Displacement Risk Mapping

Regional Transit-Oriented Development Committee – 2022 March 18
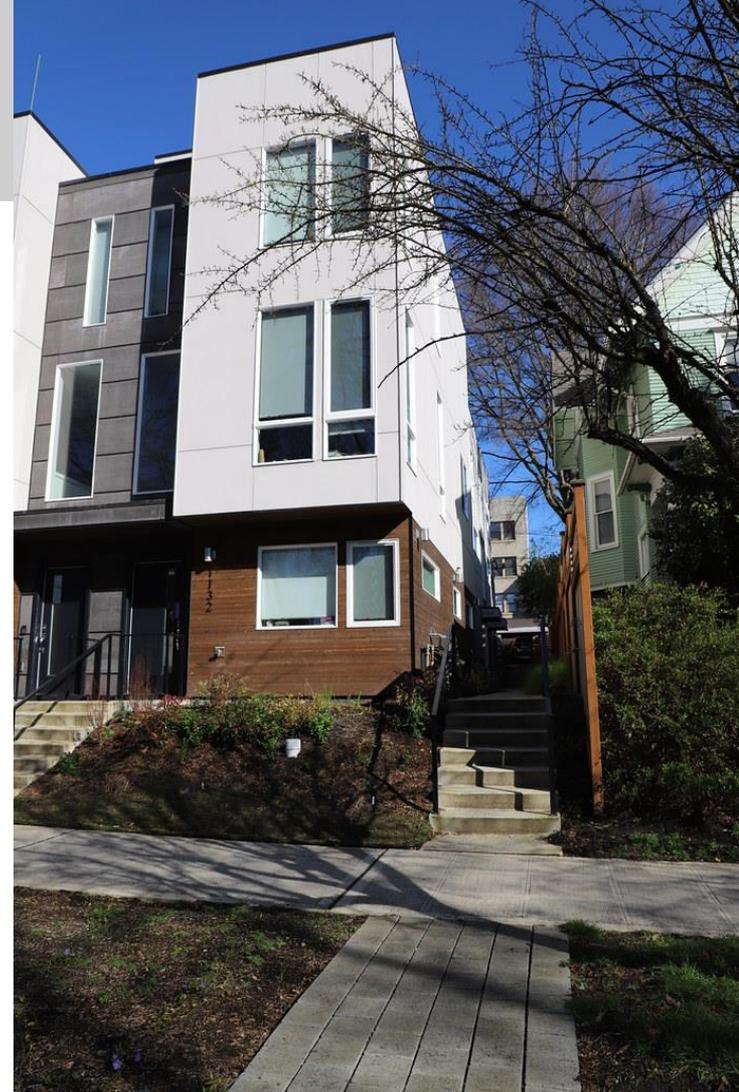
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Presentation overview

- **Introduction**

- **Development of PSRC Displacement Risk Mapping**

- **Current data update project**

Residential displacement

Households forced to move by conditions that affect their living 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
- Lower-income households
- Small businesses
- Renters

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Displacement risk

To help achieve equitable outcomes in planning, useful to identify places where residents are **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

Tool development process

2018/2019:

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
Developed index & map

Winter   Conducted internal & external reviews
Published Displacement Risk Mapping tool & resources
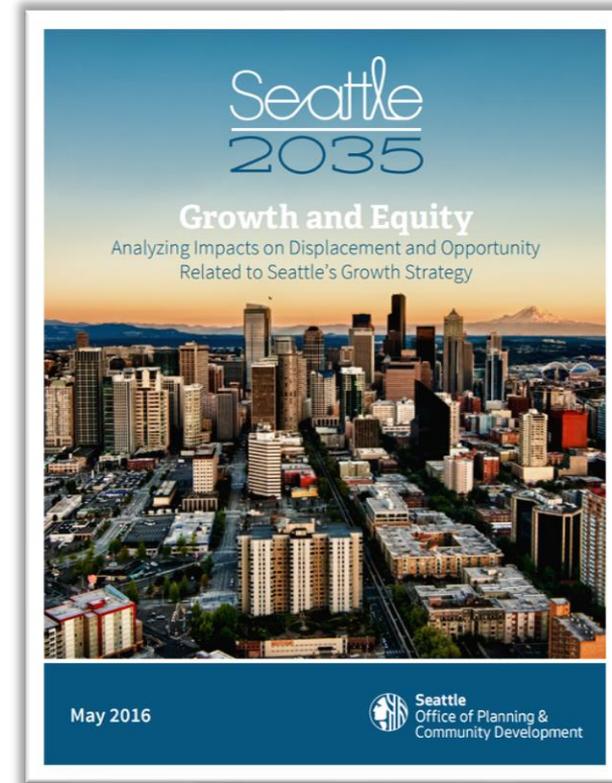
Analysis approach

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

Seattle 2035

Growth and Equity
Analyzing Impacts on Displacement and Opportunity Related to Seattle's Growth Strategy

May 2016

Seattle
Office of Planning &
Community Development

Displacement risk index

Socio-demographics

- People of Color
- Linguistic isolation
- Education attainment
- Renters
- Housing cost-burdened
- Household income

Housing

- Median rent
- Development capacity

Neighborhood attributes

- Proximity to businesses
  - Supermarkets
  - Pharmacies
  - Restaurants
- Proximity to civic assets
  - Schools
  - Parks
- Lower-income areas next to higher-income areas

Transportation qualities

- Access to jobs
  - By auto
  - By transit
- Proximity to existing high-capacity transit
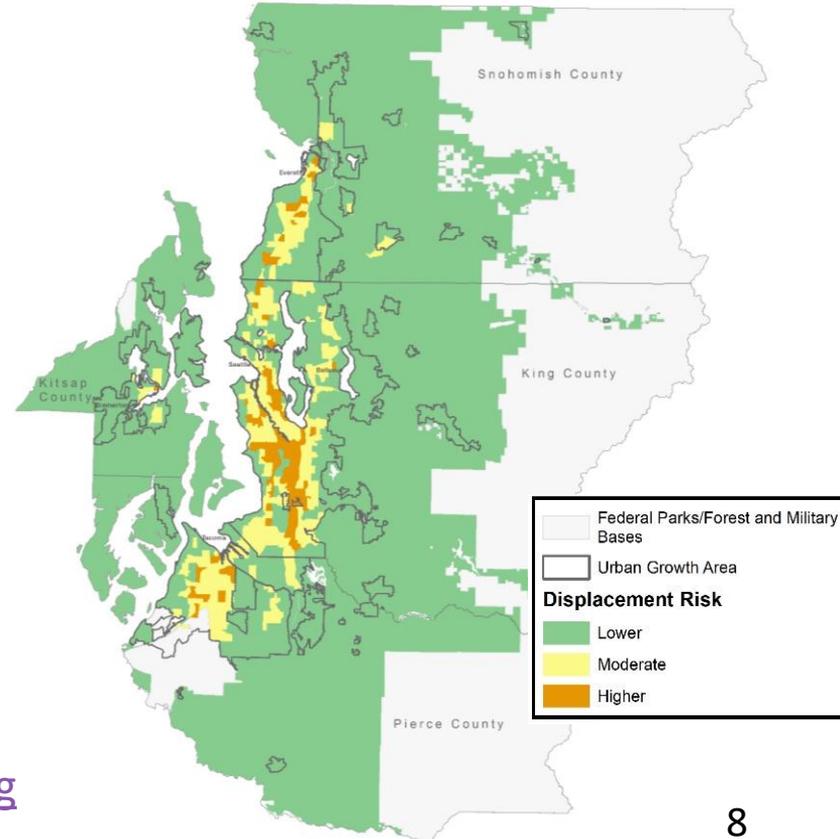- Proximity to future high-capacity transit

Civic engagement
- Voter turnout

Displacement Risk Mapping

Applications of tool:
- VISION 2050 (www.psrc.org/vision)
    - Growth analysis in Supplemental Environmental Impact Statement (www.psrc.org/sites/default/files/v2050finalseis-march2020.pdf)
    - Regional policy development
- Technical support for other PSRC work programs & plan updates (e.g., Regional Housing Strategy)
- Support for local planning

https://www.psrc.org/displacement-risk-mapping

Map legend:
Federal Parks/Forest and Military Bases
Urban Growth Area
Displacement Risk
Lower
Moderate
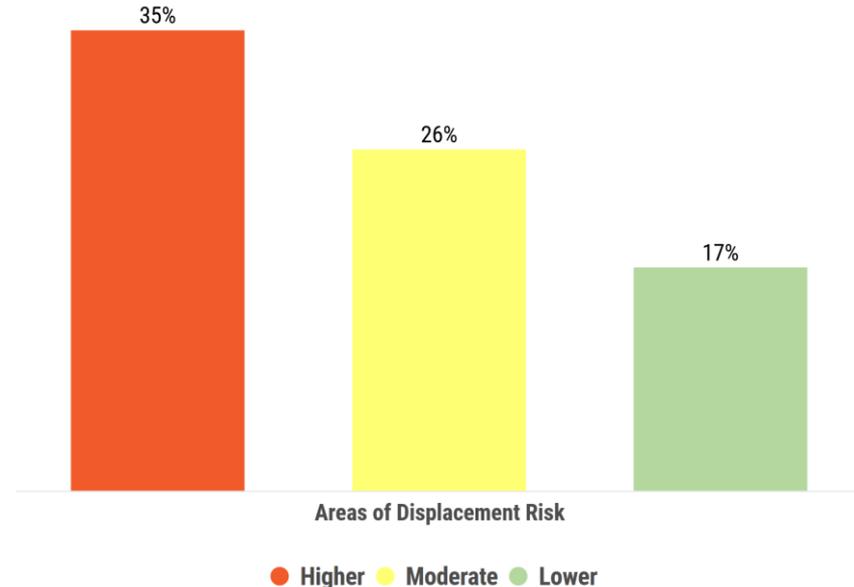Higher

Related displacement analysis

2019 Household Travel Survey

- New question: why people decided to move from previous homes?
- 26% of movers within PSRC region in past five years reported displacement factors
  - Housing cost (top factor, 16%)
  - Forced to move, income change, community leaving (each ~4-6%)
- Regional issue, consistent for all counties
- Overlaid prior home locations of movers on Displacement Risk Map (see chart)

Displacement Factors by Areas of Displacement Risk

Households that reported one or more displacement factors (% of recent movers)

- 35%
- 26%
- 17%

Areas of Displacement Risk

● Higher ● Moderate ● Lower

Data update project

2021/2020:

Summer   Identified need for update of Displacement Risk Mapping
Examined feasibility

Fall   Developed scope of work
Determined **only data will be updated** (methodology remains same)
Commenced data collection process

Winter   Discussed respective data update processes with City of Seattle staff
Finishing data process

Spring   Develop index & map, conduct reviews
Publish tool & documentation

Related work: analyze 2021 Household Travel Survey data

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Thank you.