Displacement

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
Development Process

Spring  Identified needs for opp. map. update & new displace. 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

Autumn  Had in-depth session w/ Community Partners, technical follow-ups w/
  King Co. (Equity & Social Justice) & Tacoma-Pierce Co. Health
  Presented Displacement Risk Analysis at Peer Networking Workshop
  Developed indices & maps; calculated measures for Draft SEIS

Ongoing  PSRC social equity work program
  Exchanges w/ City of Seattle’s Equitable Develop. Monitoring Program
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
Linguistic isolation
Cost-burden
Severely cost-burdened households
Access to jobs by transit
Proximity to high-income area
Voter turnout
Displacement risk
Next steps

• 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.