



GENTRIFICATION DMV-STYLE

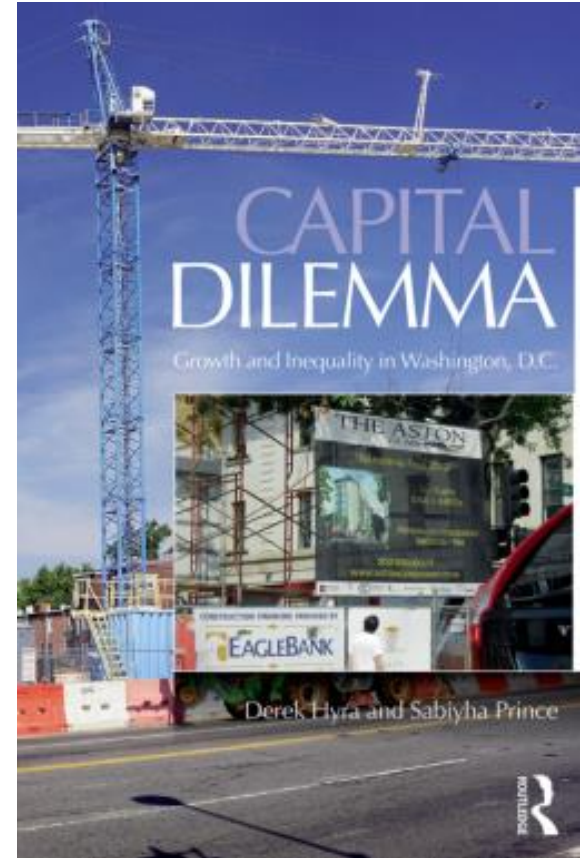
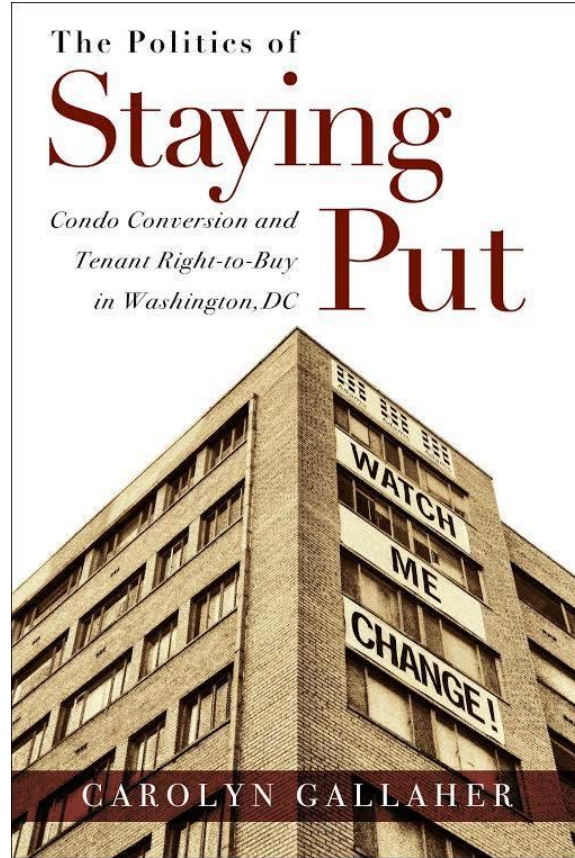
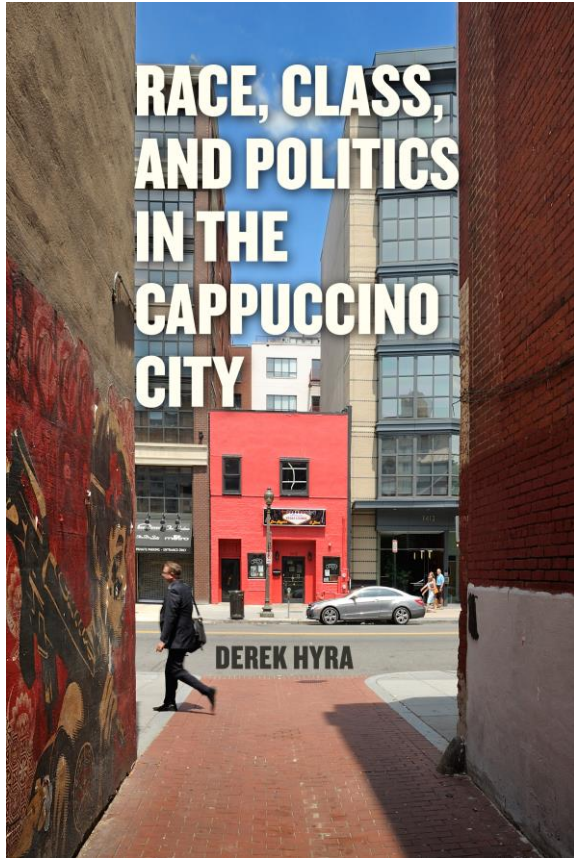
Causes, Consequences, and Equitable
Growth Strategies

Derek Hyra, Director





Advancing a “DC School” of Knowledge





Understanding the DC Regional Economy

ROADMAP RESEARCH TEAM

Center for Regional Analysis, George Mason University

Inforum, University of Maryland

Metropolitan Policy Center, American University

www.2030roadmap.com



Understanding the Region's Neighborhoods





Four Takeaways

- Gentrification is an *urban* and *suburban* phenomenon
- Urban and suburban redevelopment are *connected*, and *driven by multiple dynamics*
- Processes of *political and cultural displacement* are *linked*
- Mitigating *residential, commercial, political, and cultural* displacement is important for equitable growth



Gentrification

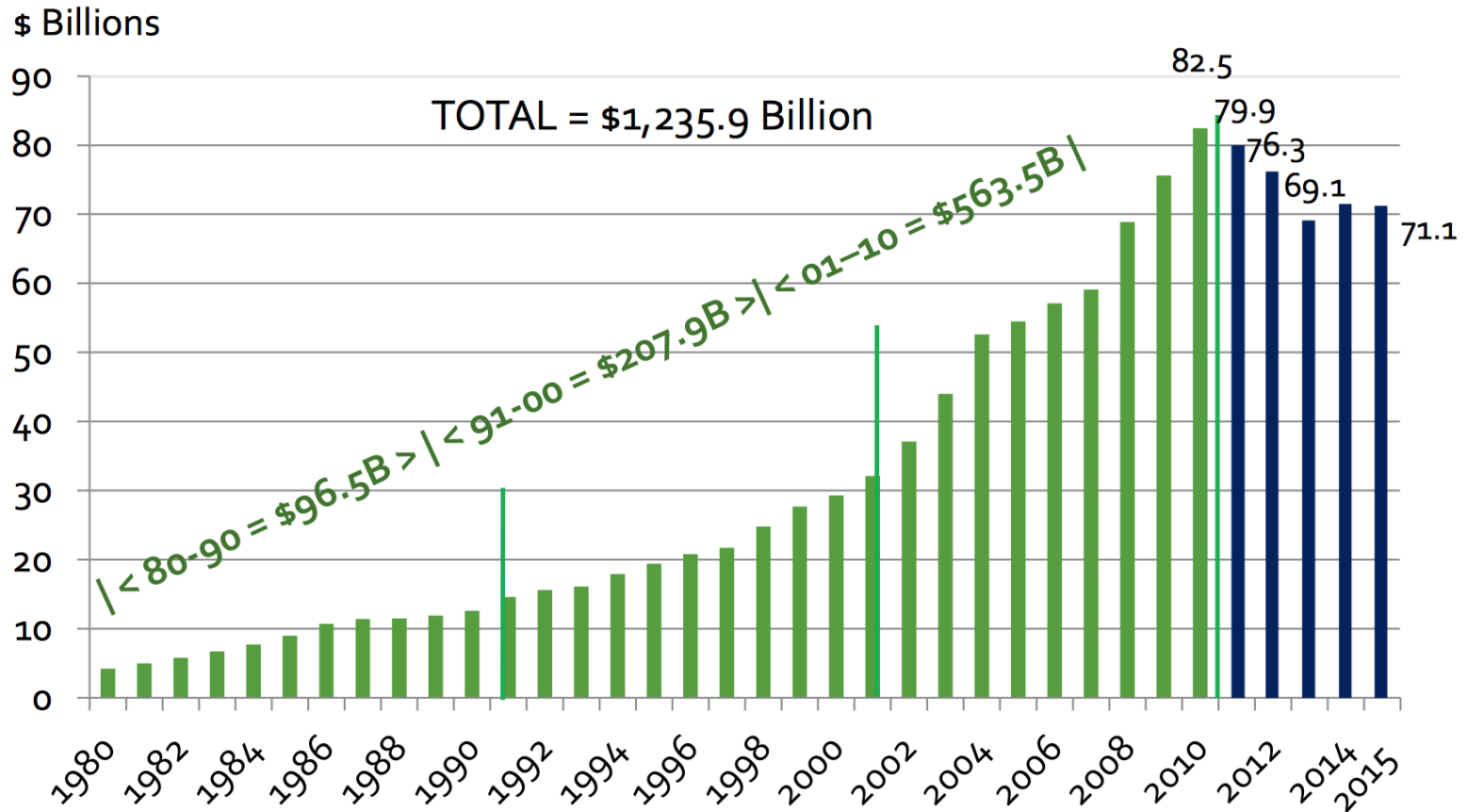


Drivers of Gentrification

- Back-to-the-city movement
- Government spending
- Job growth
- Central business district expansion
- Reductions in crime
- Historically low interest rates



Federal Procurement in the Washington Metro Area, 1980-2015

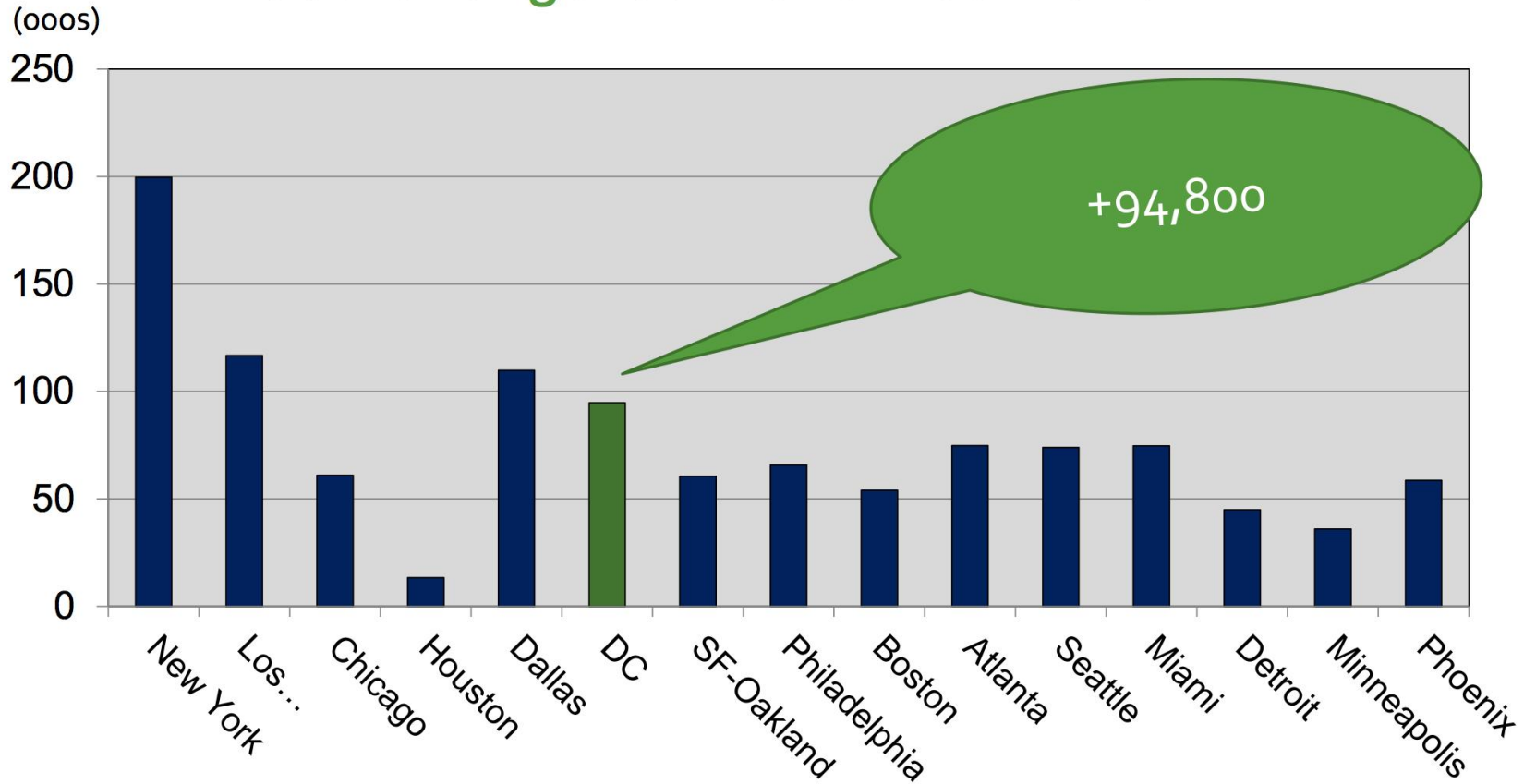


Source: US Census, Consolidated Federal Funds Report and USAspending.gov



15 Largest Job Markets

Job Change: Jul 2015 – Jul 2016



Source: Bureau of Labor Statistics (Not Seasonally Adjusted), GMU Center for Regional Analysis



Beltway Firm Expansion

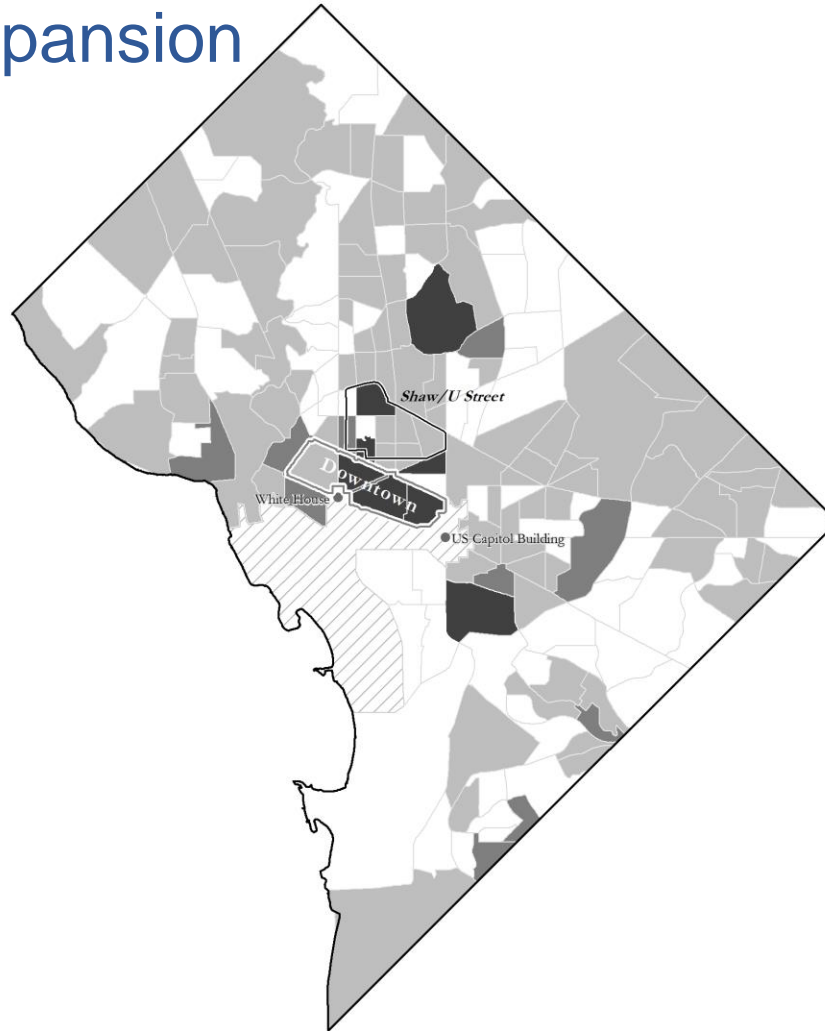
Defense Firms	2006 Fed. Contracts (in billions)	2011 Fed. Contracts (in billions)	DC Metro Locations	Worldwide Locations
Lockheed Martin	32.0	42.4	Bethesda, MD	75
Boeing	20.4	21.6	Fairfax, VA	70
General Dynamics	12.0	19.4	Northern VA	40
Northrop Grumman	16.9	15.0	Bethesda, MD	27
Raytheon	9.6	14.8	Falls Church, VA	80
Total	91.0	113.2		292

Consulting Firms	≈2005 Revenue (in billions)	≈2012 Revenue (in billion)	DC Metro Locations	Worldwide Locations
PriceWaterhouseCooper	\$20.3	31.5 (12)	VA, DC	149
McKinsey & Company	3.8	7.0 (11)	DC	102
Booz Allen Hamilton	3.6	6.2	McLean, VA	47
SRA International	0.882	1.7 (10)	Fairfax, VA	1
FTI Consulting, Inc.	0.427	1.6 (11)	McLean, VA	24
ICF International	0.331 (06)	0.937 (12)	Fairfax, VA	17
Gallup Consulting	0.220	0.300 (08)	DC	40
Total	29.6	49.2		380












Central City Expansion

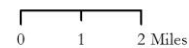


DC Population Change, 2000 to 2010

Population Change per Census Tract

-  Population Loss
-  Population Gain (Up to 25%)
-  Population Gain (25% - 50%)
-  Population Gain (Over 50%)

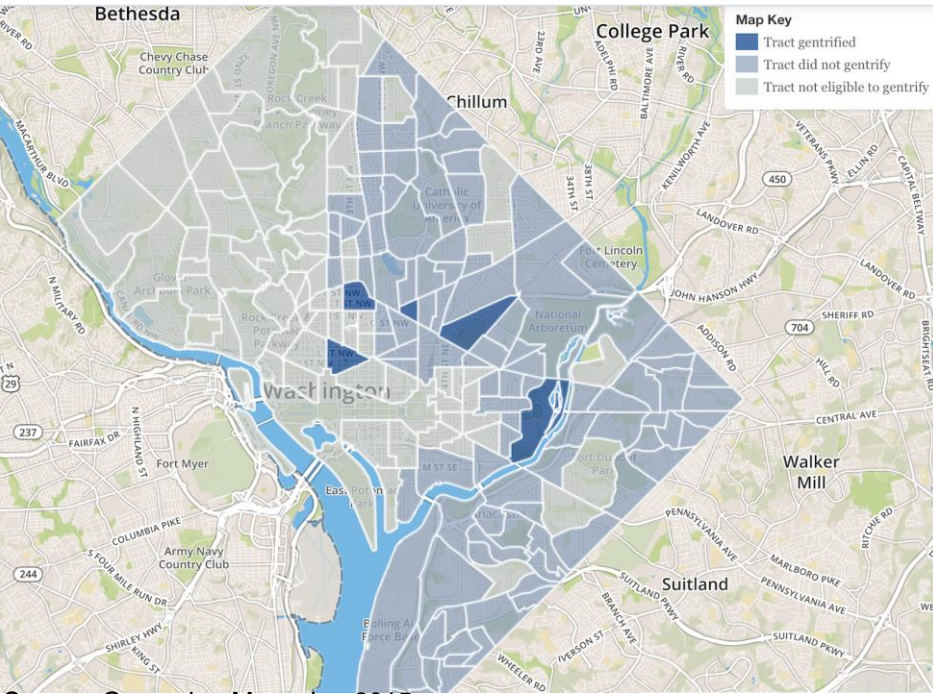
-  No Data
-  Downtown
-  Shaw/U Street Boundary



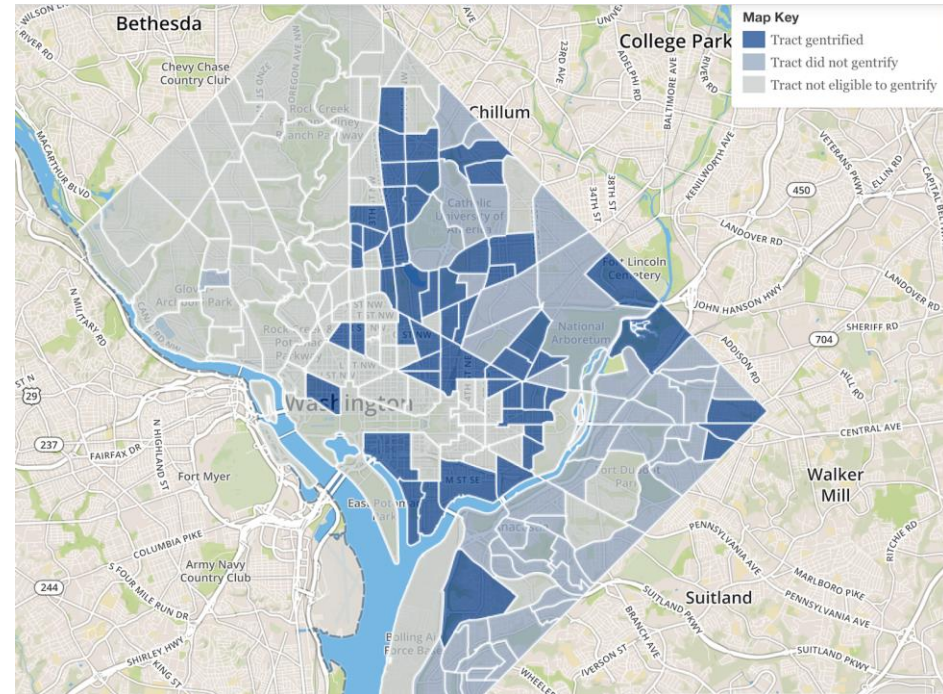


Gentrification Gone Wild

1990s



2000s

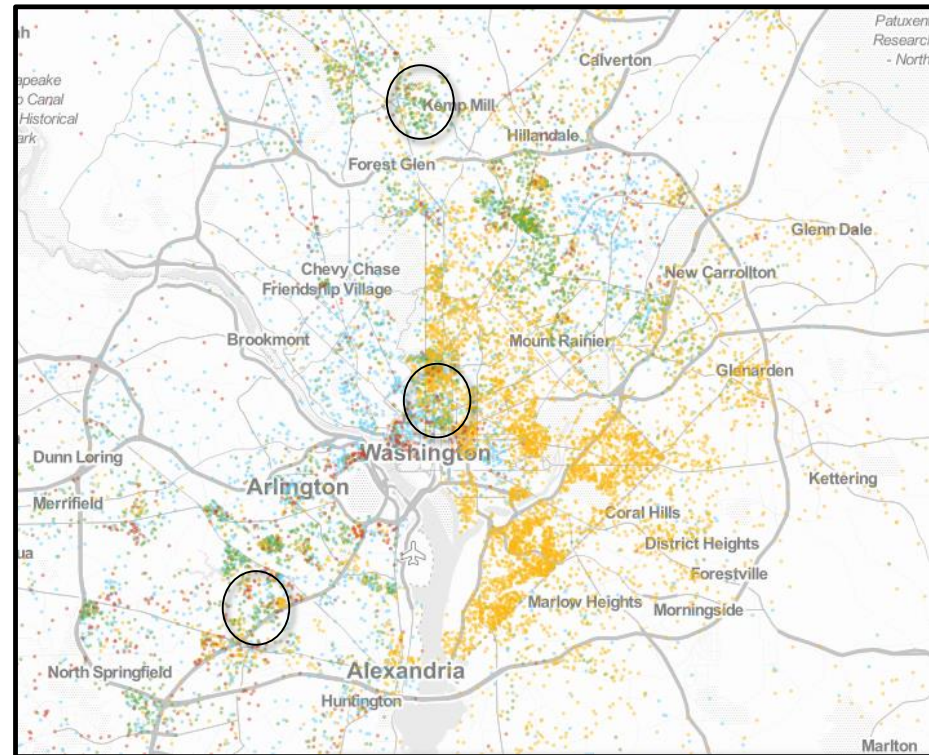
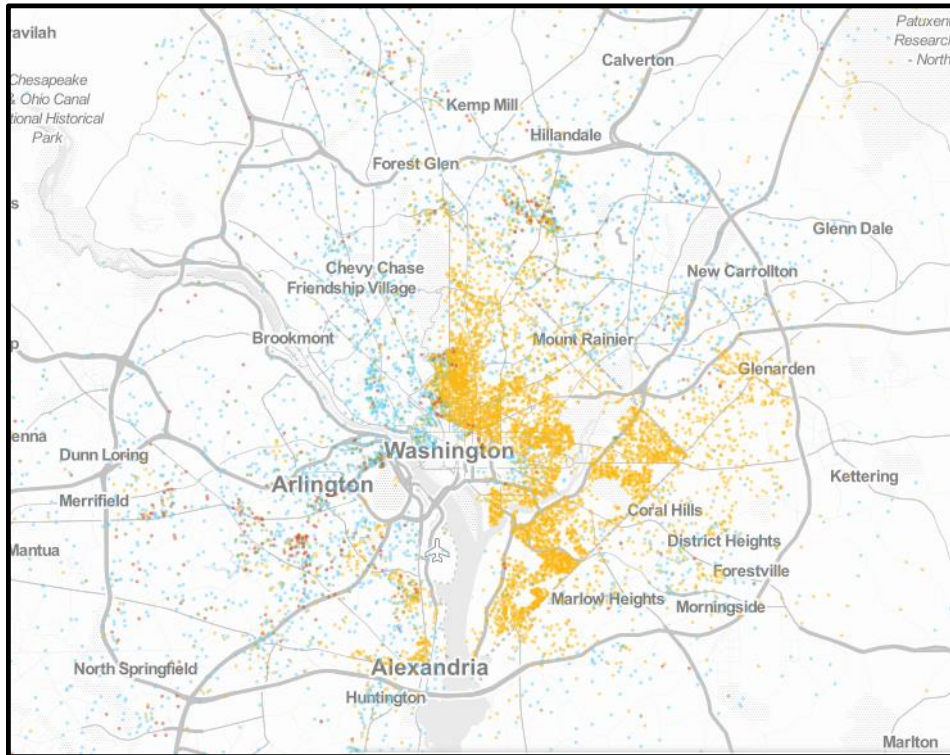


Source: Governing Magazine 2015



The Changing Geography of Poverty

Race & Poverty in the DMV



Source: Metrodata.com

1980

2010

One dot represents 20 people with income below the poverty line.

● White ● Black ● Hispanic ● Asian/Pacific Islander





Gentrification in the City

Shaw/U Street





Political Displacement

Geovani, Bates Street Neighborhood Association President

“You look at the city that was historically a Black city run by Blacks. Now you look at the Black population and the projections are that the District will look more like California by the end of 10 years, where there will be more ethnicities [and]...it will be multiracial. So I think that they [Black native Washingtonians] are like, ‘Oh my God, we used to run the city.’”

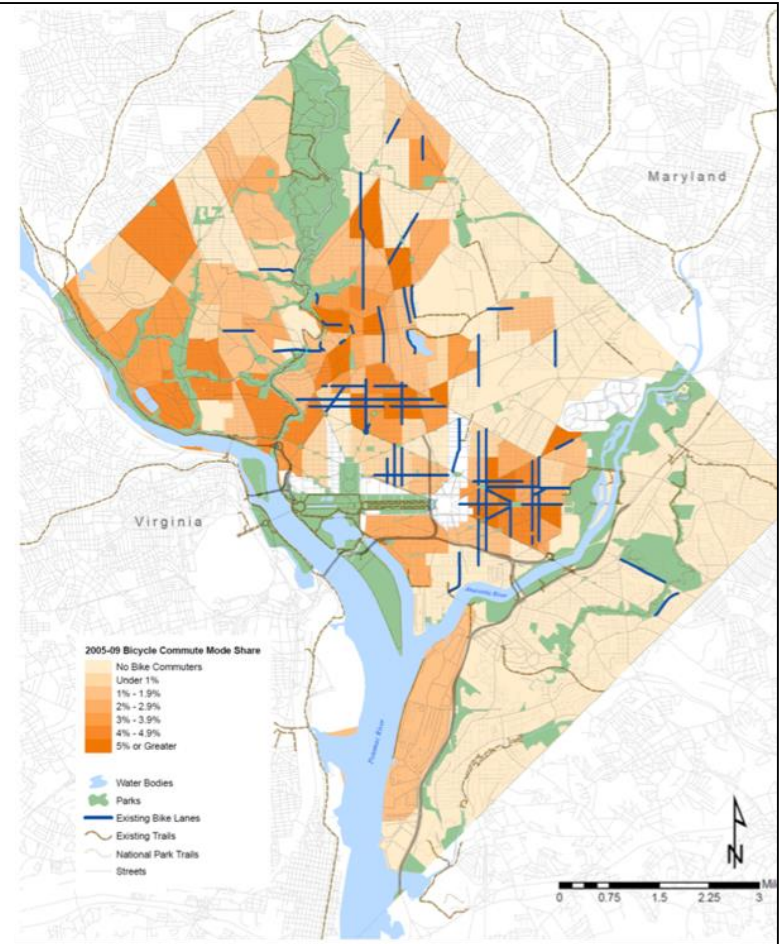
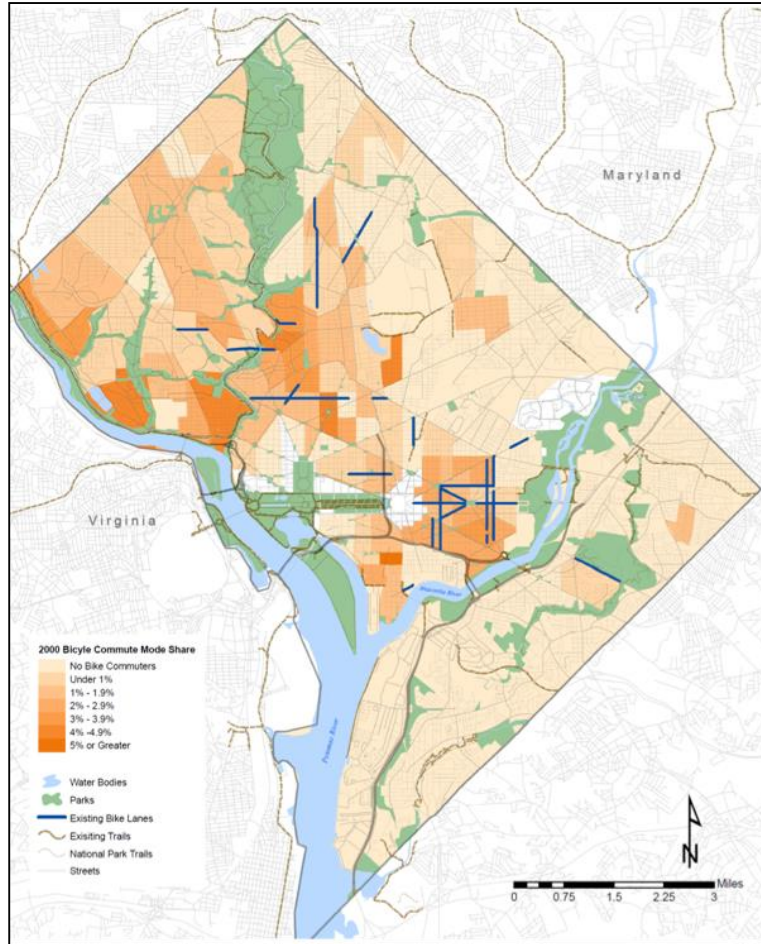


Cultural Displacement





DC Bike Lanes in the 1990s and 2000s





Who Bikes?





Cultural Displacement

Dominic Moulden, a longtime Shaw community organizer

“Don’t tell me that you moved to this neighborhood because you wanted diversity. No, you moved here because you realized **you got the numbers to change the culture.**”



Diversity Segregation





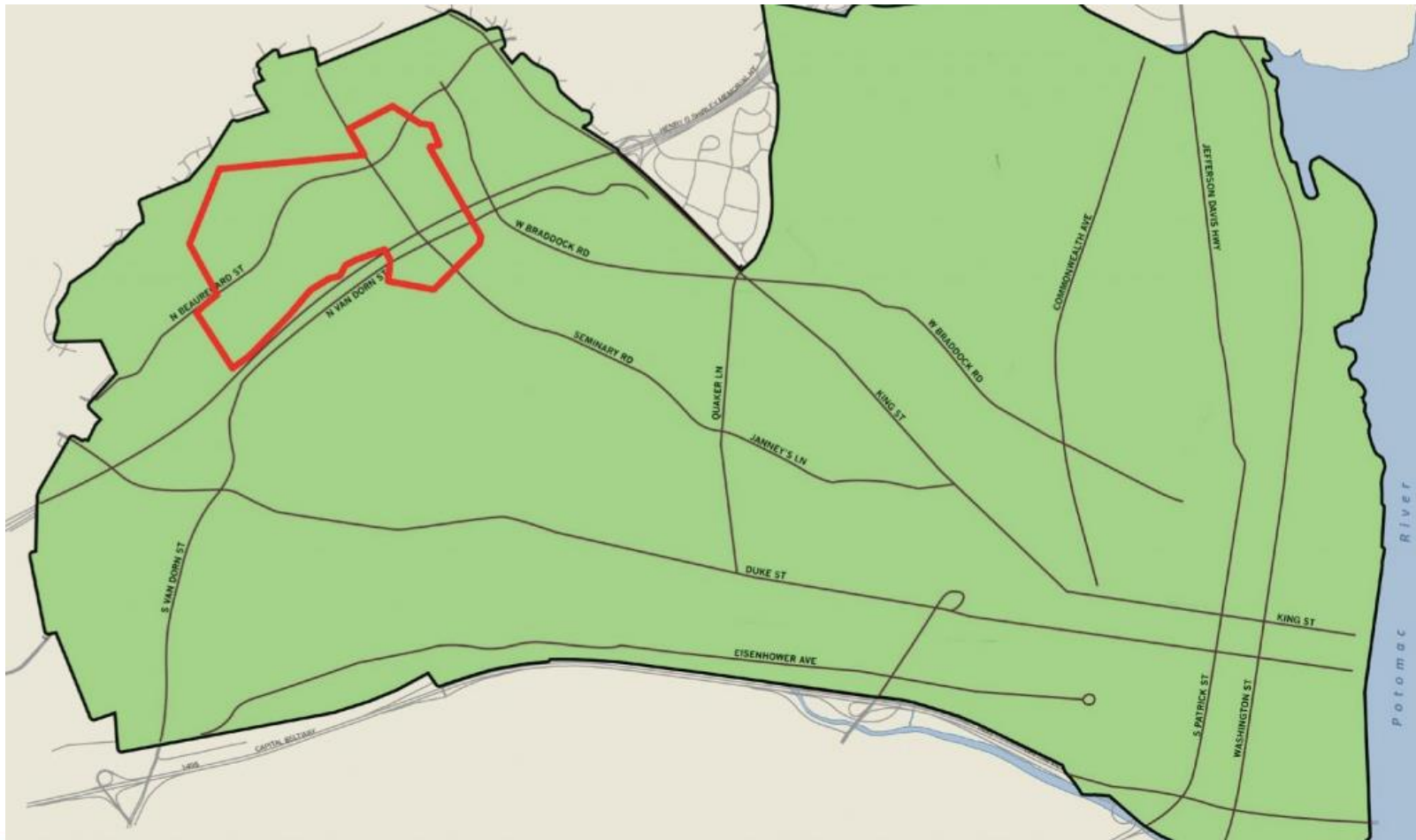
Gentrification in the Suburbs

Alexandria and Wheaton

In collaboration with Willow Lung-Amam
The Right to the Suburbs

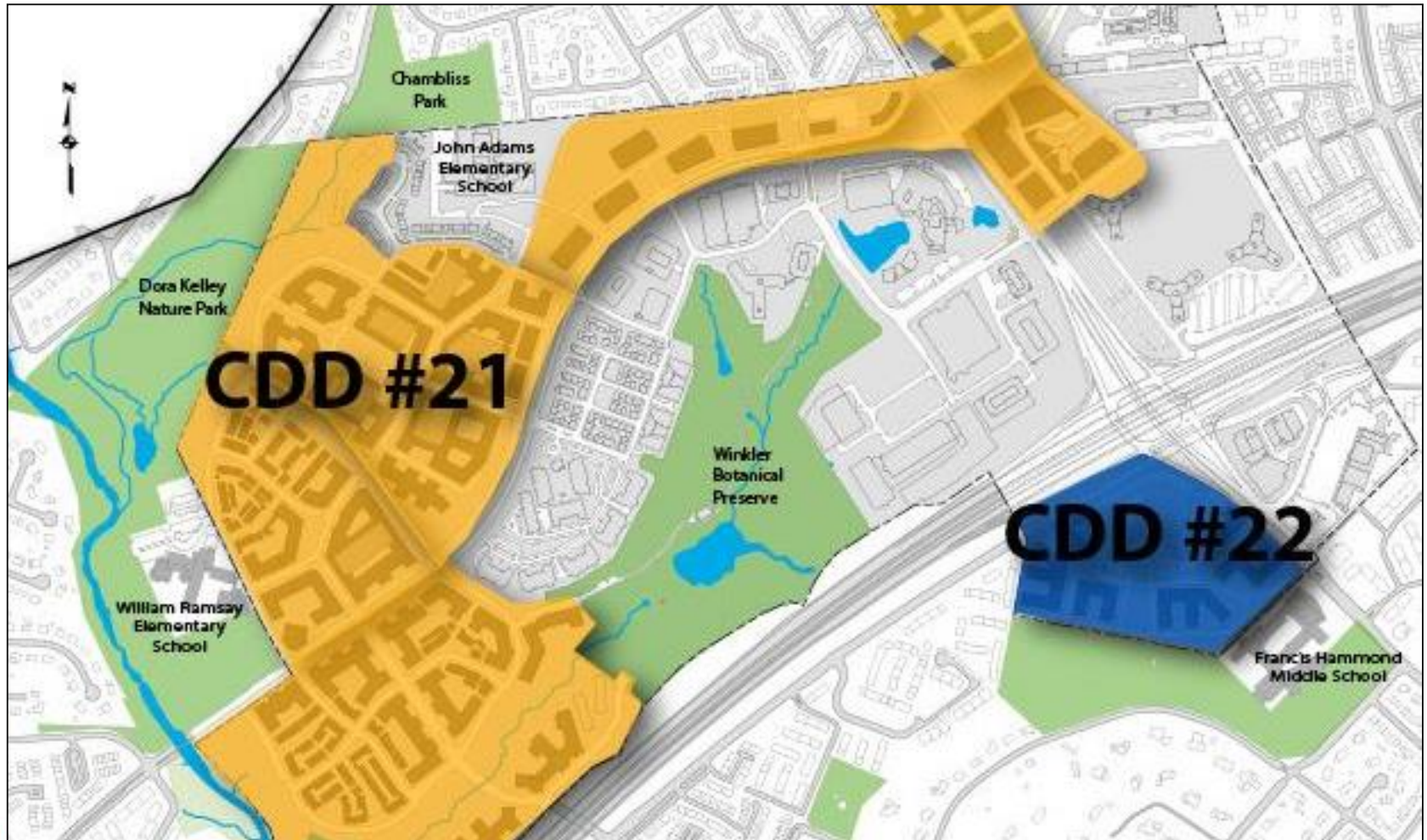


The City of Alexandria





The Rezoning Plan





The Beauregard Small Area Redevelopment Plan

Context

New landowner in 2005, JBG

70% people of color – mainly African American and Hispanic

Plan

Rezoning in exchange for long-term affordability

Demolish 2,400 affordable, market-rate units and preserve 800
(net loss of 1,600 units)

Upgrades to market rate housing stock, parks, sewer and
transportation



Beauregard Plan Protest





Diversifying Wheaton

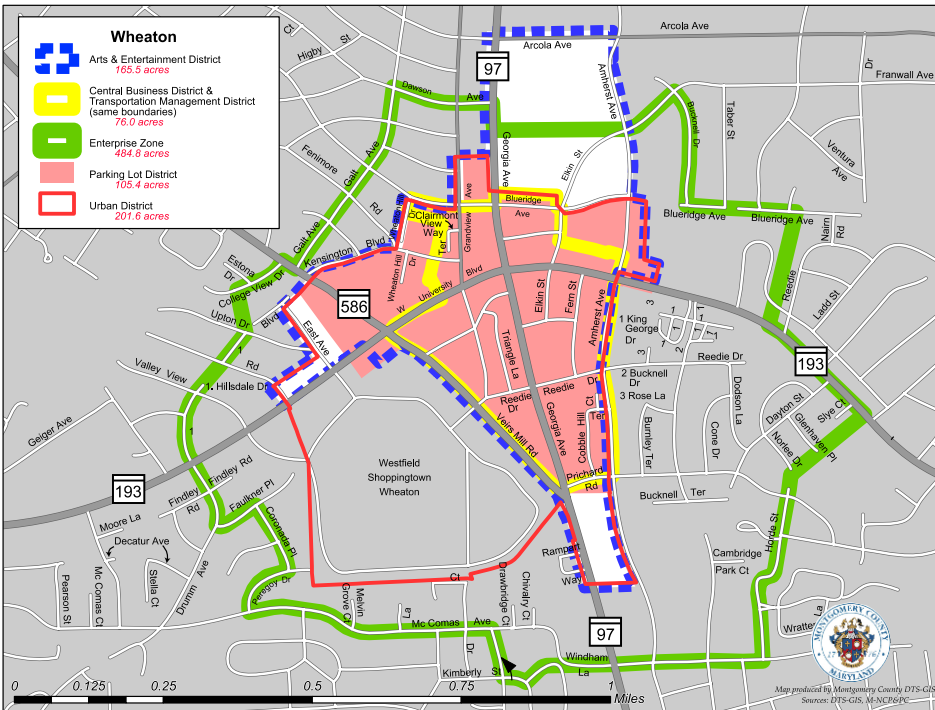
	1990	2010
White	61%	26%
Black/African American	15%	18%
Hispanic	13%	42%
Asian	10%	12%
Other	1%	2%

Source: Census

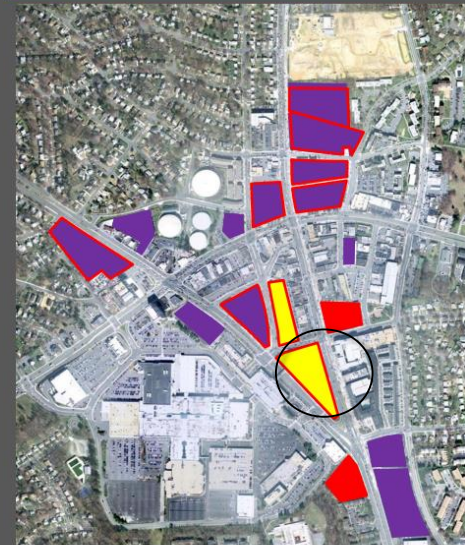




County-led Redevelopment in Wheaton



Redevelopment opportunities



Likely Redevelopment Sites

- Sites with current plans for residential development
- County's revitalization initiative sites
- Owners have expressed interest in redevelopment
- Other potential redevelopments (single ownership)

Maryland-National Capital Park and Planning Commission





Development Takes Hold





The Future for Small Businesses?



Source: Thomas Leonard



The Coalition for Fair Redevelopment





Equitable Growth Strategies

Prevent residential displacement

- Promote mixed-income housing
- Preserve viable subsidized housing

Minimize political displacement

- Preserve political representation for long-term residents
- Build neutral spaces/organizations of commonality

Minimize cultural displacement and tension

- Historic preservation (community driven)
- Preserve mom and pop businesses





Inclusive Growth

