

Studies on Halfway Houses

Policy Brief: Do Halfway Houses and Community Corrections Facilities Cause Property Values to Decrease?

MYTH: Opening a community based facility in my neighborhood will decrease the value of my home.

FACT: Housing values on streets with halfway houses and community based facilities around the District have continued to increase significantly over the past five years.

"My quality of life has plummeted. My property value has suffered. I can't sell my property as long as I have people on assisted housing living next door... I will get rid of those people."-A DC-area resident speculates on the impact of having a drug and community based treatment facility next door, The Washington Post, April 20, 1996.

Summary

Some DC residents fear that their housing values will decrease if a halfway house or other kind of community based facility opens that provides rehabilitative services to troubled populations. However, as housing value trends show, actual sale prices have continued to rise in neighborhoods within the District where these facilities operate.

In order to determine the impact the presence of these facilities have on the resale values of homes, D.C. Prisoners' Legal Services commissioned The George Washington University, Center for Excellence in Municipal Management and the Center on Juvenile and Criminal Justice to undertake a study of housing values over the past five years (from December 1, 1997 through March 7, 2002). This brief analyzes and summarizes property values and resale trends for street addresses within a six to eight block radius of halfway houses and community based facilities in Northeast, Northwest and Southeast.

Main Findings

The housing value data reveal three important findings:

- All of the neighborhoods with halfway houses and community based facilities experienced an increase in housing values for single family homes between 1997 and 2002, both on the street and within the zip code where the facilities are located over the past five years. This finding was true in neighborhoods in Northwest, Northeast and Southeast. In some neighborhoods studied, the houses directly around facilities had greater growth than those in the zip code as a whole. In other neighborhoods, houses directly around facilities experienced less of a growth in value than in the neighborhood as a whole.
- Even homes that sold within a one-block radius of the facility experienced an increase in housing values over the past five years. Some homes within a couple of blocks of a facility actually doubled in value, or rose as much as \$100,000.
- Community based facilities have not contributed to a decrease in housing values in the neighborhoods where numerous facilities are located over the past five years.

Methodology

The data on housing sale prices for single family homes in the District was retrieved from "Property Views," a data system used by realtors in the D.C.-metro region to track housing resale prices by street address, street name, ward, or zip code. Researchers surveyed home sales between December 1, 1997 and March 7, 2002 for single-family homes within a multi-block radius for the exact street where the facility is located for each of the facilities. Subsequently, all homes within the zip code where the facility is located were queried to determine whether the trends in housing values are consistent for streets with these facilities in comparison to all home sales within that zip code.

First, all home sales within a six to eight block radius from the facility are listed in chronological order for the particular street where the facility is located.

Second, average sale prices by year were calculated for each year from 1997 to 2002, or 2001 if there were no home sales in 2001. Some streets did not have any home sales in a given year. The significant findings from the existing housing data are discussed.

Then, all home resales (homes that have sold more than once over the past five years) were separated out. This allows

researchers to look at the sale prices of the same property over time.

Subsequently, to determine whether the trend in housing values is consistent with that of the zip code where the facility is located, houses which sold within the zip code where the facility is located were randomly selected and averaged using the Property Views system.

Following are the street addresses of 7 halfway houses and 2 community based facilities, which serve provide services to DC residents and the trends in property values over the past five years.

Data Limitations

The data received from Property Views system lists the amenities, such as number of bedrooms and bathrooms for each of the properties, therefore it is not possible to account for the numerous reasons why a property's value may increase, such as a home renovation, a commercial or retail development opening nearby, or a new metro stop opening in the neighborhood. Second, prices were not controlled for amenities such as the number of bedrooms and bathrooms, whether the property has a garage, or square footage. However, averaging all of the values for the home sales included in the samples should provide a reasonable explanation of housing value trends. It should also be cautioned that there were few home sales in most of the neighborhoods over the last five years to use in this study. Last, home values were not controlled for inflation or interest rates.

Dupont Circle Neighborhood

1.) Homes located between the 1400 and 1900 blocks of 16th Street, NW 20009 were queried. The Green Door is located at 1623 16th Street, NW. This facility provides residential treatment to mentally ill adults.			
Block of 16th Street, NW	Amenities	Date Sold	Sale price
*1900 block	3 bedrooms/2 baths	September 1997	\$239,000
*1900 block	3 bedrooms/2 baths	April 1998	\$262,500
1800 block	3 bedroom/3 baths	May 1997	\$340,000
1900 block	3 bedrooms/1 1.5 baths	July 1997	\$271,000
1500 block	3 bedrooms/4 baths	August 1998	\$511,000
1500 block	3 bedrooms/4 baths	July 1999	\$560,500
1800 block	5 bedrooms/4 baths	August 1999	\$466,000
1900 block	4 bedrooms/2 baths	October 1999	\$290,000
1400 block	5 bedrooms/2 1.5 baths	July 2001	\$2,050,000
1900 block	4 bedrooms/4 baths	December 2001	\$1,050,000
*=Home Resold			

On the 1900 block of this 16th Street, NW, three blocks away from The Green Door, a three-bedroom/two bath home sold for \$239,000 in September 1997. It resold in April 1998 for \$262,000, an increase of 10% in just seven months.

Between the 1400 and 1900 block of 16th Street, NW, the average housing prices were as follows:
Average sale price in 1997=\$283,333
Average sale price in 1998=\$386,750
Average sale price in 1999=\$438,833
No sales in 2000
Average sale price in 2001=\$1,550,000
No sales in 2002

Two homes within three blocks of the facility sold for over \$1 million and over \$2 million respectively in 2002. The average increase in price of the homes sold between 1997 and 2001 is about 447%.

2.) Homes located between the 1500 and 2200 blocks of 19th street were queried. The Trudie Wallace House is located

on this street at 1816 19th Street, NW 20009. This is an adult residential rehabilitative facility that houses male ex-offenders returning to the community from secure confinement.

Block of 19th Street, NW	Amenities	Date Sold	Sale Price
*1600 block	5 bedrooms/4 baths	March 1997	\$359,000
*1600 block	5 bedrooms/4 baths	March 1998	\$496,000
*1800 block	5 bedrooms/5.5 baths	March 1997	\$565,000
*1800 block	5 bedrooms/5.5 baths	January 1999	\$880,000
*1800 block	6 bedrooms/4 baths	November 1997	\$630,000
*1800 block	6 bedrooms/4 baths	November 2001	\$963,100
1700 block	5 bedrooms/5 baths	April 1997	\$538,000
1600 block	1 bedrooms/2 baths	April 1998	\$397,000
1600 block	3 bedrooms/3 baths	January 1998	\$699,000
1900 block	5 bedrooms/3.5 baths	April 1999	\$730,000
1600 block	2 bedroom/2 baths	June 2000	\$540,000
1600 block	5 bedrooms/4 baths	May 2001	\$695,000
*=Home Resold			

On the 1600 block of 19th Street, NW, three blocks away from The Trudie Wallace House, a five-bedroom/four bath home sold for \$359,900 in March 1997. It resold in August 2001, for \$496,000. A five bedroom/five and a half bath home on the 1800 block, just a half-block away sold for \$565,000 in March 1997 and resold for \$880,000 in January 1999. Another home on the 1800 block, just one block away sold for \$630,000 in November 1996 and resold for \$963,100 in November 2001.

Between the 1600 and 1900 blocks of 16th Street, NW, the average housing prices were as follows:
Average sale price in 1997=\$523,000
Average sale price in 1998=\$531,000
Average sale price in 1999=\$805,000
Average sale price in 2000=\$540,000 (only one home sold on this block in 2000)
Average sale price in 2001=\$829,000

Overall average growth in value for single family homes on this street, as indicated by home sales between March 1997 and November 2001, is 59%.

20009 Zip code

A random sample of all of the homes was selected between December 1997 and March 2002. The values were averaged to determine the average increase between the years. In the 20009 zip code where the facility operates, the average prices for single family homes were as follows:
Average sale price in 1997=\$360,000
Average sale price in 1998=\$391,000
Average sale price in 1999=\$454,000
Average sale price in 2000=480,000
Average sale price in 2001=\$750,000
Average sale price in 2002=\$789,000 (only looks at Jan-beg. March, 2002)

Overall growth for all single family homes in the 20009 zip code as indicated by sales between December 1997 and February 2002 is 119%. The greatest change is attributed to the average change in values between 2000 and 2001 of \$270,000 for a

single-family home.

Capitol Hill Neighborhood

3.) Homes located between the 400 and 1000 blocks of 14th Street, NE were queried. Extended House is located at 810 14th Street, NE. This is a halfway house serving adult male offenders.			
Block of 14th Street, NE	Amenities	Date Sold	Sale Price
*600 block	3 bedroom/1 bath	November 1997	\$43,000
*600 block	3 bedroom/1 bath	December 2000	\$80,000
*600 block	3 bedroom/1 bath	April 1999	\$83,000
*600 block	3 bedroom/1 bath	March 2000	\$144,000
500 block	3 bedrooms/1.5 baths	April 1997	\$95,000
500 block	3 bedrooms/1.5 baths	September 1998	\$125,000
500 block	3 bedrooms/1.5 baths	March 1999	\$133,900
500 block	3 bedrooms/2.5 baths	July 1999	\$170,000
500 block	5 bedrooms/3.5 baths	July 1999	\$172,000
500 block	2 bedrooms/1.5 baths	October 1999	\$126,000
600 block	3 bedrooms/2 baths	December 1999	\$65,000
500 block	3 bedrooms/1.5 baths	February 2000	\$140,000
500 block	2 bedrooms/1.5 baths	February 2000	\$123,600
600 block	3 bedrooms/1.5 baths	September 2000	\$67,000
500 block	5 bedrooms/3.5 baths	December 2000	\$175,000
400 block	3 bedroom/1.5 baths	July 2001	\$166,000
600 block	3 bedrooms/2 baths	February 2002	\$200,000
* = Home Resold			

On the 600 block of 14th Street, NE, two blocks away from the facility, a three bedroom/1 bath home sold for \$43,000 in November 1997. It resold in December 2000, for \$80,000—almost double the price of three years ago. Another three bedroom/1 bath home on the same block, just two blocks away from the facility, sold for \$83,000 in 1999, and resold for \$144,000 in March 2000, less than one year later.

Between the 400 and 1000 blocks of 16th Street, NW, the average housing prices were as follows:
Average sale price in 1997=\$69,000
Average sale price in 1998=\$125,000 (just one home sold on this block in 1998)
Average sale price in 1999=\$125,000
Average sale price in 2000=\$122,000
Average sale price in 2001=\$166,000 (just one home sold on this block in 2000)
Average sale price in 2002=\$200,000 (just one home had sold as of March 7, 2002 on this block)

Overall average growth in value for three to five bedroom single family homes as indicated by home sales between April 1997 and February 2002 is 190%. This change is attributed to the change in housing values on this street from an average of \$69,000 in 1997 to an average of \$200,000 in 2002.

4.) Homes located between the 1000 and 1800 blocks of G Street, NE 20003 were queried. Fairview Adult Rehabilitative Center is located at 1430 G Street, NE. 20003 This is a halfway house serving adult female offenders.			
Block of G Street, NE	Amenities	Date Sold	Sale Price

*1000 block	5 bedrooms/2.5 baths	May 2001	\$125,000
*1000 block	5 bedrooms/2.5 baths	June 2001	\$173,500
*1000 block	3 bedrooms/1.5 baths	April 1999	\$170,000
*1000 block	3 bedrooms/1.5 baths	September 2001	\$180,000
*1200 block	3 bedrooms/1.5 baths	May 1997	\$59,900
*1200 block	3 bedrooms/1.5 baths	November 1997	\$130,000
*1400 block	3 bedrooms/2 baths	September 1997	\$99,900
*1400 block	3 bedrooms/2 baths	January 2001	\$158,900
*=Home Resold			

On the 1000 block of G Street, NE, two blocks away from the facility, a five bedroom/2.5 bath home sold for \$125,000 in May 2001 and resold just one month later for \$173,500. Another home on the 1200 block of G Street sold for \$59,900 in May 1997, and resold in November of the same year for \$130,000. Lastly, a three bedroom/2 bath home on the 1400 block of G street, NE sold for \$99,900 in September 1997, and resold for \$158,600 in January 2001.

Between the 1000 and 1800 blocks of G Street, NE, the average resale prices were as follows:
Average sale price in 1997=\$97,000
No homes sold on this block in 1998
Average sale price in 1999=\$170,000 (just one home sold on this block in 1999)
No homes sold on this block in 2000
Average sale price in 2001=\$160,000
No homes sold on this block in January-March 2002

Overall average growth in value for three to five bedroom single family homes as indicated by home sales between May 1997 and June 2001 is 65%. This change is attributed to the change in housing values on this street from an average of \$97,000 in 1997 to an average of \$160,000 in 2001.

5.) Homes located between the 900 and 1500 blocks of Pennsylvania Avenue, SE 20002 were queried. Our Place, DC is located at 1236 Pennsylvania Avenue, SE. Our Place, DC is a non-residential settlement house for District women who are incarcerated and returning to the community from prison and jail and their families.

Block of Penn Ave, SE	Amenities	Date Sold	Sale Price
*1300 block	3 bedroom/1.5 baths	November 1997	\$43,500
*1300 block	3 bedrooms/1.5 baths	January 2001	\$179,500
*1500 block	3 bedrooms/3.5 baths	September 1998	\$115,000
*1500 block	3 bedrooms/3.5 baths	March 2001	\$150,000
1500 block	2 bedrooms/1.5 baths	November 1997	\$111,000
1500 block	3 bedrooms/3.5 baths	March 1998	\$105,000
1500 block	3 bedrooms/2.5 baths	April 1998	\$101,000
1000 block	7 bedrooms/3.5 baths	July 1998	\$275,000
1000 block	7 bedrooms/3 baths	May 1999	\$390,000
1300 block	3 bedrooms/2 baths	May 1999	\$137,000
1500 block	3 bedrooms/1 bath	October 1999	\$49,000
1500 block	3 bedrooms/3.5 baths	March 2000	\$172,000
1300 block	1 bedroom/3 baths	July 2000	\$52,000
1000 block	2 bedrooms/1 bath	August 2000	\$125,000
1400 block	3 bedrooms/2.5 baths	January 2001	\$140,000

1500 block	3 bedrooms/1 bath	May 2001	\$85,000
900 block	5 bedrooms/1.5 baths	July 2001	\$495,000
1500 block	3 bedrooms/3.5 baths	August 2001	\$161,000
*=Home Resold			

On the 1300 block of Pennsylvania Avenue, SE, one-half block away from the facility, a three bedroom/1.5 bath home sold for \$43,500 in November 1997 and resold in January 2001 for \$179,500. Another home on the 1500 block of Pennsylvania Avenue, SE sold for \$115,000 in September 1998, and resold in March 2001 for \$150,000.

Between the 900 and the 1500 blocks of Pennsylvania Avenue, SE, the average sale prices were as follows:
Average sale price in 1997=\$78,000
Average sale price in 1998=\$149,000
Average sale price in 1999=\$192,000
Average sale price in 2000=\$116,000
Average sale price in 2001=\$202,000

Overall average growth in value for three to five bedroom single family homes as indicated by home sales between May 1997 and June 2001 is about 159%. This change is attributed to the change in housing values on this street from an average of \$78,000 in 1997 to an average of \$202,000 in 2001.

20002 and 20003 zip code

A random sample of all of the homes was selected between December 1997 and March 2002. The values were averaged to determine the average increase between the years. In the 20002 and 20003 zip codes where the facility operates, the average prices for single family homes were as follows:
Average sale price in 1997=\$168,000
Average sale price in 1998=\$186,000
Average sale price in 1999=\$209,000
Average sale price in 2000=\$280,000
Average sale price in 2001=\$309,000
Average sale price in 2002=\$535,000 (For homes sold between January and February 2002)

Overall growth for all single family homes in the 20002 and 20003 zip codes as indicated by sales between December 1997 and February 2002 is 218%. Excluding the homes sold in the first two months of 2002, the prices increased over \$235,000 from 1997 to 2001.

Logan Circle/Shaw Neighborhood

6.) Homes located between the 1200 and 1800 blocks of 8th Street, NW 20005 and the 900 and 1400 blocks of 9th Street, NW 20005 were queried. Efforts X Convicts is located at 1514 8th Street, NW and EFFECTS is located at 1329 9th Street, NW. Both facilities are residential rehabilitative facilities that house ex-offenders in a halfway house setting.			
Block of 8th Street, NW	Amenities	Date Sold	Sale Price
*1300 block	4 bedroom/2.5 baths	January 2001	\$255,000
*1300 block	4 bedrooms/2.5 baths	September 2001	\$318,000
1500 block	4 bedroms/2.5 baths	August 1997	\$132,000
1500 block	3 bedrooms/3.5 baths	November 1997	\$145,000
1300 block	1 bedroom/1bath	January 1998	\$57,500
1500 block	3 bedrooms/1.5 baths	March 1998	\$237,000

1500 block	3 bedrooms/2 baths	February 1999	\$124,500
1600 block	3 bedrooms/1 bath	March 1999	\$119,000
1600 block	4 bedrooms/2 baths	August 1999	\$109,000
1600 block	3 bedrooms/2.5 baths	October 2000	\$177,500
1500 block	6 bedrooms/2 baths	October 2000	\$135,000
1500 block	3 bedrooms/1.5 baths	June 2001	\$112,000
Block of 9th Street, NW			
1500 block	6 bedrooms/4 baths	September 1997	\$216,000
1500 block	4 bedrooms/1 bath	February 2000	\$60,000
1400 block	2 bedrooms/2.5 baths	February 2001	\$151,000
1300 block	4 bedrooms/2.5 baths	May 2001	\$251,000
*=Home Resold			

On the 1300 block of 8th Street, NW, two blocks away from the Efforts X Convicts facility, a 4 bedroom/2.5 bath home sold for \$255,000 in January 2001 and resold in September of the same year for \$318,000. * These two streets were combined since they are in the same neighborhood within three blocks from each other.

Between the 1200 and the 1800 blocks of 8th Street, the average resale prices were as follows:
Average sale price in 1997=\$164,000
Average sale price in 1998=\$147,000
Average sale price in 1999=\$117,000
Average sale price in 2000=\$124,000
Average sale price in 2001=\$234,000

Property values on these two streets, decreased between 1998 and 1999, then began to increase in 2000. In 2001, the average property value had increased by 43% from the 1997 average. It is difficult to assess the reason why values decreased then peaked in 2001. It could be that the houses sold were in poor condition, or that the neighborhood had not yet become desirable.

20005 zip code

A random sample of all of the homes sold in the 20005 zip code was selected between March 1997 and February 2002. The values were averaged to determine the average increase between the years. In the 20005 zip code where the facilities operate, the average prices for single family homes were as follows:
Average sale price in 1997=\$176,500
Average sale price in 1998=\$152,500
Average sale price in 1999=\$163,000
Average sale price in 2000=\$235,000
Average sale price in 2001=\$285,000
No sales in 2002.

Sale prices for the 20005 zip code had a similar trend with values dipping between 1998-2000 below the value in 1997. Overall growth for all single family homes in the 20005 zip code as indicated by sales between March 1997 and February 2002 is about \$108,000. The average percentage increase for single family homes was 61%. The prices increased over \$230,000 from 1997 to 2001.

7.) Homes located between the 2000 block and 4000 block of 16th Street, NW 20010 and the 1600 block and 2000 block of Park road, NW 20010 were queried. Community Care is located at 3301 16th Street, NW and Shaw II is located at 1740 Park Road, NW. Both facilities are residential rehabilitative facilities that house returning ex-offenders in a halfway house setting. Both homes are located in the Mt. Pleasant neighborhood within a few blocks of each other.

Block of 16th Street, NW	Amenities	Date Sold	Sale Price
*3500 block	4 bedrooms/2 baths	March 1999	\$224,000
*3500 block	4 bedrooms/2 baths	August 2001	\$369,000
3300 block	6 bedroom/3 baths	May 1997	\$130,000
3300 block	4 bedroom/4.5 baths	July 1997	\$275,000
3500 block	4 bedroom/2.5 baths	December 1997	\$180,000
3500 block	3 bedrooms/2.5 baths	November 1998	\$195,000
3500 block	3 bedrooms/2.5 baths	December 1999	\$250,000
3100 block	8 bedrooms/6 baths	May 2000	\$450,000
3100 block	3 bedrooms/2.5 baths	September 2000	\$269,000
3100 block	3 bedrooms/2.5 baths	April 2001	\$369,000
3500 block	4 bedrooms/2 baths	February 2002	\$310,000
Block of Park Road, NW			
*1900 block	3 bedrooms/1.5 baths	June 1997	\$210,000
*1900 block	3 bedrooms/1.5 baths	July 2001	\$346,500
1800 block	5 bedrooms/3 baths	April 1997	\$235,000
1800 block	4 bedrooms/2.5 baths	October 1997	\$230,000
1900 block	4 bedrooms/2 baths	July 1998	\$229,500
1900 block	5 bedrooms/3 baths	July 1998	\$229,500
1700 block	7 bedrooms/3 baths	April 1999	\$277,000
1700 block	5 bedrooms/3 baths	July 1999	\$341,000
1700 block	5 bedrooms/3 baths	November 1999	\$279,000
1900 block	3 bedrooms/1.5 baths	November 1999	\$260,000
1700 block	4 bedrooms/3.5 baths	December 1999	\$359,000
1600 block	3 bedrooms/1.5 baths	April 2000	\$275,000
1700 block	5 bedroom/ 3.5 baths	April 2000	\$429,000
1600 block	3 bedrooms/1.5 baths	October 2000	\$265,000
1700 block	3 bedrooms/1.5 baths	November 2000	\$475,000
1800 block	4 bedrooms/2.5 baths	January 2001	\$300,000
1700 block	6 bedrooms/3.5 baths	May 2001	\$415,000
1800 block	5 bedrooms/4 baths	May 2001	\$494,000
1900 block	5 bedrooms/3 baths	May 2001	\$370,000
1800 block	4 bedrooms/3.5 baths	June 2001	\$860,000
1900 block	3 bedrooms/1.5 baths	July 2001	\$346,500
1900 block	5 bedrooms/3 baths	August 2001	\$370,000
1700 block	5 bedrooms/2.5 baths	January 2002	\$480,000
1700 block	6 bedrooms/2 baths	February 2002	\$725,000
*=Home Resold			

On the 3500 block of 16th Street, NW, a four bedroom/two bath house sold for \$224,00 in March of 1997, and resold for \$369,000 in August 2001. On the 1900 block of Park Road, a block and a half block away from the Shaw II, a three-bedroom/1.5 bath home sold for \$210,000 in June 1997. It resold in July 2001 for \$364,500.

Between the 2000 and 4000 blocks of 16th Street, NW and the 1600 block and 2000 block of Park road the average housing prices were as follows:
Average sale price in 1997=\$210,000

Average sale price in 1998=\$237,000
Average sale price in 1999=\$284,000
Average sale price in 2000=\$361,000
Average sale price in 2001=\$424,000
Average sale price in 2002=\$505,000 (average only includes January and February of 2002)

Overall average growth in value for single family homes as indicated by home sales between May 1997 and February 2002 is about 140%. The overall change in value between 1997 and 2002 is \$295,000.

A random sample of all of the homes was selected between December 1997 and March 2002. The values were averaged to determine the average increase between the years. In the 20010 zip code where the facility operates, the average prices for single family homes were as follows:
Average sale price in 1997=\$221,000
Average sale price in 1998=\$212,000
Average sale price in 1999=\$308,000
Average sale price in 2000=\$351,000
Average sale price in 2001=\$347,000
Average sale price in 2002=\$442,000 (only looks at Jan-Feb. 2002)

Overall growth for all single family homes doubled in the 20010 ZIP CODE as indicated by sales between February 1997 and January 2002.

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Policy Brief: Do Community Rehabilitation Facilities Increase Crime in their Neighborhood?

MYTH: Opening a community based facility or halfway house in my neighborhood will cause there to be more crime in my neighborhood.

FACT: The numbers of crimes in the areas where community based facilities and halfway houses operate do not differ from the numbers of crimes around areas that people would assume there is less crime.

"...according to city and community leaders, juvenile halfway house residents engaged in verbal and physical assaults, neighborhood break-ins, public drinking and trespassing on neighborhood properties." -A Washington Post editorial against the citing of an adult residential facility in Adams Morgan, February 17th, 2002.

Summary

The latest crime reports available from the Metropolitan Police Department (MPD) show that there is relatively little serious crime around community based facilities and halfway houses. Between 1997 and 2001, reported crime in the areas surrounding community based facilities and halfway houses remained fairly constant, and crime has declined around these institutions about

as much as it has around places that may not normally be considered high crime areas.

Main Findings

- The number of crimes committed has not changed significantly over the past five years in neighborhoods that house community based facilities and halfway houses. The numbers of overall crimes in neighborhoods with community based facilities and halfway houses are actually quite low over the past five years.
- Crime trends in neighborhoods with community based facilities and halfway houses are similar to those in neighborhoods with services that people would not normally associate with crime.

Methodology

The researchers requested that the MPD Central Crime Analysis Unit provide all reported crime for occurring within 1,000-foot radius of some randomly selected address of community based facilities and halfway houses. Crime reports are not available from MPD in this format for most addresses and for most crimes prior to 1997. Part I Crimes are those crimes considered most serious by law enforcement, and include homicide, sex abuse, robbery, assault with a deadly weapon, burglary, theft, theft from an automobile, stolen automobile and arson.

In the following brief, the tables show all reported Part I crimes by location that occurred within 1,000-feet of a community based facility or halfway house, and other selected sites, including businesses, grocery stores, libraries, and schools. These community institutions were selected to determine the similarities or differences in crime trends around these establishments as opposed to trends around community based facilities and halfway houses in the District, and to give citizens a context for measuring the perceived crime risk of having a community corrections site in their midst.

Data Limitations

This brief did not control for the numerous reasons why crime may have increased or decreased over the period. Homes within neighborhoods may have been renovated, businesses may have opened, or closed, or policing strategies may have altered over the years. It is reasonable to assume that the number of crimes will be higher in locations that are located in residential neighborhoods, away from a main road, where it is easier for crime to go unnoticed. Secondly, as data before 1997 was unavailable from MPD, we can only examine crimes committed over a five-year period although many of the facilities included in this brief have been operating in communities for at least 30 years. Therefore, we are only able to definitively show that despite the presence of community facilities, crime trends are similar to those in neighborhoods with other services that people would not normally associate with crime.

Findings:

Change in Crime by Year, Neighborhood and Institution Total number of Part I Crimes: By Area of the City and Percent Change Between 1997 and 2001			
Northeast, D.C.			
	1997	2001	% Change
Efforts	86	81	-6%
Extended House	287	216	-24.7%
Catholic University	102	98	-4%
The Washington Times	27	33	+22%
Northwest, D.C.			
Trudie Wallace House	391	285	-27%
Shaw II	435	351	-19%
Community Care	505	289	-43%
Efect	412	287	-30%
Woodley Park Metro	124	86	-31%
MLK Library	629	586	-7%
Fresh Fields-P Street	515	446	-14%
Southeast, D.C. Our Place*	240	222	-8%

Hope Village	172	127	-26%
Eastern Market	274	210	-23%
Capitol Hill Day School	106	110	+4%
Source: Analysis of Data from the Metropolitan Police Department Central Crime Analysis Unit (2002).			
*Our Place, DC is not a residential program. It is a non-residential settlement house for DC women who are incarcerated and returning to the community and their families.			

Findings from Northeast

Overall, there was a greater decrease in Part I crimes between 1997 and 2001 for areas surrounding community facilities than there was for areas surrounding The Washington Times Headquarters (consisting mostly of a parking lot, highway and adjacent parks) and Catholic University. While the number of crimes at The Washington Times was quite small, there were more crimes reported around Catholic University than Efforts, and adult residential outpatient facility.

Findings from Northwest

Overall, there was a greater decrease in Part I crimes between 1997 and 2001 for areas surrounding all of the community facilities than there was for the MLK Library and Fresh Fields. In 1997 and 2001, there were also more Part I crimes reported within 1000 feet of Fresh Fields and the MLK Library than there were for any of the community rehabilitation facilities in Northwest. The Woodley Park Metro experienced a similar decrease in crime as did Effects facility on 9th Street, an area that is more frequently associated with crime.

Findings from Southeast

Crime dropped in the area surrounding one non-residential facility and one halfway house and Eastern Market, and notably, there was about the same amount of crime reported around the market in 2001 as there was around a large halfway house for men and a small non-residential settlement house for women. The area surrounding Capitol Hill Day School, an exclusive private school in the District, experienced an increase in crime, whereas the halfway house and the community based facility included in this study experienced a more significant decrease in the number of Part I crimes committed between 1997 and 2001.

Detailed Reports for Each Location Northeast D.C.

EFFORTS 1600 block of Rhode Island, NE Adult Residential/Outpatient Facility					
Year/Type of Crime	1997	1998	1999	2000	2001
Homicide	0	0	0	0	0
Sex Abuse	0	0	1	0	0
Robbery	8	6	6	8	6
Assault with a Deadly Weapon	9	5	6	9	6
Burglary	11	11	9	19	19
Theft	23	14	6	10	19
Theft from Auto	23	25	25	17	17
Stolen Auto	12	13	9	26	14
Arson	0	0	0	0	0

Between 1998 and 1999, reports of robbery, Assault with a Deadly Weapon, and thefts of property and automobiles declined or remained constant. Reports of homicide, sex abuse, and arson are virtually nonexistent around this facility, while burglary increased from 11 reports in 1997 to 19 reports in 2001.

Extended House 800 block of 14th Street, NE Adult Rehabilitative Facility					
Year/Type of Crime	1997	1998	1999	2000	2001
Homicide	2	2	0	0	0

Sex Abuse	2	3	2	2	1
Robbery	47	26	25	32	33
Assault with a Deadly Weapon	39	41	26	41	35
Burglary	43	52	26	23	37
Theft	42	45	33	27	35
Theft from Auto	72	62	42	36	32
Stolen Auto	40	36	30	37	32
Arson	0	0	0	0	0

All crimes reported to the police within 1,000-foot radius of this facility decreased between 1997 and 2001. Theft from an auto had the most significant decrease from 72 reports in 1997, to 43 reports in 2001, a decrease of 40 percent over 5 years.

Catholic University 600 block of Michigan Ave, NE					
Year/Type of Crime	1997	1998	1999	2000	2001
Homicide	0	0	0	0	0
Sex Abuse	0	0	0	0	0
Robbery	17	10	11	9	10
Assault with a Deadly Weapon	0	2	1	0	1
Burglary	22	7	2	7	8
Theft	22	25	32	10	28
Theft from Auto	28	30	18	10	38
Stolen Auto	13	8	19	15	13
Arson	0	0	0	0	0

The number of thefts and thefts from an auto reported to the police increased about 32 percent within 1,000-foot radius of Catholic University from 1997 to 2001. Reports of burglary decreased by 64 percent over the same period. Overall, crime trends are similar to those of the trends around community facilities, with the average number of some crimes increasing, with others remaining stagnant or decreasing over time.

The Washington Times 2800 block of New York Ave, NE					
Year/Type of Crime	1997	1998	1999	2000	2001
Homicide	0	0	0	0	0
Sex Abuse	0	0	1	0	0
Robbery	4	0	8	1	3
Assault with a Deadly Weapon	2	4	4	1	2
Burglary	2	12	4	4	3
Theft	8	8	6	4	9
Theft from Auto	7	7	17	12	13
Stolen Auto	4	8	4	7	3
Arson	0	0	0	0	0

In the area surrounding the Washington Times, theft from an auto increased by 46 percent between 1998 and 1999 to 2001. Overall, crimes reported to the police have remained fairly constant over the past five years. Northwest, D.C. Main Finding: Crimes reported to the police within 1,000 feet of community residential facilities showed an overall decrease over the five year period. Crimes of property, such as burglary, robbery, and thefts showed the greatest decrease during this time.

Trudie Wallace House 1800 block of 19th Street, NW Adult Rehabilitative Facility					
Year/Type of Crime	1997	1998	1999	2000	2001

Homicide	0	0	0	0	0
Sex Abuse	0	0	0	3	0
Robbery	38	31	30	37	29
Assault with a Deadly Weapon	9	6	4	6	3
Burglary	62	64	42	36	61
Theft	98	85	92	61	80
Theft from Auto	140	139	75	99	101
Stolen Auto	44	35	27	31	11
Arson	0	0	0	0	0

In the area surrounding the Trudie Wallace House, the number of reported crimes has declined significantly for all crimes over the past five years. Notably, cumulative reports for thefts, thefts from an automobile, and stolen automobiles have declined by 41 percent between 1997 and 2001.

Shaw II 1700 block of Park Road, NW Adult Rehabilitative Facility					
Year/Type of Crime	1997	1998	1999	2000	2001
Homicide	1	1	0	0	1
Sex Abuse	1	3	3	3	3
Robbery	52	41	45	27	29
Assault with a Deadly Weapon	43	25	26	32	22
Burglary	94	64	39	32	55
Theft	31	45	28	42	40
Theft from Auto	152	133	107	97	140
Stolen Auto	61	38	57	46	61
Arson	0	0	0	0	0

Although the number of thefts increased between 1997 and 2001, all other crimes within 1,000 feet of the facility decreased or remained the same. Significantly, there is a 41 percent decrease in the number of burglaries between 1997 and 2001, and a 44 percent decrease in the number of robberies in this neighborhood.

Community Care 3300 block of 16th Street, NW Adult Rehabilitative Facility					
Year/Type of Crime	1997	1998	1999	2000	2001
Homicide	2	3	0	2	1
Sex Abuse	3	5	5	2	4
Robbery	66	43	54	49	49
Assault with a Deadly Weapon	62	55	54	60	35
Burglary	108	79	66	50	54
Theft	38	50	34	38	35
Theft from Auto	164	126	86	93	77
Stolen Auto	62	42	70	44	34
Arson	0	1	1	0	0

Similar to Shaw II, which resides in the same neighborhood as Community Care, all crime have decreased significantly over the past five years, except for Sex Abuse which has remained fairly constant. Most notable, burglary decreased by 50 percent and theft from an automobile decreased by 53 percent between 1997 and 2001.

Efforts from Ex-Convicts (EFFECT) 1300 block of 9th Street, NW Adult Rehabilitative Facility					
Year/Type of Crime	1997	1998	1999	2000	2001

Homicide	3	6	5	2	0
Sex Abuse	3	0	2	2	4
Robbery	55	72	43	51	52
Assault with a Deadly Weapon	59	42	33	27	36
Burglary	68	49	20	28	41
Theft	45	32	21	33	42
Theft from Auto	118	126	38	68	76
Stolen Auto	59	45	37	32	35
Arson	2	0	1	1	1

All crimes within 1,000 feet of this facility had a significant decrease over the five-year period. Notably, theft from an automobile decreased by 46 percent between 1997 and 2001.

Woodley Park Metro Station Calvert and Cathedral St, NW					
Year/Type of Crime	1997	1998	1999	2000	2001
Homicide	0	0	0	0	0
Sex Abuse	0	0	0	0	1
Robbery	10	9	8	4	12
Assault with a Deadly Weapon	4	5	3	2	6
Burglary	17	11	13	9	8
Theft	49	40	40	38	30
Theft from Auto	35	23	20	23	22
Stolen Auto	9	6	9	7	7
Arson	0	0	0	0	0

The numbers of crimes are quite low in this residential neighborhood. Notably, there was a slight increase in the number of robberies and Assault with a Deadly Weapon, with a decrease in thefts and burglaries over the five-year period.

Martin Luther King Library 90 block of G Street, NW					
Year/Type of Crime	1997	1998	1999	2000	2001
Homicide	0	0	0	0	0
Sex Abuse	1	0	4	1	4
Robbery	92	70	52	73	72
Assault with a Deadly Weapon	42	46	29	39	38
Burglary	18	41	36	39	36
Theft	160	136	174	193	173
Theft from Auto	272	240	211	235	220
Stolen Auto	43	85	33	38	43
Arson	1	0	0	0	0

The number of thefts and burglaries increased 11 and 20 percent respectively between 1997 and 2001, with the number of robberies and thefts from automobiles decreasing over the same period. Notably, there were four instances of sex abuse within 1,000 feet of this facility, the same number of more than the number of sex abuses reported within 1,000 feet of community based facilities in the same part of the District. In addition, the number of overall reported crimes over the five-year period is higher than the number of reported crimes surrounding many of the community residential facilities in this part of the District.

Fresh Fields 1400 block of P Street, NW					
Year/Type of Crime	1997	1998	1999	2000	2001

Homicide	1	1	0	0	0
Sex Abuse	0	0	0	3	0
Robbery	61	38	61	40	62
Assault with a Deadly Weapon	13	17	22	20	26
Burglary	59	52	43	24	38
Theft	61	71	55	47	65
Theft from Auto	269	303	202	286	216
Stolen Auto	51	47	50	25	39
Arson	0	0	0	0	0

Although this area experienced a decrease in the number of reported crimes for all crime categories, the number of crimes surrounding the Fresh Fields is greater than or similar to the average number of crimes surrounding most of the community residential facilities in this area within the District. Southeast, D.C.

Our Place, DC 1200 block of Pennsylvania Ave, SE					
Year/Type of Crime	1997	1998	1999	2000	2001
Homicide	1	1	0	5	0
Sex Abuse	0	3	0	3	0
Robbery	31	34	20	19	24
Assault with a Deadly Weapon	36	24	14	18	11
Burglary	31	20	19	24	25
Theft	60	51	46	31	47
Theft from Auto	59	44	47	49	61
Stolen Auto	21	25	48	43	54
Arson	1	0	0	0	0

There was a significant drop in the number of reported crimes within 1,000 feet of this community based facility for all crimes except for stolen automobiles, which incurred a steady 61 percent increase over the five year period, and theft from automobiles which incurred a slight increase of two reports between the five-year period.

Hope Village 2800 block of Langston Place, SE Adult Rehabilitative Facility					
Year/Type of Crime	1997	1998	1999	2000	2001
Homicide	4	2	4	2	3
Sex Abuse	4	3	2	2	2
Robbery	10	12	14	13	20
Assault with a Deadly Weapon	62	37	49	63	54
Burglary	32	30	22	15	15
Theft	23	12	7	8	4
Theft from Auto	21	21	15	20	20
Stolen Auto	16	27	10	11	9
Arson	0	0	0	0	0

All crimes except for robbery, which increased by 50 percent over the five-year period, declined between 1997 and 2001. Notably, reports of property crimes including, theft, burglary, and robbery experienced a steady decline between these years.

Eastern Market 220 block of 7th Street, SE					
Year/Type of Crime	1997	1998	1999	2000	2001

Homicide	0	1	0	0	0
Sex Abuse	0	2	0	1	0
Robbery	52	37	33	21	37
Assault with a Deadly Weapon	6	5	7	3	6
Burglary	26	39	17	23	35
Theft	73	34	53	56	57
Theft from Auto	93	81	58	45	46
Stolen Auto	24	20	36	32	29
Arson	0	0	0	0	0

The number of thefts decreased over the five-year time period, however, the number of burglaries, Assault with a Deadly Weapon, and stolen automobiles either increased or remained the same over the same time period, 1997-2001.

Capitol Hill Day School 210 South Carolina Ave, SE Private School					
Year/Type of Crime	1997	1998	1999	2000	2001
Homicide	0	0	0	0	0
Sex Abuse	0	1	0	0	1
Robbery	9	5	3	6	5
Assault with a Deadly Weapon	2	4	4	6	3
Burglary	12	14	15	9	26
Theft	7	15	10	5	19
Theft from Auto	53	73	51	38	43
Stolen Auto	23	19	11	13	13
Arson	0	0	0	0	0

The number of burglaries and thefts reported to the police between 1997 and 2001 increased by 54 percent and 63 percent respectively. Assault with a Deadly Weapon also experienced a slight increase of one report. All other crimes had fewer reports, including reports for stolen automobiles and thefts from automobiles.

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