

THE WASHINGTON, DC, METROPOLITAN AREA

For most of the analysis presented here, we have adopted the federal government's 1999 definition of the Washington, DC, Primary Metropolitan Statistical Area and have defined several subarea groupings within it to facilitate comparisons. As shown in table A.1, these subareas comprise the *District of Columbia*; two *Inner Core* jurisdictions (Arlington County and the City of Alexandria); five *Inner Suburbs* (Montgomery, Prince George's, and Fairfax Counties, plus the cities of Falls Church and Fairfax); eight *Outer Suburbs* (Calvert, Charles, Frederick, Loudoun, Prince William, and Stafford Counties, plus the cities of Manassas and Manassas Park); and a group we have termed the *Far Suburbs* (six additional counties in Virginia, one new Virginia city, and two counties in West Virginia).

For some topic areas, data have been obtained from the American Housing Survey, which uses an older definition of the metropolitan area. This definition, which we refer to as the *Inner Region*, excludes the *Far Suburbs* but includes all the other subareas shown in table A.1.

Table A.1. Washington, DC, Metropolitan Area, 2000

District of Columbia
Inner Core
Arlington County, VA
Alexandria city, VA
Inner Suburbs
Montgomery County, MD
Prince George's County, MD
Fairfax County, VA
Fairfax city, VA
Falls Church city, VA
Outer Suburbs
Calvert County, MD
Charles County, MD
Frederick County, MD
Loudoun County, VA
Prince William County, VA
Stafford County, VA
Manassas city, VA
Manassas Park city, VA
Far Suburbs
Clarke County, VA
Culpeper County, VA
Fauquier County, VA
King George County, VA
Spotsylvania County, VA
Warren County, VA
Fredericksburg city, VA
Berkeley County, WV
Jefferson County, WV

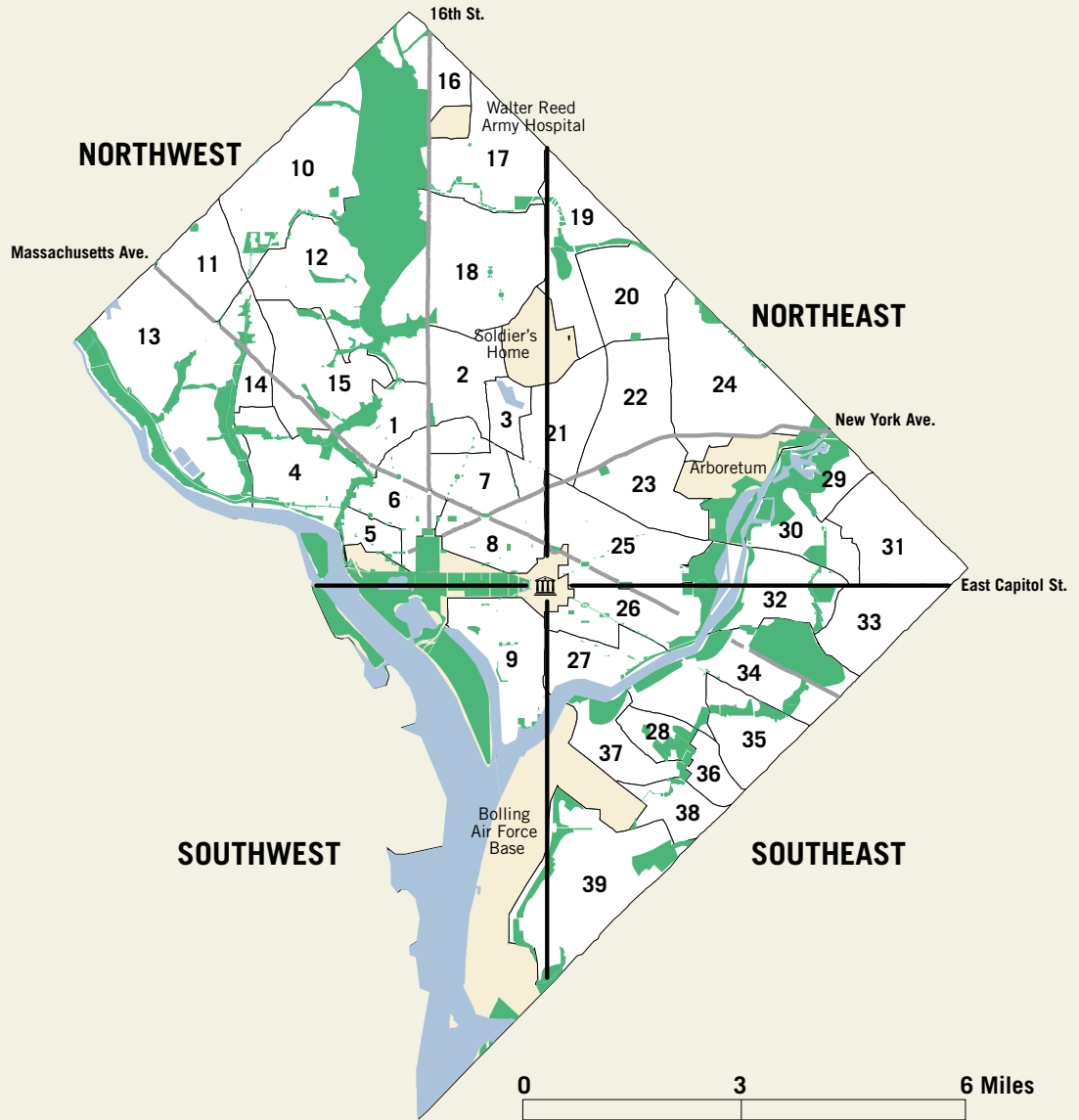
NEIGHBORHOOD CLUSTERS IN THE DISTRICT OF COLUMBIA

Within the District, data are presented for neighborhood “clusters,” which have been defined by the city government on the basis of consultations with community organizations and residents. Neighborhood cluster boundaries do not necessarily follow census tract boundaries, so this report uses groupings of census tracts that have been adopted by the District of Columbia Department of Planning as approximations of neighborhood clusters. Table A.2 lists these 39 neighborhood clusters, each consisting of three to five neighborhoods. We refer to these clusters throughout the report by the first neighborhood name, followed by the cluster number in parentheses.

Table A.2. Neighborhood Clusters in the District of Columbia, 2000

Cluster	Cluster Name
1	Kalorama Heights, Adams Morgan, Lanier Heights
2	Mount Pleasant, Columbia Heights, Park View
3	Howard University, Le Droit Park, Cardozo/Shaw
4	Georgetown, Burleith/Hillandale
5	West End, Foggy Bottom, George Washington University
6	Dupont Circle, Connecticut Avenue/K Street
7	Logan Circle, Shaw
8	Downtown, Chinatown, Penn Quarters, Mount Vernon Square, North Capitol Street
9	Southwest Employment Area, Waterfront, Fort McNair, Buzzard Point
10	Hawthorne, Barnaby Woods, Chevy Chase
11	Friendship Heights, Tenleytown, American University Park
12	North Cleveland Park, Forest Hills, Van Ness
13	Spring Valley, Palisades, Wesley Heights, Foxhall Crescent, Foxhall Village, Georgetown Reservoir
14	Cathedral Heights, McLean Gardens, Glover Park
15	Cleveland Park, Woodley Park, Massachusetts Heights, Normanstone Terrace
16	Colonial Village, Shepherd Park, North Portal Estates
17	Takoma, Brightwood, Manor Park
18	Brightwood Park, Crestwood, Petworth
19	Lamond Riggs, Fort Totten, Queens Chapel, Pleasant Hill
20	North Michigan Park, Michigan Park, University Heights
21	Edgewood, Bloomingdale, Truxton Circle, Eckington
22	Brookland, Brentwood, Langdon
23	Ivy City, Arboretum, Trinidad, Carver Langston
24	Woodridge, Fort Lincoln, Gateway
25	Union Station, Stanton Park, Kingman Park
26	Capitol Hill, Lincoln Park
27	Near Southeast, Navy Yard
28	Historic Anacostia
29	Eastland Gardens, Kenilworth
30	Mayfair, Hillbrook, Mahaning Heights
31	Deanwood, Burrville, Grant Park, Lincoln Heights, Fairmont Heights
32	River Terrace, Benning, Greenway, Dupont Park
33	Capitol View, Marshall Heights, Benning Heights
34	Twining, Fairlawn, Randle Highlands, Penn Branch, Fort Davis Park, Fort Dupont
35	Fairfax Village, Naylor Gardens, Hillcrest, Summit Park
36	Woodland/Fort Stanton, Knox Hill, Garfield Heights
37	Sheridan, Barry Farms, Buena Vista
38	Douglass, Shipley Terrace
39	Congress Heights, Bellevue, Washington Highlands
99	No cluster assignment

Map A.1. District of Columbia Quadrants and Neighborhood Clusters, 2000



Source: District of Columbia Planning Department.

APPENDIX B NEIGHBORHOOD CLUSTER CHARACTERISTICS

Table B.1. Neighborhood Cluster Demographics

Area	Percent of Population by Race/Ethnicity											
	Total Population		Non-Hispanic White		Non-Hispanic Black		Hispanic		Non-Hispanic Asian		Non-Hispanic Other	
	1990	2000	1990	2000	1990	2000	1990	2000	1990	2000	1990	2000
District of Columbia	606,900	572,059	27.4	28.1	65.1	60.5	5.4	7.9	1.8	3.0	0.3	0.5
Cluster 1	17,934	18,183	55.9	60.3	24.9	17.0	15.6	16.3	3.1	5.8	0.6	0.6
Cluster 2	45,822	46,779	11.3	13.1	65.4	52.3	21.0	30.4	1.7	3.6	0.5	0.6
Cluster 3	10,811	10,128	12.7	18.7	77.4	67.3	8.6	11.7	1.0	1.8	0.4	0.6
Cluster 4	17,919	18,697	85.7	85.7	4.3	3.8	5.4	4.2	4.4	6.0	0.3	0.3
Cluster 5	9,814	10,307	83.0	74.3	5.0	6.4	4.7	5.5	7.0	13.3	0.3	0.6
Cluster 6	17,462	18,420	67.4	72.0	13.7	9.5	13.4	8.8	4.9	9.1	0.6	0.7
Cluster 7	19,745	20,865	21.8	25.0	64.5	49.8	10.3	18.2	3.0	6.4	0.4	0.6
Cluster 8	8,293	8,491	12.0	16.7	76.5	70.9	2.7	3.2	8.5	8.6	0.5	0.5
Cluster 9	11,562	11,851	35.1	25.4	59.2	66.4	3.3	4.4	1.8	3.0	0.6	0.8
Cluster 10	15,925	17,152	84.5	79.8	7.7	10.0	4.0	4.7	3.5	4.9	0.3	0.5
Cluster 11	6,320	6,062	86.3	86.1	4.1	3.7	5.6	5.3	3.9	4.4	0.1	0.4
Cluster 12	14,978	14,897	82.4	78.7	6.4	6.8	6.7	6.6	4.1	7.4	0.4	0.4
Cluster 13	17,418	18,708	86.2	80.6	3.9	5.0	5.6	6.2	4.0	6.1	0.2	2.0
Cluster 14	11,432	11,186	78.1	75.1	5.7	5.8	10.2	9.6	5.7	8.8	0.3	0.7
Cluster 15	12,386	12,306	81.9	79.8	5.7	7.7	8.4	6.8	3.8	5.2	0.3	0.5
Cluster 16	4,485	4,030	25.5	21.3	71.0	73.9	1.7	3.2	1.3	0.8	0.5	0.8
Cluster 17	19,464	18,441	7.0	6.1	86.5	79.5	5.2	12.9	0.8	1.1	0.5	0.4
Cluster 18	40,497	39,235	5.6	5.3	87.6	77.1	5.8	16.2	0.6	0.9	0.4	0.6
Cluster 19	13,768	12,328	16.7	15.1	80.5	80.5	1.7	2.5	0.7	1.3	0.4	0.5
Cluster 20	9,718	9,317	13.4	9.8	83.8	87.0	1.5	1.6	1.0	1.2	0.3	0.2
Cluster 21	21,007	18,429	6.3	3.9	90.7	91.2	2.3	3.5	0.5	0.9	0.2	0.5
Cluster 22	10,065	8,906	8.1	7.5	89.0	87.8	1.8	3.2	0.8	0.8	0.3	0.7
Cluster 23	17,270	13,999	3.1	5.2	95.4	92.1	0.9	1.6	0.4	0.8	0.2	0.4
Cluster 24	11,876	11,256	4.3	2.4	93.5	94.4	1.4	2.1	0.3	0.6	0.4	0.5
Cluster 25	30,467	27,376	27.2	28.6	70.0	67.1	1.7	2.5	0.8	1.4	0.3	0.4
Cluster 26	19,849	18,479	44.7	47.8	51.2	46.4	2.5	3.3	1.3	2.1	0.3	0.5
Cluster 27	4,969	4,643	13.4	6.2	83.5	89.6	2.1	2.2	0.6	1.6	0.4	0.5
Cluster 28	5,689	4,873	2.8	1.0	95.9	97.3	0.7	1.0	0.6	0.4	0.1	0.3
Cluster 29	1,399	2,343	1.1	0.5	98.3	98.5	0.0	0.3	0.1	0.3	0.4	0.4
Cluster 30	6,284	6,198	0.4	0.7	99.0	98.0	0.3	1.0	0.1	0.2	0.2	0.1
Cluster 31	16,056	14,113	0.6	0.6	98.3	98.2	0.6	0.8	0.1	0.1	0.4	0.2
Cluster 32	14,150	12,533	0.7	0.5	97.9	97.8	1.0	1.3	0.1	0.2	0.3	0.3
Cluster 33	18,877	14,997	0.4	0.5	99.1	98.5	0.3	0.6	0.0	0.2	0.1	0.2
Cluster 34	17,380	15,567	3.9	2.1	94.8	96.2	0.8	1.2	0.2	0.3	0.3	0.2
Cluster 35	8,756	8,019	11.2	5.1	86.0	93.1	2.0	0.9	0.5	0.5	0.3	0.4
Cluster 36	7,463	6,387	1.6	0.7	97.3	98.4	0.9	0.7	0.0	0.1	0.2	0.1
Cluster 37	8,233	8,596	0.3	0.5	99.0	98.3	0.5	0.9	0.1	0.1	0.1	0.2
Cluster 38	9,544	9,066	0.3	0.3	99.0	98.5	0.4	0.8	0.2	0.0	0.1	0.3
Cluster 39	36,559	30,588	1.2	0.9	97.5	97.9	0.8	0.7	0.2	0.2	0.2	0.3
No cluster	15,254	8,308	48.8	44.4	42.8	43.1	5.0	7.4	3.0	4.0	0.4	1.1

Source: Neighborhood Change Database, 1990 and 2000.

Table B.2. Neighborhood Cluster Housing Characteristics

Area	Households		Housing Units		Homeownership Rate		Owner Vacancy Rate		Rental Vacancy Rate	
	1990	2000	1990	2000	1990	2000	1990	2000	1990	2000
District of Columbia	249,634	248,338	278,489	274,845	38.9	40.8	2.9	2.9	8.0	5.9
Cluster 1	10,355	10,990	11,229	11,465	31.5	33.6	5.0	1.2	5.8	2.0
Cluster 2	17,365	17,458	19,489	19,594	26.0	26.5	4.1	4.7	9.0	5.0
Cluster 3	3,994	3,957	4,688	4,717	30.5	32.9	5.6	14.8	9.2	5.0
Cluster 4	7,004	7,452	7,703	7,888	48.1	51.9	4.8	1.0	5.9	3.3
Cluster 5	4,921	4,821	5,690	5,391	29.1	27.7	2.9	1.3	9.5	3.1
Cluster 6	11,220	12,619	12,901	13,450	28.9	30.4	8.1	1.3	8.6	2.4
Cluster 7	9,229	10,512	10,912	11,684	17.9	22.8	12.0	3.7	10.0	4.6
Cluster 8	3,060	3,880	3,576	4,382	4.9	11.1	21.0	4.8	7.0	5.0
Cluster 9	6,356	6,894	7,633	7,484	37.2	33.6	3.1	3.0	14.7	4.3
Cluster 10	6,686	6,768	6,986	6,951	68.9	73.4	1.5	0.7	5.8	1.7
Cluster 11	2,498	2,548	2,602	2,615	74.7	78.0	1.7	0.8	2.8	1.6
Cluster 12	9,134	9,247	9,727	9,682	34.4	36.1	1.1	0.8	4.3	2.4
Cluster 13	6,424	6,930	6,955	7,235	66.4	68.1	3.0	1.0	4.8	2.9
Cluster 14	7,456	7,492	8,081	7,821	32.6	34.4	4.0	0.4	4.6	1.9
Cluster 15	6,277	6,329	6,584	6,584	44.0	46.8	1.5	0.7	6.0	1.1
Cluster 16	1,624	1,633	1,667	1,691	89.8	89.7	1.0	1.1	6.7	6.1
Cluster 17	8,108	7,820	8,380	8,293	50.9	52.0	1.1	1.4	3.2	5.6
Cluster 18	15,041	14,707	15,992	16,029	55.8	55.8	1.8	2.2	5.2	7.1
Cluster 19	5,010	4,879	5,215	5,198	50.5	52.1	0.6	1.4	5.0	5.2
Cluster 20	3,786	3,766	3,886	3,908	78.6	79.0	1.2	0.7	3.8	3.3
Cluster 21	7,624	7,018	8,519	8,388	44.0	44.8	3.5	5.9	8.8	10.4
Cluster 22	3,620	3,250	4,108	3,585	52.9	57.2	1.6	2.6	5.8	5.7
Cluster 23	7,021	5,575	7,727	7,279	23.4	27.6	1.7	9.7	5.5	9.6
Cluster 24	4,808	4,848	5,063	5,121	64.4	62.6	0.7	2.1	5.7	2.5
Cluster 25	12,462	12,556	14,123	14,215	47.7	50.3	4.5	4.0	6.6	6.1
Cluster 26	7,637	8,247	8,692	9,110	50.6	51.5	3.0	2.3	10.7	5.7
Cluster 27	1,855	1,948	2,437	2,115	17.2	18.6	6.9	6.7	6.0	4.4
Cluster 28	1,974	1,726	2,325	2,133	23.7	26.4	8.8	10.8	12.2	14.5
Cluster 29	513	738	832	867	67.8	44.0	0.0	7.9	46.4	12.1
Cluster 30	2,454	2,605	3,022	2,984	28.1	28.3	2.0	6.2	6.4	9.7
Cluster 31	5,761	5,298	6,416	6,279	43.5	46.1	1.4	5.1	5.1	7.5
Cluster 32	6,119	5,543	6,641	6,064	30.8	31.8	1.3	3.9	6.7	7.3
Cluster 33	7,018	5,880	7,705	7,229	32.0	37.4	1.3	10.7	5.1	10.9
Cluster 34	6,944	6,732	7,496	7,474	47.9	48.9	1.6	2.6	7.7	11.0
Cluster 35	4,093	3,885	4,312	4,228	46.3	43.7	2.1	1.9	4.3	7.3
Cluster 36	2,450	2,346	2,773	2,780	9.1	14.5	0.0	4.7	9.7	10.4
Cluster 37	2,625	2,745	3,378	3,084	16.8	15.0	0.0	7.0	17.0	6.6
Cluster 38	3,334	3,197	4,620	3,870	11.7	13.4	0.0	5.9	17.3	7.1
Cluster 39	13,412	11,554	15,873	13,923	19.6	24.5	4.0	3.4	12.0	13.2
No cluster	2,362	1,945	2,531	2,055	6.8	10.0	0.0	1.5	6.3	1.6

Source: Neighborhood Change Database, 1990 and 2000.

APPENDIX C INCOME DEFINITIONS

For some indicators in this report, results are presented for different income categories, based on definitions established by the U.S. Department of Housing and Urban Development. Households with incomes below 30 percent of the metropolitan-area median are classified as *extremely low income*, while incomes below 50 percent of area median are *very low income*; incomes below 80 percent of area median are considered *low income*, and incomes below 120 percent of area median are *moderate income*. In 2000, the median household income for the Washington metropolitan area as a whole was \$82,800. Table C.1 presents the ceilings for these income ranges for 1990, 1993, 1998, and 2000. When these categories are discussed in the body of this report, we provide the 2000 ceilings as reference.

Table C.1. Income Ceilings Defined by the U.S. Department of Housing and Urban Development on the Basis of Area Median Income, Washington, DC Metropolitan Area

	Percent of Median Area Income	1990	1993	1998	2000
Median Income	-	\$51,000	\$60,600	\$72,300	\$82,800
Extremely Low Income	30%	15,300	18,200	21,700	24,800
Very Low Income	50%	25,500	30,300	36,200	41,400
Low Income	80%	40,800	48,500	57,800	66,200
Moderate Income	120%	61,200	72,700	86,800	99,400

Source: U.S. Department of Housing and Urban Development.
Note: Ceilings are rounded to the nearest \$100.

APPENDIX D PUBLIC DATA SOURCES

American Housing Survey (AHS): The AHS is a survey conducted by the U.S. Bureau of the Census for the U.S. Department of Housing and Urban Development (HUD). It provides data on apartments, single-family homes, vacant homes, family composition, income, housing and neighborhood quality, housing costs, size of housing units, and recent movers. National data are now collected every other year from a fixed sample of about 50,000 homes, plus new construction. The AHS is also administered in a selected set of metropolitan areas on a rotating basis, so that each area is surveyed every four to six years. This report uses the 1993 and 1998 AHS samples, the latest two for Washington, DC. From metropolitan statistical area (MSA) files, data can be calculated for AHS zones, subareas within the MSAs, but indicators at these levels should be used with caution because of small sample sizes.

Web site: <http://www.huduser.org/datasets/ahs.html>

A Picture of Subsidized Housing (APSH): The APSH data file was produced by HUD and contains summary information on housing units and households as of 1998. It covers the following HUD programs: Public and Indian Housing, Section 8 Certificates and Vouchers, Section 8 Moderate Rehabilitation, Section 8 New and Substantial Rehabilitation, Section 236, and Low-Income Housing Tax Credits. Data are provided for states, census tracts, housing authorities, and housing projects.

Web site: <http://www.huduser.org/datasets/assthsg/statedata98/index.html>

Building Permits: The U.S. Bureau of the Census collects data on new privately owned residential housing units authorized by building permits for permit-issuing jurisdictions (places and counties). The data files are released monthly and include the number of buildings, the number of units, and the construction cost for monthly new privately owned residential building permits.

Web site: <http://www.census.gov/const/www/permitsindex.html>

Current Population Survey (CPS): The CPS is a monthly survey of about 50,000 households conducted by the U.S. Bureau of the Census for the Bureau of Labor Statistics (BLS). Data from the CPS are available for the United States as a whole, individual states, and other larger geographic areas. Labor force data from this survey are used to profile the labor market and to make employment projections. The March CPS Supplement, called the Annual Demographic Survey, is used to generate the annual Population Profile of the United States. Among other household and demographic characteristics, the March Supplement provides data on geographical mobility, educational attainment, income, and poverty status.

Web site: <http://www.bls.census.gov/cps/ads/shisconc.htm>

District of Columbia Real Property Assessment File: The District's Office of Tax and Revenue collects information about land parcels for the purpose of levying taxes. The file contains information about every property in the city, including parcel identification information, property sales and transfers, amount of sale, date of sale, and deed type. It also includes property characteristics, such as the number of rooms, the square footage, and the year built. The District of Columbia Web site provides online access to real property assessment information for individual parcels.

Web site: <http://cfo.dc.gov/services/tax/property/database.shtm>

Home Mortgage Disclosure Act (HMDA): This act requires certain mortgage lending institutions to disclose data about loan applications and approvals. Institutions required to file HMDA data include commercial banks, S&Ls, credit unions, and mortgage companies that meet specific criteria. Data collected under HMDA are used to help determine whether lending institutions are meeting the housing credit needs of their communities, to help public officials target community development investment, and to help regulators enforce fair lending laws. The data include individual loan application records, with the census tract of the property, loan amounts, reasons for denial, and characteristics of the borrower and lender.

Web site: <http://www.ffiec.org>

IRS County-to-County Migration Data: The IRS annually produces data on migration patterns by county for the entire United States, including inflows and outflows, based on the year-to-year changes in the addresses shown on the population of returns from the IRS Individual Master File system. The data include the number of returns (which can be used to approximate the number of households), the number of personal exemptions (which can be used to approximate the population), and, starting in 1995, average income data.

Web site: http://www.irs.gov/tax_stats/soi/ind-cntymig.html

Local Area Unemployment Statistics (LAUS): The BLS LAUS program produces monthly and annual employment, unemployment, and labor force data for regions, states, counties, metropolitan areas, and many cities. Estimates for the states (including the District) are based on the CPS, while indicators for substate areas are based on data from several sources, including the CPS, the Current Employment Statistics program, and the unemployment insurance program.

Web site: <http://www.bls.gov/lau/home.htm>

Multifamily Assistance and Section 8 Contracts Database: HUD created this database to provide HUD partners and clients with a way of measuring the potential impact of expiring project-based subsidy contracts in their communities. The national file includes the property address, number of units, expiration date, and other characteristics about each contract and property. HUD plans to refresh this data set on a monthly basis.

Web site: <http://www.hud.gov/offices/hsg/mfh/exp/mfhdiscl.cfm>

National Planning Association (NPA) Data Services: NPA Data Services produces the Regional Economic Projections Series for states, metropolitan areas, and counties. The set includes personal income, population by age group, and total employment and earnings by selected industry sectors. The file covers annual historical data for 1967 to 1999, estimates for 2000 and 2001, and projections for 2002 to 2025.

Web site: <http://www.npdata.com>

National Association of Home Builders (NAHB): NAHB maintains the Housing Opportunity Index, a measure of the percentage of homes sold that a family earning the median income can afford to buy. The index is calculated for the United States and selected metropolitan areas (1999 definition) on the basis of sales of new and existing homes in 186 markets. It is updated quarterly.

Web site: <http://www.nahb.com/facts/economics/housingopindex.html>

National Association of Realtors (NAR): The NAR reports median sales prices of existing single-family homes for the United States and metropolitan areas (1992 definition). The Web site reports the median price for MSAs for the latest quarter and for the previous three years. The *Statistical Abstract of the United States* reports historic data and is available in PDF (Portable Document Format) on the Web.

Web site: <http://www.onerealtorplace.com/research.nsf>

<http://www.census.gov/prod/www/statistical-abstract-us.html>

Neighborhood Change Database (NCDB): The NCDB is the main source of decennial census data used in this report. Funded by the Rockefeller Foundation, the NCDB is a joint project between the Urban Institute and Geolytics, Inc., to develop a national set of comparable population and housing variables from the 1970, 1980, 1990, and 2000 decennial censuses. A methodology has been developed to link the associated data to 2000 census tract boundaries so that consistent comparisons can be made across census years.

In 2000, respondents were allowed for the first time to select more than one racial group. To produce comparable estimates of racial composition for 1990 and 2000, this report uses “bridged” population counts by race, using a methodology developed by Jeffrey Passel at the Urban Institute. The race-bridging variables take all of the multiracial categories for Census 2000 and reapportion them into single racial groups, according to the rules below, in descending order of priority:

1. Black + any other race → Black, otherwise
2. Asian + any other race → Asian, otherwise
3. Native Hawaiian/Other Pacific Islander (NH/OPI) + any other race → NH/OPI, otherwise
4. White + any other race → White, otherwise
5. American Indian/Alaskan Native (AI/AN) + any other race → AI/AN, otherwise
6. → Some other race

The ethnicity question, which asks each respondent whether he or she considers himself or herself to be Hispanic or Latino, is the same as in 1990, so no special method is needed to compare these data across the two censuses.

At the time of this report, the bridging methodology had not been developed for households. Tabulations of householders selecting more than one race were classified as one “multiracial” category, not by which specific races they selected. Although the question change makes the 2000 single-race categories not directly comparable to the 1990 race classifications, we treat the categories as equivalent for the purposes of analyzing households in this report.

U.S. Bureau of the Census Web site:

<http://www.census.gov/dmd/www/2khome.htm>

Geolytics, Inc., Web site: <http://www.geolytics.com>