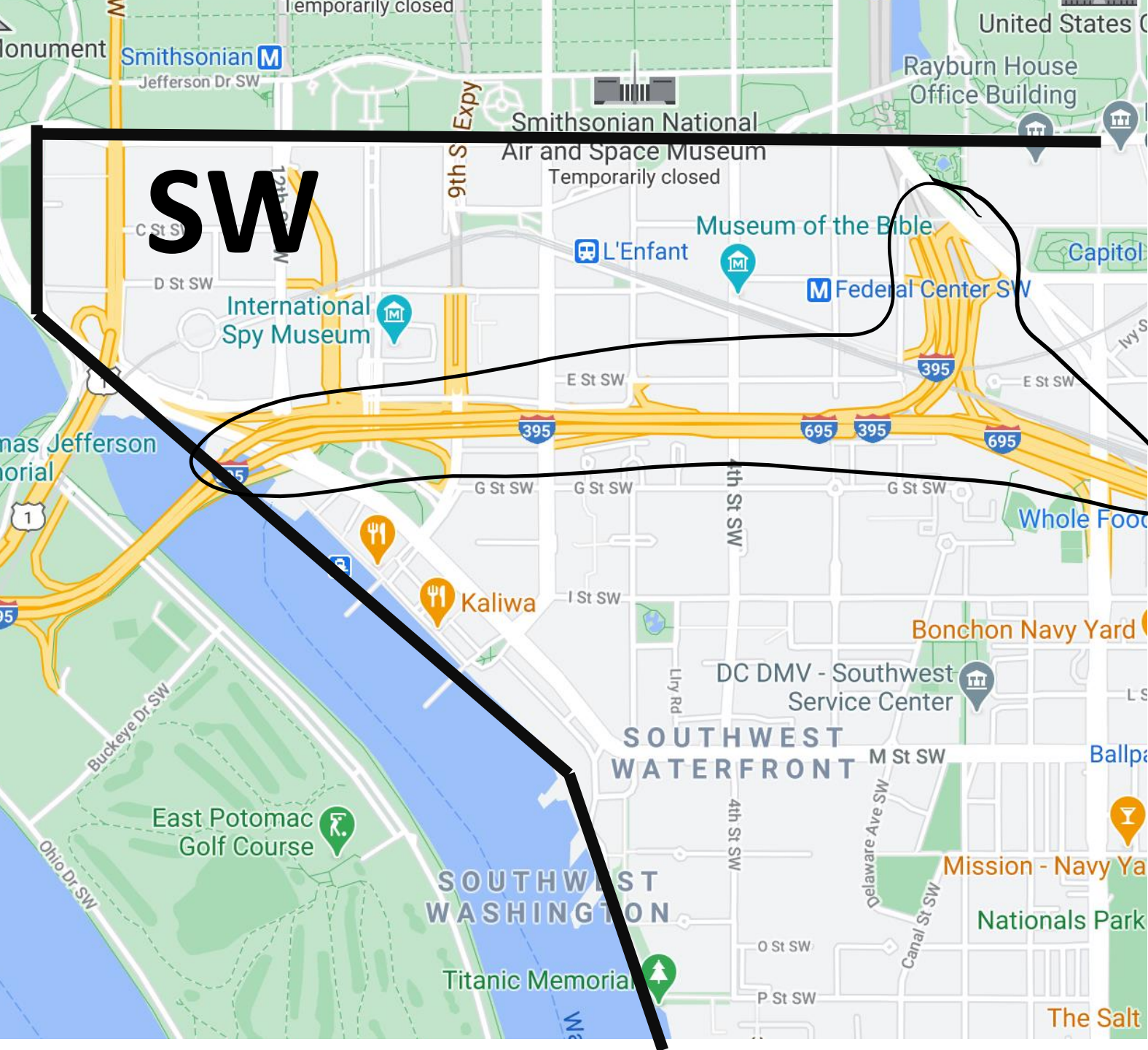




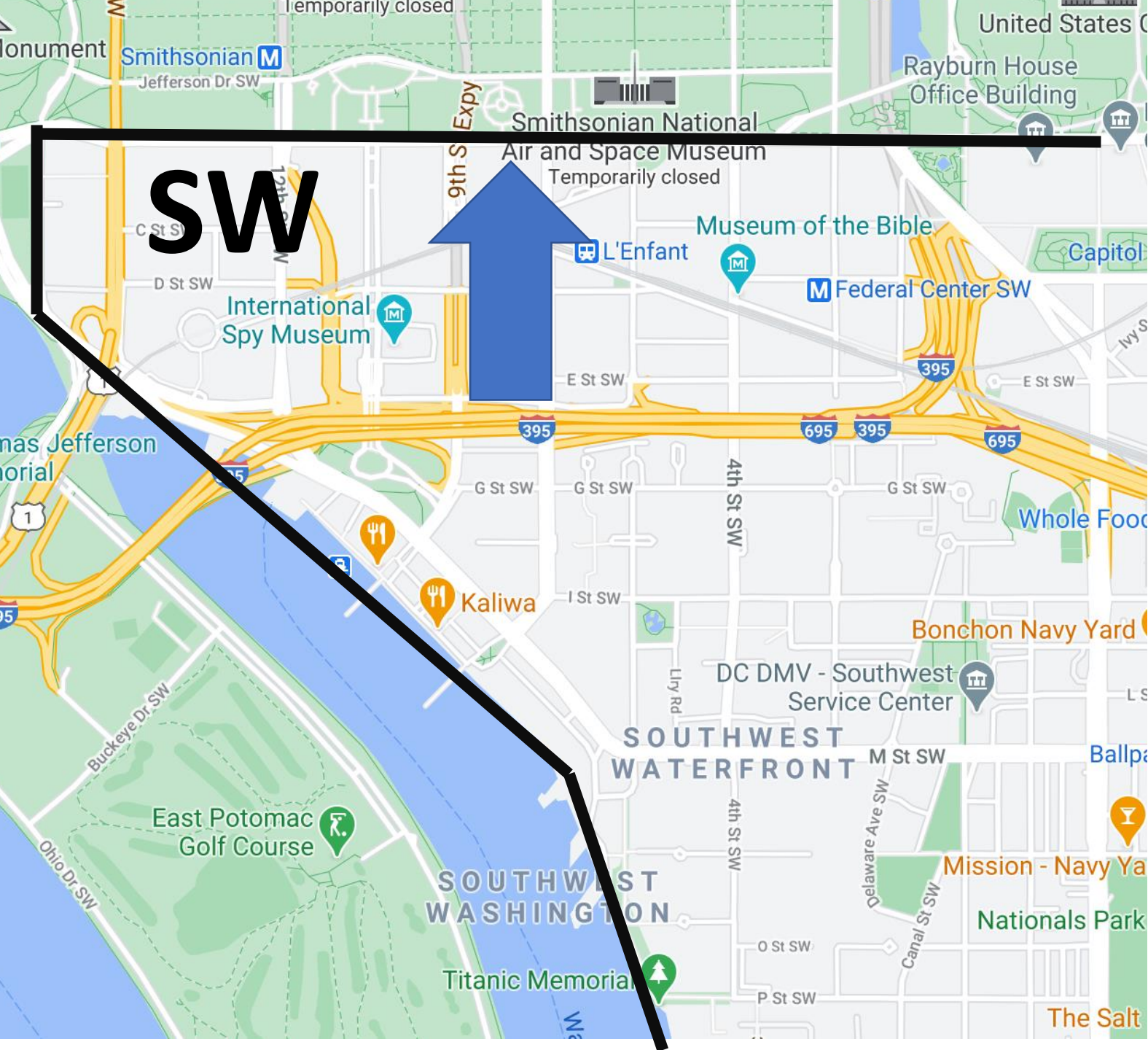
Urban Renewal or “Negro Removal” in SW

- Nearly 560 acres were cleared,
- Displacement of 23,000 residents in a predominately African American community

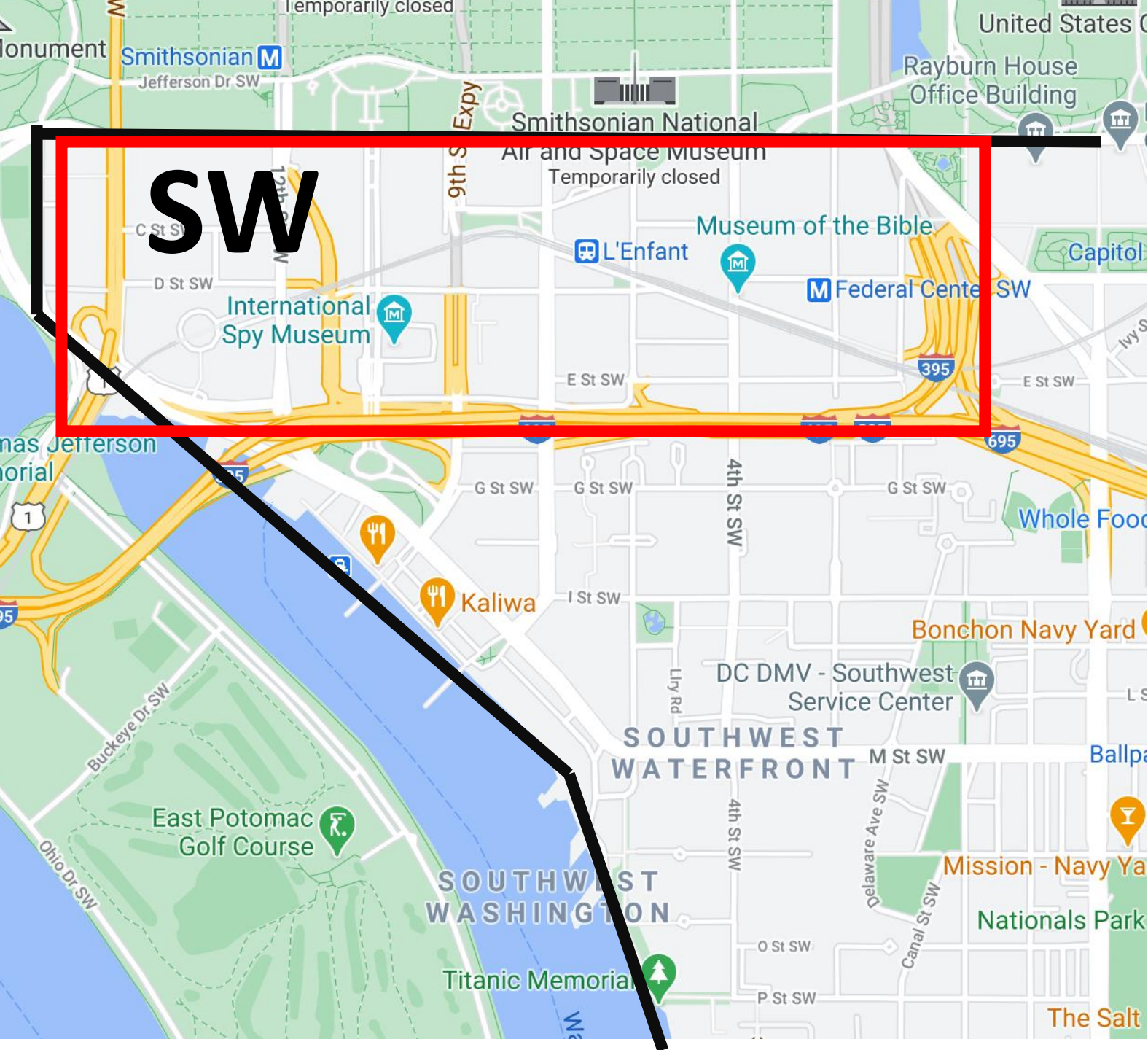
One of the most tragic, racist forms of community development
– **Historical trauma**



Southwest like
many Black
communities
during urban
renewal saw
racist planners
put a highway
right their
neighborhood



SW Urban
Renewal Plan
(expired 1998)
called for office
buildings north
of 395.



SW

After displacing 23,000 Black people and Jewish people in the 1950s to justify federal office buildings and L'Enfant Plaza...

Now DC wants to open up this area to residential use.



First residential building after urban renewal
1331 Maryland
373 units
DMPED website not showing any affordable units
Was public land through urban renewal
Redevelopment Land Agency



Unit 0923 · Avail. now

\$3,901

1 Bed · 1.5 Bath · 910 sqft



Unit 0710 · Avail. now

\$4,102

1 Bed · 1.5 Bath · 1011 sqft



Unit 0810 · Avail. now

\$4,148

1 Bed · 1.5 Bath · 1011 sqft

1 bedroom rental prices
[apartmentlist.com](https://www.apartmentlist.com)



First residential building after urban renewal
1331 Maryland
373 units
DMPED website not showing any affordable units
Was public land through urban renewal
Redevelopment Land Agency



555 E St
30% of units are “affordable” BUT
50% - 60% of area median income (AMI)
(which is higher than Black median
household income)

Blacks only recovered from the 2008 recession in 2019, now pandemic setting back Black household income for years to come



Black median income

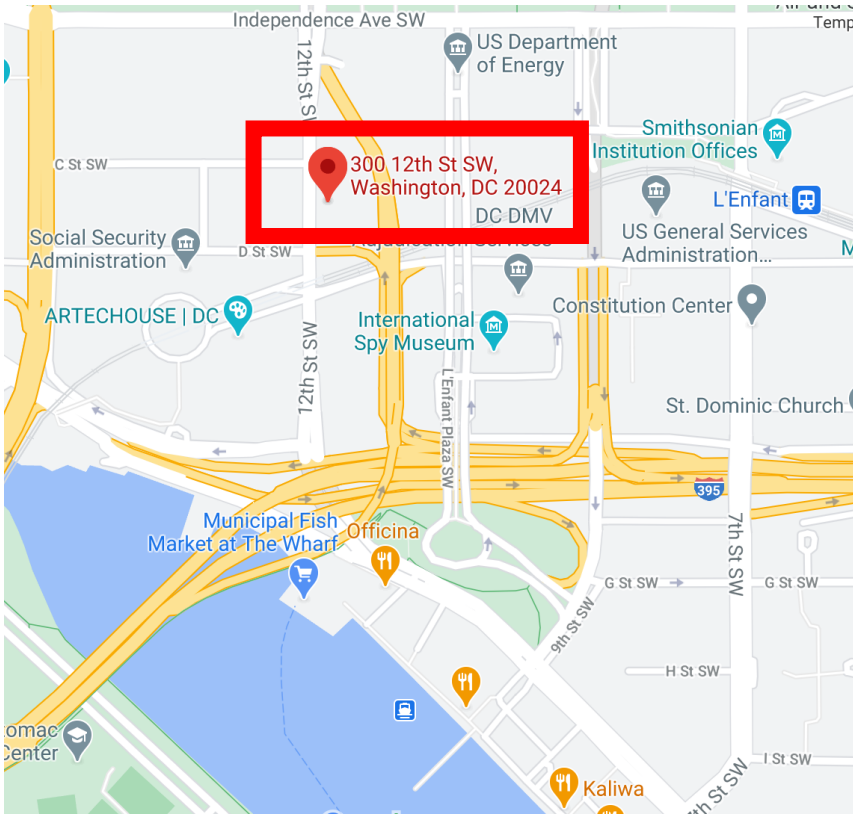
- One-third of neighborhoods in Washington, DC saw a decline in Black median household income.
- Based on US Census tract four-year averages between 2010-2014 and 2015-2019, 48 out of 143 Census tracts saw an overall decline in Black income.

The average among these tracts was -\$14,633.
- Across all tracts for which data on Black median income was available (143 out of 179), household income spanning eight years only increased by \$6,884.
- Overall, white median household income increased by \$31,572 between 2010-2014 and 2015-2019.



Cotton Annex Building

- Was a Federal government building, built in 1937
- Only 8% of units (50 of 610) will be “affordable” (50%-80%).
- Douglas Development is directed by Douglas Jemal who was recently pardoned by former President Trump from charges stemming "from his efforts to influence a D.C. official for lucrative government leases."
- Black median household income is \$42,000



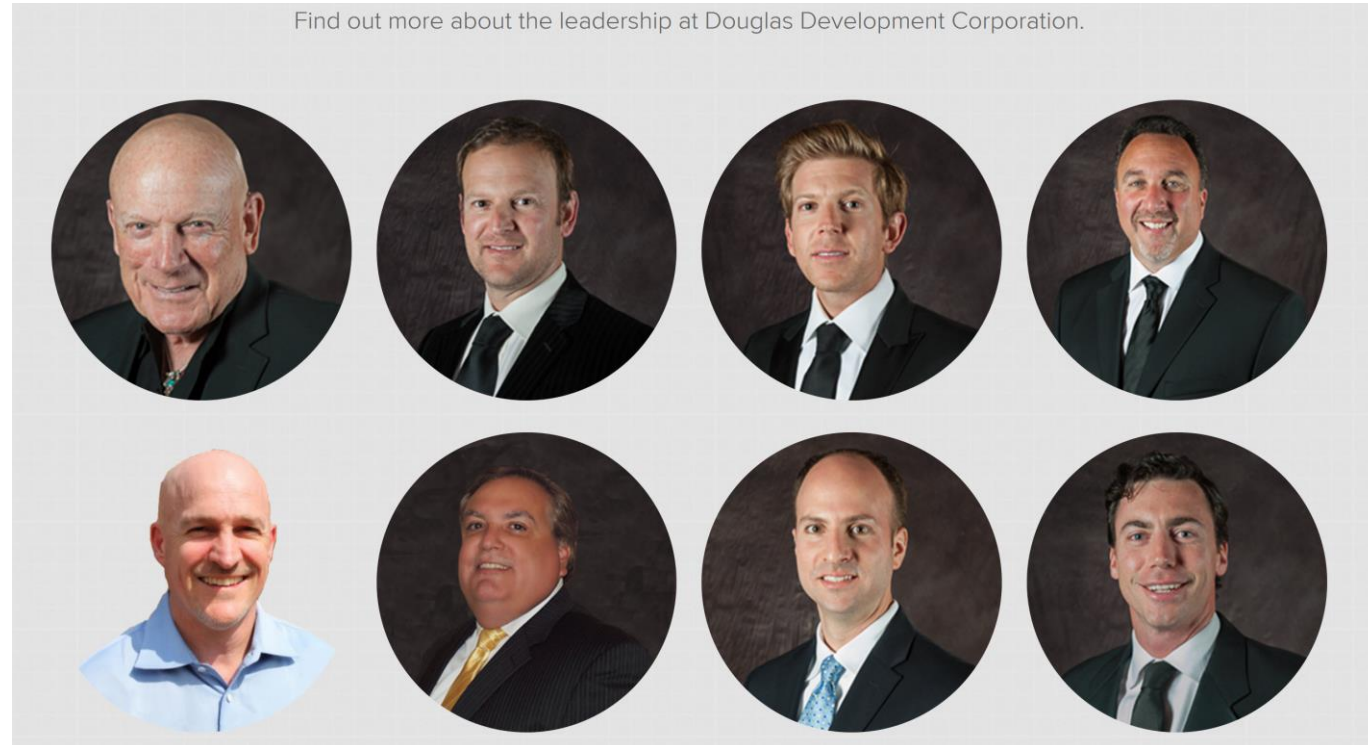
What has changed in development?

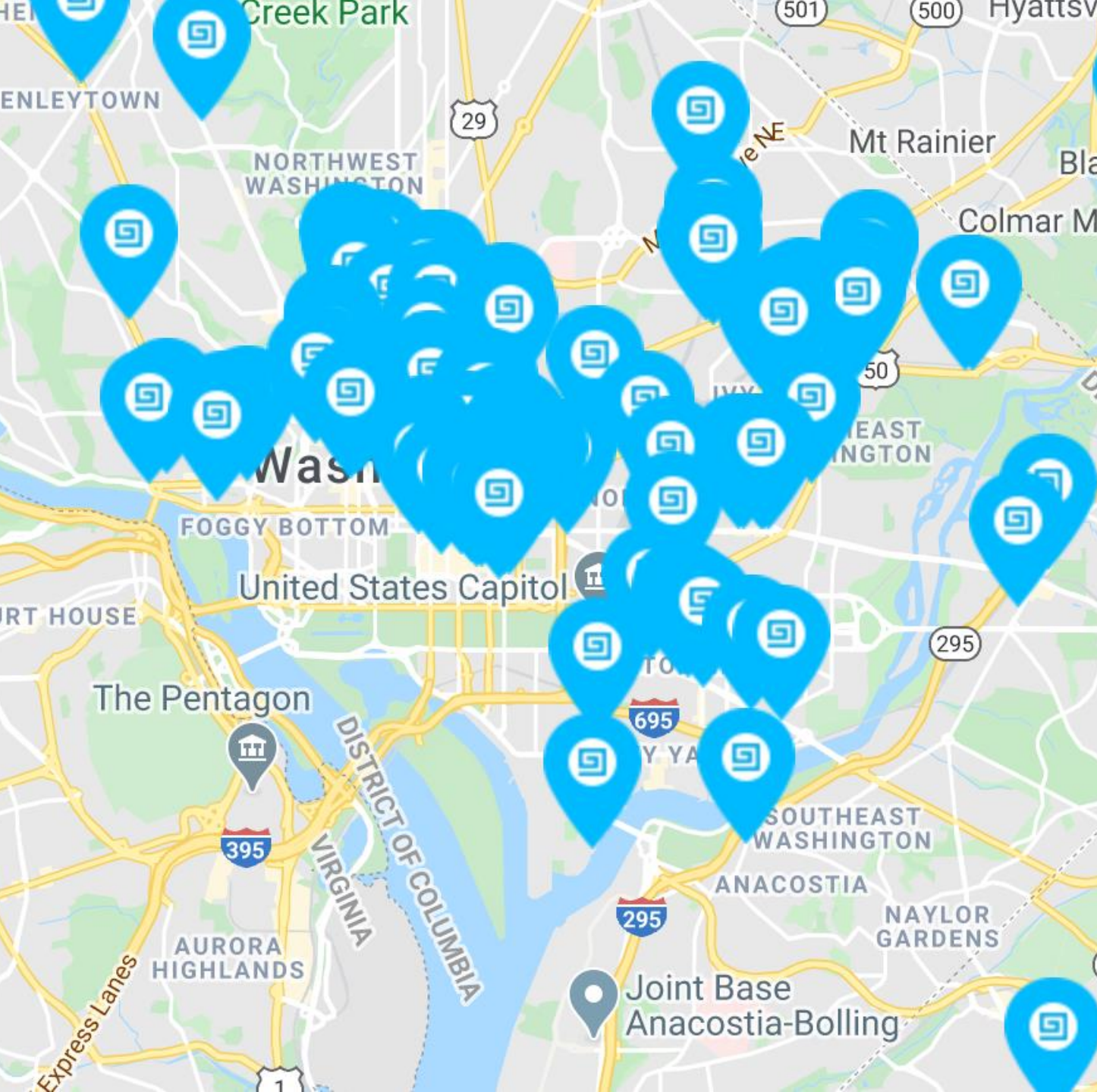
Urban Renewal Photo-Op with Eisenhower in 1950s



Leadership at Douglas Development Corporation

Source: douglasdevelopment.com





Douglas Development Properties

<https://douglasdevelopment.com/properties/>



New City DC

- Ivy City
- 859 residential units
- 210 hotel rooms
- 45,600 sq feet of office space,
- 149,740 square feet of retail.

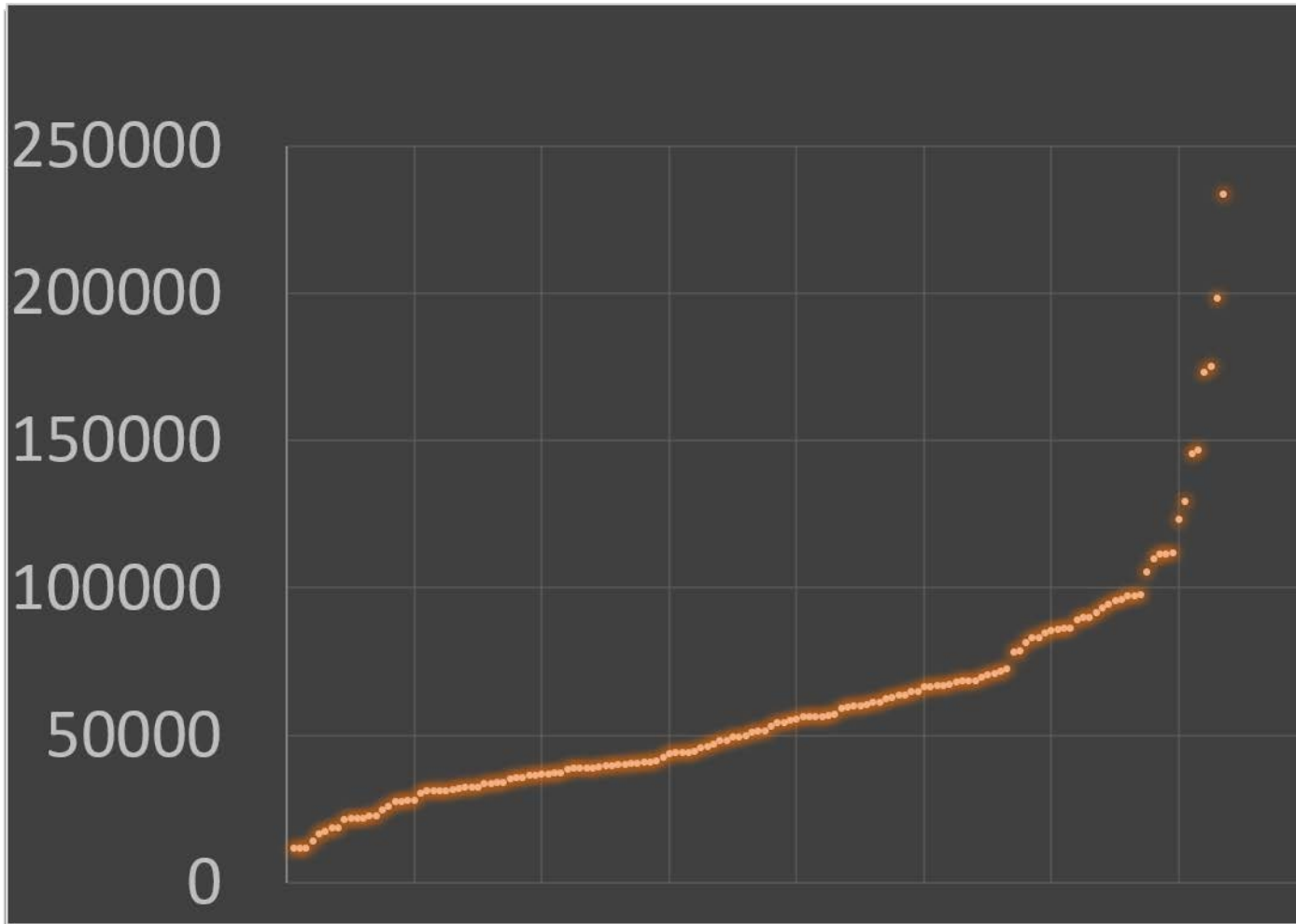
- 20% of the residential units would be “affordable”, with
 - 5% of units for earning up to 50% of AMI
 - 15% earning up to 80% AMI (75% of “affordable” units)

DC's Affordability Table


(Remember that majority of "affordable" units at 80% for New City DC)

Household Size	Maximum Annual Income					
	30% of MFI	50% of MFI	60% of MFI	80% of MFI	100% of MFI	120% of MFI
1	\$26,450	\$44,100	\$52,900	\$70,550	\$88,200	\$105,850
2	\$30,250	\$50,400	\$60,500	\$80,650	\$100,800	\$120,950
3	\$34,000	\$56,700	\$68,050	\$90,700	\$113,400	\$136,100
4	\$37,800	\$63,000	\$75,600	\$100,800	\$126,000	\$151,200
5	\$41,600	\$69,300	\$83,150	\$110,900	\$138,600	\$166,300
6	\$45,350	\$75,600	\$90,700	\$120,950	\$151,200	\$181,450
7	\$49,150	\$81,900	\$98,300	\$131,050	\$163,800	\$196,550
8	\$52,900	\$88,200	\$105,850	\$141,100	\$176,400	\$211,700

DISTRIBUTION OF BLACK MEDIAN HOUSEHOLD INCOME (BY NEIGHBORHOOD - CENSUS TRACT)



- 75% of (110/147) neighborhoods have Black median household income **less than \$70,550** (1 person household at 80% in previous map)
- 78% of (115/147) neighborhoods have Black median household income **less than \$80,650** (2-person household at 80% MFI in previous map)



264,639 Black people in DC live in a neighborhood/ Census tract where median Black household income is **less than \$70,550** (this is threshold for one person household!)

56,172 in more \$70,550

Source: Census/Policy Map

Take-away Message

DC GRASSROOTS PLANNING COALITION

**THE COMP PLAN
IS RACIST**

***SO LET'S CHANGE IT**

Chris Williams

DC Grassroots Planning Coalition Steering
Committee

Editor-in-Chief, Southwest Voice
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