SUPPLY AND DEMAND MYTH EMPHASIZED IN THESE AMENDMENTS

DCMR 10A-205.6 Fitting such development into the fabric of a mature city creates a number of challenges. One is displacement, a threat that has become more real in the District as land values have increased **due to rising demand that has not been met with a proportional increase in supply.** Displacement not only affects District residents-particularly those of lower income -it also affects businesses, non- profits, and municipal operations that may be dislocated displaced by rising rents and land prices. 205.6

DCMR 10A-215 PROJECTED GROWTH, 2005-2025 & 2015- 2045. The forecast uses a supply -side method, which relies on the construction of new squa re footage of non -residential space and residential units. Newly built space reflects the capacity to absorb net new job and household demand.

~~discussion~~

How foreign investors are transforming a long-forgotten D.C. neighborhood *Tracy Jan November 22, 2017, Washington Post*

Bowser and other proponents of the program cite a half dozen blocks near Washington's Union Market where foreign investment is helping to spur rapid transformation. All were partially financed — between 15 and 64 percent — by foreign investors after banks declined to fully back the projects, which are on the other side of the tracks from where most development was occurring, said Angelique Brunner, founder and president of EB5 Capital, a firm that connects foreign investors with developers.

Do Israel's 'ghost apartments' explain why the home you want is out of reach? House prices have risen 118% in a decade. Now the government says Israel has 4 times more empty homes than it thought. Is there a connection? And is money laundering also a factor?
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Merav Pasternak, the deputy director of statistics for the government body, told the panel that the number of Israeli ghost apartments — apartments that sit empty most of the year — is not 40,000 as previously estimated, but 159,700.

Times of Israel, By Simona Weinglass 22 December 2017