Lat. Capitol. Jono: **The Push Factors behind Suburban Change in the DC Metropolitan** PART OF Region.

SCALE OF POLES

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American University

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Today's Talk in Brief

- The Changing place of the 'city' in metropolitan areas
 - In general
 - In the District
- Typical 'Motors' of Change behind Gentrification
- Condominium Conversion as an overlooked 'motor' — Background on condo conversions in the District — Some Basic Facts

 A Brief Analysis of Conversion and Gentrification Data 2000-2010

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1. THE CHANGING PLACE OF THE 'CITY' IN METROPOLITAN AREAS

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The Changing City—In General Lat. Capitol.

The Problems

- **Population Decline**
- White flight/Black Middle Class flight
- **Concentrated Poverty**
- Dismantling of 'single' industry economies (and federal support thereof)

- Federal 'pull back' on social service spending
- **Declining Tax Base**

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The Entrepreneurial City

The Result

- State business development Strategies
 - Tourism (e.g. Fesitval Marketplaces)
 - Attracting new industry (e.g. prisons)
 - Attracting a younger/wealthier resident

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The Changing City-DC

The Results

The Problems

- **Population Decline**
 - DC's population:
 - 1970 → 750,000
 - 1980 → 630,000
 - 1990 → 607,000
 - 2000 → 572,000
- White/Black Middle Class Flight. DC's decline matched by growth in neighboring counties (Montgomery, Prince Georges, Loudon, Arlington).
 - Poverty Rates above national average since 1980s

City Bureaucracy Bloat, or "city government as an employer of last resort."

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In 1995 then Mayor Marion Barry is unable to balance the city's budget.

Long:

- Barry requests aid from the federal government.
 - The new Republican House responds by passing the *District of Columbia Financial Responsibility and Management Assistance Act.* DC loses home rule and finds its budget subjected to outside approval

• The rise of the technocratic mayor

Breadth of the Streets.

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2. TYPICAL MOTORS OF CHANGE BEHIND GENTRIFICATION

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Individual Actions

Urban Pioneering (buying in 'sexy/dangerous' areas of the city)

Political battles over blighted properties/distasteful businesses

Consider general for prospect and consensations.
II. NORTH and South loss, interacted by divers running data Kast and West, make the distribution of the Gay and distribution. Spaces its: send than loss have been an analysis of a set of service tain agene points with their decoupted streams, in as to preva on the spaces True determined, the digitant Spaces or entropy.

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Gentrification 'Motors' — in DC

- State Efforts
 Tax Credits/write-offs (e.g. Nationals Stadium)
 - DC First Time Homebuyers Tax Credit
 - National Capital Revitalization Corporation

Zoning variances

- Building Height (allow taller buildings)
- Density (allow more units)
- Parking (exemptions from base # of spaces per # of units required)
- Below Market Units (permit buildings with no below market units)

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Individual Efforts

Demand policing of 'nuisance' crimes (e.g. vagrancy, homelessness)

Demand policing of and eventual resolution of Vacant Structures

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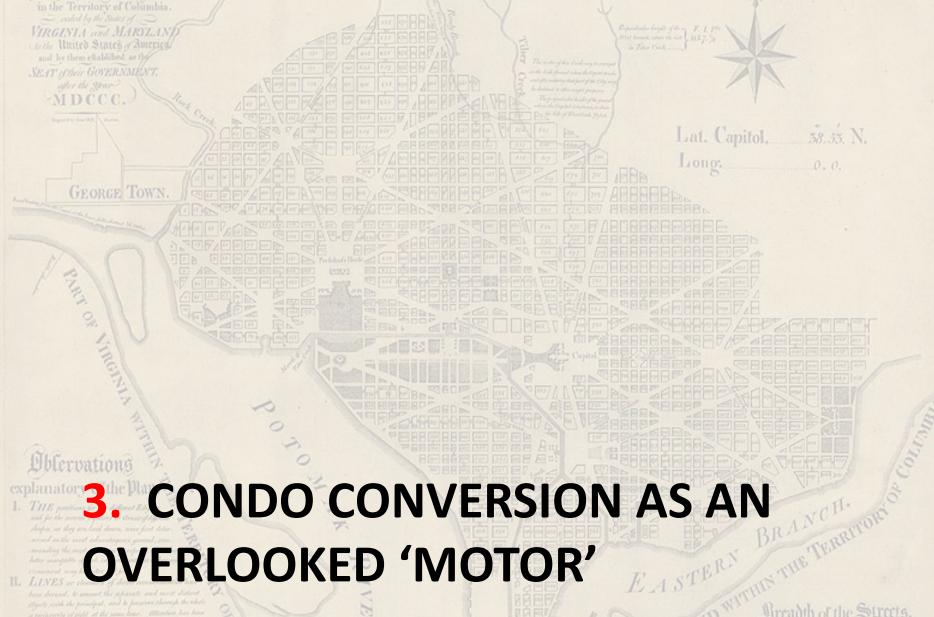
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Background on Condo Conversions

- Condominium Conversions are governed by the City's Rental Housing Conversion and Sale Act (D.C. Code §§ 42-3404) 1980.
- The Act contains two parts:
 - The Tenants Right to Purchase
 - Conversion of Rental Housing to Condominium or Cooperative
- This act is often referred to as TOPA (tenant opportunity to purchase act)
- The act was instituted in 1980 in response to a rash of condo conversions in the late 1970s.
- The goal was to allow tenants to stay in place by giving them an opportunity to purchase their apartments if/when their building was put up for sale. In particular, residents were given the 'right of first refusal' on any sale
- explanatory of the Man
 - A building can convert to condo in four ways:
 - Tenants invoke their right of 'first refusal' and purchase their building (with assistance of developer) instead
 of original purchaser
 - Tenants do not invoke right of first refusal and a sale proceeds
 - A building is exempted from TOPA regulations (e.g. vacant for 2 or more years)
 - 95/5 transfers (now illegal)

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Some Facts on Condo Conversions in DC

Since 1980 1,163 buildings were converted to condo

• The great majority of them (1,147 or 98.62%) were converted since 2000.

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 These buildings contained 26,645 apartments, or nearly 10% of the rental units in the city (based on Census 2000).

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Buildings Converted to Condominium

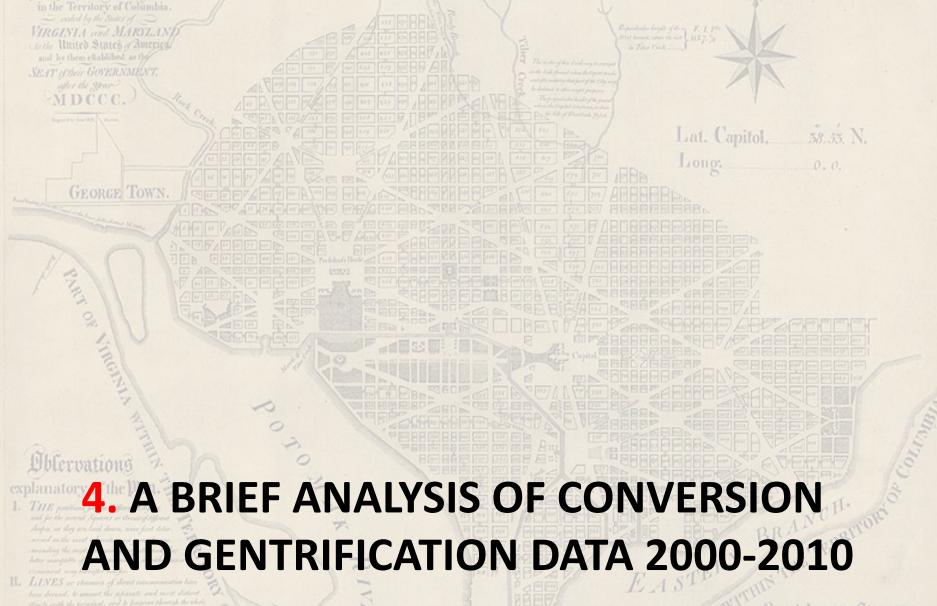
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Research Questions:

This research is part of a wider project that asks three questions. The third (in red) is the focus of this Presentation

- Question 1
 - To what extent have tenants been able to use TOPA as a mechanism for staying 'put' (and thus 'resisting' gentrification)
- Question 2

 What is the distribution of conversions by type (e.g. Tenents forgo rights, tenant conversion, vacancy exemption, 95/5 transfers, remain rental).

Question 3

 To what extent have condo conversions contributed to the gentrification of the District since 2000? And, how do these 'contributions' compare to state-led efforts?

III. NORTH and South lines, entermeted by these connecting data East and West, made the discribution of the Ory interfaces. Spaces West and these lines have been as continued as to wave of even have grown provide with these decoupted elements in as to form an the spaces from the west the disformed elements or as to form an the spaces from the events. The different Symmetry or theses

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Gentrification in DC

Census 2000

- Population: 572,055
- Percent white population: 30.8%
- Percent Families with Own Children: 19.8%
- Percent Female headed households with own children: 9.9%
- Per Capita Income: \$28,659
- Median Income: \$40,127
 - Percent Below Poverty Level: 20.2
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- Percent Owner Occupied: 40.8%

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Census 2010 (or ACS)

- Population: 601,723
- Percent white population: 38.5%
- Percent Families with Own Children: 18.3%

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- Percent Female headed households with own children: 9.1%
- Per Capita Income: \$40,846
- Median Income: \$58,906
- Percent Below Poverty Level: 17.6
- Percent Owner Occupied: 45.1%

Breadth of the Streets.

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First Run Method (to my madness)

- Create Conversion ratio by tract
 - Select 'Conversion Heavy' tract sample
- Assess degree of change on selected indicators of gentrification for sample
- Map using Standard Deviation Classification scheme

[Iblervations]

Create Control Sample of tracts with state-led gentrification efforts

 Run Pearsons R Correlation (conversion ratio and selected statistics) for conversion and control tracts

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Conversion Rate

of converted rental units/ Number of rental units 2000

Where green shades signifies rates greater than +.5 Standard deviation of the mean

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- III. NORTH and South lines, interacted by discrete manage door Kost and Work, much the discrete batter of the Ory interflored. Against 40, and thus lines have been as working as to firm on the lang group points with their decorput discours; is as to firm on the spaces front determined, the different Spaces or threes.

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Conversion 'heavy' Census Tract Sample

 within one standard distance of mean center of conversions

• > +.50 Standard Deviation

Tract #

23.01

54.01

52.01

52.02

86

85

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84.02

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Percent Change Families with Own Children

(by Standard Deviation where dark green signifies a decline in families with children greater than city as a whole)

	Z	
	Tract #	Standard Deviation
	23.01	Between .5 and 1.5
	54.01	> -2.5 std dev
	52.01	Between -1.5 and -2.5
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Change in Percent Female Householders (No Male Present) with Own Children

(by Standard Deviation where dark green signifies a decline in Percent Female Householders with own children greater than city as a whole)

Tract #	Standard Deviation
23.01	Within +/5
54.01	Within +/5
52.01	Within +/5
52.02	Between50 and 1.5
51 51 Story of the Man	Between50 and 1.5
86	> -2.5 std dev
85	Within +/5
84.02	Between50 and 1.
61	Marine Los Ann Marine I / E
	Between - 50 and 1.5

Legend

Change in percent female households with own children under 18 -2.5 Std. Dev. -2.5 - -1.5 Std. Dev. -1.5 - 0.50 Std. Dev. -0.50 - 0.50 Std. Dev. 0.50 - 1.5 Std. Dev. 1.5 - 2.5 Std. Dev. >2.5 Std. Dev.

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Change in Income 2000-2005-2009 average

Standard Deviation where green signifies an above average change in income

P	Tract #	Standard Deviation
	54.01	Within +/5
	52.01	Between +.5 - 1.5
	52.02	Within +/5
	51	Within +/5
Ru	86	No data available
plana	ervations 2 185 of the Plan.	Within +/5
	84.02	A A
	61	Between +.5 - 1.5
LINE Acres ders	60.01	
pail & B	e passing of these leading streames o general for prospect and concretions W and South times intermeted b	rer the matter a y allow romains
	and West, works the distribution to soul these lines have been a con- points with these descripted stress at determined, the digitizent Spe-	and so to most of our State
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Percent Change Persons Below Poverty Level

Standard Deviation where green signifies an above average change in persons below poverty level

Tract #	Standard Deviation
54.01	Within +/5
52.01	Between +.5 - 1.5
52.02	Within +/5
51	Within +/5
86	No data available
85 of the Plan.	Between +.5 - 1.5
84.02	
61	Within +/- 5
60.01	Within +/5

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Percent Change Owner Occupied

Standard Deviation where green signifies an above average change in Owner Occupation

Trac	t #	Standard Deviation
23.0	1	Within +/5
54.0	1	Within +/5
52.0	1	Within +/5
52.0	2	Within +/5
51	in and	Between +1.5-2.5
	the Plan.	No data available
85		Within +/5
84.0	2	
60.0		Within +/5

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Percent Owners Moved Last Ten Years (ACS 2005-2009 average)

Standard Deviation where green signifies an above average change in percent owners moved last ten years

1	Tract #	Standard Deviation
	23.01	Within +/5
	54.01	Between +.5 - 1.5
	52.01	Between +1.5 - 2.5
	52.02	No data available
2.	51	Between +.5 - 1.5
at	86 of the Plan.	No data available
	1999 for the different Editions. 85 Symmetric of House of Spinst	Between -1.550
	84.02	Within +/5
ES	61 more of derive communication have been seen the approach and more distant destances the approach and more distant destances of the property derived the shall	<-1.5
	60.01	Between +.5 - 1.5

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Percent Change White Population

Standard Deviation where green signifies an above average change in white population

	Tract #	Standard Deviation
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	54.01	Within +/5
	52.01	Within +/5
	52.02	Within +/5
a.	51	Within +/5
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TITE . and for t	85	
	84.02	Within +/5
LINE CINE	61	Within +/5
		Within +/5

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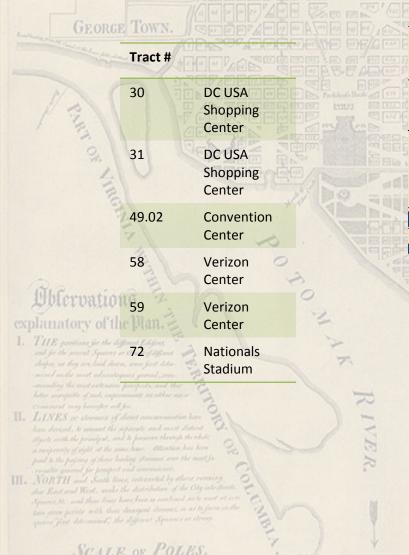
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Control Tracts (Places with State-led Gentrification Investment)



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Gentrification Indicator	Pearsons R	Significance	
% Change Families	4891	Not significant/suggestive	
Change in Percent Female Headed Households with Own Children	56	Not significant/suggestive	
Change in % Median Income	30	Not significant	
% Change Below Poverty	+.33	Not significant	
% Change Owner Occupied	21	Not significant	
% Change Owner Moved within last 10 years, 2000- 2009	483	Not significant/suggestive	

SCALE OF POLES.

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Received and low by related Observation, which popular through the Orac solution for the "optical, this law have given by another show basis and West, which popular through the same store. These have a more accounting magnetic, and much the basis on which the Į.

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CONCLUSIONS

- Residential Change related to gentrification in the District is not just due to new construction. Condo Conversions play a big part.
- On most indicators gentrification indicators change in conversion heavy tracts is greater than the mean.
- Condo conversion are not a statistically significant 'motor' of change based on Pearsons R
- Data suggests that TOPA has not have accomplished its goals of keeping people 'in place' and creating middle and lower income buyers
 - e.g. Declines in families/female headed households
 - e.g. Less than expected change in Owner Occupancy may be related to owners forced to rent their units because they are 'underwater'
- II. LINES or chooseness of direct conservationships have been devised, it emenest the alporate and most distant stylets with the principal, and is prograve through the whole a neuprocity sight at the star, know. Attention, have been paid to the popular of these landing streamers over the multicreatile gravent for prograv and conversions.
- III. NORTH and South lines, intersected by diver running due East and West, make the distribution of the Gig only-direction Spaces Mi, and thus lines have been a combined as to word of vertion operation points with their decount dimension as to ferra with spaces front determined, the different Spaces or dress.

SCALE OF POLES.

QUESTIONS FOR THOUGHT

- How to better construct a predictive model to assess the role of conversions in gentrification
- How to link conversions directly to suburbanization

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What other research questions interest the audience (that I may be missing)?

EASTERN DRAME TERRITOR

58.55. N.

THE growth therman, and such structs as level is multiply to particle places, and from 300 to 600 first made, and may be communicatly deviated into first may, multiply of these, and association way. The other denotes are from given

IN order to scientisc this plan, Mr. ELLICOTT desire a true Berrichian time by relative Observation, which pajors through the Ories siderated for the Capital, this time he crepted by another day least and West, which paper through the same strue. These leaves were available maximum, and made the basis on which the