Outlook

Re: OP's Displacement Model

From Hand, Ryan (OP) <ryan.hand@dc.gov>
Date Fri 4/3/2026 6:40 PM
To Binta M Robinson [redacted]

Good evening Ms. Robinson,

OP's displacement risk map focus on people with low incomes who rent their housing because this population has the highest risk of being displaced as a result of a land use policy change. We did not include the risk for property tax increases because the District already has a number of programs to reduce property taxes to prevent displacement.

Best,
Ryan

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From: Binta M Robinson [redacted]
Sent: Thursday, April 2, 2026 1:57 AM
To: Hand, Ryan (OP) <ryan.hand@dc.gov>
Subject: OP's Displacement Model

ZONING COMMISSION
District of Columbia
CASE NO. 26-RE
EXHIBIT NO. 12F

[redacted]

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Hello Ryan: Does OP's Displacement Risk Model for the 16th Street corridor account for property tax spikes on fixed-income legacy homeowners caused by the proposed upzoning, and how does this model reconcile the 14% Black unemployment rate in D.C. with the claim that these residents are 'resilient' to displacement? Best, Binta

[redacted]