Displacement Risk Analysis

7 December 2018
Households/businesses forced to move by conditions that affect their living/commercial space & immediate surroundings

Displacement can be:

- **Physical/direct** (e.g., redevelopment, eviction, building deterioration)
- **Economic/indirect** (e.g., foreclosure, rent or property tax increases)
- **Cultural** (i.e., dispersion of culturally related neighbors/services)

At higher risk:

- Communities of color
- Low-income households
- Small businesses
- Renters
Displacement risk

To help achieve equitable outcomes in planning, useful to identify places at **risk of displacement**

Analysis of local area characteristics:
- Socio-demographic compositions
- Neighborhood & housing attributes
- Transportation qualities

Displacement risk analysis can:
- Support local/community groups with data
- Focus attention & discussions
- Lead to mitigation strategies & targeted programs
Displacement risk analysis

Overview:

Spring  Identified need for displacement risk analysis
        Met with UW experts & Community Partners

Summer  Reviewed state of practice, had technical exchanges with:
        • City of Seattle (Planning & Community Development)
        • City of Tacoma (Equity & Human Rights)
        Commenced data collection

Fall    Had in-depth sessions w/ Community Partners, technical follow-ups
        with King Co. (Equity & Social Justice) & Tacoma-Pierce Co. Health
        Developing maps & index

Ongoing PSRC social equity work program
        Exchanges with City of Seattle’s Equitable Develop. Monitoring Prgm
Analysis approach

State of practice
• Examples from cities/regions: Seattle, Portland, Bay Area, Los Angeles, Boston, New York City
• Data sources:
  • Publicly available socio-demographics
  • Locally specific transportation/land use
  • Proprietary housing market

Local technical consultations
• Discussions with UW experts, City of Seattle staff
• Identify data & analytical framework
• Develop PSRC regional application
Displacement risk index*

Socio-demographics
• Race/ethnicity
• English proficiency
• Education attainment
• Renters
• Household income

Housing
• Housing cost-burden
• Median rent
• Development capacity

Neighborhood attributes
• Proximity to businesses
  • Supermarkets
  • Pharmacies
  • Restaurants
• Proximity to schools
• Proximity to parks
• Proximity to high-income areas

Transportation qualities
• Access to jobs
  • By auto
  • By transit
• Proximity to transit
  • Existing
  • Planned

Civic engagement
• Voter turnout

* Note: All indicators are being examined for inclusion into the index
Cost-burden
Severely cost-burdened
Access to jobs by transit
Proximity to high-income area
Voter turnout
Next steps

• Incorporate into VISION 2050 SEIS analysis of alternatives
• Help focus Growth Management Policy Board discussions
• Share data with local jurisdictions & community groups
• Continue development as part of PSRC social equity work program
Thank you.