100,000 Residents Later

Reflections on a vision for the District set 15 years ago that has now become reality

June 2, 2016
“We imagine a city that is more densely settled, with a population of about 672,000 – an increase of 100,000. . . .

Such a large population increase in one decade is an extremely ambitious goal. Maybe it would be more realistic to allow 15 years for such growth.”

*Envisioning a Future Washington*
Carol O'Cleireacain and Alice Rivlin, Brookings Institution, 2001
DC’s Population Grew by 100,000 Between 2000 and 2015

Source: US Census Bureau via Federal Reserve Bank of St. Louis
About half of the new residents [will be] in households with children, while the other half are singles, couples without children, and empty-nesters.”

Envisioning a Future Washington
Carol O'Cleireacain and Alice Rivlin, Brookings Institution, 2001
The Reality

Almost all of DC’s population growth has been households without children.

Young professionals in their 20s and 30s, as well as empty nesters and retirees... are enthusiastic about city life, attracted by the city’s cultural amenities, restaurants, and nightlife...

However, [this] poses a serious risk of exacerbating racial and class tensions, and widening the gulf between rich and poor... rising rents might drive low-income people out of the city unless strenuous efforts were made to enable them to stay...”
The overall racial and ethnic mix of the city’s population [will not have] shifted radically.”

*Envisioning a Future Washington*
Carol O'Cleireacain and Alice Rivlin, Brookings Institution, 2001
The Reality

DC’s black population has declined, while the white population has grown.

Population by race, ethnicity

Source: US Census Bureau
There are 20,000 more private sector jobs [in 2010 than in 2001].”

*Envisioning a Future Washington*
Carol O'Cleireacain and Alice Rivlin,
Brookings Institution, 2001
Private sector employment in DC rose by 100,000 over the past 15 years.
DC’s economy has grown faster than the suburbs.

Source: Final Report to DC Tax Revision Commission
The remarkable turnaround has improved the city’s general fund balance by a billion dollars, from negative half a billion dollars in 1996 to a positive half billion in 2000.”

_Envisioning a Future Washington_  
Carol O'Cleireacain and Alice Rivlin,  
Brookings Institution, 2001
The Reality

DC’s fund balance is now over $2 billion.
New schools will have been built to accommodate about 25,000 more students [in 2010] than in 2000."

*Envisioning a Future Washington*
Carol O'Cleireacain and Alice Rivlin, Brookings Institution, 2001
Rebuilding the population of middle-income families and improving the effectiveness of education holds the promise of creating neighborhoods with a strong sense of community, whose residents are committed to living in the District.”

*Envisioning a Future Washington*
Carol O'Cleireacain and Alice Rivlin,
Brookings Institution, 2001
The Reality

School enrollment is 10,000 higher than in 2000, due to charter school growth.

Source: PCSB [www.dcps.edu/facts-and-figures-market-share]
The Reality

**Investment in school facilities has been substantial.**

$2.6\ \text{billion} \ \text{in DCPS Capital Expenditures, 1998-2015}$

**50 DCPS schools** have been fully modernized or replaced (and many more have had partial upgrades)

$1\ \text{billion} \ \text{in Charter School Capital Expenditures, 1998-2015}$

Source: 21st Century School Fund
Dunbar High School
Old and New
“To accommodate the larger population, there [will be] more housing – about 55,000 added units.”

Envisioning a Future Washington
Carol O'Cleireacain and Alice Rivlin,
Brookings Institution, 2001
The Reality

DC added 35,000 housing units between 2000 and 2015— not enough to keep up.

Source: US Census Bureau
The Reality

Home sale prices have skyrocketed.

Median home sale price

$0 $100,000 $200,000 $300,000 $400,000 $500,000 $600,000

2000 2015

$222,000 $530,000

Figures adjusted for inflation to equal 2015 dollars
Source: Real Estate Business Intelligence
Low-cost housing has been lost amidst rising rents and high-end development.
The Reality

DC is spending a record amount on housing...

Local funding

*In Millions*

Figures adjusted for inflation to equal fiscal year 2016 dollars.
Source: DCFPI analysis
The Reality

...But housing is still a small part of the DC budget.

Local funding

*Schools includes DCPS and Public Charter Schools
**Public Safety includes Police, Fire, and Corrections
***Housing includes Housing Trust Fund, DCHA Subsidies, Permanent Supportive Housing, and Dept. of Housing
Source: Chief Financial Officer
It will take strong, visionary leadership to ensure that all segments of the population benefit from the city’s increasing prosperity and reduce resentment and anxiety in the face of change.”

Envisioning a Future Washington
Carol O'Cleireacain and Alice Rivlin, Brookings Institution, 2001
The number of low-income people in the city will drop, largely because more effective schools and training, combined with more available jobs, have raised incomes. The poverty rate will have fallen from 22 percent [in 2000] to 14 percent [in 2010].”

Envisioning a Future Washington
Carol O'Cleireacain and Alice Rivlin, Brookings Institution, 2001
The Reality

Poverty has not declined substantially in DC.

Source: US Census Bureau via DC Office of Planning
The Reality

Income inequality is high.

- **POOREST 20 PERCENT**: $9,290
- **MIDDLE 20 PERCENT**: $71,688
- **TOP 5 PERCENT**: $487,148

The richest 5 percent of DC households have an average income 52 times as large as the bottom 20 percent of households and nearly 7 times as large as the middle 20 percent of households.

Source: DCFPI Analysis of data from the US Census Bureau's 2014 American Community Survey. All figures adjusted for inflation.
“It would be a great mistake… to concentrate on attracting new residents while neglecting efforts to raise the incomes of people who already live in the city. A major goal of revitalization should be to… expand opportunities for residents to increase their skills and get jobs with higher wages and better prospects.”

Envisioning a Future Washington
Carol O'Cleireacain and Alice Rivlin, Brookings Institution, 2001
The Reality

Black residents from DC are falling behind.

Median household income