

## A Dynamic Spatial Panel Data Analysis on Renter-Occupied Multifamily Housing DC

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**Abstract :** This research examines determinants of multifamily housing development and spillovers in the District of Columbia. A range of socioeconomic factors related to income distribution, productivity, and land use policies are thought to influence the development in contemporary U.S. multifamily housing markets. The analysis leverages data from the American Community Survey to construct panel datasets spanning from 2010 to 2019. Using spatial regression, we identify several socioeconomic measures and land use policies both positively and negatively associated with new housing supply. We contextualize housing estimates related to race in relation to uneven development in the contemporary D.C. housing supply.

**Keywords :** neighborhood effect, sorting, spatial spillovers, multifamily housing

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