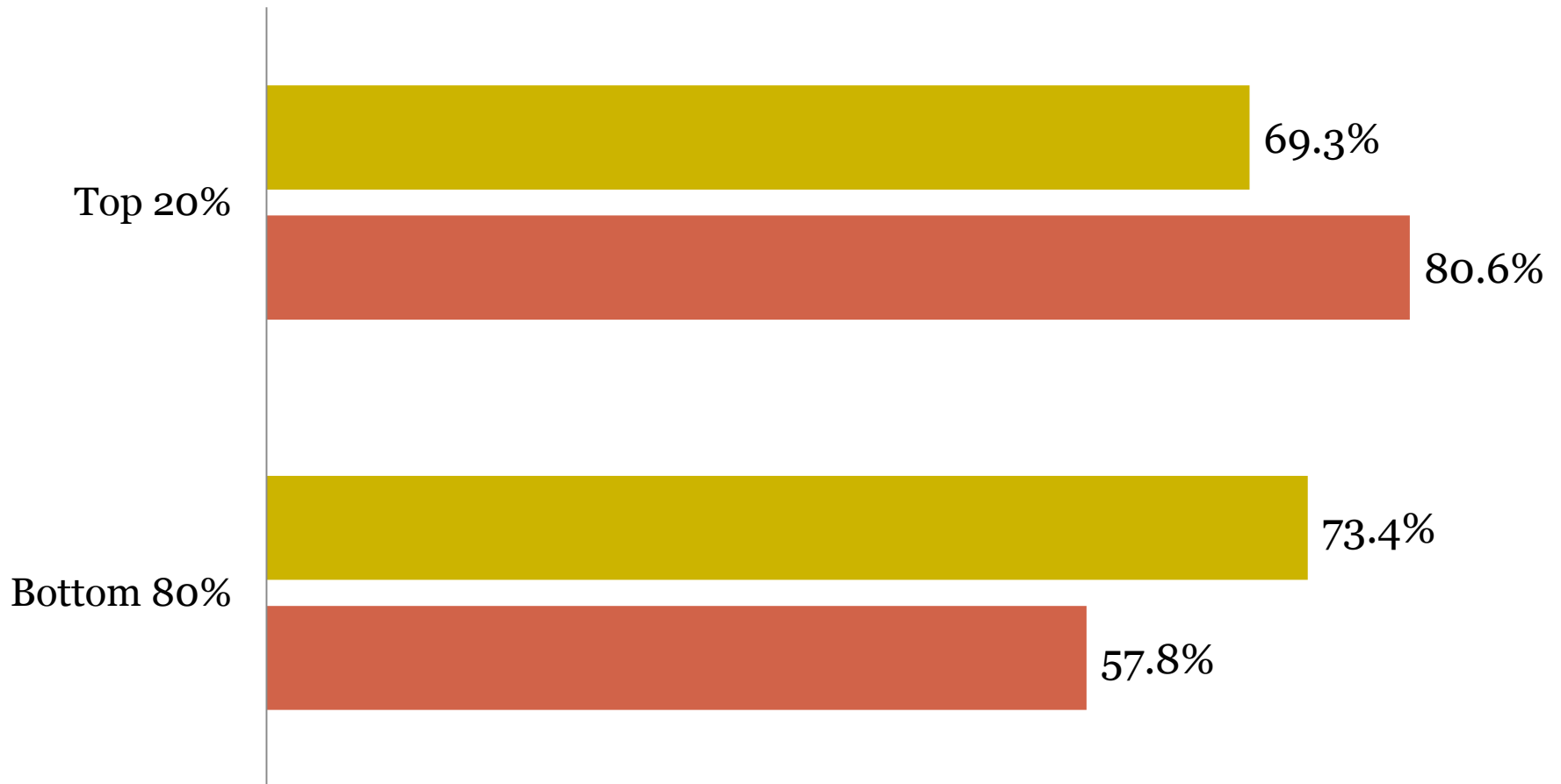


# Growth in AGI by Transition/Quintile Group



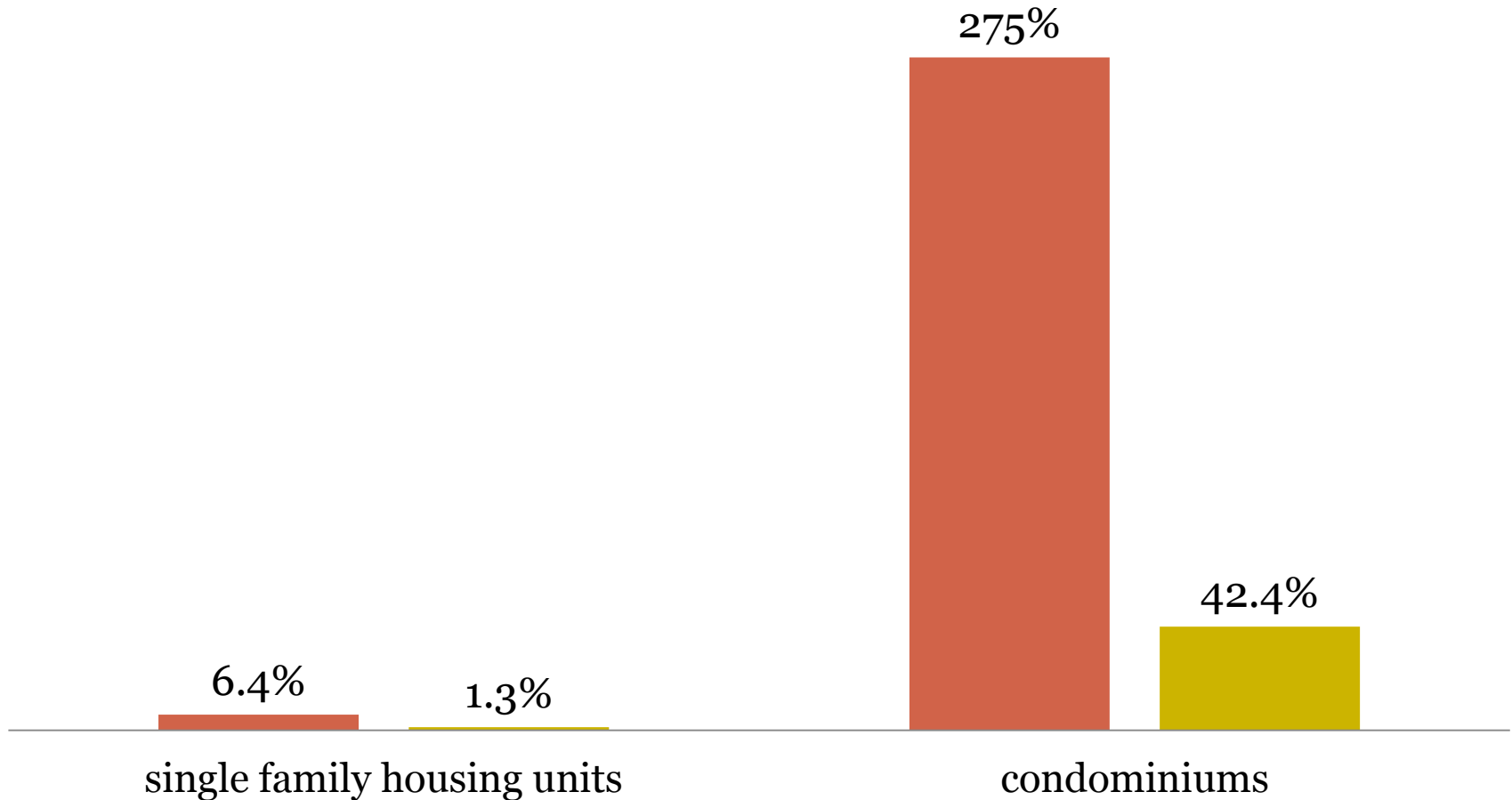
■ All Other Neighborhoods

■ Transitioning Neighborhoods



# Growth in Single Family and Condominium Housing Units (2001 to 2010)

■ Transitioning Neighborhoods    ■ All Other Neighborhoods



# Defining Tax Burden

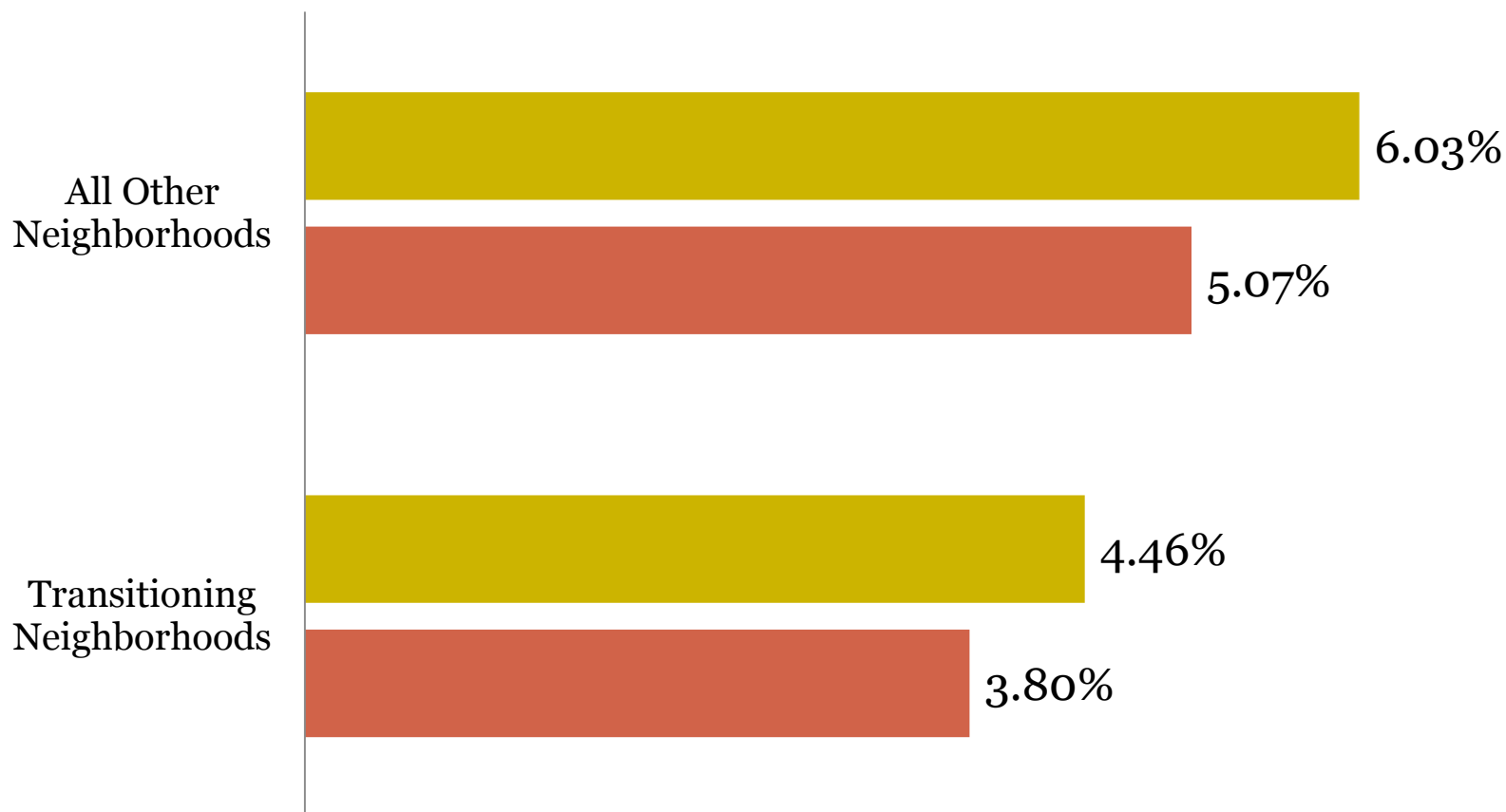


$$\text{Tax Burden} = \frac{(\text{Income tax liability} + \text{Property Tax liability})}{\text{Sum of Federal Adjusted Gross Income}}$$

# Individual Income Taxes as a Share of Adjusted Gross Income (AGI)

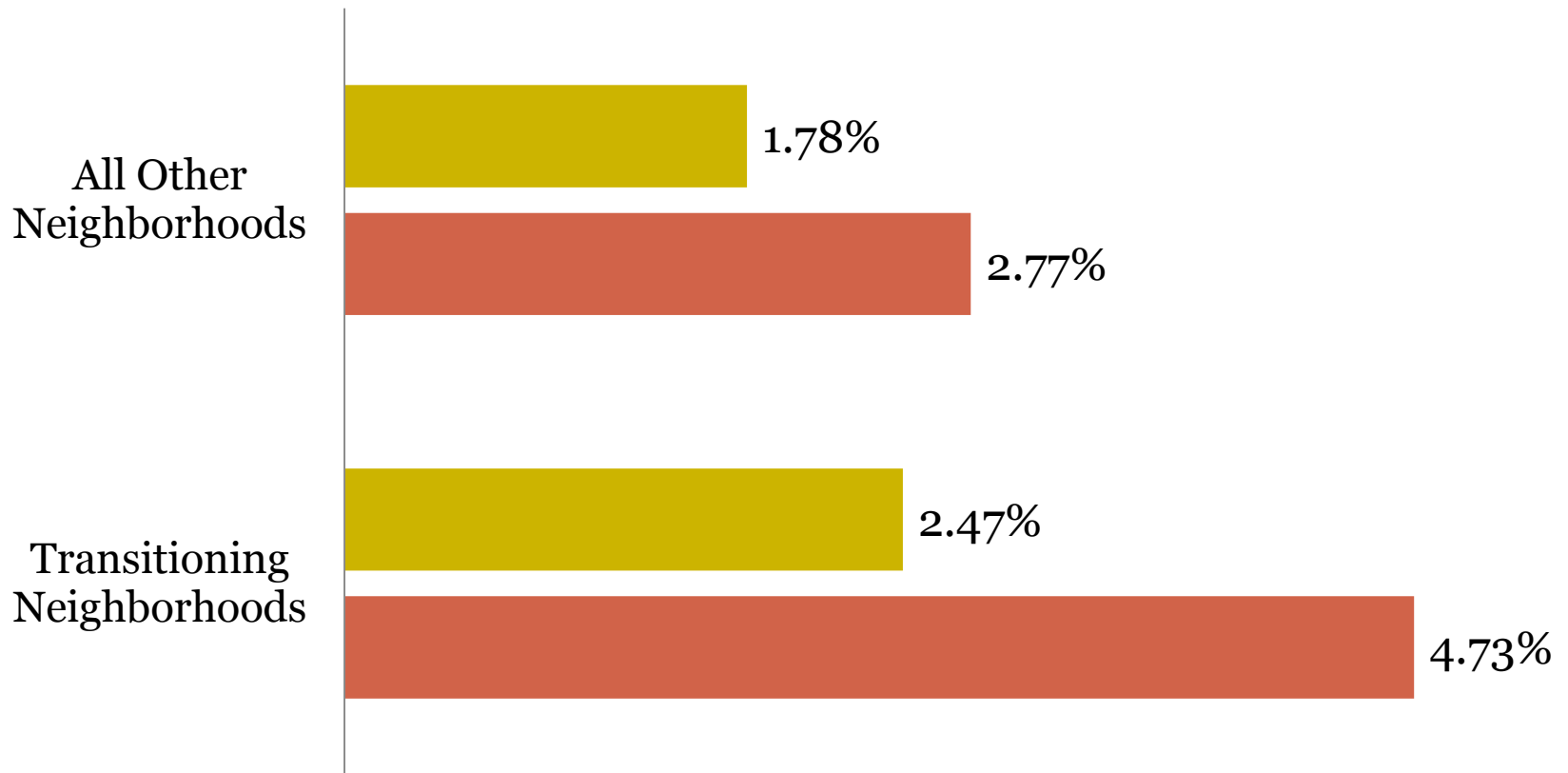


■ 2001 ■ 2010



# Residential Property Taxes as a Share of Adjusted Gross Income

■ 2001 ■ 2010



# Conclusion



- The transitioning neighborhoods residents played a significant role in recharacterizing the District.
- Contribution of the District's Tax Policies
- Further Analysis and Research