



The quarterly *District of Columbia Housing Monitor* uses the most recent available data to illuminate housing market and affordable housing trends in the city. In addition, each report includes a *special focus* section that analyzes, in greater depth, developments that are shaping the Washington, D.C., housing landscape. In this issue, the special section examines the ownership of residential and nonresidential property in the city's wards and neighborhoods. Who owns neighborhood property has important consequences for the type of development that is likely to be pursued in a community. Neighborhoods with larger shares of property under local control — owner-occupied housing, for example — may be more likely to see development that reflects the interests of the people who live there.

The information presented in this report is supplemented by data provided on the NeighborhoodInfo DC Web site ([www.NeighborhoodInfoDC.org/housing](http://www.NeighborhoodInfoDC.org/housing)).

Key findings from this report:

- *Housing demand is down from one year earlier, while sales prices have increased modestly.* Sales of single-family homes totaled 1,128 in the second quarter of 2006, down 25 percent from one year earlier. Condominium sales totaled 1,076 in the second quarter, also down 25 percent from the second quarter of 2005. During this period, median real prices increased by 3.1 percent for single-family homes and 7.2 percent for condominiums.
- *Real estate listing data reinforce evidence of a housing market slowdown.* The average number of single-family housing units listed for sale per month increased to 1,569 for the third quarter of 2006, more than twice the average level in 2005. The average number of listings per month for condominium and cooperative units rose to 1,827 in the third quarter of 2006, 2.5 times the average for 2005. The increasing time that both single-family and multifamily ownership units spent on the market provides further evidence of a market slowdown.
- *Single-family home prices continued to accelerate in Ward 2, with the median price surpassing \$1 million. Wards 7 and 8 also experienced very rapid price growth over the year.* The median price of a single-family home in Ward 2 rose to \$1,038,000 in the second quarter of 2006, a real increase of 18.5 percent over the year. Between the second quarters of 2005 and 2006, real single-family home prices grew a robust 28.1 percent in Ward 7 and 27.1 percent in Ward 8, highest among all eight wards.
- *Most residential property in the District of Columbia is owned by individual owner-occupants (homeowners), particularly owners of single-family homes.* Owner-occupants own 7,058 acres of residential property, about 67 percent of the total residential land area in the city. Single-family homes represent the largest share of owner-occupied housing, comprising 6,488 acres, 61 percent of the residential land area.
- *The largest shares of owner-occupied residential land are found in Wards 3, 4, and 5, with two neighborhood clusters in Ward 4 having more than 90 percent owner-occupied land.* Of the 2,258 acres of residential property in Ward 4, 83 percent is owned by persons who live in their own homes. Two clusters in Ward 4, cluster 10 (Hawthorne/Barnaby Woods) and cluster 16 (Colonial Village/Shepherd Park), have the highest shares of owner-occupied residential property, at 91 and 92 percent, respectively.
- *Government ownership of residential land is highest in Wards 6, 7, and 8, while ownership by nontaxable organizations is highest in Wards 2 and 7.* The federal government, the District of Columbia, and quasi-government organizations together own 8.6 percent of the residential land area in Ward 8, the highest share among all wards. Nontaxable land held by corporations and organizations (most likely nonprofits) accounts for 4.6 percent of residential land in Ward 7 and 4.3 percent in Ward 2.
- *The federal government controls a majority of the nonresidential land in the District of Columbia.* The federal government owns 59 percent of the District's nonresidential land — 10,322 acres. The District owns 1,610 acres of nonresidential land, only 9.1 percent of the total.
- *The federal government and the District of Columbia own more than half of all nonresidential land in Wards 3, 6, 7, and 8. Nontaxable organizations own more than one-fifth of the nonresidential land in Ward 5.* The largest share of publicly owned land is in Ward 8, where 67 percent of nonresidential land area (excluding national parks and other areas not in neighborhood clusters) belongs to a governmental entity. In Ward 5, 22 percent of nonresidential land is owned by nontaxable entities.

# Housing Market Update

## Home Sales

*Housing demand is down from one year earlier, while sales prices have increased modestly.*

Figure 1 compares quarter-to-quarter trends in sales volumes and prices of single-family homes and condominiums in Washington, D.C. As reported in the Fall 2006 *Housing Monitor*, single-family home and condominium sales declined in the first quarter of this year. While total sales increased in the second quarter, most of the gain is likely attributable to normal seasonal fluctuations in the housing market. Sales of single-family homes increased from 826 in the first quarter of 2006 to 1,128 in the second quarter. Nonetheless, sales volume was down 25 percent from one year earlier, when 1,512 homes were sold in the second quarter of 2005. The sales volume for single-family homes in the second quarter of 2006 was comparable to that in the late 1990s.

Similarly, condominium sales were down from one year earlier. Sales increased to 1,076 in the second quarter of 2006, up from 716 sales in the first quarter, but down by 25 percent from the second quarter of 2005. Nonetheless, condominium sales remained substantially higher than in the previous five to ten years.

The seasonal increase in demand for single-family homes and condominiums pushed prices up in the second quarter, resulting in modest increases over the same quarter one year earlier. Even so, the upward trajectory of home prices remained slower than earlier in the decade. The median price of a single-family home increased to \$450,000 in the second quarter of 2006, only 3.1 percent higher after inflation than prices one year earlier (figure 1); in the second quarter of 2005, the median price of a single-family home was \$437,000 in 2006 dollars. This

one-year rate of increase is considerably less than the five-year annualized real price increase for single-family homes between the second quarters of 2001 and 2006, which was 16.5 percent (table 1).

Condominium prices also grew more slowly than in recent years. The median price of a condominium unit increased to \$380,000 in the second quarter of 2006, up 7.2 percent from the second quarter 2005 price of \$354,000 in 2006 dollars (figure 1). In contrast, the five-year real price change for condominiums was twice as great, at 14.4 percent per year between the second quarters of 2001 and 2006 (table 1).

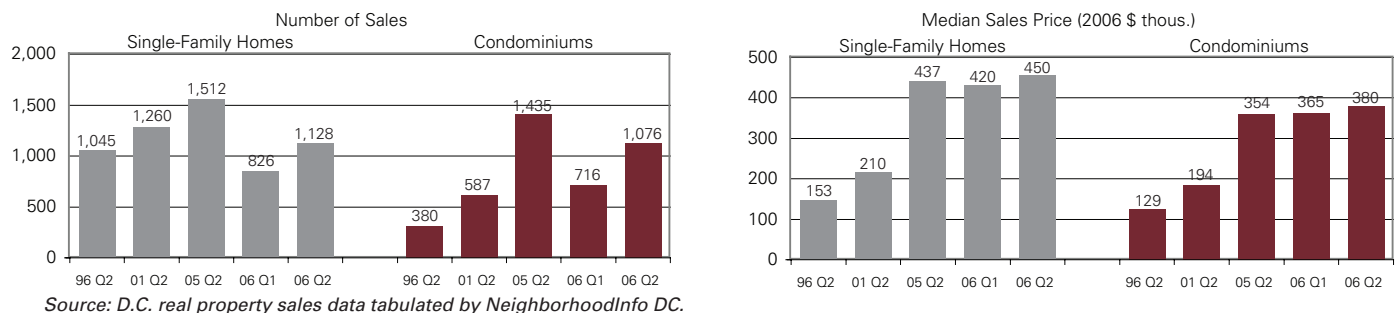
## *Real estate listing data reinforce evidence of a housing market slowdown.*

The real estate listing data provided by Metropolitan Regional Information Systems, Inc. (MRIS) provide more supporting evidence of the current market slowdown.<sup>1</sup> The number of housing units listed for sale continued to increase, and these units are spending more time on the market. In addition, anecdotal evidence indicates that many sellers are now offering nonprice concessions to improve the marketability of their units.

Single-family housing units listed for sale averaged 1,569 per month for the third quarter of 2006, an increase over the 1,464 units per month in the second quarter and more than twice the average level in 2005 (table 2). Similarly, average listings per sale for single-family homes were 4.7 in the third quarter of 2006, compared with 3.9 listings per sale for the second quarter and 1.8 listings per sale in 2005.

Listings of condominium and cooperative housing units also increased. Listings per month for condominium and cooperative units averaged 1,827 for the third quarter of 2006, up from 1,783 listings per month in the second

**Figure 1. Single-Family Home and Condominium Quarter-to-Quarter Sales Trends, 1996 Q2 – 2006 Q2, Washington, D.C.**



Source: D.C. real property sales data tabulated by NeighborhoodInfo DC.

<sup>1</sup> Data were obtained from the MRIS Web site, <http://www.mris.com/reports/stats/>, and are used with permission.

**Table 1: Home Sales and Project-Based Section 8 Housing by Ward, Washington, D.C., 1996 - 2006 Q2**

	D.C. Total	Ward 1	Ward 2	Ward 3	Ward 4	Ward 5	Ward 6	Ward 7	Ward 8
<b>Single-Family Home Sales</b>									
Number of Sales									
2006 Q2	1,128	109	81	140	222	189	177	142	68
2006 Q1	826	72	48	93	167	148	131	111	56
2005	5,415	527	372	664	1,000	893	901	702	356
2001-2004 (annual average)	5,278	569	412	732	948	811	938	565	305
1996-2000 (annual average)	4,742	512	414	756	863	689	787	482	239
Median sales price (2006 \$ thousands)									
2006 Q2	450	525	1,038	900	450	377	505	250	235
2006 Q1	420	523	863	835	444	368	500	240	220
2005	429	501	873	894	426	354	494	211	203
2001-2004	297	328	695	747	294	206	335	136	138
1996-2000	166	158	435	460	171	130	161	106	103
Percent change, median real sales price									
2006 Q1 - 2006 Q2	7.1	0.4	20.3	7.8	1.4	2.6	1.0	4.2	6.8
2005 Q2 - 2006 Q2	3.1	2.4	18.5	-1.5	9.5	5.6	-1.5	28.1	27.1
2001 Q2 - 2006 Q2 (annualized)	16.5	16.3	11.6	8.3	18.7	20.9	14.2	16.0	16.1
1996 Q2 - 2006 Q2 (annualized)	11.4	14.0	9.8	7.2	10.5	11.6	13.1	9.3	9.0
Percent units sold, owner occupants									
2006 Q2	81.0	81.7	82.7	92.9	84.2	76.7	83.6	73.9	63.2
2006 Q1	78.6	84.7	75.0	91.4	83.2	69.6	80.9	70.3	73.2
<b>Condominium Sales</b>									
Number of Sales									
2006 Q2	1,076	230	376	233	17	35	83	71	31
2006 Q1	716	174	226	108	17	43	84	31	33
2005	5,397	960	1,788	763	156	162	1,270	168	130
2001-2004 (annual average)	2,962	543	1,148	573	41	98	392	76	92
1996-2000 (annual average)	1,894	289	784	501	16	47	201	32	25
Median sales price (2006 \$ thousands)									
2006 Q2	380	412	412	405	280	242	400	180	150
2006 Q1	365	428	421	356	200	235	340	175	213
2005	380	411	416	390	256	271	359	156	123
2001-2004	271	282	318	265	154	170	271	101	92
1996-2000	146	158	157	149	143	121	131	53	54
Percent change, median real sales price									
2006 Q1 - 2006 Q2	4.1	-3.7	-2.1	13.8	39.9	3.0	17.5	2.9	-29.4
2005 Q2 - 2006 Q2	7.2	6.9	5.5	12.7	18.5	-15.7	11.0	21.3	26.5
2001 Q2 - 2006 Q2 (annualized)	14.4	14.8	13.3	16.7	2.7	11.3	20.7	31.8	13.6
1996 Q2 - 2006 Q2 (annualized)	11.4	11.1	13.1	10.7	9.3	7.4	11.8	8.7	10.4
Percent units sold, owner occupants									
2006 Q2	58.6	57.0	51.3	74.3	35.3	51.4	74.7	40.9	61.3
2006 Q1	67.6	67.2	64.2	92.6	76.5	58.1	67.9	38.7	45.5
<b>Housing Units in Section 8 Multifamily Projects</b>									
Current active units (as of 7/1/06)	11,108	2,141	1,111	58	54	1,800	1,595	1,183	3,166
Upcoming expiring (Jul 2006 - Jun 2007)	5,194	976	353	40	0	805	1,271	849	900
Renewals (Jul 2005 - Jun 2006)	3,718	609	480	58	0	452	467	388	1,264
Expirations (Jul 2005 - Jun 2006)	265	0	102	0	0	0	36	45	82

Sources: D.C. Real Property and HUD Section 8 databases tabulated by NeighborhoodInfo DC.

quarter and 2.5 times the average of 736 listings per month for 2005. The number of listings per sale was 5.7 for the third quarter of 2006, up from 5.3 listings per sale in the second quarter and much higher than the 2.1 listings per sale in 2005.

Further evidence of a market slowdown is provided by the increasing time spent on the market for both single-family and multifamily ownership units. In the third quarter of 2006, 38 percent of housing units sold were on the market for 60 days or more; 21 percent for 90 days or more; and 12 percent for 120 days or more. All of these percentages are higher than those recorded in the second quarter of 2006, and much higher than in 2005.

**Single-family home prices continued to accelerate in Ward 2, with the median price surpassing \$1 million. Wards 7 and 8 also showed very rapid price growth over the year.**

The Fall 2006 *Housing Monitor* noted that in the first quarter of 2006, the median single-family home price in Ward 2 surpassed that of Ward 3 for the first time since 2001 (figure 2 and table 1). In the second quarter, home prices in Ward 2 continued to rise dramatically. The median price of a single-family home in Ward 2 grew to \$1,038,000 in the second quarter of 2006, while the median price in Ward 3 rose to \$900,000. Although prices were up in both wards from the first quarter, over the past year real prices increased in Ward 2 but decreased in Ward 3. Real prices

grew 18.5 percent in Ward 2 between the second quarters of 2005 and 2006 but declined 1.5 percent in Ward 3 over the same period.

Price growth in most other wards was slow or moderate. In Ward 1, the median price of a single-family home in the second quarter of 2006 was \$525,000, up 2.4 percent from the second quarter of 2005. Prices in Ward 6 mirrored those in Ward 1, with a second-quarter median of \$505,000 but a decrease of 1.5 percent over the year. Prices in Wards 4 and 5 exhibited moderate growth. The median single-family home price in Ward 4 rose to \$450,000 in the second quarter, up 9.5 percent in real terms since the second quarter of 2005. The second-quarter median price in Ward 5 was \$377,000 in 2006, up 5.6 percent since 2005.

Wards 7 and 8, which have the lowest median prices in the city, experienced very strong real price growth over the past year. The median price of a single-family home in Ward 7 reached \$250,000 in the second quarter of 2006, while the median price in Ward 8 was \$235,000. Between the second quarters of 2005 and 2006, real single-family home prices grew a robust 28.1 percent in Ward 7 and 27.1 percent in Ward 8, highest among all eight wards.

Condominium prices also experienced more than 20 percent real growth in Wards 7 and 8, the highest among all eight wards, between the second quarters of 2005 and 2006. The highest rate of increase over the year was in Ward 8, at 26.5 percent, followed by Ward 7, at 21.3 percent, and Ward 4, at 18.5 percent.<sup>2</sup>

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<sup>2</sup> Note, however, that condominium sales volumes were particularly light in Wards 4 and 8, which registered only 17 and 31 sales, respectively, in the second quarter.

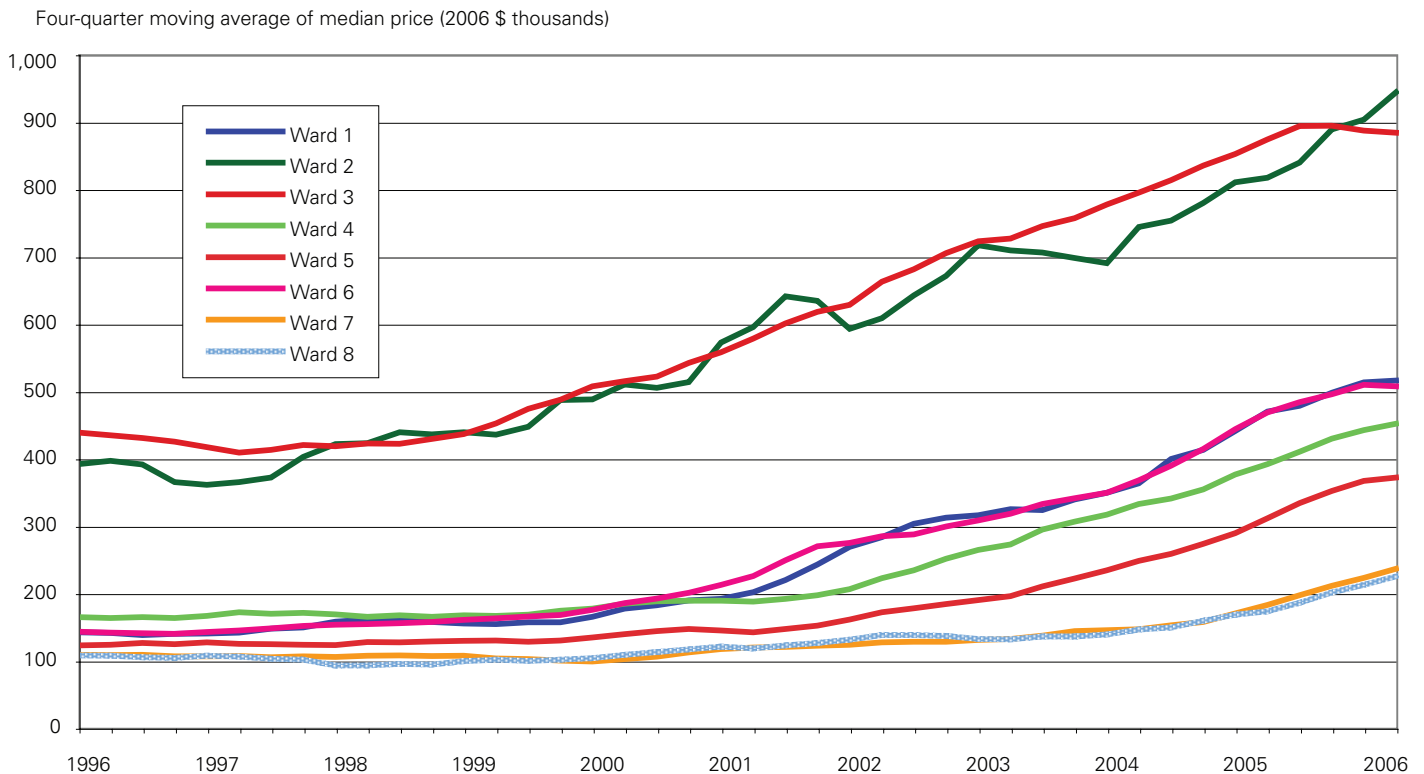
**Table 2: Real Estate Listing Trends by Housing Type, Washington, D.C., 1997 - 2006 Q3**

	Single-Family Homes		Condo/Coop Units		Pct. All Housing Sales by Days on the Market		
	Listings/Month	Listings/Sale	Listings/Month	Listings/Sale	60+ Days	90+ Days	120+ Days
<b>Year</b>							
2006 Q3	1,569	4.7	1,827	5.7	38.0	21.0	12.0
2006 Q2	1,464	3.9	1,783	5.3	29.0	19.0	11.0
2006 Q1	1,102	3.9	1,318	5.5	32.0	19.0	9.6
2005	774	1.8	736	2.1	16.0	9.4	6.2
2001-2004	843	1.9	438	1.6	18.0	12.0	8.3
1997-2000	1,679	4.4	783	4.0	n/a	n/a	n/a

Source: Metropolitan Regional Information Systems, Inc., data tabulated by NeighborhoodInfo DC. (Data used with permission.)

Notes: Listings are current active listings from monthly reports. n/a = Data not available for these years.

**Figure 2. Single-Family Home Price Trends by Ward, 1996 - 2006 Q2 (Quarterly), Washington, D.C.**



Source: D.C. real property sales data tabulated by NeighborhoodInfo DC.



# Housing Stock

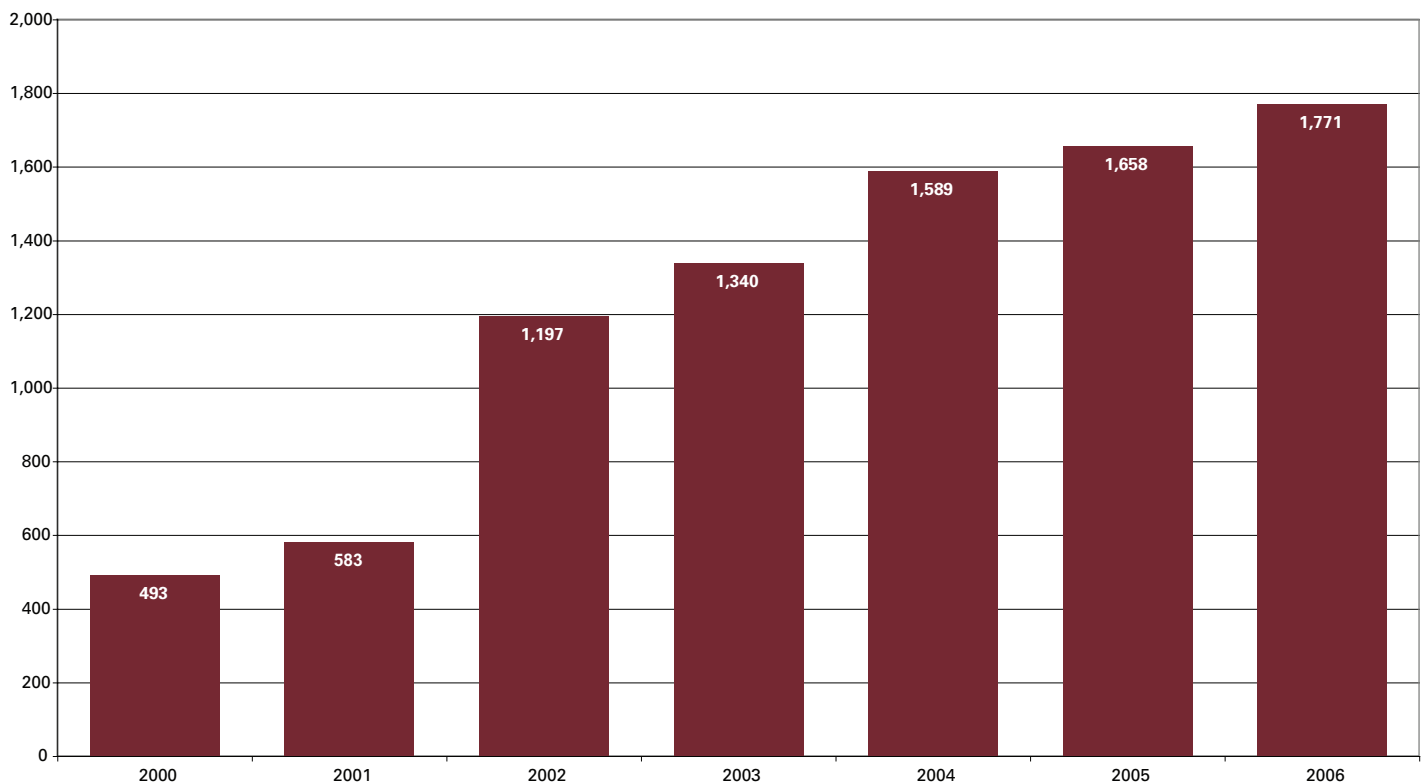
## Rate of homebuilding is still on track to set a new high in 2006.

Housing producers have responded to this decade's increased housing demand with an exceptional level of homebuilding activity. Figure 3 shows the number of new, privately owned housing units authorized by building permits in the District of Columbia for single-family homes and multifamily housing units (rental, condominium, and cooperative apartments) for the first three quarters of 2000 through 2006. As noted in the Spring 2006 *Housing Monitor*, construction of new multifamily housing accelerated greatly between the late 1990s and 2005, and the 2,860 total housing units

authorized during the full year of 2005 represent the greatest volume of housing construction in the city since 1966.

Data through the first three quarters of 2006 indicate that, although the rate of new building may be slowing, new permits remain on track to surpass the 2005 total. In the first nine months of 2006, permits for 1,771 new units were issued, up 6.8 percent over the same period in 2005. Almost all of these 2006 permits have been for multifamily housing (1,706 units). Although permits are ahead of the 2005 pace through the first three quarters, an additional 1,090 new permits would have to be issued in the fourth quarter to surpass the total number for 2005.

**Figure 3. New, Privately-Owned Housing Units Authorized by Permit, January through September, 2000 – 2006, Washington, D.C.**



Source: U.S. Census Bureau Building Permits Survey data tabulated by NeighborhoodInfo DC.



# Affordable Housing Update

## *Thousands of federally assisted housing units continue to be at risk.*

As of July 1, 2006, the District of Columbia had 11,108 active housing units subsidized under Section 8 and other federal multifamily programs (table 1).<sup>3</sup> Contracts for almost half of these units (5,194 units) are set to expire between July 2006 and June 2007, putting the units at risk of being lost from the city's affordable housing stock. If past experience is a guide, however, many of these units will have their rental assistance contracts renewed — although for shorter terms. During the previous 12 months (July 2005 to June 2006), 3,718 assisted units were renewed, more than half of them (2,217 units) for terms of one to two years. Only three contracts with a total of 376 units were renewed for terms of 10 years or more.

The largest numbers of active subsidized units are located in Ward 8 (3,166 units) and Ward 1 (2,141 units). Of the 5,194 units set to expire between July 2006 and

June 2007, the largest numbers are in Ward 6 (1,271 units), Ward 1 (976 units), and Ward 8 (900 units).

As of July 1, 2006, 265 units in seven contracts had expiration dates between July 2005 and June 2006, which would put them in expired status. It is possible that renewals for some of these contracts have not yet been entered into the HUD database on which this information is based, and so their status may change in future *Housing Monitor* reports.<sup>4</sup>

Units with an expired contract status were located in Wards 2, 6, 7, and 8. Ward 2 had the largest number of expired units (102), followed by Ward 8 (82 units), Ward 7 (45 units), and Ward 6 (36 units). In some cases, buildings that opt out of the Section 8 program may be kept affordable under another subsidy program, or existing tenants may be able to purchase the building to maintain affordability. In future issues, we hope to track these affordable housing preservation activities more closely.

## Special Section: Who Owns the Neighborhood?

For the special section of this quarter's *District of Columbia Housing Monitor*, we examined the ownership patterns of real property in the city's wards and neighborhoods. Who owns property in a neighborhood has important consequences for the types of development that can be pursued in that community. Neighborhoods with larger shares of property under local control, such as owner-occupied housing, may be more likely to see development that reflects the interests of the people who live in the community.

We analyzed data from the most recent version of the city's real property database, the same source of information we use to track sales of single-family homes and condominiums. These data are current as of September 2006 and contain information on 182,449 real property parcels, including property being used for residential and commercial purposes, as well as vacant land.<sup>5</sup> A real property parcel generally comprises a single plot of land

and any structures built upon it, such as a single-family home or an apartment building. For condominiums, each apartment unit is registered as an individual parcel; for cooperatives and rental properties, however, an entire building with all of its units is recorded as a single parcel. In addition to the location (address) of the property parcel and the type of use, the database includes the land area of the parcel; the name and mailing address (for property tax purposes) of the owner; and the tax status of the property (taxable or tax-exempt).

We developed a basic classification of owner types based on the names listed in the real property database. The owner type categories are shown in table 3. The first main category is *owner-occupied housing*, which includes all residential single-family and multifamily (condominium and cooperative) housing where the owner lives in the property. For single-family and condominium housing, owner-occupied units are those where the owner's address

<sup>3</sup> The number of active units reported will vary from quarter to quarter because of updating delays in the HUD database upon which these figures are based, as well as other revisions to project information made by HUD in this file.

<sup>4</sup> Only one contract for 36 units had an expiration date in the most recent quarter, April through June 2006, which would be the most likely to have its status changed in a future update.

<sup>5</sup> The use classifications are based on the actual reported use of the property, not on the zoning category of the parcel.

is the same as the unit, or where the owner is receiving the District of Columbia's homestead exemption. Because the database contains only a single record for a cooperative apartment building, we do not have individual owner addresses for cooperative units. Consequently, we assumed that all cooperative properties are owner-occupied.

*Other individuals* are persons who own residential property but do not fall into the owner-occupied category. The *government* category includes properties owned by the federal government, the District of Columbia, and quasi-public entities. Quasi-public entities include the National Capital Revitalization Corporation, the National Capital Planning Commission, the Washington Metropolitan Area Transit Authority, and the Board of Governors of the Federal Reserve System.

The next set of owners is for-profit and nonprofit corporations, companies, partnerships, and associations. These are subdivided into three further groups. Community development corporations/organizations are nonprofit entities that specialize in community development, which usually includes housing development. This includes entities such as Manna, Inc., the East of the River Community Development Corporation, the Marshall Heights Community Development Organization, Inc., and So Others Might Eat. Using the tax status of the property, we have classified the remaining entities as those which are nontaxable (i.e., those that are likely to be nonprofits) and taxable (i.e., for-profit entities).

The last set of owners includes religious or faith-based organizations (mostly churches); private universities, colleges, and schools (including religious schools); and foreign governments (largely embassies).

This classification provides the basis for our *Who owns the neighborhood?* analysis. We recognize that there is a great deal of additional analysis that could be done using this information, and we hope to explore those themes further in future *Housing Monitors* or in separate research briefs.

### **Most residential property in the District of Columbia is owned by individual owner-occupants (homeowners), particularly owners of single-family homes.**

Table 3 and figure 4 show how the ownership of real property in the city is divided up among the categories of owners. Of the 182,449 registered real property parcels, 148,611 (81 percent) are residential property; the remaining 33,838 parcels (19 percent) are for nonresidential uses, which includes commercial buildings, garages, and vacant land. Because of the prevalence of townhouses in the District, the average size of a residential plot is relatively small. Therefore total residential land area is much smaller than nonresidential area, despite the larger number of residential parcels. Real property in the District comprises 28,196 acres, of which 10,557 acres (37 percent) are residential and 17,638 acres (63 percent) are nonresidential.

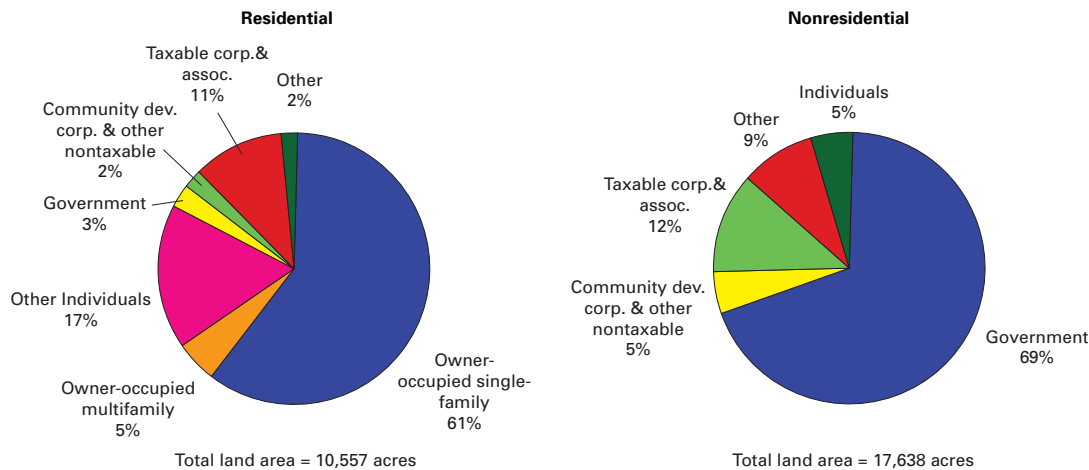
**Table 3: Real Property Ownership by Owner Type, Washington, D.C., September 2006**

	Parcels			Acres		
	Total	Residential	Nonresid.	Total	Residential	Nonresid.
<b>Total for all owners</b>	182,449	148,611	33,838	28,195.5	10,557.2	17,638.2
<i>Owner-occupied</i>	104,510	104,510	n/a	7,057.7	7,057.7	n/a
Single-family	79,236	79,236	n/a	6,488.3	6,488.3	n/a
Multifamily	25,274	25,274	n/a	569.4	569.4	n/a
<i>Other individuals</i>	51,526	33,717	17,809	2,725.2	1,763.2	961.9
<i>Government</i>	5,905	947	4,958	12,404.3	293.1	12,111.2
Federal	2,908	211	2,697	10,395.4	73.7	10,321.8
D.C.	2,588	733	1,855	1,828.8	218.7	1,610.2
Quasi-public	409	3	406	180.0	0.8	179.2
<i>For profit/nonprofit</i>	17,559	8,614	8,945	4,252.3	1,283.8	2,968.6
Community development corp.	236	46	190	30.1	5.4	24.7
Other nontaxable	1,706	1,088	618	1,047.5	168.9	878.6
Taxable	15,617	7,480	8,137	3,174.7	1,109.4	2,065.3
<i>Other</i>	2,949	823	2,126	1,756.0	159.4	1,596.6
Faith-based	1,811	488	1,323	718.7	48.4	670.3
Private universities, schools	605	174	431	818.9	11.2	807.7
Foreign governments	533	161	372	218.4	99.8	118.7

Sources: D.C. Real Property database tabulated by NeighborhoodInfo DC.

Notes: n/a = Not applicable.

**Figure 4. Ownership of Residential and Nonresidential Parcels by Land Area, September 2006, Washington, D.C.**



Source: D.C. real property data tabulated by NeighborhoodInfo DC.

Individual owners control most of the District's residential property. Owner-occupants own 104,510 parcels of residential property covering 7,058 acres, about 67 percent of the total residential land area. Single-family homes represent the largest share of owner-occupied housing, comprising 6,488 acres (61 percent of residential land area). Multifamily owner-occupied housing, which takes up less land per housing unit, is only 569 acres (5 percent of residential land area).

The next largest owners of residential property are *other individuals*. This category includes persons who own second homes as well as individual housing investors. Such persons own 33,717 residential parcels covering 1,763 acres, 17 percent of the city's total residential land area.

Community development corporations and other nontaxable organizations own a relatively small share of residential property in the city, with only 174 acres, less than one-sixth of the land owned by taxable entities (1,109 acres). Government-owned housing is likewise a very small share of total residential property in the city. The federal and District governments own only 292 acres (3 percent of residential land area). Most of this is owned by the District of Columbia and includes public housing operated by the D.C. Housing Authority. Since much government-owned housing is in multifamily properties, however, the number of housing units owned by the federal and District governments is proportionally larger than indicated by the total land area.

Taxable corporations, partnerships, and associations own 11 percent of total residential land in the District, 94 percent of which (947 acres) is multifamily rental housing. These entities dominate the rental property market, with

42 percent of the city's total land area for rental housing. Of the rental property owned by corporations, partnerships, and associations, a little over half (53 percent) is owned by entities with tax addresses in the District of Columbia, while the remaining 47 percent is owned by those based outside the city.

***The largest shares of owner-occupied residential land are in Wards 3, 4, and 5, with two neighborhood clusters in Ward 4 having more than 90 percent owner-occupied land.***

Ward 4 has the highest share of residential land area owned by individual homeowners. Of the 2,258 acres of residential property in the ward, 83 percent are owned by persons who live in their own homes (table 4).<sup>6</sup> The share in Ward 3 is slightly lower than in Ward 4. Of the 2,276 acres of residential land in Ward 3, 81 percent are owner-occupied. Ward 5 is the third highest on this measure, with 72 percent of residential property being owner-occupied. In all three wards, almost all of the owner-occupied residential land consists of single-family homes.

Needless to say, most of the neighborhood clusters in these wards have similarly high levels of owner-occupied residential property. Two clusters in Ward 4, cluster 10 (Hawthorne/Barnaby Woods) and cluster 16 (Colonial Village/Shepherd Park), have the highest shares of owner-occupied residential property, at 91 and 92 percent, respectively (table 4 and map 1). Cluster 11 (Friendship Heights/AU Park) in Ward 3 comes in third, with 89 percent.

<sup>6</sup> Ward and cluster land area excludes parcels in designated "noncluster" areas, which include the National Mall, Rock Creek Park, Soldiers Home, the National Arboretum, Anacostia Naval Station, Bolling Air Force Base, and Fort Dupont Park. The ward totals are approximations based on aggregations of clusters and do not correspond to official ward boundaries.

Ward 8 has the lowest share of owner-occupied residential land, with only 31 percent of its 1,027 acres belonging to owner-occupants. The second-lowest share is found in Ward 6, with 57 percent. Cluster 36 (Woodland/Ft. Stanton) in Ward 8 has the smallest share of owner-occupied residential land among all neighborhood clusters, 24 percent.

No other category of owner owns a majority of residential property in the city's wards. Other individuals (i.e., individual investors and second homeowners) own 28 percent of residential land in Wards 2 and 6 and 25 percent in Ward 1. The highest share within a neighborhood cluster, however, is in Ward 5, where 41 percent of residential land in cluster 23 (Ivy City/Arboretum) is owned by other individuals, followed by 36 percent in cluster 6 (Dupont Circle/Connecticut Av./K St.) in Ward 2 and 35 percent in cluster 28 (Historic Anacostia) in Ward 8.

### *Government ownership of residential land is highest in Wards 6, 7, and 8, while ownership by nontaxable organizations is highest in Wards 2 and 7.*

The federal government, the District of Columbia, and quasi-government organizations together own 8.6 percent of residential land in Ward 8, the highest share among all wards. About three-quarters of this land is owned by the District; most of the rest belongs to the federal government. The second-highest share among wards is 6.4 percent in Ward 6, followed by 6.2 percent in Ward 7. Wards 3 and 4 have negligible shares of government-owned housing (about 0.1 percent each).

Cluster 27 (Near Southeast/Navy Yard) in Ward 6 has the largest proportion (45 percent) of government-owned

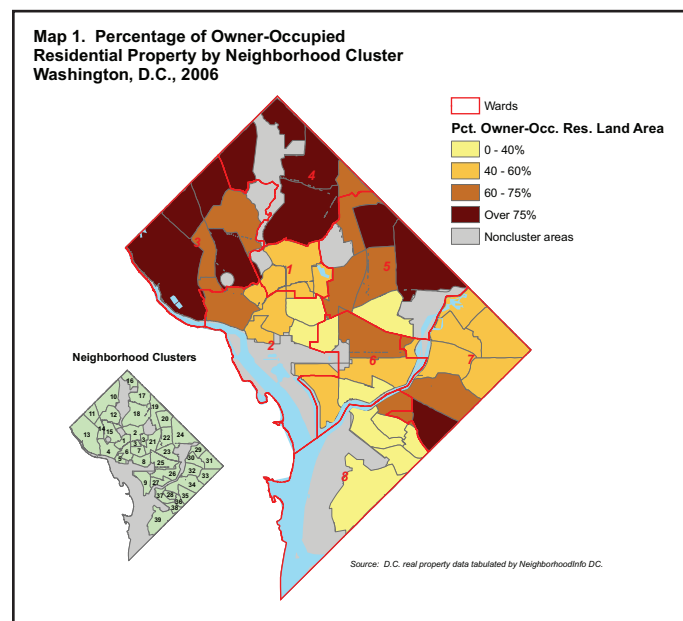
residential land among all neighborhood clusters, totaling about 16 acres. Almost all of this land is owned by the District, and much of it is likely related to the redevelopment plans for the Southeast Waterfront. In Ward 8, cluster 37 (Sheridan/Barry Farm) has 24 percent government-owned residential land, while the third-highest share is in cluster 29 (Eastland Gardens/Kenilworth) in Ward 7, with 20 percent.

Nontaxable land held by corporations and organizations (most likely nonprofits) accounts for no more than 5 percent of residential land in any of the eight wards. Taxable land held by corporations and organizations, however, is a much larger share of residential land in wards. Such owners own more than one-third (37 percent) of all residential land in Ward 8, the largest share among the wards. The second-highest share is less than half this amount, 15 percent in Ward 1.

Other owners (religious organizations, schools, and foreign governments) generally make up a small share of residential land ownership in the city's wards. The one notable exception is in Ward 3, where 4.2 percent of residential land (95 acres) is owned by other entities. This is almost entirely land owned by foreign governments, primarily residences for foreign embassies.

### *The federal government controls a majority of nonresidential land by area in the District of Columbia, while individuals own the largest number of parcels.*

Of the 33,838 nonresidential parcels in the city, 17,809 are owned by individual owners. This is the largest number of parcels and represents more than half (53 percent) of the





nonresidential parcels overall. The largest share of parcels owned by individuals, 7,706 parcels, consists of garages or parking spaces. Another 5,178 parcels owned by this group are vacant, unimproved land. Nonetheless, by total land area, the nonresidential holdings of individuals are quite small — only 962 acres, or 5.5 percent of the city's total nonresidential land area.

For-profit and nonprofit entities likewise hold large numbers of nonresidential parcels, but a relatively smaller share of nonresidential land area. For-profit and nonprofit corporations, companies, partnerships, and associations own 8,945 nonresidential parcels (26 percent of all nonresidential parcels). The vast majority of these, 8,137 parcels, are owned by taxable entities. The total nonresidential parcels owned by for-profit and nonprofit entities, however, account for 2,956 acres, just 17 percent of nonresidential land area.

Among other owners of nonresidential property, the largest are churches and other religious organizations. Faith-based entities account for 1,323 nonresidential parcels, or 3.9 percent, and a very similar share by land area — 670 acres, or 3.8 percent.

By far, however, the federal government owns the largest share of nonresidential property by land area. The federal government owns 10,322 acres of nonresidential property in the District, 59 percent of the city's nonresidential land. While most of this land, 7,393 acres, is government office buildings and other facilities, 2,926 additional acres are vacant, unimproved land, including Rock Creek Park and the National Arboretum.<sup>7</sup>

The District of Columbia owns 1,610 acres of nonresidential land, only 9.1 percent of the total nonresidential land area. Again, most of the city's holdings, 1,113 acres, include office buildings and other structures, but another 473 acres are vacant, unimproved land.

***The federal government and the District of Columbia own more than half of all nonresidential land in Wards 3, 6, 7, and 8. Nontaxable organizations own more than one-fifth of nonresidential land in Ward 5.***

As noted above, the federal and District governments are the major owners of nonresidential land in the District of Columbia. This is true even when we exclude important areas of federal land, about 7,107 acres identified as “noncluster areas” on map 1. (Noncluster areas are

those not in neighborhood clusters defined by the D.C. Office of Planning.) The government (including quasi-public organizations) owns 69 percent of all nonresidential land when noncluster areas are included; it owns 49 percent of all nonresidential land when noncluster areas are excluded.

The largest share of publicly owned land is in Ward 8, where 67 percent of nonresidential land (excluding noncluster areas) belongs to a governmental entity (table 4). More than half (51 percent) of nonresidential land in Ward 8 is owned by the federal government; another 16 percent is owned by the District. The next-highest shares of publicly owned land are in Ward 7 (64 percent), Ward 3 (57 percent), and Ward 6 (54 percent). In all three wards, this is primarily federally owned land. The ward with the smallest share of publicly owned land is Ward 2, where only 29 percent of nonresidential land belongs to the government.

By neighborhood cluster, the largest share of publicly owned nonresidential land is in cluster 29 (Eastland Gardens/Kenilworth) in Ward 7, where 87 percent of all nonresidential land is owned by the government (85 percent by the federal government). The next-largest shares are in cluster 38 (Douglas/Shipleigh Terrace) in Ward 8, where 81 percent of nonresidential land is government-owned, and cluster 34 (Twining/Fairlawn) in Ward 7 (80 percent).

As with residential property, nontaxable land owned by corporations and organizations is generally a small share of total nonresidential land. The exception is Ward 5, where more than one fifth (22 percent) of nonresidential land is in this ownership category. The next-highest share is only 8.3 percent in Ward 2. Within Ward 5, nontaxable entities own 47 percent of the nonresidential land in cluster 20 (N. Michigan Park/Michigan Park) and 32 percent of the nontaxable land in cluster 22 (Brookland/Brentwood).

The largest share of land ownership by taxable corporations and associations is in Ward 2, with 34 percent. Second highest is Ward 5, with 22 percent. Within Ward 2, taxable entities own almost two-thirds (64 percent) of nonresidential land in cluster 6 (Dupont Circle/Connecticut Av./K St.).

Finally, as with residential land, the largest share of nonresidential land owned by other owners is found in Ward 3 (22 percent). The largest share (13 percent) is land owned by universities, colleges, and schools. Another 6 percent is owned by religious organizations, and the remaining 3 percent is foreign-owned, primarily by embassies.

<sup>7</sup> The government owns an additional 2.9 acres of non-residential property with other uses, such as garages and vacant land with structures.

Table 4. Real Property Ownership by Owner Type, Ward, and Neighborhood Cluster, Washington, D.C., September 2006

	Total acres	Residential Pct. by owner type						Other
		All owners	Owner occ.	Other indiv.	Govern- ment	Non- taxable	Taxable	
<b>Washington, D.C. Total</b>	<b>10,557.2</b>	<b>100.0</b>	<b>66.9</b>	<b>16.7</b>	<b>2.8</b>	<b>1.7</b>	<b>10.5</b>	<b>1.5</b>
<b>Ward 1</b>	<b>640.4</b>	<b>100.0</b>	<b>53.8</b>	<b>24.8</b>	<b>3.0</b>	<b>2.5</b>	<b>14.9</b>	<b>1.1</b>
1 Kalorama Hts./Adams Morgan	167.8	100.0	56.1	19.8	0.6	1.4	18.7	3.3
2 Columbia Hts./Mt. Pleasant	384.8	100.0	53.8	25.7	3.3	2.5	14.7	0.1
3 Howard Univ./Le Droit Pk.	87.8	100.0	49.1	30.3	6.1	4.7	8.3	1.4
<b>Ward 2</b>	<b>580.9</b>	<b>100.0</b>	<b>51.4</b>	<b>27.8</b>	<b>1.2</b>	<b>4.3</b>	<b>13.0</b>	<b>2.3</b>
4 Georgetown/Burleith	275.5	100.0	63.1	26.2	0.0	2.0	7.2	1.6
5 West End/Foggy Bottom	42.7	100.0	50.8	17.5	1.2	1.2	25.7	3.5
6 Dupont Circle/Conn. Av./K St.	84.4	100.0	43.5	36.4	-	0.5	18.8	0.8
7 Shaw/Logan Circle	137.6	100.0	39.9	33.1	1.5	4.9	15.5	5.0
8 Downtown/Chinatown	40.7	100.0	27.5	13.2	10.5	29.3	19.2	0.4
<b>Ward 3</b>	<b>2,276.3</b>	<b>100.0</b>	<b>80.7</b>	<b>10.1</b>	<b>0.1</b>	<b>0.1</b>	<b>4.8</b>	<b>4.2</b>
11 Friendship Hts./AU Pk.	444.3	100.0	88.9	9.3	-	0.1	0.9	0.8
12 N. Cleveland Pk./Forest Hills	471.6	100.0	70.3	9.9	0.2	0.0	8.0	11.5
13 Spring Valley/Palisades	849.6	100.0	85.5	9.1	0.2	0.1	2.2	2.9
14 Cathedral Hts./McLean Gardens	161.7	100.0	64.3	19.0	0.0	0.0	15.9	0.8
15 Cleveland Pk./Woodley Pk.	349.1	100.0	79.9	9.9	-	0.3	6.7	3.2
<b>Ward 4</b>	<b>2,257.8</b>	<b>100.0</b>	<b>82.5</b>	<b>11.3</b>	<b>0.1</b>	<b>0.5</b>	<b>4.9</b>	<b>0.8</b>
10 Hawthorne/Barnaby Woods	547.7	100.0	91.2	5.8	0.2	0.1	1.7	1.1
16 Colonial Village/Shepherd Pk.	284.3	100.0	91.6	6.4	-	0.1	1.0	0.9
17 Takoma/Brightwood	448.7	100.0	79.2	12.3	0.0	0.1	7.6	0.7
18 Brightwood Pk./Crestwood	729.0	100.0	78.4	15.5	0.1	0.7	4.6	0.7
19 Lamond Riggs/Queens Chapel	248.1	100.0	70.6	15.0	-	1.9	12.3	0.2
<b>Ward 5</b>	<b>1,318.4</b>	<b>100.0</b>	<b>71.6</b>	<b>18.1</b>	<b>1.5</b>	<b>1.0</b>	<b>7.2</b>	<b>0.5</b>
20 N. Michigan Pk./Michigan Pk.	256.9	100.0	87.0	11.6	-	0.4	0.7	0.3
21 Edgewood/Bloomingdale	222.9	100.0	60.0	26.5	1.2	2.6	9.3	0.3
22 Brookland/Brentwood	249.6	100.0	74.8	12.4	2.4	1.1	8.7	0.6
23 Ivy City/Arboretum	174.7	100.0	37.3	41.4	5.6	1.6	13.7	0.3
24 Woodridge/Fort Lincoln	414.3	100.0	80.9	11.1	0.4	0.2	6.5	0.8
<b>Ward 6</b>	<b>718.9</b>	<b>100.0</b>	<b>56.7</b>	<b>28.4</b>	<b>6.4</b>	<b>0.7</b>	<b>6.8</b>	<b>0.9</b>
9 SW Employment Area/Waterfront	135.8	100.0	51.2	15.5	15.8	-	17.6	0.0
25 Union Station/Stanton Pk.	331.3	100.0	60.0	32.5	0.3	0.8	4.7	1.7
26 Capitol Hill/Lincoln Pk.	212.9	100.0	59.7	33.1	2.9	0.1	3.7	0.4
27 Near Southeast/Navy Yard	38.9	100.0	31.6	13.5	45.2	5.6	3.9	0.2
<b>Ward 7</b>	<b>1,702.7</b>	<b>100.0</b>	<b>61.0</b>	<b>17.6</b>	<b>6.2</b>	<b>4.6</b>	<b>10.3</b>	<b>0.4</b>
29 Eastland Gardens/Kenilworth	67.1	100.0	59.3	9.1	19.9	0.6	10.6	0.5
30 Mayfair/Hillbrook	128.8	100.0	42.0	16.5	1.6	34.8	4.7	0.4
31 Deanwood/Burrville	322.1	100.0	59.8	21.2	10.7	0.3	7.7	0.3
32 River Terrace/Benning	229.2	100.0	42.6	19.7	7.7	0.7	29.2	0.2
33 Capitol View/Marshall Hts.	328.7	100.0	57.7	17.7	10.8	4.6	8.9	0.3
34 Twining/Fairlawn	362.0	100.0	71.3	18.0	0.1	0.7	8.9	0.9
35 Fairfax Village/Naylor Gardens	264.8	100.0	77.7	13.5	0.6	4.5	3.5	0.1
<b>Ward 8</b>	<b>1,027.1</b>	<b>100.0</b>	<b>30.7</b>	<b>20.8</b>	<b>8.6</b>	<b>2.3</b>	<b>37.0</b>	<b>0.6</b>
28 Historic Anacostia	86.8	100.0	39.7	35.4	3.5	1.1	19.0	1.3
36 Woodland/Fort Stanton	117.8	100.0	23.8	22.0	12.0	0.6	40.0	1.6
37 Sheridan/Barry Farm	127.5	100.0	29.5	15.7	23.7	0.7	28.7	1.6
38 Douglas/Shipley Terrace	137.1	100.0	25.6	10.8	5.3	1.4	56.9	-
39 Congress Hts./Bellevue	557.9	100.0	32.2	21.8	6.1	3.4	36.2	0.3
<b>Noncluster area</b>	<b>34.7</b>	<b>100.0</b>	<b>33.2</b>	<b>5.0</b>	<b>6.6</b>	<b>0.2</b>	<b>54.0</b>	<b>0.9</b>

	Total acres	Nonresidential Pct. by owner type					
		All owners	Individ- uals	Govern- ment	Non- taxable	Taxable	Other
<b>Washington, D.C. Total</b>	<b>17,638.2</b>	<b>100.0</b>	<b>5.5</b>	<b>68.7</b>	<b>5.1</b>	<b>11.7</b>	<b>9.1</b>
<b>Ward 1</b>	<b>433.0</b>	<b>100.0</b>	<b>10.5</b>	<b>31.7</b>	<b>5.3</b>	<b>16.7</b>	<b>35.8</b>
1 Kalorama Hts./Adams Morgan	97.2	100.0	13.8	24.7	5.2	23.0	33.2
2 Columbia Hts./Mt. Pleasant	171.1	100.0	12.3	42.7	7.2	19.3	18.5
3 Howard Univ./Le Droit Pk.	164.7	100.0	6.6	24.4	3.4	10.2	55.3
<b>Ward 2</b>	<b>1,186.0</b>	<b>100.0</b>	<b>15.7</b>	<b>28.9</b>	<b>8.3</b>	<b>33.6</b>	<b>13.5</b>
4 Georgetown/Burleith	437.4	100.0	27.1	28.6	12.0	18.3	14.0
5 West End/Foggy Bottom	98.3	100.0	8.7	11.6	7.9	29.8	42.0
6 Dupont Circle/Conn. Av./K St.	193.6	100.0	10.7	10.9	7.8	63.7	6.9
7 Shaw/Logan Circle	126.7	100.0	17.2	34.7	7.9	28.4	11.8
8 Downtown/Chinatown	330.1	100.0	5.1	42.7	4.1	39.2	8.9
<b>Ward 3</b>	<b>1,810.7</b>	<b>100.0</b>	<b>7.3</b>	<b>57.1</b>	<b>3.4</b>	<b>9.9</b>	<b>22.4</b>
11 Friendship Hts./AU Pk.	211.5	100.0	12.6	50.0	3.8	16.7	16.9
12 N. Cleveland Pk./Forest Hills	237.2	100.0	7.3	52.4	13.0	5.3	22.1
13 Spring Valley/Palisades	934.6	100.0	4.2	70.5	0.9	5.2	19.2
14 Cathedral Hts./McLean Gardens	138.7	100.0	7.1	58.6	0.1	20.1	14.0
15 Cleveland Pk./Woodley Pk.	288.7	100.0	13.4	22.0	4.5	18.8	41.2
<b>Ward 4</b>	<b>1,218.2</b>	<b>100.0</b>	<b>8.9</b>	<b>44.0</b>	<b>6.5</b>	<b>12.2</b>	<b>28.4</b>
10 Hawthorne/Barnaby Woods	157.3	100.0	7.4	34.2	26.8	9.1	22.5
16 Colonial Village/Shepherd Pk.	52.0	100.0	18.7	48.3	0.8	8.8	23.4
17 Takoma/Brightwood	237.1	100.0	13.1	59.1	2.2	19.3	6.3
18 Brightwood Pk./Crestwood	309.3	100.0	12.1	41.1	1.9	9.0	36.0
19 Lamond Riggs/Queens Chapel	462.5	100.0	4.0	41.0	5.6	12.1	37.3
<b>Ward 5</b>	<b>1,963.8</b>	<b>100.0</b>	<b>7.8</b>	<b>36.5</b>	<b>22.3</b>	<b>22.2</b>	<b>11.1</b>
20 N. Michigan Pk./Michigan Pk.	304.2	100.0	2.8	22.0	47.3	12.7	15.2
21 Edgewood/Bloomingdale	361.6	100.0	4.6	25.2	21.2	19.5	29.5
22 Brookland/Brentwood	354.5	100.0	8.5	29.8	31.9	26.4	3.4
23 Ivy City/Arboretum	400.5	100.0	8.5	51.4	19.5	17.5	3.1
24 Woodridge/Fort Lincoln	542.9	100.0	11.7	45.7	4.8	30.2	7.6
<b>Ward 6</b>	<b>1,117.1</b>	<b>100.0</b>	<b>6.4</b>	<b>53.8</b>	<b>3.7</b>	<b>29.4</b>	<b>6.7</b>
9 SW Employment Area/Waterfront	329.0	100.0	6.2	47.2	2.8	41.5	2.3
25 Union Station/Stanton Pk.	285.2	100.0	8.8	37.7	9.6	37.7	6.2
26 Capitol Hill/Lincoln Pk.	315.0	100.0	5.8	72.4	1.5	5.5	14.9
27 Near Southeast/Navy Yard	187.9	100.0	3.9	58.5	0.1	35.8	1.7
<b>Ward 7</b>	<b>1,788.2</b>	<b>100.0</b>	<b>10.4</b>	<b>63.7</b>	<b>3.1</b>	<b>17.8</b>	<b>5.0</b>
29 Eastland Gardens/Kenilworth	277.4	100.0	2.9	86.9	1.8	6.8	1.6
30 Mayfair/Hillbrook	313.0	100.0	5.5	55.9	0.1	37.1	1.4
31 Deanwood/Burrville	267.0	100.0	20.9	48.8	1.8	12.2	16.4
32 River Terrace/Benning	202.1	100.0	3.9	55.9	1.6	36.9	1.7
33 Capitol View/Marshall Hts.	155.6	100.0	20.3	45.1	19.4	5.6	9.5
34 Twining/Fairlawn	393.2	100.0	7.1	79.9	1.1	8.2	3.8
35 Fairfax Village/Naylor Gardens	179.9	100.0	20.9	53.4	3.9	19.6	2.2
<b>Ward 8</b>	<b>1,013.7</b>	<b>100.0</b>	<b>6.9</b>	<b>67.4</b>	<b>3.5</b>	<b>15.3</b>	<b>6.9</b>
28 Historic Anacostia	149.5	100.0	9.8	61.2	1.1	16.1	11.7
36 Woodland/Fort Stanton	88.7	100.0	8.2	63.4	0.9	15.6	11.9
37 Sheridan/Barry Farm	240.7	100.0	8.9	70.1	0.6	14.3	6.1
38 Douglas/Shipleigh Terrace	99.2	100.0	5.8	80.6	-	9.7	3.8
39 Congress Hts./Bellevue	435.6	100.0	4.9	65.8	7.2	16.7	5.5
<b>Noncluster area</b>	<b>7,107.4</b>	<b>100.0</b>	<b>0.1</b>	<b>97.4</b>	<b>1.0</b>	<b>0.4</b>	<b>1.1</b>

Sources: D.C. Real Property database tabulated by NeighborhoodInfo DC.

Notes: Ward totals are aggregations of neighborhood clusters.



For More Information:

Electronic versions of current and past editions of the *District of Columbia Housing Monitor* and more detailed data tables are available online at [www.NeighborhoodInfoDC.org](http://www.NeighborhoodInfoDC.org).

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