

Zoning Case: 20-18
Zoning Commission
October 23, 2020

I am here to testify on behalf of Southwest Voice: The People's Paper – an alternative news source and community group in the Southwest-Waterfront neighborhood that uniquely celebrates our community's rich heritage, diversity, and neighborly love. Our diverse Editorial Board is made up of SW parents, public housing residents, educators, racial minorities, LGBT, community leaders and social justice advocates. Our Board is over one-third public housing residents, intentionally created to reflect that Southwest is one-third public housing. We are overwhelmingly renters.

Our full testimony contains a comprehensive report on data showing irreparable harm that similar developments have had on Black and middle class residents in Southwest. 1319 South Capitol will harden Black displacement, increase rent burden, reduce homeownership opportunities, catalyze a shift toward upper income residents that far exceed the Black median household income, exacerbate Black income inequality, and make SW even less affordable for families at 30%, 60%, and 80% MFI. The effect will be high racial – Black people will be excluded. Let me quote a long-time SW resident and Board member, "They are trying to make Southwest for whites. We are nobody here." Another Board member and public housing resident defeatedly maintained, "They do whatever they want. They say we matter, but we don't. What about the people in the neighborhood? Why can't they see what the neighborhood wants – even to ask for comments. People need to be heard." They are right. **The racial disparate impact of this project is clear and morally repugnant.**

The data unequivocally show the social costs and consequences. This project is being subsidized by the taxpayer through the Opportunity Zone program, meaning that Black residents are funding their own displacement. Black people are taking the full brunt of what is happening in our community due to developments like this. There are fewer of us here than 10 years ago. Our power and ability to affect change have been severely curtailed. After all, this development is fully capable of moving forward based on current land use. Even the government is hard pressed to rein in developers who seek to do nothing but overrun our community with high-priced, single person housing that we don't need and cannot afford. Then again, the various government branches, in tandem with this Commission, have been complicit in perpetuating a racist system that consciously participates in our demise as a people and diverse community. We are yet again victimized as part of a centuries-old cycle of racial and economic exploitation. Until frank and honest discussions about racial equity occurs, we cannot even begin to rebound from the diminution of Black wealth accrual because wealth is power. Immeasurable damage to the social fabric and community autonomy have characterized Southwest in the last ten years. We will not sit by as idle spectators.

We speak in opposition to the project at 1319 South Capitol for the following reasons. It is insulting that this project would only deliver 24 will be "affordable" out of 310 units.

1) This project will significantly diminish social diversity. Given the overwhelming amount of market units that have been built or are currently in the pipeline, this project violates core tenets of the Comprehensive Plan Framework and the Southwest Small Area Plan by depriving SW of its

SOUTHWEST VOICE

Serving the Southwest Neighborhood - Rich in Heritage, Diversity, and Love

social diversity preservation. The SW community and our ANC have consistently and vocally defended our rich diversity and desire to maintain our unique neighborhood character.

Because this project resembles other overwhelming market unit developments that have permanently damaged social diversity in SW. Based on federal data from 2011-2018, Blacks in the 20024 zip code have declined in absolute numbers from 6,469 to 5,957, which is an 8% decrease, despite the thousands of new units that have come online (US Census/Policy Map). Whites on the other hand have increased from 3,941 to 6,731, which translates to a 92% surge. The Zoning Commission has approved each and every one of new properties that have catalyzed a demographic shift in Southwest. **Read the comprehensive report below.**

2) This project will exacerbate the housing burden for renters. As the Federal Reserve Bank of Philadelphia states, “luxury construction...will help ease housing costs in the higher end of the market but may do little for working-class residents (Source: [Philadelphia Federal Reserve Board](#)).” As indicated in census tracts in SW that have experienced the closest proximity of development (Tracts -200 and -1000), renters have increased housing costs burden based on two measures of rent burden and median renter costs (US Census/Policy Map). **Read the comprehensive report below.**

3) As with DC overall and the DC metropolitan area, Southwest has unmet affordable rent and family housing needs. We simply do not need more luxury housing, which has caused rents to increase in SW and Navy Yard three times higher than other areas. Only 637 units or 16% of major new developments (3,886 approximate total) are affordable based on the affordable housing pipeline map (Southwest Voice | Curbed – Washington, DC). This total does not include the entire 6,000 market units that are expected in Buzzard Point. **Read the comprehensive report below.**

4) One-third of DC renters are behind on their rent. Even before COVID-19, renters were burdened by housing costs (US Census/Policy Map). **This development poses an adverse effect on renters in Southwest since similar developments have been shown to increase the percentage change in month-to-month rental prices** and fuel sharp concomitant rent increases in the 20024 zip code. Comprehensive Plan Framework and the Southwest Small Area Plan do not exempt this development.

5) The Zoning Commission is an independent, quasi-judicial agency with statutory latitude and its intent should not be to rubber-stamp the Executive’s development decisions. “It is empowered to grant relief from the strict application of the Zoning Regulations (variances) (dcoz.dc.gov).” Further, the “Zoning Commission review may impose conditions or restrictions on airspace development in order to ensure: no undue adverse impacts on the surrounding area” (dcoz.dc.gov). An adverse impact of this development will further harden a major racial demographic shift that flouts both the current Comprehensive Plan Framework and the SW Small Area Plan. Your complicity as a Commission has caused unfettered de jure racial discrimination in housing and public health.

6) The Zoning Commission is statutorily obligated to assess whether Zoning Regulations and the Zoning Map are followed in a means not inconsistent with the Comprehensive Plan, which includes the Southwest Small Area Plan. This Plan is highly inconsistent with the Comprehensive Plan. Further, the Comprehensive Plan – which is DC law – requires the Mayor to submit reports to DC Council at least once every 4 years on the District government’s progress in

SOUTHWEST VOICE

Serving the Southwest Neighborhood - Rich in Heritage, Diversity, and Love

implementing elements of the plan and the plan's key actions. The mayor has not submitted such as a report for the SW neighborhood element, so the Zoning Commission cannot even make an independent judgment in this case.

7) Based on trends in SW due to similar market-rate projects, this project will contribute to hardening Black displacement, increasing rent burden, reducing homeownership opportunities, catalyzing a shift toward upper income residents that far exceed the Black median household income, exacerbating Black income inequality, making SW even less affordable for families at 30%, 60%, and 80% MFI. The full data are discussed below.

9) In October 2019, the DC Council unanimously passed the **Framework Element of the Comprehensive Plan**. This framework became law in February 2020. This proposal rejects every single dimension of equity in the current law by an overwhelming and unreasonable number of market units. This proposal must be assessed within the current framework.

Excerpts of the Comprehensive Plan Framework Element.

- “The District seeks to create and support an equitable and inclusive city. Growth must be managed equitably to support all District residents, including vulnerable communities and District protected classes. We must recognize that managing growth and change includes addressing the historic, structural, and systemic racial inequities and disenfranchisement of many District residents.”
- A city must be diverse to thrive, and the District cannot sustain itself by only attracting small, affluent households. To retain residents and attract a diverse population, the city should provide services that support families.”
- “Diversity also means maintaining and enhancing the District's mix of housing types. Housing should be developed for households of different sizes, including growing families as well as singles and couples, and for all income levels”

Gentrification in Southwest: The Data

Project by Type

Gentrification is defined as the influx of higher income, generally more White populations into a geographic area while lower-income, generally minority residents are forced out due to increasing costs of living. Gentrification and the declining housing affordability in Southwest have many origins. Developments can be roughly characterized into one of three types. The most common type in SW is government-led involving properties such as the Wharf, Randall School, and the SW Towncenter. The traditional market-driven type mostly occurs in the active industrial sites and brownfields that make up Buzzard Point. SW churches with predominant white congregations have overwhelmingly produced luxury, market housing. Affordable housing remains a major challenge in the Southwest Waterfront neighborhood.

(Most common) Government-led - involves the direct role of government through the selling or leasing of public land. Seven properties fall under this classification: the Wharf, 4th St

SOUTHWEST VOICE

Serving the Southwest Neighborhood - Rich in Heritage, Diversity, and Love

Towncenter** (Waterfront Station I (next to Safeway and across 4th), Eliot, and Waterfront Station II (lot next to CVS)**), Engine Co. 13 project (400 E Street and 555 E Street) and Randall School Redevelopment**.

Approximately, public projects are seeking to produce 3,590 units - constructed or approved not-constructed. Of the 747 "affordable" units, only 386 or 11% have produced actual affordable housing at 60% AMI or below. The remaining "affordable" housing exceeds 60% AMI and can be upwards of 120% of AMI, as with examples at the Wharf and Randall School redevelopment. 55 of the 386 (14%) actual affordable units are reserved for seniors.

	Total units	Total workforce and actual "affordable"	More or Less Market-Rate ("Workforce")	Actual Affordable
All Major Public Projects in SW	3590	747	243	386 (11%)
The Wharf				
Phase 1	898	240	145	95
Phase 2	350	115	?	?
4th St Towncenter				
Waterfront Station I	598	53		53
Eliot	450	0		
Waterfront Station II	450	135		135
Engine Co. 13 project				
400 E Street	160	48		48
555 E Street	195	58		58
Randall School Redevelopment	489	98	98	

The District approved \$300 million in public subsidies for the Wharf project, which used former public land valued at \$95 million but was sold to Paramount Development Corporation for a laughable \$1. "Paramount is run by Ben Soto, the campaign treasurer for both former Mayor Adrian Fenty and incumbent Mayor Muriel Bowser." DC Council rolled-back Wharf commitment for housing for low- and moderate incomes. In lieu of paying property taxes like other property owners in the District, those on the Wharf make an "annual PILOT in an amount equal to the real property taxes". These taxes do not go into the general fund to support schools, city services, and other neighborhood assets.

The Randall School redevelopment received a 20-year tax abatement, which the Office of the Chief Financial Officer considered "excessive" in a letter to DC Council, as a 10-year abatement would have been sufficient. (**Approved, not built)

Traditional Market-driven - involves development in the traditional sense of free-market economics where government plays very little role, but "free-market" economic development is illusory. Government policy including tax subsidies disrupt normal market functioning and create conditions for the housing market to build in excess and to not address housing affordability needs. When a property is designated "by right," this means that it is not asking for exemptions to the type of zoning for that land. Launched in 2009, "D.C.'s current inclusionary zoning standards require that any development with at least 10 units set aside between 8% and 11% of the building's residential floor area as affordable to renters making less than 60% of the area median income." The Office of Planning is scheduled to appear in November 2020 before the Zoning Commission to increase IZ. However, this will not impact developed or imminently developing properties and is likely to have

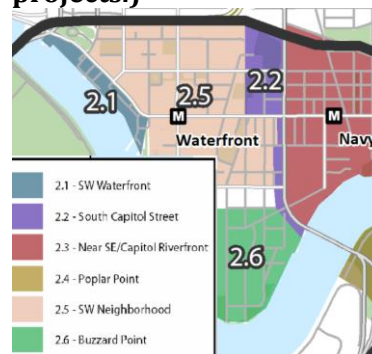
little impact. "(An increase) may not amount to a huge increase in affordable units — inclusionary zoning produced about 198 units last year."

The major traditional market projects have produced or are seeking to produce approximately 273 (8.7%) affordable units out of a total of 3,155 in Southwest (Table 2). Buzzard Point developments, as well as 1319 South Capitol St, qualify for tax deferral or exemption because of the Opportunity Zones initiative as part of the Republican tax overhaul in 2017. "In many cases it's just a hefty tax break for a project that was already going to happen," meaning that projects produce minimal affordable housing due to inadequate IZ requirements and can take advantage of tax breaks.

Current Zoning Map puts 1319 S. Capitol in the SW Area Plan



Proposed Planning Area - below (Notice how the South Capitol side is taken out of the "SW neighborhood" to make way for more luxury, gentrifying projects.)



The Scant Affordable Output from Market-Drive Development

	Total units	Affordable
301M	184	15
Modern on M	276	11
1331 Maryland	365	0
Riverpoint	485	8
Watermark	453	0
1319 South Capitol	310	24
Peninsula 88	110	8
1530-1550 First Street	177	177
The Bard	136	1
Capitol Riverfront	344	10
The Kiley	315	19
Total	3155	273

Church-led - involves a church selling a fraction or entire property to a developer. Since churches are tax-exempt, churches' contribution to Black displacement and an affordability crises raises concerns about ethics and tax policy. Since these developments involved planned unit developments ("PUDs"), it casts serious doubt on the PUD process to produce affordable housing, which has come under scrutiny. Affordable housing production was only recently added as a high-priority public benefit in the Comprehensive Plan (Source).

SOUTHWEST VOICE

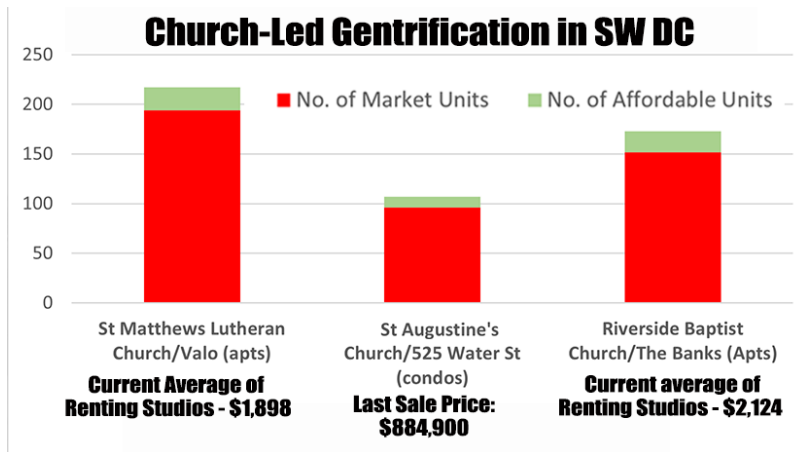
Serving the Southwest Neighborhood - Rich in Heritage, Diversity, and Love

Two PUD developments - St. Matthews Lutheran Church and Riverside Baptist Church - have contributed roughly 390 rental units. Only 42 (11%) of these are "affordable". At Riverside Baptist/The Banks, actual affordable housing (<60% AMI) is 8 units and workforce housing (>60% AMI) is 12 units. As of October 2020, the average rental prices based on Apartments.com are:

Studio: \$2,010 | 1-Bedroom: \$2,920 | Two bedroom: \$3,988

The third development at St. Augustine's Episcopal Church produced condominiums. Of the 107 units, only 11 (10%) are "affordable".

Redfin Estimated Sale Price: \$791,000 - \$874,000

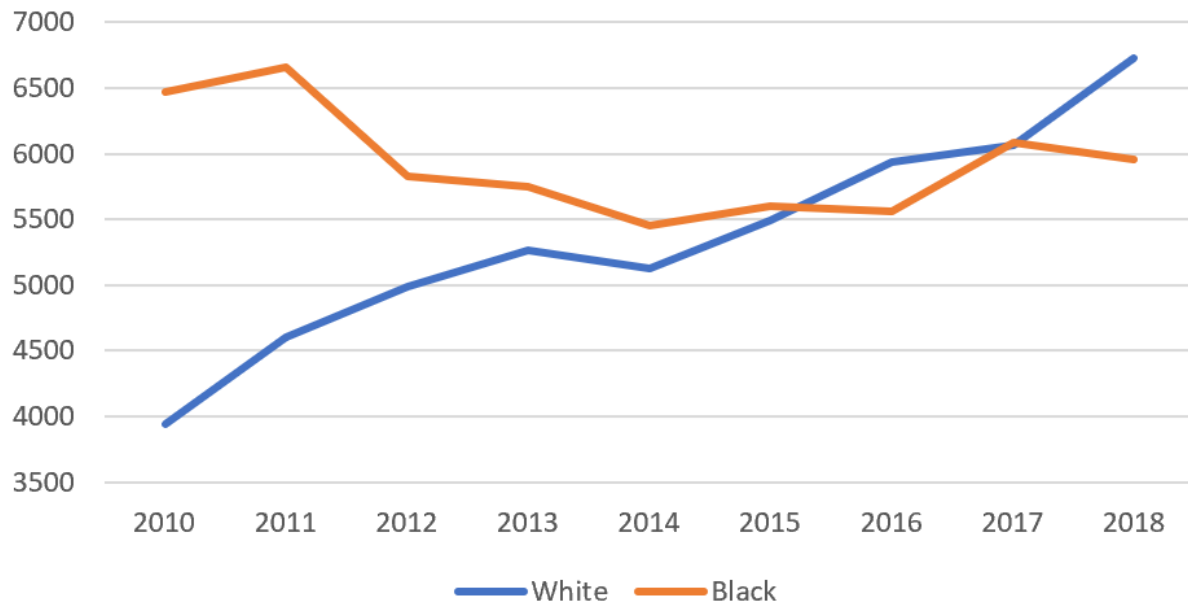


Black Displacement

More than 20,000 African American residents in Washington, DC were displaced from 2000-2013, the most "intense" form of gentrification in the US. The National Community Reinvestment Coalition studied gentrification patterns again for 2013-2017 and found that DC "still has a high intensity of gentrification, with a total of 14 (16%) of eligible neighborhoods gentrifying." "It's primarily racial ... Racism is profoundly implicated in all of this," said Sabihya Prince.

Within the 20024 zip code between 2010 and 2014-2018, Blacks' population percentage declined from 55% to 43% while Whites' percentage increased from 34% to 48% (US Census/Policy Map). Since the total population increased from 11,510 to 13,354 during this period, Blacks decreased in total population - from 6,331 to 5,742. With exception of the southeast tract that contains public housing properties, all census tracts showed a decline in the overall Black population.

Racial Demographic Shift in SW



Changes in Black Population in Census Tracts in Southwest between 2010-2018

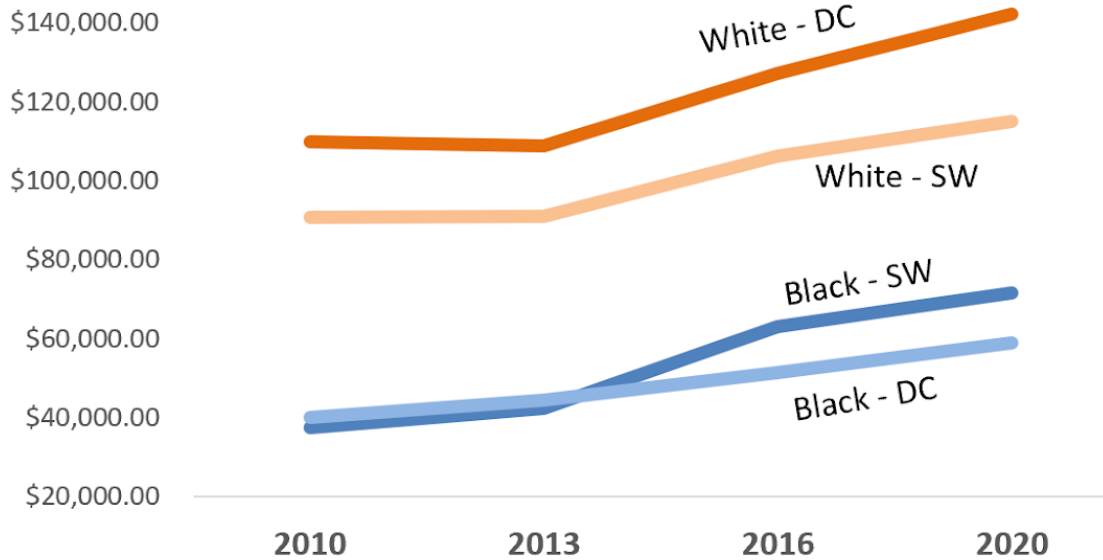
	..200 (NW tract)	...1000 (SW Tract)	...6400 (SE Tract)	...500 (NE tract)
2010	40%	46%	87%	55%
2014-2018	28.7%	27%	76%	48%
Black population change	-112	-578	+92	-85

The median household income difference for Whites and Blacks in SW is \$43,480 (\$115,261 v \$71,781) and is \$83,422 greater for the DC overall (\$142,423 v \$59,001) (US Census/Policy Map). Roughly, the Black DC median household income is roughly 50%-60% maximum annual income (MFI) while the White MD median income is over 120% MFI (Source). The historical stark difference in Black and White income persists with support of direct and indirect government support. Based on the dearth of affordable housing in the pipeline, few policy actions appear to address the structural racial inequity in income.

Median Income by Race for 2024 Zipcode and DC Overall – Blacks are great disadvantage for securing housing in these new units on account of their median income relative to Whites.

Yearly Median Income by Race for 2024 Zip Code

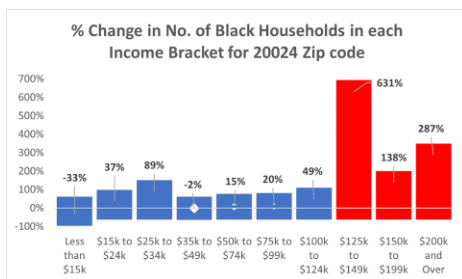
Source: US Census/Policy Map



Blacks' median income in SW had historically been lower than the Black citywide average. Despite the preponderance of public and low-income housing in SW, this trend reversed around 2016, suggesting that SW is increasingly attractive to high income Black earners as well. Blacks are contributing to gentrification in SW - though to a lesser extent that traditional forms of gentrification.

Blacks with higher incomes comprise some of the incoming higher income, gentrifying population. As the table on the right shows, higher incomes among Black households have shown the greatest change from 2010-2020 (US Census/Simply Analytics). The number of Black households with an income under \$75,000 increased only by 6 households while those making over this amount increased by 1,158.

Income Shift Among Black Households from 2010-2020.



SOUTHWEST VOICE

Serving the Southwest Neighborhood - Rich in Heritage, Diversity, and Love

It is a falsehood to argue that Black displacement is purely free-market economics. As the argument goes, Blacks tend to have less wealth, so they are more vulnerable to displacement. Black displacement is a function of the interplay between exploitative economic and political systems that ignore the social costs of unchecked capitalism. Often, Blacks are subsidizing their own displacement through tax subsidies and land giveaways for development at the District and federal levels. A 2013 NPR report showed that DC Council had approved "\$1 billion in tax breaks and other subsidies to developers over the past decade. At the same time, these developers donated millions of dollars in campaign cash." Despite dozens of missed opportunities to obtain more affordable units from developments involving public land, DC Council wants to again subsidize developers through a new local-income housing tax credit program.

Designated in 2017 to encourage investment in area of dire need, "Opportunity zones" policy has catalyzed gentrification while providing tax deferment or abatement. "Almost 69% of the neighborhoods identified as gentrifying in the 2013-2017 data were either within or adjacent to an OZ." Most of Southwest is within Opportunity Zones, which the law does not require that affordable housing is prioritized.

Most of Southwest is within "Opportunity Zones" (grey) which was passed under the Trump administration and widely spurs gentrification throughout the District and nation.



Increasing Rent Burden and Declining Affordability

There are citywide and nationwide calls to address the affordability housing crisis.

- Revised Comprehensive Plan Framework - "The rising cost of housing is one of the most pressing and critical issues facing the District and the region. To achieve our goal of an inclusive city, we must meet the challenge of providing housing for a variety of household types.."
- Proposed Changes to Housing Element - "However, as Washington, DC remains attractive to and retains higher income households, rising demand and competition will put upward

SOUTHWEST VOICE

Serving the Southwest Neighborhood - Rich in Heritage, Diversity, and Love

pressure on rents and a greater number of lower-income households will experience greater pressure from rising housing costs.

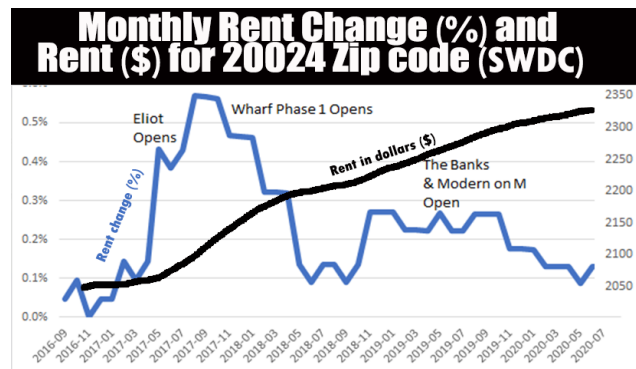
- Metropolitan Washington Council of Governments - calls for three-quarters of the new units should be affordable to low-to-moderate income levels, which means a monthly housing cost of \$2,500 or less

Dozens of opportunities to attenuate this crisis have been missed as with the lax affordability requirements for developments involving public land (e.g. Randall School redevelopment, the Wharf, SW towncenter). Zip code changes in median rent are not an accurate picture of increasing rent burden because Southwest contains one-third public housing. The average percentage change in median gross rent between 2009-2013 and 2014-2018 in SW was 33% (US Census/Policy Map). It varies by census tract: SW tract (27%), NW tract (27%), NE tract (18%), and SE tract (61%). The average percentage change across all census tracts in the District for this period was 24%. The SE tract comprises most of the public housing development in SW, meaning that rising rent in public housing and turnover in adjacent private rent occupants are likely contributing factors.

% of Renters who are Cost Burdened (US Census/Policy Map)

% of Renters who are Cost Burdened	2009-2013	2014-2018	Change
20024 Zipcode	38.87%	38.26%	
NW tract	32.08%	33.27%	Increase
SW tract	38.7%	41.18%	Increase
NE tract	38.6%	39.75%	Increase
SE tract	47.55%	38.90%	

WUSA9 analyzed Zillow data on median rent in the District and found that Navy Yard and Southwest Waterfront grew by more than 12 percent in a single year - more than 3x faster than the rest of DC. Based on Zillow data by unit type, the SW-Waterfront neighborhood ranked high among roughly 50 neighborhoods for median rent: studio or one bedrooms (#9), two bedrooms (#16), and three bedrooms (#16).



**OF 48 DC
NEIGHBORHOODS,
SW HAS
NINTH HIGHEST
MEDIAN RENT
FOR STUDIO OR
ONE BEDROOM**

Source: Zillow

SW census tracts rank 33 (NW tract), 48 (SW tract), 52 (NE tract) for highest median rents for studios among 96 tracts in 2014-2018 (US Census/Policy Map). Two tracts rank 27 and 31 out of 163 tracts for highest median one bedroom. For two-bedrooms, two tracts placed 23 and 34 out of 161 ranked tracts.

According to the Philadelphia Federal Reserve, renters are more vulnerable to displacement as their communities gentrify, and unlike owners, they reap none of the rewards that rising home prices and rents can bestow." Data comparing two four-year periods show that three of four census tracts in Southwest have a higher percentage of renters who are cost burdened (US Census/Policy Map). Affordable rentals remain out of reach mostly for household under 60% maximum annual income (MFI). Because Black households' median income falls under 60% MFI, the burden of constructing developments without substantial investment in affordable housing will fall disproportionately on Black residents.

Rental rates for Whites increased by 3% and remained the same for Blacks between 2009-2013 and 2014-2018. A much greater share of Blacks rent in compared to Whites (73% v 50%). The % difference is nearly 2x higher in the SW tract. The ratio of Black:White rental population rate is 1.2 for the 20024 zip code, meaning that a greater share of the Black population make up the Black and White total rental population. The change in Whites' number (last row) indicates the gentrifying effect of neighborhood change. The number of White renters increased in the 20024 zip code significantly, ranging in percentage from 28% - 864% - with the NE tract the only exception (-25%). The NE tract experienced a decline in the number of White renters, but an increase in the number of White homeowners. The % change in Black renters was 8%-10% for two census tracts and -25% in a third tract.

Despite the Southwest's history as a minority-majority district, homeownership rates heavily bias toward White residents. Overall for the 20024 zip code, Whites have a 2.2 homeownership ratio to Blacks. This trend holds for two census tracts while the NE tract is 4x higher in favor of Whites and approximately .6 for the SE tract. The SE tract had a majority % of Black owners, but the white-black ratio narrowed between 2009-2018. Homeownership rates either declined (Whites) or

SOUTHWEST VOICE

Serving the Southwest Neighborhood - Rich in Heritage, Diversity, and Love

remained unchanged (Blacks) during the study period. The number of White homeowners increased by 14% while only 5% for Blacks in the 20024 zip code. Relative changes in percentage varied by census tract, but the overall White:Black homeownership ratios persist overall by zip code and by census tract.

% Affordability of Studios and One-Bedrooms by AMI for two-person family. Based on October 2018, maximum annual income by AMI for two-person household. Assuming between 1-2 persons per household, the Black median household income is roughly between 50% - 60% AMI while the White median household income is >120% AMI.

- 30% MFI - \$28,120
- 50% MFI - \$46,900
- 60% MFI - \$56,250
- 80% MFI - \$75,000

% of all studios and bedrooms rentals affordable for 2-person family at 30 AMI		2014-2018	
NW tract		0.00%	
SW tract		7.19%	
NE tract		9.89%	
SE tract*		48.71%	
% of all studios and bedrooms rentals affordable for 2-person family at 50 AMI		2014-2018	
NW tract		1.51%	
SW tract		9.87%	
NE tract		11.54%	
SE tract* (mostly public housing)		60.31%	

% of all studios and bedrooms affordable for 2-person family at 60 AMI		2014-2018	
NW tract		24.16%	
SW tract		40.48%	
NE tract		60.91%	
SE tract* (mostly public housing)		72.42%	
% of all studios and bedrooms affordable for 2-person family at 80 AMI		2014-2018	
NW tract		20.12%	
SW tract		64.04%	
NE tract		87.30%	
SE tract* (mostly public housing)		65.93%	

Cost burden is also shown among homeowners in Southwest. 50% of census tracts in SW exceed the DC average of 23% (US Census/Policy Map). Burden is highest in the two tracts experiencing the high levels of development (e.g. Buzzard Point and the Wharf). Across three of the four census tracts in SW, the percentage of White homeownership has declined.

% of Homeowners who are cost burdened for DC, 20024 Zipcode, and by SW census tracts (US Census/Policy Map)

% of Homeowners who are Cost Burdened	2014-2018
District of Columbia	23.20%
20024 Zipcode	22.22%
NW tract	32.19%
SW tract	21.55%
NE tract	8.89%
SE tract	51.13%

SOUTHWEST VOICE

Serving the Southwest Neighborhood - Rich in Heritage, Diversity, and Love

The percentage of vacant units that are for rent or sale in SW is much lower than the citywide average (34% v 41%) in 2014-2018 and (25% v 39%). This amounts to 218 units that are vacant and not for sale or rent. There are several explanations for this: holding for investment without major concern about loss of rental income, waiting for quick sale, poor condition of unit, or short-term renting. There is not known why the rental or sale rate of total vacancies is lower. However, AirBNB data show that Southwest ranks 16th out of 39 DC neighborhoods for the number of reservations (Source: Inside AirBNB). 72% of reservations in SW are entire homes or apartments. With increasing attractions in and around SW (e.g. Wharf, Nats Stadium, and Audi Field), it may mean an uptick in short-term rentals even though DC Council recently passed legislation on short-term rentals (e.g. AirBNB) that "impose some of the tightest limits in the nation." First, it is not clear that enforcement is occurring given the zoning map and a map of "recently and frequently booked" entire homes/apartments. DCRA data on STRs is not readily available. A Yelp review from a renter in February 2020 confirmed AirBNB at Modern on M, "There are also units in this complex that are used as AirBnBs. I know for sure the one next to me is because every weekend, someone new is coming in and out of the unit with huge pieces of luggage and making a whole lot of noise."

Rental Rates by Race in Southwest DC (% within group percentage homeownership and total number)

White	Zipcode	NW Tract	SW Tract	NE Tract	SE Tract
2009-2013	47%	53%	32%	64%	34%
2014-2018	50%	66%	36%	52%	75%
White (no.)	Zipcode	NW Tract	SW Tract	NE Tract	SE Tract
2009-2013	1562	376	434	730	22
2014-2018	2000	583	621	545	212
Black (%)	Zipcode	NW Tract	SW Tract	NE Tract	SE Tract
2009-2013	73%	73%	43%	87%	83%
2014-2018	73%	60%	61%	75%	87%
Black (no.)	Zipcode	NW Tract	SW Tract	NE Tract	SE Tract
2009-2013	2157	411	302	702	742
2014-2018	2317	308	427	755	827
Black:White Ratio	Zipcode	NW Tract	SW Tract	NE Tract	SE Tract
2009-2013	1.4	1.1	0.7	1.0	33.7
2014-2018	1.2	0.5	0.7	1.4	3.9
Change in # ('09-'18)	Zipcode	NW Tract	SW Tract	NE Tract	SE Tract
Whites	28%	55%	43%	-25%	864%
Blacks	7%	-25%	41%	8%	11%

SOUTHWEST VOICE

Serving the Southwest Neighborhood - Rich in Heritage, Diversity, and Love

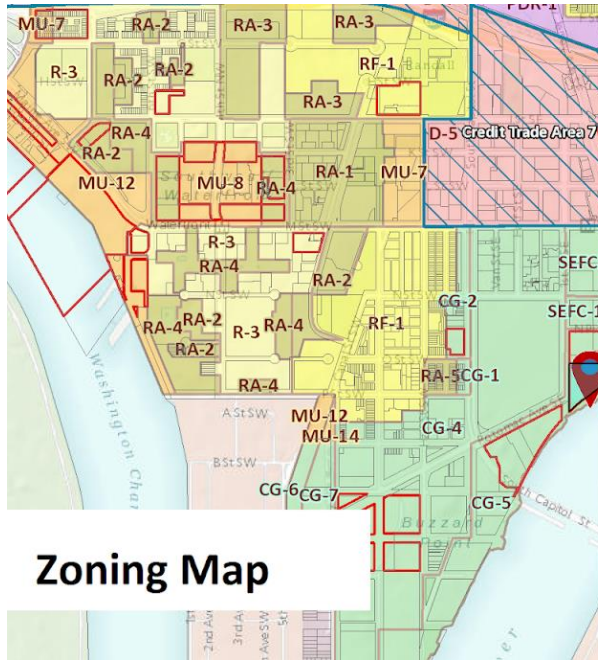
Homeownership by Race in Southwest DC (% within group percentage homeownership and total number)

White	Zipcode	NW Tract	SW Tract	NE Tract	SE Tract
2009-2013	53%	47%	68%	36%	66%
2014-2018	50%	34%	64%	49%	25%
White (no.)	Zipcode	NW Tract	SW Tract	NE Tract	SE Tract
2009-2013	1732	337	934	418	43
2014-2018	1974	297	513	1093	71
Black (%)	Zipcode	NW Tract	SW Tract	NE Tract	SE Tract
2009-2013	27%	27%	57%	13%	17%
2014-2018	27%	40%	39%	25%	13%
Black (no.)	Zipcode	NW Tract	SW Tract	NE Tract	SE Tract
2009-2013	799	152	395	104	148
2014-2018	841	202	272	247	120
White:Black Ratio	Zipcode	NW Tract	SW Tract	NE Tract	SE Tract
2009-2013	2.2	2.2	2.4	4.0	0.29
2014-2018	2.3	1.5	1.9	4.4	0.59
Change in # (2009-2018)	Zipcode	NW Tract	SW Tract	NE Tract	SE Tract
Whites	14%	-12%	-45%	161%	65%
Blacks	5%	33%	-31%	138%	-19%

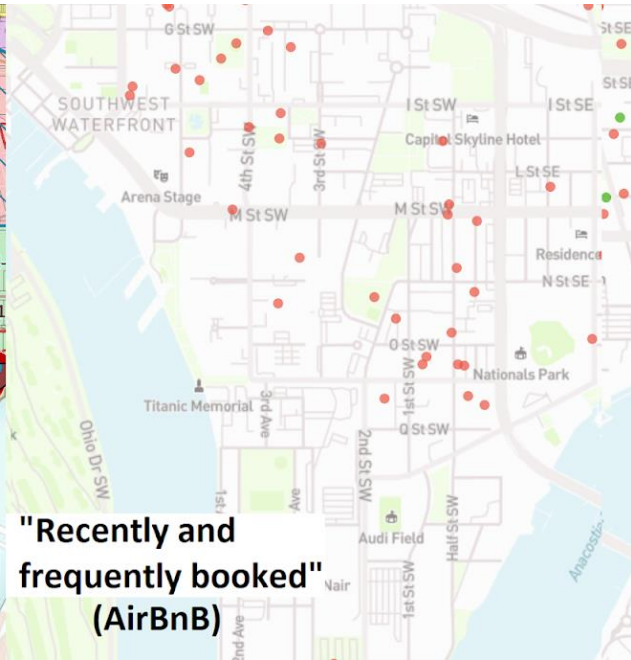
Vacant Units for Sale or Rent

	2009-2013			2014-2018		
	% of all Housing	No.	% of Vacant Housing	% of all Housing	No.	% of Vacant Housing
District of Columbia	4.56%	13,608	39.24%	3.98%	12,397	41%
20024 Zipcode	3.19%	255	24.71%	2.58%	218	34.00%
NW tract	2.73%	47	15.11%	3.20%	55	30.90%
SW tract	1.83%	50	11.42%	1.32%	38	16.52%
NE tract	1.98%	111	46.08%	2.26%	54	51.92%
SE tract	9.51%	47	61.33%	4.98%	71	55.91%

Zoning Map and "Recent and frequently booked" "entire homes/apartments"



Zoning Map



**"Recently and frequently booked"
(AirBnB)**

Sincerely,

Southwest Voice Editorial Board

info@southwestvoicedc.com | www.southwestvoicedc.com