Displacement

Housing/neighborhood conditions force residents to move

Displacement can be **physical** or **economic**
- E.g., building conditions deteriorate, costs rise
- Communities of color & renters at higher risk

Analysis of neighborhood characteristics can help identify areas at risk of displacement
- Socio-demographic compositions
- Transportation qualities
- Neighborhood & housing attributes
**Overview:**

<table>
<thead>
<tr>
<th>Season</th>
<th>Activity Details</th>
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</thead>
<tbody>
<tr>
<td>Spring</td>
<td>Identified need for displacement risk analysis. Met with UW experts &amp; Community Partners.</td>
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</table>
| Summer   | Reviewed state of practice. Consulted 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
Linguistic isolation
Cost-burden
Next Steps

VISION 2050 Supplemental Environmental Impact Statement
• Equity Analysis Appendix – March 2019

Displacement Risk Report, Maps, and Data
• Spring 2019

VISION 2050 Draft Plan
• Equity Analysis – Summer 2019
Thank you.