

DRAFT 2017 City of Seattle and Seattle Housing Authority

Joint Assessment of Fair Housing

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I. Executive Summary

1. Summarize the fair housing issues, significant contributing factors, and goals. Also, include an overview of the process and analysis used to reach the goals.

IN PROGRESS

Include full key findings document

Refer to Goals Matrix/Work Plan

II. Community Participation Process

- 1. Describe outreach activities undertaken to encourage and broaden meaningful community participation in the AFH process, including the types of outreach activities and dates of public hearings or meetings. Identify media outlets used and include a description of efforts made to reach the public, including those representing populations that are typically underrepresented in the planning process such as persons who reside in areas identified as R/ECAPs, persons who are limited English proficient (LEP), and persons with disabilities. Briefly explain how these communications were designed to reach the broadest audience possible. For PHAs, identify your meetings with the Resident Advisory Board.**
 - HUD made clear that CE is to inform development of the AFH process throughout, with emphasis on “voice” of protected classes
 - Topics of engagement include: Segregation/integration, housing mobility, preservation of housing to avoid displacement, and equitable access to opportunity of all kinds for those in protected classes, identifying specific barriers to access.
 - Focus of CE for pre-draft AFH on protected class members outreach; post-draft outreach to key stakeholders. Integrating significant feedback from general community (HALA, Seattle 2035, Town Hall events, etc.)
- 2. Provide a list of organizations consulted during the community participation process.**
- 3. How successful were the efforts at eliciting meaningful community participation? If there was low participation, provide the reasons.**
- 4. Summarize all comments obtained in the community participation process. Include a summary of any comments or views not accepted and the reasons why.**

In progress

III. Assessment of Past Goals, Actions, and Strategies

1. Indicate what fair housing goals were selected by program participant(s) in recent Analyses of Impediments, Assessments of Fair Housing, or other relevant planning documents:

a. Discuss what progress has been made toward their achievement;

The 2008 City of Seattle AI outlined several actions to address impediments to fair housing:

SUPPORT CONTINUED AFFORDABLE HOUSING DEVELOPMENT

- Additional resources (e.g. Renew City housing levy in Fall 2009).
- Expand incentive programs for private developers to build affordable housing.
- Improve coordination between Seattle Office for Civil Rights and the Office of Housing in support of housing affordability as a critical element of fair housing.

EDUCATION AND OUTREACH

- Develop a Fair Lending program to help renters and homebuyers recognize discriminatory lending practices.
- Work with advertising departments of publishers of local housing information to eliminate preferential advertising.
- Look at establishing a fair housing hotline.
- Continue outreach to apartment owners and the real estate industry to encourage education about fair housing.

ACHIEVEMENTS

The Seattle Office for Civil Rights fair lending program was a time-limited program based on HUD funding. The program worked to inform real estate and mortgage industry professionals of their obligations under fair housing laws. It also worked with renters and buyers to ensure they were aware of their rights under the law including discriminatory practices and predatory lending products. Over time community organizations like Solid Ground, El Centro de la Raza and the Urban League of Metropolitan Seattle took on this work including serving as mediators during foreclosure processes. Due to existing efforts in the community, the Seattle Office for Civil Rights discontinued this program upon completion of the grant.

OCR conducts education and outreach directly through quarterly fair housing workshops for real estate professionals and housing providers and Civil Rights 101 workshops for renters, social service providers and the public. Workshops are free and language assistance and accommodations for people with disabilities are provided upon request. We also provide indirect outreach through grants made to the Tenants Union of WA, Solid Ground, Urban League of Metropolitan Seattle, and other organizations to include fair housing training to their members and clients.

Fair Housing Campaigns

The Seattle Office for Civil Rights conducted fair housing campaigns in 2015 and 2016 to ensure the public was aware of their rights under the law. The campaign included bus and radio ads as well as ads on social media that provided information on our fair housing test results including data on different treatment faced by renters on the basis of race, disability, sexual orientation, and gender identity. We partnered with community organizations to provide 46 workshops to renters and worked with the Rental Housing Association of WA to include information to their members via their newsletter.



OCR advertises our main phone number as a simple way to contact our office. Calls are routed by our front desk staff to our intake investigator to file a charge or to request technical assistance. Callers can request assistance from a language line if needed. In addition, we maintain an online complaint form and we accept in-person visits as well.

MONITORING & ENFORCEMENT

- Continued funding for investigation of housing discrimination.
- Regularly conduct fair housing testing of the rental housing market, especially for race, family status and disability classes.
- Track incoming calls to SOCR and subsequent referrals and discrimination charges.

ACHIEVEMENTS

OCR continues to investigate complaints of discrimination in housing and yet we know that to achieve fair housing, the City cannot rely solely on individuals to come forward with complaints. In addition to conducting investigations on individual complaints, OCR carries out strategic enforcement via tracking Craigslist and other rental advertisement sites to monitor for compliance. Where compliance does not occur, OCR files Director's Charges.

OCR also conducts fair housing testing on an annual basis. In 2015 we tested based on race, national origin, sexual orientation, and gender identity. In 2016 we tested on the basis of familial status, disability, and use of a federal Section 8 voucher.

2016 Fair Housing Test Results

OCR conducted a total of 97 tests.

Test findings revealed:

- Familial status (32 tests): 2 charges / 31% of all tests showed evidence of different treatment.
- Disability (33 tests): 6 charges / 64% of all tests showed evidence of different treatment.
- Section 8 voucher (32 tests): 13 charges / 63% of all tests showed evidence of different treatment.

OCR also filed 2 additional charges (national origin and marital status) based on information that emerged from two of the tests. OCR contracted with the Northwest Fair Housing Alliance in Spokane to coordinate the testing, which was conducted by telephone and e-mail. To test for hearing disability, testers used Washington State's free Telecommunication Relay Service. Testers posed as prospective renters, so the different treatment they experienced depended on the information they received from landlords and the questions they were asked.

2015 Fair Housing Test Results

SOCR conducted a total of 124 tests, focusing on four different groups protected under fair housing laws. Test findings revealed:

- Race (42 tests): 64% showed evidence of different treatment.
- National origin (43 tests): 67% showed evidence of different treatment.
- Sexual orientation (30 tests): 63% showed evidence of different treatment.
- Gender identity (9 tests): 67% showed evidence of different treatment.

Testers posed as prospective renters, so the different treatment they experienced depended on the information they received from landlords and the questions they were asked. For example, African American and Latino testers were told about criminal background and credit history checks more frequently than the white testers. They also were asked more often about their spouses' employment history (especially with Latino testers). They were shown and told about fewer amenities, provided fewer applications and brochures, and were shown fewer vacant units. In some cases, the prices quoted were higher for the same unit.

Testers for sexual orientation and gender identity were shown fewer amenities, provided fewer applications and brochures, and were shown fewer vacant units. In some cases, the prices quoted were higher for the same unit.

OCR filed charges in 13 cases and sent letters to all tested property owners informing them of their individual test results. OCR met with managers whose test results showed some evidence of discrimination to evaluate their rental process and to provide fair housing resources to help them to improve their policies and procedures.

COORDINATION AND RESOURCES

- Request HUD funding for key initiatives including fair lending outreach program, continued enforcement of fair housing laws, increased testing, and auditing

ACHIEVEMENTS

OCR now receives annual funding from the Seattle City Council to conduct fair housing testing. We have not needed to request additional funds from HUD for this work.

b. Discuss how you have been successful in achieving past goals, and/or how you have fallen short of achieving those goals (including potentially harmful unintended consequences)

We have been successful in expanding our civil rights outreach and creating a regular program of strategic proactive enforcement, including fair housing testing. Our City Council recognizes the importance of this work and provides funds for continued efforts. At the same time, we continue to see high rates of different treatment in housing against members of protected classes. Further, Seattle continues to become a high cost city that is out of reach for many.

Through our Race and Social Justice Initiative, the City surveys the community every two years. In our 2016 survey, we heard the following:

- A growing number of residents rate Seattle's housing affordability as fair or poor. An increase of 78% of phone survey respondents in 2013 to 82% in 2016.
- Over 60% of renters said it was "not very likely" or "unlikely" that they would be able to afford living in Seattle in 5 years.
- While all racial and ethnic subgroups had strong proportions of the group reporting satisfaction with their neighborhood as a place to live, considerably fewer Black respondents reported being very satisfied relative to other groups (less than 30%), in particular to non-Hispanic whites (close to 50%).

The Seattle Office for Civil Rights is finalizing a report on the data collected via this survey and will post it at www.seattle.gov/rsji when completed in early 2017. This data will be provided to departments and will inform citywide equity efforts.

Several factors stand in the way of Seattle's achievement of fair housing. This includes continued discrimination against people based on race, disability, national origin, sexual orientation, gender identity, family status, and other factors; discrimination based on a person's source of income or use of a subsidy to pay for housing; and discrimination based on having an arrest or conviction record. Seattle is fortunate to have resources dedicated to fair housing as addressing these factors requires a multi-pronged response that includes policy changes (new laws providing protections for those most vulnerable), continued proactive enforcement like fair housing testing, and sustained education and outreach.

c. Discuss any additional policies, actions, or steps that you could take to achieve past goals, or mitigate the problems you have experienced.

The 2015 Housing and Affordability and Livability Agenda (HALA) brought diverse stakeholders together to advance policy recommendations. OCR supported the Office of Housing in this effort which resulted in a set of tenant protection measures aimed at increasing fair housing and affordability for renters in Seattle. These include the following:

Recommendation

Protect Renters from Discrimination Based on Source of Income. Renters who receive income from Social Security, veteran’s benefits, child support, Supplemental Security Income (SSI) and Section 8 vouchers should not face barriers to housing based on their income type. It is currently illegal under City law to discriminate against a tenant based on the use of a Section 8 voucher. The City will introduce legislation that expands anti-discrimination laws to include other verifiable sources of income.

Action

In July of 2016, Seattle City Council unanimously passed source of income protection legislation. The law prohibits discrimination against renters who use subsidies or alternative sources of income, such as Social Security or child support to pay for their housing costs. The new law also requires landlords to cooperate with a potential or current occupant in completing and submitting required information and documentation for the renter to be eligible for or to receive rental assistance from Section 8 or another subsidy program. The law requires landlords to accept a written pledge of payment within 5 days from a Section 8 or other subsidy program, when individuals and families are working to settle their bills and stay in their home. The law also sets new requirements when a landlord uses income to rent ratios. If a landlord is using an income screening requirement, such as an income to rent ratio:

- Any payment from a Section 8 or other subsidy program that reduces the amount of rent for which the tenant is responsible must be subtracted from the total monthly rent.
- All sources of income must be included as a part of the tenant’s total income except when the unit is subject to income and/or rent restrictions as part of a housing regulatory or subsidy agreement.

Lastly, to decrease implicit and explicit bias, the law requires a landlord to accept the first qualified applicant. This provision of the law has an 18-month evaluation period to determine any unintended consequences, including impacts on people with disabilities, people of color, and immigrant and refugee residents who may have lower rates of internet access which could detrimentally impact their chance to be “first in time” for an available unit.

Recommendation

Remove Barriers to Housing for People with Criminal Histories: The City will work with stakeholders to develop legislation that ensures fair access to housing for people with criminal records. Stable housing ensures people can engage with their communities and families and obtain stable employment. Deep-rooted inequities in the criminal justice system have created lasting effects on communities of color that have created barriers to housing. Furthering fair housing for all our residents is an affirmation of the City’s longstanding commitment to race and social justice.

Action

The City is currently working with stakeholders to develop legislation to address barriers faced in market rate and subsidized housing. Legislation is slated to be transmitted to Council by the Mayor's Office during the first quarter of 2017. In addition, a Re-entry Workgroup convened by the Seattle Office for Civil Rights, and including the Office of Housing will explore policy recommendations to address those hardest to house due to their conviction type or the need for social services. Relatedly, in June of 2016, the Seattle City Council passed Resolution 31669 affirming the HUD Guidance on the use of arrest and conviction records on tenant screening. The Seattle Office for Civil Rights is conducting training for nonprofit housing providers and market rate landlords to ensure the public is aware of how to comply with the guidance and conduct an individualized assessment of tenants.

Future Action

At the policy level, City Council will evaluate the impact of protections for people using short-term housing vouchers as well as the First in Time provision of the Source of Income Ordinance. This evaluation which will occur 18 months after implementation, is intended to highlight any unintended consequences that may result including potential impacts on people with disabilities and other protected classes. It will be important to see the ways in which the First in Time ordinance is successful at addressing implicit and explicit bias in rental housing.

We will be moving the Fair Chance Housing legislation forward in 2017 to address barriers to housing faced by community members with arrest and conviction records. Blanket exclusions of people with criminal histories have a disparate impact on communities of color. This will increase housing opportunity for people of color who face the compounding effect of existing racial discrimination in housing and racial inequities in the criminal justice system. Legislation that addresses these barriers will align with the goals of fair housing laws.

At the same time, we are also moving forward efforts at the programmatic level to address individual acts of bias. In addition to moving Fair Chance Housing policy forward in 2017, OCR will be launching a Fair Home program. Through a partnership with outside agencies we will train landlords and housing providers on fair housing laws as well as the role implicit bias can play in tenant selection. Once housing providers complete the training sessions they will become certified under the "Fair Home" program.

d. Discuss how the experience of program participant(s) with past goals has influenced the selection of current goals.

OCR has met with community groups and members as we have worked to develop fair housing tenant protections over the last few years. We consistently hear that while creating policy is important, we must be sure to center racial equity in our efforts if we are to get to the root cause of housing instability.

The Race and Social Justice Initiative, a citywide effort aimed at ending institutional racism plays a big part in our ability to be successful moving our fair housing goals forward. As a part of this work, departments apply a racial equity analysis at the outset of developing policies, programs, and planning processes. This analysis took place at the outset of the HALA process, as well as during the development of our source of income and fair chance housing policy work.

In addition, OCR maintains close connection with our civil rights commissions: Seattle Commission for People with disAbilities, Seattle LGBTQ Commission, Seattle Women’s Commission, and Seattle Human Rights Commission. OCR staffs the resident-led groups are and provide input on policies and planning. For example, all commissions signed onto a letter in 2015 calling on Seattle’s Comprehensive Plan to include measures of equity to be tracked over time.

The Department of Planning and Development consulted with the Commission for People with disAbilities on ensuring the housing elements and other sections of the plan addressed the needs of those with physical and cognitive disabilities. These commissions will continue to be a valuable source of input and advisement as we move forward in our work for increased fair and affordable housing.

V. Fair Housing Analysis

A. Demographic Summary

- 1. Describe demographic patterns in the jurisdiction and region, and describe trends over time (since 1990).**
- 2. Describe the location of homeowners and renters in the jurisdiction and region, and describe trends over time.**

Key Findings

RACE/ETHNICITY

Between 1990 and 2010, the population of color in Seattle grew from comprising roughly one-fourth of the city's population to being about one third of the city's population.

- Of the major race/ethnicity groups of color, Asians and Pacific Islanders remain the largest and comprise about 16 percent of the population. Their numbers grew substantially.
- The number of Black persons in Seattle grew between 1990 and 2010, but at a slower rate than the population as a whole. Blacks are now less than 10 percent of the city's population.
- Hispanics/Latinos were the fastest growing race/ethnicity group between 1990 and 2010. Their share of Seattle's population more than doubled: going from about 4 percent of the population in 1990 to almost 7 percent in 2010.

The population of color increased much more dramatically in the larger Metro Area than it did in the city of Seattle. By 2010 the Metro Area had nearly caught up to the city. Given this trajectory, people of color are likely to comprise a larger percentage of the Metro Area population than Seattle's population by 2020.

The American Community Survey indicates that about 18 percent of Seattle's population and about 17 percent of the broader Metro Area are foreign born, shares that have been growing over time.

FAMILIES AND CHILDREN

The share of the population who are under 18 is smaller in Seattle than in the broader Metro Area (15% compared with 23%).

Research done by the City in conjunction with its recent Comprehensive Plan update highlighted how slowly the population of color under 18 years of age has been growing within Seattle in relation to the rest of King County. Between 2000 and 2010, the number of children of color increased by only 2 percent in Seattle, compared with 64 percent in the balance of King County.

Families with children tend to be a larger share of households where single-family homes predominate, which is correlated with the size of housing units. Research by the Seattle Planning Commission found that only 2 percent of market-rate apartment units in Seattle have 3 or more bedrooms.

While families with children age 6 and above are a larger share of families in the broader Metro Area, families with children who are all below age 6 are a greater share of families in the city of Seattle.

SENIORS AND PERSONS WITH DISABILITIES

Seniors are roughly 11 percent of the population in both the city and the Metro Area. In both Seattle and in the larger Metro Area, seniors account for 4 in 10 of the residents who have a disability.

The most common category of disability for adults is ambulatory difficulty (i.e., serious difficulty walking or climbing stairs). About 1 in 20 adults overall, and 1 in 5 seniors, have ambulatory difficulty.

The geographic distribution of disabled persons is moderately correlated with the density of the underlying population. However, there are areas where disproportionately high shares of the population are disabled, particularly where low-income persons and persons of color make up a substantial share of the population.

V. Fair Housing Analysis

A. Demographic Summary

Demographic Summary

Per the AFFH Rule, local participants are required to use the data HUD has provided in our AFH. This Demographic Summary responds to the two prompts HUD has provided. We use both the HUD-provided tables and maps as required and we supplement this with local data and knowledge, as encouraged and allowed by the AFFH rule.

In completing their AFH, local participants are required to include analyses not only for their jurisdiction, but also for their larger region. For Seattle’s AFH, this includes the city of Seattle as the local Community Development Block Grant (CBDG) grantee level, and the Seattle-Tacoma-Bellevue, WA Core Based Statistical Area (CBSA) for the regional level. The Seattle-Tacoma-Bellevue, WA Core Based Statistical Area (CBSA) is more commonly known as the Seattle-Tacoma-Bellevue Metropolitan Area, which is comprised of three counties: King, Snohomish and Pierce. For brevity, the AFH also uses the terms “region” and “Seattle Metro area” to refer to this three-county geography.

AFH Demographic Summary Prompt 1) Describe demographic patterns in the jurisdiction and region, and describe trends over time (since 1990).

The response to this prompt first describes current demographic patterns in the city of Seattle and the region as a whole based on the most recent HUD-provided data; the response then moves to a description of trends over time. As noted, selected local data and knowledge is also incorporated into our response.

The AFH Guidebook issued by HUD indicates that in responding to this first prompt, “Program participants will use maps and tables provided by HUD that include demographic data for the jurisdiction and region, including total population, the number and percentage of persons by race/ethnicity, national origin, LEP, disability (and by disability type), sex, age range, and households with children.” The Demographic Summary includes some basic analysis on the geographic distribution related to all of these demographic characteristics. To avoid duplication, we defer more specific geographic analyses on these topics to later sections of the AFH that require such analysis.

Existing Demographics in Seattle and in the Region as a Whole

Size of the Population

The 2010 Census measured Seattle’s population at 608,660. As of 2010, Seattle is the 23rd most populous city in the nation. Seattle is also the largest city in King County and the hub of Seattle-Tacoma-Bellevue Metropolitan Area, which is the 15th most populous metropolitan area in the nation.

Race and Ethnicity

Housing discrimination based on race is prohibited by the Fair Housing Act.

Composition of Population by Race and Ethnicity

The HUD provided-table labeled “Table 1 – Demographics” furnishes estimates for race and ethnicity from the 2010 Census. The U.S. Census Bureau collects information on Hispanic/Latino ethnicity in a separate question from race. The HUD-provided data on race and ethnicity has estimates for 6 broad categories, based on cross-

tabulations from responses to these questions. The categories in the HUD-provided data include “Hispanic” for persons of Hispanic or Latino origin of any race, and 5 race categories for persons who are not Hispanic or Latino.

PERSONS OF COLOR

We use the phrase persons of color to mean persons who are Hispanic or Latino origin and persons of any race other than White alone.

Race/Ethnicity Detail in HUD-provided Table 1 – Demographics

Table 1 - Demographics					
Race/Ethnicity	(Seattle, WA CDBG, HOME, ESG) Jurisdiction		(Seattle-Tacoma-Bellevue, WA CBSA) Region		
	#	%	#	%	
White, Non-Hispanic	403,756	66.30	2,340,274	68.03	
Black, Non-Hispanic	47,134	7.74	185,061	5.38	
Hispanic	40,399	6.63	309,476	9.00	
Asian or Pacific Islander, Non-Hispanic	85,862	14.10	416,584	12.11	
Native American, Non-Hispanic	3,885	0.64	30,525	0.89	
Other, Non-Hispanic	1,464	0.24	7,323	0.21	

Source: 2010 Census

Notes: This is a screenshot showing race/ethnicity detail from HUD-provided Table 1 – Demographics. Figures are based on HUD’s aggregation of Census block group estimates. Figures may not exactly match estimates published by the Census Bureau at the city level. Mixed-race, non-Hispanic persons are not shown in the data on Race/Ethnicity in the HUD-provided Table 1 but are about 4 percent of the population in both Seattle and the larger metropolitan region.

As shown in the HUD-provided Table 1, the 2010 Census data indicates that White, non-Hispanic persons comprise almost two-thirds (66 percent) of Seattle’s population. The second largest racial category in Seattle is Asian or Pacific Islander (14% of the city’s population), followed by Black or African American (8%). Persons of Native American race comprise less than 1 percent (0.6%) of persons in the city, as do persons in the “other” race category (0.2%). Seven percent of Seattleites are persons of Hispanic or Latino ethnicity.

More than a third (34%) of Seattle residents are “persons of color,” a phrase we are using in the AFH to encompass Hispanics and Latinos and persons of any race other than White alone.

In broad terms, the racial and ethnic composition of the Seattle-Tacoma-Bellevue Metropolitan Area is quite similar to Seattle’s, however people of color are a slightly higher percentage of the city’s population than they are of the overall Metro area’s population.

As in Seattle, Whites comprise the largest racial group within the larger Metro area. As of 2010, White persons constitute a slightly larger percentage of the population in the metropolitan area than in the city of Seattle (68% compared to 66%).¹ As in Seattle, Asians and Pacific Islanders are the second largest racial group, although their percentage share contribution to the Metro area is somewhat lower than it is in Seattle (12% compared to 14%). Blacks are about 5 percent of the Metro area population, which is 3 percentage points lower than in Seattle. Persons of Native American race, and persons who are listed in Table 1 as of an “other” race, are both less than 1 percent of the population in Seattle, and in the Metro area as a whole.

¹However, as described later in the Demographic Summary, the proportion of residents who are White, non-Hispanic has been declining in both Seattle and the larger Metro area, with this trend occurring much more quickly in the broad Metro area than in Seattle itself.

Hispanics and Latinos are a somewhat larger share of the population in the Metro area than in Seattle. In the Metro area, Hispanics comprise 9 percent of the population; this is compared to 7 percent in Seattle.

Starting in 2000, Census questionnaires have included the option for people to select multiple races. Responses to the 2010 Census indicate that 4 percent of Seattle’s population (more than 2,600 persons) are non-Hispanics of multiple races.²

However, the HUD-provided data on race from the 2010 Census shows only single-race persons. Mixed-race persons—not shown in the race/ethnicity section of Table 1—are 4 percent of the Metro area population, which is the same share as in Seattle.

Readers who wish to reconcile the HUD-provided data for the city with the 2010 Census data provided for Seattle also need to be aware of additional aspects of the data. The HUD-provided data for Seattle appears to aggregate data to the city level in a somewhat different way than the Census Bureau, yielding somewhat different figures than the Census Bureau provides for our city. Also, the HUD-provided data on race aggregate some categories into combined categories: the “Asian and Pacific Islander” (API) category in the HUD-provided data is one of the two combination categories in the HUD-provided data; the “Native American” category being the other. Additionally, the HUD-provided data on race aggregate some categories into combined categories: the “Asian and Pacific Islander” category in the HUD-provided data is one of the two combination categories in the HUD-provided data; the “Native American” category being the other.

The following table shows 2010 Census estimates on race and ethnicity obtained directly from the Census Bureau. This table includes estimates for persons of mixed race not shown in the HUD-provided Table 1. The following table also shows disaggregated estimates to distinguish between persons who are Asian and persons who are Native Hawaiian or other Pacific Islander. In Seattle and the larger Metro area, Asian and White are the most common combination of races among mixed race persons.

Race and Ethnicity– 2010 Census Estimates

	Seattle city		Seattle-Tacoma-Bellevue, WA Metro Area	
	Estimate	Percent	Estimate	Percent
Total population:	608,660	100.0%	3,439,809	100.0%
Not Hispanic or Latino:	568,331	93.4%	3,130,333	91.0%
One race:	541,819	89.0%	2,979,767	86.6%
White alone	403,578	66.3%	2,340,274	68.0%
Black or African American alone	47,113	7.7%	185,061	5.4%
American Indian and Alaska Native alone	3,881	0.6%	30,525	0.9%
Asian or Pacific Islander alone	85,783	14.1%	416,584	12.1%
Asian alone	83,537	13.7%	389,309	11.3%
Native Hawaiian and Other Pacific Islander alone	2,246	0.4%	27,275	0.8%
Some Other Race alone	1,464	0.2%	7,323	0.2%
Two or More Races	26,512	4.4%	150,566	4.4%
Hispanic or Latino	40,329	6.6%	309,476	9.0%
Population of color (calculated by City of Seattle)	205,082	33.7%	1,099,535	32.0%

Source: 2010 Census.

Notes: Based directly on Table P5: HISPANIC OR LATINO ORIGIN BY RACE published by the U.S. Census Bureau.

²See “Levels of Geography and Weights” in “Affirmatively Furthering Fair Housing (AFFH) Data Documentation: Version 3.1,” July 2016, page 4.

Geographic Patterns of Race and Ethnicity

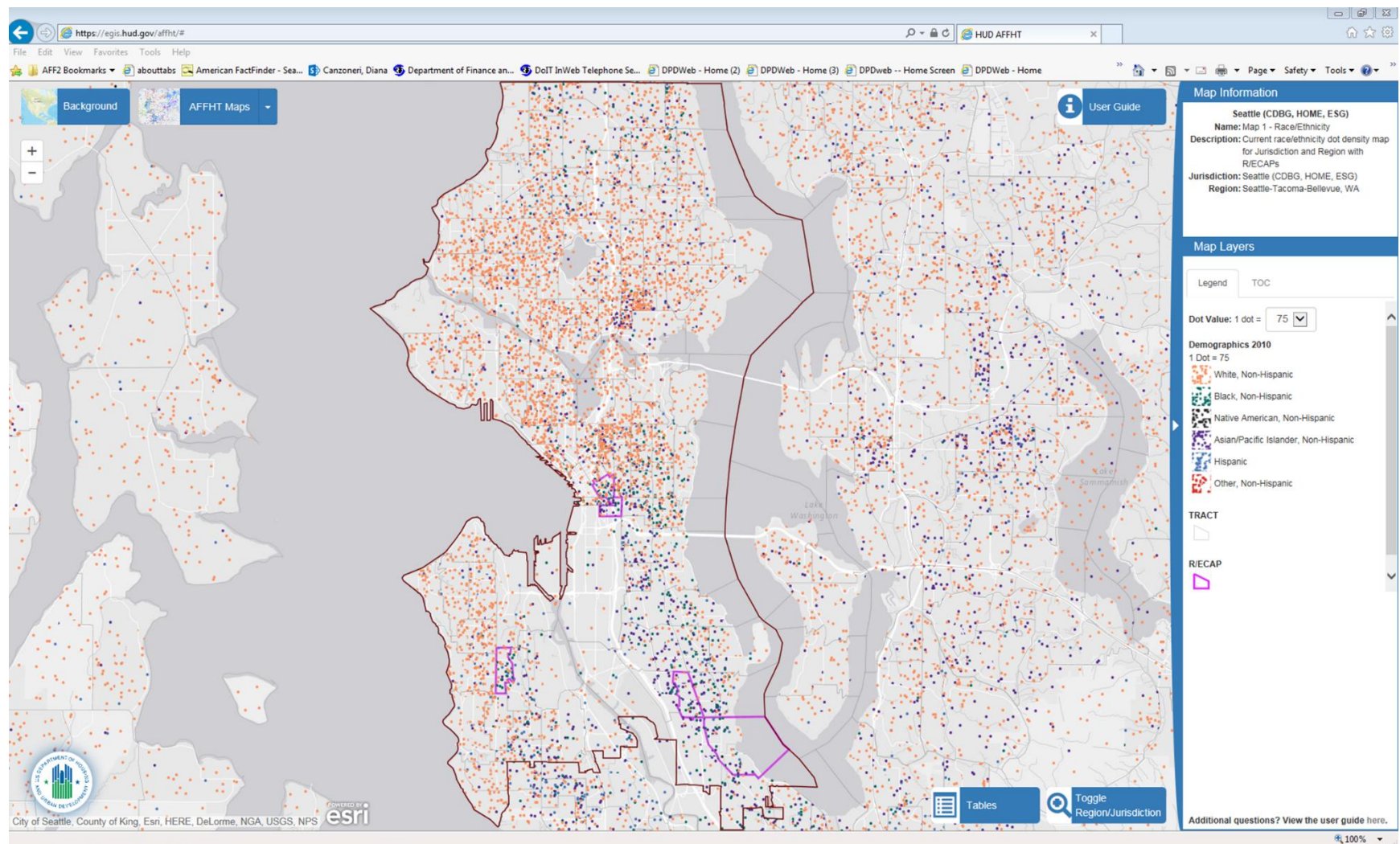
This subsection of the Demographic Summary provides a general description of geographic patterns in the racial and ethnic makeup of the local population and then the regional population. To aid in this analysis, we rely largely on the HUD-provided Map 1 Race/Ethnicity, which is a dot density map based on 2010 Census data. This map shows the distribution of persons within the race/ethnicity categories shown on the legend and in HUD-Provided Table 1.

The description within this subsection of our AFH describes patterns and trends for persons of color in broad terms. The Segregation/Integration Analysis (B.i.) which follows the Demographic Summary provides a detailed analysis of geographic patterns and trends over time in the racial and ethnic composition of the city. That analysis includes a description of patterns and trends for particular racial and ethnic groups. Keeping the analysis within the Demographic Summary general avoids duplication with the later Segregation/Integration section while providing important context for that substantially more detailed analysis.

Within Seattle

The jurisdiction-level version of HUD-provided Map 1 Race/Ethnicity is shown below.

HUD-Provided Map 1 – Race/Ethnicity, Seattle



Source: 2010 Census

Notes: Data shown in the HUD-provided maps and tables for 2010 omit non-Hispanic persons of more than one race. These mixed-race persons comprised about 4 percent of the population of Seattle and the larger metro region in 2010.

Data for the four-percent share of Seattle’s population who are mixed race individuals are omitted within the race categories in both the HUD-provided Table 1 and Race/Ethnicity maps. Although somewhat underrepresented, relative concentrations of people of color are still generally discernible in this map.

The statistics we describe in this narrative are from Census 2010 tabulations directly from the Census Bureau which include mixed-race persons. Additional maps based on these more complete data are provided following the HUD-provided dot density maps.

While every area of Seattle includes some persons of color, the share of the population who are people of color is highest in neighborhoods located in south Seattle, particularly in the South Park and High Point neighborhoods and in southeast Seattle’s Rainier Valley; and in some central portions of the city, especially in and near the International District. In the Community Reporting Areas within these areas, persons of color comprise between 44 and 89 percent of the population compared with 34 percent for the city as a whole. The sidebar describes the Community Reporting Areas and other geographies used to aggregate and gain insights into the data analyzed for the AFH.

People of color are also over 40 percent of the population in the First Hill and the Central Area Squire Park CRAs, which are located east of the Downtown Commercial Core.

A few neighborhoods north of the ship canal (which runs west to east through South Lake Union) also have greater proportional concentrations of people of color than the city as a whole. These include neighborhoods in the Haller Lake and Licton Springs CRAs, the Olympic Hills/Victory Heights and Cedar Park Meadowbrook CRAs, and the University District CRA. In these neighborhoods, people of color are between 36 and 39 percent of the population.

Although not shown in the HUD-provided map, shares of residents who are mixed-race are generally higher in areas of the city in which persons of color are a substantial share of the population.

NOTES ON NEIGHBORHOOD GEOGRAPHIES AND REFERENCE MAPS

Seattle’s Assessment of Fair Housing includes analysis of geographic patterns based on HUD-provided maps as well as maps from other sources. This text box provides general notes on the types of neighborhood geographies used to display and analyze data and explains the geographic names used to refer to different neighborhoods.

In narrating geographic patterns by neighborhood we occasionally name areas using Census tract numbers, but more often refer to areas defined by the City. The areas we most commonly reference include Urban Centers and Urban Villages and Community Reporting Areas. Reference maps are provided in following pages.

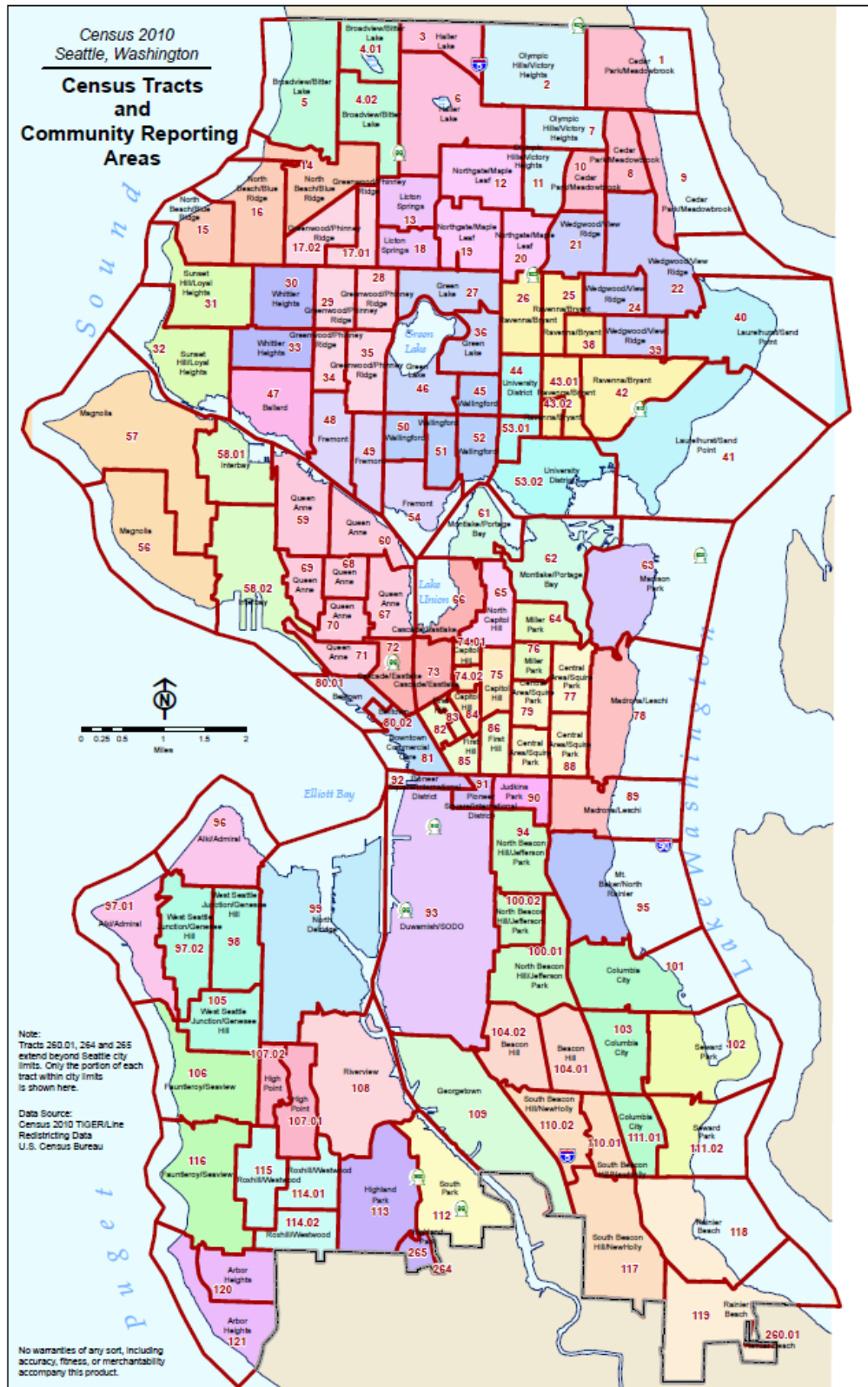
Census Block Groups and Census Tracts: HUD’s Data Documentation states, “Data displayed in the AFFH Tool map views are at the Census tract level. Data displayed in the report tables are aggregated from smaller geographic units (i.e. either the Census tract or block-group level) to the CDBG and CBSA levels.”

City-defined geographies:

- **Urban Centers and Urban Villages** are areas of the city designated in [Seattle’s Comprehensive Plan](#). Since it was originally adopted in 1994, the city’s Comprehensive Plan has been based around an Urban Village strategy that encourages the development of new housing, jobs, and transit options within these centers. Over the past 20 years, about 75 percent of new housing and jobs have located in urban villages or urban centers.
- **Community Reporting Areas (CRAs)** are City-defined areas used as a convenient and consistent geography for aggregating and reporting census-tract based data at a neighborhood level. There are 53 CRAs in the city. Each CRA is composed of one to six contiguous census tracts. Together the CRA cover the entire city. (CRA boundaries do not, however, designate neighborhoods for any official legislative or administrative purpose.) The reference map for CRAs shows the names of CRAs as well as the 2010 Census Tracts that nest in these CRAs.

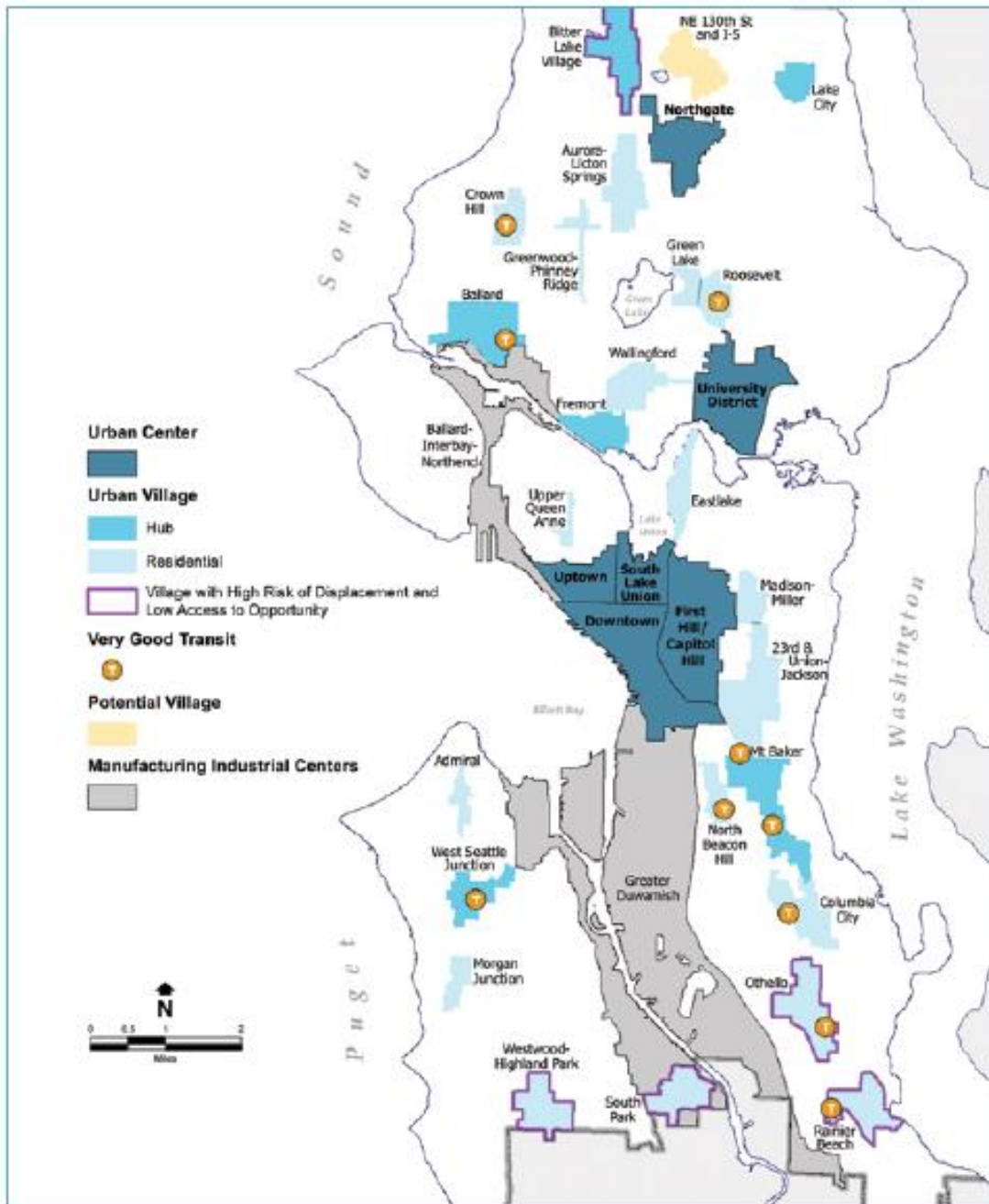
REFERENCE MAPS:

Community Reporting Areas



REFERENCE MAPS:

Urban Centers, Urban Villages, Manufacturing/Industrial Centers



Source: Growth Strategy Figure 4 from City of Seattle, Seattle 2035: Comprehensive Plan (2016).

The Segregation and Integration section of the AFH [B.i.] contains a map generated by the City of Seattle to help show where people of color live in relationship to how land is zoned in the city. As this map shows, with some exceptions, persons of color disproportionately live in areas of the city with zoning for multifamily housing or “commercial” zoning (which allows a combination of multifamily housing and commercial uses). In Seattle, this housing is primarily located along, or otherwise in proximity to, major roadways.

Within the Region

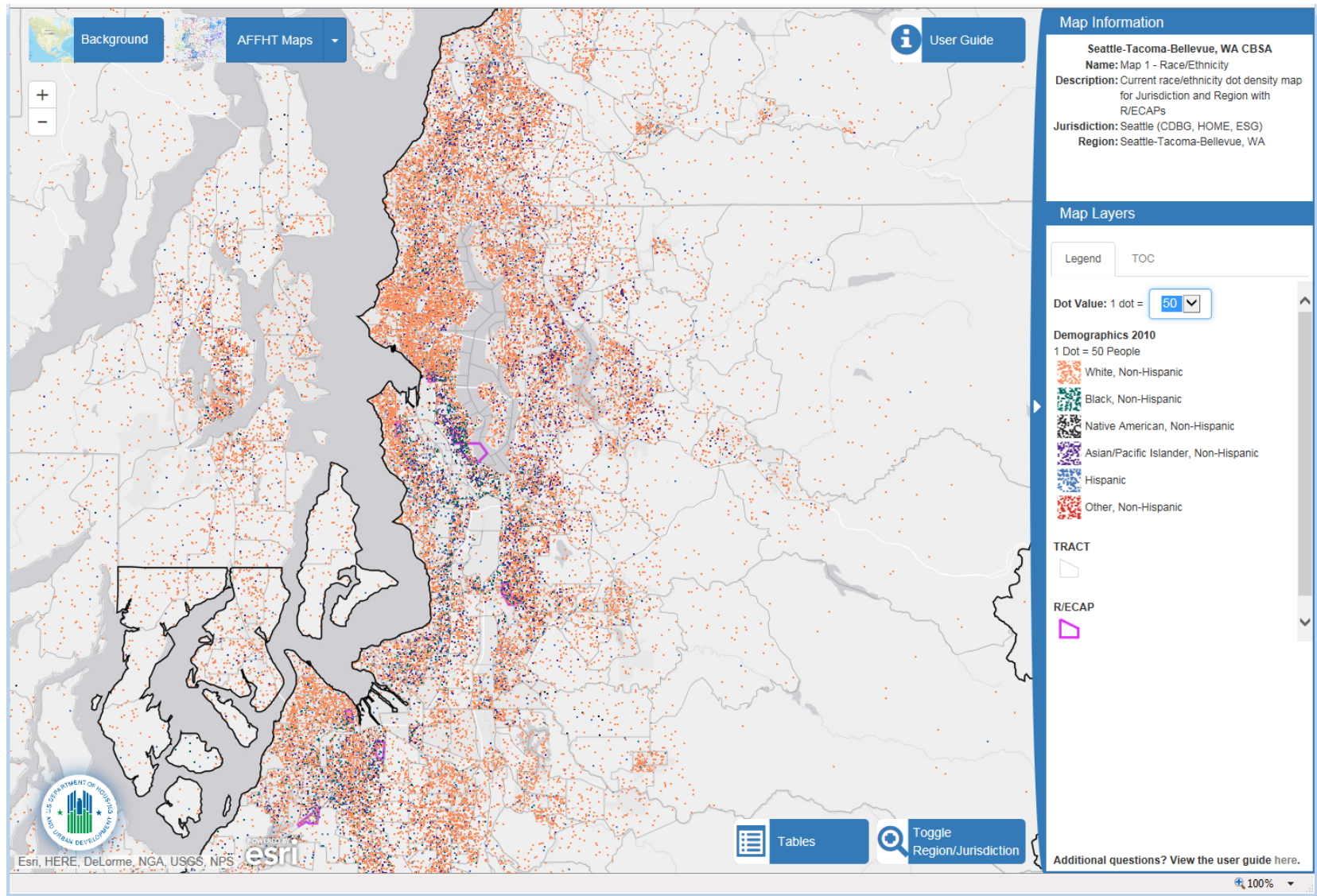
The regional version of the HUD-provided Map 1 - Race/Ethnicity is shown on the following page. With respect to overall population density, this map shows the Seattle metro population in 2010 generally concentrated to the west, along the Puget Sound shoreline, and around major arterials and Interstate I-5. The regional analysis that follows focuses primarily on urban and suburban areas close to the city of Seattle and generally does not extend to areas that are located far from the city or that have very low population densities.

The regional view of Map 1 also reveals that the neighborhoods with high shares of people of color in Seattle are, in fact, parts of broader swaths within the region where people of color are a proportionally high share of the population.

- People of color are a large share of the population both in Southeast Seattle and further southeast along a swath that includes neighboring communities of Tukwila, unincorporated West Hill, Renton, and further south into (and somewhat beyond) Kent.
- Similarly, there are relatively high proportions of people of color not only in and around Seattle's South Park and High Point neighborhoods, but also in adjoining communities to the south and southwest, including in White Center/North Highline, which is within Seattle's potential annexation area, and in cities further south including SeaTac and parts of Burien. This pattern is continued further southwest into Federal Way, Tacoma, and University Place.
- Although not as pronounced, a similar pattern is evident in parts of north Seattle into Shoreline and further northward.

In general, persons of color within the region—as as in Seattle—are disproportionately likely to live in proximity to major arterials, state highways, and Interstate I-5. Persons who are White, not Hispanic are, by contrast, disproportionately likely to live in areas where single-family housing predominates, and in proximity to Puget Sound, Lake Washington, and other shorelines.

HUD Provided Map 1 – Race/Ethnicity, Seattle-Tacoma-Bellevue, WA CBSA



Source: 2010 Census

Notes: This map shows a somewhat zoomed in view of the region to provide detail for population centers. It uses a ratio of 1 dot to 50 persons to help distinguish patterns. Data in the HUD-provided maps and tables for 2010 omit non-Hispanic persons of more than one race. These mixed-race persons comprised about 4 percent of the population of Seattle and the larger metro region in 2010.

Place of Birth and Limited English Proficiency (LEP) Languages

Following the race and ethnicity data, HUD-provided Table 1 furnishes data on place of birth for foreign-born residents and on languages spoken by persons who have limited proficiency in English. These are included in the HUD-provided data as indicators of national origin, which is one of the bases on which the Fair Housing Act prohibits housing discrimination. Information provided in Table 1 on these two topics is from the 2009 to 2013 American Community Survey. We examine five-year ACS estimates for the same period obtained directly from the Census Bureau to furnish additional context and supplement the HUD provided data on these topics.

Composition of Population by Place of Birth

Five-year ACS estimates for the same period obtained directly from the Census Bureau indicate that about 18 percent of Seattle's population and about 17 percent of the broader Metro area are foreign born.

As shown in the table below, slightly more than half (54%) of the foreign-born population in Seattle and nearly half (49%) of the foreign-born population within the broader Metro area were born in Asia. Europe, Africa, and Latin America each contribute between 10 and 15 percent of the city's foreign-born population. The contributions of Europe and Latin America to the Metro area's foreign-born population are higher: i.e., closer to 20 percent; the contributions of Africa to the Metro area's foreign born population is lower: closer to 7 percent.

Place of Birth and Year of Entry for Foreign-Born Population—2009-2013 ACS Estimates

	Seattle city		Seattle-Tacoma-Bellevue, WA Metro Area	
	Estimate	Percent	Estimate	Percent
PLACE OF BIRTH				
Total population	624,681	624,681	3,504,628	3,504,628
Native	514,185	82.3%	2,913,223	83.1%
Born in United States	501,115	80.2%	2,842,649	81.1%
State of residence	241,210	38.6%	1,592,483	45.4%
Different state	259,905	41.6%	1,250,166	35.7%
Born in Puerto Rico, U.S. Island areas, or born abroad to American parent(s)	13,070	2.1%	70,574	2.0%
Foreign born	110,496	17.7%	591,405	16.9%
YEAR OF ENTRY				
Foreign born	110,496	110,496	591,405	591,405
Entered 2010 or later	8,131	7.4%	35,407	6.0%
Entered before 2010	102,365	92.6%	555,998	94.0%
WORLD REGION OF BIRTH OF FOREIGN BORN				
Foreign-born population, excluding population born at sea	110,496	110,496	591,405	591,405
Europe	15,900	14.4%	99,939	16.9%
Asia	60,146	54.4%	291,393	49.3%
Africa	12,851	11.6%	41,791	7.1%
Oceania	1,700	1.5%	9,350	1.6%
Latin America	13,775	12.5%	121,606	20.6%
Northern America	6,124	5.5%	27,326	4.6%

Source: Five-year pooled estimates from the 2009-2013 American Community Survey (ACS), U.S. Census Bureau.

Notes: Based directly on Table DP02: SELECTED SOCIAL CHARACTERISTICS IN THE UNITED STATES published by the U.S. Census Bureau.

The ten most common countries of birth for the city’s and the Metro area’s foreign-born populations are listed in HUD-provided Table 1, as shown below. There are nine countries of birth that appear in the top ten most common for populations at both the city and Metro area level, although they vary in population size order between Seattle and the Metro area. These nine countries of birth are: Vietnam, China (excluding Hong Kong & Taiwan), Philippines, Mexico, Canada, Ethiopia, Korea, India, and Japan. Three of these: Vietnam, Philippines, and Mexico are among the top four most common places of foreign birth for both Seattle and our Metro area region. The foreign place of birth among the top ten in Seattle, but not in the overall Metro area, is “Other Eastern Africa;” while Ukraine is among the top ten in the Metro area, but not in the city of Seattle.

National Origin Detail in HUD-provided Table 1 – Demographics

Table 1 - Demographics						
National Origin	(Seattle, WA CDBG, HOME, ESG) Jurisdiction			(Seattle-Tacoma-Bellevue, WA CBSA) Region		
	Country	#	%	Country	#	%
#1 country of origin	Vietnam	12,414	2.04%	Mexico	89,490	2.60%
#2 country of origin	China excl. Hong Kong & Taiwan	12,186	2.00%	Philippines	45,577	1.32%
#3 country of origin	Philippines	10,122	1.66%	Vietnam	43,153	1.25%
#4 country of origin	Mexico	8,025	1.32%	India	42,474	1.23%
#5 country of origin	Canada	6,125	1.01%	Korea	37,814	1.10%
#6 country of origin	Ethiopia	4,991	0.82%	China excl. Hong Kong & Taiwan	35,753	1.04%
#7 country of origin	Korea	3,967	0.65%	Canada	27,253	0.79%
#8 country of origin	Other Eastern Africa	3,649	0.60%	Ukraine	20,842	0.61%
#9 country of origin	India	3,259	0.54%	Japan	12,306	0.36%
#10 country of origin	Japan	3,212	0.53%	Ethiopia	11,935	0.35%

Source: Numerical estimates are five-year pooled estimates from the 2009-2013 American Community Survey (ACS).

Notes: This is a screenshot showing national-origin detail from HUD-provided Table 1 – Demographics. Figures are based on HUD’s aggregation of Census tract estimates and incorporation of weighting to include portions of tracts that cross city boundaries. Figures may not exactly match estimates published by the Census Bureau at the city level.

HUD’s AFFH “Data Documentation” indicates that, “For variables on foreign born, and foreign born by national origin, percentages using data from the American Community Survey (ACS), 2009-2013 are calculated using total population from the 2010 decennial census.” This yields somewhat inflated percentage estimates.

The following is a table on the same topic with estimates directly from the U.S. Census Bureau. (This is laid out somewhat differently than the HUD-provided table in that it lists the places of birth in order of the foreign-born population size rank in Seattle, and shows the corresponding rank for that group in the larger Metro area in the same row.) This table shows the margins of error corresponding to the numerical estimates. As reflected in the table, margins of error for ACS estimates can be large relative to the estimates, especially for small populations.

Place of Birth for Foreign-born Population—2009-2013 ACS Estimates

Place of birth	Seattle city				Seattle-Tacoma-Bellevue, WA Metro Area			
	Size rank among 10 largest foreign-born pop.	Estimate	Margin of Error	Percent of total pop.	Size rank among 10 largest foreign-born pop.	Estimate	Margin of Error	Percent of total pop.
Vietnam	1	12,404	+/-1,370	2.0%	3	43,153	+/-2,256	1.2%
China, excl. Hong Kong and Taiwan	2	12,200	+/-1,201	2.0%	6	35,753	+/-1,727	1.0%
Philippines	3	10,119	+/-1,193	1.6%	2	45,577	+/-2,042	1.3%
Mexico	4	8,022	+/-1,073	1.3%	1	89,490	+/-3,133	2.6%
Canada	5	6,124	+/-664	1.0%	7	27,253	+/-1,408	0.8%
Ethiopia	6	4,991	+/-847	0.8%	10	11,935	+/-1,388	0.3%
Korea	7	3,966	+/-557	0.6%	5	37,814	+/-1,821	1.1%
Other Eastern Africa	8	3,669	+/-657	0.6%	N/A	10,333	+/-1,004	0.3%
India	9	3,258	+/-581	0.5%	4	42,474	+/-1,615	1.2%
Japan	10	3,212	+/-499	0.5%	9	12,306	+/-966	0.4%
Ukraine	N/A	734	+/-251	0.1%	8	20,842	+/-1,755	0.6%

Source: Five-year pooled estimates from the 2009-2013 American Community Survey (ACS), U.S. Census Bureau.

Notes: Only the most common categories are shown. Based directly on Table B05006: PLACE OF BIRTH FOR THE FOREIGN-BORN POPULATION IN THE UNITED STATES published by the U.S. Census Bureau.

Special Note on Population Trends for U.S.-Born Blacks and Immigrant Blacks

The rapid increase of the Black immigrant population in both the city of Seattle and the broader Metro area contrasts with U.S. born-Black population trends in the city and Metro area.

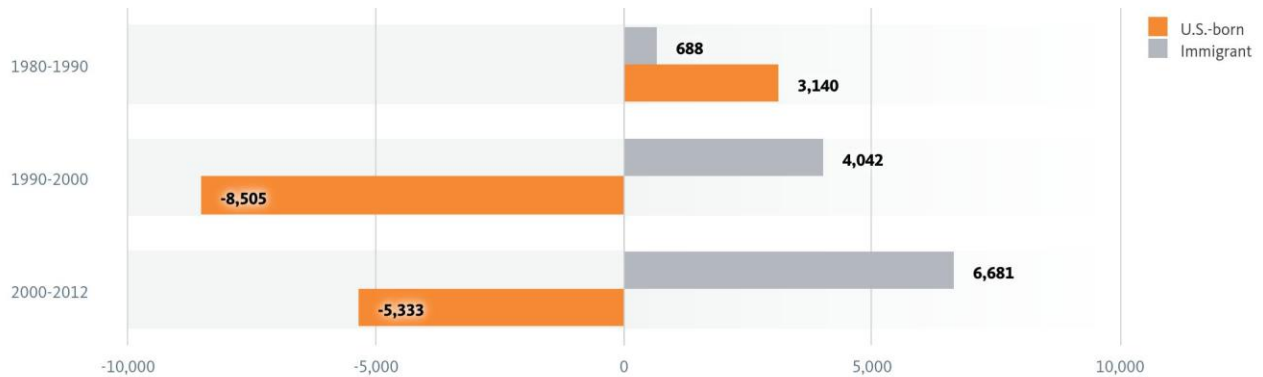
The following pair of charts generated from PolicyLink’s National Equity Atlas tool, shows changes in the U.S. born Black population and immigrant Black population over recent decades. (Due to differences in datasets estimates are not entirely comparable with trend data presented earlier in the Demographic Summary.³) The first chart is for the city of Seattle and the second is for the Metro area as a whole.

- During the first period of change shown (between the 1980 and 1990) the U.S. born Black population in Seattle grew by about 3,000 persons while the immigrant Black population in the city grew by about 700. In contrast, more recent periods in Seattle have seen dramatically increasing growth of the Black immigrant population but declines in the Black, U.S. born population.
- The Metro area, like Seattle, saw increasing growth in the immigrant Black population over the three periods of change shown. However, unlike Seattle, the broader Metro area saw its U.S.-born Black population increase in each of these periods. Given that movement of households often occur within a region, it is likely that sizeable numbers of U.S.-born Blacks have moved from Seattle to elsewhere in our Metro area.

³ The data underlying the National Equity Atlas charts are Integrated Public Use Microdata Sample (IPUMS) estimates from the U.S. Census Bureau’s 1980, 1990, and 2000 decennial censuses and 2008-2012 5-Year American Community Survey. Though based on Census Bureau data these estimates are not adjusted as is the Census data in the Brown University Longitudinal Dataset.

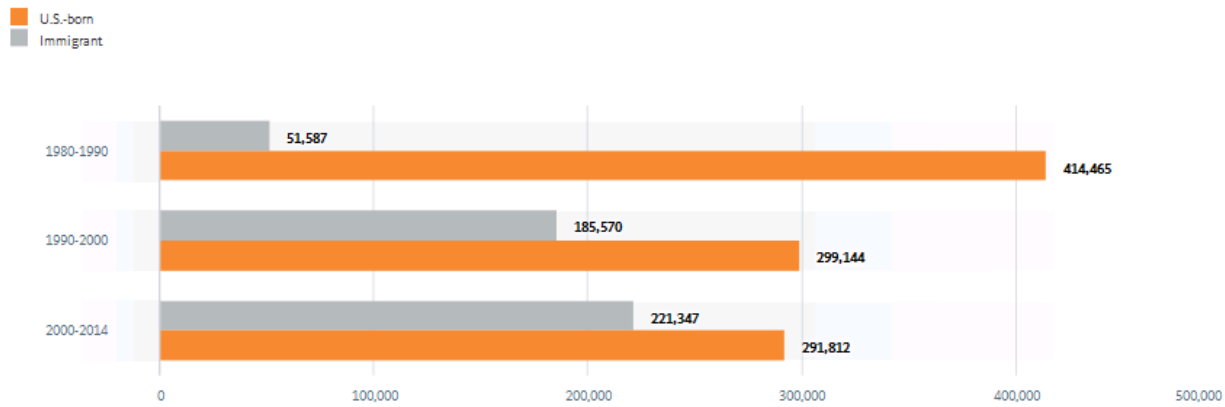
Charts Showing Change in Population by Nativity from PolicyLink's National Equity Atlas

Change in population by nativity: Seattle City, WA, Black, 1980-2012



IPUMS
PolicyLink/PERE National Equity Atlas, www.nationalequityatlas.org

Change in population by nativity: Seattle-Tacoma-Bellevue, WA Metro Area, All, 1980-2014



IPUMS
PolicyLink/PERE National Equity Atlas, www.nationalequityatlas.org

Source: Charts from PolicyLink/PERE National Equity Atlas based on Microdata estimates from decennial Census and 5-Year American Community Survey estimates presented on PolicyLink

Note: These are screenshot of charts from <http://nationalequityatlas.org/>.

Languages Spoken by LEP Population

ACS estimates from 2009 to 2013 obtained directly from the Census Bureau indicate that about 22 percent of the residents age 5 and over in both Seattle and the broader Metro area speak a language other than English at home, and of those about 41 percent speak English “less than ‘very well.’” These estimates are shown below on page 17. At both the city level and Metro area level, this equates to about 9 percent of the population age 5 and older speaking English less than very well.

The most common languages spoken by persons who speak English less than very well are referred to by HUD as “Limited English Proficiency (LEP) Languages.” The LEP languages shown in the HUD-provided Table 1 (as seen on page 17) are the ten most commonly spoken languages among the population age five and over who indicate they speak English less than very well.

Table 1 lists the top ten LEP languages by population-size in descending order. Seven LEP language categories are among these ten at both the city level and Metro area level, although they vary in population-size order between Seattle and the Metro area. These seven are: Chinese, Spanish, Vietnamese, African (i.e., African languages as a group), Tagalog, Korean, and Russian. Chinese, Spanish, and Vietnamese are the three languages most commonly spoken by persons with limited English proficiency in both the city and the region. The language categories that are among the ten most common LEP languages in Seattle, but not in the Metro area are “Other Pacific Island Language,” Japanese, and Arabic; while the reverse are “Other Slavic language,” Cambodian, and “Other Indic language.”

**Population Speaking Language Other Than English at Home and English Proficiency —
2009-2013 ACS Estimates**

	Seattle city			Seattle-Tacoma-Bellevue, WA Metro Area	
	Estimate	Percent	Percent Margin of Error	Estimate	Percent
LANGUAGE SPOKEN AT HOME					
Population 5 years and over:	591,499	591,499	(X)	3,278,362	3,278,362
English only	459,074	77.6%	+/-0.5	2,560,780	78.1%
Language other than English:	132,425	22.4%	+/-0.5	717,582	21.9%
Speak English less than "very well"	53,868	9.1%	+/-0.4	296,154	9.0%

Source: Five-year pooled estimates from the 2009-2013 American Community Survey (ACS), U.S. Census Bureau.

Notes: Based directly on Table DP02: SELECTED SOCIAL CHARACTERISTICS IN THE UNITED STATES published by the U.S. Census Bureau.

Limited English Proficiency (LEP) Language Detail in HUD-provided Table 1 – Demographics

Table 1 - Demographics

Limited English Proficiency (LEP) Language	(Seattle, WA CDBG, HOME, ESG) Jurisdiction			(Seattle-Tacoma-Bellevue, WA CBSA) Region		
	Language	#	%	Language	#	%
#1 LEP Language	Chinese	12,564	2.12%	Spanish	88,056	2.56%
#2 LEP Language	Spanish	9,405	1.59%	Chinese	36,399	1.06%
#3 LEP Language	Vietnamese	7,660	1.30%	Vietnamese	28,629	0.83%
#4 LEP Language	African	7,018	1.19%	Korean	23,035	0.67%
#5 LEP Language	Tagalog	3,318	0.56%	African	16,124	0.47%
#6 LEP Language	Other Pacific Island Language	1,851	0.31%	Russian	14,120	0.41%
#7 LEP Language	Korean	1,810	0.31%	Tagalog	13,851	0.40%
#8 LEP Language	Japanese	1,708	0.29%	Other Slavic Language	9,571	0.28%
#9 LEP Language	Russian	1,200	0.20%	Cambodian	7,677	0.22%
#10 LEP Language	Arabic	798	0.13%	Other Indic Language	7,426	0.22%

Source: Numerical estimates are five-year pooled estimates from the 2009-2013 American Community Survey and are limited to the population 5 years of age and over.

Notes: Only the 10 most common categories are shown for each of the topics in this table. This is a screenshot of the LEP detail in HUD-provided Table 1 – Demographics.

The AFFH Data Documentation indicates that, "For variables on foreign born, and foreign born by national origin, percentages using data from the American Community Survey (ACS), 2009-2013 are calculated using total population from the 2010 decennial census." The mismatch in data source and age groups for the numerator and denominator skew the percentage estimates in this HUD-provided table. Figures are based on HUD's aggregation of Census tract estimates and incorporation of weighting to include portions of tracts that cross city boundaries. Figures may not exactly match estimates published by the Census Bureau at the city level.

Following is a table on LEP languages with 2009-2013 estimates directly from the U.S. Census Bureau. The table below lists the places of birth in order of the foreign-born population size rank in Seattle, and shows the corresponding rank for that population in the larger Metro area in the same row. As reflected in the table, margins of error for some of these estimates are quite large relative to the estimates themselves.

**Language Spoken at Home Among LEP Populations—
2009-2013 ACS Estimates**

LEP Language	Seattle city				Seattle-Tacoma-Bellevue, WA Metro Area			
	Size rank among 10 largest LEP language populations	Estimate	Margin of Error	Percent of total population age 5 and older who speak this language at home and speak English less than very well	Size rank among 10 largest LEP language populations	Estimate	Margin of Error	Percent of total population age 5 and older who speak this language at home and speak English less than very well
Chinese	1	12,563	+/-1,103	2.1%	2	36,399	+/-1,705	1.1%
Spanish	2	9,404	+/-1,119	1.6%	1	88,056	+/-2,693	2.7%
Vietnamese	3	7,651	+/-926	1.3%	3	28,629	+/-1,785	0.9%
African languages	4	7,026	+/-952	1.2%	5	16,124	+/-1,305	0.5%
Tagalog	5	3,318	+/-555	0.6%	7	13,851	+/-1,088	0.4%
Other Pacific Island languages	6	1,849	+/-504	0.3%	N/A	7,238	+/-816	0.2%
Korean	7	1,809	+/-399	0.3%	4	23,035	+/-1,178	0.7%
Japanese	8	1,708	+/-319	0.3%	N/A	7,125	+/-681	0.2%
Russian	9	1,200	+/-297	0.2%	6	14,120	+/-1,095	0.4%
Arabic	10	798	+/-295	0.1%	N/A	3,981	+/-767	0.1%
Mon-Khmer, Cambodian	N/A	776	+/-251	0.1%	9	7,677	+/-916	0.2%
Other Indic languages	N/A	565	+/-284	0.1%	10	7,426	+/-989	0.2%
Other Slavic languages	N/A	151	+/-135	0.0%	8	9,571	+/-1,274	0.3%

Source: Five-year pooled estimates from the 2009-2013 American Community Survey (ACS), U.S. Census Bureau.

Notes: Based directly on Table B16001: LANGUAGE SPOKEN AT HOME BY ABILITY TO SPEAK ENGLISH FOR THE POPULATION 5 YEARS AND OVER published by the U.S. Census Bureau.

Figures are limited to the population 5 years of age and over.

Only the most common categories are shown. Other language categories that are spoken at home by 1,000 or more speakers in Seattle age 5 and over, but not among the top LEP languages in the preceding tables are French (incl. Patois, Cajun), Italian, German, Scandinavian languages, Hindi, Other Indo-European languages, Thai, Laotian, and other Asian languages.

Geographic Distribution of the Foreign-Born and LEP Populations

This subsection provides a general description of the geographic distribution of the foreign-born and LEP populations. The geographic distribution of foreign-born and LEP populations, along with racial and ethnic population groups, are described in more detail in the Segregation/Integration Analysis [B.i.] following the Demographic Summary.

The geographic distribution of both the foreign-born and LEP populations show similar patterns on HUD Maps 3 (National Origin) and 4 (LEP). (For example, areas of the city with a larger share of the Mexican-born population also comprises a larger share of Spanish-speaking individuals.) As of December 2016, we are finding that many

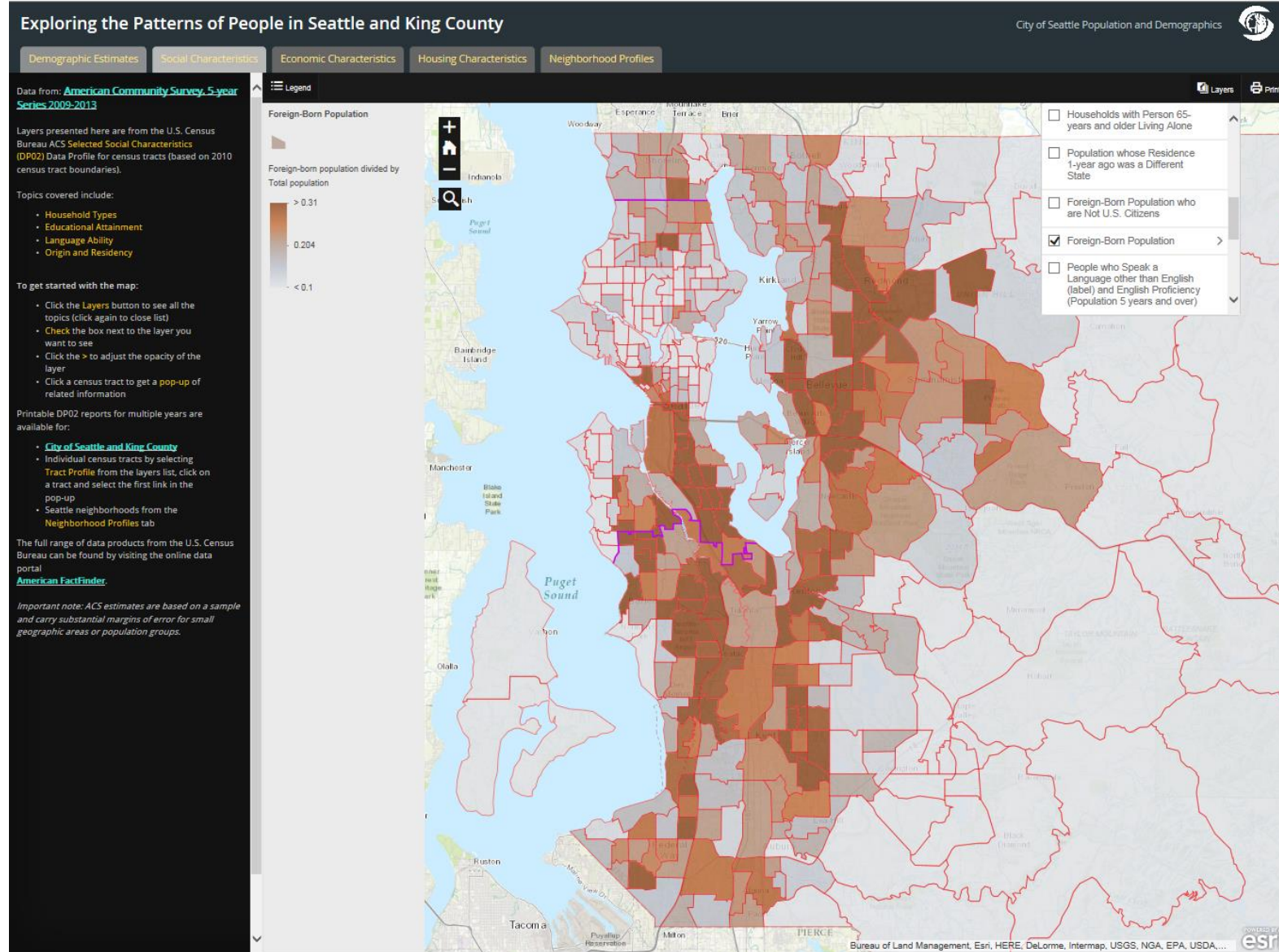
of the census tracts on HUD-Provided Maps 3 and 4 have missing data in the jurisdiction view. We have alerted HUD to this problem and are awaiting resolution.

To provide the general observations in this subsection of our analysis we rely on a pair of maps that the City of Seattle produced showing ACS 2009-2013 data on nativity and language. These maps are on the following two pages, and show estimates for census tracts in Seattle and surrounding areas within King County. The first map is a thematic map with tracts shaded according to the share of the population who are foreign born. The second map uses the size of circles to represent the percent of the population who speak a language other than English and shading to indicate the percentage of the population who speak English less than very well.

Especially notable patterns for both foreign-born and LEP populations are the strong concentrations along the southeast side of Seattle in Rainier Valley, further southwest in High Point and Highland Park, as well as north Seattle in and around Northgate and Victory Heights. In contrast, proportionally very few foreign-born residents and persons with limited English proficiency reside in the areas such as Fremont that are just northwest of Lake Union and the ship canal. There are also proportionally very small shares of foreign-born and LEP persons along the west side of the city and the Puget Sound shoreline, especially in the areas of Magnolia and West Seattle.

Taking in the broader view of the Seattle Metro area, one can see other patterns for both of these populations that are correlated with the general geographic distribution of persons of color. Many foreign-born and LEP persons reside closer to Interstate I-5 and other major arterial highways. There are also larger shares of certain groups that tend to live further from Seattle's urban center; concentrated in the suburban areas that are further northeast, east of Bellevue, and southeast.

Foreign-Born Shares of Population in Census tracts in and around Seattle—2009-2013 American Community Survey



Source: 2009-2013 American Community Survey, U.S. Census Bureau.

Notes: This map generated by the City of Seattle shows estimated shares of the population who are foreign-born for Census tracts in Seattle and nearby portions of King County.

Disability

Housing discrimination based on a person's disability status is prohibited by the Fair Housing Act.

This part of the Demographic Summary provides basic information on the characteristics and geographic distribution of the disabled population in Seattle and the broader Metro area. More detailed information and analysis regarding the characteristics and geographic distribution of persons with disability is provided later in the AFH in the Disability and Access Analysis section.

Population with Disabilities and Type of Disability

The American Community Survey collects information on disability status from all non-institutionalized persons for hearing difficulty and vision difficulty. In both the city of Seattle and the broader metro area, roughly 3 percent of the total civilian noninstitutionalized population is disabled by a hearing difficulty and roughly 2 percent are disabled with a vision difficulty.

Disability due to cognitive difficulties, ambulatory difficulties, and self-care difficulties is included in the ACS for non-institutionalized persons 5 years and over. Roughly 4 to 6 percent of these persons in Seattle and the broader metro area have cognitive and/or ambulatory difficulties, while disability due to self-care difficulty affects roughly 2 percent at both geographic levels.

Independent living difficulty is a topic in the ACS for persons 18 and over. Per the ACS, about 4 to 5 percent of persons in the city of Seattle and the larger metro area have this form of disability.

Seniors have substantially higher rates of disability than do adults generally: more than a third of seniors (35 percent in Seattle and 36 percent in the metro area) are estimated to have a disability; this compares to about 1 in 10 adults (about 10 percent in Seattle and 13 percent in the metro area). Overall, seniors make up about 44 percent of the disabled adults in Seattle and 41 percent of those in the region.

The most common category of disability that the ACS finds, both for seniors and adults overall, is an ambulatory difficulty ("serious difficulty walking or climbing stairs"). The ACS finds that about 1 in 20 adults (5% in Seattle and 7% in the broader metro area) and 1 in 5 seniors (22% in both the city and metro area) are disabled by an ambulatory difficulty.

Geographic Distribution of Population with a Disability

In both Seattle and the broader metro area, the population density for disabled persons appears correlated to a moderate degree with the density of the underlying population.

That said, there are areas where disproportionately high shares of the population are disabled. In Seattle, these include several neighborhoods in and around downtown Seattle including the Downtown Commercial Core, Belltown, South Lake Union, First Hill, Pioneer Square/International District, and Judkins Park. High rates of disability are also found in some neighborhoods in north Seattle, including Greenwood/Phinney Ridge, Broadview/Bitterlake, Northgate/Maple Leaf, Cedar Park/Meadowbrook. Areas with high rates of disability extend from portions of north Seattle into portions of the city of Shoreline near State Highway 99 and Interstate 5.

Seattle neighborhoods south of downtown with high rates of disability include Duwamish/SODO, Georgetown, parts of South Beacon Hill and Columbia City in Southeast Seattle, and High Point and Roxhill/Westwood in the

southwestern quadrant of the city. Relatively high rates of disability are also found immediately across Seattle’s southern boundary and in several other south King County neighborhoods.

Sex

Discrimination against any person on the basis of sex is prohibited by the Fair Housing Act. HUD Table 1 provides information from the 2010 decennial census on the counts and percentage shares of the population who are male and female, which are the only response categories for sex included in the questionnaire.

Composition of Population by Sex

In both the city of Seattle and in the broader Metro area, the population is comprised of roughly equal shares of males and females.

Population by Sex Detail in HUD-provided Table 1 – Demographics

Table 1 - Demographics					
Sex	(Seattle, WA CDBG, HOME, ESG) Jurisdiction			(Seattle-Tacoma-Bellevue, WA CBSA) Region	
		#	%	#	%
Male		304,229	49.95	1,711,982	49.77
Female		304,799	50.05	1,727,827	50.23

Source: 2010 Census

Notes: This is a screenshot showing detail on the population sex from HUD-provided Table 1 – Demographics. Figures are based on HUD’s aggregation of Census tract estimates and incorporation of weighting to include portions of tracts that cross city boundaries. Figures may not exactly match estimates published by the Census Bureau at the city level.

Total Population by Sex—2010 Census

	Seattle city		Seattle-Tacoma-Bellevue, WA Metro Area	
	Number	Percent	Number	Percent
Total population:	608,660	100.0%	3,439,809	100.0%
Male	304,030	50.0%	1,711,982	49.8%
Female	304,630	50.0%	1,727,827	50.2%

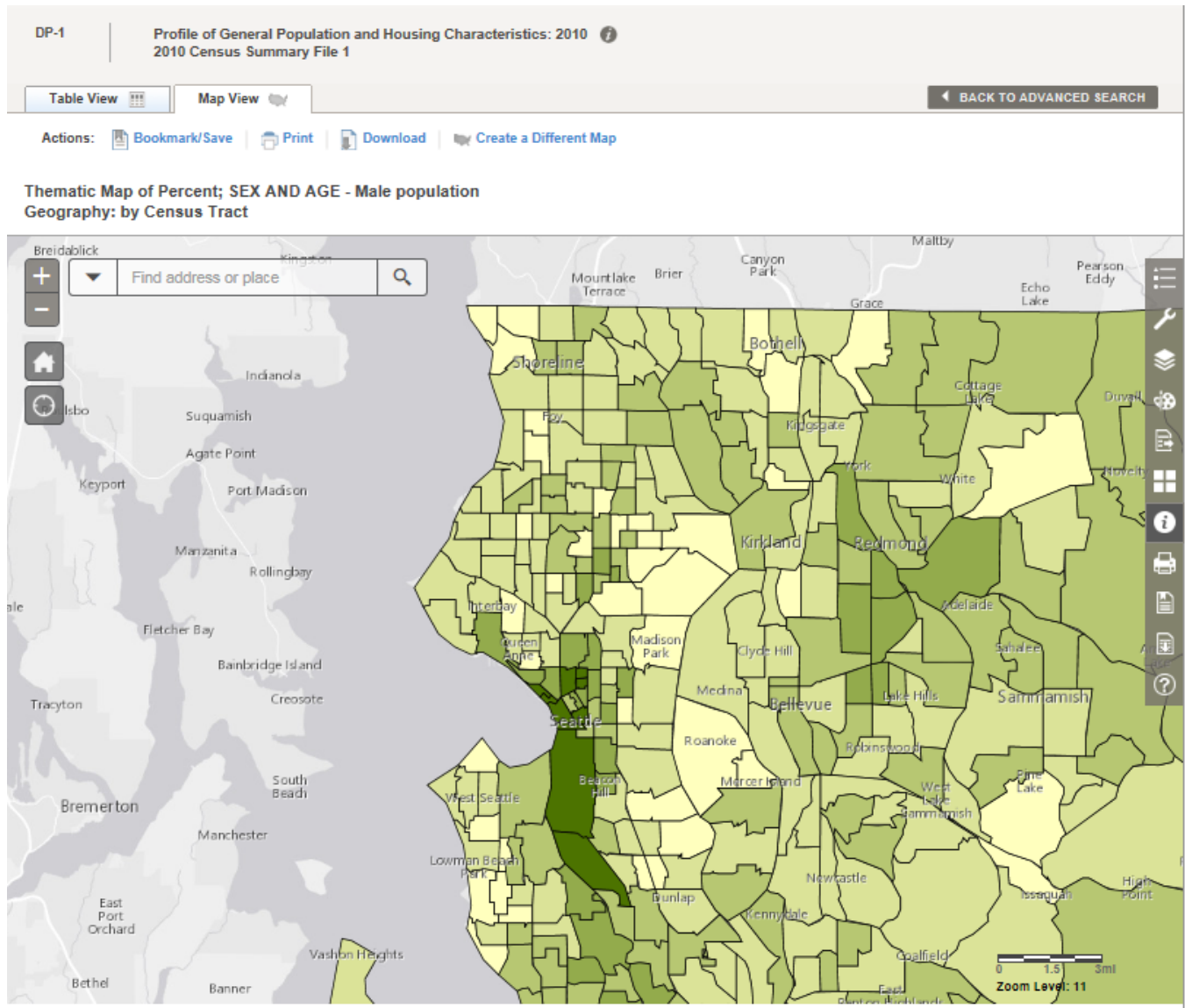
Source: 2010 Census.

Notes: Based directly on Table QT-P1: AGE GROUPS AND SEX published by the U.S. Census Bureau.

Geographic Distribution of Population by Sex

Although males and females are roughly equal shares of the overall populations in the region and city of Seattle, there is some variation within certain neighborhoods. The map on the following page was generated on the Census Bureau’s Factfinder portal and shows 2010 decennial Census estimates on male and female sex for tracts in and around the city of Seattle. Males are a markedly greater percentage of the population in census tracts within several Central City neighborhoods, including the Downtown Commercial Core, Belltown, Pioneer Square, and parts of South Lake Union and Capitol Hill. Males are also a larger share of the population in Duwamish SODO and Georgetown. In tracts where females are a larger share than males, the difference in proportion of the population by sex tends not to be as large. Census forms do not ask about gender identities other than male and female.

Male Shares of Population in Census tracts in and around Seattle—2010 Census



Source: 2010 Census, U.S. Census Bureau.

Notes: This is a screenshot of a map generated with the Census Bureau's Factfinder online mapping tool. It shows the estimated shares of the population who are male in Census tracts in and around Seattle.

Population Age Group and Families with Children

The Fair Housing Act prohibits housing discrimination against any person based on familial status (See text box to the right for the definition "family status" from the Glossary of AFFH Terms.)

The HUD provided Table 1 shows information from the 2010 Census on the number of families with children under 18 years of age in the city of Seattle and broader Metro area. This table also shows the percentage of all families who are families with children under age 18.

Per the Census Bureau’s definition, “A family consists of a householder and one or more other people living in the same household who are related to the householder by birth, marriage, or adoption. All people in a household who are related to the householder are regarded as members of his or her family.”

The HUD-provided data in Table 1 also provides information on age groups (under 18, 18-64, and 65+) based on the 2010 Decennial Census. Age is not covered as a protected class under the Fair Housing Act, but information related to age provides background important for understanding local and regional demographics, both generally and in relation to the data on families.

Composition of Population by Age Group

As shown in the HUD-Provided Table 1, the share of the population within the city of Seattle who are under 18 years of age is substantially smaller than it is in the broader metropolitan area (15% of the city population are under 18 years old compared with 23% of the metropolitan area population). On the other hand, the share of adults age 18 to 64 is higher in the city than in the broader metropolitan area (74% compared to 66%). Seniors age 65 and over are roughly 11 percent of the population in both the city and the Metro area as a whole.

DEFINITION OF “FAMILIAL STATUS”

“Familial Status means one or more individuals (who have not attained the age of 18 years) being domiciled with:

- a parent or another person having legal custody of such individual or individuals; or
- the designee of such parent or other person having such custody, with the written permission of such parent or other person.

The protections afforded against discrimination on the basis of familial status shall apply to any person who is pregnant or is in the process of securing legal custody of any individual who has not attained the age of 18 years. (42 U.S.C. 3602(k))”

Source: Glossary of AFFH Terms provided by HUD in the AFFH Rule Guidebook.

Age Detail in HUD-provided Table 1 – Demographics

Table 1 - Demographics						
Age	(Seattle, WA CDBG, HOME, ESG) Jurisdiction			(Seattle-Tacoma-Bellevue, WA CBSA) Region		
	#	% of total pop.		#	% of total pop.	
Under 18	93,603	15.37		785,796	22.84	
18-64	449,884	73.87		2,282,005	66.34	
65+	65,541	10.76		372,008	10.81	

Source: 2010 Census

Notes: This is a screenshot showing age group detail from HUD-provided Table 1 – Demographics. Figures are based on HUD’s aggregation of Census tract estimates and incorporation of weighting to include portions of tracts that cross city boundaries. Figures may not exactly match estimates published by the Census Bureau at the city level.

We can drill further into the age profile of the city and regional population using data directly from the Census Bureau. This shows that the greater proportional concentration of non-senior adults within the city of Seattle is due to the greater shares in the city of people age 18 to 44. By contrast, people age 45 to 64 are a somewhat larger share of the overall Metro areas population than they are of Seattle’s population.

Age Groups and Sex—2010 Census Summary File 1

	Seattle city		Seattle-Tacoma-Bellevue, WA Metro Area	
	Number	Percent	Number	Percent
Total population	608,660	100.0%	3,439,809	100.0%
Under 18 years	93,513	15.4%	785,796	22.8%
18 to 64 years	449,652	73.9%	2,282,005	66.3%
18 to 24 years	72,027	11.8%	319,610	9.3%
25 to 44 years	226,320	37.2%	1,033,661	30.0%
25 to 34 years	126,616	20.8%	523,970	15.2%
35 to 44 years	99,704	16.4%	509,691	14.8%
45 to 64 years	151,305	24.9%	928,734	27.0%
45 to 54 years	80,543	13.2%	524,486	15.2%
55 to 64 years	70,762	11.6%	404,248	11.8%
65 years and over	65,495	10.8%	372,008	10.8%
65 to 74 years	33,069	5.4%	202,673	5.9%
75 to 84 years	20,059	3.3%	114,162	3.3%
85 years and over	12,367	2.0%	55,173	1.6%
Median age (years)	36.1		36.8	

Source: 2010 Census.

Notes: Based directly on Table QT-P1-GEOGRAPHY-SEATTLE CITY: AGE GROUPS AND SEX published by the U.S. Census Bureau.

Household Types and Families

HUD-provided Table 1 indicates that about 42 percent of all families residing in the city of Seattle are families with children, which is about 5 percentage points lower than the Metro area as a whole, where 47 percent of families include children.

Family Type Detail in HUD-provided Table 1 – Demographics

Table 1 - Demographics					
Family Type	(Seattle, WA CDBG, HOME, ESG) Jurisdiction			(Seattle-Tacoma-Bellevue, WA CBSA) Region	
	#	% of total fam-ilies		#	% of total fam-ilies
Families with children	51,271	42.10		395,660	46.77

Source: 2010 Census

Notes: This is a screenshot showing family type detail from HUD-provided Table 1 – Demographics. Families with children shown in HUD-provided table 1 are limited to families with “own children.” Figures are based on HUD’s aggregation of Census tract estimates and incorporation of weighting to include portions of tracts that cross city boundaries. Figures may not exactly match estimates published by the Census Bureau at the city level.

Families with children shown in HUD-provided table 1 are limited to families with “own children,” i.e., families in which there is one or more child under 18 who is the householder’s own child (i.e., a son or daughter by birth or adoption, or who is an adopted child).

The following information accessed directly from Census Bureau tables provides estimates on the broader category of families with “related children,” as well as additional detail on both categories of families with children.⁴ As shown, about 45 percent of families in Seattle and about 50 percent of families in the broader Metro area contain related children.

The additional detail from the Census Bureau reveals that families with children age 6 and over are a larger share of families in the broader Metro area, but families with children who are all below age 6 are a greater share of families in Seattle itself.

Families by Presence and Age of Own or Related Children Under 18 Years of Age—2010 Census

	Seattle city		Seattle-Tacoma-Bellevue, WA Metro Area	
	Number	Percent of All Families	Number	Percent of All Families
Total families:	121,690	100.0%	845,966	100.0%
With <i>own children</i> under 18 years:	51,238	42.1%	395,660	46.8%
Under 6 years only	17,985	14.8%	101,223	12.0%
Under 6 years and 6 to 17 years	8,056	6.6%	73,782	8.7%
6 to 17 years only	25,197	20.7%	220,655	26.1%
No <i>own children</i> under 18 years	70,452	57.9%	450,306	53.2%
Total families:	121,690	100.0%	845,966	100.0%
With <i>related children</i> under 18 years:	54,337	44.7%	423,575	50.1%
Under 6 years only	18,871	15.5%	110,580	13.1%
Under 6 years and 6 to 17 years	8,909	7.3%	82,654	9.8%
6 to 17 years only	26,557	21.8%	230,341	27.2%
No <i>related children</i> under 18 years	67,353	55.3%	422,391	49.9%

Source: 2010 Census.

Notes: Based directly on Table P38: FAMILY TYPE BY PRESENCE AND AGE OF OWN CHILDREN and Table P39 FAMILY TYPE BY PRESENCE AND AGE OF RELATED CHILDREN published by the U.S. Census Bureau. Census Bureau note from table P39: "Families" consist of a householder and one or more other people related to the householder by birth, marriage, or adoption. They do not include same-sex married couples even if the marriage was performed in a state issuing marriage certificates for same-sex couples. Same-sex couples are included in the "families" category if there is at least one additional person related to the householder by birth or adoption...."

⁴Families with “own children” and Families with “related children” additionally include families that contain children under 18, such as grandchildren, nieces, nephews, or younger siblings, who are related to the householder.

The foregoing information is for families. While a majority of the households in the broad Seattle-Tacoma-Bellevue, WA Metro Area are families, the majority of city of Seattle households are *non*-family households, most of whom live alone. The following table from the Census Bureau gives additional detail on households in Seattle compared to the broader Metro area.

Households and Families by Type—2010 Census

	Seattle city		Seattle-Tacoma-Bellevue, WA Metro Area	
	Number	Percent	Number	Percent
HOUSEHOLDS BY TYPE				
Total households:	283,510	100.0%	1,357,475	100.0%
Family households (families):	121,690	42.9%	845,966	62.3%
With related children under 18 years	54,337	19.2%	423,575	31.2%
Without related children under 18 years	67,353	23.8%	422,391	31.1%
Nonfamily households:	161,820	57.1%	511,509	37.7%
Multiple-person non-family household	44,766	15.8%	126,314	9.3%
Householder living alone:	117,054	41.3%	385,195	28.4%
65 years and over	24,611	8.7%	106,016	7.8%
Households with individuals under 18 years	55,178	19.5%	430,590	31.7%
Households with individuals 65 years and over	49,872	17.6%	271,582	20.0%
Average household size	2.06	N/A	2.49	N/A
Average family size	2.87	N/A	3.08	N/A

Source: 2010 Census.

Notes: Based directly on Table DP-1: PROFILE OF GENERAL POPULATION AND HOUSING CHARACTERISTICS and Table QT-P11 - HOUSEHOLDS AND FAMILIES published by the U.S. Census Bureau. Note from Census Bureau: "Same-sex couples are included in the category if there is at least one additional person related to the householder by birth or adoption. Responses of 'same-sex spouse' were edited during processing to 'unmarried partner.' Same-sex couple households with no relatives of the householder present are tabulated in nonfamily households."

Geographic Distribution of Population Age Groups and Family Households

The HUD-provided maps numbered 9 to 13 each include a "family status" map variation showing data on families with children at the Census block group level. Although described in the legend as the "% of Households that are Families with Children," closer examination finds that the mapped estimates actually refer to the percentage of *family* households that contain children.⁵

These maps reveal that fewer than 20 percent of the family households in most block groups located in downtown Seattle include own children. The same is true for several block groups in Seattle's University District. Substantial majorities of the families in many of these areas are married couples without children.

⁵In even more exact terms, these estimates refer to the percentage of family households that include one or more own children under 18 years of age.

There are very few neighborhoods in the larger region—even in the downtowns of other cities and towns—where families with children are so rare among family households.

- Families with children are about 20 to 40 percent of families in many Seattle neighborhoods. This is the most typical category in dense Seattle neighborhoods such as Queen Anne, Eastlake, and Capitol Hill that are near downtown, and in neighborhoods that are near the University District such as Montlake/Portage Bay and Fremont.
- In Seattle, outside of the densest urban neighborhoods, one of the most common categories is that in which 40 to 60 percent of families contain children. Very few neighborhoods in Seattle have block groups where more than 60 percent of families include children. These include a portion of Highpoint (which contains one of the R/ECAPs in Seattle), a part of South Beacon Hill/New Holly (which is adjacent to another Seattle R/ECAP), and the part of Cedar Park/Meadow Brook near the northern city limits. By contrast, in the larger Metro area, the 20-40 percent, 40-60 percent, and 60-80 percent categories are all common categories for the share of families that contain children.

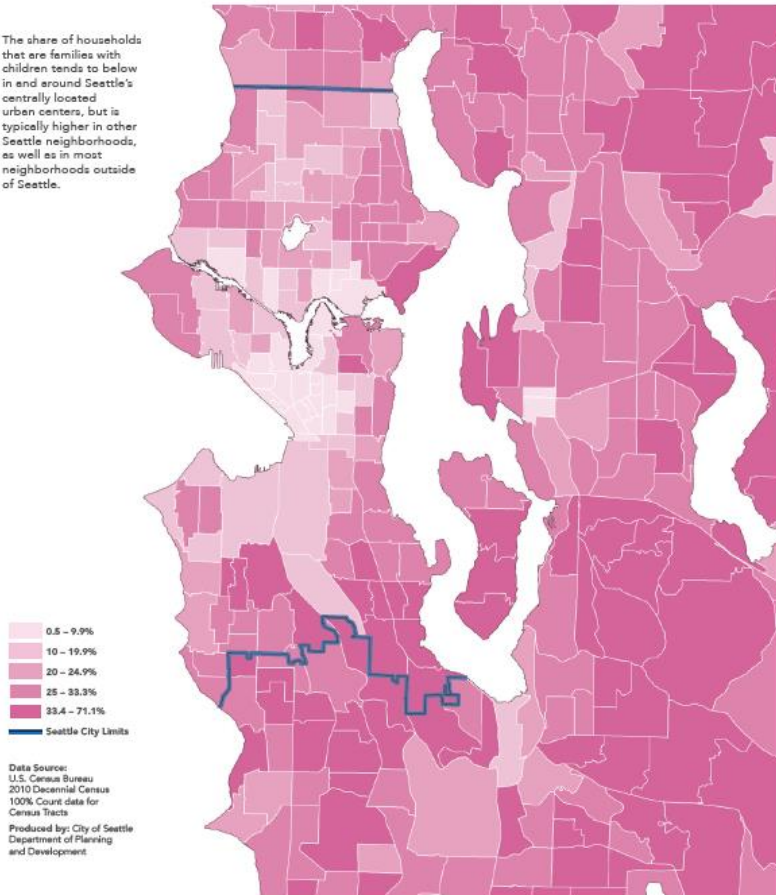
In 2014, the Seattle Planning Commission issued a report titled, [“Family-Sized Housing: An Essential Ingredient to Attract and Retain Families with Children in Seattle.”](#) This report noted that all of the large cities and all of the inner ring suburban cities surrounding Seattle have higher shares of households comprised of families with children than Seattle does. However, this report also observes that, “in some Seattle neighborhoods outside of urban centers, the percentage of households that are families with children comes close to mirroring the percentages in surrounding cities.... Furthermore, the number of families with children on a per acre basis is as high or higher in some of Seattle’s more densely populated neighborhoods than it is in other neighborhoods in the city and surrounding communities.” The Planning Commission report illustrated these patterns with a pair of maps showing variation between census tracts in and around Seattle. These maps are reproduced on the following page.

- One map shows the share of households that are families containing a child related to the householder. This map shows that the “share of households that are families with children tends to be low in and around Seattle’s centrally located urban centers, but is typically higher in other Seattle neighborhoods, as well as in most neighborhoods outside of Seattle.”
- The other map shows the number of households per acre that are families with children. This map reveals that, “On a per acre basis, the density of family households with children tends to be as high – or higher – in census tracts within Seattle as it is in tracts outside of Seattle.”

Households that are Families with Related Children for Census Tracts in and around Seattle—2010 Census

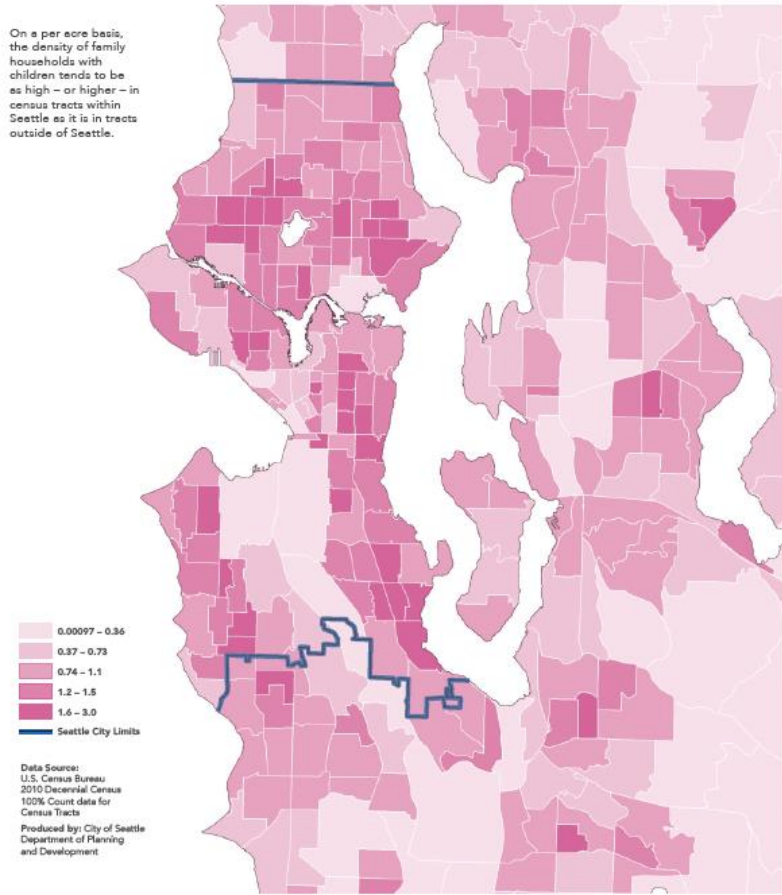
Share of Households that are Families with Children

The share of households that are families with children tends to be below in and around Seattle's centrally located urban centers, but is typically higher in other Seattle neighborhoods, as well as in most neighborhoods outside of Seattle.



Number of Households Per Acre that are Families with Children

On a per acre basis, the density of family households with children tends to be as high – or higher – in census tracts within Seattle as it is in tracts outside of Seattle.



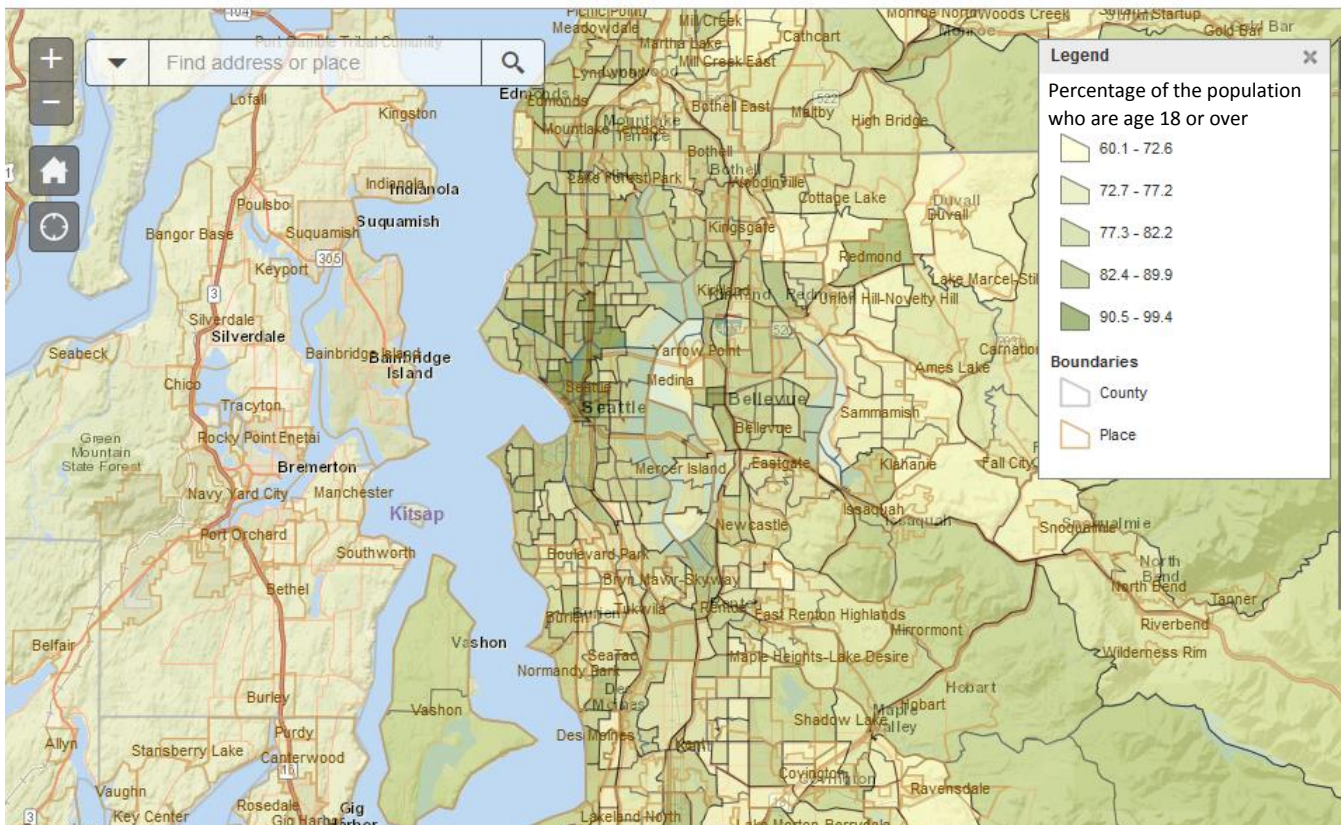
Source: Analysis of 2010 Census data in Seattle Planning Commission report, “Family-Sized Housing: An Essential Ingredient to Attract and Retain Families with Children in Seattle,” 2014.

Except for areas in which there are large numbers of public housing units, families with children tend to be a larger share of households in areas where single-family homes predominate. This is correlated to a high degree with the size of housing units. Prior research by the Planning Commission found that in 2009, just 2 percent of market-rate apartment units in Seattle have 3 or more bedrooms, and half of that tiny fraction are affordable to low-income families. Given recent trends, it is unlikely that these shares have increased.

None of the HUD-provided maps specifically show the distribution of the overall population by age group. Below is a screenshot of a map produced on the U.S. Census Bureau’s Factfinder data portal showing census tracts within and around the city of Seattle. This shows the estimated percentage of the population in census tracts who are age 18 or older based on the 2010 Census. (A map showing the percentage of the population who are children could not be mapped using this tool.) In this map, the lighter the shading on this map indicates higher proportional shares of children. Logically, the more lightly shaded areas in the map below correspond closely with the areas in which a large share of households are families with children.

Shares of Population Age 18 and Over for Census Tracts in and around Seattle—2010 Census

Thematic Map of Percent; SEX AND AGE - Total population - 18 years and over
Geography: by Census Tract



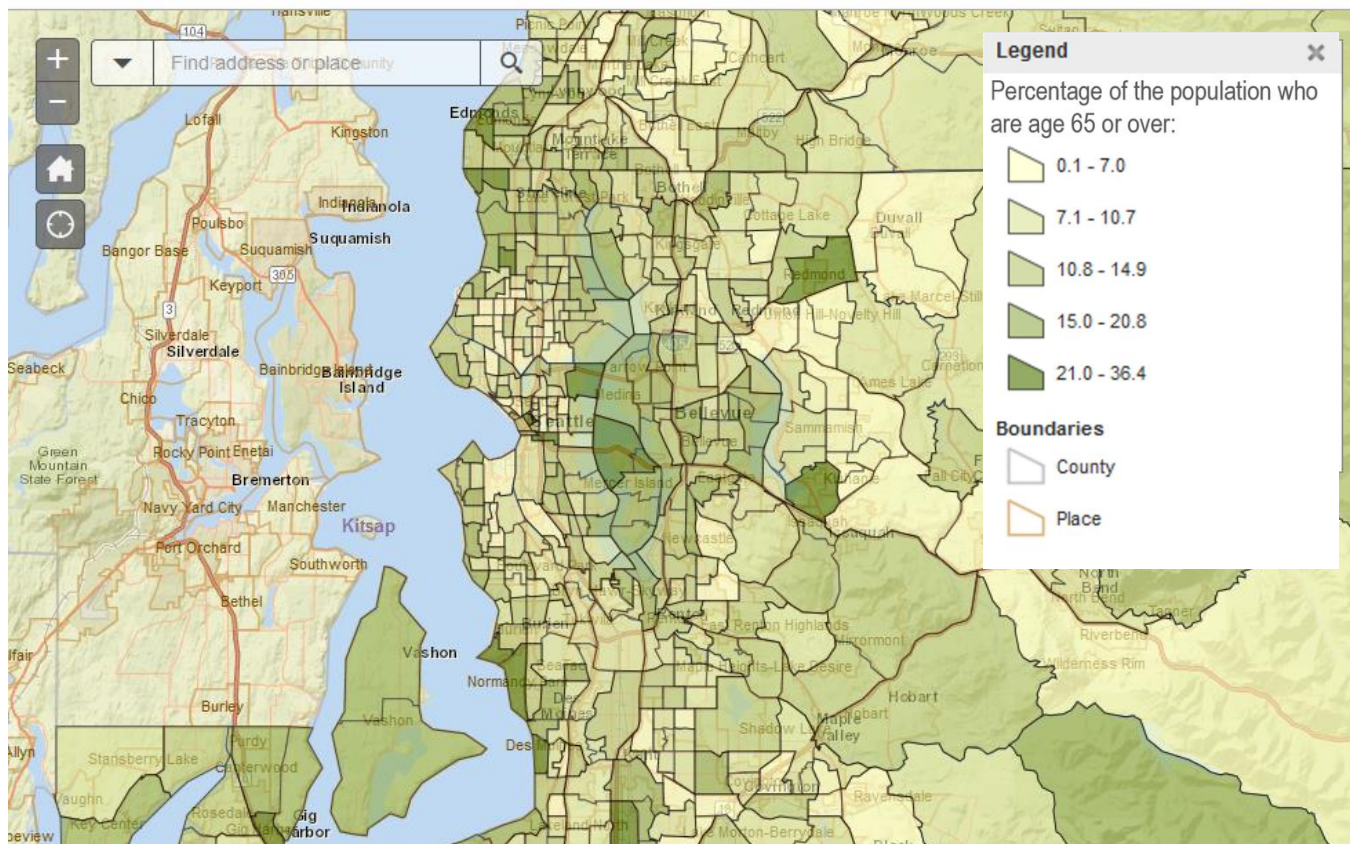
Source: 2010 Census, U.S. Census Bureau.

Notes: This is a screenshot of a map generated with the Census Bureau’s Factfinder online mapping tool. It shows the estimated shares of the population who are adults age 18 and over in Census tracts in and around Seattle.

Below is a screenshot of a map from Factfinder with 2010 Census estimates showing the percentage of the population in census tracts who are seniors age 65 years of age or older. In general terms, census tracts located along shorelines, which are typically dominated by single-family and owner-occupied housing, have some of the largest shares of seniors. However, not all census tracts with the highest shares of seniors are in these areas. Within Seattle, other tracts that have a proportionally large share of seniors include Census tract 4.02 in the Broadview/Bitter Lake CRA that flanks state Highway 99 (Aurora Avenue). There are also census tracts in and around Downtown where seniors make up a large share of residents. This include Census Tract 82 in First Hill CRA, Census Tracts 90 and 91, which are located respectively in Judkins Park and Pioneer Square/International District. Areas such as Seattle’s University District where young adults are a large share of the population have low shares of seniors. Seniors are also a relatively low share of the population in some more suburban cities such as Sammamish, to the east of Bellevue, where families with children are a large share of the population.

Senior Shares of Population in Census Tracts in and Around Seattle—2010 Census

Thematic Map of Percent; SEX AND AGE - Total population - 65 years and over
 Geography: by Census Tract



Source: 2010 Census, U.S. Census Bureau.

Notes: This is a screenshot of a map generated with the Census Bureau’s Factfinder online mapping tool. It shows the estimated shares of the population who are seniors age 65 and over in Census tracts in and around Seattle.

Trends in Demographics in Seattle and in the Region as a Whole

Trends in the Size of the Population

Seattle is the largest city in King County and the larger three-county Seattle-Tacoma-Bellevue Metro Area.

The following table provides figures on population and housing growth in Seattle, as well as the Seattle-Tacoma-Bellevue Metro Area as a whole and each of the three counties therein.

Seattle’s population grew by about 9 percent between 1990 and 2000 and by about 8 percent from 2000 to 2010. While Seattle did not grow as quickly as King County as a whole or the larger Metro area between either decade, Seattle’s grew more quickly than most other central cities over those 20 years.⁶ As of 2010, Seattle had about 609,000 residents and was the 23rd most populous city in the nation, while the Seattle-Tacoma-Bellevue Metro Area, was ranked the 15th most populous Metro area in the nation.

Since 2010, Seattle has been one of the fastest growing large cities in the United States.

Between April 2010 and April 2016, the Washington State Office of Financial Management estimates that Seattle’s population swelled by roughly 78,000 residents or almost 13 percent, a growth rate that substantially exceeds that of King County and the broader Metro area. The rate at which Seattle added housing between 2010 and 2016 has also exceeded rates of housing growth in King County and the larger metropolitan region.

Growth in Population and Housing

	1990 Census Estimate	2000 Census Estimate	2010 Census Estimate	2016 Estimate OFM	1990- 2000 Percent Change	2000- 2010 Percent Change	2010 to 2016 Percent Change
Total Population							
Seattle	516,259	563,374	608,660	686,800	9.1%	8.0%	12.8%
Seattle Metro Area (Region):	2,559,164	3,043,878	3,439,809	3,722,500	18.9%	13.0%	8.2%
King	1,507,319	1,737,034	1,931,249	2,105,100	15.2%	11.2%	9.0%
Pierce	586,203	700,820	795,225	844,500	19.6%	13.5%	6.2%
Snohomish	465,642	606,024	713,335	772,900	30.1%	17.7%	8.4%
Total housing units							
Seattle	249,032	270,524	308,516	340,479	8.6%	14.0%	10.4%
Seattle Metro Area (Region):	1,060,127	1,255,502	1,463,295	1,552,362	18.4%	16.6%	6.1%
King	647,343	742,237	851,261	906,925	14.7%	14.7%	6.5%
Pierce	228,842	277,060	325,375	340,989	21.1%	17.4%	4.8%
Snohomish	183,942	236,205	286,659	304,448	28.4%	21.4%	6.2%

Sources: Decennial Census 1990, 2000, 2010 and Washington State Office of Financial Management (OFM) 2016.

⁶ From “Appendix C. Decade Growth Rates and Rankings, 1990-2010: Primary Cities and Suburbs of 100 Largest Metro Areas” in “Population Growth in Metro America since 1980: Putting the Volatile 2000s in Perspective,” by William H. Frey, Brookings Institution, March 2012.

Trends in Race and Ethnicity

This sub-section describes trends in the racial and ethnic composition of the population. The table below shows 1990, 2000, and 2010 Race/Ethnicity data for both Seattle and the larger metro region. This table is adapted from the original Table 2 provided by HUD as explained below. Following this explanation, the race and ethnicity trends are described—first for Seattle, and then for the Metro area as a whole.

Race/Ethnicity Detail in HUD-provided Table 2 – Demographic Trends (adaptation of original table)

Table 2 - Demographic Trends

Race/Ethnicity (adaptation of original HUD-provided information)	(Seattle, WA CDBG, HOME, ESG) Jurisdiction						(Seattle-Tacoma-Bellevue, WA CBSA) Region					
	1990 LTDB		2000 LTDB		2010 LTDB		1990 LTDB		2000 LTDB		2010 LTDB	
	#	%	#	%	#	%	#	%	#	%	#	%
Total population:	515,175	100.00	563,386	100.00	609,028	100.00	2,557,909	100.00	3,043,882	100.00	3,439,809	100.00
White, Non-Hispanic	379,476	73.66	382,548	67.90	403,579	66.27	2,170,319	84.85	2,313,141	75.99	2,340,274	68.03
People of color:	134,562	26.12	177,318	31.47	203,296	33.38	383,328	14.99	712,497	23.41	1,090,533	31.70
Black, Non-Hispanic	50,766	9.85	53,843	9.56	55,296	9.08	119,969	4.69	179,624	5.90	234,477	6.82
Hispanic	18,195	3.53	29,691	5.27	40,310	6.62	75,079	2.94	162,333	5.33	309,476	9.00
Asian or Pacific Islander, Non-Hispanic	59,015	11.46	84,977	15.08	99,349	16.31	158,917	6.21	316,082	10.38	486,251	14.14
Native American, Non-Hispanic	6,586	1.28	8,807	1.56	8,341	1.37	29,363	1.15	54,458	1.79	60,329	1.75
Remainder (total minus sum of categories)	1,137	0.22	3,520	0.62	2,153	0.35	4,262	0.17	18,244	0.60	9,002	0.26

This table shows decennial Census data from the Longitudinal Tract Database (LTDB). This is a database that Brown University developed to enable data users to more easily compare data over time. In addition to including adjustments to the Census data to deal with geography changes, like splits in census tracts, the LTDB also includes adjustments that help address changes that occurred after the 1990 Census in the way the Census questionnaire asks about race.^{7, 8}

Originally, the HUD-provided Table 2 included data from the LTDB for 1990 and 2000, but used the decennial Census figures directly from the Census Bureau’s tabulations for 2010.⁹ Our adaptation of Table 2, shown above, includes the LTDB data for 2010 to enable comparison of the 2010 estimates with the estimates from 1990 and 2000. Our adaptation also includes a subtotal for people of color.

(The LTDB data is used in our AFH when we are describing trends over time such as here. When referring to conditions in 2010 in a non-trend context, we use figures that HUD has provided based on unadjusted 2010 census data.)

⁷ In 1990, the Census questionnaire asked people to select a single race to describe themselves. For 2000, the Census Bureau changed the questionnaire to allow an individual respondent to identify as more than one race. (Hispanic origin continued to be considered a separate concept from race and was asked about in a separate question.)

⁸ Specifically, the LTDB takes the mixed-race people in post-1990 censuses and allocates them to non-white categories, simulating the situation back in 1990 when respondents couldn’t indicate more than one race. The details of the adjustment methodology vary a bit by race and are described in the LTDB codebook.

⁹ Because they lacked adjustments to the race/ethnicity data from LTDB, the 2010 data on race and ethnicity in the original HUD-provided table 2 were not comparable to the 1990 and 2000 data in the table. The City of Seattle discovered and brought this problem to HUD’s attention and HUD responded by re-publishing the “raw data” on its website to include these numbers. HUD also updated the AFFH “Data Documentation” to describe the issues and the availability of that data. As of October 2016, the 2010 LTDB data are not yet included in Table 2 or the Demographic trend maps in the AFFH Mapping tool. However, HUD has indicated that “the LTDB data for 2010 will be incorporated into a future update of the mapping tool.” (Affirmatively Furthering Fair Housing (AFFH) Data Documentation: Version 3.1, July 2016 page 5.)

Within Seattle

Between 1990 and 2010, the population of color in Seattle grew from comprising roughly 26 percent of the city's population to comprising about 33 percent of the city's population. The share of Seattle's population who are people of color increased markedly in the 1990s and continued to increase somewhat in the 2000s.

Over the course of the 20-year period between 1990 and 2000, the share of Seattle residents who are White, non-Hispanic went from 74 percent in 1990 to 66 percent in 2010. Although White, non-Hispanics declined as a *proportion* of the city's total population, this group increased in numeric terms in both the 1990s and 2000s.

Both the 1990s and the 2000s saw slight reductions in the share of total city residents who are Black. Black residents comprised nearly 10 percent of Seattle's population in 1990. However, by 2010, Blacks were closer to 9 percent of the city's population. Still, the numbers of Blacks in Seattle increased somewhat in both decades.

Both the numbers and shares of Hispanic residents and of Asian or Pacific Islander residents increased substantially in both the 1990s and 2000s. The percentage of Seattle city residents who are Hispanic/Latino rose from comprising about 4 percent of the population in 1990 to almost 7 percent of the population in 2010. Of the race/ethnic categories shown in table 2, Hispanics were the fastest growing during both of these decades. Over those 20 years, the number of Hispanic/Latinos more than doubled.

Persons of Asian or Pacific Islander race made up about 11 percent of the population in 1990; by 2010, these racial groups together comprised 16 percent of the population.¹⁰ By 2010, the combined population of Asians and Pacific Islanders in Seattle approached 100,000, a figure that is about 68 percent higher than their combined population in 1990.

Native Americans make up the smallest race/ethnicity group analyzed. Their share of the overall Seattle population has hovered at about 1.5 percent between 1990 and 2010. The number of Native American residents in Seattle increased between 1990 and 2000, but then declined by a smaller amount between 2000 and 2010.

Within the Region

Between 1990 and 2010, the Metro area population in each race/ethnicity group on HUD's Table 1 increased in numeric terms.

The White population was the only group to decrease as a proportion of the population. The White population had comprised nearly 85 percent of the region's residents in 1990, but its share of the population fell markedly—*by 17 percentage points*—from 1990 to 2010.

Correspondingly, the share of the Metro area population who are people of color jumped by 17 percentage points. The people-of-color share of the region's population more than doubled during this period, going from 15 percent of the population in 1990 to 32 percent of the population in 2010. This was a much larger jump than seen within the city of Seattle. In 1990, the city of Seattle had a larger share of residents of color compared to the overall Metro area; however, by 2010, the larger Metro area had nearly caught up to the city in the share of people who are of color.

¹⁰Persons of Asian and Pacific Island race were combined within one category in the 1990 Census and are aggregated in the LTDB.

The Asian population which had been roughly 6 percent of the population in 1990 more than doubled to comprise 14 percent of the population by 2010. The Hispanic population, which was 3 percent of the population in 1990, tripled in size to reach 9 percent by 2010. The share of the Metro area population who are Black increased by about 2 percentage points over the same 20 years, comprising 7 percent of the region's population by 2010. Native Americans, who were a little over 1 percent of the Metro area's population in 1990 had grown to comprise closer to 2 percent of the area's population by 2010.

The distribution of the region's residents of color has shifted since 1990. The share of the region's people of color residing in central and southeast Seattle has decreased. At the same time, the share of the region's people of color living in north Seattle and in neighborhoods and suburban cities surrounding Seattle has increased. According to the HUD map for 2010, the Black population has shifted further south since 1990, into the areas of White Center, Des Moines, and Kent. However, the Asian population has shifted further north into Lynnwood, east into Bellevue, Sammamish, and Issaquah, and south into Kent. The Hispanic population has also shifted further out of the urban core into the surrounding areas on the periphery of Seattle. In 2010, the Hispanic population appears further east in Bellevue and Renton, and further south in and around Burien, North SeaTac Park, Kent, and Federal Way.

The Fair Housing Equity Assessment from the Puget Sound Regional Council provides historical context regarding the changing geographic distribution of minority residents. One of the observations from that publication is that, "The northern part of the central Puget Sound region was, and still is, the least diverse in comparison with South King and Pierce Counties."¹¹ Only recently has the area of Snohomish County begun to diversify, as more people of color have moved into this part of the region.

¹¹ [PSRC's Fair Housing Equity Assessment](#)

Trends in Characteristics Other Than Race and Ethnicity

Table 2 - Demographic Trends (topics other than Race/Ethnicity)

	(Seattle, WA CDBG, HOME, ESG) Jurisdiction						(Seattle-Tacoma-Bellevue, WA CBSA) Region					
	1990 Census (STF 3)		2000 Census (SF 3)		2009 to 2013 ACS		1990 Census (STF 3)		2000 Census (SF 3)		2009 to 2013 ACS	
	#	%	#	%	#	%	#	%	#	%	#	%
National Origin												
Total population:	516,259	100.00	563,375	100.00	624,681	100.00	2,559,164	100.00	3,043,878	100.00	3,504,628	100.00
Foreign-born	67,736	13.12	94,952	16.85	110,496	17.69	201,982	7.89	383,824	12.61	591,405	16.87
LEP												
Population 5 years and over:	487,169	100.00	537,538	100.00	591,499	100.00	2,367,803	100.00	2,846,558	100.00	3,278,362	100.00
Limited English Proficiency	34,674	7.12	49,754	9.26	53,868	9.11	92,217	3.89	198,543	6.97	296,154	9.03
	1990 Census (STF 1)		2000 Census (SF 1)		2010 Census		1990 Census (STF 1)		2000 Census (SF 1)		2010 Census	
	#	%	#	%	#	%	#	%	#	%	#	%
Sex												
Total population:	516,259	100.00	563,374	100.00	608,660	100.00	2,559,164	100.00	3,043,878	100.00	3,439,809	100.00
Male	252,042	48.82	280,973	49.87	304,030	49.95	1,267,745	49.54	1,516,223	49.81	1,711,982	49.77
Female	264,217	51.18	282,401	50.13	304,630	50.05	1,291,419	50.46	1,527,655	50.19	1,727,827	50.23
Age												
Total population:	516,259	100.00	563,374	100.00	608,660	100.00	2,559,164	100.00	3,043,878	100.00	3,439,809	100.00
Under 18	84,930	16.45	87,827	15.59	93,513	15.36	629,872	24.61	747,354	24.55	785,796	22.84
18-64	352,929	68.36	407,740	72.37	449,652	73.88	1,656,570	64.73	1,987,728	65.30	2,282,005	66.34
65+	78,400	15.19	67,807	12.04	65,495	10.76	272,722	10.66	308,796	10.14	372,008	10.81
Family Type												
Total households:	236,702	100.00	258,499	100.00	283,510	100.00	1,002,157	100.00	1,196,568	100.00	1,357,475	100.00
Family households	112,969	47.73	113,400	43.87	121,690	42.92	654,101	65.27	757,978	63.35	845,966	62.32
Families with children [Family households with own children under 18 years]	44,150	18.65	46,310	17.91	51,238	18.07	320,743	32.01	379,331	31.70	395,660	29.15
Family households:	112,969	100.00	113,400	100.00	121,690	100.00	654,101	100.00	757,978	100.00	845,966	100.00
Families with children [Family households with own children under 18 years]	44,150	39.08	46,310	40.84	51,238	42.11	320,743	49.04	379,331	50.05	395,660	46.77

Sources: 1990 and 2000 Decennial Census estimates and 2009-2013 5-Year American Community (ACS) estimates
Notes: This is an adaptation of the original HUD-provided table. This adaptation reflects estimates directly from the Census Bureau for Seattle city and the Region. This adaptation also additionally identifies the universe for each topic with corresponding estimates.

Trends in Foreign-Born and Limited English Proficiency (LEP) Populations

As seen in Table 2 – Demographic Trends, the foreign-born population in both Seattle and the Metro area increased in proportion and numeric terms from 1990 to the 5-year ACS estimate of 2009-2013. The Metro area showed the largest increase during this time period, almost tripling in numeric terms and doubling in proportion - from about 8 percent to almost 17 percent of the total population in the Metro area. Seattle's foreign-born population also increased the most from 1990 to 2000, growing almost 4 percent, and then increased slightly again by about 1 percent from 2000 to the 2009-2013 ACS estimate. Even though the Metro area experienced a larger influx of foreign-born residents, current data confirms that Seattle has a slightly higher proportion of foreign-born residents in its population in comparison to the Metro area. This data also reflects the Metro area's increasing number of persons of color over time. However, the city of Seattle still holds a slightly larger share of residents of color.

Trends over time regarding the Limited English Proficiency population in the Metro area are similar to the trends of foreign-born residents. The proportion of LEP persons in the Metro area more than doubled in these two decades, increasing from almost 4 percent in 1990 to 9 percent in the 2009-2013 ACS estimate. The Metro area's LEP population also tripled in number during this time period, growing from almost 100,000 in 1990 to almost 300,000 in the 5-year ACS estimate. Strangely enough, Seattle's LEP population was the only population among this group that did not increase much in proportion or number. From 1990 to 2000, the LEP population in Seattle increased in proportion by about 2 percent, but then dipped slightly from 2000 to the 2009-2013 ACS estimate. In numeric terms, the LEP population in Seattle grew the most from 1990 to 2000, by about 15,000,

reaching 49,754 LEP persons. However, the slight increase from 2000 to the 5-year ACS estimate brought the population to about 9 percent of Seattle's total population, essentially the same as in the region as a whole.

Trends in Disability

HUD has not provided data on trends over time for disability.

Trends in Male and Female Population

The ratio of females to males in Seattle and the broader Metro area has stayed relatively consistent over time, with the 1990, 2000, and 2010 Censuses showing females to be a slightly larger share of the population than males in both the city and the larger region. The only notable change was a slight decrease in the female to male ratio in the City of Seattle between 1990 to 2000.

Trends in Population Age Groups and Families with Children

From 1990 to 2010, notable changes took place among the proportional shares of each different age groups in the Seattle Metro area.

The population under 18 in both Seattle and the Metro area decreased somewhat as a percentage of the total population. The share of the population between the ages 18 and 64 grew substantially during this time period, increasing in Seattle by almost 6 percentage points from 1990 to 2010, and in the larger Metro area by about 2 percentage points for this same population and time period.

In contrast, the proportion of Seattle residents who are seniors (age 65 and older) decreased by about 5 percentage points, and in number by almost 13,000, from 1990 to 2010. However, the senior percentage of the Metro area's population stayed relatively constant during this time period, even increasing by about 100,000 in numeric terms.

In Seattle and the Metro area, the proportion of family households and families with children as shares of total households has decreased over time.

- The share of households who are families decreased by about 5 percentage points in Seattle and declined in the Metro area by about 3 percentage points from 1990 to 2010.
- The proportion of households that are families with children fluctuated over this time period, decreasing almost 1 percentage point from 1990 to 2000, and then increasing slightly by 2010. The Metro area experienced a more dramatic change. Out of total households, families with children decreased in proportion by about 3 percentage points from 1990 to 2010.

However, both family households generally and families with children increased in number over time at both the city and Metro area levels reflecting the strong overall growth in households in both of these geographies.

**POPULATION GROWTH:
TOTAL POPULATION AND POPULATION UNDER 18**

Seattle’s recently updated Comprehensive Plan includes data points on important demographic and socioeconomic patterns to consider as the city works to address racial and social equity—a core value in that Plan. One of the data points in that Plan highlights how slowly the population of color under 18 years of age has been growing within Seattle in comparison to the remainder of King County:

“The number of people of color living in Seattle continued to increase between 2000 and 2010, but much more slowly than it did in the remainder of King County. This was true particularly for people under age eighteen. The number of children of color increased by only 2 percent in Seattle, compared with 64 percent in the balance of King County.”

Population Growth from 2000 to 2010

Seattle and Remainder of King County

	Increase in Total Pop.	Increase in Pop. of Color	Growth Rate of Total Pop.	Growth Rate of Pop. of Color
Seattle	45,286	24,240	8%	13%
Remainder of King County	148,929	193,802	13%	69%

	Increase in Total Pop. Under Age 18	Increase in Pop. of Color Under Age 18	Growth Rate of Total Pop. Under Age 18	Growth Rate of Pop. of Color Under Age 18
Seattle	5,686	896	6%	2%
Remainder of King County	17,170	59,062	6%	64%

AFH Demographic Summary Prompt 2) Describe the location of homeowners and renters in the jurisdiction and region, and describe trends over time.

Geographic Patterns and Trends in Tenure (Owner- and Renter-Occupancy) in Seattle and the Region

The Demographic Summary in the AFH is required to include a description of the location of homeowners and renters in the jurisdiction and region, and trends in homeownership over time. As guided by the AFH tool, we also include more information and analysis on tenure in later sections of the AFH.

- The section on Segregation/Integration examines the geographic distribution of owner and renter occupied housing further, examining these geographic patterns in relation to the racial and ethnic make-up of different areas.
- The section on Disproportionate Housing Needs examines differences in homeownership rates by race and ethnicity.

As of the time this AFH is being prepared, HUD had not provided data within the AFFH tool for program participants to address these topics, indicating that program participants must apply local data and knowledge. We are therefore using tables published by the Census Bureau from the decennial Census and American Community Survey as the main sources of data for this topic. When describing homeownership rates, we refer to percentage estimates of occupied housing units that are owner occupied.

Total Housing Units and Occupied Housing Units by Tenure

The 2010 Census counted a total of 308,516 housing units in Seattle, 283,510 of which were occupied. As of 2010, renter-occupied housing units somewhat outnumber owner-occupied units: 51.9 percent are renter-occupied and 48.1 percent are owner-occupied. However, the number of persons living in owner-occupied housing units exceeded the number living in rental-units due to the larger average number of persons per household in owner-occupied units. The following table from the 2010 Census provides details on housing occupancy and tenure. (“Tenure” refers to whether a housing unit is owner-occupied or renter-occupied.)

Housing Occupancy and Tenure—2010 Census

	Seattle city		Seattle-Tacoma-Bellevue, WA Metro Area	
	Number	Percent	Number	Percent
HOUSING OCCUPANCY				
Total housing units:	308,516	100.0%	1,463,295	100.0%
Occupied housing units	283,510	91.9%	1,357,475	92.8%
Vacant housing units	25,006	8.1%	105,820	7.2%
HOUSING TENURE				
Occupied housing units	283,510	100.0%	1,357,475	100.0%
Owner-occupied housing units	136,362	48.1%	835,557	61.6%
Population in owner-occupied housing units	315,137	(X)	2,195,015	(X)
Average household size of owner-occupied units	2.31	(X)	2.63	(X)

Renter-occupied housing units	147,148	51.9%	521,918	38.4%
Population in renter-occupied housing units	268,598	(X)	1,179,321	(X)
Average household size of renter-occupied units	1.83	(X)	2.26	(X)

Source: 2010 Census, U.S. Census Bureau

Notes: Based directly on Table DP-1: Profile of General Population and Housing Characteristics, published by the U.S. Census Bureau.

Not all persons live in housing defined as housing units by the Census Bureau. In 2010, one in twenty Seattle residents lived in “group quarters” such as college/university student housing (about 11,800 persons), nursing facilities (2,600 persons), and correctional facilities (2,000 persons).

Trends in Tenure in Seattle and the Region

The general trend within the city of Seattle in recent decades has been one of gradually declining homeownership rates as reflected in the decennial census estimates included in the table below. The slight reduction in the homeownership rate from 48.4 percent in 2000 to 48.1 percent in 2010 continued this trend. (Annual estimates from the Census Bureau’s American Community Survey indicate that the downward trend in homeownership rates in Seattle was interrupted temporarily during the housing bubble that occurred in the latter half of the 2000s. However, estimated homeownership rates in the city began to decline toward the end of that decade after the housing bubble burst in dramatic fashion. The annual ACS estimates from 2005 to 2009 are not shown in the table.)

Estimates from the American Community Survey show that homeownership rates have also been declining in the years since 2010; as of 2014 (the most recent estimates available as this analysis is being drafted) approximately 46 percent occupied housing units were owner-occupied, which is a marked reduction since 2010. Long term trends at a regional level have been somewhat less clear, although the ACS estimates indicate that homeownership rates in recent years have also declined in the region as a whole.

Trends in Tenure—Decennial Census and ACS

	Seattle city					Seattle-Tacoma-Bellevue, WA Metro Area				
	1990 Census	2000 Census	2010 Census	2011-2013 ACS 3-Year Estimates	2014 ACS 1-Year Estimates	1990 Census	2000 Census	2010 Census	2011-2013 ACS 3-Year Estimates	2014 ACS 1-Year Estimates
Total occupied housing units:	236,702	258,499	283,510	289,153	304,564	1,002,157	1,196,568	1,357,475	1,376,439	1,406,259
Owner-occupied	48.9%	48.4%	48.1%	45.8%	45.5%	60.4%	62.1%	61.6%	59.5%	59.3%
Renter-occupied	51.1%	51.6%	51.9%	54.2%	54.5%	39.6%	37.9%	38.4%	40.5%	40.7%

Source: Decennial Census and American Community Survey estimates, U.S. Census Bureau

Notes: Based directly on demographic and housing profile tables published by the U.S. Census Bureau.

Tenure by Units in Structure

As reflected in the ACS table below, most owner-occupied units are single-family homes while most renter-occupied units are in multifamily structures.

In 2014, more than three quarters (78%) of owner-occupied housing units in Seattle are in single-family, detached homes. By contrast, 70 percent of renter-occupied units are in multifamily structures with 5 or more units. Only about 25,000 (15%) of the 166,000 rental units in the city are in single-family detached housing.

Tenure by Units in Structure—2014 ACS

	Seattle city			
	Estimate	Margin of Error (MOE)	Percent of All Occupied Housing Units	Percent of Occupied Housing Units Within Tenure Category
Total:	304,564	+/-4,479	100.0%	
Owner-occupied housing units:	138,638	+/-3,739	45.5%	100.0%
1, detached	107,783	+/-3,152	35.4%	77.7%
1, attached	8,028	+/-1,138	2.6%	5.8%
2 or more	22,586	*	7.4%	16.3%
2 to 4	3,795	*	1.2%	2.7%
5 or more	18,791	*	6.2%	13.6%
Mobile home	241	+/-208	0.1%	0.2%
Boat, RV, van, etc.	0	+/-193	0.0%	0.0%
Renter-occupied housing units:	165,926	+/-4,409	54.5%	100.0%
1, detached	25,344	+/-2,573	8.3%	15.3%
1, attached	4,490	+/-936	1.5%	2.7%
2 or more	135,731	*	44.6%	81.8%
2 to 4	20,130	*	6.6%	12.1%
5 or more	115,601	*	38.0%	69.7%
Mobile home	288	+/-315	0.1%	0.2%
Boat, RV, van, etc.	73	+/-119	0.0%	0.0%

Source: 2014 1-Year American Community Survey estimates, U.S. Census Bureau

Notes: Based directly on Table B25032: TENURE BY UNITS IN STRUCTURE, published by the U.S. Census Bureau

*All estimates in this table carry margins of error, but those indicated with an asterisk are not in the published table.

Geographic Distribution of Homeowners and Renters in Seattle and the Region

The next couple of pages include a map with 2010 Census block-level estimates of the percentage of the population in households who live in rental housing (page 44) and a map of generalized zoning in the city of Seattle (page 45). Looking at these maps in concert not surprisingly shows a high degree of correspondence between blocks where a majority of people live in rental housing and areas of the city zoned for multifamily (lowrise, midrise, and highrise) or with zoning classifications (e.g., Commercial, Neighborhood Commercial, Seattle mixed, and Downtown mixed) that otherwise allow or encourage multifamily housing.

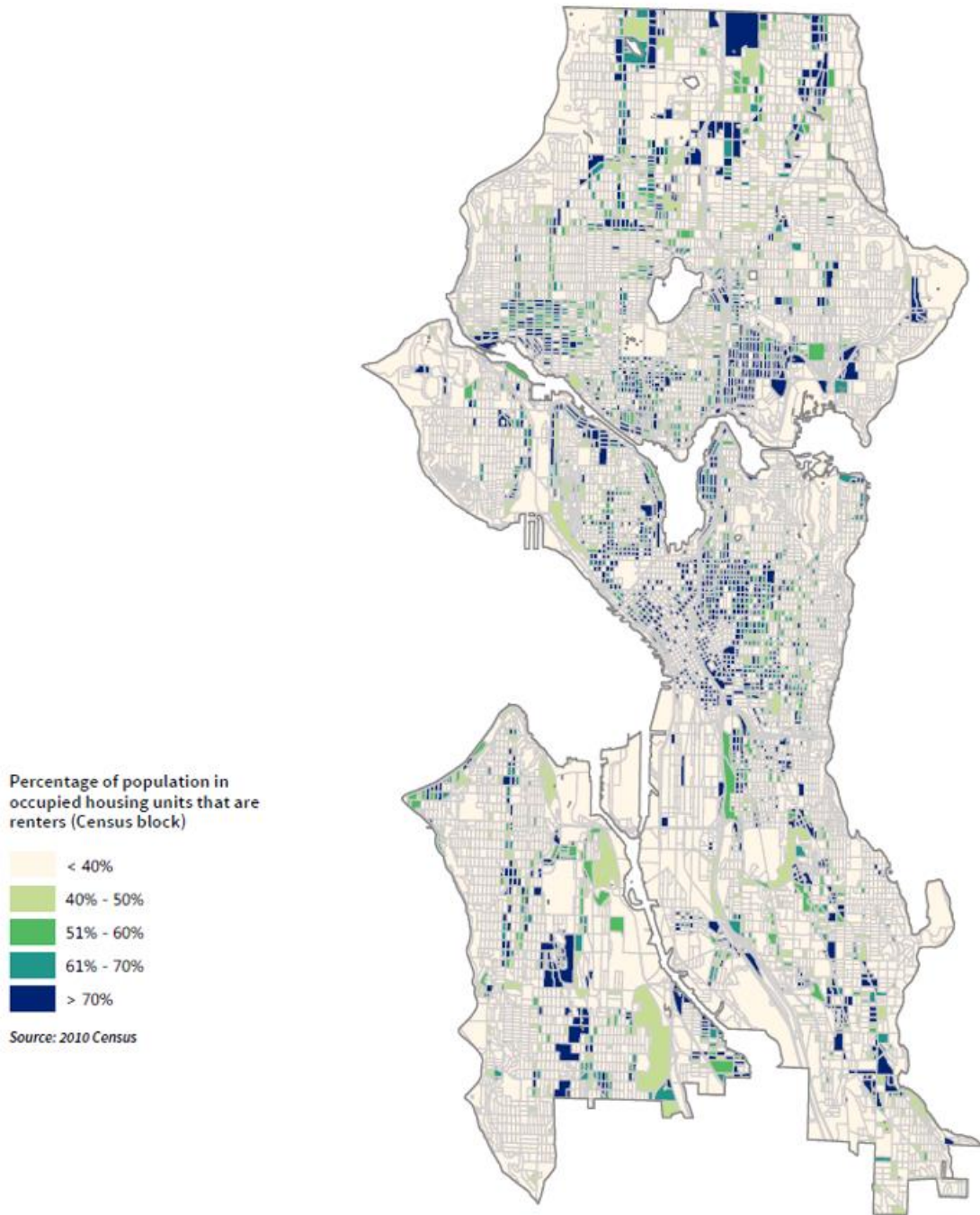
RELATED TOPIC: ZONING AND DEVELOPMENT CAPACITY IN SEATTLE

As described in the Housing Appendix to the City's [Comprehensive Plan](#), under zoning as of 2014, Seattle has the development capacity to accommodate 220,000 additional housing units. This provides ample capacity for the City's residential growth estimate of 70,000 units between 2015 and 2035. Together, the city's mixed-use and residential zones are intended to provide Seattle with development capacity to accommodate a wide range of housing types in a spectrum of densities.

About 75 percent of Seattle's capacity for additional housing is in zones that allow a mix of multifamily residential and commercial uses. Land zoned Commercial or Neighborhood Commercial accounts for 60 percent of the city's total residential development capacity and Downtown zones account for another 15 percent. The remaining 25 percent is in residential zones, with 20 percent of the total in zones allowing multifamily structures and 5 percent in single-family zones. Based on development capacity modelled in 2014, the number of units that could be built with current zoning totals 220,000, which is more than two-thirds the number of housing units that currently exist in the city. The reference map on the following page shows generalized zoning in Seattle.

The large amount of development capacity provided by Seattle zoning is consistent with Seattle's role as a metropolitan city in the [Puget Sound Regional Growth Strategy](#).

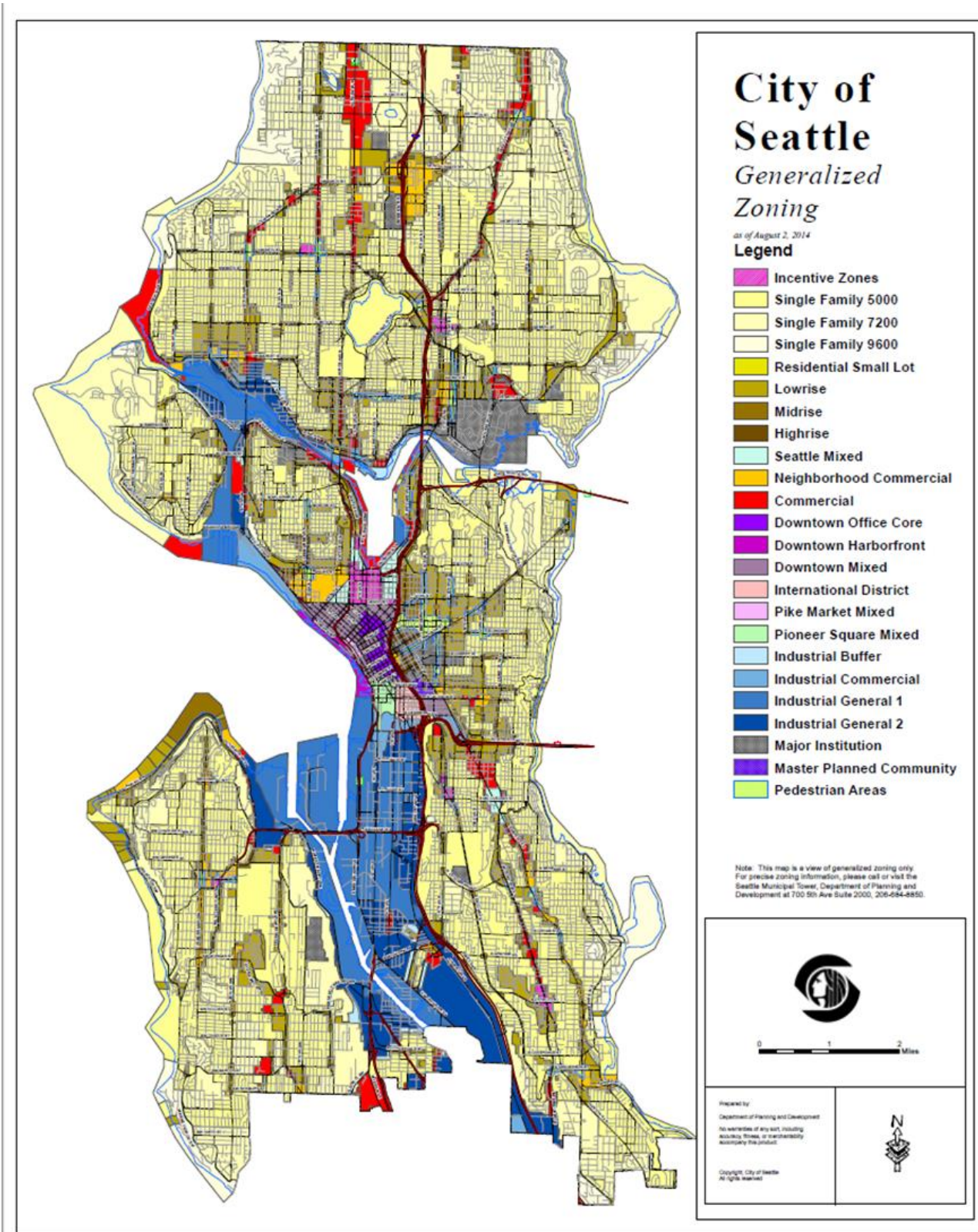
Percentage of Household Population Who Live in Renter-Occupied Units, by Census Block—2010 Census



Source: 2010 Census

Notes: Map generated by the City of Seattle using Census block estimates.
http://www.seattle.gov/dpd/cs/groups/pan/@pan/documents/web_informational/p2427615.pdf]

City of Seattle Generalized Zoning



Source: City of Seattle, www.seattle.gov/dpd/Research/gis/webplots/smallzonemap.pdf.

Trends in the Location of Owner-Occupied and Renter-Occupied Housing in the Seattle and the Region

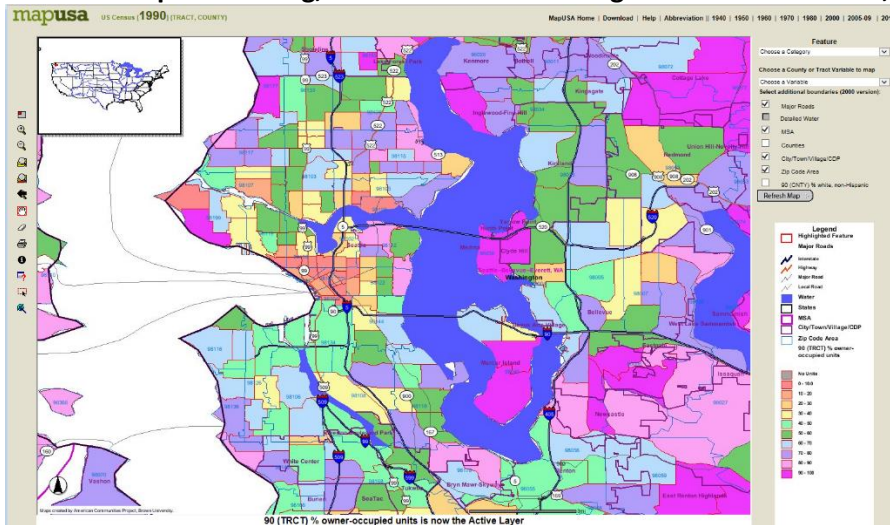
To visualize geographic trends in tenure, we consulted a series of maps on homeownership rates at the census tract level from MapUSA, an online, interactive mapping tool designed by sociologist John Logan at Brown University. Screenshots of MapUSA maps based on 1990, 2000, and 2010 decennial Census data are shown on the following pages. The first three maps in this series are zoomed-in views to show detail for Seattle, while the last three in the series provide a more regional view.

Looking closely at the census tracts in and around downtown Seattle, we see that several tracts went from having very low homeownership rates of 0 to 20 percent in 1990 to having still low, but slightly higher, homeownership rates of 20 to 40 percent by 2010. This is, for example, the case for Census tracts just south of Lake Union, and Census tracts comprising lower Queen Anne, Belltown, and the Downtown Commercial Core. Homeownership rates also increased between 1990 and 2010 in other neighborhoods near Downtown. For example, homeownership became more common in Duwamish/SODO and North Delridge, neighborhoods which appear to have tipped from majority renter to majority owner; and in Ballard and Interbay, which had increased ownership rates, but remained mostly renter neighborhoods.

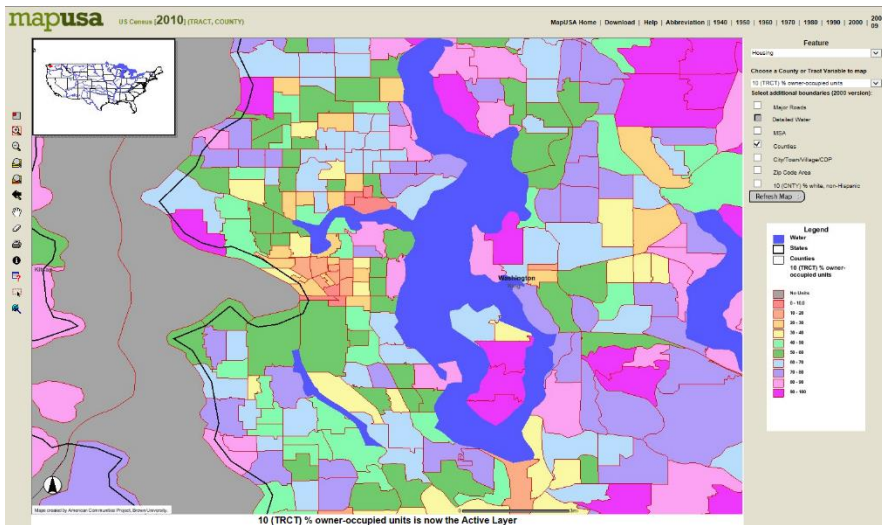
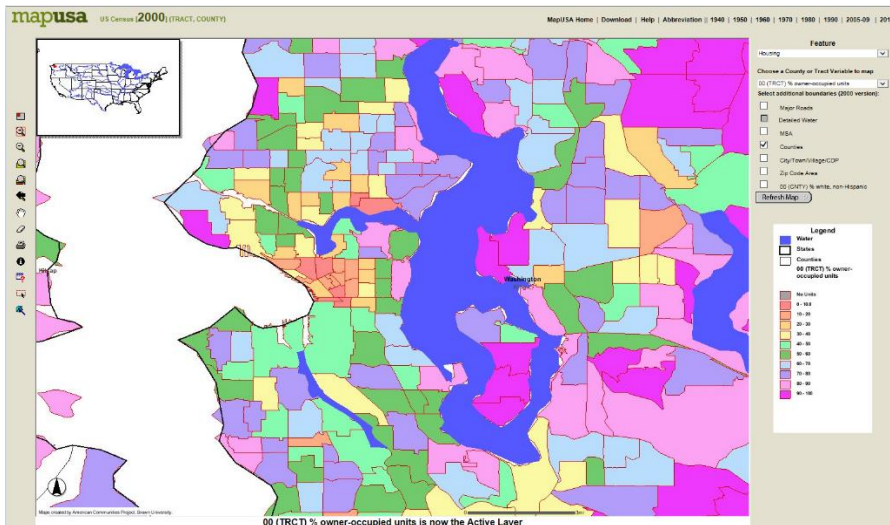
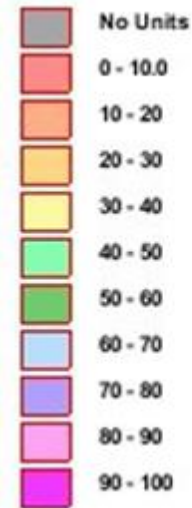
In contrast, several census tracts in the northeast neighborhoods of Seattle in portions of Northgate/Maple Leaf, Wedgewood, Olympic Hills/Victory Heights, and Cedar Park/Meadowbrook saw reduced homeownership rates but remained majority renter.

The regional maps show a readily noticeable variation over time for the Census tracts in and around outer-ring suburbs to the northeast, east, and southeast of Seattle. In these Census tracts, homeownership rates equal to or above 90 percent were more common among these tracts in 2000 than in either 1990 or 2010.

Owner-Occupied Housing, Seattle and Surrounding Census Tracts—1990, 2000, and 2010 Censuses

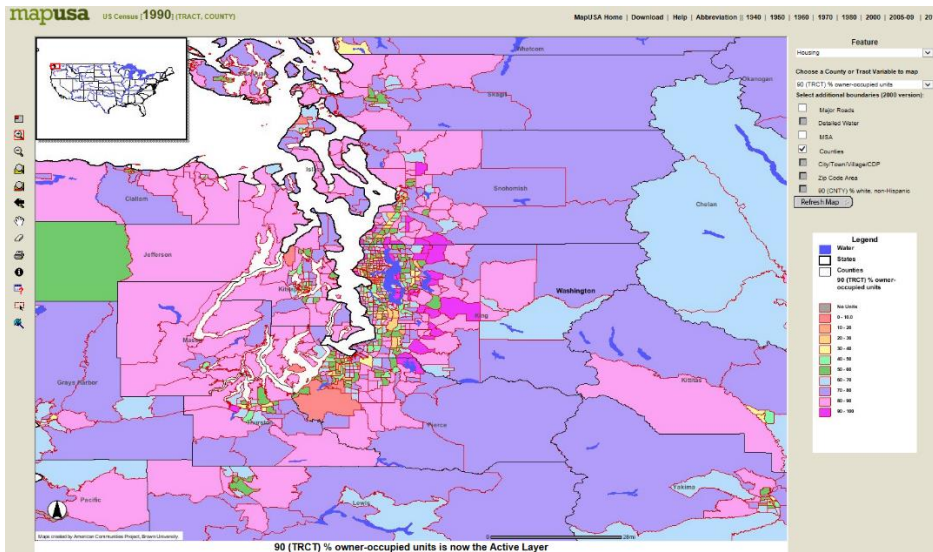


Percent of Occupied Housing Units, by Census Tract, that are Owner-Occupied

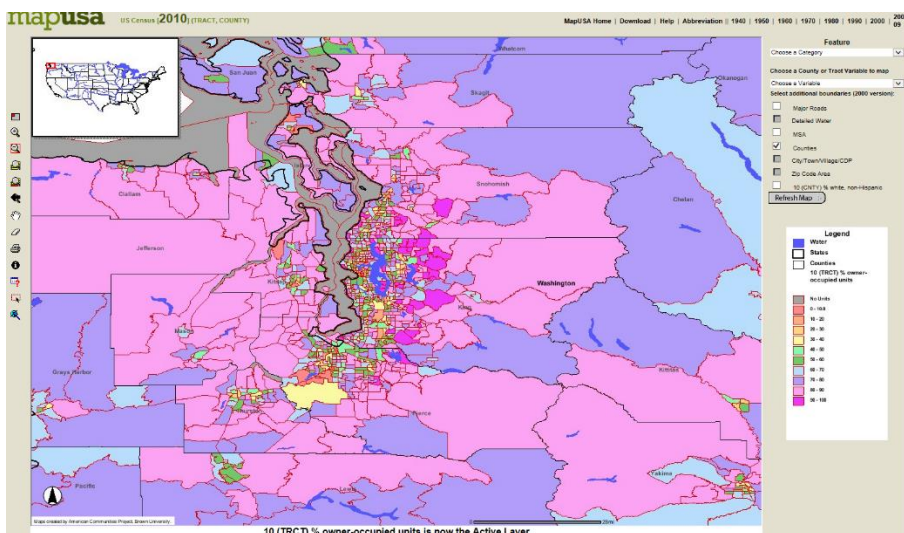
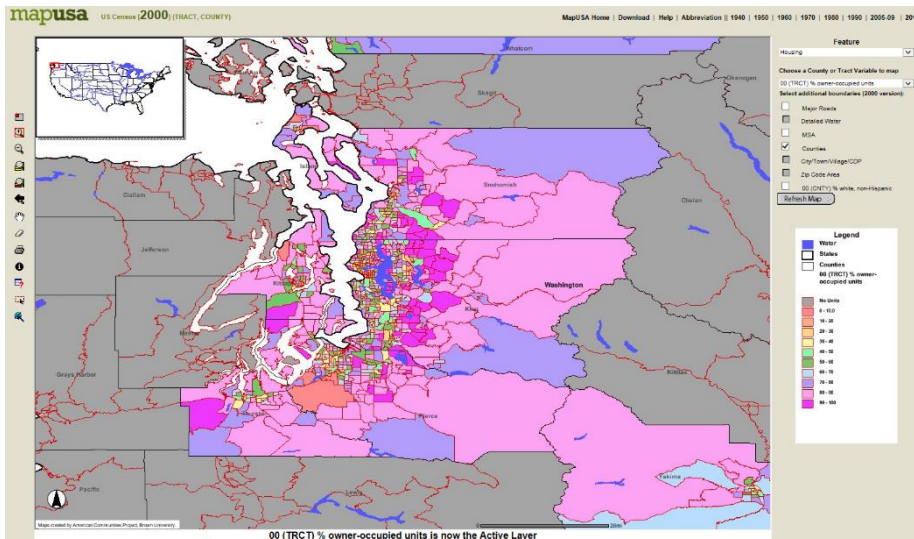
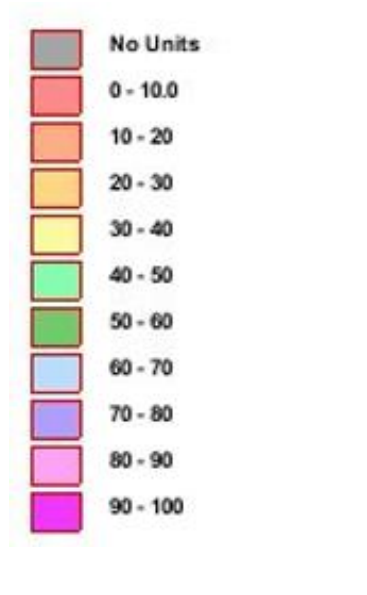


Source: 1990, 2000, and 2010 Census
 Notes: These are screenshots from a series of maps generated in MapUSA, a tool designed by sociologist John Logan at Brown University. These maps show decennial Census data drawn from NGHIS, ICPSR, and Census Bureau with harmonization and creation of final variables by the staff of the American Communities Project at Brown University. For more information, see <http://www.s4.brown.edu/mapusa/>.

Owner-Occupied Housing, Seattle Metropolitan Area and Vicinity—1990, 2000, and 2010 Censuses



Share of Occupied Housing Units, by Census Tract, that are Owner-Occupied



Source: 1990, 2000, and 2010 Census Notes: These are screenshots from a series of maps generated in MapUSA, a tool designed by sociologist John Logan at Brown University. These maps show decennial Census data drawn from NGHIS, ICPSR, and Census Bureau with harmonization and creation of final variables by the staff of the American Communities Project at Brown University. For more information, see <http://www.s4.brown.edu/mapusa/>

B. General Issues

i. Segregation/Integration

1. Analysis

- a. **Describe and compare segregation levels in the jurisdiction and region. Identify the racial/ethnic groups that experience the highest levels of segregation.**
- b. **Explain how these segregation levels have changed over time (since 1990).**
- c. **Identify areas with relatively high segregation and integration by race/ethnicity, national origin, or LEP group, and indicate the predominant groups living in each area.**
- d. **Consider and describe the location of owner and renter occupied housing in determining whether such housing is located in segregated or integrated areas.**
- e. **Discuss how patterns of segregation have changed over time (since 1990).**
- f. **Discuss whether there are any demographic trends, policies, or practices that could lead to higher segregation in the jurisdiction in the future.**

2. Additional Information

- a. **Beyond the HUD-provided data, provide additional relevant information, if any, about segregation in the jurisdiction and region affecting groups with other protected characteristics.**
- b. **The program participant may also describe other information relevant to its assessment of segregation, including activities such as place-based investments and mobility options for protected class groups.**

Key Findings

BACKGROUND

Examining racial and ethnic segregation and integration is an essential part of assessing fair housing.

The data that HUD provided communities for this assessment measures segregation levels through the lens of dissimilarity between whites and people of color. This lens provides important insights, as summarized below. At the same time, it does not adequately capture the remarkable mixture of different populations of color who live in many of Seattle's neighborhoods.

Our analysis looks closely at the changes in communities of color that accompanied the generally declining levels of segregation in Seattle. We note, in particular, the growing issue of displacement in historic communities of color which is occurring along with these trends.

LEVELS OF SEGREGATION: DISSIMILARITY BETWEEN WHITES AND PEOPLE OF COLOR

HUD provided communities with “dissimilarity index” scores for communities to use in analyzing levels of segregation. These scores were based on data from the decennial Census and were provided for four pairs of racial/ethnic groups. For each pair, segregation is measured for a group of color in relation to Whites.

- As of the 2010, there is a moderate level of segregation between whites and people of color within Seattle and low segregation in the larger Metro Area. Seattle’s moderate level of segregation contrasts with the higher levels of segregation seen in many mature central cities.
 - Black/White segregation within Seattle falls into the high range.
 - Hispanic/White segregation is considered low in both Seattle and the broader region.
- From 1990 to 2010, as the population of color grew in Seattle and the larger Metro Area, the overall level of segregation between whites and persons of color declined. This decline in the overall level of segregation was larger in Seattle than in the Metro Area as a whole.
 - Blacks and Whites became less segregated from one another, especially in Seattle.
 - The same was true for Asians and Pacific Islanders in relation to Whites.
 - In contrast, the level of Hispanic/White segregation was somewhat higher in 2010 than 1990 in both Seattle and the Metro area.

RACIAL AND ETHNIC COMPOSITION OF NEIGHBORHOODS

The city’s neighborhoods can be grouped into three categories, based on the percentage of their residents who are people of color relative to the percentage of the city’s residents who are people of color. Patterns in the first and third group of neighborhoods are generally those contributing the most to segregation levels measured in the dissimilarity index scores.

- ***Areas where people of color are a higher share of the population (42% to 89%).*** These areas are not typically dominated by a single racial/ethnic group, but rather include sizable shares of multiple racial/ethnic groups, including foreign-born populations. Geographically, they are located south of the ship canal, and include South Park and High Point, Rainier Valley, Pioneer Square, the International District, First Hill and the Central Area.
- ***Areas where people of color are a similar share of the population (28% to 39%).*** These areas include Georgetown, North Delridge, the Downtown Core and Belltown, Cascade/Eastlake, University District, and a large group of neighborhoods in and around Seattle’s north-end.
- ***Areas where people of color make up a smaller share of the population (10% to 27%).*** These include neighborhoods that are dominated by single-family zoning; areas nearer to shorelines and farther from interstates, highways, and arterials; and close-in neighborhoods to the northwest, north, and northeast of Lake Union, with a mix of housing densities and tenures. These are areas where housing costs tend to be the highest.

CHANGES IN RACIAL/ETHNIC MAKEUP OF NEIGHBORHOODS: 1990 TO 2010

To help discern the neighborhood-level trends impacting levels of segregation, the City looked at how the share of the population by race and ethnicity changed within each of the city's neighborhoods.

These trends varied with a mix of effects:

- ***Loss of Black population in and around the Central District and in much of Southeast Seattle—***
Most striking is the decrease in the Black population in and around the Central District. Blacks went from being close to 60 percent of the Central Area/Squire Park population in 1990 to less than a quarter in 2010. The Black share of residents also declined in all neighborhoods bordering Central Area/Squire Park and in most neighborhoods in Southeast Seattle. Many of these areas also saw declines in the numbers—not just percentage shares—of Black residents.

While contributing to declines in levels of segregation between Blacks and Whites, these trends occurred at a great cost to the cultural fabric of these communities and the likely sizeable number of households who left due to being priced out of these neighborhoods.
- ***Increasing diversity where people of color have been a low share of the population—***
Neighborhoods where people of color have been a relatively low share of the population became proportionally less White between 1990 and 2010, although many of these neighborhoods remain disproportionately White. These include many close-in neighborhoods in north Seattle, as well as several West Seattle neighborhoods flanking the shores of Puget Sound. This trend is a factor in the reduction of overall levels of segregation in the city between 1990 and 2010.
- ***Increasing Black population shares in and around north-end Seattle neighborhoods, and in parts of West Seattle—***Increases in Black shares of several north-end neighborhoods contributed to diversification that took several of these areas from having large white majorities in 1990, to being some of the most integrated neighborhoods in the city in 2010. Examples include Broadview/Bitter Lake, Cedar Park/Meadowbrook, Haller Lake, Olympic Hills/Victory Heights, all of which had been at least 79 percent white.
- ***Widespread increase in the Hispanic/Latino population, with increasing concentrations of Hispanics/Latinos in South Park and nearby southwest Seattle neighborhoods—***Persons of Hispanic/Latino ethnicity increased as a share of the population in almost every neighborhood in Seattle. The large increase in and around South Park of the Hispanic and Latino share of the population and accompanying drop in that area's Non-Hispanic White share were factors underlying the modest increase in segregation between Hispanics/Latinos and non-Hispanic Whites in Seattle.
- ***Widespread, although not universal, increase in the share of neighborhood populations who are Asian or Pacific Islander (API)—***API residents increased as a share of the population in neighborhoods north of Yesler Way, most West Seattle neighborhoods, and about half of Southeast Seattle neighborhoods. Most increases occurred where API residents had been a relatively small share of the population in 1990, while the decreases happened where this group had been a large share of the population. On net, this reduced segregation in Seattle between Whites and API residents. Exceptions to the trend of rising API proportions occurred in High Point and in some neighborhoods in and around Southeast Seattle.

V. Fair Housing Analysis
B. General Issues:
i. Segregation/Integration

Segregation/Integration Analysis

AFH Prompt: Describe and compare segregation levels in the jurisdiction and region. Identify the racial/ethnic groups that experience the highest levels of segregation. Explain how these segregation levels have changed over time (since 1990).

Analyzing segregation and integration patterns is one of the most fundamental requirements for understanding fair housing issues and completing an Analysis of Fair Housing.

The AFFH rule defines segregation and integration in the following way:

“Segregation” “means a condition, within the program participant’s geographic area of analysis, as guided by the Assessment Tool, in which there is a high concentration of persons of a particular race, color, religion, sex, familial status, national origin, or having a disability or a type of disability in a particular geographic area when compared to a broader geographic area.” 24 C.F.R. § 5.152

“Integration” “means a condition, within the program participants geographic areas of analysis, as guided by the Assessment Tool, in which there is not a high concentration of persons of a particular race, color, religion, sex, familial status, national origin, or having a disability or a type of disability in a particular geographic area when compared to a broader geographic area.” 24 C.F.R. § 5.152

The AFFH Rule Guidebook provides specific steps for completing the segregation and integration analysis using HUD provided data, which includes dissimilarity index scores and dot density maps. Our analysis follows these steps using the HUD data and consulting additional information as encouraged by HUD.

Segregation Levels

The first step in the segregation and integration analysis is to examine levels of racial segregation and integration based on the dissimilarity index scores provided by HUD. Scores on the dissimilarity index represent the extent to which the distribution of two groups differ across neighborhoods within a larger area. The scores possible on the dissimilarity index range from 0 to 100, with zero signifying the maximum possible degree of integration between the two groups, and 100 representing maximum segregation between the two groups.

HUD has provided dissimilarity index scores for Seattle and the larger Seattle Metro area for four pairs of racial/ethnic groups. For each of the race/ethnic group pairs, segregation is measured for a group of color in relation to Whites. In the first pairing, “non-White” persons are considered in aggregate in relation to Whites.

In the AFFH Rule Guidebook, HUD provides the following guidance for interpreting index scores, “dissimilarity index values between 0 and 39 generally indicate low segregation, values between 40 and 54 generally indicate moderate segregation, and values between 55 and 100 generally indicate a high level of segregation.”

About the dissimilarity index: The dissimilarity index is one of the most commonly used tools for measuring residential segregation.

Specifically, the dissimilarity index measures how unevenly distributed two different groups are within an overall area (such as a city or metropolitan area) based on the degree to which their percentage shares in smaller, component areas (such as neighborhoods or census tracts) differ from their percentage share in the overall area.

For example, the Dissimilarity Index scores for Seattle give the percentage of people of either race/ethnic group within a pair who would have to move to a different tract for there to be an even distribution of the two throughout the city.

HUD-Provided guidance for interpreting Racial/Ethnic Dissimilarity levels

	Value	Level of Segregation
Dissimilarity Index Value (0-100)	0-39	Low Segregation
	40-54	Moderate Segregation
	55-100	High Segregation

Levels of Segregation in 2010 in Seattle and the Region

The dissimilarity index scores that HUD has provided to represent current levels of segregation are shown in the table below.

Excerpt with 2010 estimates from HUD-Provided Table 3 - Racial/Ethnic Dissimilarity

	(Seattle, WA CDBG, HOME, ESG) Jurisdiction	(Seattle-Tacoma-Bellevue, WA CBSA) Region
Racial/Ethnic Dissimilarity Index	2010	2010
Non-White/White	42.77	35.76
Black/White	57.80	51.72
Hispanic/White	32.80	35.92
Asian or Pacific Islander/White	44.86	40.13

Source and notes: The 2010 Dissimilarity Index figures in this table are based on Block Group-level data from Census Bureau's 2010 Census tabulations.

The dissimilarity index values in this table indicate levels of segregation ranging from somewhat low to somewhat high. In summary, based on the dissimilarity index values and the guidance HUD has provided for their interpretation, neither Seattle nor the larger Seattle metro region show very low or very high degrees of racial and ethnic segregation for the groups analyzed. Black/White segregation within the city does, however, fall into the high range; while in the low portion of the high range; this finding is still of special concern.

The following bullets provide more detail on the insights about segregation levels gleaned from these data:

- The non-White/White dissimilarity index score of 43 within Seattle indicates moderate segregation. For the region as a whole, the dissimilarity index score for non-White/White is 36; this falls in the low range and is 7 points lower than in Seattle.
- Of the groups of color analyzed, Blacks experience the highest levels of segregation in relation to Whites; this is the case both within the Seattle city limits and in the Metro area as a whole. The Black/White dissimilarity index measures 58 within the city of Seattle—within the high range. The Black/White dissimilarity index score is 6 points lower at the regional level, but at 52 still shows that Blacks are moderately segregated from Whites.
- The dissimilarity index scores for Hispanic/White are 33 and 36 in the jurisdiction and region respectively. These scores are the lowest scores found among the groups analyzed and indicate a relatively low—although not very low—level of segregation. Hispanics are the only group for whom the degree of segregation in Seattle is lower than in the broader region.
- The Asian or Pacific Islander/White dissimilarity scores indicate a moderate degree of segregation. Though falling into the moderate range, the score of 45 in Seattle is 5 points higher than in the region, signaling that a somewhat higher level of segregation is present between these groups in Seattle than in the region generally.

As HUD acknowledges in the AFH Guidebook, the dissimilarity index has limitations. One of these limitations is that, “because the index measures only two groups at a time, it is less reliable as a measure of segregation in areas with multiple racial or ethnic groups.” This is an especially important limitation to keep in mind as neighborhoods in Southeast Seattle into South King County are among the most racially and ethnically diverse in the nation.

Trends in Segregation Levels in Seattle and the Region

Per HUD’s guidance, participants must discuss in the AFH how patterns of segregation have changed over time in addition to describing existing levels of segregation. In order to provide a rigorous analysis of trends we adapted the HUD-provided Table 3 (as shown on page 6) for better comparability of data between census years. Before providing the analysis of trends over time, we first describe why and how we made these adaptations:

- The dissimilarity index scores examined in the preceding section are based on 2010 Census race and ethnicity data that HUD obtained directly from the Census Bureau. Alongside the 2010 scores based directly on Census data, Table 3 provides 1990 and 2000 dissimilarity index scores based on adjusted race data from the Brown University Longitudinal Tract Data Base (LTDB). (The LTDB estimates are based on decennial census data but incorporate certain adjustments to allow for comparison over time.¹ These include adjustments to make the race data more comparable with race data from the 1990 census.) Using unadjusted data for 2010 along with LTDB data for 1990 and 2000 would have resulted in a skewed analysis.

¹As described in the Demographic Summary, race data from the 2000 and 2010 Censuses are not directly comparable with race data from the 1990 Census, due to changes in decennial questionnaires between 1990 and 2000.

- The City of Seattle requested, and HUD provided, dissimilarity index scores for 2010 from the LTDB to enable us to conduct a more rigorous analysis of segregation trends.² The dissimilarity index scores shown below use data from the Brown University Longitudinal Tract Data Base (LTDB) for all years of the analysis.³

As seen with the dissimilarity index scores based on data directly from the 2010 Census, the 2010 scores based on the LTDB indicate that levels of segregation between white persons and persons of color (“non-white” in the table) as a broad group are higher within the city of Seattle than within the broader Seattle metropolitan area. As shown in the HUD Provided Table 3 shown below, dissimilarity index scores are higher for Seattle than they are for the Metro area for every race pair examined, for all three of the decennial LTDB datasets (1990, 2000, and 2010) with only one exception. The exception: in 2010, the Hispanic/White dissimilarity index score shows that segregation between these two groups was slightly lower in Seattle than the broader Metro area.

The dissimilarity index scores shown in Table 3 below, and in the pair of charts that follow, reveal that the levels of segregation between White persons and persons of color overall declined between 1990 and 2000, and again between 2000 and 2010 both within Seattle and in the broader Metro area. Blacks and Whites became less segregated from one another. The same was true for Asians and Pacific Islanders in relation to Whites. In all of these cases, the decline in segregation was steeper in Seattle than in the Metro area, although in none of these cases did the decline render Seattle less segregated than the broader Metro area.

Patterns over time in the dissimilarity index scores for Hispanics and Latinos relative to Non-Hispanic Whites are more complex and vary from the trends for the other pairs analyzed. In both Seattle as a whole and the broader Metro area, this pair’s dissimilarity index scores were higher in 2010 than in 1990, indicating more segregation between Hispanics and Latinos relative to Non-Hispanic Whites in 2010 than in 1990. Within Seattle, although not in the Metro area, some reduction occurred in segregation between Hispanics and non-Hispanic Whites between 2000 and 2010.

²HUD added the 2010 dissimilarity indices from the LTDB when it reissued the AFFH public use “raw data” in June of 2016. Participants can download these data at <https://www.hudexchange.info/resource/4868/affh-raw-data/>. As HUD describes, “In Table 3, the dissimilarity indices for 2010 exclude multiracial individuals, while the 1990 and 2000 racial data from the Brown Longitudinal Tract Database includes multiracial individuals in the racial categories. The public use files include 2010 dissimilarity indices based on data from the Brown Longitudinal Tract Database consistent with its 1990 and 2000 data. These 2010 dissimilarity indices will be added into a future update of the mapping tool.” Affirmatively Furthering Fair Housing (AFFH) Data Documentation Version 3.1, July 2016.

³ While the dissimilarity index scores for 2010 that were derived straight from the decennial census are at the Census block group level, the LTDB estimates are only available down to the Census tract level. Use of the census-tract based LTDB data yields lower dissimilarity index scores than use of the block-group level data directly from the Census Bureau. Some differences in scores relate to the types of adjustments made to the data, but part of the difference in scores is due to differences in geographic levels between the datasets used. Use of Census tract level data is less able to capture micro-segregation and therefore generates lower dissimilarity scores than use of data at the the finer level Census block group geography.

The work of University of Washington researchers Timothy A. Thomas and Ryan Gabriel documents this phenomenon in “Segregation Within Integration: Exploring Microlevel Segregation in Seattle’s Integrated Neighborhoods,” (research in progress).

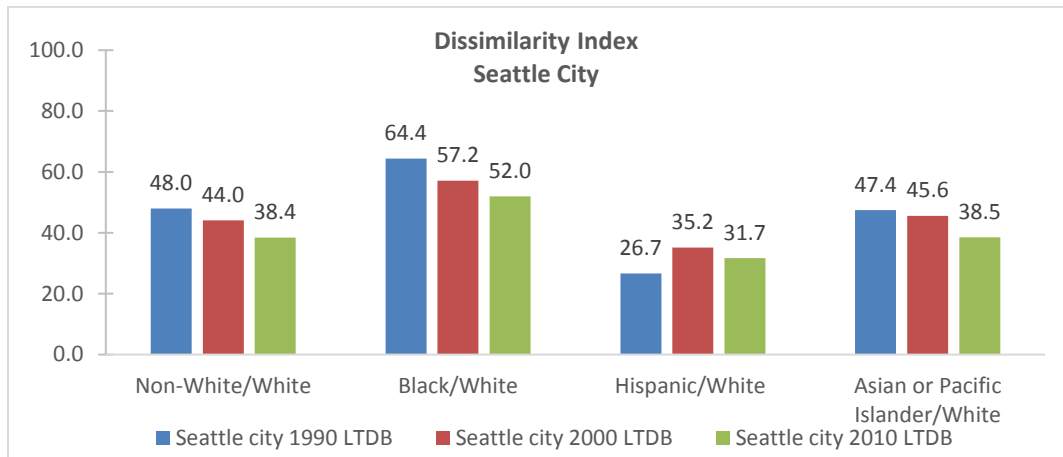
Adjusted version of HUD-Provided Table 3 - Racial/Ethnic Dissimilarity Trends

	Seattle city			Seattle Metro Area		
	1990 LTDB	2000 LTDB	2010 LTDB	1990 LTDB	2000 LTDB	2010 LTDB
Non-White/White	48.0	44.0	38.4	35.4	32.6	31.0
Black/White	64.4	57.2	52.0	56.3	49.6	45.7
Hispanic/White	26.7	35.2	31.7	22.1	30.3	32.8
Asian or Pacific Islander/White	47.4	45.6	38.5	36.7	34.6	34.1

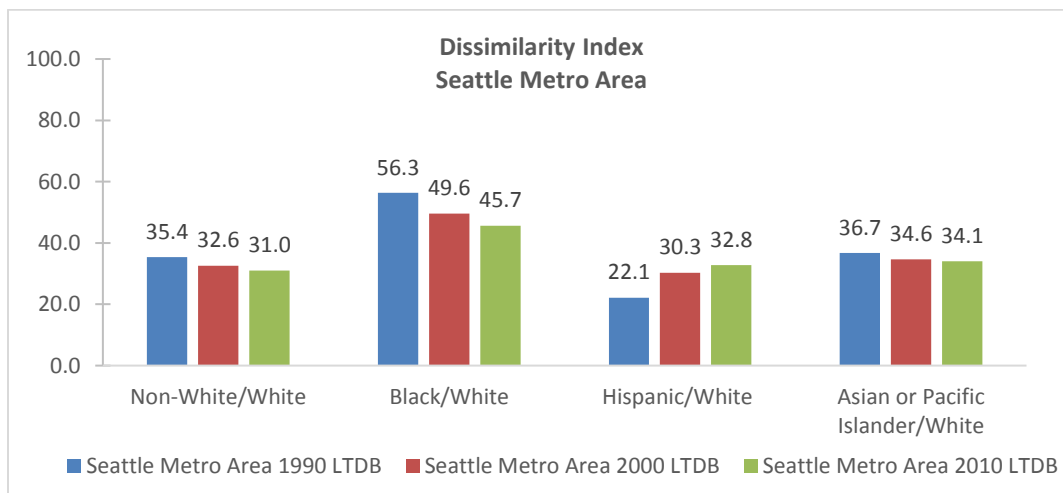
Source: Brown University Longitudinal Tract Database (LTDB) based on decennial census data, 2010, 2000 & 1990.

Notes: Based on Brown University Longitudinal Tract Data Base (LTDB) for all years including 2010. We obtained the 2010 LTDB data when HUD re-released the public use "raw data" in June 2016.

Racial/Ethnic Dissimilarity Trends, Seattle



Racial/Ethnic Dissimilarity Trends, Seattle-Tacoma-Bellevue Metro Area



Source: Brown University Longitudinal Tract Database (LTDB) based on decennial census data, 2010, 2000 & 1990.

Historical Context on Segregation in Seattle and the Region

Before the U.S. Congress passed the Fair Housing Act in 1968, realtors and property owners could legally discriminate because of race and national origin.

The Puget Sound Regional Council's (PSRC's) 2014 Fair Housing Equity Assessment⁴ summarizes historical practices that created segregation in Seattle and elsewhere in the central Puget Sound region during the last century.

As PSRC notes, "As in other parts of the country, the central Puget Sound region has a history of segregation based on race, national origin, and other characteristics. Practices such as 'red lining' and restrictive covenants on property have had long-lasting impacts on neighborhoods."

Many communities, including the International District and Central District in Seattle, were shaped by racially restrictive covenants and redlining. The "covenants took the form of terms in a deed that prevented people of minority races, religions, and ethnicities from purchasing a home." These covenants were common in areas that today are neighborhoods with higher shares of the White population, particularly north of the ship canal. A few examples include Madison Park, Queen Anne, and Magnolia.

Certain redlining programs created by the government further segregated neighborhoods after WWII. Federal Housing Administration (FHA) loans were given to returning veterans with very low interest rates. However, "veterans of color were only given FHA loans in certain neighborhoods and were therefore prevented from moving into majority white neighborhoods..."

In Seattle, people of color typically had an easier time obtaining housing in the central neighborhoods, such as the Central District, Beacon Hill, and Rainier Valley. As described in the Seattle Municipal Archives, the African American population in Seattle increased greatly between 1940 and 1960, but their growth was mainly confined to the Central Area due to a combination of restrictive covenants, redlining, and realtors' practice of not showing houses in white neighborhoods to people of color.⁵

HISTORICAL PERSPECTIVE FROM THE SEATTLE CIVIL RIGHTS AND LABOR HISTORY PROJECT

The Seattle Civil Rights and Labor History Project, based at the University of Washington, has documented the history of segregation in the Seattle area in myriad ways. Observations made on the project's website include the following:

"For most of its history Seattle was a segregated city, as committed to white supremacy as any location in America. People of color were excluded from most jobs, most neighborhoods and schools, and many stores, restaurants, hotels, and other commercial establishments, even hospitals."

"Racial deed restrictions became common after 1926 when the U.S. Supreme Court validated their use. The restrictions were an enforceable contract and an owner who violated them risked forfeiting the property. Many neighborhoods prohibited the sale or rental of property by Asian Americans and Jews as well as Blacks. In 1948, the court changed its mind, declaring that racial restrictions would no longer be enforced, but the decision did nothing to alter the other structures of segregation. It remained perfectly legal for realtors and property owners to discriminate on the basis of race. In 1968, Congress passed the Housing Rights Act, finally outlawing discrimination on the basis of race or ethnicity in the sale or rental of housing".

-Seattle Civil Rights and Labor History Project,
<http://depts.washington.edu/civilr/seggregated.htm>.

⁴ "Fair Housing Equity Assessment for the Central Puget Sound Region," Puget Sound Regional Council, January 2014, <http://www.psrc.org/assets/10484/FairHousingEquityAssessment.pdf>, pages 19-21.

⁵ "The Seattle Open Housing Campaign, 1959-1968: Housing Segregation and Open Housing Legislation," <http://www.seattle.gov/cityarchives/exhibits-and-education/digital-document-libraries/the-seattle-open-housing-campaign>

The relocation and internment of Japanese during World War II, however, nearly permanently erased Japantown in Seattle's International District.

Further south, in Tacoma, was another area where the Black population was being segregated into the Hilltop and eastern neighborhoods of Tacoma. These neighborhoods were left without government or private banks investing into their schools, businesses, and public infrastructure, leaving pockets of poverty and dilapidated communities.⁶

AFH Prompt: Identify areas with relatively high segregation and integration by race/ethnicity, national origin, or LEP group, and indicate the predominant groups living in each area.

Areas with Relatively High Segregation or Integration by Race/Ethnicity, National Origin, or LEP group

For this part of the Segregation/Integration analysis, HUD requires participants to identify geographic areas that currently have relatively high segregation and integration by race/ethnicity, national origin, and limited English proficient (LEP) population group. We analyze areas within the city of Seattle first, then turn our attention to the larger region.

The Demographic Summary described general patterns and trends in the makeup of our local and regional population. This section piggybacks on the Demographic Summary while providing more specificity on residential patterns for particular groups. In turn, this section provides context for the analysis of racially and ethnically concentrated areas of poverty (R/ECAPs). As we highlight areas with proportionately large shares of people of color in and adjacent to the city of Seattle, we make special note of R/ECAPs located in these areas. (R/ECAP boundaries are shown in bright pink on the HUD-provided maps on Race/Ethnicity.⁷)

For the analysis of Seattle, we focus on areas of the city in which racial/ethnic groups of color comprise relatively high or low percentages of the population relative to their shares in the city as a whole. The residential patterns of race and ethnicity in these areas contribute to the dissimilarity index scores measuring segregation between groups of color and Whites in Seattle. The regional analysis encompasses a broader view of segregation patterns within the larger Metro area, with a focus on areas that are closest to—and interdependent with—the city of Seattle.

In addition to noting predominant racial and ethnic groups, we also note areas that appear to have proportionally high concentrations of foreign-born persons from the city's five most common foreign national origin groups and five most common LEP language groups.

HUD has provided dot density maps on race and ethnicity, national origin, and LEP populations to facilitate analysis of segregation and integration patterns. HUD requires program participants to use these maps—along with local data and knowledge—to explore these patterns. The dot density maps on race/ethnicity are the same as those used in the Demographic Summary. The maps on National Origin and LEP groups show the 5 most populous groups for each of these topics. To aid our analysis, we use several additional sources of maps and

⁶ PSRC. FHEA pg. 20.

⁷The R/ECAPS shown in the map reflect 2009-2013 ACS.

tabulations based directly on decennial Census estimates. This includes a map of 2010 Census data for Seattle's Community Reporting Areas (CRAs) as shown on page 15. (As explained previously, CRAs are groups of Census tracts used by the City of Seattle to facilitate neighborhood-level analysis of Census data.)

The data and methodology that HUD provides for analyzing segregation focus on the dissimilarity of populations of color relative to the white population. As noted previously, this perspective does not account for the relationship of different populations of color to each other. Many neighborhoods in Seattle have a relatively even mix of residents from several racial groups—for example many Southeast neighborhoods have a relatively even mix of residents who are Black/African American, Asian/Pacific Islander and White. The City values and is striving to help these communities preserve the diversity of their neighborhoods.

Within Seattle

We begin by describing the broad patterns observed from the HUD-provided maps regarding the neighborhoods in Seattle that have the largest concentrations of people of color, including neighborhoods that have concentrations of national origin, and LEP groups. Screenshots of the maps are provided along with the analysis.

Following the summary analysis and presentation of maps, we offer brief profiles of individual neighborhoods in Seattle that have the largest concentrations of people of color. In addition to identifying the racial and ethnic groups that are concentrated in these areas, these profiles also list national origin and LEP groups with concentrations in these areas.

Broad Patterns

Race/ethnicity—The neighborhoods in the city of Seattle that have the largest proportional concentrations of people of color are south of the ship canal. These areas include the South Park and High Point neighborhoods in the southwest quadrant of the city; Rainier Valley, which includes several neighborhoods in Southeast Seattle; and areas in and around south downtown including Pioneer Square and the International District. People of color also comprise a large share of the population in the First Hill (which contains Census Tract 85, a R/ECAP Tract) and the Central Area neighborhoods located east of the Downtown core. Each of these areas are evident in portions of the HUD-provided Map 1 (on page 12) where orange colors a relatively low share of the dots.

After Whites, Asians and Pacific Islanders comprise the largest racial group in the city; Asians and Pacific Islanders are also the predominant race among groups of color in many of the areas with concentrations of people of color. They are, for example, the largest race of color in Rainier Valley, and in the Pioneer Square/International District area (which includes the Census Tract 91, a R/ECAP tract). Persons who are Hispanic or Latino are the predominant racial/ethnic group of color in South Park and Roxhill/Westwood. Persons who are Black or African American are the predominant race of color in and around the Central Area; in several Southeast Seattle neighborhoods, including Mt. Baker/North Rainier, and Rainier Beach (which includes the Census Tract 118 R/ECAP); and in High Point (which contains the Census Tract 107.02 R/ECAP).

Areas of racial/ethnic integration are found in several areas of the city. These include Georgetown, North Delridge, the Downtown Core and Belltown, Cascade/Eastlake, University District, and a large group of neighborhoods in and around Seattle's north-end. There are also some concentrations of individual races in some of these more generally integrated areas. Examples include concentrations of Asians in the University District; Hispanic or Latino persons in Georgetown and North Delridge; Black or African American persons in Madrona/Leschi, and Native Americans in and around Downtown.

We have developed a chart with basic information showing neighborhood race/ethnicity patterns to help readers digest the large amount of information consulted for this analysis. The neighborhood race/ethnicity patterns chart is on page 16 and 17.

- For context, the top of the chart shows racial and ethnic breakout for the city as a whole, where people of color are a little over a third of the population.
- The neighborhoods in the city are then listed along the left side of the chart in descending order according to the share of the population in them who are people of color. The neighborhoods are grouped into three categories based on this information:
 - The first group of neighborhoods are where people of color are a higher share of the population relative to their share in the city as a whole.
 - And the bottom group of neighborhoods are where people of color make up a substantially smaller share of the population than in the city as a whole.
 - The patterns of racial and ethnic distribution in the first group of neighborhoods and the last group of neighborhoods are those contributing the most to the dissimilarity index scores that measure levels of segregation in Seattle between Whites and people of color as a broad group.

The organization of Seattle neighborhoods into three categories also provides a framework for the subsequent presentation of the more detailed neighborhood profiles which provide information on concentrations of national origin and LEP groups as well as race/ethnicity groups.

National origin—The top 5 countries of national origin in the city of Seattle are Vietnam, China (excluding Hong Kong & Taiwan), Philippines, Mexico, and Canada as represented on HUD's Map 3 – National Origin (on page 13). As one would guess, national origin and LEP populations somewhat mirror each other. For example, areas that have a higher share of Mexican-born residents will also have a higher share of Spanish-speaking individuals.

The most noticeable patterns for Mexican-born residents and Spanish-speaking LEP persons are their substantial concentrations in Roxhill/Westwood and South Park, North Beacon Hill/Jefferson, Rainier Beach (which includes the Census Tract 118 R/ECAP), and in and around First Hill (which contains Census Tract 85 - a R/ECAP Tract) and Central Area/Squire Park. Both the Vietnam-born population and the Philippines-born population are seen concentrated in the areas of southeast Seattle in Rainier Valley, southwest in High Point (which includes the Census Tract 107.02 R/ECAP), Roxhill/Westwood, and Highland Park, as well as further north in Licton Springs and Victory Heights. Residents who were born in China are concentrated in a swath of neighborhoods that

extends from South Lake Union, through China Town/International District, and down through Beacon Hill and New Holly neighborhoods. There are additional concentrations of immigrants from China north of the ship canal in the University District and other neighborhoods such as Laurelhurst.

LEP populations—The top 5 LEP languages spoken in Seattle, represented in HUD's Map 4 – LEP (on page 14), are Chinese, Spanish, Vietnamese, African (that is, African languages as a group), and Tagalog. As discussed before, the geographic patterns of LEP populations are generally similar to the patterns of national origin. Some foreign-born populations are, however, more likely than other such populations to speak English very well.

Most LEP persons are concentrated in the southeast part of the city, where there is a higher share of the population who are people of color. There is also a concentration of LEP persons further north in Northgate, Haller Lake, and Victory Heights. Chinese-speaking LEP populations are a substantial share of the population northeast of the ship canal in the University District, as well as in Beacon Hill and Rainier Valley. Vietnamese-speaking individuals are also seen concentrated in this area of southeast Seattle. There are lower concentrations of LEP persons on the west side of Seattle in Magnolia and in Alki/West Seattle, around Greenlake, and in Montlake/Portage Bay.

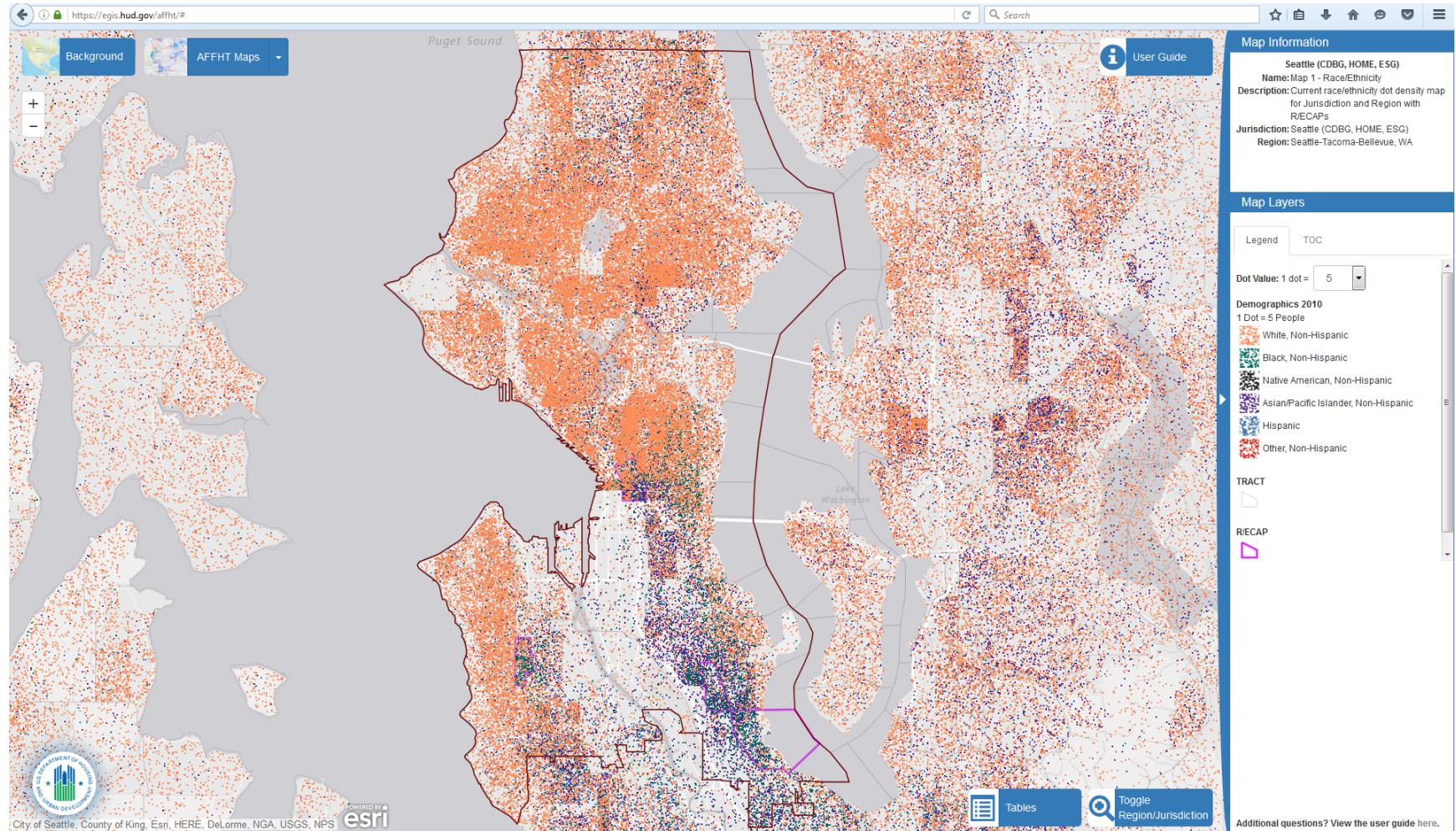
A NOTE ABOUT AFRICAN IMMIGRANT POPULATIONS

As described in the Demographic Summary, Ethiopia and other Eastern Africa countries (a category which includes Somalia and Eritrea as well as some additional countries) are among the most common places of birth for foreign-born populations living in Seattle. These populations are also among the fastest growing foreign-born populations in the city and the broader region.

These populations are, however, omitted from the HUD provided maps on national origin because they are not among the five most common countries of origin.

The African languages LEP group is the 4th most populous LEP group in Seattle. Given this, African immigrants who speak English less than very well *are* included in the jurisdiction-level map showing the distribution of the top five LEP groups.

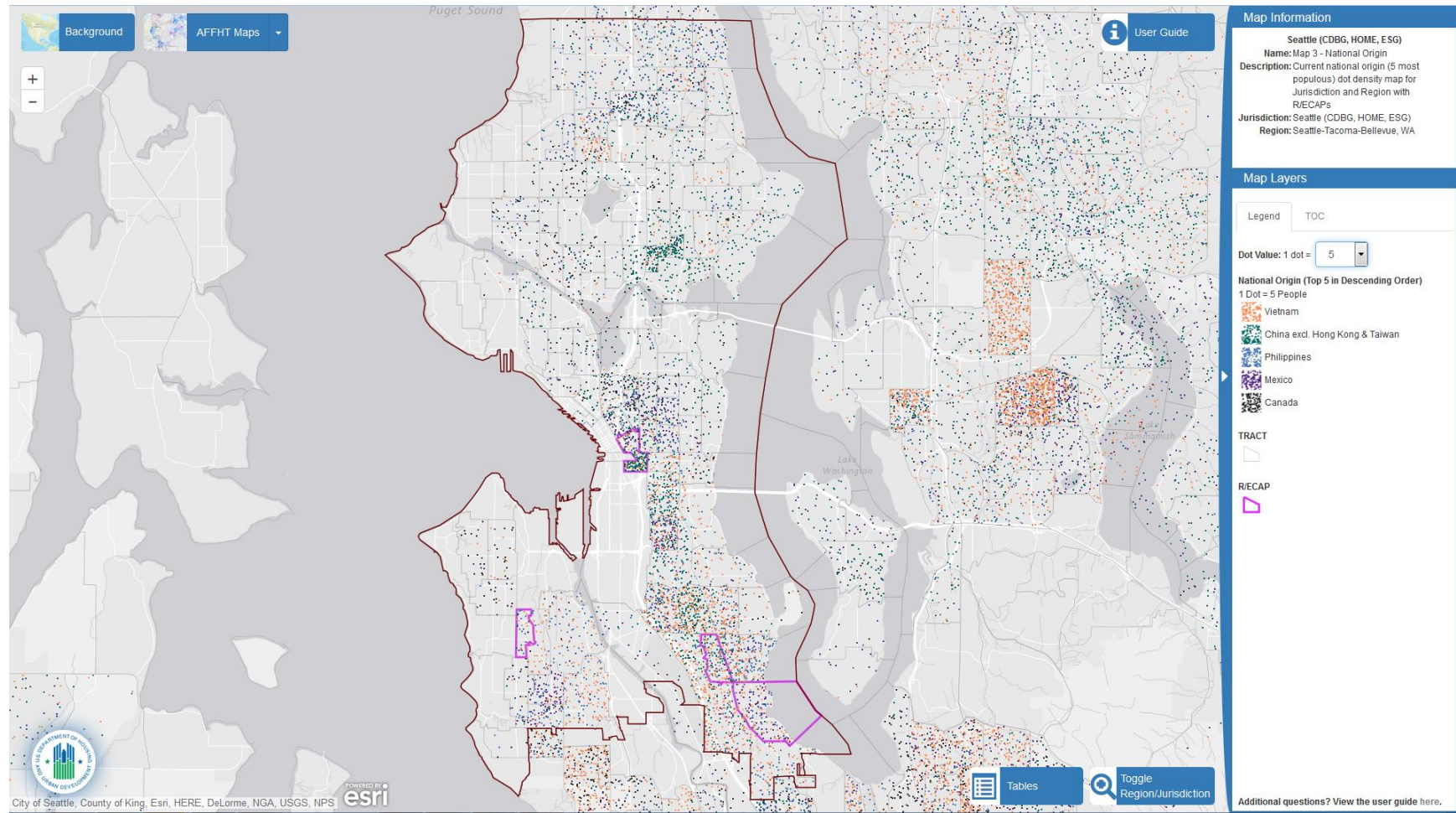
HUD-Provided Map 1 – Race/Ethnicity, Seattle



Source: 2010 Census.

Notes: This is a screenshot of the HUD-Provided Map 1 for Seattle. The ratio of dots to persons has been adjusted from the original to make it easier to discern patterns. Data shown in the HUD-provided maps and tables for 2010 omit non-Hispanic persons of more than one race. These mixed-race persons comprised about 4 percent of the population of Seattle and the larger metro region in 2010.

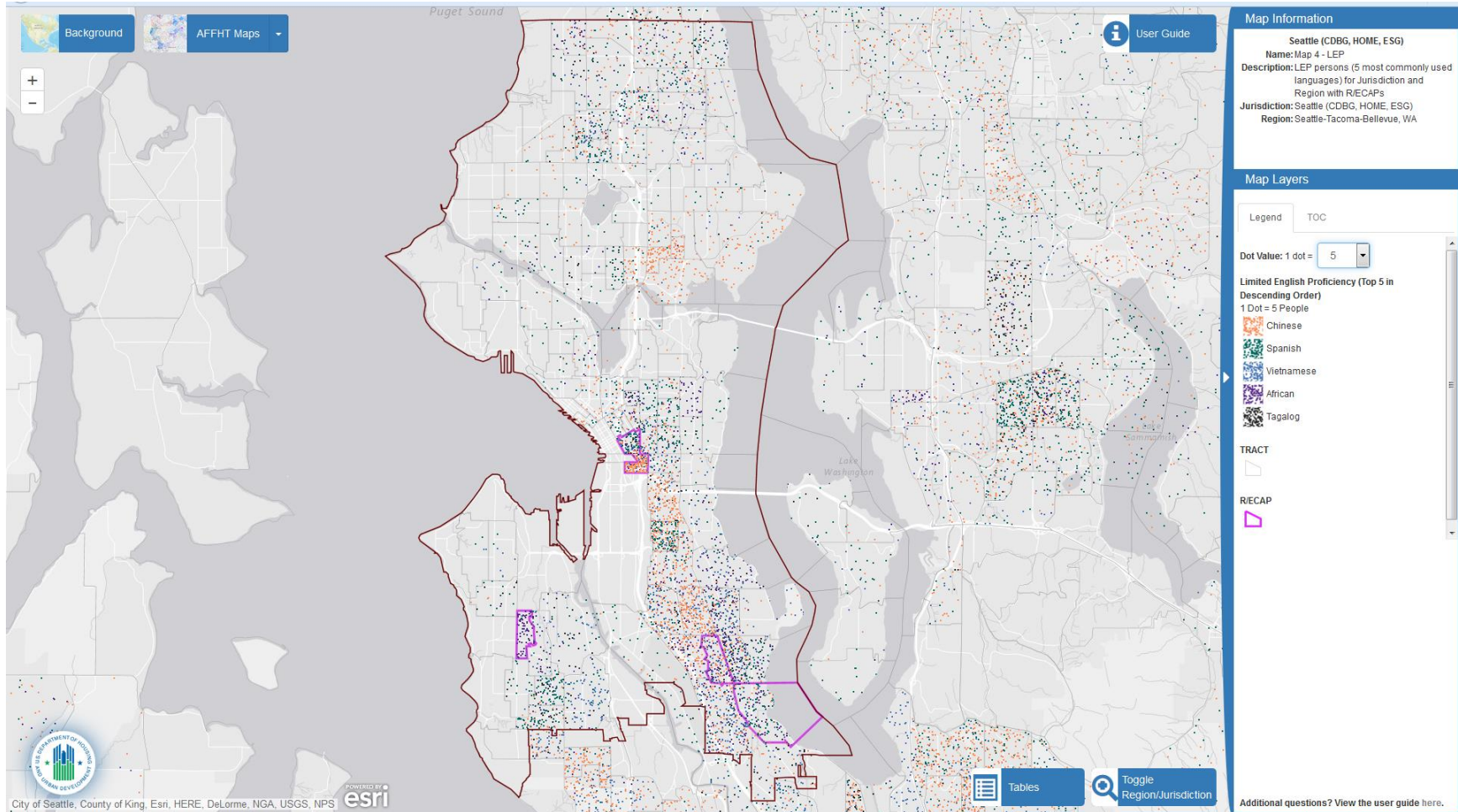
HUD-Provided Map 3 – National Origin, Seattle



Based on data from the 2009-2013 American Community Survey, U.S. Census Bureau.

Notes: This is a screenshot of the HUD-Provided Map 3 for Seattle. The ratio of dots to persons has been adjusted from the original to make it easier to discern patterns. The data for several census tracts are missing in the jurisdiction view for this map. We have alerted HUD to the problem.

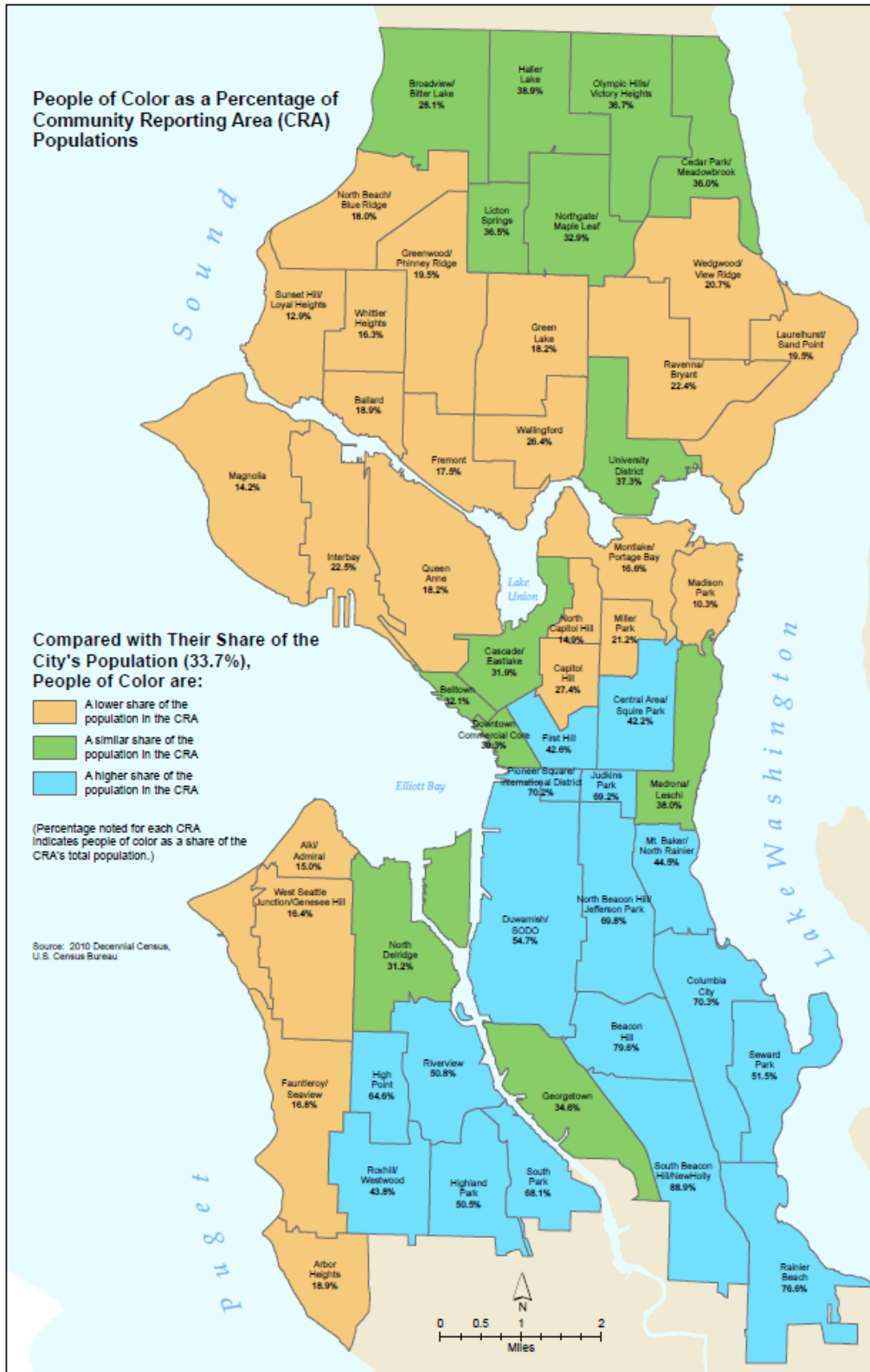
HUD-Provided Map 4 – Limited English Proficiency, Seattle



Source: Based on data from the 2009-2013 American Community Survey, U.S. Census Bureau.

Notes: This is a screenshot of the HUD-Provided Map 4 for Seattle. The ratio of dots to persons has been adjusted from the original to make it easier to discern patterns. The data for several census tracts are missing in the jurisdiction view for this map. We have alerted HUD to the problem.

People of Color as a Share of the Population in Seattle's Community Reporting Areas



Source: 2010 Census, U.S. Census Bureau

Racial and Ethnic Composition of Seattle Neighborhoods - 2010 Census

Neighborhood Community Reporting Area (CRA)* <i>grouped by people-of-color share relative to the city</i>	Share of population who are persons of color (percent)	Share of population in neighborhood by race and ethnicity (percent)					
		Hispanic or Latino	Black or African American	American Indian and Alaska Native	Asian alone Not Hispanic	Native Hawaiian and Other Pacific Islander	Two or more races
Seattle city as a whole	33.7	6.6	7.7	0.6	13.7	0.4	4.4

Neighborhood Community Reporting Area (CRA)* <i>grouped by people-of-color share relative to the city</i>	Share of population who are persons of color (percent)	Neighborhoods where race/ethnic group is much larger percent share of population than in Seattle as a whole**					
		Hispanic or Latino	Black or African American	American Indian and Alaska Native	Asian alone Not Hispanic	Native Hawaiian and Other Pacific Islander	Two or more races
Relative to their percent share in the city, in this neighborhood...							
People of color are a <u>higher</u> share of population <i>(Population-of-color share here is higher than in the city as a whole by 6 or more percentage points):</i>							
South Beacon Hill/NewHolly (contains R/ECAP***)	88.9		●		●	●	
Beacon Hill	79.6				●	●	
Rainier Beach (contains R/ECAP***)	76.6				●	●	
Columbia City	70.3		●		●	●	
Pioneer Square/International District (contains R/ECAP***)	70.2		●	●	●		
North Beacon Hill/Jefferson Park	69.8	●	●		●		
Judkins Park	69.2	●	●		●		
South Park	68.1	●		●		●	
High Point (contains R/ECAP***)	64.6	●	●	●		●	
Duwamish/SODO	54.7	●		●	●		
Seward Park	51.5		●		●		
Riverview	50.8				●		
Highland Park	50.5	●		●		●	
Mt. Baker/North Rainier	44.5		●				
Roxhill/Westwood	43.8	●		●		●	
First Hill (contains R/ECAP***)	42.6		●	●			
Central Area/Squire Park	42.2		●				
People of color are a <u>similar</u> share of population <i>(Population-of-color share here is within roughly 5 percentage points of that in city as a whole):</i>							
Haller Lake	38.9		●				
Madrona/Leschi	38.0				●		
University District	37.3					●	
Olympic Hills/Victory Heights	36.7						
Licton Springs	36.5						
Cedar Park/Meadowbrook	36.0						
Georgetown	34.6	●		●			
Northgate/Maple Leaf	32.9						
Belltown	32.1			●			
Cascade/Eastlake	31.9			●			
North Delridge	31.2	●					
Downtown Commercial Core	30.3			●			
Broadview/Bitter Lake	28.1						
People of color are a <u>lower</u> share of population <i>(Population-of-color share here is lower than in city as a whole by 6 or more percentage points):</i>							
Capitol Hill	27.4						
Wallingford	26.4						
Interbay	22.5						
Ravenna/Bryant	22.4						
Miller Park	21.2						
Wedgwood/View Ridge	20.7						
Greenwood/Phinney Ridge	19.5						
Laurelhurst/Sand Point	19.5						
Arbor Heights	18.9						
Ballard	18.9						
Green Lake	18.2						
Queen Anne	18.2						
North Beach/Blue Ridge	18.0						
Fremont	17.5						
Fauntleroy/Seaview	16.8						
Montlake/Portage Bay	16.6						
West Seattle Junction/Genesee Hill	16.4						
Whittier Heights	16.3						
Alki/Admiral	15.0						
North Capitol Hill	14.9						
Magnolia	14.2						
Sunset Hill/Loyal Heights	12.9						
Madison Park	10.3						

Source: U.S. Census Bureau

Notes:

*Neighborhoods in this table are Community Reporting Areas (CRAs), which are made up of Census Tracts grouped by the City of Seattle for convenience in reporting Census-related data. See accompanying reference map.

**Circles indicate where racial/ethnic group's percentage share of the neighborhood population is 1.5 or more times the racial/ethnic group's percentage share in city as a whole.

***Contains Census Tract that is a HUD-defined Racially/Ethnically Concentrated Area of Poverty (R/ECAP) based on 2009-2013 American Community Survey. "R/ECAPs have a non-white population of 50 percent or more" and "poverty rate that exceeds 40% or is three or more times the average tract poverty rate for the metropolitan/micropolitan area, whichever threshold is lower."

Racial and Ethnic Composition of Seattle Neighborhoods (With Additional Detail) - 2010 Census

Neighborhood (Community Reporting Area) grouped by people-of-color share relative to the city	Share of population in neighborhood who are persons of color (percent)	Neighborhoods where specific race/ethnic groups are substantially larger share of population than in Seattle as a whole (i.e., group's share of population in neighborhood is 1.5 or more times the share in city as a whole)					Share of population in neighborhood by race and ethnicity (percent)						
		Hispanic or Latino	Black or African American	American Indian and Alaska Native	Asian alone Not Hispanic	Native Hawaiian and Other Pacific Islander	Hispanic or Latino	Black or African American	American Indian and Alaska Native alone	Asian alone	Native Hawaiian and Other Pacific Islander	Some Other Race alone	Two or More Races
<i>Relative to the city, in this neighborhood...</i>													
<i>People of color are a higher share of population (Population-of-color share is higher than in the city as a whole by 6 or more percentage points):</i>													
South Beacon Hill/NewHolly	88.9					5.7	27.6	0.4	49.9	0.7	0.1	4.5	11.1
Beacon Hill	79.6					6.4	11.1	0.5	55.6	0.6	0.3	5.1	20.4
Rainier Beach	76.6					8.7	31.1	0.6	29.3	1.1	0.2	5.6	23.4
Columbia City	70.3					7.9	26.4	0.5	29.2	0.9	0.3	5.1	29.7
Pioneer Square/International District	70.2					6.0	16.6	1.4	42.0	0.3	0.3	3.6	29.8
North Beacon Hill/Jefferson Park	69.8					15.2	12.2	0.7	36.4	0.3	0.2	4.7	30.2
Judkins Park	69.2					10.9	21.8	0.5	29.9	0.2	0.2	5.6	30.8
South Park	68.1					37.6	8.9	1.2	15.7	1.6	0.2	3.0	31.9
High Point	64.6					10.3	32.0	0.9	14.8	1.6	0.2	4.7	35.4
Duwamish/SODO	54.7					12.6	10.1	3.9	22.6	0.6	0.5	4.5	45.3
Seward Park	51.5					8.2	15.7	0.2	21.8	0.6	0.3	4.7	48.5
Riverview	50.8					8.2	10.1	0.8	24.4	1.6	0.4	5.3	49.2
Highland Park	50.5					14.8	6.7	1.4	20.1	1.5	0.2	5.7	49.5
Mt. Baker/North Rainier	44.5					4.8	16.7	0.6	16.6	0.2	0.2	5.3	55.5
Roxhill/Westwood	43.8					15.5	8.7	1.1	12.7	0.8	0.2	4.8	56.2
First Hill	42.6					7.8	14.5	1.4	14.7	0.5	0.4	3.3	57.4
Central Area/Squire Park	42.2					8.0	21.3	0.5	6.8	0.2	0.2	5.3	57.8
<i>People of color are a similar share of population (Population-of-color share is within roughly 5 percentage points of that in city as a whole):</i>													
Haller Lake	38.9					8.3	6.7	0.8	17.2	0.3	0.5	5.2	61.1
Madrona/Ueschi	38.0					5.1	20.4	0.4	6.7	0.3	0.3	4.8	62.0
University District	37.3					5.0	2.2	0.4	23.2	0.3	0.3	5.9	62.7
Olympic Hills/Victory Heights	36.7					7.9	6.8	0.7	15.9	0.4	0.2	4.7	63.3
Licton Springs	36.5					9.3	6.2	0.7	14.4	0.3	0.3	5.3	63.5
Cedar Park/Meadowbrook	36.0					8.0	8.8	0.8	12.9	0.5	0.3	4.9	64.0
Georgetown	34.6					12.3	7.1	1.5	9.7	0.3	0.3	3.3	65.4
Seattle city as a whole (for reference)	33.7					6.6	7.7	0.6	13.7	0.4	0.2	4.4	66.3
Northgate/Maple Leaf	32.9					7.4	5.4	0.8	13.4	0.6	0.3	5.1	67.1
Belltown	32.1					6.2	7.1	1.3	13.2	0.4	0.2	3.7	67.9
Cascade/Eastlake	31.9					6.7	7.1	1.1	12.4	0.3	0.2	4.1	68.1
North Delridge	31.2					10.8	6.3	0.8	8.3	0.5	0.2	4.3	68.8
Downtown Commercial Core	30.3					5.3	9.5	1.7	10.2	0.2	0.6	2.8	69.7
Broadview/Bitter Lake	28.1					5.8	6.8	0.8	9.9	0.3	0.2	4.3	71.9
<i>People of color are a lower share of population (Population-of-color share is lower than than in city as a whole by 6 or more percentage points):</i>													
Capitol Hill	27.4					7.2	5.4	0.7	9.1	0.3	0.3	4.4	72.6
Wallingford	26.4					4.9	2.0	0.3	14.1	0.3	0.2	4.5	73.6
Interbay	22.5					7.1	3.0	0.6	6.8	0.4	0.2	4.3	77.5
Ravenna/Bryant	22.4					4.5	2.0	0.3	10.6	0.1	0.3	4.5	77.6
Miller Park	21.2					4.3	7.3	0.2	5.2	0.1	0.1	4.0	78.8
Wedgwood/View Ridge	20.7					4.2	1.5	0.4	10.3	0.1	0.2	4.1	79.3
Greenwood/Phinney Ridge	19.5					5.6	2.4	0.6	6.4	0.2	0.3	4.0	80.5
Laurelhurst/Sand Point	19.5					3.1	1.9	0.2	10.1	0.3	0.2	3.6	80.5
Arbor Heights	18.9					6.1	1.5	0.6	5.3	0.5	0.3	4.6	81.1
Ballard	18.9					5.8	2.8	0.8	5.4	0.2	0.2	3.6	81.1
Green Lake	18.2					4.2	1.4	0.4	7.6	0.1	0.3	4.2	81.8
Queen Anne	18.2					4.6	2.2	0.5	6.7	0.2	0.2	3.9	81.8
North Beach/Blue Ridge	18.0					5.1	2.3	0.7	5.7	0.1	0.2	3.8	82.0
Fremont	17.5					4.2	1.9	0.6	6.3	0.1	0.2	4.2	82.5
Fauntleroy/Seaview	16.8					4.9	2.5	0.6	4.5	0.2	0.2	4.0	83.2
Montlake/Portage Bay	16.6					3.3	1.9	0.2	7.0	0.1	0.4	3.7	83.4
West Seattle Junction/Genesee Hill	16.4					4.8	1.9	0.6	4.8	0.2	0.2	4.0	83.6
Whittier Heights	16.3					5.4	1.5	0.6	4.6	0.2	0.3	3.7	83.7
Alki/Admiral	15.0					3.9	1.7	0.6	5.2	0.1	0.3	3.3	85.0
North Capitol Hill	14.9					4.4	1.1	0.3	5.8	0.1	0.1	3.2	85.1
Magnolia	14.2					3.1	1.1	0.3	5.9	0.1	0.3	3.5	85.8
Sunset Hill/Loyal Heights	12.9					3.9	1.1	0.5	3.7	0.1	0.2	3.3	87.1
Madison Park	10.3					2.7	1.1	0.2	3.7	0.0	0.0	2.5	89.7

Source: U.S. Census Bureau
 Note: Neighborhoods in this table are Community Reporting Areas, which are made up of Census Tracts grouped by the City of Seattle for convenience in reporting Census-related data.

Neighborhood Profiles

In the following profiles, the narrative describes racial and ethnic groups with concentrations in each neighborhood. The bullets then list national origin and LEP groups with concentrations in each neighborhood. For brevity, the national origin and LEP groups listed in these profiles are limited to the top five in the city of Seattle and the Metro area, and these are generally listed in descending order by population size at the city level.

Areas with the Largest Shares of People of Color

Rainier Valley and Southeast Seattle— Asians (represented by purple dots in HUD-provided Map 1) and Blacks (green dots) are a markedly larger share of the population in Southeast Seattle’s Rainier Valley than they are in the city as a whole. Asians are the predominant racial group in several neighborhoods within the Rainier Valley, including in the South Beacon Hill/New Holly CRA (which includes the Census Tract 110.01 R/ECAP), Beacon Hill, North Beacon Hill/Jefferson Park, and Columbia City CRAs. Asians are nearly or slightly more than half of the population in South Beacon Hill/New Holly and Beacon Hill, and somewhat over a third of the population in North Beacon Hill/Jefferson. Blacks are the predominant race in Rainier Beach (which includes the Census Tract 118 R/ECAP), where they comprise close to a third of the population. They are also more than one fourth of the population in the South Beacon Hill/New Holly and the Columbia City CRAs.

In the South Beacon Hill/New Holly CRA (which, as noted above, includes the Census Tract 110.01 R/ECAP) just 1 in 10 residents are white. In the Beacon Hill CRA and Rainier Beach CRA (which includes the Census Tract 118 R/ECAP), 1 out of every 4 residents is white. In Columbia City and North Beacon Hill/Jefferson Park roughly 1 out of 3 residents is white.

The map below (on page 20) shows details from the HUD provided Map 1 for Southeast Seattle and other parts of south Seattle. In addition to making it easier to discern patterns for racial and ethnic groups with concentrations in this area, this detailed map view reveals that Whites who live in the southeast quadrant of the city are disproportionately likely to live in proximity to Lake Washington. As one example, whites comprise about 55% of the residents in the Census Tract that constitutes the Mount Baker/North Rainier neighborhood (Census Tract 95), but Whites comprise the lion’s share of residents who live in the block groups closest to the lake.

There are two R/ECAPs in Southeast Seattle. One of these is comprised of Census Tract 118, which is part of the Rainier Beach CRA. The other Southeast Seattle R/ECAP is made up of Census Tract 110.01, which is kitty-corner (just northwest) to the R/ECAP in Rainier Beach. The Census Tract 110.01 R/ECAP is part of the South Beacon Hill/New Holly CRA as previously noted.

High concentrations of national origin groups and LEP groups:⁸

- Vietnam national origin and Vietnamese language LEP group: Beacon Hill, South Beacon Hill/New Holly (including Census Tract 110.01 R/ECAP), Rainier Beach (including Census Tract 118 R/ECAP), Columbia City, Mount Baker/North Rainier, North Beacon Hill/Jefferson Park

⁸ For brevity, the national origin and LEP groups listed in these neighborhood level profiles are each limited to the top five in the city of Seattle and the Metro area and are generally listed in descending order by population size at the city level.

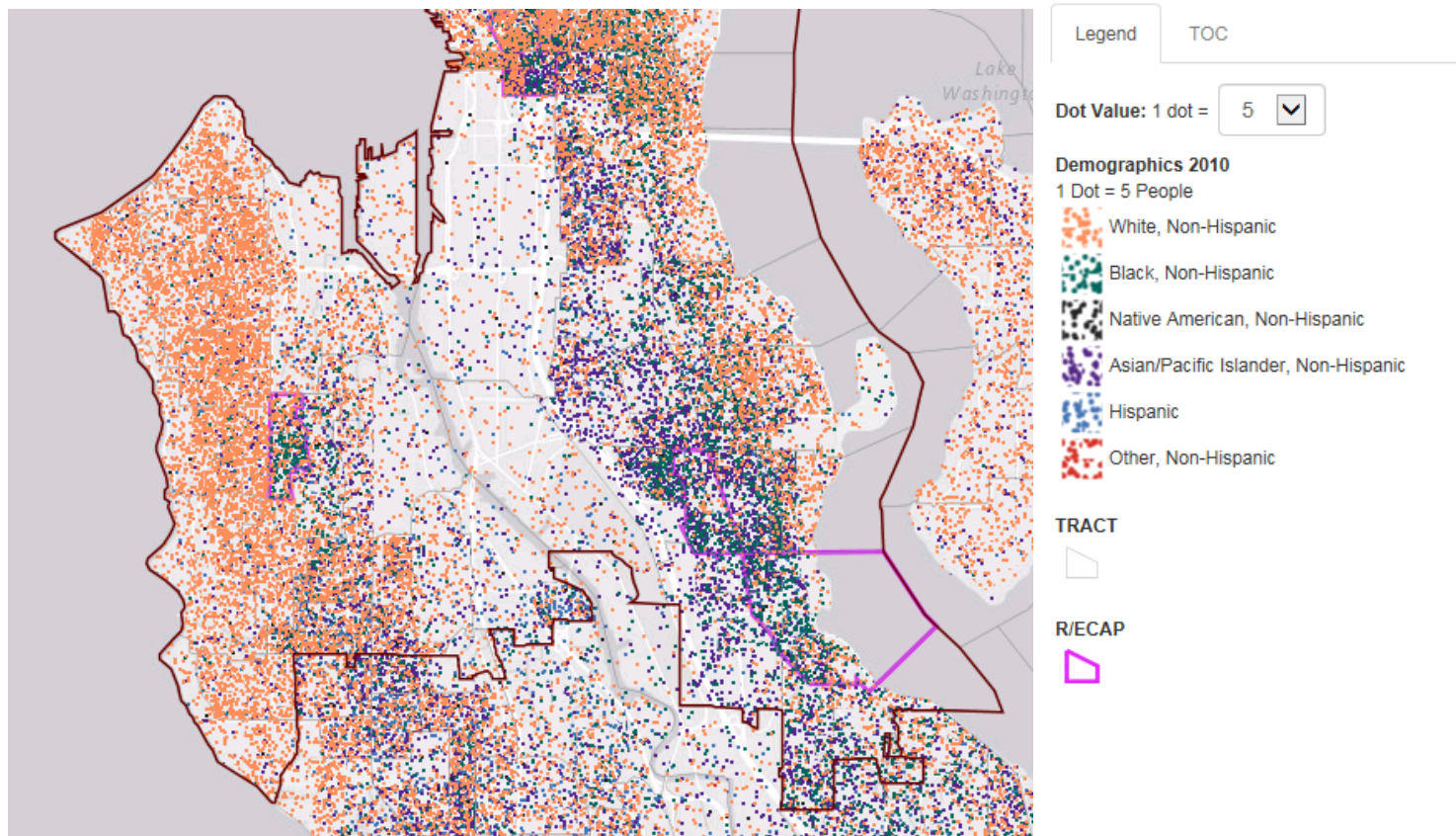
- China national origin and Chinese language LEP group: North Beacon Hill/Jefferson Park, Beacon Hill, South Beacon Hill/New Holly (including Census Tract 110.01 R/ECAP), Columbia City
- Philippines national origin and Tagalog language LEP group: South Beacon Hill/New Holly (including Census Tract 110.01 R/ECAP), Columbia City, Beacon Hill, North Beacon Hill/Jefferson Park, Rainier Beach (including Census Tract 118 R/ECAP)
- Mexico national origin and Spanish language LEP group: Rainier Beach (including Census Tract 118 R/ECAP), Columbia City, Beacon Hill, North Beacon Hill/Jefferson Park (especially the area just north of Jefferson Park)
- African languages LEP group: Rainier Beach (including Census Tract 118 R/ECAP), Columbia City, Beacon Hill, South Beacon Hill/New Holly (including Census Tract 110.01 R/ECAP), North Beacon Hill/Jefferson Park

Duwamish/SODO –This CRA contains a large part of Seattle’s Greater Duwamish Manufacturing and Industrial Center. Most residents within this CRA live east of I-5 (outside of the Duwamish River valley itself) on the westernmost parts of neighborhoods more aptly referred to as North Beacon Hill and Beacon Hill. About 55 percent of the roughly 2,400 people in the CRA are people of color. About 23 percent of the CRA population is Asian. Hispanics, Blacks, and Native Americans also reside in the CRA in larger proportional shares than they do in the city as a whole.

High concentrations of national origin groups and LEP groups:

- China national origin and Chinese language LEP groups
- Mexico national origin and Spanish language LEP group

HUD-Provided Map 1 – Race/Ethnicity, Seattle
Cropped view showing southern portions of the City



Source: 2010 Census

Delridge neighborhoods (other than North Delridge) – Seattleites commonly use the term “Delridge” to refer to several neighborhoods in the Delridge Valley of West Seattle (actually in the southwest quadrant of the city). People of color are a relatively large share of the population in all of the CRAs in Delridge except for North Delridge.

High Point is in the center of Delridge. Black persons make up 32 percent of the residents in the CRA corresponding with High Point, which is the largest percentage share among all CRAs in the city; however, Whites comprise the largest share (35 percent) of the population in the CRA based on race. High Point is also the name of one of Seattle Housing Authority’s HOPE VI grant-funded redevelopments; the large majority of which is within the western of the two census tracts comprising this CRA. This High Point Census Tract—Tract 107.02—is a R/ECAP. (This tract is one of two in the CRA.)

People of color are slightly more than half of the population in both Riverview (the CRA to its east) and Highland Park CRA (on Seattle’s southern border, just west of South Park). Asians are the most populous group of color in Riverview and Highland Park.

The Roxhill/Westwood CRA is bounded by High Point on the north and Seattle's city limits on the south. About 44 percent of its residents are people of color. Comprising 16 percent of the population, persons of Hispanic/Latino origin are the largest group of color in this CRA.

High concentrations of national origin groups and LEP groups:

- Vietnam national origin and Vietnamese language LEP group: Riverview, High Point (including the Census Tract 107.02 R/ECAP), Highland Park, Roxhill/Westwood
- China national origin and Chinese language LEP group: High Point (including the Census Tract 107.02 R/ECAP), Roxhill/Westwood (Chinese language LEP group only)
- Philippines national origin: Riverview, Highland Park, High Point (including the Census Tract 107.02 R/ECAP), Roxhill/Westwood (national origin group and Tagalog language LEP group)
- Mexico national origin and Spanish language LEP group: Roxhill/Westwood
- African languages LEP group: High Point (including Census Tract 107.02 R/ECAP), Roxhill/Westwood

South Park – The South Park neighborhood, which is located on the southern boundary of Seattle along the Duwamish River, has the highest proportional share of persons who are Hispanic or Latino among all of Seattle's neighborhoods. About 38 percent of residents in South Park are Hispanic or Latino, with Whites comprising the next most populous racial group at 32 percent. Southeast Asian populations are also a strong presence in South Park. South Park is a mixed residential and industrial area. Residential and commercial portions of the area are largely surrounded by the Duwamish Manufacturing and Industrial Center of which most of the CRA is a part.

High concentrations of national origin groups and LEP groups:

- Vietnam national origin and Vietnamese language LEP group
- Mexico national origin and Spanish language LEP group

Pioneer Square/International District – Asians comprise 42 percent of the residents in the Pioneer Square/International District CRA, which makes them the predominant racial group in the neighborhood. Whites are the second largest racial group in the CRA. Blacks are more concentrated in this CRA than in the city as a whole, but are the third most populous racial group here, contributing 17 percent of the area's population.

The Pioneer Square/International District CRA includes two census tracts, one of which is Census Tract 91, a R/ECAP tract. This R/ECAP tract is 65 percent Asian. Tract 91 also contains both the large part of historic International District as well as part of Seattle Housing Authority's Yesler Terrace public housing community.

High concentrations of national origin groups and LEP groups:

- Vietnam national origin and Vietnamese language LEP group
- China national origin and Chinese language LEP group
- Korea national origin group (one of region's top 5 national origin groups)
- African languages LEP group

First Hill – The First Hill CRA is comprised of three census tracts. Census Tract 85, which is in the south part of First Hill, is a R/ECAP Census tract. This tract is adjacent to Census Tract 91 in Pioneer Square. Together, census tracts 85 and 91 make up the R/ECAP that contains the large majority of Yesler Terrace.

Within the First Hill CRA as a whole, about 43 percent of the population are people of color; however, this varies greatly by block group, indicating a substantial amount of segregation between people of color and Whites within a small geographic area. In individual block groups where Yesler Terrace is located, people of color—particularly Blacks, but also Asians and Hispanics—are a substantially larger share of residents; and in other block groups slightly north, people of color are an even smaller share of the population than they are in the city as a whole.

High concentrations of national origin groups and LEP groups:

- Vietnam national origin and Vietnamese language LEP group
- China national origin and Chinese language LEP group
- Philippines national origin
- Mexico national origin and Spanish language LEP group
- African languages LEP group
- Indian national origin (one of top 5 origins in region)
- Korean national origin (one of top 5 origins in region)

Judkins Park – People of color make up 69 percent of this CRA, with Asians comprising 29 percent of the population (most of whom live in the western block group of this single-tract CRA, nearer to the International District) and Blacks comprising 22 percent.

High concentrations of national origin groups:

- Vietnam national origin and Vietnamese language LEP group
- China national origin and Chinese language LEP group

Central Area/Squire Park– The Central Area/Squire Park CRA is located east of Capitol Hill, west of Madrona/Leschi, and north of Rainier Valley and comprises most of the neighborhood that Seattleites call the Central District. (The eastern portion of the Judkins Park CRA is also generally regarded as part of the Central District.) The population in the Central Area/Squire Park CRA is 42 percent people of color, with Black persons comprising the largest group of color with 21 percent of the population.

High concentrations of national origin groups:

- Philippines national origin
- Mexico national origin and Spanish language LEP group
- African languages LEP group

Areas with the Largest Proportional Concentrations of White People

Some key geographic patterns in which people of color are a relatively low proportion—and Whites a relatively high proportion—are apparent from studying the dot density race/ethnicity map from HUD and the 2010 Census data for CRAs. In general, compared with their share in the city as a whole, White people tend to be a disproportionately large share of residents in:

- Neighborhoods that are dominated by single-family zoning,
- Neighborhoods near the shorelines of Puget Sound, the ship canal, and along portions of the Lake Washington shore (e.g., Laurelhurst/Sandpoint),
- Close-in neighborhoods (near but not in Downtown) located to the northwest, north, and northeast of Lake Union, with a mix of housing types.

Below are highlights regarding some of the specific neighborhoods where the share of the population made up of Whites is 6 or more percentage points higher than in the city as a whole.

West Seattle neighborhoods along Puget Sound and west of Delridge – White people are a disproportionately large share of West Seattle neighborhoods west of Delridge (from the Arbor Heights CRA at the city's southern border on up to the Alki/Admiral CRA).

Capitol Hill and other close-in neighborhoods northeast to the ship canal – This grouping of disproportionately white neighborhoods includes both the Capitol Hill and North Capitol Hill CRAs; Miller Park (the CRA just north of the Central District); Montlake/Portage Bay; and Madison Park whose population is 90 percent white, the largest percentage of all of the CRAs in Seattle.

High concentrations of national origin groups and LEP groups:

- Mexico national origin and Spanish LEP group: Capitol Hill

Queen Anne, Interbay, and Magnolia – These are areas to the north and west of Lake Union but still south of the ship canal. Queen Anne includes the Uptown Urban Village, which is part of Seattle's Downtown Urban Center. Interbay contains most of the shoreline-focused Manufacturing and Industrial Center. Magnolia, which is mostly comprised of single family zoning and Discovery Park (the largest city park in Seattle).

Almost all north Seattle neighborhoods within 3 miles of the ship canal – This includes neighborhoods in north Seattle from the ship canal up to 85th street, except the University District. These include Ballard and adjacent neighborhoods, Fremont, Wallingford, Green Lake, and neighborhoods to the north and east of the University District. This also includes neighborhoods somewhat north of 85th including North Beach/Blue Ridge and Greenwood/Phinney Ridge in the northwest part of the city, and Wedgewood/View Ridge in the northeast.

High concentrations of national origin groups and LEP groups:

- China national origin: Greenwood/Phinney Ridge, Laurelhurst/Sand Point, Ravenna/Bryant (also Chinese language LEP group)
- Mexico national origin and Spanish LEP group: North Beach/Blue Ridge
- Canada national origin: Greenwood/Phinney Ridge

Areas Where the Share of the Population who are People of Color is Similar to that in the City as a Whole

One way to identify areas of integration is to locate neighborhoods where the share of the population who are people of color and White persons is similar to the share in the city as a whole. As noted in the Demographic Summary, about 34 percent (33.7 %) of the residents in the city as a whole are people of color, while 66.3 percent are White. The narrative directly below describes neighborhoods in Seattle where the share of the population who are of color is within about 5 to 6 percentage points of the share in the city as a whole. These neighborhoods are found in several areas of the city.

While these neighborhoods are integrated in terms of the overall Non-White/White Dissimilarity Index, the proportion of individual racial and ethnic groups in some of these neighborhoods may be quite a bit different than their shares in the city as a whole. Notably, Blacks are under-represented in the University District.

Georgetown – Located about three miles south of downtown, and to the west of the Duwamish River, Georgetown includes a historic business district and a residential community, surrounded by the southern parts of Seattle’s Greater Duwamish Manufacturing and Industrial Center.

High concentrations of national origin groups and LEP groups:

- Mexico national origin and Spanish LEP group
- China national origin and Chinese language LEP group

North Delridge – In West Seattle, North Delridge is located to the south of Elliot Bay and to the west of the Duwamish river. North Delridge includes single-family as well as multifamily housing, part of the West Seattle Junction urban village and portions of the Greater Duwamish Manufacturing and Industrial Center.

High concentrations of national origin groups and LEP groups:

- Philippines national origin: North Delridge
- Mexico national origin and Spanish LEP group: North Delridge

Downtown Core, Belltown– Seattle’s downtown core is home to about 4,000 residents, and Belltown, located just north of Downtown has almost 9,000 residents. Belltown is part of the Downtown Urban Center along with the Downtown Core.

High concentrations of national origin groups and LEP groups:

- China national origin and Chinese language LEP group: Downtown core
- Canada national origin: Downtown Core, Belltown
- India national origin (one of top 5 national origins in region): Downtown Core
- Korea national origin (one of top 5 national origins in region): Belltown

Cascade/Eastlake –The Cascade/Eastlake CRA includes the South Lake Union Urban Center as well as Seattle’s more residential Eastlake neighborhood.

High concentrations of national origin groups:

- China national origin and Chinese language LEP group
- Canada national origin
- India national origin (one of top 5 national origins in region)

Madrona/Leschi –This CRA is comprised of two census tracts and is located north of Mount Baker/North Rainier, and east of Seattle’s Central District, Madrona/Leschi includes a stretch of shoreline along Lake Washington.

Blacks comprise about 20 percent of the residents living in the Madrona/Leschi CRA, which is more than double the share in the city as a whole. However, people of color overall are only a somewhat higher share of this CRA’s population (38 percent) than citywide (34 percent) owing to the concentration of White persons living west of 31st Avenue South on slopes leading to Lake Washington shoreline.

University District –The CRA boundaries for the University District correspond roughly with the University District Urban Center, with the CRA including areas to the north and east of the main University of Washington campus. While the share of residents who are people of color in the University District is similar to the share in the city as a whole, some races are under-represented in the University District—in particular, Blacks.

High concentrations of national origin groups and LEP groups:

- China national origin and Chinese language LEP group

Large group of North Seattle neighborhoods – All of the CRAs bordering Seattle’s northern city limits, from the Broadview/Bitterlake CRA on the west; the Haller Lake CRA in the center; and the Olympic Hills/Victory Heights and Cedar Park/Meadowbrook CRAs in and around Seattle’s Lake City neighborhoods appear relatively integrated. This grouping of relatively integrated neighborhoods also includes Licton Springs and Northgate/Maple Leaf.

High concentrations of national origin groups and LEP groups:

- Vietnam national origin: Licton Springs
- China national origin and Chinese language LEP group: Haller Lake
- Philippines national origin: Olympic Hills/Victory Heights
- Mexico national origin and Spanish LEP group: Haller Lake, Northgate/Maple Leaf
- African national origin: Broadview/Bitter Lake
- Korea national origin: Licton Springs

Within the Region

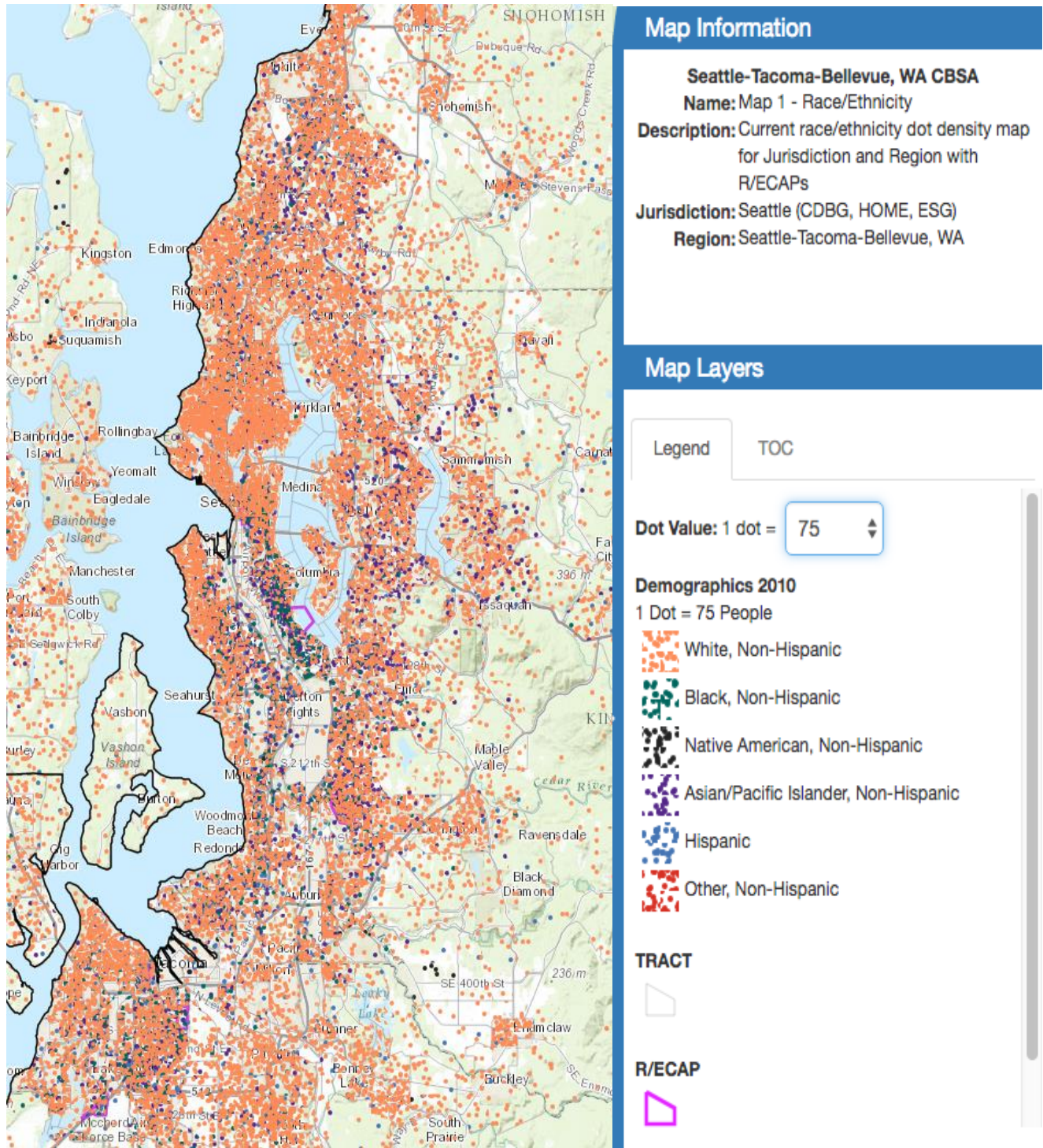
Broad Patterns

The focus of this regional analysis is designed to look at areas within the Seattle Metro area in which racial/ethnic groups make up especially high or low percentages of the population relative to their shares in the Metro area as a whole. The residential patterns of race and ethnicity in these areas contribute to the levels of overall segregation found between groups of color and Whites in the metro region. This analysis uses the HUD-provided dot-density maps to examine segregation and integration patterns (as seen on pages 27-29) and focuses on close-in areas, which are the most interdependent with Seattle.

Additional maps that were used for this analysis are the King County 2010 Census Tracts showing the percent of the population that is Non-White, and the 2010 Geographic Distribution of Communities of Color of the Seattle-Tacoma-Bellevue Metro area (as seen on pages 30-31). The first of these was produced by the City of Seattle and the second by the Puget Sound Regional Council.

The national origin and LEP groups analyzed in this section are the Metro area's top 5 countries of national origin and top 5 LEP languages. The Metro area's top 5 countries of national origin are Mexico, Philippines, Vietnam, India, and Korea. The top 5 LEP languages most often spoken in the Metro area are Spanish, Chinese, Vietnamese, Korean, and African languages. Some foreign-born individuals may speak English very well, and may not be connected with a corresponding LEP language. This may be the case with some Indian and Filipino-born residents in Seattle and the Metro area.

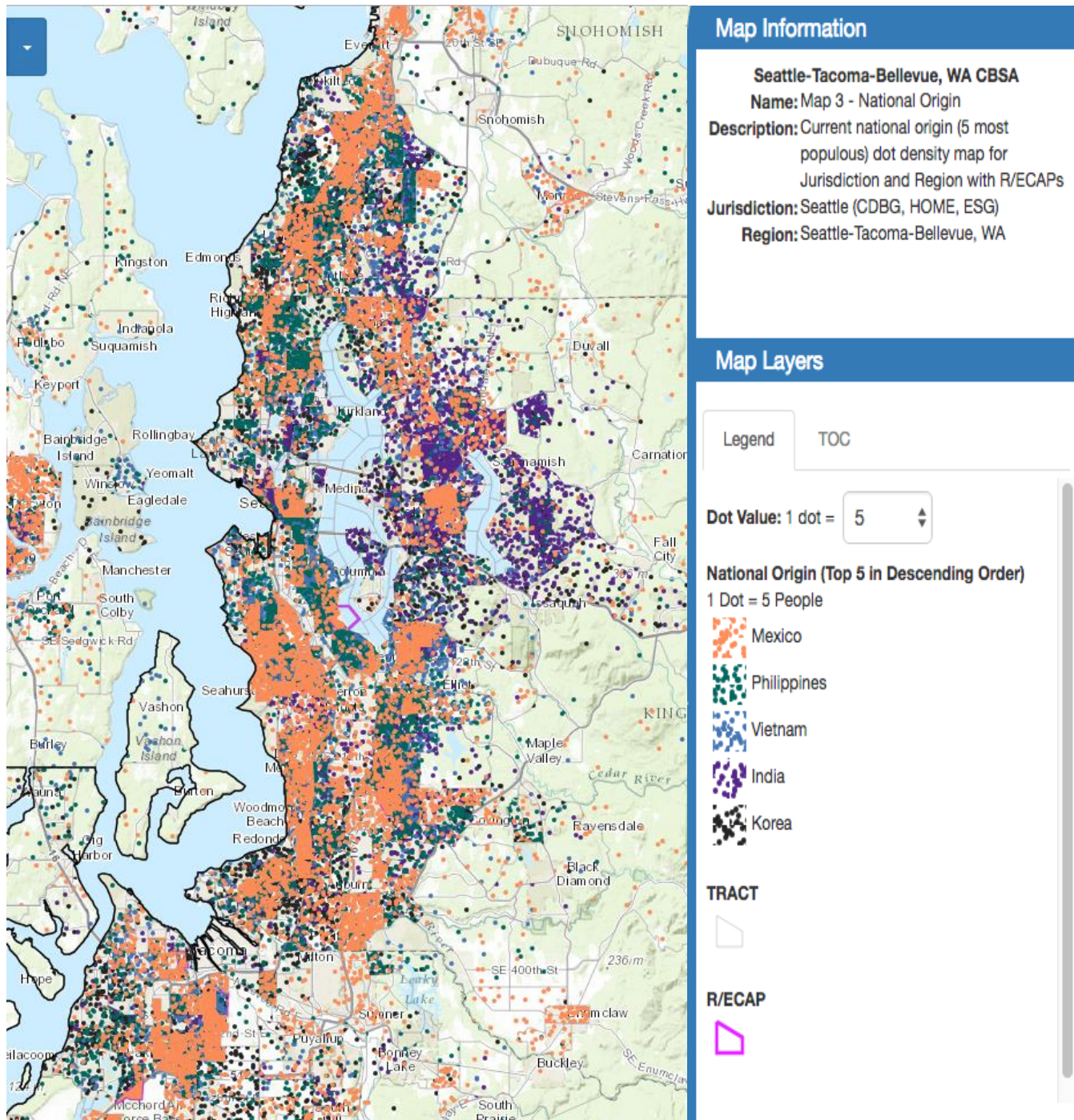
HUD-Provided Map 1 – Race/Ethnicity, Metro-Area



Source: 2010 Census.

Notes: This is a screenshot of the HUD-Provided Map 1 for the Metro area. The ratio of dots to persons is set to the default number. Data shown in the HUD-provided maps and tables for 2010 omit non-Hispanic persons of more than one race. These mixed-race persons comprised about 4 percent of the population of Seattle and the larger metro region in 2010.

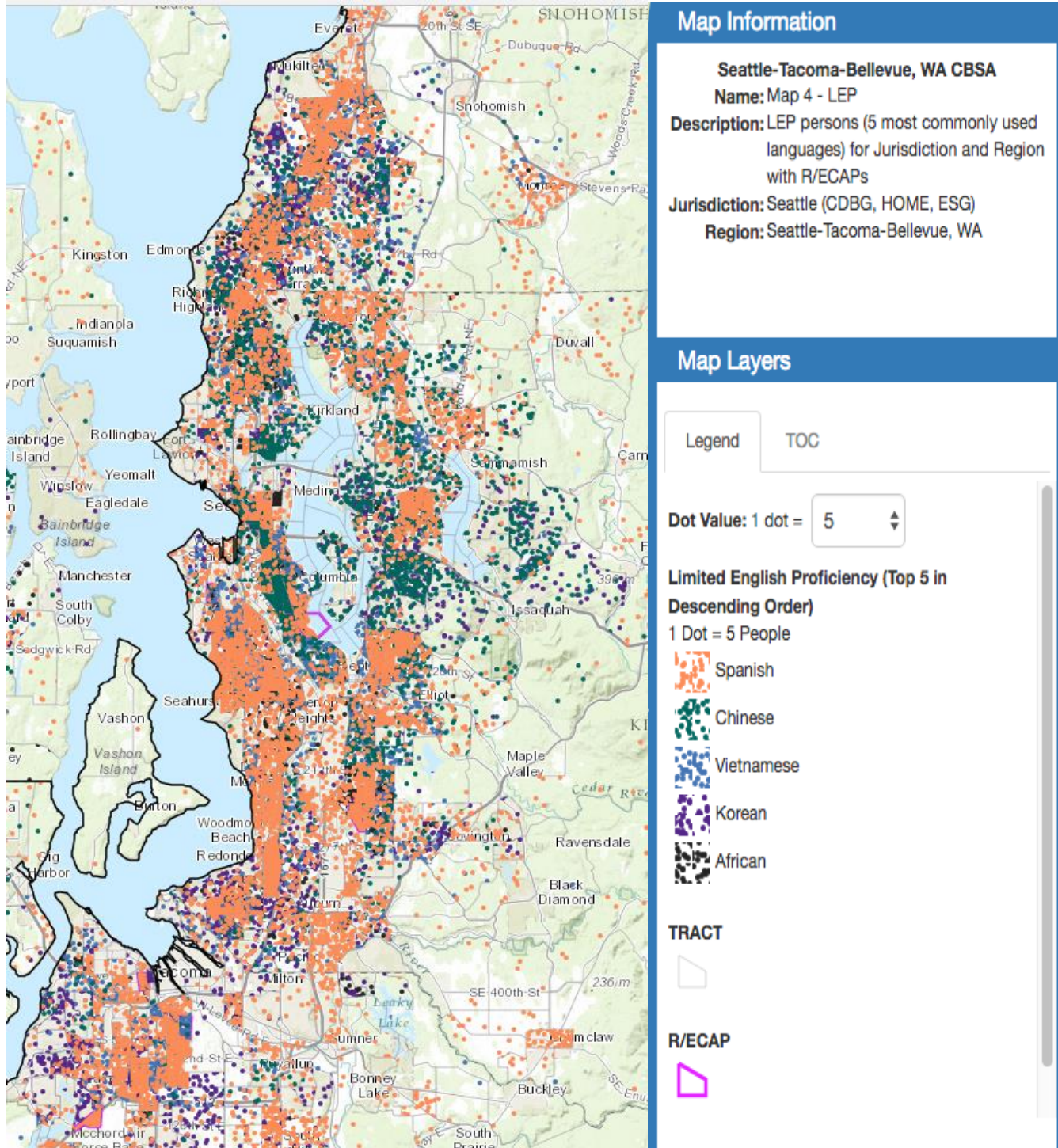
HUD-Provided Map 3 – National Origin, Metro-Area



Based on data from the 2009-2013 American Community Survey, U.S. Census Bureau.

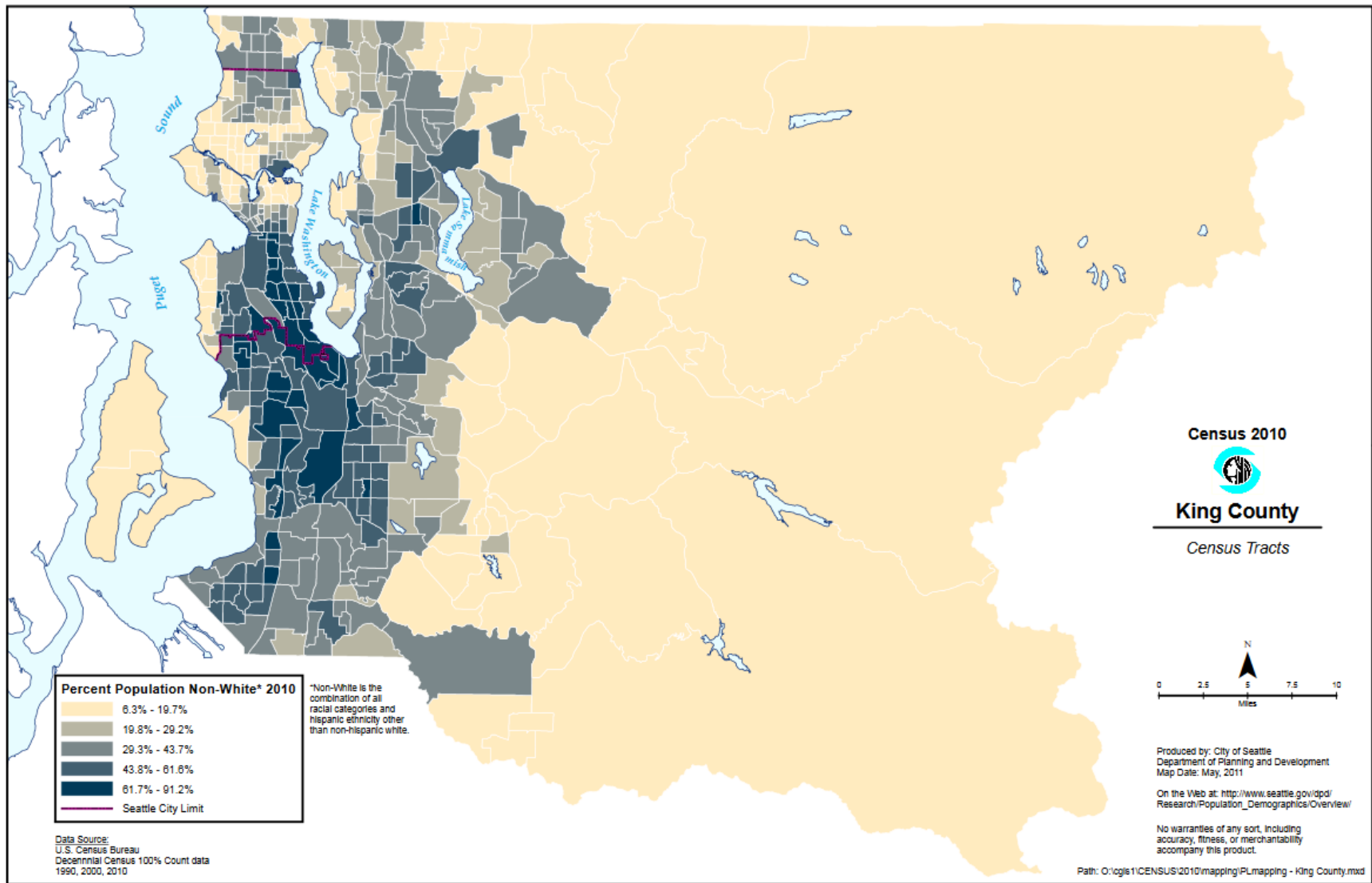
Notes: This is a screenshot of the HUD-Provided Map 3 for the Metro area. The ratio of dots to persons has been adjusted from the original to make it easier to discern patterns.

HUD-Provided Map 4 – Limited English Proficiency, Metro-Area



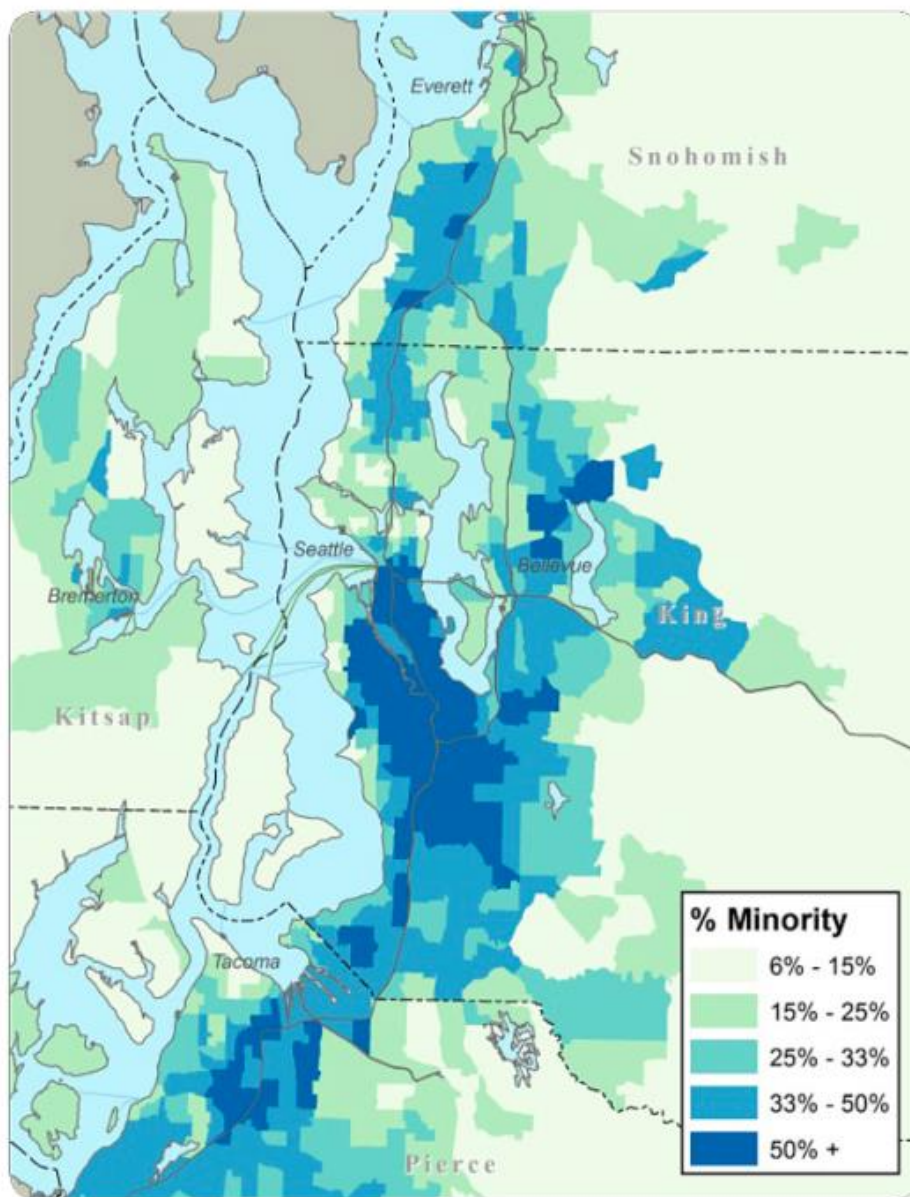
Source: Based on data from the 2009-2013 American Community Survey, U.S. Census Bureau.

Notes: This is a screenshot of the HUD-Provided Map 4 for the Metro area. The ratio of dots to persons has been adjusted from the original to make it easier to discern patterns.



Source: City of Seattle, Office of Planning & Community Development, Population and Demographics website:
http://www.seattle.gov/dpd/cs/groups/pan/@pan/documents/web_informational/dpdd017058.pdf

Map from the Puget Sound Regional Council showing the Percentage of the Population Who Are People of Color (“% Minority”) in 2010



Source: U.S. Census

Source: Puget Sound Regional Council, “Fair Housing Equity Assessment for the Central Puget Sound Region,” January 2014. www.psrc.org/assets/10484/FairHousingEquityAssessment.pdf

Notes: This is a screenshot of a map generated by the Puget Sound Regional Council for the above-referenced assessment.

Locations in the Metro area where people of color tend to be concentrated are centrally located in and around the urban core of Seattle, as well as further south down into Tacoma.

As mentioned in the Demographic Summary, Snohomish County, the northernmost of the three counties comprising the Metro area, has historically held a smaller share of people of color in comparison to the rest of the Metro area. While more people of color are moving north into Snohomish County, residents of color remain a smaller share of the population in Snohomish County compared to their share in King and Pierce counties.

People of color also tend to be concentrated in areas near major arterials, highways, and interstates. This can be seen in the cities listed below, especially for the Hispanic/Latino and Black populations. Map 1 reveals concentrations of Hispanic/Latino and Black residents in proximity to Interstate I-5 and state highways traveling north and south, rather than near shorelines where there tends to be higher concentrations of the White population.

Area Profiles

The following profiles are structured similarly to the profiles for Seattle neighborhoods with the narrative noting racial and ethnic groups, and bullets noting national origin and LEP groups along with concentrations in the areas highlighted. For brevity, the national origin and LEP groups listed in these profiles are limited to the top five in the Metro area and are generally listed in descending order by the size of their populations within the Metro area.

Areas with the Largest Shares of People of Color

South of Seattle – Within the southern portion of the Metro area, there are concentrations of the Black, Asian, and Hispanic/Latino populations. These are the predominant groups of color in White Center, Burien, and North SeaTac Park. The concentration of people of color found in southeast Seattle extends further south into Tukwila, Renton, and the area around the Seattle-Tacoma International Airport. These areas also show concentrations of the Black, Asian, and Hispanic/Latino populations.

High concentrations of national origin groups and LEP groups:

- Mexico national origin and Spanish language LEP group: White Center, Burien, and Renton
- Philippines national origin: Burien and south of Renton
- Vietnam national origin and Vietnamese language LEP group: White Center, Burien, and Renton
- India national origin: SeaTac and south of Renton
- African languages LEP group: Burien, Tukwila, and SeaTac

East of Lake Washington and Bellevue – In the areas of downtown and eastern Bellevue, Asians are the predominant group of color. Their concentration extends further east into the area of north Lake Sammamish and city of Sammamish. This pattern correlates to a substantial degree with the residency patterns of the Indian-born population. HUD's map 3 shows the Indian-born population concentrated east of Lake Washington. Pockets of eastern Bellevue also contain Hispanic/Latino concentrations, especially in the Crossroads neighborhood.

High concentrations of national origin groups and LEP groups:

- Mexico national origin and Spanish language LEP group: Crossroads, southeast Bellevue, and northeast Bellevue

- Chinese language LEP group: Clyde Hill, Crossroads, and Beaux Arts Village
- Vietnam national origin and Vietnamese language LEP group: north and east of Microsoft Campus (Overlake), downtown Bellevue
- India national origin: Bridle Trails, downtown Bellevue, Microsoft Campus (Overlake), Crossroads, Redmond, Union Hill, and Sammamish

Kent – The city of Kent is south of Renton. This area contains strong concentrations of Black and Asian populations, especially in the R/ECAP located just east of the Kent Mill Creek neighborhood (different from the city of Mill Creek in Snohomish County). While the Black and Asian populations are the largest populations of color in this area, another large portion of persons of color in this area are Hispanic/Latino. This is in contrast to the racial make-up in the area just south of Mill Creek, in the area near Hilcrest Burial Park. There is also a higher concentration of White residents in this area just outside the boundary lines of the R/ECAP.

High concentrations of national origin groups and LEP groups:

- Mexico national origin and Spanish language LEP group: East of Fwy 167 and west of 116th Ave SE, area within R/ECAP
- Philippines national origin: Northeast and southeast of Kent (east of Fwy 167), East Hill-Meridian
- Chinese language LEP group: Northeast Kent, East Hill-Meridian, and Clark Lake Park
- Vietnam national origin and Vietnamese language LEP group: Northeast Kent, East Hill-Meridian, and Clark Lake Park
- India national origin: Clark Lake Park
- African languages LEP group: Just east of Fwy 167, North Meridian Park

Federal Way – Federal Way is located west of Interstate I-5. People of color in Federal Way are concentrated just west of I-5, and not in proximity to the Puget Sound shoreline. The White population, however, appears evenly spread out and encompasses the areas closest to the shoreline.

High concentrations of national origin groups and LEP groups:

- Mexico national origin and Spanish language LEP group: North Federal Way between I-5 and Fwy 509, west Federal Way between 35th Ave SW & 21st Ave SW
- Philippines national origin: West of the Commons at Federal Way between 21st Ave SW & 1st Ave S
- Korea national origin and Korean language LEP group: West of I-5 and along shoreline of Poverty Bay

Tacoma & Lakewood – The city of Tacoma and the Lakewood area show strong concentrations of Black, Asian, and Hispanic/Latino populations, mainly further south and away from Point Defiance Park and the Puget Sound shoreline. The Black population is concentrated near downtown Tacoma in an area defined as a R/ECAP, and the Hispanic/Latino population is seen scattered further south - east of Lakewood and Interstate I-5. Another R/ECAP located in Lakewood near the McChord Air Force Base also holds a high share of people of color, consisting mostly of Hispanic/Latino and Black residents.

High concentrations of national origin groups and LEP groups:

- Mexico national origin and Spanish language LEP group: Clustered around I-5 and mostly east of I-5, downtown Tacoma, Fircrest, and south of the Meadow Park Golf Course
- Philippines national origin: Just east of I-5 and Tacoma Mall, Lakewood, Chamber Creek Canyon Park, and the Meadow Park Golf Course
- Vietnam national origin and Vietnamese language LEP group: South and east of I-5 in R/ECAP near Swan Creek Park, Fern Hill
- Korea national origin and Korean language LEP group: Downtown Tacoma, Chamber Creek Canyon Park, and Meadow Park Golf Course

Northwest along Interstate 5 (through Shoreline, Lynnwood, & Everett)—As in the southern portion of the region, there is a swath of people of color that extends further north along Interstate I-5. This includes the Black, Asian, Hispanic/Latino, and Native American populations. The Asian population appears evenly spread out, extending further to the east into Bothell and Mill Creek. In contrast, the Hispanic/Latino and especially the Black population are concentrated on the west side hugging Interstate I-5.

High concentrations of national origin groups and LEP groups:

- Mexico national origin and Spanish language LEP group: Lynnwood, extending further north and concentrated on the west side of I-5
- Philippines national origin: Shoreline, Mountlake Terrace, north Lynnwood (west of I-5), north and east of Mill Creek
- Chinese language LEP group: Shoreline, west Lynnwood, south and east of Mill Creek
- Vietnam national origin and Vietnamese language LEP group: Shoreline, north of Edmonds, Lynnwood, east of Hwy 405 near Centennial Park, northeast of Mukilteo, north and east of Mill Creek
- Korea national origin and Korean language LEP group: Esperance, east Edmonds and east Mountlake Terrace, Lynnwood, Mukilteo, and Mill Creek
- African languages LEP group: East Edmonds

Concentrations of the Native American Population: While the Native American population is a very small share of the overall Metro area's population, their geographic distribution is important to include in this section of the Fair Housing Analysis. Their geographic distribution varies substantially from other race/ethnicity groups within the Metro area (which are concentrated in the southern portion of the region). The Native American population appears sparse, but fairly evenly distributed in the urbanized portions of the Metro area south of Everett and north of Tacoma. The areas further outside of Seattle's urban hub near Marysville and Tacoma are more densely populated with the Native American population. These areas are mainly in and around Native American reservations and have substantially larger concentrations of Native Americans. These areas are:

- North - Tulalip Reservation and City of Marysville.
- South – South of Auburn, Muckleshoot Reservation, and southeast of the Puyallup Reservation in Tacoma.

Areas with the Largest Proportional Concentrations of White People

As mentioned previously, the White population tends to be concentrated in areas dominated by single-family zoning, as well as in areas closest to Puget Sound, Lake Washington, and other shorelines. A closer look reveals that some towns and communities further east in the Metro area also hold a higher share of the White population in comparison to people of color. These areas tend to be less populated, as they are in more rural communities. The profiles below indicate some of the areas in the region, with a focus on areas near Seattle, where white persons are a high share of the population.

While White persons are a disproportionately high share of the population in these areas, some of these areas nevertheless have high concentrations of certain foreign-born and LEP populations.

Mercer Island and east of Lake Washington - The eastern portion of the Metro area where the White population makes up a larger share of the total population in comparison to people of color tends to be closer to Lake Washington and Lake Sammamish shorelines. These areas include Mercer Island, west of Fwy 405, Kirkland, Saint Edward State Park, Yarrow Point, Hunts Point and Medina. This pattern extends further east in the areas closer to the Lake Sammamish shoreline and southwest Sammamish.

Concentrations of national origin groups and LEP groups:

- India national origin: North Mercer Island, west Lake Sammamish, Kirkland, and the Beaux Arts Village

Areas Northwest and Northeast - Because the Metro area is so large, the analysis of the northern and southern portions of the region are generalized into broader areas for this section. Areas to the north that have larger proportional concentrations of the White population are along the Puget Sound shoreline (e.g., in Woodway, Edmonds, and the west side of Mukilteo). Areas on the northeast side of I-5 where the proportion of White people is higher than the proportion of people of color are in neighborhoods closer to Lake Washington such as Lake Forest Park, and in rural communities further east.

Concentrations of national origin groups and LEP groups:

- Philippines national origin: Shoreline, Lake Forest Park, and east Edmonds
- Korea national origin and Korean language LEP group: West Shoreline and west Mukilteo

Areas Southwest and Southeast - Areas to the southwest that have larger shares of the White population in comparison to the population of people of color are also along the shoreline in Normandy Park, Dash Point State Park, west of downtown Tacoma, and in Ruston. Areas in the southeast portion of the Metro area where the White population comprises a larger share than the population of color are further into rural communities, such as east of Renton and south in Edgewood, Puyallup, Sumner, and Bonney Lake.

Concentrations of national origin groups and LEP groups:

- Mexico national origin and Spanish language LEP group: West Tacoma, Puyallup, and Sumner

Areas Where the Share of the Population who are People of Color is Similar to that in the Metro Area as a Whole

To identify areas of relative integration, we located communities where the proportional balance of people of color and white persons is similar to that in the region as a whole. About 32 percent (31.7%) of the residents in the region as a whole are people of color, while 68 percent (68.03%) are White.

While there are many areas of the region that are integrated, this is not an exhaustive list, and includes only highlights of communities that are relatively close to Seattle. Additionally, as noted previously, while some of these areas are integrated in terms of the Non-White/White Dissimilarity Index, the proportion of individual racial and ethnic groups in some of these neighborhoods may be quite a bit different than their shares in the metro area as a whole. For example, the "Eastside" of the metro area is over-represented by the White and Asian populations, while the Black population is extremely under-represented in this portion of the metro area.

North of Seattle - Areas to the north of Seattle that appear relatively integrated include the central portions of Shoreline, Mountlake Terrace, parts of Lynnwood, and the Esperance neighborhood of Edmonds. Areas further north along I-5 and some neighborhoods further to the northeast (e.g., parts of Kenmore, Bothell, and Mill Creek) also appear relatively integrated as well.

High concentrations of national origin groups and LEP groups:

- Mexico national origin and Spanish language LEP group: Kenmore, Mountlake Terrace, and parts of Lynnwood
- Philippines national origin: Shoreline, Mountlake Terrace, and parts of Lynnwood
- Chinese language LEP group: Shoreline, Esperance, and parts of Lynnwood
- Vietnam national origin and Vietnamese language LEP group: North Edmonds and parts of Lynnwood
- India national origin: Northeast Bothell and south Mill Creek
- Korea national origin and Korean language LEP group: West Shoreline, Esperance, Mountlake Terrace, parts of Lynnwood, Mukilteo, and Mill Creek

Some "Eastside" (East of Lake Washington) Communities –In some parts of Bellevue (e.g., some neighborhoods flanking Interstate 405, northeast Bellevue, and the Lake Hills neighborhood) the percentage of the population who are people of color is quite similar to that in the metro area as a whole. This is also the case with some areas north, south, and east of Bellevue. These include some parts of Kirkland, Redmond, and Bothell (further north), parts of Newcastle (further south), and some parts of Sammamish (further east). Persons of Asian race are the predominant group of color in these Eastside communities.

At the same time, there are disproportionately low concentrations of Blacks in many of these Eastside communities—particularly in Redmond, Newcastle, Bothell, and Sammamish; there are also disproportionately low concentrations of Hispanic/Latino persons in portions of Newcastle and Sammamish. While the overall share of the population who are people of color in these areas approximates that in the region as a whole, the disproportionately low concentrations of Blacks and Hispanics indicate lower levels of integration for these groups.

High concentrations of national origin groups and LEP groups:

- Mexico national origin and Spanish language LEP group: Lake Hills and nearby neighborhoods in Bellevue, parts of Redmond, and Kingsgate
- Chinese language LEP group: Northeast Bellevue, Newcastle, and Sammamish
- Vietnam national origin and Vietnamese language LEP group: Northeast Bellevue and Newcastle
- India national origin: Northeast Bellevue, Redmond, Newcastle, and Sammamish

South of Seattle - Many but not all areas south of Seattle have disproportionately higher shares of people of color. Focusing on south King County, we find relatively integrated areas in Des Moines, certain areas around Federal Way, as well as parts of Renton, southeast of Renton, and south of Kent in Auburn.

High concentrations of national origin groups and LEP groups:

- Mexico national origin and Spanish language LEP group: Des Moines, Auburn, and parts of Federal Way
- Philippines national origin: Southeast Renton, parts of Auburn, and parts of Federal Way
- Vietnam national origin and Vietnamese language LEP group: Southeast Renton
- Korea national origin and Korean language LEP group: Shoreline of Federal Way and east Federal Way

AFH Prompt: Consider and describe the location of owner and renter-occupied housing in determining whether such housing is located in segregated or integrated areas.

For this section of the Segregation/Integration analysis, HUD prompts program participants to “consider and describe the location of owner and renter-occupied housing in determining whether such housing is located in segregated or integrated areas.” The analysis below piggybacks on information in the Demographic Summary responding to a related prompt asking about geographic patterns of homeowners and renters.

Within Seattle

As described in the Demographic Summary, most owner-occupied units in Seattle tend to be single-family detached houses, while most renter-occupied units are in multi-family structures.⁹ Correspondingly, there is a strong relationship between tenure (i.e., owner/renter occupancy) and types of residential zoning.

- Areas where owner-occupied housing predominates tends to be zoned-single-family.
- Areas where most people live in rental housing tend to be zoned for multifamily housing, or with zoning classifications (e.g., commercial and mixed use zoning) that otherwise encourage or allow multifamily

⁹ In 2014, 78 percent of owner-occupied housing units in Seattle are in single-family, detached houses, while 70 percent of renter-occupied units are in structures with 5 or more units.

housing. Multifamily/commercial zoning is primarily located in urban centers and urban villages, and along major arterial corridors or near highways and freeways. Correspondingly, renter-occupied housing also tends to be located mainly in Seattle’s urban centers and urban villages and in swaths along or near major roadways.¹⁰

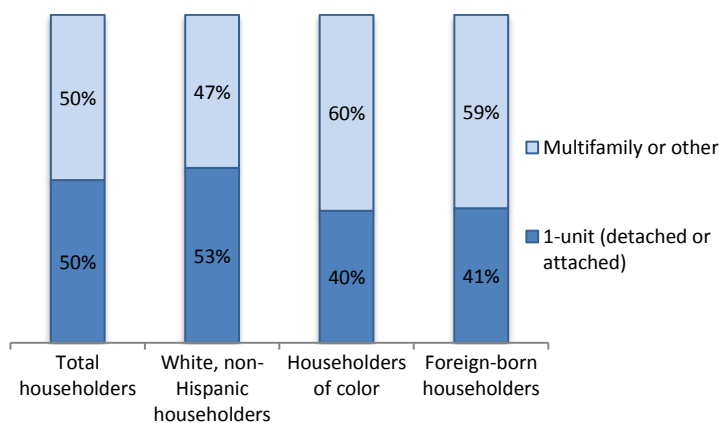
The following page presents a dot density map generated by the City of Seattle to help show where people of color live in relationship to how land is zoned in the city. The geographic patterns revealed in this map and discussed further in this subsection are associated with the facts that:

- Householders of color are more likely than White householders to be renters,
- Multifamily units comprise most rental units, and
- Householders of color are more likely to reside in multifamily housing (as shown in the adjacent chart).

Homeownership rates by race and ethnicity are further discussed in the Disproportionate Housing Needs section.

The following map shows persons of color disproportionately residing in areas of Seattle with multifamily/commercial zoning which is, as noted above, primarily located in urban centers and villages and along major arterial corridors and highways. An important exception to this general pattern is found in Southeast Seattle, where residents of color are a strong presence within single-family zoned areas as well as within multifamily/commercial areas. Exceptions are also found in parts of the Central Area/Squire Park and neighboring Madrona/Leschi where homeownership rates for Black households are 15 to 20 percentage points higher than the 29 percent homeownership rate for Black households in the city as a whole.

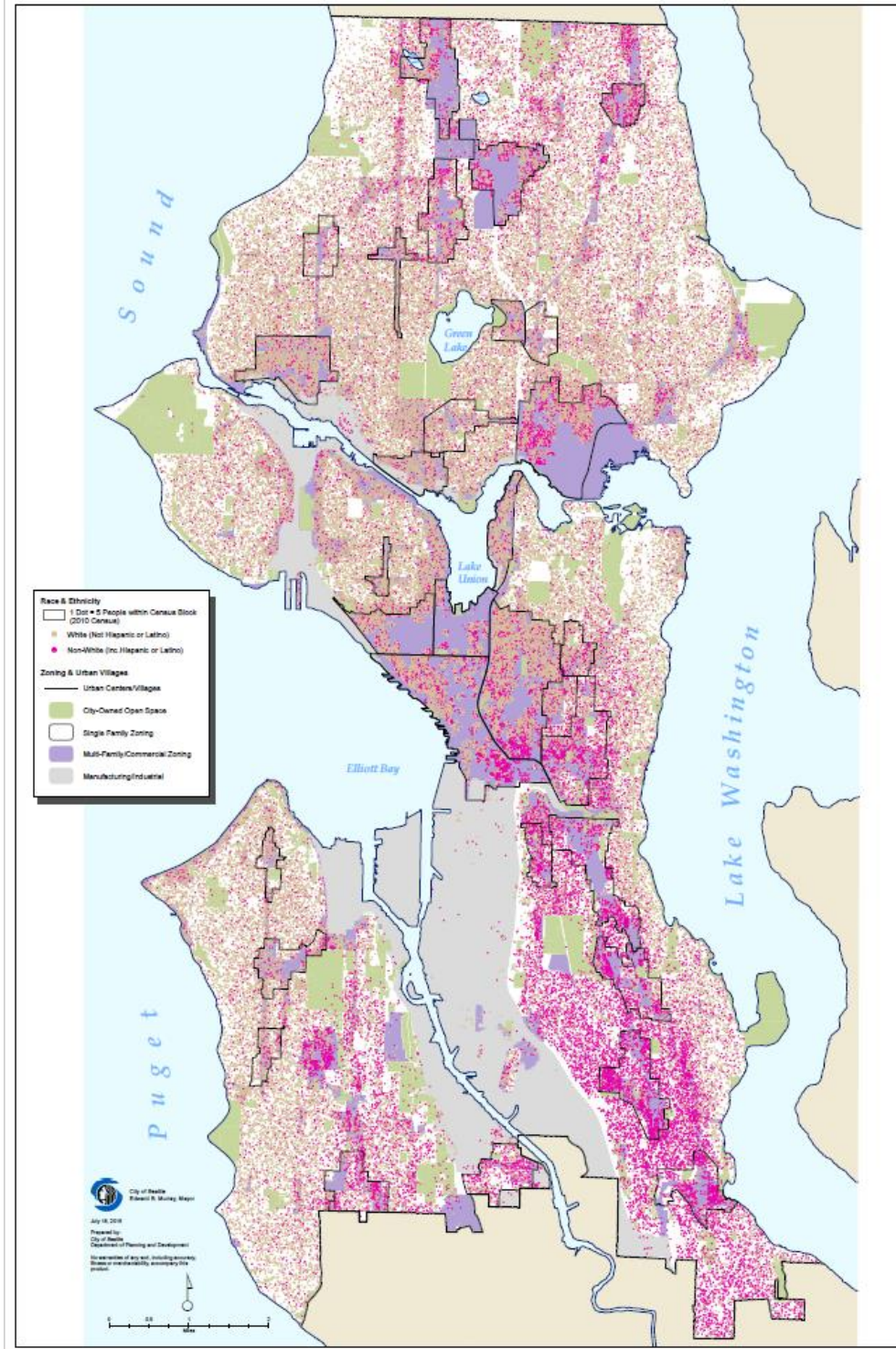
Type of Housing by Characteristics of Seattle Householders



Source: 2011-2013 American Community Survey (ACS), US Census Bureau.

¹⁰ These patterns are evident from comparing the block-level map in the Demographic Summary showing shares of residents who live in renter-occupied with the reference map showing zoning (pages 44 & 45 of the Demographic Summary) and the reference map showing the location of Urban Centers and Villages (page 9 of the Demographic Summary).

Race/Ethnicity, Zoning, and Urban Villages in Seattle



Source: 2010 Census

Notes: This dot density map was generated by the City of Seattle. It shows persons of color in fuchsia and White persons in beige overlaid on generalized land use zoning designations. Boundaries of Urban Centers and Villages are also shown.

In aggregate, 41 percent of the population in Seattle’s Urban Centers and Villages are persons of color (based on 2010 Census estimates). This contrasts to areas outside of urban centers and villages, where only 30 percent of residents are persons of color.¹¹ People of color are also a larger share of most (but not all) individual urban centers and villages, with their strongest concentrations found within urban centers and villages in neighborhoods where people of color comprise a large share of the population. Per Seattle’s Comprehensive Plan, Urban Centers and Villages are the neighborhoods in Seattle that contain the greatest densities, and are designated to absorb the most growth. The City expects to concentrate public facilities, services, and transit in urban centers and is planning for development in urban centers and villages to provide households with better access to services, transit, and educational and employment opportunities.

For insights into geographic patterns at a more generalized neighborhood level, we use the 2010 Census map from MapUSA provided on page 47 in the Demographic Summary. That map, which shows estimates of owner-occupied housing by census tract, reveals the following patterns.

- Areas of the city with higher shares of owner-occupied housing tend to be closer to the Puget Sound and Lake Washington shorelines, as well as in areas where zoning for single-family housing predominates. While renter-occupied housing is a slight majority citywide, owner-occupied housing comprises at least half of the occupied housing in many areas along Seattle shorelines. Some of these areas include Magnolia, Laurelhurst, Alki/Admiral, and Madison Park. Compared with the city as a whole, these areas also tend to have higher White population percentages.
- In contrast, neighborhoods in and around downtown, and areas closer to the I-5 corridor tend to be characterized by residential patterns where 60 percent or more of households are renters. Some of these areas include the Downtown Core, Pioneer Square/ International District, Belltown, Cascade/Eastlake, Capitol Hill, Judkins Park, parts of the Central District, most of the University District, parts of Wallingford and Fremont, parts of Northgate/Maple Leaf, and parts of Licton Springs and Broadview/Bitter Lake.
 - Some of the neighborhoods with high renter household shares (e.g., Pioneer Square/International District, Judkins Park, and First Hill) also have higher shares of people of color.
 - However, several census tracts with high renter-household shares have people-of-color proportions that are close to or higher than the city’s. Examples of renter-predominant census tracts where the people-of-color share is similar to the city’s include Broadview/Bitter Lake, Northgate, and Licton Springs, and the University District in North Seattle; Downtown Core, Cascade/Eastlake, and Belltown. Whites are a disproportionately large majority in some other neighborhoods where renter households predominate. This includes some neighborhoods such as Capitol Hill, Fremont, and Wallingford, which are located within a relatively quick commute to downtown Seattle and have some of the highest cost rental housing in the city.

¹¹From table with estimates of racial and ethnic composition by Urban Center and Urban Village in Attachment A to the City of Seattle’s 2016 report “[Growth and Equity: Analyzing Impacts on Displacement and Opportunity Related to Seattle’s Growth Strategy.](#)”

Within the Region

We examined owner-occupied housing within the Metro area using the same set of maps from MapUSA¹² in the Demographic Summary. Many of the general patterns found in Seattle also exist within the broader Metro area. The regional view of the 2010 MapUSA map shows that areas with higher shares of people of color also have 40 percent or less owner-occupied housing units. These areas include:

- South of Seattle – Burien, Tukwila, Renton, Kent, parts of Auburn, parts of Federal Way, parts of Tacoma, Fircrest, and area around Lakewood (McChord Air Force Base).
- Eastern Bellevue – area around the Microsoft Campus, Crossroads, and parts of Redmond.
- North of Seattle – areas along I-5 that include parts of Lynnwood, Mukilteo, and southeast of The Boeing Company.

Furthermore, areas closest to shorelines and waterways with higher shares of the White population all have 50 percent or higher owner-occupied housing units. These areas include:

- South of Seattle – Normandy Park, Des Moines, the Federal Way shoreline, area around Ruston, and University Place.
- East of Lake Washington – south Mercer Island, west side of Bellevue, Kirkland, New Castle, Sammamish, and northeast side of Lake Washington.
- North of Seattle – Woodway, Edmonds, Lake Forest Park, Brier, and Kenmore.

Areas within the region where housing is primarily multifamily generally have lower percentages of owner-occupied housing units and higher shares of people of color. Some of these areas include Renton, Tukwila, Kent, downtown Tacoma, eastern Bellevue, and parts of Lynnwood (along I-5).

¹² [MapUSA](#) – Washington State % Owner-Occupied Housing Units in 2010. Note: Zoom in to take a closer look at the Seattle-Tacoma-Bellevue metropolitan area.

AFH Prompt: Discuss how patterns of segregation have changed over time (since 1990).

Within Seattle

The AFH Guidebook indicates that program participants are to discuss how patterns of segregation have changed over time using HUD-provided maps and tables. The HUD-provided maps for this section are the following dot density maps:

- Map 1 - Race/Ethnicity Map for 2010
- Map 2 - Race/Ethnicity Trends variations for 1990 and 2000

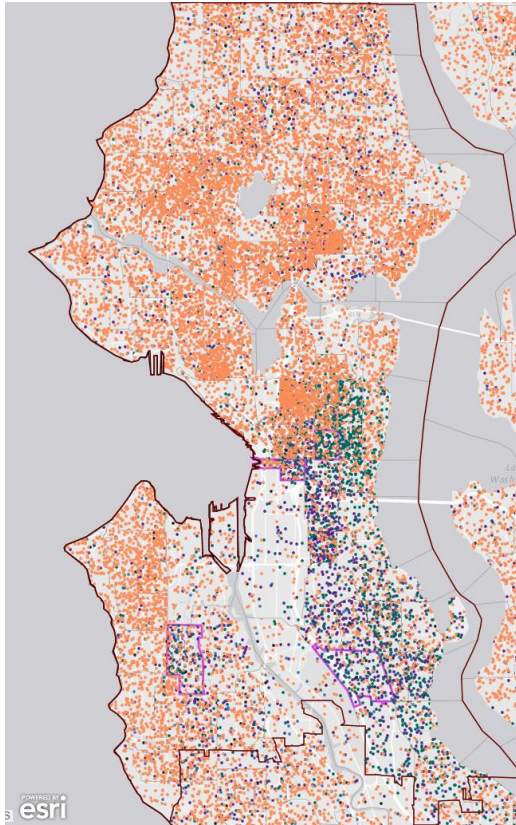
Screen shots of these HUD-provided maps are shown on the following page. There are differences in the methodology for the data underlying the 2010 map relative to the 1990 and 2000 maps. HUD generated the 1990 and 2000 Race/Ethnicity maps using decennial census data from Brown University Longitudinal Tract Database (LTDB), which incorporates adjustments to the race data to facilitate comparability; but generated the 2010 - Race/Ethnicity map using unadjusted decennial Census data directly from the Census Bureau. The mixing of datasets makes it difficult to compare the patterns seen in the 1990 and 2000 maps with the patterns in the 2010 map. The 2010 map omits persons of mixed race and therefore under-represents people of color relative to the 1990 and 2000 maps.

To provide for more rigorous analysis of trends, the City of Seattle generated an additional map based on comparing the 2010 LTDB data with the 1990 LTDB data. This map shows bar charts to represent the change in the share of the population within each of Seattle's Community Reporting Areas who are of the basic race/ethnicity categories included in the LTDB.¹³ This map is shown on page 44 (following the set of three HUD-provided race/ethnicity maps). The observations in this narrative are based primarily on examining the map the City generated based on LTDB data. Some of these changes are also apparent from comparing the HUD-provided map.

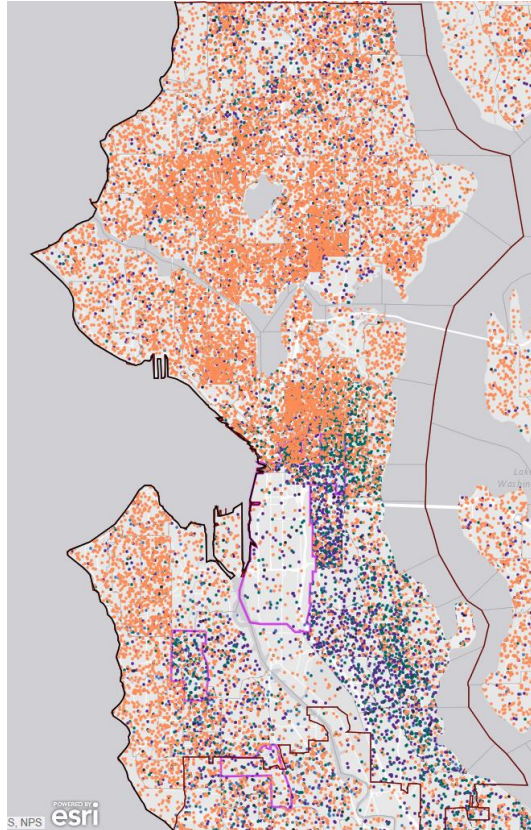
¹³ As described previously, the LTDB data for post-1990 censuses include adjustments that assign people of mixed races to individual races in order to approximate the way respondents may have answered the 1990 Census which allowed respondents to select only one race.

HUD-Provided Maps

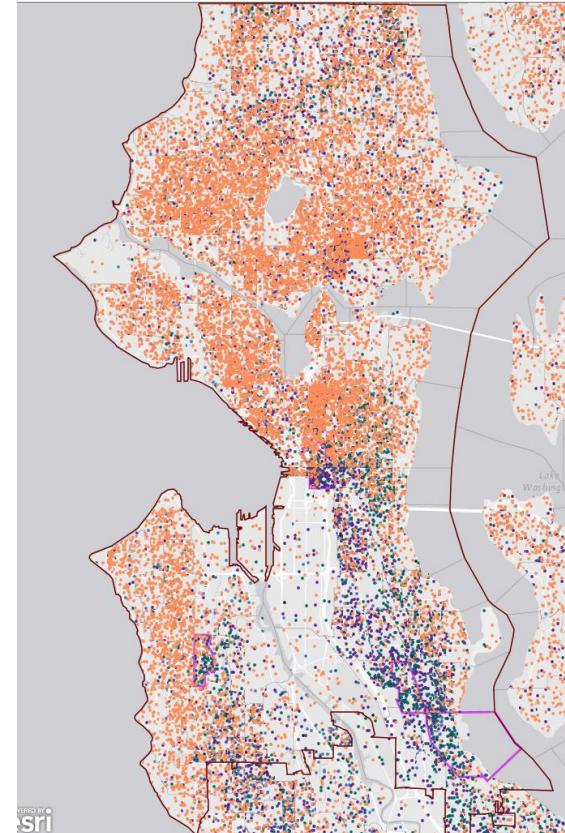
**Map 2 – Race/Ethnicity, Seattle:
1990 Map Variation**



**Map 2 – Race/Ethnicity, Seattle:
2000 Map Variation**

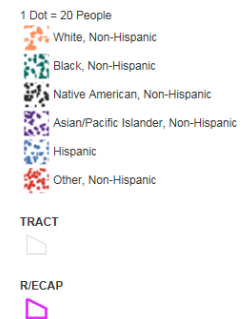


**Map 1 – Race/Ethnicity, Seattle:
2010**

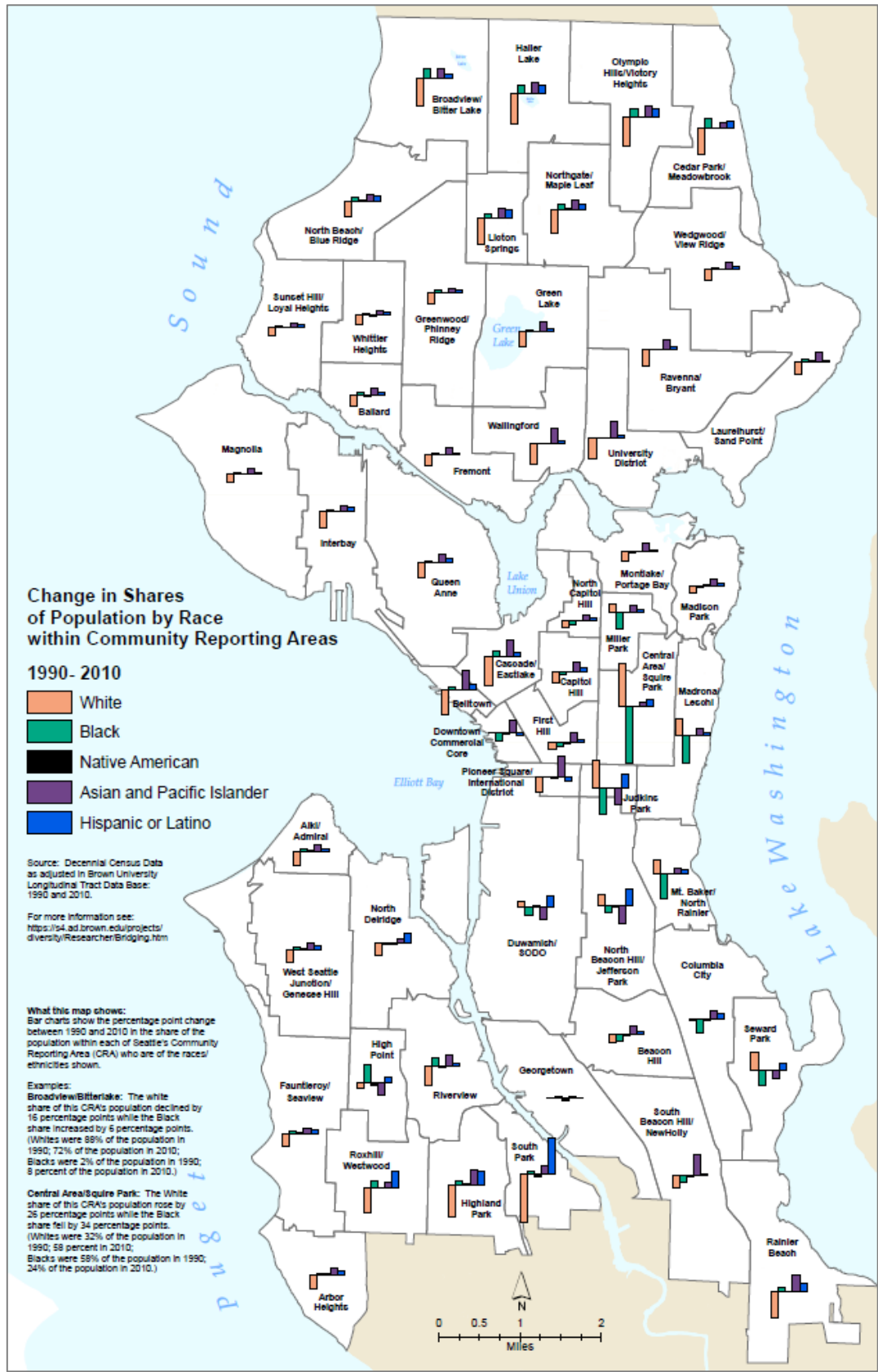


Source: 1990 and 2000 maps are based on 1990 and 2000 Census data as adjusted in Brown University Longitudinal Tract Database; 2010 map is based on data directly from the 2010 Census.

Notes: These are screenshots of HUD-provided maps. Data shown for 2010 omit non-Hispanic persons of more than one race and are not directly comparable with data in the 1990 and 2000 maps.



Change in Shares of Population by Race, 1990 to 2010, for Community Reporting Areas in Seattle



Source: 1990 and 2010 Brown University Longitudinal Tract Database based on 1990 and 2010 decennial censuses.

As described in the Demographic Summary, between 1990 and 2010, the share of Seattle’s population who are people of color went from being about 26 percent of the city’s population to comprising roughly 33 percent of the population. As discussed earlier in the Segregation/Integration Analysis, while people of color grew as a share of the city’s population, the overall degree of segregation between Whites and people of color declined in the city as a whole.

Examining the HUD provided maps along with the City generated maps reveals that the dynamics of population growth between 1990 and 2010 varied within the city’s neighborhoods with a mix of impacts on the level of segregation. This narrative summarizes key findings regarding how neighborhood patterns of race and ethnicity changed within the city and impacted segregation levels between Whites and others.

Decreasing Black population in the Central District and much of Southeast Seattle—The most striking trend in these maps is the reduced concentration of the Black population in and around the Central District and much of Southeast Seattle. Between 1990 and 2010, Black persons declined as a percentage of the population in the Central Area/Squire Park CRA, all of the CRAs bordering the Central Area/Squire Park CRA, and most neighborhoods in Southeast Seattle. In several of these neighborhoods there were reductions in the *actual numbers* of Black residents as well as the Black share of the population.

The trends in these neighborhoods contributed to declines in segregation between Blacks and Whites in Seattle, but also occurred at a great cost to the cultural fabric of these communities and with personal impacts on the likely sizeable subset of area households who left due to being priced out of these neighborhoods.

Many of these neighborhoods, including Central Area/Squire Park and Madrona/Leschi where Blacks have relatively high homeownership rates, saw net reductions in numbers of Black owner households.¹⁴

- In the Central Area/Squire Park CRA, Blacks went from being close to 60 percent of the population in 1990 to being less than a quarter of the population in 2010. The population of Madrona/Leschi (to the east of the Central Area/Squire Park CRA) and Judkins Park (to the south of the Central Area/Squire Park CRA) went from being roughly 40-percent Black to being less than 25-percent Black. Over those 20 years, the number of Black residents fell by more than 4,000 in Central Area/Squire Park, and by more than 1,000 in Madrona/Leschi.
- Examples of Southeast Seattle neighborhoods where Blacks declined as both a proportion of the population and in number include the Columbia Center and Mount Baker/North Rainier CRAs. In Columbia City, Blacks had been 37 percent of the population in 1990; in 2010, Blacks were 29 percent of the CRA. In the Mount Baker/North Rainier neighborhood, Blacks declined from being 34 percent of the population in 1990 to constituting 19 percent of the population in 2010.

¹⁴ As described in the AFH section on Disproportionate Housing Needs, homeownership rates for Black households are disproportionately low and have been falling in the Metro area, especially within the city of Seattle. In terms of sheer numbers, between 2000 and 2010, decennial estimates from the U.S. Census Bureau indicate that on net, Seattle lost about 1,000 black owner households, while the number of Black owner households rose in the remainder of King County and the Metro area as a whole. This suggests that some black owner households moved from the city of Seattle to other locations in the region. Within Seattle there were sizeable declines in the numbers of Black owner households in and around the Central Area and in Southeast Seattle. Of particular note is the net loss of many hundreds of Black homeowner households in the Central Area/Squire Park and Madrona/Leschi neighborhoods, which are characterized by the highest homeownership rates in the city for Blacks.

- Between 1990 and 2010, the data indicate that there were a few parts of Southeast Seattle where Blacks declined as a share of the population, but increased in number. For example, this is the case in South Beacon Hill/New Holly (which includes the Census Tract 110.01 R/ECAP). Rainier Beach, by contrast, was an area where Blacks increased in number and as a proportion of the population. (The Rainier Beach CRA is comprised of Census Tract 118, which is also a R/ECAP.)
- Between 1990 and 2010, the White population increased dramatically in the Central Area/Squire Park neighborhood, both proportionally and in terms of sheer numbers. Whites had been 32 percent of the population in this CRA in 1990, but supplanted Blacks as the majority race and were 58 percent of the population by 2010. The numbers and proportional shares of residents who are White also increased in other CRAs where Blacks declined as a share of the population, including in neighboring CRAs of Judkins Park, Madrona/Leschi, Miller Park and in several Southeast Seattle CRAs (i.e., in Mt. Baker/North Rainier, North Beacon Hill/Jefferson Park, and Seward Park).

Increasing proportion of Blacks in and around north-end Seattle neighborhoods, and parts of West Seattle—

While the Black or African American population in and around the Central Area and in much of Southeast Seattle thinned markedly between 1990 and 2010, the Black or African American population increased in many other parts of the city.

- The Black or African American share of the population increased in most neighborhoods where Whites comprised large majorities of the population in 1990. Many of the largest percentage point increases in the Black shares of these neighborhoods occurred in and around the north-end of the city. This pattern includes Broadview/Bitter Lake (which was 88% White in 1990) as well as other neighborhoods flanking the northern city limits (e.g., Cedar Park/Meadowbrook, Haller Lake, Olympic Hills/Victory Heights—all of which were also at least 79 percent white) where the share of the people who are Black or African American increased by at least 5 percentage points. Additionally, the neighborhoods of Northgate/Maple Leaf, Licton Springs, and North Beach/Blue Ridge (also located north of 85th Street) saw increases in the share of the population who are Black. The increases in the Black, Asian, and Hispanic percentage shares of the population in these neighborhoods—combined with substantial reductions in the White percentages in these areas—greatly diversified the racial and ethnic makeup of these north Seattle neighborhoods. In fact, many of these neighborhoods went from being areas of the city where Whites were large majorities in 1990, to being some of the most integrated neighborhoods in the city in 2010. These trends also contributed to sizeable reductions in the level of segregation between Whites and Blacks in Seattle.
- Virtually every neighborhood in the southwest quadrant of the city also saw increases in the share of the population who are Black or African American. Proportional increases in the Black population occurred in several neighborhoods where White populations were especially concentrated (e.g., in Alki/Admiral, West Seattle Junction/Genesee Hill, and Fauntleroy Seaview). Those changes decreased levels of segregations. Proportional increases in the Black population also happened in other neighborhoods where Black percentages were already relatively high. Most notably this occurred in High Point, which saw the Black share of the population increase from 24 percent of the population in 1990 to 34 percent of the population in 2010, while the already low White share of the population declined slightly. (As noted previously, High Point includes the Census Tract 107.02 R/ECAP).
- As described in the Demographic Summary, foreign-born persons from East Africa countries including Ethiopia, Somalia, and Eritrea are among the largest groups of immigrants in Seattle. Also as noted there,

the Black immigrant population has increased rapidly in Seattle in recent decades. In most neighborhoods where the Black share of the population increased, that increase was likely due primarily to rising numbers of residents from East Africa.

Widespread increase in the Hispanic/Latino population, with increasing concentrations of Hispanics/Latinos in South Park and nearby southwest Seattle neighborhoods—Between 1990 and 2010, persons of Hispanic/Latino origin not only increased as a share of the overall Seattle population (going from 4 percent of the population in 1990 to 7 percent in 2010), but also increased as a share of the population in almost every CRA in Seattle. In most CRAs, the percentage point increase in the Hispanic/Latino share of the population was similar to the percentage point increase found in the city as a whole. In a few CRAs, most notably in South Park, the increase was much larger. The large increases in South Park and in nearby neighborhoods of the Hispanic and Latino share of the population—and the large decreases in the Non-Hispanic, White share—were key factors underlying the modest overall increase in segregation within Seattle between Hispanics/Latinos and non-Hispanic Whites.

- Large increases between 1990 and 2010 in the Hispanic/Latino share of the population occurred in South Park, and in nearby southwest Seattle CRAs of Highland Park and Roxhill/Westwood. Notably, the share of South Park residents who are Hispanic or Latino more than doubled: from 15 percent of the population in 1990 to 37 percent of the population in 2010.
- Over the same period, the White population of these three southwest Seattle CRAs decreased markedly as a share of the population. Again, the change was most dramatic in South Park, where Whites went from being 61 percent of the population in 1990 to comprising 32 percent in 2010.¹⁵

Widespread, although not universal, increase in the share of neighborhood populations who are Asian or Pacific Islander—Between 1990 and 2010, Asians and Pacific Islanders went from being 11 percent of the Seattle’s city population to comprising 16 percent of the city’s population. During this two-decade period, the Asian and Pacific Islander population increased as a share of the population in the large majority of neighborhoods in the city, including all neighborhoods north of Yesler Way, all but one CRA in West Seattle, and about half of the CRAs in Southeast Seattle. Most of the substantial increases occurred where Asians and Pacific Islanders were a relatively small share of the population in 1990, while all of the decreases happened in neighborhoods where Asians and Pacific Islanders made up a large share of the population. The net effect of these changes reduced the level of segregation in Seattle between persons who are White and persons who are Asian Pacific Islander.

- Several neighborhoods saw gains of 10 percentage points or more in the share of Asian/Pacific Islander residents as a share of the population: Pioneer Square/International District (which includes Census Tract 91), Belltown, South Beacon Hill/New Holly (which includes the Census Tract 110.01 R/ECAP), Cascade/Eastlake, and University District. These areas included some neighborhoods where Asians were already a large share of the population in 1990 (e.g., Pioneer Square/International District, and South

¹⁵The Hispanic/Latino share of the population in some Southeast Seattle neighborhoods in North Beacon Hill/Jefferson Park also increased markedly, but that increase happened alongside an increase in the White population, and a decline in the Black population and the Asian Pacific Islander population. The dissimilarity index scores provided in the AFFH tool, however, only examined segregation of different races/ethnicities relative to Whites.

Beacon Hill/New Holly), as well as some (e.g., Belltown and Cascade/Eastlake) where Asians and Pacific Islander were under 5 percent of the population in 1990.

- Exceptions to the trend of rising Asian population proportions are found in the High Point neighborhood of West Seattle (which includes the Census Tract 107.02 R/ECAP), where Asians decreased but Blacks increased as a share of the population; and in some neighborhoods in and around Southeast Seattle—i.e., Duwamish/SODO, Judkins Park, North Beacon Hill/Jefferson Park, Seward Park—where both Asians and Blacks decreased as shares of the population. All of the neighborhoods where Asians and Pacific Islanders declined as a share of the population are neighborhoods that had high substantial concentrations of Asians and Pacific Islanders in 1990. The biggest decline in the percentage share of the population who are Asian or Pacific Islander occurred in North Beacon Hill/Jefferson Park where the share of the population who are Asian or Pacific Islander went from just over 50 percent in 1990 to 39 percent in 2010.

Increasing diversity in neighborhoods where people of color have been a low share of the population—

Another set of key findings relates to the increasing diversity in neighborhoods where people of color are a relatively low share of the population. Every neighborhood where people of color remain a relatively low share of the population as of 2010 (i.e., the group of cities at the bottom of the “Racial and Ethnic Composition of Seattle Neighborhoods” table on page 17) became proportionally less white between 1990 and 2010. These neighborhoods include many close in neighborhoods in north Seattle, as well as several West Seattle neighborhoods flanking the shores of Puget Sound. This trend is among the main factors reducing the overall levels of segregation in the city between 1990 and 2010.

- The Asian percentage of the population increased in every one of these neighborhoods. Similarly, the share of the population who are Hispanic or Latino increased in all but one of these neighborhoods where it stayed essentially the same.
- Most of these neighborhoods saw increases in the percentage contributions of Black or African American residents to their demographic makeup.
- The few disproportionately White neighborhoods where Black or African American residents *declined* as a share of the population are mainly found near the Central District, e.g., Capitol Hill, North Capitol Hill, and Miller Park.

Within the Region

The population of people of color within the Seattle Metro area more than doubled in number and proportion from 1990 to 2010. In 1990, people of color comprised about 15 percent of the Metro area's total population; as of 2010 people of color make up almost 32 percent of the area's population. The increase is evident upon examining the HUD-provided maps of 1990, 2000, and 2010 as seen on pages 50-51. Over time, sizable distributions of residents of color have spread further into the northern, eastern, and southern portions of the region, with an emphasis in the areas further south of Seattle.

As previously discussed, the overall level of segregation between the Non-White and White population in the Metro area declined from 1990 to 2010. The only group to show an increase in segregation level relative to the White, Non-Hispanic population from 1990 to 2010 was the Hispanic/Latino population.

Even though there has been an overall decline in segregation between people of color and the White population in the Metro area, there is still a moderate degree of segregation, especially among the Black population in relation to the White population.

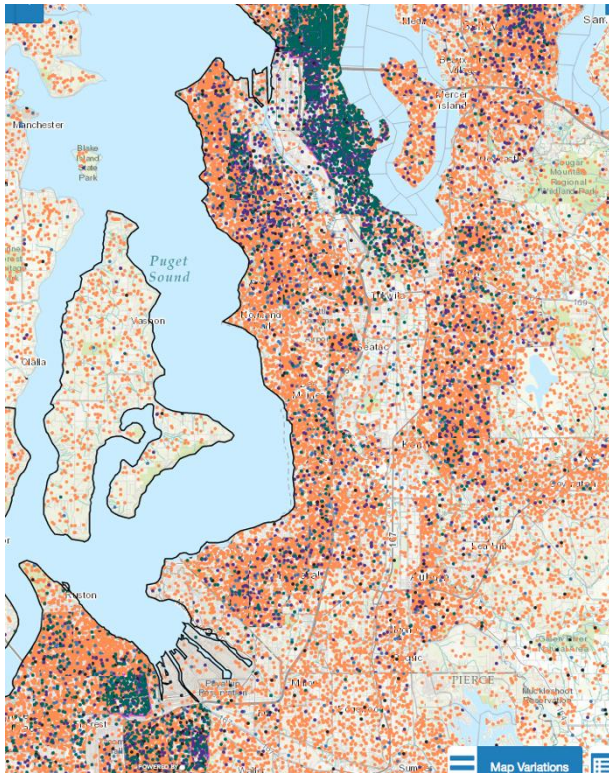
From our examination of the series of race and ethnicity maps provided by HUD we observed the following trends affecting levels of segregation and integration:

- In 1990, people of color were concentrated in the areas of central and southeast Seattle, as well as further south in Tacoma as shown in HUD's Map 2 variation.
- Between 1990 and 2000, the Black percentage of the population increased by only about 1 percentage point, but sizable portions of the metro area's Black population spread further south into Burien, Renton, Kent, and Federal Way. By 2010, the Black population extended further north of the ship canal into the northern neighborhoods of Seattle. This pattern continues up through Shoreline and Lynnwood in a swath along the I-5 corridor. However, the concentration of the Black population in the southern portion of the Metro area remains higher than in the northern portion.
- In 1990, the Asian and Pacific Islander share of the population was only 1.5 percentage points larger than the Black share of the population in the Metro area. However, relative to the Black population, the Asian and Pacific Islander population was much more spread out across the region, e.g., the Asian population spread further north of the ship canal, east into Bellevue, and south into the neighborhoods of Roxhill and White Center. As the Asian population more than doubled in size and proportion by 2010, their concentrations increased, especially further north and east in the Metro area.
- In 1990, the Hispanic/Latino population was a much smaller share of the total population in comparison to other populations of color. Yet, Hispanic/Latino's appeared relatively evenly spread throughout the region, with only a slight concentration in the Seattle's downtown, International District, and Capitol Hill areas. In 2000, the Hispanic/Latino population, which had increased in proportion since 1990, still appeared widely spread throughout the Metro area; however, the trend of Hispanic/Latino residents being in proximity to major arterial highways began to emerge. There were also more Hispanic/Latino residents than previously in southwest Seattle, in and around Burien, North SeaTac Park, east of Bellevue, and Renton. This is also true for 2010 as the Hispanic/Latino population continued to grow, and concentrations in these areas became stronger. In 2010, in addition to being concentrated in the neighborhoods just south of the Seattle city limits, the Hispanic/Latino population also appeared heavily concentrated further south in Lakewood and further north of Lynnwood.

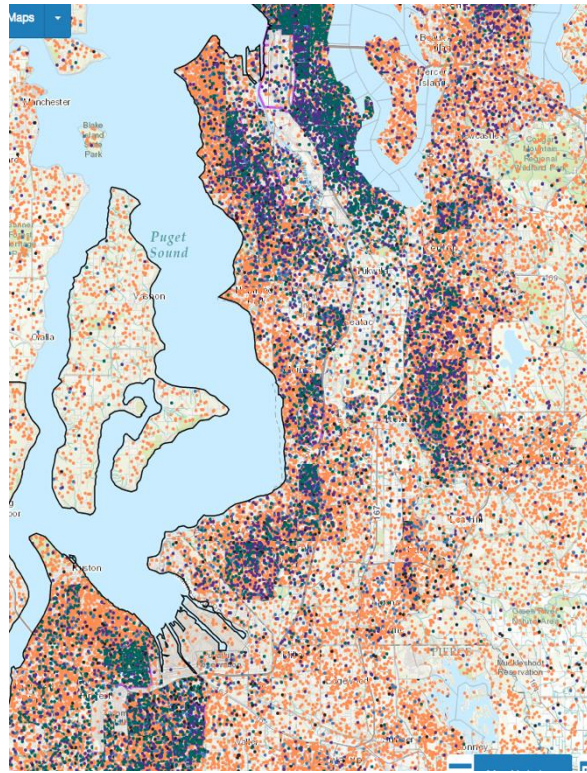
The historic background on racially restrictive covenants and redlining that we provided at the beginning of the Segregation/Integration Analysis explains, in part, why the HUD-provided map of race-ethnicity in 1990 appears the way it does, with higher shares of people of color located in central and southeast Seattle, as well as further south in eastern Tacoma. Only in the past couple of decades have residential patterns of people of color changed as the Metro area has become increasingly diverse.

HUD-Provided Maps

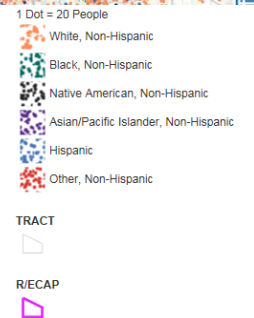
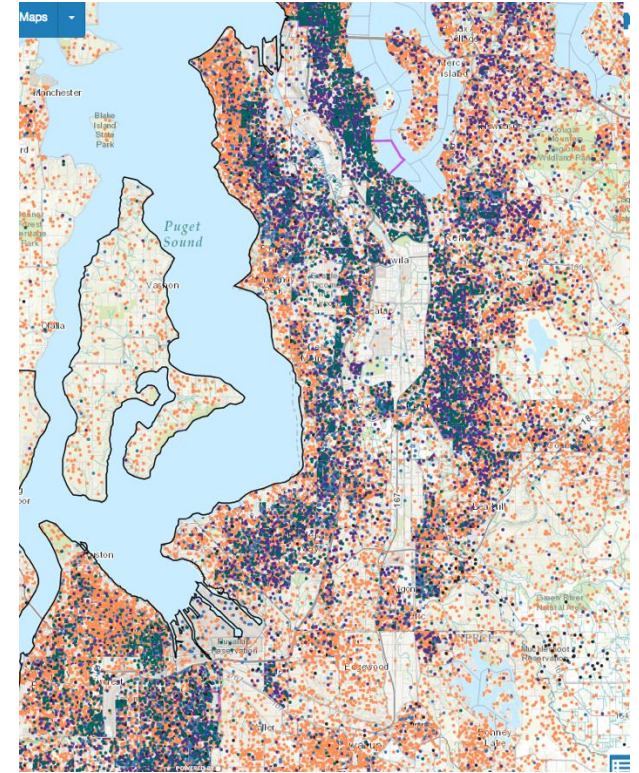
**Map 2 – Race/Ethnicity, Southern portion of the Seattle-Tacoma-Bellevue Metro area: 1990
Map Variation**



**Map 2 – Race/Ethnicity, Southern portion of the Seattle-Tacoma-Bellevue Metro area: 2000
Map Variation**



Map 1 – Race/Ethnicity, Southern portion of the Seattle-Tacoma-Bellevue Metro area: 2010

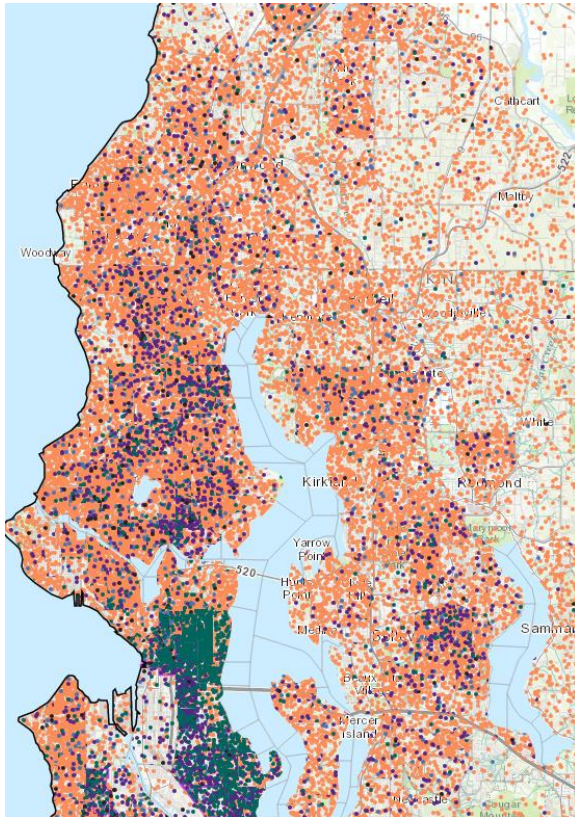


Source: 1990 and 2000 maps are based on 1990 and 2000 Census data as adjusted in Brown University Longitudinal Tract Database; 2010 map is based on data directly from the 2010 Census.

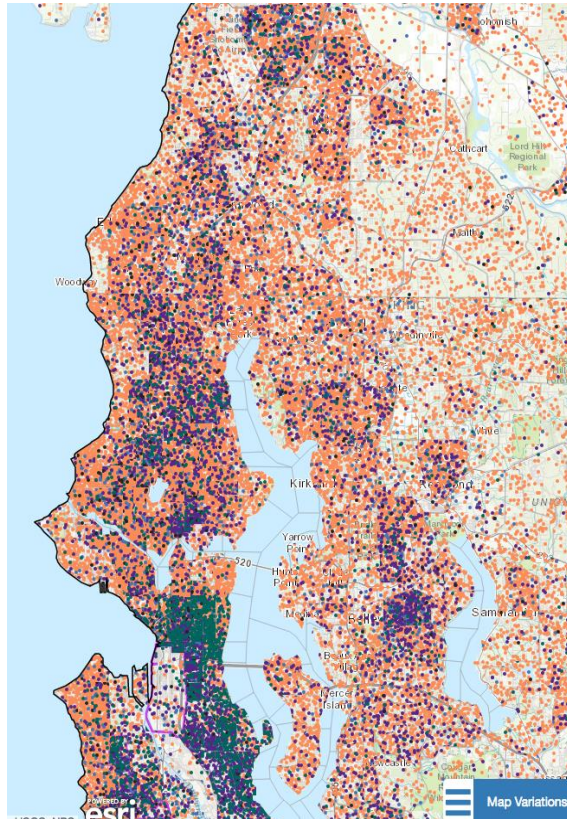
Notes: These are screenshots of HUD-provided maps. Data shown for 2010 omit non-Hispanic persons of more than one race and are not directly comparable with data in the 1990 and 2000 maps.

HUD-Provided Maps

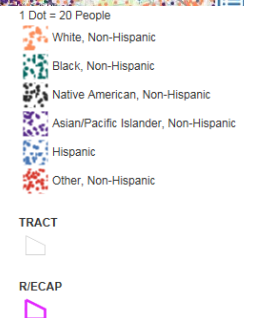
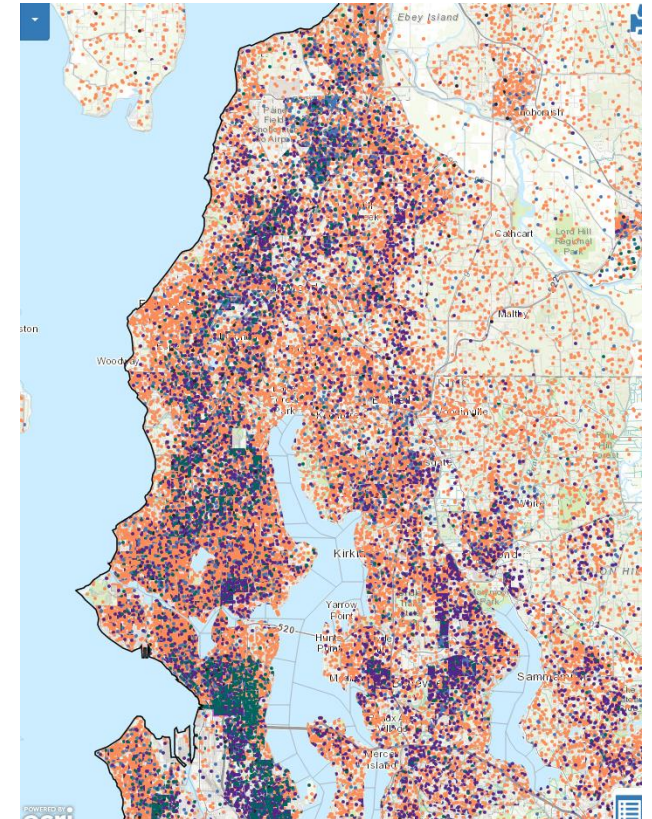
**Map 2 – Race/Ethnicity, Northern portion of the Seattle-Tacoma-Bellevue Metro area: 1990
Map Variation**



**Map 2 – Race/Ethnicity, Northern portion of the Seattle-Tacoma-Bellevue Metro area: 2000
Map Variation**



Map 1 – Race/Ethnicity, Northern portion of the Seattle-Tacoma-Bellevue Metro area: 2010



Source: 1990 and 2000 maps are based on 1990 and 2000 Census data as adjusted in Brown University Longitudinal Tract Database; 2010 map is based on data directly from the 2010 Census.

Notes: These are screenshots of HUD-provided maps. Data shown for 2010 omit non-Hispanic persons of more than one race and are not directly comparable with data in the 1990 and 2000 maps.

AFH Prompt: Discuss whether there are any demographic trends, policies, or practices that could lead to higher segregation in the jurisdiction in the future.

Demographic Trends, Policies, or Practices that May Lead to Segregation in the Future

Demographic Trends

As described earlier in the Segregation/Integration analysis, segregation levels between Whites and people of color have in general been declining in Seattle. It is likely that this general trend of declining racial segregation between 1990 and 2010 will continue as a) the share of residents who are people of color continues to grow in neighborhoods that are disproportionately White and b) White population shares increase in neighborhoods with larger concentrations of people of color.

The modest increase in segregation between Whites and Hispanic/Latinos between 1990 and 2010 has been an exception to the general trend of declining racial segregation levels in Seattle. As scholars of segregation trends have noted, when ethnic populations are growing rapidly, as is the case for Hispanic/Latinos both nationally and locally, their concentration in ethnic enclaves tends to increase.¹⁶

Within Seattle, the percentage contribution of Hispanic/Latinos to the population has grown most notably in South Park, which emerged in the 1990s as an important cultural hub and community of affinity for this ethnic community; and in the nearby Roxhill/Westwood and Highland Park neighborhoods which are also located along the city's southern city limits. Hispanics and Latinos are a large and growing part of the population not only in this portion of Seattle, but also in adjoining communities to the south, including in White Center/North Highline, which is a potential annexation area for the city of Seattle. Seattle could see dissimilarity index scores for White/Hispanic segregation increase with the continuation of these trends and annexation of White Center/North Highline by the City.

Racial segregation between Whites and Blacks is likely to continue on a downward trajectory in Seattle. At the same time, the continued growth of the East African immigrant population could also strengthen concentrations of immigrant populations and ethnic affinities. This seems likely to occur in parts of both north and south Seattle where these populations are a substantial and growing presence. Continued or new waves of refugees from elsewhere in the world may similarly form communities as Seattle welcomes new refugees and immigrants fleeing from conflict, oppression, and hardship.

As highlighted earlier in the Segregation/Integration analysis, some of the reduction in segregation in Seattle that occurred in Seattle's neighborhoods, has taken place as people of color, who are disproportionately likely to have low incomes, can no longer afford to live in those neighborhoods. Some population groups of color and other groups who are disproportionately economically disadvantaged, are likely to experience displacement from neighborhoods in which they currently live. As this occurs, neighborhoods in other parts of the Metro area will likely see continued increases in the suburbanization of poverty.

¹⁶ "The Persistence of Segregation in the Metropolis: New Findings from the 2010 Census," John R. Logan (Brown University) and Brian J. Stults (Florida State University), March 24, 2011, Census Brief prepared for Project US2010. <http://www.s4.brown.edu/us2010>.

In the Central District, North Beacon Hill, Mount Baker, and other areas of Seattle with large populations of color, the ratio of Whites to people of color is trending closer to that in the city as a whole. Over the long term, the continuation into the future of affordability challenges like those seen in today's housing market could even lead the demographics in neighborhoods such as these to flip, with Whites and other disproportionately well-off groups becoming concentrated in these neighborhoods.

The City, SHA, and its partners are working on an array of fronts to mitigate the risks of displacement for existing populations. The goals and nature some of this work is highlighted in the AFH Section VI on Goals and Priorities.

With continuation of recent housing market and construction trends, the city is also likely to face a continued shortage of affordable housing suitable for low- to moderate-income families with children. As higher-density multifamily buildings, with mostly studios and one-bedrooms units, make up an increasing share of market-rate rental housing available in the city, families needing units with multiple bedrooms will increasingly look for housing outside Seattle. Local work to address the housing needs of families with children within Seattle is also discussed in the AFH Section VI on Goals and Priorities.

Segregation/Integration: Additional Information

ii. R/ECAPs

1. Analysis

- a. Identify any R/ECAPs or groupings of R/ECAP tracts within the jurisdiction.
- b. Which protected classes disproportionately reside in R/ECAPs compared to the jurisdiction and region?
- c. Describe how R/ECAPs have changed over time (since 1990).

2. Additional Information

- a. Beyond the HUD-provided data, provide additional relevant information, if any, about R/ECAPs in the jurisdiction and region affecting groups with other protected characteristics.
- b. The program participant may also describe other information relevant to its assessment of R/ECAPs, including activities such as place-based investments and mobility options for protected class groups.

Key Findings

The AFFH rule defines “racially or ethnically concentrated areas of poverty” as “a geographic area with significant concentrations of poverty and minority concentrations.” HUD notes, “A large body of research has consistently found that the problems associated with segregation are greatly exacerbated when combined with concentrated poverty.”

HUD designates R/ECAPs based on census tracts meeting two criteria:

- 1) A population that is at least 50 percent non-white, and
- 2) A poverty rate of at least 40 percent, or at least three times the average poverty rate for census tracts in low-poverty metropolitan areas.

Current R/ECAP designations are based on estimates from the 2009-2013 American Community Survey (ACS), with the alternative poverty threshold (35.7 percent) used for R/ECAPs in our Metro Area.

IDENTIFICATION OF R/ECAPS IN SEATTLE

As outlined in purple in the accompanying map, all four R/ECAPs in Seattle are south of the ship canal.

- **First Hill/Yesler Terrace R/ECAP**—This R/ECAP (comprised of census tracts 85 and 91) is home to the large majority of Seattle Housing Authority’s (SHA’s) Yesler Terrace public housing community which is being redeveloped with assistance from HUD’s Choice Neighborhoods Initiative. The redevelopment, which began in 2013, is to transform Yesler Terrace to a mixed-use district with housing for a mix of incomes. Additionally, SHA’s Jefferson Terrace development is located here.
- **High Point R/ECAP**—This R/ECAP is comprised of Tract 107.02, the western of the two tracts in the High Point CRA. High Point is also the name of one of SHA’s HOPE VI grant-funded housing communities. The large majority of SHA’s High Point housing community is within this R/ECAP tract.

The HOPE VI funded re-development of this housing into mixed-income community began in 2004, with construction of the last rental housing completed in 2010.

- **Rainier Beach R/ECAP**— This area is comprised of Census Tract 118, which is part of the Rainier Beach CRA. This is the only R/ECAP in Seattle not anchored by a major SHA community.
- **New Holly R/ECAP**—This R/ECAP is made up of Census Tract 110.01, which is part of the South Beacon Hill/New Holly CRA. New Holly is also the name of SHA’s first HOPE VI redevelopment project, with construction completed in 2005. This R/ECAP includes New Holly Phase II and New Holly Phase III containing Othello Station.

The percentages of residents in each of these R/ECAPs who are people of color range from 65 to 88 percent; while poverty rates in these R/ECAPS range from 37 to 40 percent.

Redevelopment of large SHA communities that anchor several of these R/ECAPS began in the late 1990s, continuing to this day in the form of the Yesler Terrace Public Housing Redevelopment. SHA HOPE VI-redeveloped communities have changed significantly over time. Funding has been used not only to revitalize the agency’s stock of public housing, but also to work toward the development of mixed-income communities where residents are afforded a number of community amenities.

PROTECTED CLASSES WHO DISPROPORTIONATELY RESIDE IN SEATTLE R/ECAPS

Race/Ethnicity—Based on data from the 2010 Census:

- Three-quarters of the residents within Seattle R/ECAPs are persons of color compared with roughly one-third in the city of Seattle and the broader Metro Area.
- Blacks and African Americans are the racial group that most disproportionately reside in Seattle R/ECAPS. The percentage of the population in R/ECAPs who are Black is *nearly four times* that in Seattle, and six times that in the Metro Area.
- Together, Asians and Pacific Islanders comprise about 30 percent of the population in Seattle R/ECAPS compared to 14 percent in Seattle and 12 percent in the Metro Area.
- Hispanics and Latinos also disproportionately live in Seattle’s R/ECAPS; but the disproportionality is not nearly as large.

National Origin—Foreign-born persons disproportionately reside in Seattle’s R/ECAPS. About 38 percent of Seattle R/ECAP residents are immigrants, which is about twice as high as in the city and Metro Area. The five most common places of birth for foreign-born residents in Seattle’s R/ECAPS are: Vietnam, China excl. Hong Kong & Taiwan, countries in the “Other Eastern Africa” category, Mexico, and the Philippines.

Families with Children—About 28 percent of all households in Seattle R/ECAPS are family households with related children compared with 19 percent in the city as a whole. In the High Point, New Holly, and Rainier Beach R/ECAPS, such families comprise between 34 and 43 percent of households. In contrast, only 11 percent of the households in the First Hill/Yesler R/ECAP are family households with children.

Population with a Disability—Disability rates are higher in Seattle’s R/ECAPS than in the city and broader Metro Area. Overall, within Seattle R/ECAPS, about 16 percent of civilian non-institutionalized persons are disabled compared with roughly 10 percent in the city and the Metro Area.

The highest overall disability rate among Seattle R/ECAPs is found in First Hill/Yesler R/ECAP (23%). New Holly's disability rate (18%) is also very high.

HOW R/ECAPS HAVE CHANGED SINCE 1990

Changes in R/ECAPs can occur due to geographical splits in census tracts and as artifacts of high margins of error in ACS estimates, making it difficult to differentiate underlying trends.

However, the movement of Census Tract 87 in the Central Area/Squire Park neighborhood *out of* R/ECAP status was associated with an unambiguous drop the area's poverty rate. While people of color are still the majority in this tract, the tract's poverty rate is now statistically indistinguishable from the overall city's and Metro Area's poverty rates.

AREAS THAT MAY BE CLOSE TO BECOMING R/ECAPS OR THAT MAY TRANSITION OUT OF R/ECAPS STATUS

To identify census tracts that could be close to becoming R/ECAPS, we focused on tracts that are currently close to meeting the criteria for R/ECAP status.

- Most of these tracts have had R/ECAPS status previously.
- Other tracts that could become R/ECAPS in the future are in South Park and the University District.
- Additionally, some census tracts in the North Highline potential annexation area (which straddles the county line shared between King County and Seattle at its southern boundary) could transition into R/ECAPS.

Changes in R/ECAP status can happen solely as an artifact of the large margins or error inherent in the ACS estimates used to test for R/ECAP status. This suggests a need to consider neighborhood demographic and socioeconomic conditions in a more holistic way that goes beyond ACS estimates.

Over the long term, R/ECAPS anchored by SHA's large public housing communities could *shed* their R/ECAP status aided by community revitalization efforts and recent or ongoing residential redevelopment to encompass mixed-income housing.

COMMUNITY REVITALIZATION EFFORTS

Significant community revitalization efforts have moved forward in all four R/ECAPs over the past several years, helping to expand housing and employment opportunities for residents and address longstanding patterns of segregation.

- Yesler Terrace Public Housing Redevelopment
- Initiation of First Hill Streetcar Service
- High Point Public Housing Redevelopment (HOPE VI)
- Rainier Beach Light Rail Station
- Rainier Beach Community Center
- Rainier Beach Urban Farm and Wetland
- Holly Park / New Holly Public Housing Redevelopment (HOPE VI)
- Opening of Othello Light Rail Station
- Planned Graham Light Rail Station
- Equitable Development Implementation Plan and Financial Investment Strategy

V. Fair Housing Analysis
B. General Issues:
ii. Racially or Ethnically
Concentrated Areas of Poverty (R/ECAPs)

R/ECAPs Analysis

Program participants must include an analysis in our AFH of patterns and trends regarding racially or ethnically concentrated areas of poverty. The acronym “R/ECAPs” is used to refer to these areas. The AFFH Rule Guidebook describes the way in which R/ECAPs are defined and the importance of analyzing these areas:

The AFFH rule defines “racially or ethnically concentrated areas of poverty” as “a geographic area with significant concentrations of poverty and minority concentrations.” 24 C.F.R. § 5.152.

“A large body of research has consistently found that the problems associated with segregation are greatly exacerbated when combined with concentrated poverty. Neighborhoods of concentrated poverty may isolate residents from the resources and networks needed. Concentrated poverty has also been found to have a long-term effect on outcomes for children growing up in these neighborhoods related to a variety of indicators, including crime, health and education and future employment and lifetime earnings. An R/ECAP analysis is consistent with addressing concerns raised in the legislative history of the Fair Housing Act. The 1968 Kerner Commission on Civil Disorders acknowledged that ‘segregation and poverty’ create ‘a destructive environment.’”

The AFFH Rule Guidebook further outlines the required contents for the R/ECAPs analysis. We must first identify R/ECAPs or groupings of R/ECAP tracts, then identify protected classes that disproportionately reside in R/ECAPs compared to the jurisdiction and region. Finally, we must describe how R/ECAPs have changed over time since 1990. Our analysis addresses these requirements using the HUD-provided maps and tables. We also consult additional information as encouraged by HUD.

HUD has provided several maps to assist program participants with the R/ECAPs analysis. This includes dot density maps on topics of Race/Ethnicity, National Origin, and Limited English Proficiency (LEP) all of which include R/ECAP outlines. The Race/Ethnicity maps are provided as a series; these include a 2010 map intended to show current conditions as well as a pair of map variations for 1990 and 2000. The HUD-provided tables 4 and 7 also contain information on R/ECAPs.

The AFFH Data Documentation explains that R/ECAP geographies are based on census tracts and that HUD uses the following dual criteria for designating R/ECAPs:

- The first criterion relates to racial and ethnic concentration. To be a R/ECAP census tract, a census tract must have a non-White population of 50 percent or more.
- The second criterion is a poverty test. To have R/ECAP status, a census tract must have a poverty rate for individuals of least 40 percent, or must meet at an alternate criterion that HUD uses for areas of the country that tend to have overall low poverty rates. The alternate threshold qualifies a census tract to be part of a R/ECAP if it has a poverty rate that is three or more times the average tract poverty rate for the metropolitan/micropolitan area.

HUD has designated currently existing R/ECAPs based on estimates from the 2009-2013 American Community Survey (ACS).¹ Based on our examination of the ACS data it is apparent that HUD is using the alternative poverty rate threshold to identify R/ECAP tracts in our Metro area. The average tract poverty rate within the Seattle Metro area is 11.7 percent, and three times this rate is 35.2 percent.² Per the 2009-2013 ACS, the percentage share of the population in each of these Seattle R/ECAPs who are people of color ranges from 65.0 percent to 88.3 percent; while poverty rates for individuals range from 37.1 percent to 40.1 percent.

AFH Prompt: Identify any R/ECAPs or groupings of R/ECAP tracts within the jurisdiction.

Identification of R/ECAPs

In this section program participants are to identify any R/ECAPs, or groupings of R/ECAPs, within the jurisdiction and region. Screenshots from Map 1 on Race/Ethnicity and Map 14 on Demographics and Poverty are provided here along with the description of the R/ECAP to show the location of each R/ECAP and provide further context. The R/ECAP boundaries are shown in bright pink on these maps. In addition to the maps, we also list for each R/ECAP the share of the population who are people of color and the poverty rate. While the maps 1 and 15 reflect race and ethnicity data from the 2010 Census, the figures for poverty rates and people-of-color shares cited in this section are from the 2009 to 2013 ACS.

Within Seattle

As seen in the HUD-provided Map 14 (on page 4), all four of the R/ECAPs in Seattle are located south of the ship canal. The fact that the poverty rates are high in these R/ECAPs is reflected in the Low Poverty Index scores reflected in Map 14. (The construction of, and findings associated with, the Low Poverty Index are described in the AFH section covering Disparities in Access to Opportunity.)

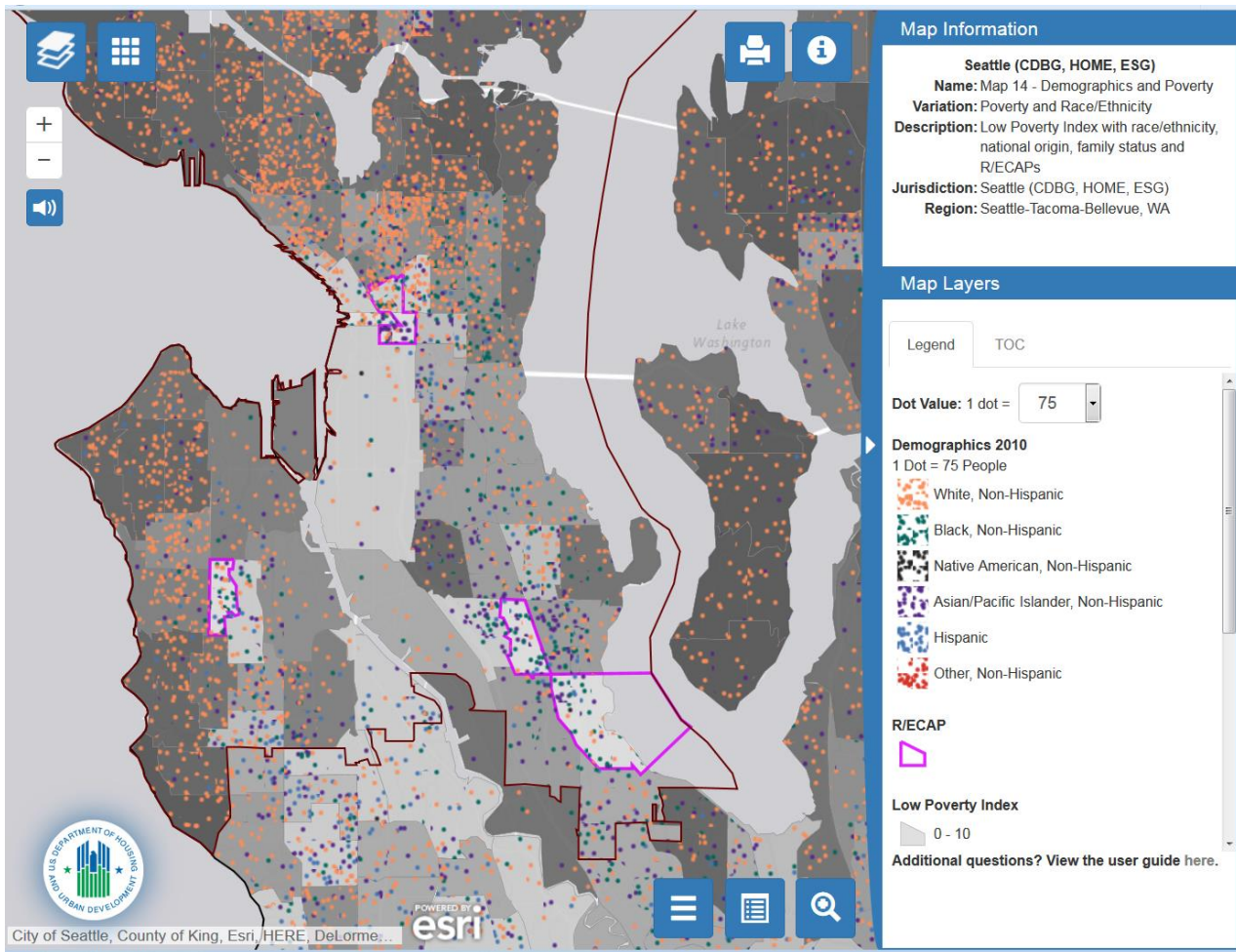
Three of the R/ECAPs are anchored by large Seattle Housing Authority public housing communities. Two are SHA HOPE VI-redeveloped communities. These SHA communities are the Holly Park / New Holly Public Housing Redevelopment and the High Point Public Housing Redevelopment. These communities have changed significantly over time. Funding has been used to not only revitalize the agency's stock of public housing, but also to work toward the development of mixed-income communities where residents are afforded a number of community amenities. One of these R/ECAPs is anchored by Yesler Terrace, a public housing community which is being redeveloped currently with assistance from HUD's Choice Neighborhoods Initiative.

Following the analysis of the HUD-provided data, the "Additional Information" subsection on R/ECAPs, highlights some of the key community revitalization efforts in each of the R/ECAPs within Seattle. The Additional Information section also includes details, provided by SHA, on the redevelopment of the Yesler Terrace, High Point, and Holly Park / New Holly Public Housing communities.

¹ In May of 2016, HUD updated data used to identify R/ECAPs in the AFFH mapping and data tool from the 2006-2010 ACS to 2009-2013 ACS.

² For reference, the poverty rate for the Seattle Metro area as a whole is a rate average of 11.5%, while the poverty rate in Seattle is a somewhat higher rate at 13.6%.

R/ECAPs in Seattle

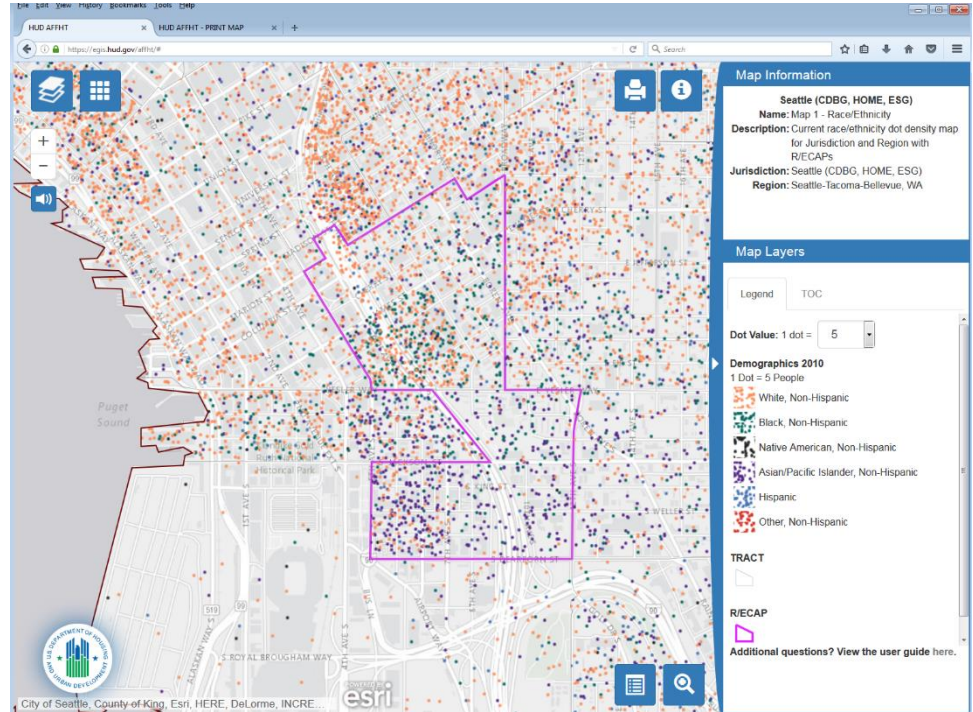


There is one R/ECAP comprised of a pair of census tracts located in Seattle’s larger Center City area:

- **First Hill/Yesler Terrace R/ECAP**—This R/ECAP is comprised of Census Tract 85, which is in the south part of the First Hill CRA; and Census Tract 91, which is part of the Pioneer Square/International District CRA. This pair of census tracts is home to the large majority of the SHA’s Yesler Terrace public housing community which is being redeveloped with assistance from HUD’s Choice Neighborhoods Initiative. The redevelopment, which began in 2013, is to transform Yesler Terrace to a mixed-use district with housing for a mix of incomes. Additionally, SHA’s Jefferson Terrace development is in this R/ECAP.

Per the 2009-2013 ACS estimates:

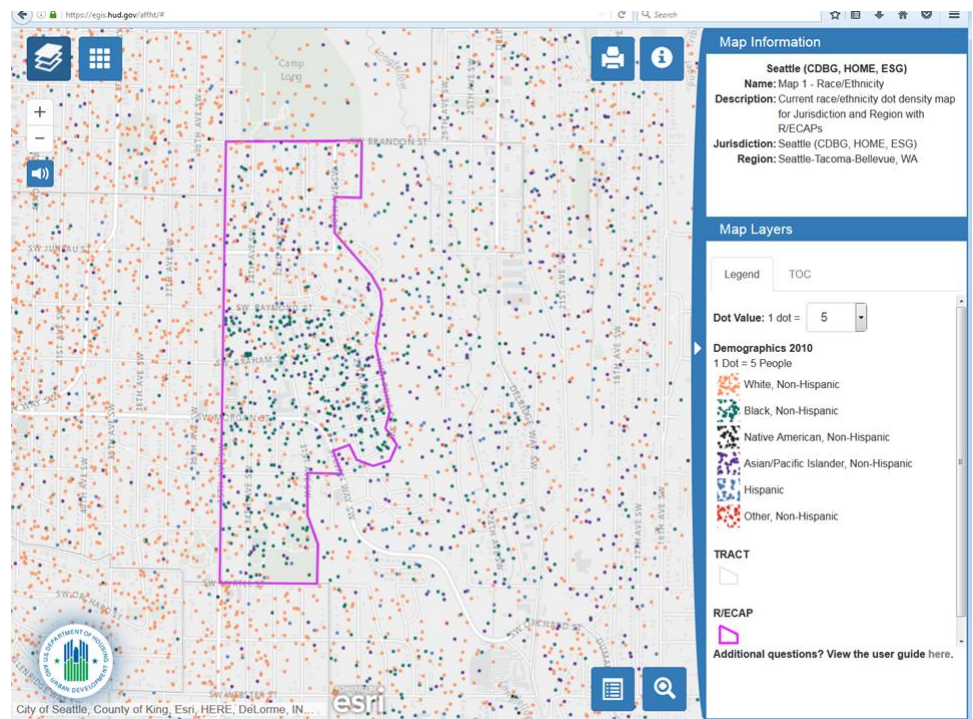
- The people-of-color share of the population in this R/ECAP is 65.0 percent.
- The poverty rate for individuals living in this R/ECAP is 38.3 percent.



There is one R/ECAP in West Seattle:

- **High Point R/ECAP**—This R/ECAP is comprised of Tract 107.02, the western of the two tracts in the High Point CRA. High Point is also the name of one of SHA’s HOPE VI grant-funded housing communities. The large majority of SHA’s High Point housing community is within this R/ECAP Census Tract.

Redevelopment of High Point into a mixed-income community began in 2004 with construction of the last rental housing completed in 2010.



Per the 2009-2013 ACS estimates:

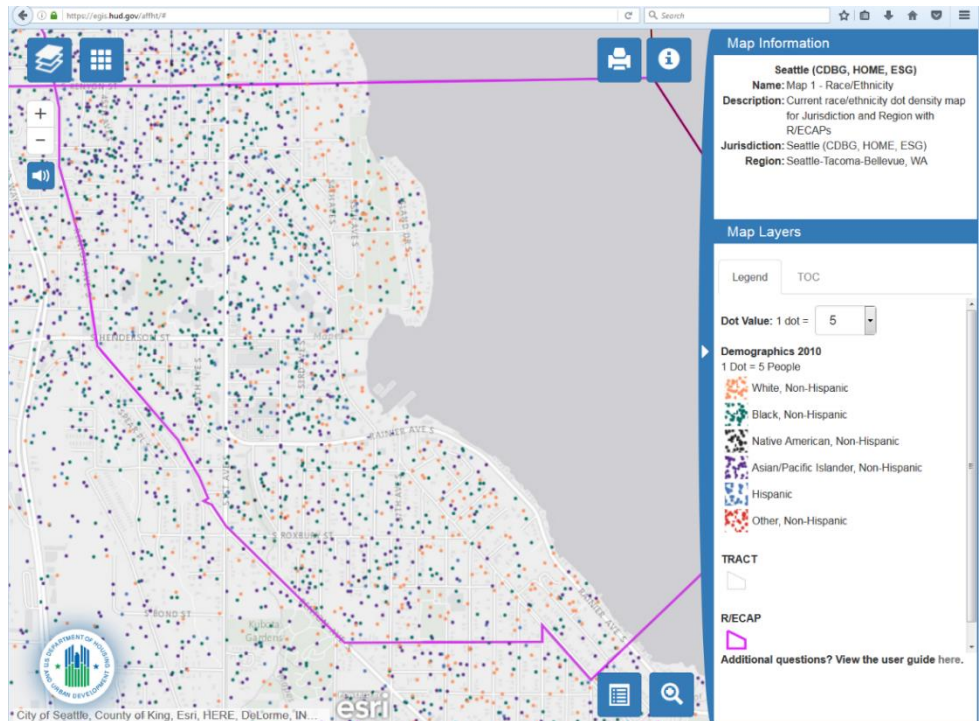
- The people-of-color share of the population in this R/ECAP is 66.3 percent.
- The poverty rate for individuals living in this R/ECAP is 40.1 percent.

There are two R/ECAPs in Southeast Seattle.

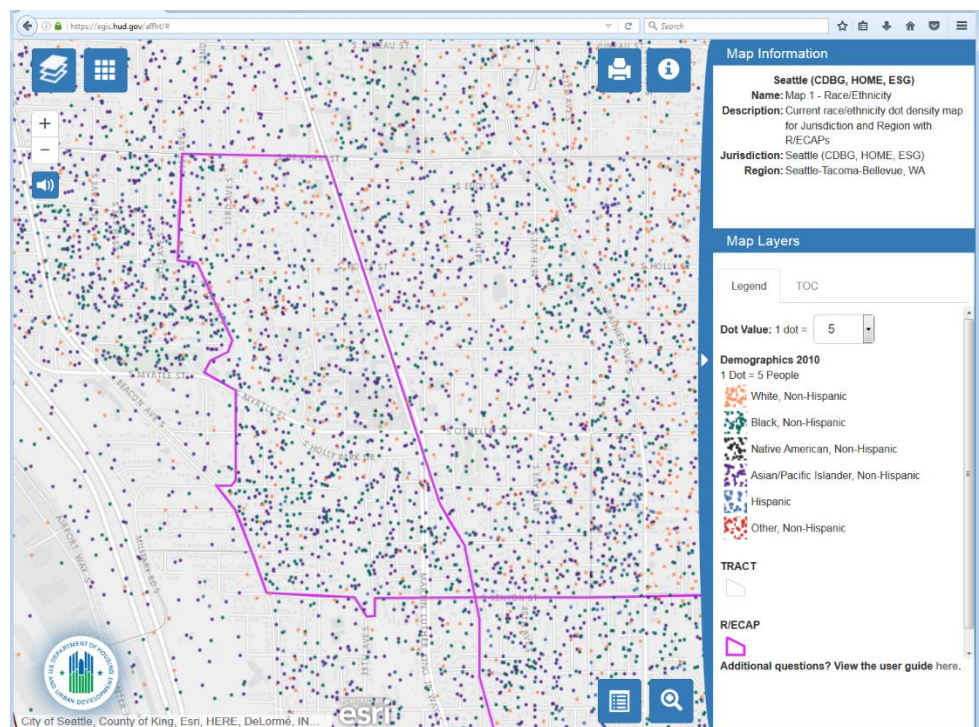
- **Rainier Beach R/ECAP**— One of these is comprised of Census Tract 118, which is part of the Rainier Beach CRA.

Per the 2009-2013 ACS estimates:

- The people-of-color share of the population in this R/ECAP is 76.0 percent.
- The poverty rate for individuals living in this R/ECAP is 38.0 percent.



- **New Holly R/ECAP**—The other Southeast Seattle R/ECAP is made up of Census Tract 110.01, which is part of the South Beacon Hill/New Holly CRA. This R/ECAP is just northwest of the Rainier Beach R/ECAP. New Holly is also the name one of three Seattle Housing Authority (SHA) communities. It was initially developed to house World War II defense workers and veterans before it was converted into public housing by SHA. New Holly then became SHA's first HOPE VI redevelopment project, with construction completed in 2005. The



R/ECAP census tract (Census Tract 110.01) includes New Holly Phase II and New Holly Phase III containing Othello Station. Census Tract 110.02 contains the western part of New Holly redeveloped in Phase I. (Census Tract 110.02 is not, however, part of the RECAP.)

Per the 2009-2013 ACS estimates:

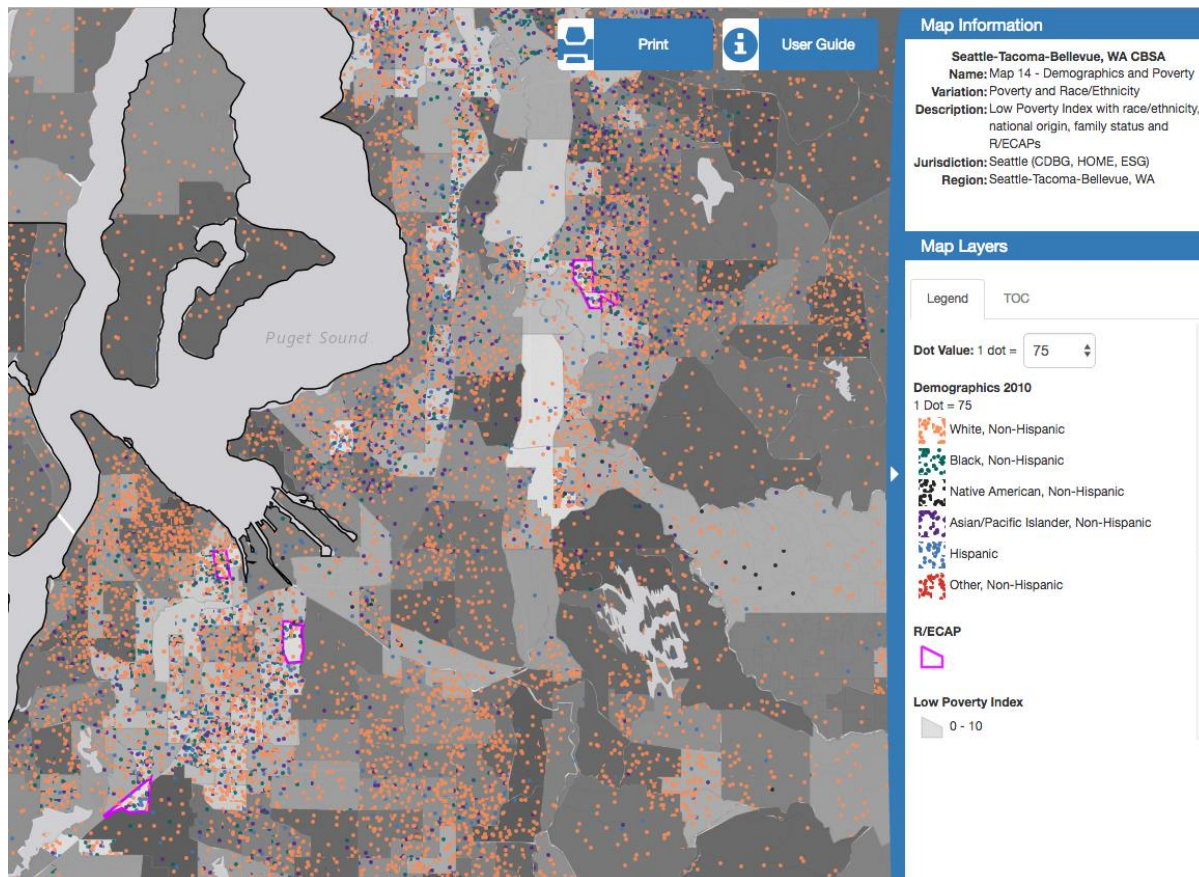
- The people-of-color share of the population in this R/ECAP is 88.3 percent.
- The poverty rate for individuals living in this R/ECAP is 37.1 percent.

Within the Region

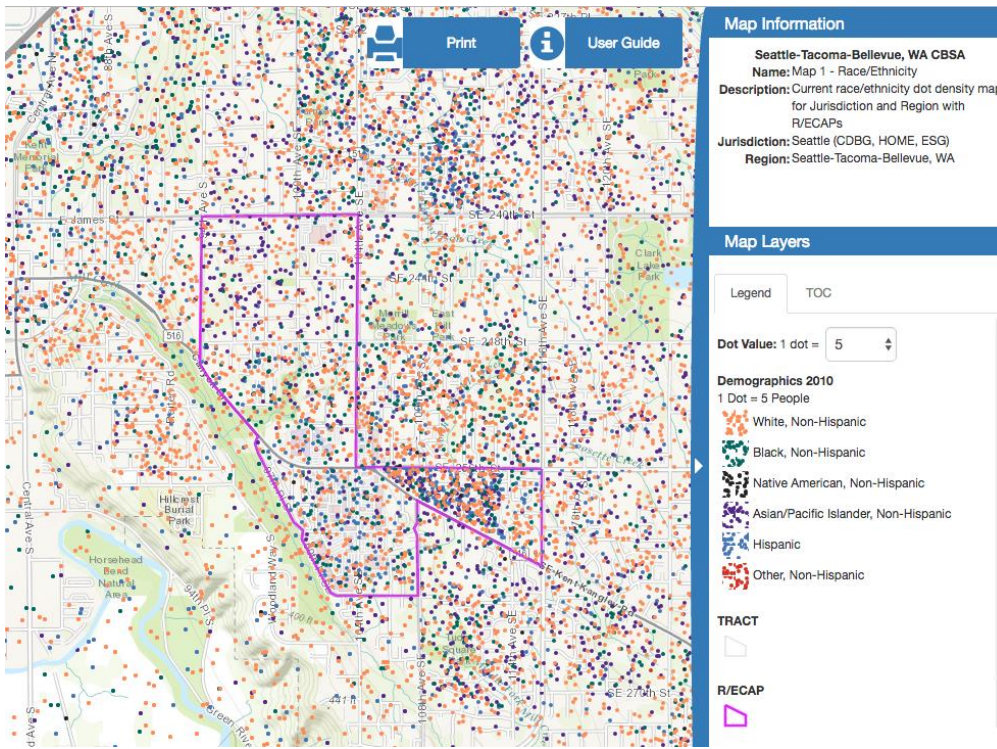
Outside of Seattle, the HUD-provided maps for 2010 show four other R/ECAPs in the Metro area, all located south of Seattle. An important finding is the fact that all four of these Metro-area R/ECAPs are not in close proximity to Seattle. Rather, they are clustered around Tacoma and the southern suburbs of Seattle. One R/ECAP was located east of Kent (shown on page 8). Two R/ECAPs in Tacoma are in the Hilltop and Eastside neighborhoods (page 8 and 9). The last R/ECAP is in Lakewood along I-5 near the McChord Air Force Base (page 9).

The R/ECAPs in Tacoma are located in the Hilltop and Eastside neighborhoods. With respect to the historical context of racial discrimination, both the Central/International District in Seattle and the Hilltop in Tacoma were the two areas where people of color were historically segregated. The Tacoma Eastside neighborhood, near Swan Creek Park, includes a large HUD affordable housing development known as Salishan.

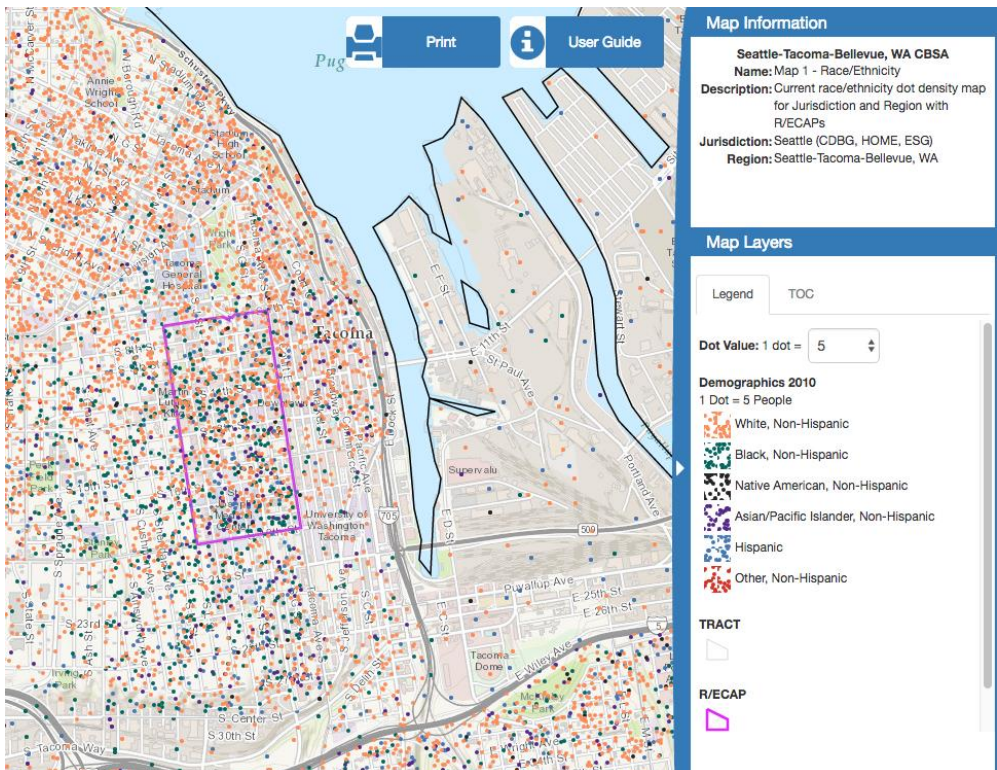
Metro Area R/ECAPs



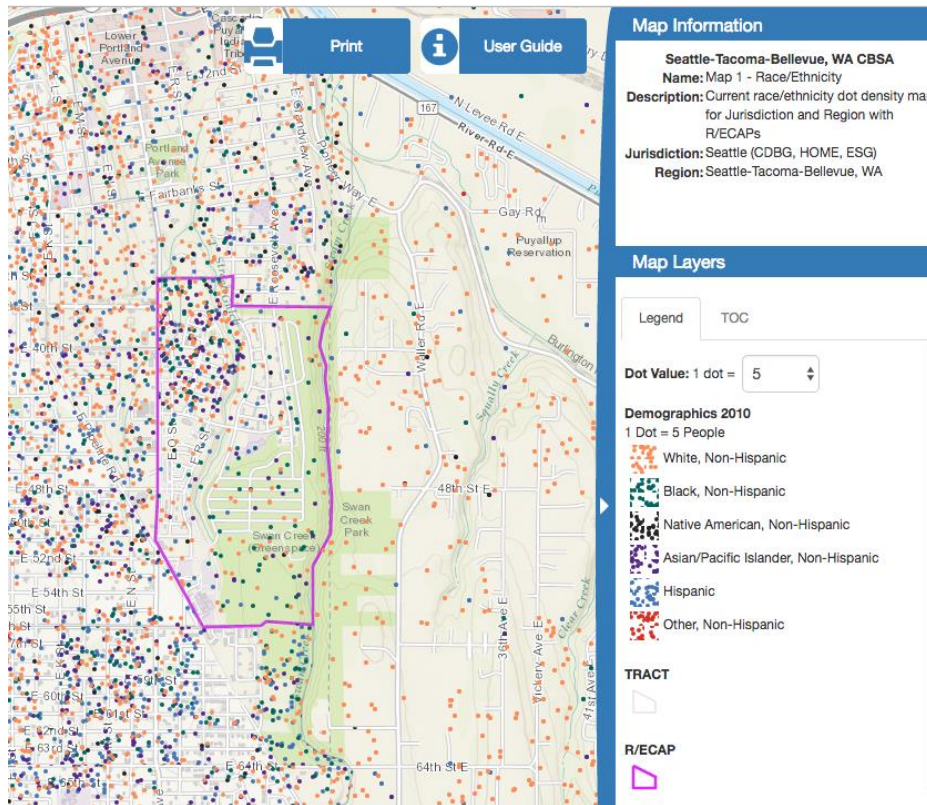
Kent R/ECAP:



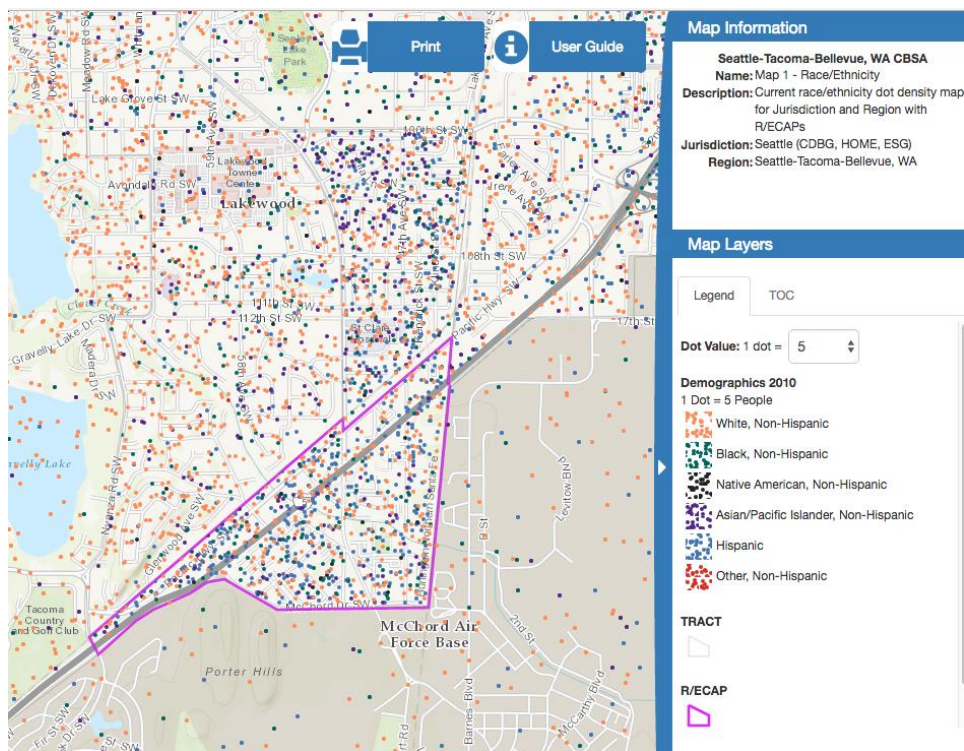
Hilltop Tacoma R/ECAP:



Eastside Tacoma R/ECAP:



Lakewood/McChord Air Force Base R/ECAP:



AFH Prompt: Which protected classes disproportionately reside in R/ECAPs compared to the jurisdiction and region?

Protected Classes Who Disproportionately Reside in R/ECAPs

This subsection first covers R/ECAPs in Seattle, then discusses R/ECAPs in the larger region. To help identify protected classes who disproportionately live in R/ECAPs, we use HUD-provided tables, additional data obtained directly from the Census Bureau, and the series of HUD-provided dot density maps referred to earlier.

The HUD-provided tables used to inform our analysis are Table 4 which shows R/ECAP demographics (i.e., Race/Ethnicity, National Origin, and Family Type) and Table 1 which shows demographics for the city and the Metro area region. For reference, pages 21 and 22 show a full copy of Table 4 along with excerpts from Table 1 that pertain to parallel demographic topics.

Within Seattle

We begin our discussion for Seattle by comparing demographics in Seattle’s R/ECAPs with the corollary demographics for the city and region. We then employ maps to help discern the protected classes who disproportionately reside within Seattle’s R/ECAPs.

Race/Ethnicity

The following table shows the percentage shares of residents by race and ethnicity in Seattle R/ECAPs, the city of Seattle, and the Metro area region. This table shows some additional detail on racial and ethnic makeup beyond that in the HUD-provided tables (i.e., disaggregated estimates for Asian and Pacific Islander populations, estimates for multi-race persons, and aggregate figures for people of color). The following table, like the HUD table on R/ECAPs, shows estimates for R/ECAPs in aggregate. To facilitate comparison with information in the Demographic Summary, all estimates in this table, including estimates for R/ECAPs, are based on the 2010 Census. As explained previously, however, HUD’s designation of these as R/ECAP tracts is based on racial/ethnic concentration and poverty rates from 2009-2013 ACS data.

Racial and Ethnic Composition of Seattle R/ECAPs, Seattle city, and Metro Area—2010

	Seattle R/ECAPs (aggregate estimates)		Seattle city (Jurisdiction)		Seattle-Tacoma-Bellevue, Metro Area (Region)	
	Estimate	Percent	Estimate	Percent	Estimate	Percent
Total population	22,445	100.0%	608,660	100.0%	3,439,809	100.0%
Not Hispanic or Latino:	20,508	91.4%	568,331	93.4%	3,130,333	91.0%
One race:	19,647	87.5%	541,819	89.0%	2,979,767	86.6%
White alone, Non-Hispanic	5,638	25.1%	403,578	66.3%	2,340,274	68.0%
Black or African American	7,033	31.3%	47,113	7.7%	185,061	5.4%
American Indian and Alaska Native	225	1.0%	3,881	0.6%	30,525	0.9%
Asian or Pacific Islander	6,701	29.9%	85,783	14.1%	416,584	12.1%
Asian	6,488	28.9%	83,537	13.7%	389,309	11.3%
Native Hawaiian and Other Pacific Islander	213	0.9%	2,246	0.4%	27,275	0.8%
Some Other Race	50	0.2%	1,464	0.2%	7,323	0.2%
Two or More Races	861	3.8%	26,512	4.4%	150,566	4.4%
Hispanic or Latino (any race)	1,937	8.6%	40,329	6.6%	309,476	9.0%
Population of Color	16,807	74.9%	205,082	33.7%	1,099,535	32.0%

Source: 2010 Census, U.S. Census Bureau (Adapted from Table P5: HISPANIC OR LATINO ORIGIN BY RACE - Universe: Total population)

Notes: Census tracts with R/ECAP status are 85, 91, 107.02, 100.01, and 118 as identified by HUD based on 2009-2013 ACS estimates.

As can be seen from the table above, three-quarters of the residents within Seattle’s four R/ECAPs are persons of color compared with roughly one-third in the city of Seattle and region. The following narrative provides further details on racial and ethnic groups who disproportionately live in Seattle’s R/ECAPs relative to the city and the overall region.

- **Black**—Blacks and African Americans are the racial group that most disproportionately resides in Seattle’s R/ECAPs: Thirty-one percent of R/ECAP residents are Black, compared with 8 percent in the city as a whole and 5 percent in the region as a whole. In other words, the percentage share of the population in R/ECAPs who are Black is *nearly four times* Blacks’ percentage contribution to the population of Seattle as a whole, and about six times their percentage contribution to the population of the overall Metro area region.
- **Asian or Pacific Islander**—Together, Asians and Pacific Islanders comprise about 30 percent of the population in Seattle’s R/ECAPs compared to 14 percent in Seattle and 12 percent in the region as a whole.

Asians comprise the large majority of this aggregate racial category. Asians are 29 percent of the population in Seattle’s R/ECAPs compared to 14 percent in Seattle and 11 percent in the region. This means that Asians are more than twice as likely to live in Seattle’s R/ECAPs than they are in the city as a whole, and two and a half times as likely to live in Seattle’s R/ECAPs as the region as a whole.

Pacific Islanders are a relatively small share of the aggregate Asian or Pacific Islander category. Pacific Islanders comprise about 0.9 percent of the population in R/ECAPs compared to 0.4 percent in the city and 0.8 percent in the region. While Pacific Islanders within Seattle disproportionately reside in R/ECAPs, they are about the same percentage of the population in Seattle’s R/ECAPs as in the Metro area as a whole.

- **Hispanic or Latino**—Seattle’s Hispanics and Latinos also disproportionately live in Seattle’s R/ECAPs; however, the disproportionality found for Hispanics and Latinos is not nearly as large as it is for Blacks and Asians. About 9 percent of the population in Seattle’s R/ECAPs is Hispanic/Latino, compared to roughly 7 percent in the city as a whole. The percentage of the overall metro population who are Hispanic or Latinos is about 9 percent—the same as in Seattle’s R/ECAPs.
- **Native American**—Native Americans are about 1.0 percent of residents in R/ECAPs compared to approximately 0.6 percent in the city and 0.9 percent in the Metro area. The relatively small Native American population in our region is about as likely to live in Seattle’s R/ECAPs as in the region as a whole.

The table below shows 2010 Census data on the racial and ethnic composition of individual R/ECAPs in Seattle. Following this table, we list racial/ethnic groups who disproportionately reside in Seattle’s R/ECAPs relative to the city and broader Metro area.

Racial and Ethnic Composition: Individual R/ECAPs in Seattle—2010 Census Estimates

	First Hill/Yesler R/ECAP (Census tracts 85 and 91 combined)	High Point R/ECAP (Census Tract 107.02)	New Holly R/ECAP (Census Tract 110.01)	Rainier Beach R/ECAP (Census Tract 118)	Seattle R/ECAPs (aggregate estimates)
Total population:	100.0%	100.0%	100.0%	100.0%	100.0%
Not Hispanic or Latino:					
White	35.0%	33.7%	11.7%	24.0%	25.1%
Black or African American	19.9%	48.7%	37.6%	33.8%	31.3%
American Indian and Alaska Native	2.0%	0.0%	0.0%	0.9%	1.0%
Asian	28.7%	10.0%	44.2%	19.2%	28.9%
Native Hawaiian and Other Pacific Islander	0.3%	0.0%	1.0%	0.0%	0.9%
Some other race	0.2%	0.2%	0.0%	0.0%	0.2%
Two or more races	4.4%	4.4%	2.0%	2.8%	3.8%
Hispanic or Latino (any race)	9.5%	3.1%	3.4%	19.3%	8.6%
People of color	65.0%	66.3%	88.3%	76.0%	74.9%

Source: 2010 Census, U.S. Census Bureau (from Table B03002: HISPANIC OR LATINO ORIGIN BY RACE).

Disproportionately high concentrations of racial and ethnic groups in Seattle R/ECAPs:

- **First Hill/Yesler R/ECAP**
 - Black or African American
 - Asian
 - Some other race
 - Hispanic or Latino (any race)
- **High Point R/ECAP:**
 - Black or African American
- **New Holly R/ECAP:**
 - Black or African American
 - Asian
 - Native Hawaiian and Other Pacific Islander
- **Rainier Beach R/ECAP**
 - Black or African American
 - Asian
 - Hispanic or Latino (any race)

National Origin

Foreign-born persons disproportionately reside in Seattle's R/ECAPs. As revealed in the following table, about 38 percent of Seattle R/ECAP residents immigrated from a country outside the United States. This is more than two times the 18 percent and 17 percent shares, respectively of Seattle and Metro area residents who were born outside of the U.S.

Nativity: Seattle R/ECAPs, Seattle city, and Metro Region 2009-2013 American Community Survey Estimates

	Seattle R/ECAPs in aggregate		Seattle city (Jurisdiction)		Seattle-Tacoma-Bellevue Metro Area (Region)	
	Estimate	Percentage of Population	Estimate	Percentage of Population	Estimate	Percentage of Population
Total population:	22,948	100.0%	624,681	100.00%	3,504,628	100.00%
Native	14,194	61.9%	514,185	82.3%	2,913,223	83.1%
Foreign-Born	8,754	38.1%	110,496	17.7%	591,405	16.9%

Source: 2009-2013 5-Year American Community Survey estimates (from table B05012: NATIVITY IN THE UNITED STATES).

The next table shows estimates for the 10 most common countries of origin for foreign-born people residing in Seattle's RECAPs. The shares of Seattle R/ECAP residents born in these countries is shown, followed by the shares of Seattle city residents and Seattle Metro area residents who were born in these countries.

Countries of Origin: Seattle R/ECAPs, Seattle city, and Metro Region 2009-2013 American Community Survey Estimates

County of origin order for R/ECAPs	Place of birth (Most Common Ten Countries of Birth for Population in Seattle R/ECAPs)	Seattle R/ECAPs (aggregate estimates)		Seattle city (Jurisdiction)		Seattle-Tacoma-Bellevue Metro Area (Region)	
1	Vietnam	1,347	5.9%	12,404	1.99%	43,153	1.23%
2	China, excl. Hong Kong and Taiwan	1,198	5.2%	12,200	1.95%	35,753	1.02%
3	Other Eastern Africa	1,187	5.2%	3,669	0.59%	10,333	0.29%
4	Mexico	925	4.0%	8,022	1.28%	89,490	2.55%
5	Philippines	886	3.9%	10,119	1.62%	45,577	1.30%
6	Ethiopia	871	3.8%	4,991	0.80%	11,935	0.34%
7	Eritrea	292	1.3%	976	0.16%	2,318	0.07%
8	Kenya	235	1.0%	765	0.12%	4,600	0.13%
9	Cambodia	194	0.8%	1,121	0.18%	11,039	0.31%
10	Australia	150	0.7%	695	0.11%	2,281	0.07%

Source: 2009-2013 5-Year American Community Survey estimates (From table B05006: PLACE OF BIRTH FOR THE FOREIGN-BORN POPULATION IN THE UNITED STATES - Universe: Foreign-born population excluding population born at sea).

The five most common foreign countries of origin for the population in Seattle’s R/ECAPs are as follows, in descending order:

- Vietnam: 5.9% of the population in Seattle R/ECAPs
- China excl. Hong Kong & Taiwan (5.2% of the population in Seattle R/ECAPs)
- Countries in the “Other Eastern Africa” category (5.2% of the population in Seattle R/ECAPs)
- Mexico (4.0% of the population in Seattle R/ECAPs)
- Philippines (3.9% of the population in Seattle R/ECAPs)

The share of R/ECAP residents who were born in each of these individual countries is at minimum one and a half times the estimated percentages of the overall Seattle population and the overall Metro area population who are from these five countries.

The disproportionality is highest for persons born in other Eastern Africa countries; the proportion of R/ECAP residents born in an “Other Eastern Africa” country is estimated at roughly 5.2 percent: this is much higher than the 0.6 percent share of Seattle residents and the 0.3 percent share of Metro area residents born in “Other Eastern Africa” countries. The Census Bureau’s Other Eastern Africa category includes Somalia, which is one of the main countries of origin among African immigrants living in the Seattle area. (For the region as a whole, the “Other Eastern Africa” countries category is not even among the top 10 foreign countries of origin.)

The top 10 foreign countries of national origin for Seattle’s R/ECAP residents include three additional African countries of origin in addition to the “Other Eastern Africa” category. The additional countries are Ethiopia, Eritrea, and Kenya. Approximately 3.8 percent of Seattle R/ECAP residents were born in Ethiopia, which is substantially higher than the 0.8 percent share of Seattle residents overall and the 0.3 percent share of Metro area residents born in Ethiopia. The shares of residents in Seattle R/ECAPs who were born in Eritrea and Kenya are each close to 1 percent. At the city and Metro area levels the population from these two countries is not high enough to register among the top ten.

Following is a list of the specific R/ECAPs where high concentrations are found for the top 5 foreign-born population groups and associated LEP language groups.

High concentrations of national origin groups and LEP groups in Seattle R/ECAPs:

- **First Hill/Yesler R/ECAP**
 - Vietnam national origin and Vietnamese language LEP group (especially in Tract 91 within Pioneer Square/International District CRA)
 - China national origin and Chinese language LEP group (in Tract 91 within Pioneer Square/International District CRA)
 - Mexico national origin and Spanish language LEP group (in Tract 85 within First Hill CRA)
 - African languages LEP group

- **High Point R/ECAP:**
 - Vietnam national origin and Vietnamese language LEP group
 - China national origin and Chinese language LEP group
 - Philippines national origin
 - African languages LEP group
- **New Holly R/ECAP:**
 - Vietnam national origin and Vietnamese language LEP group
 - China national origin and Chinese language LEP group
 - Philippines national origin
 - African languages LEP group
- **Rainier Beach R/ECAP**
 - Vietnam national origin and Vietnamese language LEP group
 - Philippines national origin
 - Mexico national origin and Spanish language LEP group
 - African languages LEP group

Population Age Group and Families with Children

The following table shows the percentage shares of the population in each of Seattle’s R/ECAPs who are children under 18 years of age and seniors age 65 and older. Figures for the city and Metro area as a whole are also shown.

Population Age Groups: Seattle R/ECAPs, Seattle city, and Metro Area—2010 Census Estimates

	First Hill/First Hill/Yesler R/ECAP (Census tracts 85 and 91 combined)	High Point R/ECAP (Census Tract 107.02)	New Holly R/ECAP (Census Tract 110.01)	Rainier Beach R/ECAP (Census Tract 118)	Seattle city (Jurisdiction)	Seattle-Tacoma-Bellevue Metro Area (Region)
Total population:	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
Under 18 years	9.9%	35.6%	27.8%	24.2%	15.4%	22.8%
65 years or over	18.0%	7.4%	13.6%	9.8%	10.8%	10.8%

Source: 2010 Census, U.S. Census Bureau (from Table DP-1 Profile of General Population and Housing Characteristics).

Children under 18 are a disproportionately high share of residents in three out of the four R/ECAPs in Seattle. Children are a particularly high share of the population in High Point. In contrast, seniors age 65 and older are a particularly low share of the population in this R/ECAP.

The First Hill/Yesler R/ECAP is the only R/ECAP in Seattle where children are a disproportionately low share of the residents. Seniors are, however, a disproportionately high share of the persons living in this R/ECAP.

Both children and seniors are disproportionately high shares of the population in the New Holly R/ECAP.

Disproportionately high or low shares of population age groups in Seattle R/ECAPs:

- **First Hill/Yesler R/ECAP**
 - Persons under 18: low
 - Persons 65 and older: high
- **High Point R/ECAP:**
 - Persons under 18: high
 - Persons 65 and older: low
- **New Holly R/ECAP:**
 - Persons under age 18: high
 - Persons 65 and older: high
- **Rainier Beach R/ECAP**
 - Persons under 18: high

The table below shows estimates regarding household and family composition in Seattle’s R/ECAPs, in Seattle as a whole, and in the metro region overall. These figures include information on families with related children to supplement the estimates of families with “own children” in the HUD-provided tables.

**Households and Families: Seattle R/ECAPs, Seattle city, and Metro Region—
2010 Census Estimates**

	Seattle RECAPs (aggregate estimate)		Seattle city (Jurisdiction)		Seattle-Tacoma-Bellevue, Metro Area (Region)	
	Estimate	Percent of Households	Estimate	Percent of Households	Estimate	Percent of Households
Total households:	8,603	100.0%	283,510	100.0%	1,357,475	100.0%
Family households:	4,274	49.7%	121,690	42.9%	845,966	62.3%
Families with <i>related children</i> under 18 years	2,383	27.7%	54,337	19.2%	423,575	31.2%
No related children under 18 years	1,891	22.0%	67,353	23.8%	422,391	31.1%
Nonfamily households	4,329	50.3%	161,820	57.1%	511,509	37.7%
	Estimate	Percent of Families	Estimate	Percent of Families	Estimate	Percent of Families
Total families:	4,274	100.0%	121,690	100.0%	845,966	100.0%
Families with <i>related children</i> under 18 years	2,383	55.8%	54,337	44.7%	423,575	50.1%
No related children under 18 years	1,891	44.2%	67,353	55.3%	422,391	49.9%
Families with <i>own children</i> under 18 years	2,120	49.6%	51,238	42.1%	395,660	46.8%
No own children under 18 years	2,154	50.4%	70,452	57.9%	450,306	53.2%

Source: 2010 Census.

Notes: Based directly on Table P38: FAMILY TYPE BY PRESENCE AND AGE OF OWN CHILDREN and Table P39 FAMILY TYPE BY PRESENCE AND AGE OF RELATED CHILDREN published by the U.S. Census Bureau. Census Bureau note from table P39: "Families" consist of a householder and one or more other people related to the householder by birth, marriage, or adoption. They do not include same-sex married couples even if the marriage was performed in a state issuing marriage certificates for same-sex couples. Same-sex couples are included in the "families" category if there is at least one additional person related to the householder by birth or adoption...."

Almost half of the households in Seattle’s R/ECAPs are family households, and over half (56%) of family households in Seattle’s R/ECAPs contain related children under 18. (This means that about 28 percent of households in Seattle R/ECAPs are family households with related children.) The share of Seattle R/ECAP households that are family households with children (28%) is substantially higher than the corresponding share of households in the city as a whole (19%).

Looking at estimates for families with related children is a more inclusive way to consider family status than viewing statistics on families with own children, especially for R/ECAPs. (Considering only families with own children misses about 11% of families with children in R/ECAPs and about 6 to 7 percent of families with children in the city and region respectively.)

Households and Families: Individual Seattle R/ECAPs—2010 Census Estimates

	First Hill/ Yesler R/ECAP (Aggregation of Census Tracts 85 and 91)	High Point R/ECAP Census Tract 107.02	New Holly R/ECAP (Census Tract 110.01)	Rainier Beach R/ECAP (Census Tract 118)	Seattle RECAPs (aggregate estimate)
	Percent of Households	Percent of Households	Percent of Households	Percent of Households	Percent of Households
Total households:	100.0%	100.0%	100.0%	100.0%	100.0%
Family households:	27.9%	62.0%	60.3%	61.9%	49.7%
Families with related children under 18 years	10.8%	42.7%	36.8%	34.0%	27.7%
	Percent of Families	Percent of Families	Percent of Families	Percent All Families	Percent of Families
Total families:	100.0%	100.0%	100.0%	100.0%	100.0%
Families with related children under 18 years:	38.8%	68.9%	60.9%	54.9%	55.8%
Families with own children under 18 years	34.8%	65.2%	53.9%	46.9%	49.6%

Source: 2010 Census.

Notes: Based on Table P38: FAMILY TYPE BY PRESENCE AND AGE OF OWN CHILDREN and Table P39 FAMILY TYPE BY PRESENCE AND AGE OF RELATED CHILDREN published by the U.S. Census Bureau. Census Bureau note from table P39: "Families" consist of a householder and one or more other people related to the householder by birth, marriage, or adoption. They do not include same-sex married couples even if the marriage was performed in a state issuing marriage certificates for same-sex couples. Same-sex couples are included in the "families" category if there is at least one additional person related to the householder by birth or adoption...."

In the High Point, New Holly, and Rainier Beach R/ECAPs, family households are about 60 percent or slightly more of area households, and in each of these three R/ECAPs, families with related children are a majority of the family households. In these three R/ECAPs, family households with related children comprise between 34 and 43 percent of all households—all much higher shares than the share in the city of Seattle (19%), and somewhat higher shares than the share in the overall region (31%).

In contrast, only 28 percent of households in the First Hill/Yesler R/ECAP are family households, and less than half of the family households in this R/ECAP contain related children. Only 11 percent of the households in this R/ECAP are family households with children, which is quite atypical for R/ECAPs in the city and region.

When considering aggregate statistics for Seattle’s R/ECAPs it is important to keep in mind the substantial differences in household composition between the First Hill/Yesler R/ECAP and the other three R/ECAPs.

Population with a Disability

The following table shows estimated shares of the population in each of Seattle’s R/ECAPs who have a disability based on tabulations from the 2009 to 2013 ACS. Figures for the city and Metro area as a whole are also shown.

As reflected in the following table, disability rates are higher in Seattle’s R/ECAPs than in the city and Metro area. Overall, within Seattle R/ECAPs, about 16 percent of the civilian non-institutionalized population is disabled compared with the city and Metro area, where roughly 10 percent of the corresponding demographic has a disability.

The highest overall disability rate among Seattle R/ECAPs is found in First Hill/Yesler R/ECAP where about 23 percent of people are disabled. This is more than twice the rates in the city and Metro area.

As reflected in the table below, almost 23 percent of residents living in the First Hill/Yesler R/ECAP have one or more of the types of disability about which the ACS inquired. This is more than twice the disability rates seen in the city and Metro area as a whole, where roughly 10 percent of residents have a disability. Roughly 18 percent of the people residing in the New Holly R/ECAP are disabled, which is also a much higher rate than in the city and Metro area. The percentage of persons in the Rainier Beach R/ECAP is also somewhat higher than in the city and Metro area generally.

Disability rates are typically affected by the age distribution of the population, with higher disability rates for older age groups. This is reflected in the higher disability rates among seniors in each of the R/ECAPs and in the city and Metro area overall. Examining disability rates separately for adults age 18 to 64 and for seniors age 65 and older also helps to unmask additional disproportionalities between the R/ECAPs and the broader city and region. All of the R/ECAPs in Seattle have higher estimated rates of disability than the overall city and Metro area for both of these age groups. Among these R/ECAPs, the greatest disproportionality for adults age 18 to 64 is seen in the First Hill/Yesler R/ECAP where 15 percent of this age group are disabled while the greatest disproportionality for seniors is in the New Holly R/ECAP, where roughly 62 percent of this age group are disabled.

Percentage of Civilian Noninstitutionalized Population With a Disability: Seattle R/ECAPs, Seattle city, and Seattle-Tacoma-Bellevue Metro Area

	First Hill/Yesler R/ECAP (Aggregation of Census Tracts 85 and 91)	High Point R/ECAP Census Tract 107.02	New Holly R/ECAP (Census Tract 110.01)	Rainier Beach R/ECAP (Census Tract 118)	Seattle city as a whole	Seattle-Tacoma-Bellevue Metro Area as a whole
Overall:	22.5%	9.4%	17.7%	12.6%	8.9%	10.5%
Among Population 18 to 64 years of age	15.3%	10.9%	13.5%	12.2%	6.5%	8.7%
Among population 65 years of age and over	55.3%	34.9%	61.8%	43.9%	34.7%	35.9%

Source: 2009-2013 American Community Survey, U.S. Census Bureau (from table S1810: DISABILITY CHARACTERISTICS).

Population by Sex

Per 2010 Census estimates, males are a disproportionately high percentage of the population in the First Hill/Yesler Terrace R/ECAP. This is due to the fact that males comprise 67.3 percent of the population in Census Tract 85 (the tract in this R/ECAP which is located within the First Hill CRA). Females are slightly concentrated in the other three R/ECAPs relative to their shares in the city and region as a whole.

Within the Region

The analysis of protected classes that disproportionately reside in R/ECAPs within the Metro area provides estimates in aggregate for all R/ECAPs within the region. This analysis uses the HUD-provided table 4 showing R/ECAP demographics for Seattle and the Metro area (seen on page 21). Although we have used HUD's table 4 for this analysis, the data is somewhat incomplete and inaccurate as previously mentioned in the Demographic Summary.³ Even so, the inaccuracies are slight enough that the estimates are still useful. The data provide some similar findings—and some contrasting findings—for RECAPs in the the region relative to those in Seattle. The data on the regional RECAPs also reveal differences in the population characteristics of these RECAPS relative to the characteristics of the overall population of the region shown in the HUD-provided table 1 (on page 22) The following data includes details on race/ethnicity, family type, and national origins living within R/ECAPs in the Metro area.

The Metro area's analysis of R/ECAP demographics tells a bit different story compared to the demographic makeup of Seattle R/ECAPs. The differences are seen in the protected classes that disproportionately reside in these areas within the region compared to R/ECAPs in Seattle. Almost 31 percent of the total population in R/ECAPs within the Metro area are White, Non-Hispanics, as opposed to about 31 percent of the R/ECAP population in Seattle are Black, Non-Hispanics. Within the Metro area, Black residents make up the second largest race/ethnicity group among the total R/ECAP population (25%), followed by Asian (23%) and Hispanic (almost 15%) residents.

Metro area R/ECAPs have a higher concentration of families with children than do Seattle RECAPs. Specifically within Metro-area R/ECAPs, families with children comprise about 56 percent of the total number of families residing within those R/ECAPs. In Seattle RECAPs, about 50 percent of family households include children.

The final category of demographics analyzed in table 4 are the top ten foreign-born groups living within R/ECAPs. These groups are different than the top ten foreign-born groups within the Metro area's total population. Mexican-born residents within R/ECAPs in the Metro area makeup about 7 percent of the total population in R/ECAPs. Mexico is also the Metro area's number one country of national origin. However, the following four countries of national origin residing in R/ECAPs do not match the following four countries of national origin in the total Metro area. Within R/ECAPs in the Metro area, Vietnamese-born residents make up almost 4 percent of the total population in R/ECAPs, followed by Other Eastern African-born (3%), Chinese-born (2.9%), and Filipino-born residents (2.7%). Similar to Seattle, the disproportionality is highest for persons born in Other Eastern Africa countries. However, this category of counties does not even rank among the top ten countries of origin within the Metro area as a whole. Cambodia (ranks #8 within R/ECAPs) and Iraq (ranks #9 within R/ECAPs) are also not among the top ten countries of origin in the Metro area.

³ In the HUD-provided table 4 on RECAPs, people who are of multiple races are not reflected in the table, and the percentage estimates for national origin are slightly off due to the denominators used. We were able to include corrected numbers for the city of Seattle, but due to time constraints, we were unable to correct the estimates for the region.

HUD-Provided Tables

The HUD-provided table 4 on R/ECAP Demographics is provided directly below, with data for R/ECAPs in Seattle shown first and R/ECAPs in the broader Metro area shown second. (Estimates for RECAPS at each of these geographic levels are shown in aggregate rather than for individual R/ECAPs). For convenience, excerpts on parallel demographic topics are shown on the HUD-provided table 1 immediately following table 4. Estimates may not exactly match Census and ACS estimates obtained directly from the U.S. Census Bureau.

HUD-Provided Table 4 –R/ECAP Demographics

Table 4 - R/ECAP Demographics						
	(Seattle, WA CDBG, HOME, ESG) Jurisdiction			(Seattle-Tacoma-Bellevue, WA CBSA) Region		
R/ECAP Race/Ethnicity	#	%		#	%	
Total Population in R/ECAPs	22,445	-		41,443	-	
White, Non-Hispanic	5,638	25.12		12,722	30.70	
Black, Non-Hispanic	7,033	31.33		10,375	25.03	
Hispanic	1,937	8.63		6,051	14.60	
Asian or Pacific Islander, Non-Hispanic	6,701	29.86		9,602	23.17	
Native American, Non-Hispanic	225	1.00		511	1.23	
Other, Non-Hispanic	50	0.22		101	0.24	
R/ECAP Family Type						
Total Families in R/ECAPs	4,274	-		8,126	-	
Families with children	2,120	49.60		4,566	56.19	
R/ECAP National Origin	Country			Country		
Total Population in R/ECAPs	22,445	-		41,443	-	
#1 country of origin	Vietnam	1,347	6.00	Mexico	3,043	7.34
#2 country of origin	China excl. Hong Kong & Taiwan	1,198	5.34	Vietnam	1,623	3.92
#3 country of origin	Other Eastern Africa	1,187	5.29	Other Eastern Africa	1,257	3.03
#4 country of origin	Mexico	925	4.12	China excl. Hong Kong & Taiwan	1,209	2.92
#5 country of origin	Philippines	886	3.95	Philippines	1,119	2.7
#6 country of origin	Ethiopia	871	3.88	Ethiopia	871	2.1
#7 country of origin	Eritrea	292	1.30	Ukraine	690	1.66
#8 country of origin	Kenya	235	1.05	Cambodia	398	0.96
#9 country of origin	Cambodia	194	0.86	Iraq	357	0.86
#10 country of origin	Australia	150	0.67	Korea	325	0.78
Note 1: 10 most populous groups at the jurisdiction level may not be the same as the 10 most populous at the Region level, and are thus labeled separately.						
Note 2: Data Sources: Decennial Census; ACS						
Note 3: Refer to the Data Documentation for details (www.hudexchange.info).						

HUD-Provided Table 1 –Demographics

Table 1 - Demographics (excerpts on parallel topics)						
	(Seattle, WA CDBG, HOME, ESG) Jurisdiction			(Seattle-Tacoma-Bellevue, WA CBSA) Region		
Race/Ethnicity		#	%		#	%
White, Non-Hispanic		403,756	66.30		2,340,274	68.03
Black, Non-Hispanic		47,134	7.74		185,061	5.38
Hispanic		40,399	6.63		309,476	9.00
Asian or Pacific Islander, Non-Hispanic		85,862	14.10		416,584	12.11
Native American, Non-Hispanic		3,885	0.64		30,525	0.89
Other, Non-Hispanic		1,464	0.24		7,323	0.21
Family Type						
Families with children		51,271	42.10		395,660	46.77
National Origin	Country			Country		
#1 country of origin	Vietnam	12,414	2.04	Mexico	89,490	2.60
#2 country of origin	China excl. Hong Kong	12,186	2.00	Philippines	45,577	1.32
#3 country of origin	Philippines	10,122	1.66	Vietnam	43,153	1.25
#4 country of origin	Mexico	8,025	1.32	India	42,474	1.23
#5 country of origin	Canada	6,125	1.01	Korea	37,814	1.10
#6 country of origin	Ethiopia	4,991	0.82	China excl. Hong Kong	35,753	1.04
#7 country of origin	Korea	3,967	0.65	Canada	27,253	0.79
#8 country of origin	Other Eastern Africa	3,649	0.60	Ukraine	20,842	0.61
#9 country of origin	India	3,259	0.54	Japan	12,306	0.36
#10 country of origin	Japan	3,212	0.53	Ethiopia	11,935	0.35
<p>Note 1: All % represent a share of the total population within the jurisdiction or region, except family type, which is out of total families.</p> <p>Note 2: 10 most populous places of birth and languages at the jurisdiction level may not be the same as the 10 most populous at the Region level, and are thus labeled separately.</p> <p>Note 3: Data Sources: Decennial Census; ACS</p> <p>Note 4: Refer to the Data Documentation for details (www.hudexchange.info).</p>						

AFH Prompt: Describe how R/ECAPs have changed over time (since 1990).

The AFFH Guidebook indicates that program participants must describe areas that have either moved into or out of R/ECAP status. Participants are also asked to identify areas that may be close to becoming R/ECAPs.

To describe moves in and out of R/ECAP status, we use the series of HUD-provided Race/Ethnicity maps. These maps show race/ethnicity based on the 1990, 2000, and 2010 censuses with data for identification of R/ECAPs based, respectively, on the 1990 Census, 2000 Census, and the 2009-2013 ACS.⁴

When considering the movement of census tracts in and out of R/ECAP status, we found that it is important to keep in mind that HUD uses a poverty rate threshold for identifying R/ECAPs in the Seattle Metro area that is *relative to average poverty rates in our Metro area* rather than using an absolute threshold. (Details on this operationalization is described further in the paragraph and table below.)

Based on our examination of poverty rates from the 1990 and 2000 LTDB and 2009-2013 ACS (which we downloaded directly), and given that the Seattle Metro area tends to have relatively lower poverty rates compared to many metropolitan areas in the United States, we infer that HUD identified R/ECAPs with these data using the lower, alternate poverty threshold rather than the standard poverty rate threshold of 40 percent.⁵ The table below shows the poverty rate thresholds we believe HUD used to identify R/ECAPs in the Seattle Metro area.

The alternative threshold is a relative threshold and changes based on the average poverty rate found in a Metro area census tracts. As reflected in the table below, this threshold increased between the 2000 Census and the 2009-2013 ACS.

Data source used to identify poverty rates	Average tract poverty rate for the Seattle-Bellevue-Tacoma Metro Area	Three times the average tract poverty rate for the Seattle-Bellevue-Tacoma Metro Area	Poverty rate threshold for census tracts to have R/ECAP status in Seattle-Bellevue-Tacoma Metro Area (>40% or at least 26.2%, whichever threshold is lower)
1990 Census LTDB	8.7%	26.2%	At least 26.2%
2000 Census LTDB	8.7%	26.2%	At least 26.2%
2009-2013 ACS	11.7%	35.2%	At least 35.2%

Source: 1990 and 2000 Census Data in Brown University's Longitudinal Tract Database; 2009-2013 American Community Survey, U.S. Census Bureau.

⁴ The 1990 and 2000 Census data on race/ethnicity and R/ECAP status reflected in HUD provided maps and tables are based on the Brown Longitudinal Tract Database (LTDB). The LTDB, as previously discussed, incorporates adjustments to the data to account for changes over time in census tract boundaries and changes since 1990 in the way the census asks respondents about their race. The includes reallocation of prior decennial Census data to correspond with new census tract boundaries in instances where census tracts have split.

⁵ As described at the beginning of our R/ECAP analysis, HUD uses an alternative threshold in the poverty test for R/ECAPS in metro areas that tend to have lower poverty rates than other metro areas. The AFFH Data Documentation from HUD explains that "a neighborhood can be a R/ECAP if it has a poverty rate that exceeds 40% or is three or more times the average tract poverty rate for the metropolitan/micropolitan area, whichever threshold is lower."

As shown above, the average poverty rate for all census tracts in the Seattle Metro area was about 8.7 percent per the 1990 and 2000 decennial census estimates in the Longitudinal Tract Data Base. The average poverty rate in our Metro area census tracts then rose by about 3.0 percentage points to 11.7 percent in the 2009-2013 ACS. The poverty rate threshold for R/ECAP tracts correspondingly rose by about 9.0 percentage points between the 2000 Census and the 2009-2013 ACS.

Some changes in census tracts designated as R/ECAPs occur when census tracts split or census tract boundaries are otherwise redrawn. As part of its review of census tract boundaries prior to each decennial Census, the U.S. Census Bureau identifies census tracts that qualify for splitting due to increases in population or other reasons. Two of the census tracts that had been R/ECAPs based on 1990 and/or 2000 Census data were split between the 2000 and 2010 Censuses. These are Census Tract 107, located in the High Point neighborhood, which split into tracts 107.01 and 107.02; and Census Tract 110, located in South Beacon Hill/New Holly area, which split into tracts 110.01 and 110.02.

It is also important to note that changes in poverty rates that move a census tract into or out of R/ECAP status may be associated with sampling error rather than actual underlying changes in the poverty rate of the census tract compared to the R/ECAP threshold. The poverty rate estimates used to help determine R/ECAP status are sample based estimates and carry margins of error. Given the comparatively low sampling rates in the ACS, the ACS margins of error for estimates at the census tract level are commonly quite large relative to the estimates themselves. At the 90 percent confidence level the margins of error for the five-year ACS poverty rate estimates in the Seattle census tracts with R/ECAP status average about plus or minus 9 to 10 percentage points each. As one example, the 2009-2013 five-year ACS estimate for the poverty rate in Census Tract 107.02 is 40.1 percent +/- 10.2 percentage points. Given the issue with margins of error, it is difficult to obtain solid insights into trends related to changes in R/ECAP status.

Within Seattle

The narrative below describing Seattle census tracts that have moved into or out of R/ECAP status is organized by neighborhood areas. Screenshots of the relevant HUD-provided maps (as seen on page 26) accompany the narrative. R/ECAP boundaries are shown in purple. As we have done previously, we use the names of the city's informal Community Reporting Areas (CRAs) to refer to neighborhoods. A reference map showing Community Reporting Areas is provided in the Demographic Summary earlier in the AFH.

Census Tracts that have Moved Into or Out of R/ECAP Status

R/ECAP census tract(s) in Pioneer Square/International District and First Hill CRAs:

Both census tracts in the Pioneer Square/International District CRA (i.e., Census Tract 92 to the west and Census Tract 91 to the east) had R/ECAP status in 1990 and 2000. However, based on the more recent 2009-2013 5-year ACS data, only Census Tract 91 has R/ECAP status, but Census Tract 92 does not.

Data from the 2009-2013 5-year ACS indicates that the poverty rate in Census Tract 92 is about 44 percent, which meets the poverty test for R/ECAP status and which is one of the highest poverty rates among Seattle census tracts. However, the estimated share of the population who are people of color is 49.7 percent in this recent ACS dataset, which is just shy of the 50 percent required for R/ECAP status.

R/ECAP census tract(s) in Central Area/Squire Park and Judkins Park CRAs:

In 1990, Census Tract 87 in the Central Area/Squire Park CRA was a R/ECAP. In 2000, Census Tract 90 in the Judkins Park CRA moved into R/ECAP status.

As of the 2009-2013 5-year ACS, these census tracts had moved out of R/ECAP status.

- Per the recent ACS estimates, people of color still comprise majority shares of the residents in Census tracts 87 (54.7% of residents) and 90 (67.0% of residents). Both of these census tracts now have poverty rates under the R/ECAP threshold: Census Tract 87 has a 12.9 percent poverty rate which is statistically indistinguishable from the overall city's and Metro area's poverty rate; Census Tract 90 has a poverty rate of 23 percent which, while still disproportionately high, is below the R/ECAP threshold.

R/ECAP census tract in Duwamish/SODO CRAs:

Census Tract 93, which is the single census tract in the Duwamish/SODO CRA, moved into R/ECAP status in 2000, but was no longer a R/ECAP tract as of 2009-2013. People of color still comprise a majority of the population in this R/ECAP (53.3% in the 2009-2013 ACS); however, the poverty rate (26.3%) is now below the R/ECAP threshold.

R/ECAP census tract(s) in High Point CRA:

Prior to the 2010 Census, census tracts 107.01 and 107.02 comprised a single Census tract: 107. Census Tract 107 had R/ECAP status in both 1990 and 2000. Based on the 5-year 2009-2013 ACS estimates, which are tabulated for 2010 Census geographies, only Census tracts 107.02 (the western tract of the new pair of tracts) currently has R/ECAP status.

Per the 2009-2013 5-year ACS data, the populations of both tracts 107.01 and 107.02 are majority people of color. However, this recent dataset indicates that 25.4 percent of the population are in poverty in Census Tract 107.01, which is below the threshold for R/ECAP status. As noted previously, 40.1 percent of people in Census Tract 107.02 are poor per recent ACS data, which qualifies this tract as a R/ECAP.

R/ECAP census tract(s) in South Beacon Hill/New Holly CRA:

Prior to the 2010 Census, census tracts 110.01 and 110.02 comprised a single Census tract: 110. Census Tract 110 had R/ECAP status in 1990, but moved out of R/ECAP status in 2000. Census Tract 110.01, the eastern tract of the newly split tracts moved back into R/ECAP status based on the 2009-2013 5-year ACS.

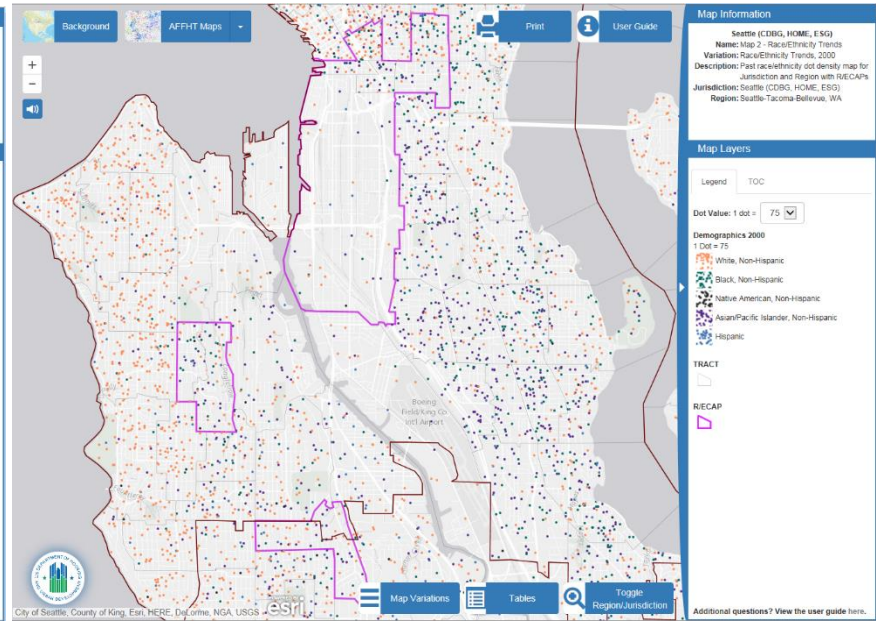
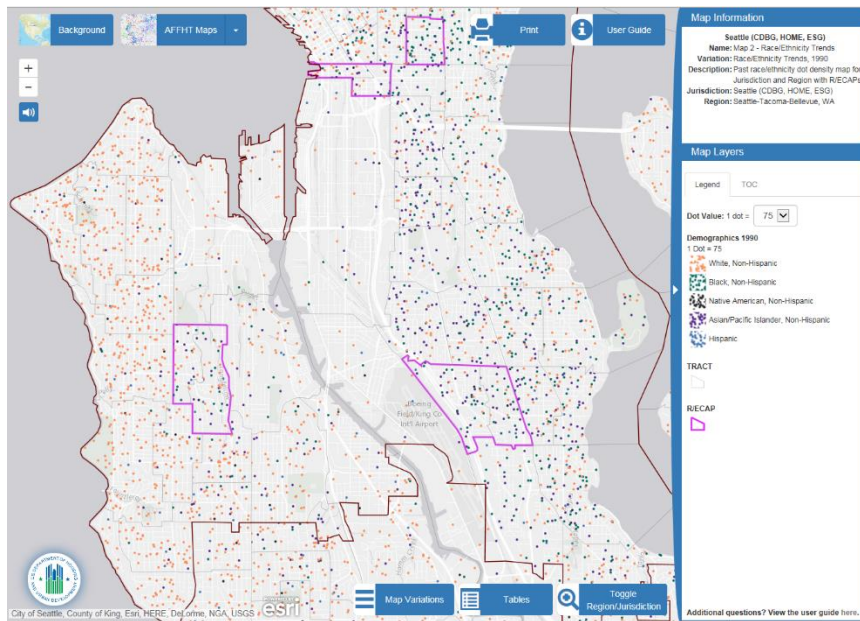
The recent ACS data indicate that people of color currently comprise large majorities of the population in Census Tract 110.01 (88.3%) and in Census Tract 110.02 (92.5%). Per the recent ACS, tract 110.02's poverty rate is estimated at 29.6 percent, which is below the R/ECAP designation threshold; while tract 110.01's poverty rate of 37.1 percent meets the current threshold.

R/ECAP census tract in Rainier Beach CRA:

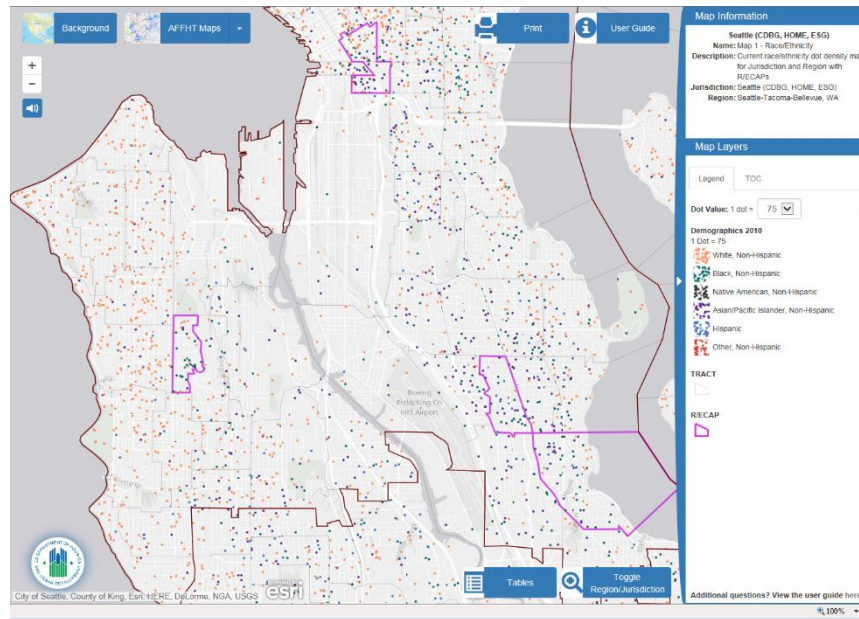
Census Tract 118, which is the northern of two census tracts in the Rainier Beach CRA, is currently a R/ECAP tract based on the 2009-2013 ACS. This tract had not been a R/ECAP tract in either 1990 or 2000.

HUD-Provided Maps Showing Changing R/ECAP Boundaries, Seattle
Map 2 - Race/Ethnicity Trends (Variation for 1990)

Map 2 - Race/Ethnicity Trends (Variation for 2000)



Map 1 - Race/Ethnicity (2010) showing R/ECAP boundaries based on 2009-2013 5-Year American Community Survey



Sources: 1990 and 2000 maps: Brown Longitudinal Tract Database (LTDB) based on 1990 and 2000 Census; 2010 map: race/ethnicity data; R/ECAPs identified based on 2009-2013 5-Year American Community Survey data.

Notes: These are screenshots of HUD-provided maps.

Areas of Seattle That May Be Close to Becoming R/ECAPs

The AFH Guidebooks asks us to consider areas that may be close to becoming R/ECAPs, and we respond to query below. At the same time, it is important to consider areas that could also transition out of R/ECAP status. Of particular note, over time, R/ECAPs anchored by SHA's large public housing communities could *shed their R/ECAP status* aided by community revitalization efforts and recent or ongoing residential redevelopment to encompass mixed-income housing.

One way to identify census tracts that could be close to becoming R/ECAPs is to look for census tracts that are close to meeting the criteria for R/ECAP status.

Most of these tracts have been R/ECAPs before. Tracts that are close to having R/ECAP status could transition into (and out of) R/ECAP status due to actual underlying changes in the demographic and socioeconomic conditions in these areas. However, changes in R/ECAP status could also happen solely as an artifact of sampling error inherent in the ACS estimates used to test for R/ECAPs status. As described at the beginning of the R/ECAPs analysis in our AFH, we noted that the poverty rate estimates for current R/ECAP tracts tended to have margins of error of about +/- 9 to 10 percentage points.

The map below, on page 29, shows the percentage of the population within each census tract who are of White race alone, and not of Hispanic or Latino origin. Following that map is a map showing the poverty rate, on page 30.

Tracts shaded in pale yellow have populations that are less than 45 percent white (and 55 percent or more people of color). Of these census tracts, those with current poverty rates of at least 25 percent seem most likely to become R/ECAPs. These areas include:

- Census Tract 110.02 in South Beacon Hill/New Holly, the population of which is currently 92.5 percent people of color and which has a 30 percent poverty rate. This was previously a RECAP tract in 1990 when it was part of the larger Census Tract 110.
- Census Tract 112 in South Park; this tract is currently comprised of 73.8 percent people of color and has a 28.3 percent poverty rate. This tract has *not* been a R/ECAP tract during the time periods examined.

The light green tracts have populations that are 45 to 50 percent white (and 50 to 55 percent people of color). These areas could move into R/ECAP status if their poverty rates increase above the R/ECAP threshold. Of these census tracts, those with current poverty rates of at least 25 percent seem more likely than others to become R/ECAPs.

- The western tract in High Point (tract 107.01) was part of a R/ECAP in 1990 and 2000 before it became a separate Census tract. In Census Tract 107.01, people of color are slightly more than half of the population and about a quarter of the population in the tract are poor.
- People of color are also a slight majority of the residents in the Duwamish/SODO Census Tract 93. The poverty rate in this tract is 26.3 percent. This tract was a R/ECAP in 2000 and could once again become a R/ECAP.

The medium green shading in the percentage White map shows census tracts that are between 50.1 and 55.0 percent White. Again, among these areas, Census tracts with poverty rates of at least 25 percent seem more likely than other areas to become R/ECAPs. These tracts *could* become R/ECAPs in the relatively near future *if* their people-of-color share increases *and* their poverty rates meet thresholds for R/ECAP status.

- Census Tract 92 in the Pioneer Square/International District, as discussed previously, is 50.3 percent White and has a 44 percent poverty rate. This tract had R/ECAP status in 1990 and 2000 and could transition back to R/ECAP status again.
- Census tracts 53.01 and 53.02 in the University District have populations that are slightly majority White. While these tracts have not had R/ECAP status during the time frame examined in the AFH, they have poverty rates that are 40 percent or greater. These tracts could become R/ECAP tracts if persons of color become a larger share of their populations. However, consideration of the program and policy implications of these tracts becoming R/ECAP tracts would need to include recognition that a large percentage of the population in these tracts are university students who are likely to have incomes below poverty level on only a temporary basis.

As described in the Segregation/Integration Section of the AFH, some portions of the city are characterized by micro-segregation where populations of color and high-poverty populations are concentrated in one portion of a Census tract, but not in a neighboring part of the same tract. Patterns of micro-segregation can be found in a number of Census tracts in south Seattle, especially in transition areas between tracts with high and low poverty rates. R/ECAPs may also be formed if census tracts such as these split in the future.

These observations suggest that it is prudent to pay special attention not only to areas meeting R/ECAP criteria, but also areas of the city that are close to meeting the R/ECAP criteria. These observations also underline the need to consider neighborhood demographics and socioeconomic conditions in a holistic way that goes beyond ACS estimates and that additionally considers variations from one section of a neighborhood to another. These observations extend to neighboring areas of the Metro area to the south and southeast of Seattle.

In the future, the formation of new R/ECAPs may be more likely outside of Seattle due to the “suburbanization of poverty.” This refers to a trend wherein poverty has been moving into the suburbs of metro areas, particularly due in part to the rising rents and other housing market challenges within urban cities. Evidence of the suburbanization of poverty comes from a Brookings Institution article titled “The Growth and Spread of Concentrated Poverty, 2000 to 2008-2012.”⁶ The scholars at the Brookings Institution found that while concentrated poverty within metropolitan areas been mostly an “urban phenomenon” in the past, there has been a trend of growing suburban poverty in the last decade. While concentrated poverty remains most prevalent in large cities, “suburban communities experienced the fastest pace of growth in the number of poor residents living in concentrated poverty over this time period.” Specifically, this research found that:

"Between 2000 and 2008-2012, the number of suburban poor living in distressed neighborhoods grew by 139 percent—almost three times the pace of growth in cities. Of poor residents living in concentrated poverty in the nation’s 100 largest metro areas, 26 percent lived in the suburbs in 2008-2012, up from 18 percent in 2000."

Findings on the suburbanization of poverty underscore why the regional analysis within our AFH is so important. Understanding how patterns of poverty patterns are shifting regionally is essential for informing policies and strategies to reduce the prevalence and concentration of poverty in the future.

⁶ ["The Growth and Spread of Concentrated Poverty, 2000 to 2008-2012"](#) by Elizabeth Kneebone; July 31, 2014; Brookings Institution

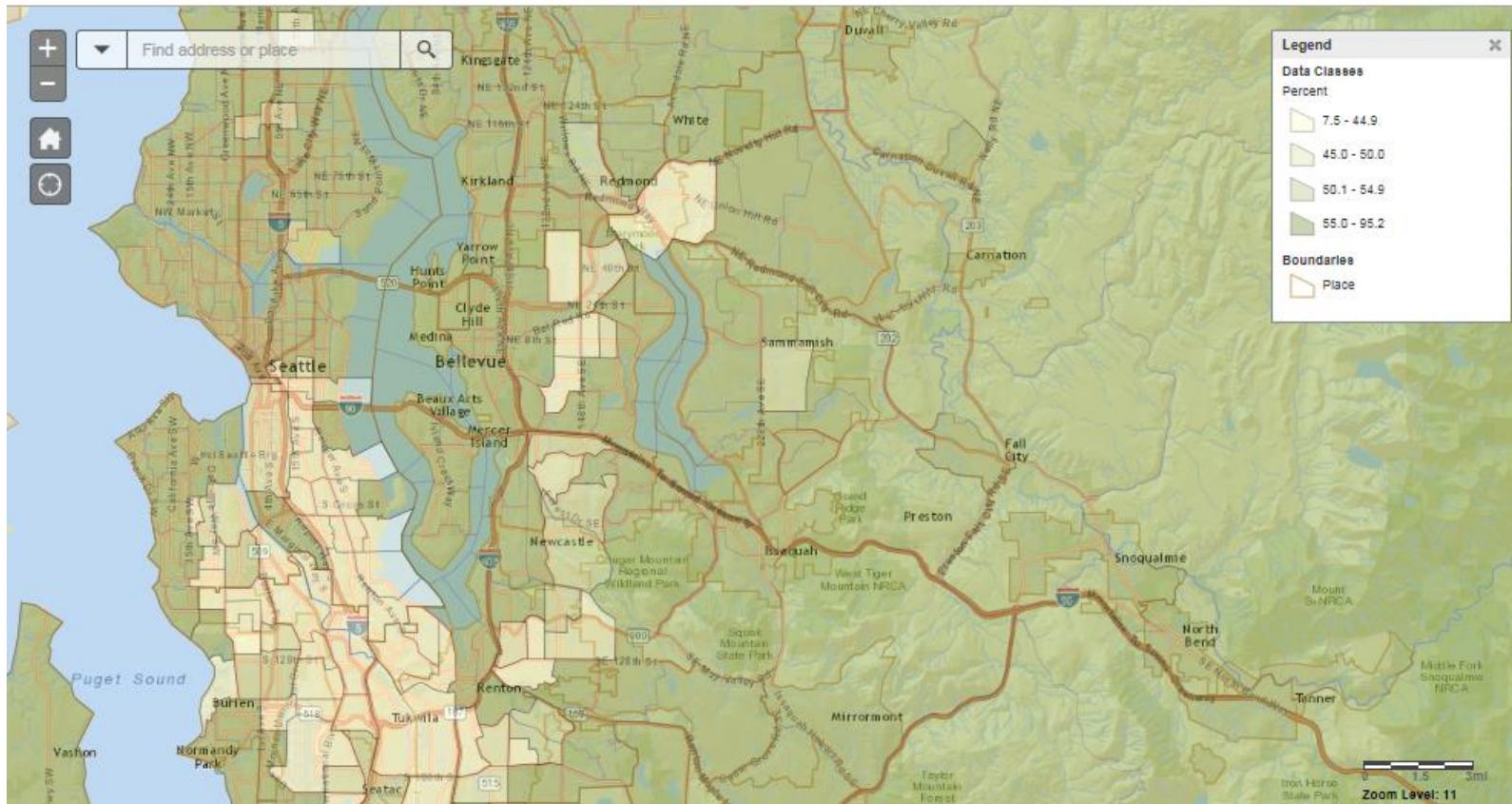
Share of Population Who Are White, Not Hispanic or Latino by Census Tract 2009-2013 Five-Year American Community Survey Estimates

DP05 ACS DEMOGRAPHIC AND HOUSING ESTIMATES 2009-2013 American Community Survey 5-Year Estimates

Table View | Map View | BACK TO ADVANCED SEARCH

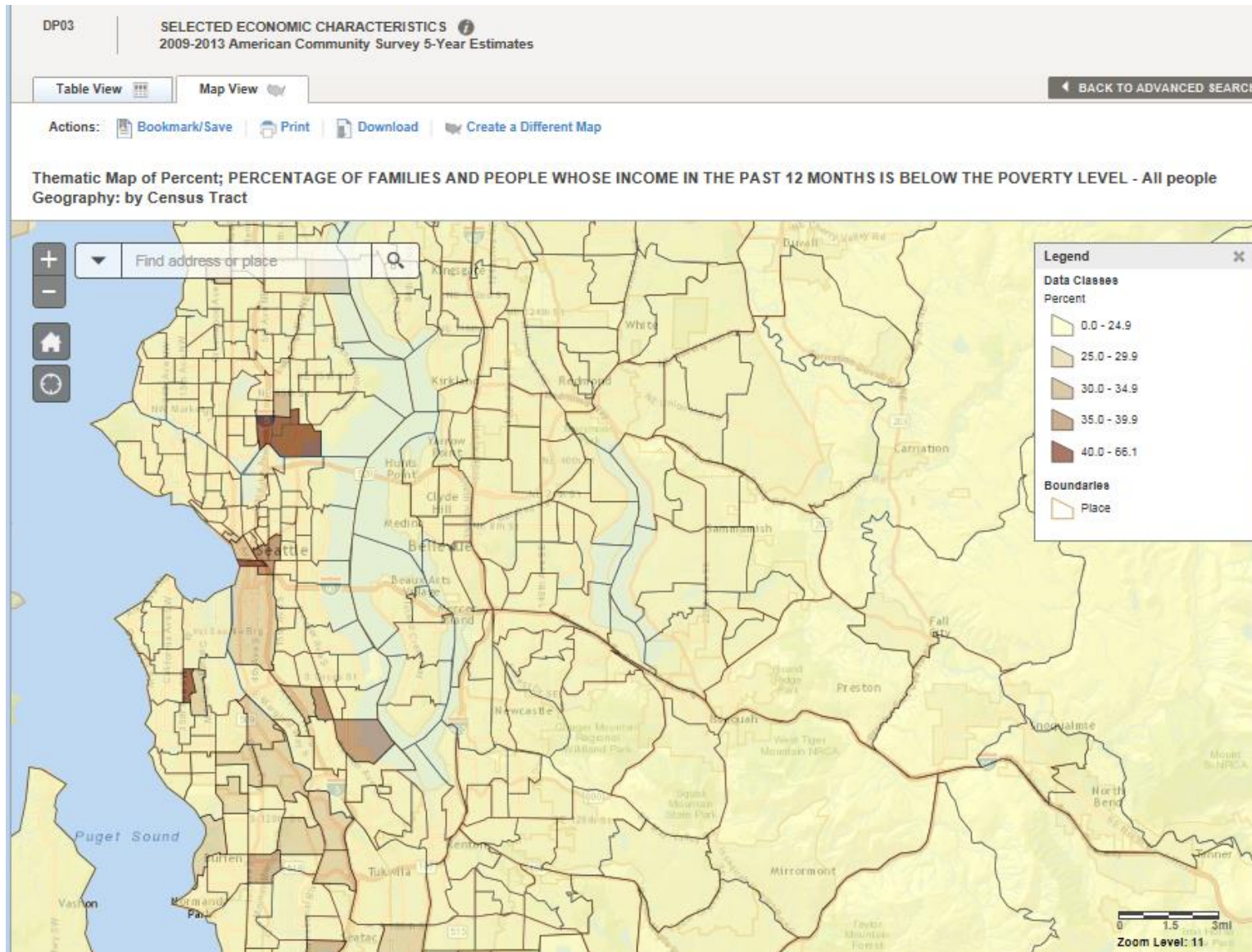
Actions: [Bookmark/Save](#) | [Print](#) | [Download](#) | [Create a Different Map](#)

Thematic Map of Percent; HISPANIC OR LATINO AND RACE - Total population - Not Hispanic or Latino - White alone
Geography: by Census Tract



Source: 2009-2013 5-Year, American Community Survey estimates. Map created in the Census Bureau's online Factfinder data portal.

**Share of Population Whose Income is Below Poverty Level, by Census Tract—
2009-2013 Five-Year American Community Survey Estimates**



Source: 2009-2013 5-Year, American Community Survey estimates. Map created in the Census Bureau's online Factfinder data portal.

Within the Region

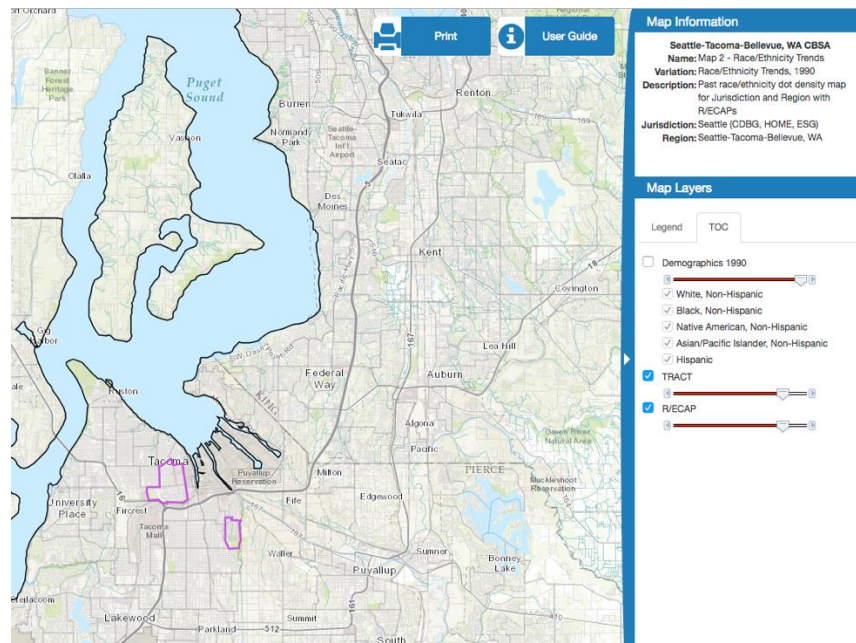
In order to see the changing geographic patterns among the Metro-area R/ECAPs over time, maps for 1990, 2000, and 2010 can be seen on the following page (page 32). In 1990, two R/ECAPs were located outside of Seattle in Tacoma. They were located in the Hilltop neighborhood and the Eastside around Swan Creek Park.

In 2000, three other R/ECAPs formed south of Seattle. One of the year 2000 R/ECAPs is comprised of Census Tract 265, which is located on the border of Seattle's southern city limits. This R/ECAP tract is made up primarily of the downtown and residential portions of the White Center community but also includes a very small amount of land within Seattle (along the western side of Highway 509) with 24 households counted in the 2000 Census. *This White Center R/ECAP tract is of special note not only because of its geographic location, but also because this tract is part of the North Highline potential annexation area, an unincorporated area that the City of Seattle is considering annexing.* Another year 2000 R/ECAP was located further south near Des Moines on the west side of Interstate I-5. Three more R/ECAPs were located south in Tacoma and Lakewood. As in 1990, the two R/ECAPs remained in the Hilltop neighborhood and the Eastside in 2000, and appear relatively the same size. A new R/ECAP that appeared since 1990 was located further southwest in Lakewood at the north end of the McChord Air Force Base.

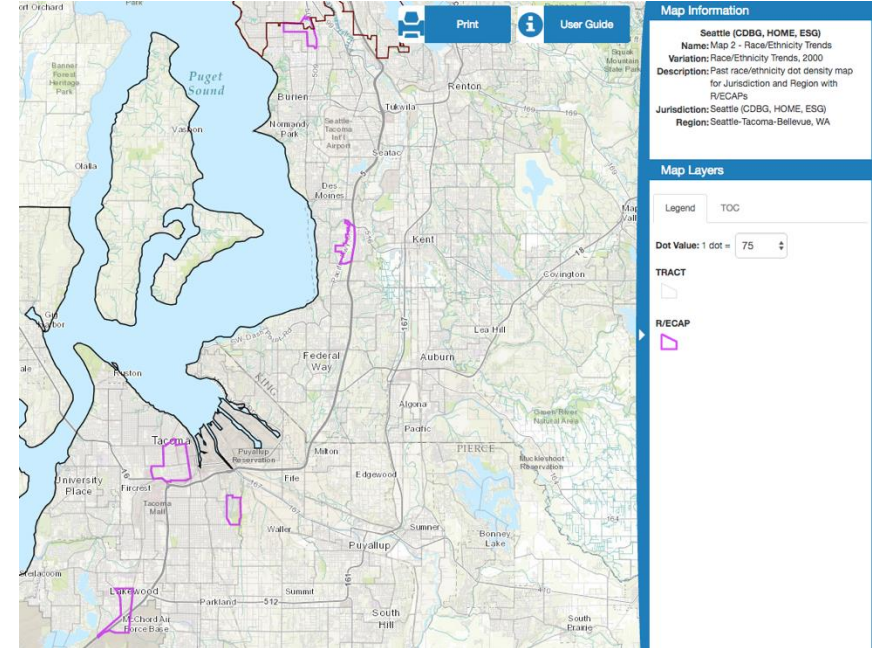
Since 2000, changes took place among the R/ECAPs leading up to 2010. The R/ECAP in White Center and South Seattle was no longer visible in 2010, along with the R/ECAP that was located just south of Des Moines. However, a new R/ECAP formed in Kent on the east side of Highway 167. The one R/ECAP located in the Hilltop neighborhood of Tacoma changed as well, decreasing in size and comprising a smaller area just west of downtown Tacoma. Rather than containing three census tracts (Census Tract 613, 614, and 617) as it did in 1990 and 2000, the Hilltop R/ECAP was comprised of only one census tract (Census Tract 614) in 2010. The McChord Air Force Base R/ECAP also decreased in size over the ten-year period, hugging a smaller area of I-5. In 2000, the R/ECAP contained Census Tract 718.05 and 718.06, and in 2010 contained only tract 718.06. The one R/ECAP that showed no change at all over the 20-year period was Tacoma's Eastside R/ECAP, characterized by the affordable housing development called Salishan.

The trends of Seattle's Metro-area R/ECAPs reflect, to an extent, the growing trend of the suburbanization of poverty, particularly between the years of 1990 to 2000. In 1990, the Metro-area R/ECAPs were concentrated in the urban cities of Seattle and Tacoma. However, in 2000, two different R/ECAPs appeared further south of Seattle, and one R/ECAP appeared south of Tacoma. These new R/ECAPs indicate the new locations of concentrated suburban poverty that didn't exist prior in 1990. While the Metro area R/ECAPs decreased in number and partially in size from 2000 to 2010, the slight shifts still indicate concentrated suburban poverty outside the larger urban cities.

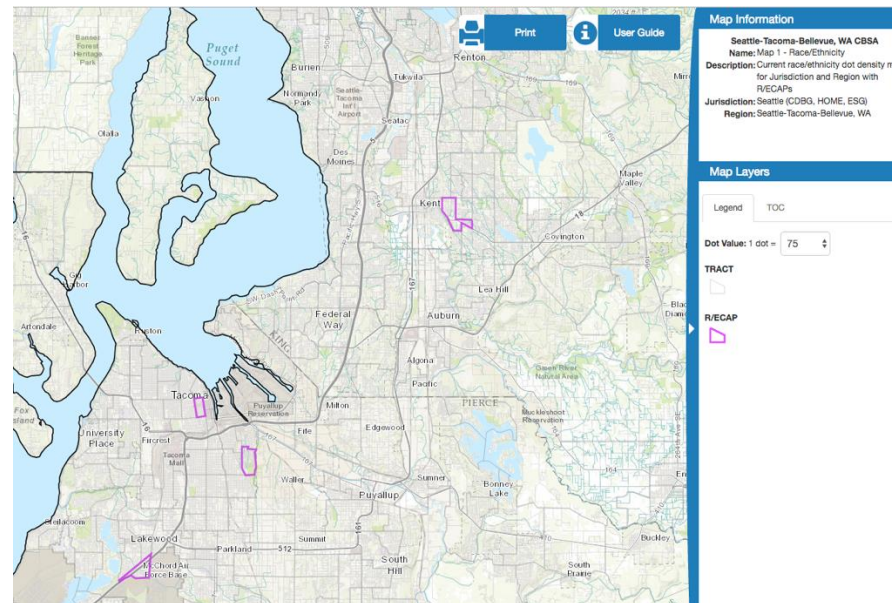
Metro Area R/ECAPs in 1990



Metro Area R/ECAPs in 2000



Metro Area R/ECAPs in 2010



Sources: 1990 and 2000 maps: Brown Longitudinal Tract Database (LTDB) based on 1990 and 2000 Census; 2010 map: race/ethnicity data; R/ECAPs identified based on 2009-2013 5-Year American Community Survey data.
 Notes: These are screenshots of HUD-provided maps.

R/ECAPs: Additional Information

Significant community revitalization efforts have moved forward in all four of Seattle’s Racially and Ethnically Concentrated Areas of Poverty (R/ECAPs) over the past several years, helping to expand housing and employment opportunities for local residents and address longstanding patterns of segregation. Summaries of some of these initiatives and investments are provided below.

More detail on the redevelopment of the Yesler Terrace, High Point, and Holly Park / NewHolly Public Housing communities is provided by SHA following the brief descriptions of community revitalization efforts.

Community Revitalization Efforts

First Hill / Yesler Terrace R/ECAP

- **Yesler Terrace Public Housing Redevelopment**—In 2013, the Seattle Housing Authority (SHA) began the process of transforming the 30-acre, 561-unit Yesler Terrace public housing community developed in the 1940s into a mixed-income, mixed-use neighborhood that features 5,000 residential units, multiple parks, a 1-acre community garden / P-Patch, retail shops, community services facilities, and 900,000 square feet of office space. The Yesler Terrace redevelopment area is located immediately east of downtown Seattle and is largely, although not entirely, within the boundaries of the First Hill / Yesler Terrace R/ECAP. For more information, see <http://seattlehousing.net/redevelopment/yesler-terrace/>.
- **Streetcar Service**—In early 2016, the First Hill streetcar line opened for service. The line extends from Seattle’s Capitol Hill neighborhood to King Street Station and connects riders with light rail, commuter rail, Amtrak, and numerous bus lines. Included along the route is a stop within the First Hill / Yesler Terrace R/ECAP. Connecting the area to the region’s fixed-rail network provides local residents with easier, more direct access to several major job centers, including downtown Seattle, the University of Washington, Capitol Hill, Sea-Tac Airport, and the SoDo industrial area. For more information, see <http://www.seattlestreetcar.org>.

High Point R/ECAP

- **High Point Public Housing Redevelopment (HOPE VI)**—In 2004, SHA initiated the process of redeveloping High Point, a 716-unit public housing community dating from the 1940s. The redevelopment plan for High Point called for the construction of nearly 1,700 residential units across 120 acres, including low-income and market-rate housing available for rent and sale. Although the pace of construction for the homeownership units was impacted by the economic recession that began in 2008, most of the housing is now complete. New and renovated neighborhood services facilities, such as a community center and public library branch, were also built. Most of the High Point community is located within the High Point R/ECAP. For more information, see <http://www.seattlehousing.org/redevelopment/high-point/>.

Rainier Beach R/ECAP

- **Rainier Beach Light Rail Station**—In 2009, Sound Transit opened the Rainier Beach light rail station, which is located just west of the Rainier Beach R/ECAP at the intersection of South Henderson Street and Martin Luther King Junior Way South. Light rail service provides the neighborhood with easy, direct access to several major job centers, including downtown Seattle, the University of Washington, Capitol Hill, Sea-Tac Airport, and the SoDo industrial area. The arrival of light rail has also led to the permitting and construction

of new market-rate housing in the vicinity of the Rainier Beach station. For more information, see <http://www.soundtransit.org/Rider-Guide/Rainier-Beach-Station>.

- **Rainier Beach Community Center**—In 2013, the City of Seattle completed construction of a new, \$25 million community center for the Rainier Beach neighborhood. The community center is located within the Rainier Beach R/ECAP and features a variety of public amenities, including a swimming pool, gym, meeting rooms, playground, computer lab, and kitchen facilities. Childcare, Wi-Fi, and a variety of classes and programs for community members of all ages are also available on-site. For more information, see <http://www.seattle.gov/parks/find/centers/rainier-beach-community-center>.
- **Rainier Beach Urban Farm and Wetland**—In 2011, Seattle Tilth and Friends of Rainier Beach Urban Farm and Wetlands began the process of transforming a 7.2-acre site in the Rainier Beach R/ECAP that formerly served as a plant nursery for the Seattle Department of Parks and Recreation into an urban farm and wetland restoration project. The property, which is still owned by the City, is now the largest urban farm in Seattle. Community members of all ages volunteer and participate in educational programs at the farm, learning to grow and harvest organic food and restore the natural wetlands habitat. The farm also supplies thousands of pounds of fresh food to community members struggling with food insecurity. For more information, see <http://www.seattletilth.org/about/rainier-beach-urban-farm-wetlands>.

New Holly R/ECAP

- **Holly Park / New Holly Public Housing Redevelopment (HOPE VI)**—In the late 1990s, SHA began the process of redeveloping the 871-unit Holly Park public housing community that extended across 102 acres of land in southeast Seattle. Over the next several years, the Holly Park site was transformed into New Holly, a mixed-income, mixed-use neighborhood of more than 1,400 residential units available for rent and sale. New community facilities included the New Holly Neighborhood Campus, which is home to a public library branch, a learning center, pre-school and adult education classrooms, and several nonprofit youth and family services providers. Much, though not all, of the New Holly community is located within the New Holly R/ECAP. For more information, see <http://www.seattlehousing.org/redevelopment/newholly/>.
- **Othello Light Rail Station**—In 2009, Sound Transit opened the Othello light rail station, which is located on the eastern edge of the New Holly R/ECAP at the intersection of South Othello Street and Martin Luther King Junior Way South. Light rail service provides the neighborhood with easy, direct access to several major job centers, including downtown Seattle, the University of Washington, Capitol Hill, Sea-Tac Airport, and the SoDo industrial area. The arrival of light rail has also led to the permitting and construction of hundreds of new affordable and market-rate residential units in the vicinity of the Othello station that are not associated with the New Holly community. For more information, see <http://www.soundtransit.org/Rider-Guide/Othello-Station>.
- **Graham Light Rail Station**—In 2016, voters in the Puget Sound region passed Sound Transit 3, a \$53.8 billion ballot measure to expand transit service and infrastructure across King, Snohomish, and Pierce counties. Sound Transit 3 includes funding to construct a new light rail station near the northeast corner of the New Holly R/ECAP, at the intersection of South Graham Street and Martin Luther King Junior Way South. The Graham station will be located on the same light rail line as the existing Othello station and is scheduled to be completed by 2031. For more information, see https://st32.blob.core.windows.net/media/Default/InteractiveMap/Templates/July1/InfillLRT_GrahamSt.pdf.

- **Equitable Development Initiative**—In 2016, Seattle’s Office of Planning and Community Development published an Equitable Development Implementation Plan and Financial Investment Strategy that identified multiple high-priority development projects located within and proximate to Seattle’s R/ECAPs. These community-driven capital projects, created through an inclusive public engagement process, benefit populations at risk of social, economic or cultural displacement. To help leverage the outside investments needed to bring these projects to fruition, Seattle Mayor Edward Murray initiated a process to establish a \$16 million Equitable Development Fund. Per direction from the Seattle City Council in Resolution 31711, these projects will be reviewed as part of the competitive process the City will conduct to inform the disbursement of Equitable Development Fund resources and, as a result, could be selected to receive significant financial assistance.

For more information, see the City’s Equitable Development Implementation Plan (http://www.seattle.gov/dpd/cs/groups/pan/@pan/documents/web_informational/p2431185.pdf) and Equitable Development Financial Investment Strategy (http://www.seattle.gov/dpd/cs/groups/pan/@pan/documents/web_informational/p2441133.pdf).

Detailed Descriptions of Public Housing Redevelopments in R/ECAPs

Yesler Terrace Public Housing Redevelopment (in the First Hill / Yesler Terrace R/ECAP)

The First Hill/Yesler Terrace R/ECAP includes two Seattle Housing Authority developments, Jefferson Terrace and Yesler Terrace. The resident populations of each significantly contribute to the R/ECAP status seen here given the population served by low-income public housing. From the AFH data provided by HUD, across these two developments there were over 800 units, thus comprising a significant portion of the tract population. These units also overwhelmingly serve households earning at or below 30 percent of the area median income.

In the case of the former property, Jefferson Terrace, a significant minority population is seen as well. HUD-provided data shows that 63 percent of units are occupied by households of color. However, the population split is relatively diverse and mirrors the overall trends seen across the Public Housing program. White households are actually the most prevalent group at 37 percent, followed by Black/African American households (34%), and Asian households (21%). A large portion of households are also seniors (39%), and a majority of residents are disabled (59%).

The second property, Yesler Terrace, is currently undergoing significant redevelopment efforts which will bring a number of changes to the surrounding community. Initially funded through HUD’s Choice Neighborhood Initiative, this redevelopment aims at not only replacing the distressed public housing units, but to invest in efforts that will support positive health, economic, and educational outcomes for residents. Eventually the goal is to transform Yesler Terrace into a mixed-income community, making it a leading effort toward deconcentrating poverty in the R/ECAP.

Full neighborhood transformation will take up to 15 years, and will be accomplished with an investment of nearly \$2 billion in public and private funds. The new Yesler Terrace will house more people than today’s community, while continuing to serve extremely low-income households. To achieve a mixed-income community the combination of housing is envisioned as follows:

- 561 replacement homes serving people with incomes below 30 percent AMI and 100 additional units developed with partners;
- 290 additional low-income homes serving people with incomes from 30 to 50 percent AMI;
- Up to 850 workforce housing units serving people with incomes below 80 percent AMI; and 1,200 to 3,200 market rate homes.
- Aside from housing, SHA also offers a host of services to Yesler Terrace residents to support their self-sufficiency. This allows SHA to expand the boundaries of redevelopment beyond its public housing community to include the wider neighborhood. Residents will be supported in their pursuit of educational and economic achievement, as well as greater access to healthcare and healthy living resources.

In terms of education, SHA is partnering with Seattle University and other organizations to provide a pipeline of educational support for family and students from pre-school to planning for college. This support includes early-learning, parent-child home visits and on-site preschool programs. Additionally, there are afterschool enrichment activities for youth, and tutoring programs for elementary through high school students. College preparatory services are also offered to the latter.

SHA's Yesler Terrace Economic Opportunity staff assists residents in developing self-sufficiency plans, preparing for work, and getting placed into jobs. SHA has partnered with workforce development organizations to provide employment services to residents. There are also a number of employment partners that work with SHA to implement the ESL/Job Shadowing Program. They include the City of Seattle, Harborview Medical Center, Swedish Medical Center, and Seattle Colleges. Moreover, Yesler Terrace residents have been placed in construction jobs through the Section 3 program.

Regarding healthcare, SHA partners with Neighborcare Health and Harborview Medical Center to ensure residents have access to quality, affordable health care. The Bailey Gatzert Health Clinic opened in 2013 and provides services to students and adults at the Bailey Gatzert Elementary School. Neighborcare also operates the Community Health Worker program. This program employs Yesler Terrace residents to assist their peers in navigating the health care system including finding primary care providers and health insurance. These "community health workers" also provide in-home visits and support around nutrition, safety, and healthy lifestyles.

SHA is also committed to using environmentally-friendly building techniques to produce healthy and quality housing. The Yesler Breathe Easy Program improves respiratory health through building design and resident engagement. All Seattle Housing-built apartments will contain Breathe Easy features such as energy recovery ventilators to filter incoming air, formaldehyde free and low off gassing paint and cabinetry, and no indoor low-pile carpeting. Similar homes at High Point have been shown to have positive health impacts on children with asthma.

Finally, there have been a number of improvements that promote interaction and positive relations with the surrounding communities. The City of Seattle installed tracks, bicycle lanes, and pedestrian improvement at Yesler Terrace for the First Hill Streetcar. The construction of a new neighborhood park to be built by the City of Seattle is set for 2017. Yesler Terrace also includes the Horiuchi Park P-Path, a community garden.

High Point Public Housing Redevelopment (HOPE VI) in the High Point R/ECAP

In 2000, the High Point Community was awarded \$35 million in HOPE VI funding for redevelopment. In total, approximately \$550 million was invested in the redevelopment with money going toward the construction of energy-efficient public and private housing, the development of infrastructure, and the creation of parks, community gardens, open spaces, a library, health clinic, Neighborhood Center, and more.

The redevelopment plan for High Point, a 716-unit public housing community dating from the 1940s, called for the construction of nearly 1,600 residential units across 120 acres. These units included low-income and market-rate housing available for rent and sale. Proceeds from the land and home sales have helped fund low-income housing in the neighborhood and elsewhere. In addition, the land has been returned to the city's property tax rolls, where it can generate revenues to help keep the neighborhood economically self-sufficient.

In total, 350 Public Housing units and 75 senior housing units are available to very low-income individuals (\leq 30 percent AMI). There are 250 affordable rental housing units for \leq 60 percent AMI households, and 56 affordable for-sale housing units available to low-income individuals (80 percent AMI or below). Finally, there are 156 senior rental units and 762 for-sale housing units available at market rate.

High Point is also a model for sustainable design. This community is the first-large scale development in the country to feature low-impact, sustainable design in a dense urban setting. Many sustainable design choices were used including the minimizing of grading on the site, the use of Energy Star appliances, and Marmoleum floor covers, among other initiatives. SHA also built 60 Breathe Easy Homes through a partnership with Neighborhood House, Public Health – Seattle & King County, and the University of Washington. These homes are built to help decrease risk factors associated with asthma among low-income children.

From the start, SHA worked to include High Point residents and community members in the redevelopment process. Through many meetings and collaborative design workshops, the residents and planners strived to make High Point a home for children and people for all ages and cultures. Residents can take advantage of a number of services at High Point. These include a new Neighborhood Center, a public library, health clinic, and open spaces.

The High Point Community Center is operated by the City of Seattle. Renovated in 2006, the center features nearly 20,000 square feet of space for cultural activities, arts and crafts, childcare, summer camps and senior programs. It also provides space for community events and meetings.

Located in the community as well is Neighborhood House, an organization that helps diverse communities of people with limited resources attain their goals for health, self-sufficiency, financial independence and community building. Neighborhood House also operates the High Point Family Center, which was initially funded in partnership with SHA. The Center acts as a community gathering place and environmental learning center that includes a family center, a teen center, Head Start programs, youth tutoring and enhancement programs, employment programs, and a variety of neighborhood associations. Neighborcare Health operates the High Point Medical & Dental Clinic. They offer a range of primary health care services for men, women, and children.

Holly Park / NewHolly Public Housing Redevelopment (HOPE VI) in the New Holly R/ECAP

Holly Park was originally built in 1941 to house defense workers, and was designated as public housing in the 1950s. It consisted of 871 units of low-income housing, but as the property aged it had become expensive to

maintain and less effective as public housing. In 1995, SHA received \$47 million in HOPE VI funding to redevelop the community. Eventually \$340 was invested in the effort to transform Holly Park into NewHolly.

A cornerstone of the redevelopment is the transition of the neighborhood to a mixed-income community. In total, over 1,400 units of housing are located at NewHolly. These include 400 Public Housing units and 80 senior housing units available to very-low income individuals ($\leq 30\%$ AMI). There are 288 affordable rental housing units, and 112 affordable for-sale housing units for low-income individuals ($\leq 80\%$ AMI). NewHolly also features 364 for-sale housing units and 16 rental housing units available to all income levels. In addition, there are a range of assisted living units for senior citizens who are extremely low-income (50 units), low-income (50 units), or at any income level (54 units).

This transformation into a mixed-income community accomplished several goals. First, proceeds from the land and home sales helped fund low-income housing throughout the City. Second, the land is returned to the city's property tax rolls, where it can generate revenues to help keep the neighborhood economically self-sufficient. The redevelopment also means that new in-city homes were made available at reasonable prices for Seattle residents in R/ECAP neighborhoods

A number of neighborhood amenities were developed as well. The Neighborhood Campus features a group of non-profit partners working together to provide services to the community. These include a learning center, a Seattle Public Library branch, classrooms for South Seattle Community College, employment programs, among others. Catholic Community Services' Youth Tutoring Program offers evening instruction for elementary, middle, and high school students living in NewHolly. South Seattle College offers classes in the Campus' Education Building for English and non-English speaking adults alike. The Seattle Public Library's NewHolly Branch is also located on-site. Not only does the library provide a wealth of literature to residents, but also offers programs for children of all ages, and computer classes. East African Community Services (EACS) is also located here and offers a number of programs aimed at helping East African youth and their families succeed in school. EACS also offers English language classes, citizenship programs, and a variety of other social services

Neighborhood House also has offices on the Campus, and offers Head Start and Early Head Start services. These include culturally appropriate comprehensive preschool education for children, child development services, parenting resources, and services for children with special needs.

NewHolly residents can also receive employment services to better compete in the job market. These include access to resources, career assessment, resume and job application assistance, interviewing skills training, pre-employment skills development, job listing, online job searches, career advancement assistance, education, and ongoing support after hire.

Located in the community are a number of other facilities that help support resident self-sufficiency. International Community Health Services operates the Holly Park Medical and Dental Clinic. This community health center provides primary medical services, dental health services, a pharmacy, counseling, and health education. The Van Asselt Community Center provides programs for neighborhood youth, classes, senior programs, and child care, among other services. Finally, the Othello Station is within walking distance offering residents access to the LINK light rail connecting them to downtown, the University of Washington, or to the airport.

Another unique feature of NewHolly is the 318-unit Elder Village. Developed in partnership with the Retirement Housing Foundation and Providence Health & Services, the Village consists of three facilities. These include the

Retirement Housing Foundation's Esperanza Apartments and Park Place, and Providence's Peter Claver House. The Elder Village is located on a flat location with easy access to a park, grocery store, and transit stop. As residents age and are no longer able to live independently, supportive services and appropriate levels of care are available to them. As noted above, SHA provides Project Based Vouchers for residents in need of these assisted living units.

iii. Disparities in Access to Opportunity

1. Analysis

a. Educational Opportunities

- i. Describe any disparities in access to proficient schools based on race/ethnicity, national origin, and family status.
- ii. Describe the relationship between the residency patterns of racial/ethnic, national origin, and family status groups and their proximity to proficient schools.
- iii. Describe how school-related policies, such as school enrollment policies, affect a student's ability to attend a proficient school. Which protected class groups are least successful in accessing proficient schools?

Map 9 indicates that families with children in the R/ECAPs are living near schools with a low proficiency index, particularly those that are in the south end of the city. Families with a national origin not from the United States are disproportionately likely to be living near these schools. Until 2009, Seattle Public Schools conducted an open enrollment process. Families could choose from any one of the Seattle public schools and a variety of procedures and "tie breakers" were adopted to allocate seats where requests for enrollment exceeded available openings. Significant numbers of parents who lived in the R/ECAPs chose schools with higher rates of proficiency outside their enrollment area.

In 2009, the School Board of Directors approved a new policy that assigned students to a designated attendance area school based on where they lived. Two primary reasons are given for this policy change. In 2007, the *United States Supreme Court ruled, in Parents Involved in Community Schools v. Seattle School District No. 1, that using an individualized racial classification to achieve diversity and/or avoid racial isolation through student assignment was unconstitutional.* The Seattle Public School used race as one of the "tie breaker" methods in school assignment and a different approach would need to be adopted.

Secondly, the School Board considered that the school choice approach was too complicated to navigate, thus putting some families at a disadvantage. A simpler, more predictable assignment approach would advance equity if steps were taken to improve all neighborhood schools.

Limited options are still available for enrollment outside a student's attendance zone, with greater use at the secondary school level. Note that students living in the R/ECAP may attend a school that is not within the boundaries of the R/ECAP since school attendance areas are not coterminous with the R/ECAP boundaries. Given the concentration of low income and non-native families in the R/ECAPs, it was expected that these students would become even more likely to attend poorly performing schools.

Seattle School District Response to issues:

School Board Policy Number 0030 “Ensuring Educational and Racial Equity,” states:

“With these commitments in mind, Seattle Public Schools will:

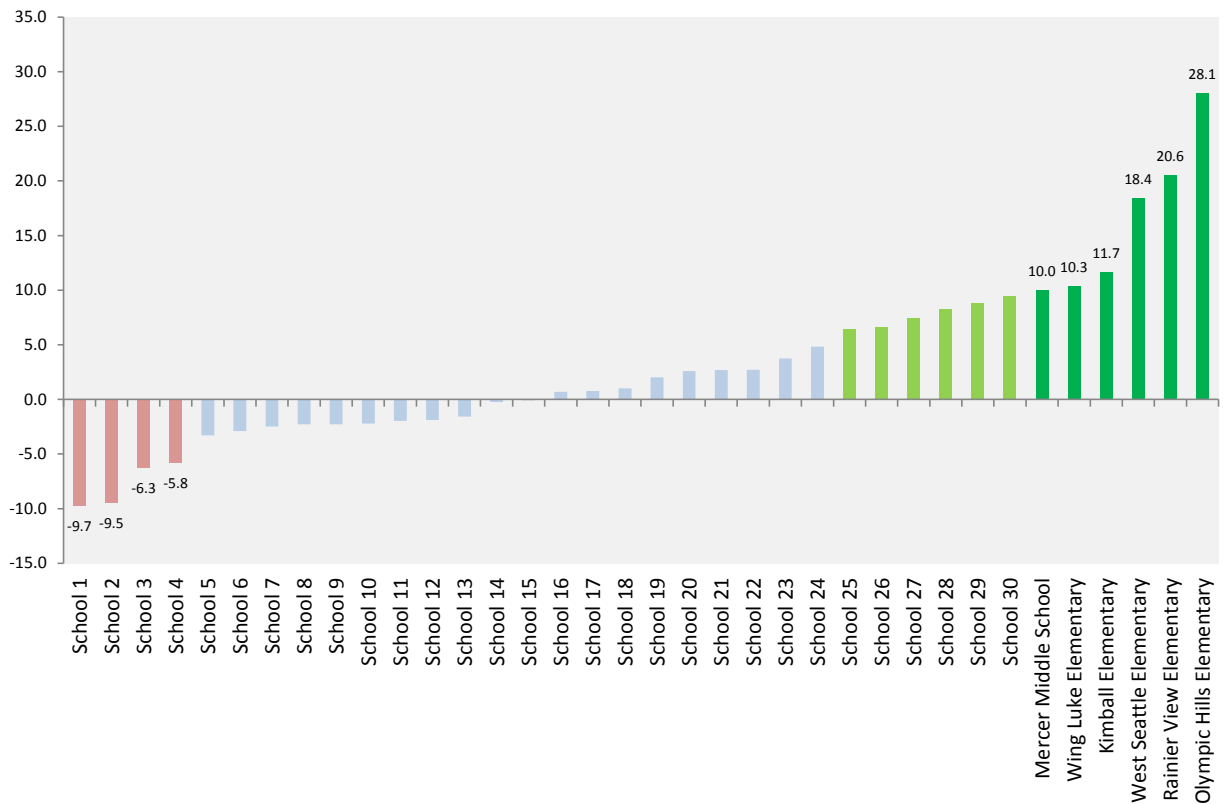
- Raise the achievement of all students while narrowing the gaps between the lowest and highest performing students;
- Eliminate the racial predictability and disproportionality in all aspects of education and its administration (e.g., the disproportionate over-application of discipline to students of color, their over-representation in Special Education, and their under-representation in various Advanced Learning programs);
- Ensure all students regardless of race or class graduate from Seattle Public Schools ready to succeed in a racially and culturally diverse local, national, and global community.”

In addition, the District’s includes gap closing measures that reflect their commitment to equity. The 2015-16 School Year Scorecard is attached.

An overall approach has been adopted using the Multi-Tiered Systems of Support (MTSS) as a way of differentiating interventions for students with different levels of presenting issues. MTSS is intended to be used as a method of reducing disproportionality in discipline.

These efforts are showing promise. **Figure 1** below shows that some of the Seattle Public Schools that serve students living in the R/ECAPs outperform schools in Washington State with similar demographic characteristics. These are known as “Outlier Schools” in that they perform better academically than their peers.

Figure 1: 2015 Smarter Balanced Assessments Student Percentile Ranks (Mean Residual) (Low-Income Students of Color, Grades 3-8)**



Includes only schools with 20% or more of student population who are Low-Income Students of Color

*** “Mean Residual” = Average difference between statistically predicted and actual student percentile ranks*

City of Seattle Response:

The Seattle Education Support Services Levy (commonly known as the [Families and Education Levy](#)) is the primary means by which the City seeks to improve academic results for children living in the R/ECAPs.

Seattle’s Families and Education Levy is the result of a grassroots effort that began in spring of 1989 as education became a major issue in the city’s mayoral campaign. After Norman B. Rice won that election, he held an Education Summit to bring together individuals from all sectors of the community: educators, parents, students, business people, community activists, government employees and the general public. The summit took place in April 1990 as a series of small-group meetings held at neighborhood forums throughout the city. More than 2,000 people participated, developing goals and establishing priorities. From these meetings, key goals emerged, including a recommendation to focus on programs and services that help to ensure children and youth are safe, healthy and ready to learn.

To fund new programs and meet expectations following from the Education Summit, Mayor Rice turned to the voters of Seattle with a ballot initiative. The Families and Education Levy, a \$69.2 million, seven-year funding mechanism, was approved by voters in November 1990. In 1997, Seattle voters renewed their commitment to strengthening support to schools, families and communities. They overwhelmingly approved a second seven-year \$69 million Families and Education Levy.

Voters approved an expanded \$117 million Families and Education Levy in 2004. While the Levy continued to fund many of the programs instituted in past levies, a sharper focus on improving academic achievement and reducing disproportionality was adopted. Emphasis was placed on serving students and schools who have traditionally underperformed.

In November 2011, Seattle voters approved the \$231 million levy renewal (the 2011 Families and Education Levy) for the period of 2012-2018. The 2011 Families and Education Levy invests in early learning, elementary, middle school, high school, and health programs to achieve three goals:

- Improve children's readiness for school;
- Enhance students' academic achievement and reduce the academic achievement gap;
- Decrease students' dropout rate and increase graduation from high school and prepare students for college and/or careers after high school.

Multiple strategies are funded from birth through 12th grade to achieve these goals. These include:

1. Improving early learning services for families by providing better training to preschool teachers and others who take care of children, using assessments to find out how well we are preparing children for school, and reaching out to families to provide them better opportunities to help their children get started on learning.
2. Expanding programs that work with families in their homes to develop learning skills for their young children.
3. Expanding health and mental health screenings and follow-up for children in preschool, child care, and home settings.
4. Providing academic support for children to help smooth their transition from pre-school to Kindergarten and from Kindergarten to 1st grade.
5. Providing family support services to students at risk.
6. Providing culturally and linguistically relevant family support services for immigrant, refugee, and Native American families.
7. Supporting students' basic academic skill building by funding extra learning time during the school day.
8. Supporting students' basic academic skill building by funding summer learning programs.
9. Supporting students' basic academic skill building by out-of-school time enrichment programs.
10. Supporting students' social, emotional, and behavioral development through an intervention system.
11. Helping all students with college and career planning and readiness by providing a system of academic advising.
12. Helping those students who are farthest behind in college and post-secondary readiness with a model of case management services.

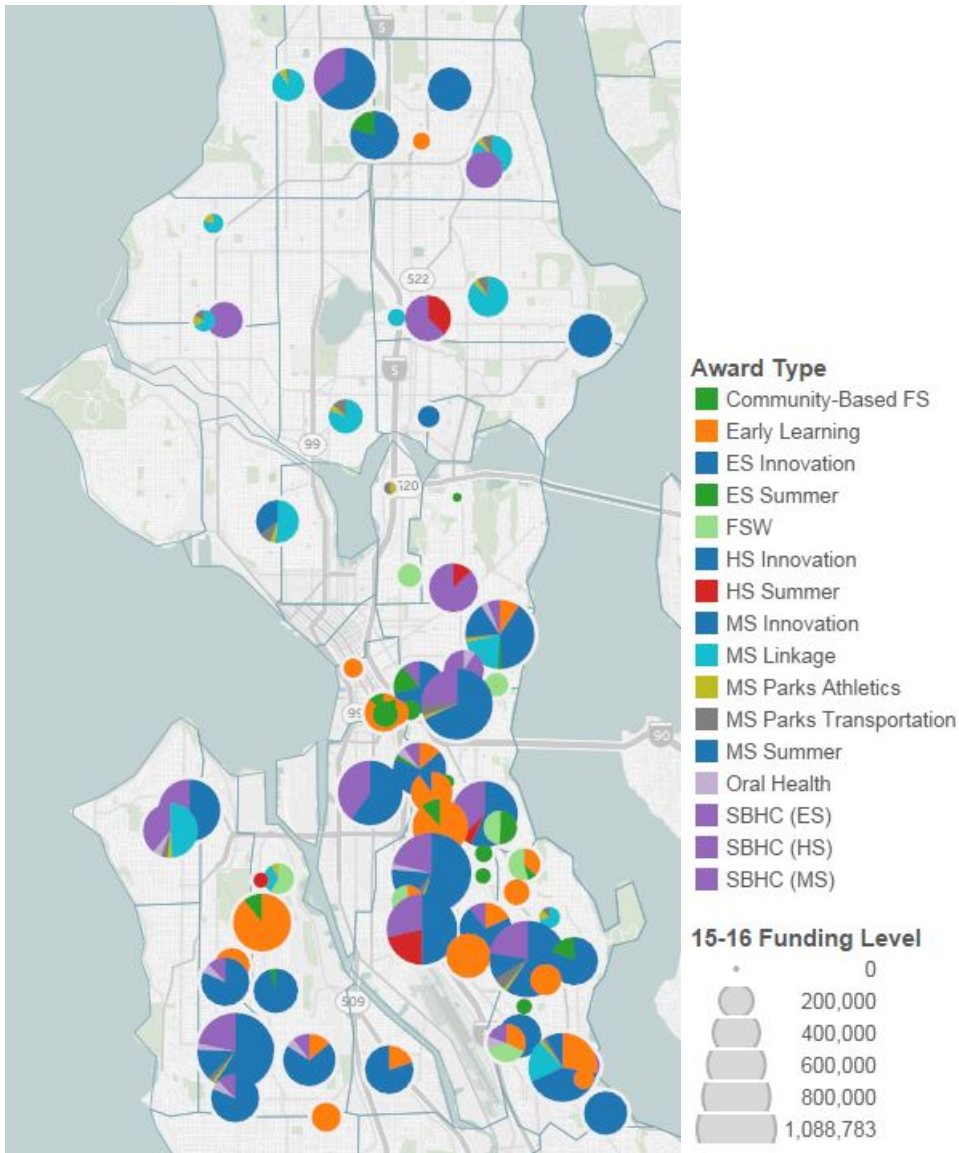
13. Helping all students with college and career planning and readiness by providing a system of academic advising and college guidance with planning high school and beyond (9th grade), assessment for college readiness (10th grade), internships and job shadowing (11th grade), and college and financial aid applications (12th grade)
14. Maintaining school-based health centers in elementary, middle, and high schools.
15. Implementing health services for high-risk middle and high school students in alternative settings.
16. Enhancing dental and mental health services provided at school-based health centers.

Emphasis is given to schools that serve low-income and youth of color. **Table 1** shows how Levy funds were distributed in the 2013-14 school year.

Table 1: 2013-14 Levy funding broken out by geographic district of Seattle for all Levy funding

Sum of 2013-14 Direct Levy Funding (Includes Indirect)						
Investment Area	Central	Northeast	Northwest	Southeast	Southwest	Grand Total
Early Learning	\$335,216			\$2,167,831	\$744,264	\$3,247,311
Early Learning	\$335,216			\$2,167,831*	\$744,264	\$3,247,311
Elementary Schools	\$723,154	\$427,492	\$256,040	\$2,004,345	\$987,327	\$4,398,358
Community-Based Fam. Support	\$43,886	\$21,943		\$241,371	\$100,000	\$407,200
ES Innovation	\$316,000	\$316,000		\$1,264,000	\$632,000	\$2,528,000
ES Summer (2013)			\$80,988	\$71,988		\$152,976
FSW	\$363,269	\$89,549	\$175,052	\$426,986	\$255,327	\$1,310,182
Health	\$1,189,371	\$447,605	\$442,150	\$1,390,002	\$1,172,721	\$4,641,849
Oral Health	\$27,368			\$82,104	\$164,209	\$273,681
SBHC	\$1,162,003	\$447,605	\$442,150	\$1,307,898	\$1,008,512	\$4,368,168
High Schools	\$466,322	\$116,728	\$374,500	\$909,112	\$567,457	\$2,434,119
HS Innovation	\$374,500		\$374,500	\$749,000	\$374,500	\$1,872,500
HS Summer (2013)	\$91,822	\$116,728		\$160,112	\$192,957	\$561,619
Middle Schools	\$878,778	\$620,503	\$428,000	\$1,394,230	\$926,391	\$4,247,902
MS Innovation	\$557,778	\$481,500		\$1,039,278	\$557,778	\$2,636,334
MS Linkage	\$321,000	\$53,500	\$428,000	\$214,000	\$294,250	\$1,310,750
MS Summer (2013)		\$85,503		\$140,952	\$74,363	\$300,818
Grand Total	\$3,592,841	\$1,612,328	\$1,500,690	\$7,865,520	\$4,398,160	\$18,969,539

Figure 2: Families and Education Levy 2015-16 School Year Investments by Location, Award Type, and Funding Level. How Levy investments are distributed throughout the Seattle Public Schools. Significant investments are targeted toward students living in the R/ECAPs.



These investments are bearing fruit. Since the Families and Education Levy began focusing key investments in middle schools that serve students in the R/ECAP areas, they have been among the state’s fastest opportunity gap closing schools. **Figure 3** shows that proficiency rates for African American students in SPS middle schools rank highest among middle schools in WA State with the largest population of African American students.

Figure 3: % African Americans Proficient in Mathematics (Smarter Balanced 2015)

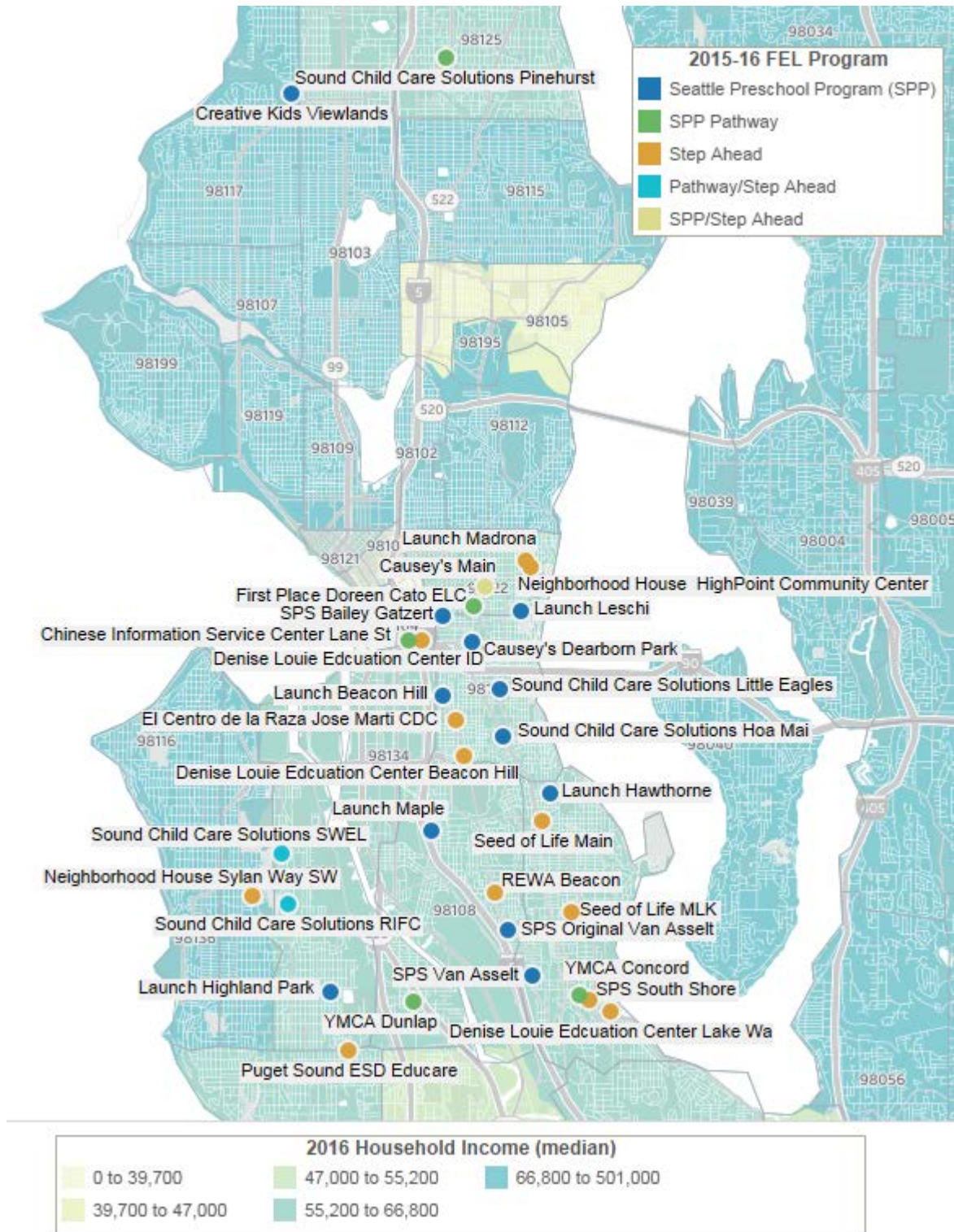
Mathematics

School	# Tested	% Proficient
Denny (Seattle)	196	45.4%
Mercer (Seattle)	245	35.9%
Aki Kurose (Seattle)	232	29.3%
Giaudrone (Tacoma)	183	29.0%
South Shore (Seattle)	113	28.3%
Chinook (Highline)	97	27.8%
Nelsen (Renton)	170	27.6%
Meridian (Kent)	97	24.7%
Truman (Tacoma)	130	24.6%
First Creek (Tacoma)	174	24.1%
Washington (Seattle)	311	23.2%
Stewart (Tacoma)	102	22.5%
Gray (Tacoma)	149	21.5%
Showalter (Tukwila)	129	20.2%
Baker (Tacoma)	115	18.3%
Meeker (Kent)	130	17.7%
Dimmitt (Renton)	260	17.3%
Mill Creek (Kent)	168	16.7%
Jason Lee (Tacoma)	159	15.7%
Lakota (Federal Way)	101	11.9%

(Middle schools w/ Largest African American Student Populations in WA State)

Additionally, in 2014, Seattle voters approved passage of the Seattle Preschool Program (SPP) Levy. The purpose of this program is to prepare Seattle’s children to enter school with the appropriate developmental skills for their age. Though the program is intended to be universally accessible for Seattle families over time, the current priority is to serve children who will be entering low performing Seattle schools, including those serving the R/ECAP residents. **Figure 4** shows where the initial SPP classrooms are located. Again, these are predominately located near the R/ECAP areas.

Figure 4 – Preschools Receiving SPP Levy funds



Finally, Mayor Ed Murray has launched an initiative to improve the academic experience for Seattle' public school students, particularly for youth of color.

In early 2016, the City started discussions across Seattle about educational equity could be a reality in our schools, and for our students. While our school district regularly out performs districts across the state, when the data is broken down a very different story is revealed. The fact that Seattle has the fifth-largest gap in achievement between African American and white students among the 200 biggest school districts in the U.S. is unacceptable.

The Education Summit process brought together the City, the school district, philanthropy, business, and community partners to re-commit the city to the work of closing the opportunity gap. The Mayor's proposed Action Plan is the start of how these partnerships will work together to create impactful and lasting change in Seattle's schools and in the lives of students. City agencies will focus their efforts on examining existing City funded programs and strengthening those that are working and re-tooling those that could better serve students of color.

Recommendations of the Mayor's Education Advisory Group can be found here:

<http://www.seattle.gov/educationsummit#group>

The City stands committed to working with the School District and other partners in expanding educational achievement and making investments that will be evaluated on their ability to ensure success for each and every student in Seattle.

b. Employment Opportunities

i. Describe any disparities in access to jobs and labor markets by protected class groups.

- African Americans and Native Americans are over represented in WA state's prison population compared to their representation in the overall population, creating barriers to employment for these populations.

Since 1980, the imprisonment rate of the United States has tripled. An estimated one in every three adults in the U.S. has an arrest or conviction record on file in state databases. Our criminal justice system has a disproportionate impact on communities of color. African Americans are **3.8%** of Washington's population but account for nearly **19%** of the state's prison population. Native Americans are **1.8%** of the state population but account for **4.3%** of the state's prison population. Racial disparities in incarceration rates also mean that blanket exclusions from employment based on criminal history have a profound disparate impact on communities of color.

<https://www.seattle.gov/laborstandards/ordinances/fair-chance-employment/overview>

- Between 2009 and 2014 African Americans increased their proportional representation in Seattle's unemployed population by 10%. Individuals that identify as two or more races increased similarly by 282%.
- At the end of the recession in 2014 individuals with incomes below 200% of the Federal Poverty Line were unemployed at a far higher rate than those above it (62% to 38%). In

other words, 62% of those in extreme poverty are unemployed and still recovering from the recession.

- Between 2009 and 2014 the proportion of individuals with incomes below 200% of the Federal Poverty that are unemployed increased by 66%.
- The minority, immigrant and aging populations that make up a large part of those below 200% of the Federal Poverty Line represent demographics that lack access to jobs and labor markets.
- Those with cognitive difficulties saw their share of the unemployed increase by 164% since 2009.
- Individuals with Less than a High School Education or Some College but No Degree both saw their portion of the unemployed increase by about 25%.

http://www.seattlejobsinitiative.com/wp-content/uploads/BeyondHeadlines_FEB2016.pdf

- Historically immigrant employment has been highly concentrated in low-paying occupations lacking career advancement potential. The concentration of immigrants in low- skill occupations is reflected in their relative wages and benefits. In 2009, for example, immigrant workers earned only 79 cents for every dollar earned by native-born workers and were two-and-a-half times more likely to be uninsured.
- In more than one in five (21.9%) Seattle households, a language other than English is spoken (an Asian or Pacific Island language is spoken in 10.8 percent of Seattle households, Spanish in 4.7% of households).
- In about one in ten households (9.8%) English is spoken less than very well (LEP households).
- Households speaking an Asian or Pacific Island language also comprised the largest share of LEP households in Seattle: about half of households where an Asian or Pacific Island language is spoken are LEP.
- The minority and immigrant populations that make up a large part of these demographics represent those populations that lack access to jobs and labor markets.

http://www.seattlejobsinitiative.com/wp-content/uploads/SJI_ELL_Report_1.13.14.pdf

ii. **How does a person's place of residence affect their ability to obtain a job?**

- The Seattle 2035 Equity Analysis indicates that areas with low access to opportunity are concentrated in South Seattle in areas such as Othello, Rainier Beach, South Park and adjacent to White Center. Low access to opportunity is defined as lack of access to high performing elementary and middle schools, areas with above average high school graduation rates, areas with concentration of jobs within a two mile radius, areas with high median home value, areas with access to frequent bus access, light rail or streetcar, proximity to library, community center, park, public health facility or access to fresh produce. Individuals that live in these areas lacking opportunity experience increased barriers in obtaining a job.

- In 2014 in Seattle there are 14 census tracts where blacks comprise of more than 20%, 9 of which are concentrated in in Rainier Valley. Of these 9 census tracts, 4 have extremely high levels of unemployment at 11.1%, 14.8%, 19.4% and 24.3%, the greatest one being Rainier Beach. Those same 4 census tracts also comprise of more than 20% Asian.

<http://nationalequityatlas.org/indicators/Unemployment>

iii. Which racial/ethnic, national origin, or family status groups are least successful in accessing employment?

- In 2012, the median wage for workers of color was \$8 less than the median wage for white workers.
- By 2020, 45 percent of jobs will require at least a AA degree or higher. In Seattle, 74% of the white population have that degree, while only 31% of the black population does. Correspondingly only 37% of Latino immigrants and 51% of Asian/Pacific Islander immigrants have that level of education.

See http://nationalequityatlas.org/data-summaries/Seattle_City/

- In 2014 in Seattle only 4.9% of the white population was unemployed. Correspondingly 10.2% of the black population was unemployed, 7.4% Latinos and 7% of mixed and ethnicities and people of color.
- In 2014 in Seattle only 3.7% of whites with a BA degree or higher are unemployed whereas 14.3% of people of color with less than high school diploma are unemployed, indicating that a lack of education affects minority groups' access to opportunity and employment.
- In 2014, in Seattle, by ancestry 9.4% of Vietnamese are unemployed, followed by 8.2% Southeast Asians and 7.7% Filipinos.

See <http://nationalequityatlas.org/indicators/Unemployment>

- In 2014, in Seattle only 9.6% of the white population live below 100% of the poverty level. Comparatively 36.2% of Native Americans live below 100% poverty level, 33.7% of Blacks, 24.3% of Latinos, 23.4% of Latinos, 19.6% of Asians/Pacific Islanders and 17.5% of mixed/other ethnicity.

See <http://nationalequityatlas.org/indicators/Poverty>

c. Transportation Opportunities

- i. Describe any disparities in access to transportation based on place of residence, cost, or other transportation related factors.**

With Seattle's transformation from a City once characterized by neighborhoods of single-family, owner-occupied homes to one of the fastest growing cities in America, where a majority of residents are renters and the development is concentrated around several "urban villages," public transportation is now seen as the most effective approach for improving mobility for both commuters and residents. In the last seven years, 20 miles of light rail has entered service, along with two streetcar and three bus rapid-transit lines. With funding from two voter-approved regional transit measures, Sound Transit has funded another 86 miles of light rail and Seattle voters have approved transportation funding that by 2024 will ensure that 72% of Seattle residents are within a 10-minute walk of transit service with 10-minute or higher frequency of service. Currently, 47% of Seattle residents can access frequent service with a short walk. With existing transit systems, most north/south corridors are well served by frequent transit service, though Seattle's hilly topography, many bodies of water and man-made barriers, such as Interstate-5 make east/west connections more challenging.

In a 2015 effort to gain public input on a proposed \$930 million transportation property tax levy proposal, the Seattle Department of Transportation found that immigrant and refugee, along with other communities of color, expressed pedestrian safety and improved transit access as their highest transportation priorities. For the most part these priorities were consistent with what we heard from residents in all areas of the city. While many residents still rely primarily on automobile travel, most people recognized that it is not possible to add new road capacity in a mature city like Seattle, that making more efficient use of the streets through transit, along with grade-separated transit ways and allowing more daily needs to be met within walking distance through land use changes were the most effective strategies for accommodating a growing population. So, for nearly 20 years now, affordable housing planners and developers have sited new or redeveloped units close to rail or bus nodes while also ensuring that schools, parks, libraries, and grocery stores are within a short walk or easy transit connection. As cited in the Seattle Housing Authority's *Affirmatively Furthering Fair Housing: Initial AFFH Analysis Findings*, these strategies have paid off with public housing beneficiaries enjoying nearly the same access to low-cost transportation and transit access as the overall population of Seattle (pp. 10-12). A notable exception is the Greater Duwamish neighborhood, which includes the Georgetown and South Park neighborhoods. South Park, in particular, suffers from lack of access to frequent transit service.

The most thorough analysis of access to transportation by minority, lower income and other protected classes in the City of Seattle comes from the development of our recently adopted comprehensive land use plan, *Seattle 2035*. One of the supporting documents for that plan was the *Seattle 2035 Growth and Equity* report. The equity report analyzed impacts on displacement and access to opportunity related to Seattle's growth strategy for the next 20 years. Along with an analysis of displacement risks, the *Growth and Equity* report produced an "access to opportunity" index by looking at several measures, including proximity to schools, jobs and parks, as well as access to both local and high capacity transit routes (light rail and bus rapid transit). As indicated by the attached map, we found that:

- the Delridge corridor in West Seattle had the lowest Access to Opportunity score
- The Rainier Ave (Route 7) corridor in Southeast Seattle's Rainier Valley had the second lowest Access to Opportunity

- the 23rd Ave (Route 48) corridor in Central Seattle and route 40 corridor in North Seattle both had high Access to Opportunity;
- the Roosevelt and Market/45th (Route 43), also in North Seattle both had the very highest Access to Opportunity scores.

Based on reviews of census data and direct input from communities of color and other protected classes, we have found that:

- the Rainier Avenue corridor covers the largest overall area with relatively high concentrations of communities of color in Seattle;
- the Delridge corridor covers the second largest overall concentrations of people of color in Seattle;
- the lowest incomes in Seattle tend to track the same two corridors;
- Seniors, people with disabilities and other protected classes tend to be more dispersed throughout the City
- because of distance from downtown Seattle and other concentrations of jobs in Seattle, as well as its relatively inexpensive housing stock, communities such as Haller Lake in the northernmost reaches of Seattle, especially along Interstate 5, are starting to see significant increases in protected class populations over the last two census cycles

Overlaying the *Seattle 2035 Growth and Equity* report analysis of access opportunities with census demographic data, we see that the Southeast corridors such as Rainier and Delridge in the SW portion of the City have the lowest access to opportunity scores as well as the highest concentrations of people of color. There is a sharp geographic divisions between North and South Seattle in terms of population diversity and access to opportunity: Neighborhoods north of downtown generally have a low concentration of people of color and a higher access to opportunity. Neighborhoods south of downtown generally have the inverse characteristics.

Combined, these factors lead to the following conclusions about transportation disparities:

- Because of new investments in light rail on the Dr. Martin Luther King, Jr Way corridor and frequent bus service on the parallel Rainier Ave corridor, transit access is relatively accessible and frequent in the Rainer Valley, especially on the north/south axis
- The Delridge corridor also has frequent bus service that will be upgraded to BRT levels of service over the next six years. Light rail will connect the north end of the Delridge corridor with Downtown and other parts of the City by 2030
- As in other parts of the City, east/west transit service in both the Delridge and Rainier corridors is more challenging to provide due to topography and historic red-lining that tended to concentrate protected classes in areas with incomplete street grids. This fact provides challenges in terms of both local mobility as well as first mile/last mile challenges to accessing fast, frequent light rail or BRT service
- the South Park area of Seattle (SW of Delridge) is another area with, relatively low population density but with high concentrations of immigrant and other communities of color that have more limited access to only less frequent local transit service. The areas is difficult to serve with transit both because of the relatively low population density of the area, but also because it is somewhat geographically isolated from other parts of Seattle and was only recently annexed to the City from unincorporated King County

- Most other areas of with high concentrations of people of color and other protected classes tend to have good access to transit, though some of the northernmost areas of Seattle, especially along the Interstate-5 corridor tend to have major gaps in the sidewalk network and other pedestrian safety challenges. These are also challenges faced within pockets of SE and SW Seattle

ii. **Which racial/ethnic, national origin or family status groups are most affected by the lack of a reliable, affordable transportation connection between their place of residence and opportunities?**

Based on the conclusions of the *Seattle 2035 Growth and Equity* report, combined with demographic and mapping of transportation assets, the most affected populations are nearly all populations of color in Seattle, especially when the impacts of displacement are factored in. When looking at some of the largest gaps in frequent transit service and transportation infrastructure, ***South Park stands out as an area with a large Spanish-speaking population***, yet due to relatively low density, industrial land uses, a river that sets it off from the rest of Seattle and hilly topography, not easily served by frequent transit service. ***The Haller Lake community in North Seattle is another community that is increasingly drawing East African, Spanish Speaking and other immigrant communities***. This area is served by relatively frequent transit service, but sidewalks and other pedestrian safety infrastructure is sparse due to the area being developed before being annexed by the City in the 1950s.

iii. **Describe how the jurisdiction's and region's policies, such as public transportation routes or transportation systems designed for use personal vehicles, affect the ability of protected class groups to access transportation.**

Historically, City and regional priorities led to underinvestment in areas with high concentrations of people of color and lower income populations. While the City's most historically diverse neighborhood, the Central District, was developed early in Seattle's history and was close enough to the downtown core to have a comprehensive street grid built along small pre-auto era blocks with complete sidewalk networks well served by streetcars and the buses that replaced them. Other areas, like the Rainier Valley and Delridge corridor of West Seattle were carved out through canyon-esque topographies between the wars and only fully-developed during and after World War II. So street grids are incomplete and streets tended to be designed for moving cars at a fast clip through the area without much consideration of safety or placemaking. Seattle also generally underinvested in transportation infrastructure, largely relying on a relatively small share of state gas tax and federal grants. Since 1996, however, the Seattle region has aggressively levied new local revenue sources for light rail, improved bus service, bike/ped safety and maintenance of existing roads and sidewalks. Nearly all these investments have at least considered equity as a major factor in prioritizing investments. So, for example, the first light rail line that opened in 2009 served the Rainier Valley. Bus service has dramatically improved in the Delridge corridor over the last 10 years and Seattle is aggressively filling in the sidewalk network in North Seattle and improving pedestrian safety and transit access in nearly all areas of the City, including those with high concentrations of people of color.

More recently, Seattle's Department of Transportation has launched an Accessibility program, adding 4000 curb ramps in Seattle and aggressively pursuing other accommodations for people with disabilities.

Contributing Factors

- **The availability, type, frequency, and reliability of public transportation**

Unlike many cities, the Seattle region prioritized its initial investment in rail transit through Southeast Seattle, the region's most racially and income diverse area with population densities suitable for high capacity transit. The initial segment of Sound Transit's link light rail connects two of Seattle's three Hope VI redevelopments to concentrations of jobs in downtown Seattle, Sea-Tac International Airport and a significant portion of the manufacturing and maritime industrial area south of downtown. As of 2016, the light rail system also now serves the University of Washington and Seattle Central College and the city's streetcar system now connects the light rail line with Seattle's hospital district on First Hill, Seattle University, Seattle Housing Authority's Yesler Terrace and the fast-growing employment center in South Lake Union. The opening of these light rail and streetcar lines has allowed King County Metro Transit, with additional voter-approved funding from the City of Seattle, to add bus service in the Rainier Avenue corridor of Southeast Seattle, South Park and other areas of the City with significant concentration of affordable housing stock.

The highest frequency and highest ridership bus service provided by Metro – existing RapidRide lines C, D and E, along with future RapidRide lines now served by the Routes 7, 48 and 120 – serve major swaths of Seattle's lowest income, most diverse areas with affordable housing stock not currently served by rail lines. The two lower income areas of Seattle that continue to not be served by either rail or the highest frequency bus lines include the High Point SHA Hope VI project on the 35th Ave SW corridor in West Seattle, as well as the South Park area in the Duwamish Valley. High Point and the 35th Ave SW corridor are relatively well served by the frequent service on the Routh 21, while South Park, due to lower population density relies on somewhat less frequent service on the 121/122/123 series of routes.

- **Lack of private investments in specific neighborhoods**

Up until 2006, when the City of Seattle started to augment traditional sources of transportation funding with property tax levies, Seattle largely relied on private development and Local Improvement Districts for funding for sidewalks and other pedestrian safety improvements, as well as paving of non-arterial residential streets and even, in some areas, streetlights. While CDBG's filled in some of the gaps resulting from such heavy reliance on private funding, areas beyond the City's historic "red lines" that were developed after WWII benefitted little from private investments. Much of the area annexed to the City in the post-war era to this day lacks sidewalks, and arterials streets in West Seattle, Rainier Valley and other lower income areas of the City were designed to move autos through at maximum speeds with little concern for safety of pedestrians or bicyclists. While public improvements, funded through the property tax levies, are making a significant difference in these areas now, the gaps in our transportation networks, especially for sidewalks, are enormous. It is in some of these areas without complete sidewalks where much of Seattle's most affordable single-family housing remains. The Haller Lake area of North Seattle, for example, has some of the biggest stock of relatively affordable single family homes favored by large families yet only a relatively small percentage of blocks now have sidewalks, most of which were funded through the Bridging the Gap property tax levy and its replacement, the Levy to Move Seattle.

- **Lack of public investments in specific neighborhoods, including services or amenities**

It is not entirely coincidental that many of Seattle's neighborhoods with incomplete street grids - where connections to destinations are more isolated to higher-speed primary arterials - aligns with historic "red lines," beyond which people of color, immigrants and lower income residents were segregated for much of the 20th century.¹ Many of these red-lined neighborhoods, especially in SE Seattle, were subdivided and developed during the automobile era, so transportation investments tended to be focused on principal arterials, some of which were until the 1980s designated as state highways. By the late 1960s and early 1970s, when the federal government started to infuse low income neighborhoods across the nation with infrastructure funding through grant and revenue sharing programs, including Community Development Block Grants (CDBGs), the City could fund improvements in pedestrian safety and transit access.

Although the investments in pedestrian safety were relatively small, they did allow Seattle to add traffic calming on many Central District residential streets and many blocks of sidewalks, along with paving and other transportation improvements in SE Seattle during this era.² While CDBGs allowed for meaningful improvements in connectivity and safety, the results often further highlighted the paucity of sidewalks in the area north of 85th St. that was annexed to the city in 1954.³ Furthermore, federal urban renewal investments, came at exactly the time when auto-oriented development in the western US cities was in peak fashion, often resulting in arterials more dangerous to pedestrians, bus riders and other vulnerable users that make up a higher proportion of the population in lower income neighborhoods and communities of color.⁴

This history of neglect and misplaced or under-investment in red-lined neighborhoods has had profound impacts on safety, access to jobs and schools for lower income and communities of color in Seattle, a reflection of the kind of institutional racism that the City's Race and Social Justice Initiative is intended to change. Efforts in the 1980s to reduce the size of the federal government led to a long, steady decline in CDBG funding for infrastructure investments, just as Seattle and regional leaders began to make a conscious effort to make up for past injustices. By the 1990s Seattle and regional leaders determined Rainier Valley residents would be among the first to benefit from the region's initial investment in light rail, and the regional access to jobs and educational opportunities it would provide,⁵ As light rail was under construction in the Rainier

¹ Silva, Catherine, Racial Restrictive Covenants: Enforcing Neighborhood Segregation in Seattle, University of Washington Seattle Civil Rights & Labor History Project, http://depts.washington.edu/civilr/covenants_report.htm;

² From 1969-1992, CDBGs and other urban renewal programs such as the Neighborhood Improvement Program, Targeted Neighborhood Assistance Program and Neighborhood Development Program were administered by the Seattle Department of Community Development. Annual reports and other records of DCD are retained by the Seattle Municipal Archives/

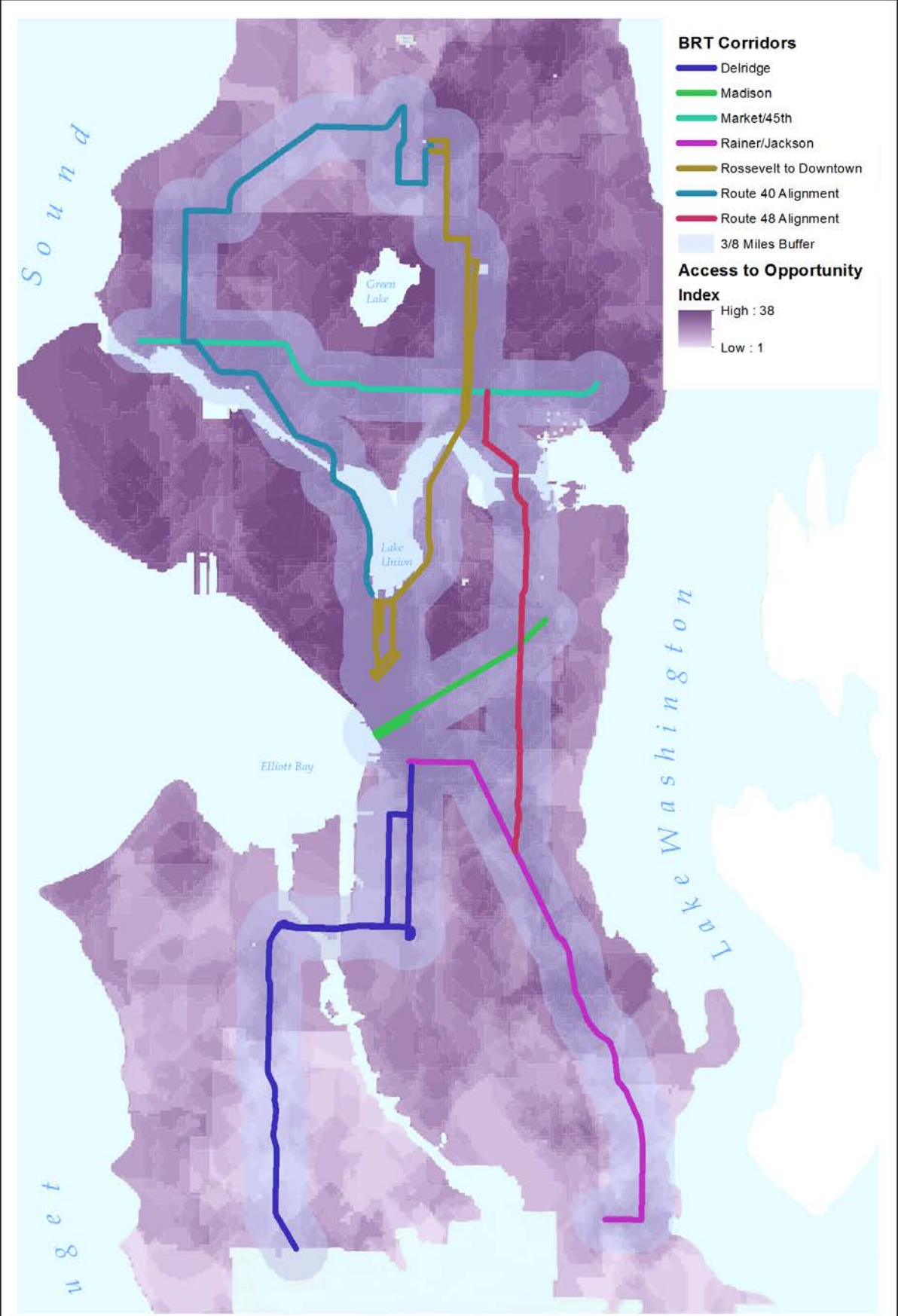
⁴ See, *Southeast Transportation Study Final Report*, December 2008 for general background on safety, lower car ownership and higher transit dependence of SE Seattle populations <http://seattle.gov/transportation/docs/SETSFinaDec08.pdf> ; The SDOT Rainier Ave Safety Corridor project web page provides data on continued high rate of crashes on corridor - <http://seattle.gov/transportation/rainieraves.htm>

⁵ Seattle's investment in rail through some of its lowest income and most diverse neighborhoods is in contrast to the experience in many other metropolitan areas, such as in Boston (America's first urban rail system) or Washington, DC, where rail lines through lower income neighborhoods were built last, or not at all. See, Feaver,

Valley, Seattle's Mayor and Council in 2006, Seattle voters approved the Bridging the Gap levy on the heels of the City's adoption of the Race and Social Justice Initiative a year earlier. The nine-year Bridging the Gap initiative took meaningful steps in making up for past injustices by prioritizing projects and programs based on a mix of quantitative and qualitative factors that explicitly factored in race in the context of past underinvestment.

These factors included geographic equity and gaps in safety and connectivity in our existing transportation network. New modal master plans (Pedestrian, Transit, and Bicycle) that prioritized programs and projects also assessed car ownership and other demographic factors that included age, income, disability. By beginning to account for past inequities, underrepresented communities got a fairer share of Bridging the Gap investments despite the power of privilege seen in neighborhoods where advocates might have stronger social connections to elected officials, or where access to private capital could be utilized to leverage a disproportionate share of City investment.

Douglas B., "Whatever Happened to the Green Line" and "DC Threatens to Halt Subway Construction Over Green Line Plan," Washington Post, October 4 and December 12, 1980.



Proposed BRT Network and Access to Opportunity

c. Low Poverty Exposure Opportunities

- i. Describe any disparities in exposure to poverty by protected class groups.**
- ii. What role does a person’s place of residence play in their exposure to poverty?**
- iii. Which racial/ethnic, national origin or family status groups are most affected by these poverty indicators?**
- iv. Describe how the jurisdiction’s and region’s policies affect the ability of protected class groups to access low poverty areas.**

Methodology for analysis: This section of the Assessment began with exploring the HUD Data and Mapping tool (<https://egis.hud.gov/affht/>). The focus is on households experiencing the extremes of the poverty exposure indices, and identifying the census tracts with the highest and lowest poverty exposure to poverty for each of the federally protected classes. When possible, supplemental data sources are included to provide local context to this analysis. Accessing supplementary data was easier for some protected classes than others. Beginning with a visual “broad strokes” of the data maps; the demographic details of high and low poverty exposure census tracts were compared with total population data. The Assessment asks us to explore each question at both the jurisdictional and regional levels. Though good-faith effort” was made to meet this requirement; supplementary data on poverty exposure was not available for all protected classes.

General Overview of the Seattle Area: A quick visual review of HUD's Map 14, indicates that both Seattle and greater region are affluent. The darker shaded census tracts, indicating lower exposure to poverty, far outnumber the lighter, more poverty exposed areas. Within Seattle there is a clear shift in poverty exposure from north to south. The northern section of the jurisdiction has a lower rate of poverty exposure. Just south of Lake Union at Mercer Street, which runs west to east across the city, one notices a distinct shift in the numbers of lighter, more poverty exposed census tracts. Panning out to the regional view the story is similar. The least amount of poverty exposure is in the north of the region and the greater amount is in the south. There are five census tracts designated as Racial/Ethnic Concentrated Areas of Poverty (R/ECAP) within Seattle and four additional R/ECAPs in the region. The Cascade mountain range limits population density in the eastern half of the region. Additionally, population tends to be clustered around and south of the Seattle metro area. Fewer people reside in the far north and far south of the region.

Exposure to Poverty & Race/Color

Jurisdiction: In Seattle, racial minorities are exposed to poverty at a higher rate than the rest of the population. For the analysis of Exposure to Poverty and National Origin in the Seattle jurisdiction we examined several sources of data:

- HUD’s Map 14- *Demographics and Poverty*
- *King County Segregation Maps 1950-2010*
- *Racial and Ethnic Composition of Seattle Neighborhoods Table*
- and HUD Table 12- *Opportunity Indicators, by Race/Ethnicity.*

When racial/ethnic neighborhood composition data overlays neighborhood poverty index mapping in the HUD's Map 14 it is evident that White individuals are more densely located in the areas with the least exposure to poverty. When White individuals are removed from the demographic overlay on HUD Map 14 we can see that persons of color are more densely located within the areas with the greatest exposure to poverty, and particularly within the R/ECAP areas. According to HUD Table 12-*Opportunity Indicators, by Race/Ethnicity*, Black households experience the greatest exposure to poverty when compared with Whites, Hispanics, Asian/Pacific Islanders, and Native Americans. When looking only at Black individuals in the demographics overlay of HUD Map 14 we can see that Black individuals are most densely located in the more poverty exposed areas south of Mercer Street. Examining the map slide show titled *King County Segregation Maps 1950-2010*

http://depts.washington.edu/civilr/maps_KingCounty.htm

created by the Seattle Civil Rights and Labor History Project provides excellent visual time-lapse confirmation of the historical and ongoing segregation of Seattle with high concentrations of racial and ethnic minorities being located south of the Mercer Street line.

The *Racial and Ethnic Composition of Seattle Neighborhoods Table* (prepared internally by Diane Canzoneri using 2010 United States Census data), lists the racial and ethnic composition of Seattle neighborhoods. The table is organized into three categories: neighborhoods where racial and ethnic minorities account for a higher percentage of the population; neighborhoods where racial and ethnic minorities account for a similar percentage of the population; and neighborhoods where racial and ethnic minorities account for a lower percentage of the population when compared with the total population of Seattle. Cross-referencing this table with HUD Map 14 validates that the census tracts with the lowest poverty exposure contain a lower percentage of racial minorities, and the census tracts with the highest exposure to poverty contain a higher percentage of racial minorities than is present in the population of Seattle as a whole.

HUD Table 12- *Opportunity Indicators, by Race/Ethnicity* lists the Low Poverty Index for the following racial/ethnic groups:

- Asian or Pacific Islander, Non-Hispanic
- Black, Non-Hispanic
- Hispanic
- Native American, Non-Hispanic
- White, Non-Hispanic

Low Poverty Index scores are listed for the population of the Seattle as a whole and for the subset of the population living below the federal poverty line. A higher index score indicates a lower exposure to poverty at the neighborhood level. The table indicates that White individuals are significantly less likely to be exposed to poverty compared with each of the other racial/ethnic categories listed above. Asian or Pacific Islander, Hispanic, and Native American individuals within the total population have similar Low Poverty Index scores when compared with one another. Black individuals within the total population have the greatest exposure to poverty. In general, individuals who fall below the federal poverty line have greater poverty exposure compared with the same racial/ethnic groups in the total population data. When looking at poverty exposure by race/ethnicity for individuals living below the federal poverty line we see a similar data spread relative to the poverty exposure of the general population. White individuals living below the federal poverty line are less likely to be exposed to poverty

compared with each of the other racial/ethnic categories. Individuals below the federal poverty line who are Black have the greatest exposure to poverty.

Region: In the greater Seattle region racial and ethnic minorities are exposed to poverty rate at a higher rate than the rest of the population. Population in the Seattle region is heavily centered in the west. An analysis of the poverty exposure within the region using HUD's Map 14 reveals a similar pattern when compared with the jurisdiction. R/ECAP areas are south of the region, just as they are in the south of Seattle. Similarly, areas with the lowest exposure to poverty are located in the north of the region and areas of greater exposure to poverty are located towards the south. HUD's Map 14 illustrates that White individuals are more densely located in the north of the region, which contains the greatest number of low exposure census tracts. White individuals are also most widely dispersed across the region. This could be an indicator of greater housing choice, regardless of income level.

Exposure to Poverty & National Origin

Jurisdiction: Immigrants have greater exposure to poverty than non-immigrants. Individuals from some national origins have greater exposure to poverty than others. HUD's MAP 14 shows the dispersion of the top five national origins found in the Seattle: Vietnam, China, Philippines, Mexico, and Canada. The broad overview of the map shows a greater concentration of these five nations of origin south of Lake Union/Mercer Street. Mercer Street runs west to east across the jurisdiction and is a dividing line between the less poverty exposed census tracts in the north and the greater poverty exposed census tracts in the south. A more in-depth analysis of poverty exposure and the top five national origins occurs below:

- Individuals from the Philippines are over-represented in the south and far north of the jurisdiction, including a large presence in each R/ECAP. This puts them outside of the most affluent neighborhoods. At the 1-to-1 dot ratio individuals from Philippines (blue dots) are completely absent from five of the seven lowest poverty exposure census tracts in Seattle.
- Individuals from Vietnam (orange dots) are absent from six of the seven least poverty exposed census tracts at the 1-to-1 dot ratio. They are overrepresented in the southern part of the Seattle and heavily represented in each R/ECAP.
- Individuals from China (green dots) have a less-dispersed pattern than do individuals from Vietnam. They're skewed in the eastern and southern portion of the jurisdiction, but they have more representation in the northern, less poverty exposed census tracts than some of the other national origins. Individuals from China are completely absent from five of the seven least poverty exposed areas and present in each R/ECAP, although very heavily represented in the R/ECAP located in census tract 91.
- Individuals from Mexico (purple dots) are absent from seven of the seven least poverty exposed areas at the 1-to1 dot ratio. They are also living in three of the five R/ECAPs, and tend to be tightly clustered in dispersed census tracts in the southern part of the jurisdiction.
- In contrast to the other top nations of origin represented in Seattle, individuals from Canada (black dots) are primarily located in the northern area of the jurisdiction and have low representation in the R/ECAPs. Individuals from Canada are absent from four of the seven least poverty exposed areas.

Region: Poverty exposure in the region varies by national origin. Individuals from Mexico have the highest poverty exposure and individuals from India have the lowest exposure to poverty.

For the analysis of Exposure to Poverty and National Origin in the greater region we referenced HUD's Map 14. This map shows the dispersion of the top five national origins found in the region: Mexico, Philippines, Vietnam, India, and Korea. Note that this is a different list than the top five nations of origin found in Seattle. When looking broadly at the region at the 1 dot = 10 people it is evident individuals from each national origin tend to be clustered within census tracts except for individuals from Korea who do not have any tightly clustered neighborhoods/culture centers.

Individuals from India are tightly clustered in the low poverty exposure census tracts just east of Seattle across Lake Washington. Individuals from Mexico are the most widely dispersed across the region and have more of a rural presence than each of the other four. However, the highest concentration of individuals from Mexico is located in the southern part of the region where there is the greatest exposure to poverty. Individuals from Mexico are overrepresented in two of the three regional R/ECAPs located outside of the Seattle jurisdiction. Individuals from Vietnam and Korea are over represented in third regional R/ECAP.

Exposure to Poverty & Age

Jurisdiction: Older adults seem to be slightly less vulnerable to exposure to poverty than younger adults in the Seattle jurisdiction. For the analysis of Exposure to Poverty and Age in the Seattle jurisdiction we crossed referenced HUD's Map 14 with data from the *American Community Survey*

(<http://seattlecitygis.maps.arcgis.com/apps/MapSeries/index.html?appid=3eb44a4fdf9a4fff9e1c105cd5e7fe27>). For this analysis we focused specifically on the rates of poverty exposure for individuals 65 years and over within the census tracts with the highest and lowest poverty exposure. Forty-seven percent of the lowest exposure census tracts contained a higher percentage of individuals age 65 and over compared to thirty-three percent of the highest exposure census tracts. Of all the tracts examined however, it is notable that the highest percentage of older adults is located in census tract 85, which is a R/ECAP.

Region: Supplementary data on the exposure to poverty and age was not easily located.

Exposure to Poverty & Disability

Jurisdiction: Individuals with disabilities are overwhelmingly over-represented in the highest poverty exposure areas within the Seattle jurisdiction. For the analysis of Exposure to Poverty and Disability in the Seattle jurisdiction we crossed-referenced HUD's Map 14 with data from Policy Map (<https://www.policymap.com/maps>). The Policy Map used for this analysis was the layer illustrating the percent of people with disabilities in the Seattle jurisdiction. The map color codes areas of the city based on the percent of residents with disabilities. Thirty-four census tracts contain 33.34% or more individuals with disabilities. Zero census tracts with the greatest numbers of residents with disabilities are identified as having the lowest levels of poverty exposure. However, 100% of the highest poverty exposure tracts contain the highest percent of individuals with disabilities.

Region: Individuals with disabilities are overwhelmingly over-represented in the highest poverty exposure areas within the greater Seattle region. For the analysis of Exposure to Poverty and Disability in the region we cross-referenced HUD's Map 14 with data from Policy Map (<https://www.policymap.com/maps>). The Policy Map used for this analysis was the layer illustrating the percent of people with disabilities in Seattle area. The map color codes areas of

the region based on the percent of residents with disabilities. There are thirty-eight census tracts in the region that contain 33.34% or more people with disabilities. Two of those tracts near the town of Everett, and one near the town of Stanwood are part of the lowest two tiers of poverty exposure according to HUD's Map 14. All three of these tracts are in the northern part of the region where there is less exposure to poverty overall. Thirteen census tracts with 33.34% or more people with disabilities, including four R/ECAPS, are located in the highest two tiers of poverty exposure. All of these tracts are in the southern part of the region where there are greater levels of poverty exposure overall.

Exposure to Poverty & Sex (gender)

Jurisdiction: Females seem to have slightly less exposure to poverty than males in the Seattle jurisdiction. For the analysis of Exposure to Poverty and Sex in the jurisdiction we cross-referenced HUD's Map 14 with data from the *American Community Survey* (<http://seattlecitygis.maps.arcgis.com/apps/MapSeries/index.html?appid=3eb44a4fdf9a4fff9e1c105cd5e7fe27>), focusing specifically on the rates of poverty exposure for women. For this analysis the highest and lowest poverty exposure census tracts were examined. Fifty-three percent of the lowest exposure census tracts contained a higher percentage of females than the total Seattle population. Only forty-two percent of the highest exposure census tracts contained a higher percent of females than the total population.

Region: Analyzing the exposure to poverty and sex in the region was more challenging than in the jurisdiction. The *American Community Survey* maps (<http://seattlecitygis.maps.arcgis.com/apps/MapSeries/index.html?appid=3eb44a4fdf9a4fff9e1c105cd5e7fe27>) for this demographic do not extend all the way to the most northern and southern parts of the region. To work around this limitation, we examined a sample of the lowest and highest poverty exposure census tracts that do appear on the *American Community Survey*. This examination didn't reveal a significant discrepancy between poverty exposure for males and females.

Exposure to Poverty & Family Status

Jurisdiction: Households with children are over-represented in higher poverty exposure areas within the Seattle jurisdiction. Additionally, households with the highest numbers of children have the greatest likelihood of living in areas with higher poverty exposure. For the analysis of Exposure to Poverty and Family Status in the Seattle jurisdiction we cross-referenced HUD's Map 14 with data from the *American Community Survey* (<http://seattlecitygis.maps.arcgis.com/apps/MapSeries/index.html?appid=3eb44a4fdf9a4fff9e1c105cd5e7fe27>), focusing specifically on the density of households with at least one person under the age of 18. For this analysis the census tracts with the highest and lowest poverty exposure were examined. Seventy-five percent of the census tracts with the lowest exposure to poverty contain a greater percent of households with at least one member younger than 18 years of age when compared with the general population of Seattle. Forty-eight percent of the census tracts with the lowest poverty exposure are comprised of greater than 30% households with children. Fifty-four percent of the census tracts with the highest exposure to poverty contain a greater percent of households with at least one member younger than 18 years of age when compared with the general population of Seattle. 100% of those highest exposure tracts are comprised greater than 30% households with children, with several tracts at 40% or above.

When looking broadly at household size in the Seattle jurisdiction using the *American Community Survey* it is evident that the largest households are overwhelmingly located in the southern, more poverty exposed, part of the jurisdiction. The largest households are also over-represented in two R/ECAP areas located in the center of the city.

Region: Households with children have a greater exposure to poverty in the greater Seattle region than households without children. For this analysis we cross-referenced HUD's Map with data from the *American Community Survey* (<http://seattlecitygis.maps.arcgis.com/apps/MapSeries/index.html?appid=3eb44a4fdf9a4fff9e1c105cd5e7fe27>). Households with one or more children under the age of 18 are more densely located in the southern, more poverty-exposed area of the region. Additionally, households with 3.39 or more members are more densely located in the southern part of the region which has greater poverty exposure than the north. Larger households are also over represented in the regional R/ECAPS.

Exposure to Poverty & Religion

Jurisdiction: Non-Christian individuals have greater exposure to poverty than Christian individuals within the Seattle jurisdiction. According to the Pew Research on Religion and Public Life, the Seattle metro area is 52% Christian, 2% Buddhist, 1% Jewish, <1% Muslim, and 44% other or non-religious. (<http://www.pewforum.org/religious-landscape-study/metro-area/seattle-metro-area/>). Data on the residency patterns of various religious groups was not readily identifiable. To complete the analysis of Exposure to Poverty and Religion we assumed that faith-based community centers and places of worship are typically located in areas of the city that are most accessible to members of that faith community. We then used Google searches to examine the location of religious community centers and places of worship for the four major religious groups represented in Seattle. We cross-referenced those locations with HUD's Map 14.

Google maps revealed that Christian places of worship are spread fairly evenly throughout the Seattle jurisdiction regardless of the varying levels of exposure to poverty in the census tracts. Jewish and Muslim community centers and places of worship are noticeably clustered in the far-east, central-east, and southeast of the jurisdiction. Buddhist centers exist in both the western and eastern portion of the jurisdiction and while a few exist north of Mercer Street the vast majority are located in the southern, more poverty exposed area of the jurisdiction. There is only one Hindu community center or place of worship in Seattle, however there are several located just across the jurisdictional boundary to the east of Lake Washington. Results of cross-referencing the highest and lowest poverty exposure census tracts with the placement of religion centers reveals that:

- Christian centers exist within both the highest and lowest exposure tract lists
- Buddhist centers are the only non-Christian centers that are located in a R/ECAP

Region: Non-Christian individuals have greater exposure to poverty than Christian individuals within the greater Seattle region. Data on the residency patterns of various religious groups was not readily identifiable. To complete the analysis of Exposure to Poverty and Religion we assumed that faith-based community centers and places of worship are typically located in areas of the city that are most accessible to members of that faith community. We then used Google searches to examine the location of religious community centers and places of worship for the four major religious groups represented in the region. Results of cross-referencing the highest

and lowest poverty exposure census tracts in the region with the placement of religion centers reveals that:

- Christian centers are spread throughout the region regardless of the varying levels of poverty exposure of specific census tracts.
- Per Google searches, nine Hindu centers exist in the wider region. Five of these are in lower poverty exposure areas in the east-central portion of the region, just east of Seattle. Of the remaining three one is in a R/ECAP, one is in a higher poverty exposure census tract in the southern portion of the region, and one is in a moderate poverty exposure area.
- Eleven Buddhist centers are in the southern, more poverty exposed areas in the southern portion of the region. Three of those are located just outside of a R/ECAP. Five Buddhist are in the less poverty exposed northern/eastern, less poverty exposed areas of the region.
- Eight Jewish synagogues exist in the less poverty exposed northern and eastern section of the region. Five Jewish synagogues exist in the southern, more poverty exposed southern portion of the region.
- Twelve Islamic mosques exist in the less poverty exposed northern and eastern portion of the region. Six Islamic mosques exist in the more poverty exposed areas in the southern portion of the region.

Describe the role of a place of residence in exposure to poverty.

Poverty places additional challenges on individuals and families, however living in neighborhoods with concentrated, historic, generational poverty multiplies those challenges exponentially according to an online article in in The American Prospect (<http://prospect.org/article/urban-poor-shall-inherit-poverty>). This article also highlights that Black families specifically are more likely to be stuck in high poverty exposure areas over generations when compared to poor White families. The impacts of generational poverty exposure, which is characterized by exposure to greater levels of violence, unemployment, environmental health issues, and single parenthood place additional burdens on individuals and families in poverty-dense neighborhoods, regardless of an individual's current level of economic stability. Additionally, the article states "Black neighborhood poverty is thus more multigenerational, while white neighborhood poverty is more episodic."

Describe which racial/ethnic, national origin, and family status groups are most affected by the poverty indicators.

The above mentioned American Prospect article states that overall, Black families are most affected by poverty indicators. *Considering all black families, 48 percent have lived in poor neighborhoods over at least two generations, compared to 7 percent of white families. If a child grows up in a poor neighborhood, moving up and out to a middle-class area is typical for whites but an aberration for blacks. Black neighborhood poverty is thus more multigenerational, while white neighborhood poverty is more episodic.* (<http://prospect.org/article/urban-poor-shall-inherit-poverty>)

Describe how the jurisdiction's and region's policies affect the ability of different protected class groups to access low poverty areas.

Exploration of Seattle's history with racially restrictive covenants provides some context for the lack of integration in Seattle neighborhoods. According to a University of Washington website:

Racial deed restrictions became common after 1926 when the U.S. Supreme Court validated their use. The restrictions were an enforceable contract and an owner who violated them risked forfeiting the property. Many neighborhoods prohibited the sale or rental of property by Asian Americans and Jews as well as Blacks. In 1948, the court changed its mind, declaring that racial restrictions would no longer be enforced, but the decision did nothing to alter the other structures of segregation. It remained perfectly legal for realtors and property owners to discriminate on the basis of race. In 1968, Congress passed the Housing Rights Act, finally outlawing discrimination on the basis of race or ethnicity in the sale or rental of housing. (<http://depts.washington.edu/civilr/covenants.htm>).

And from an article in ***Seattle Magazine***:

(Housing) choice wasn't always there for everyone. For most of the 20th century, the city was restricted and segregated, if not literally gated. A clear-eyed view of our past reveals a history of racial and ethnic intolerance. In the 19th century, all Native Americans were banned from living in Seattle, a city named for a local tribal leader. In the 1880s, Chinese workers were expelled amid riots. The Japanese internment during World War II remains a stain. But Seattle's exclusionary practices extend beyond those events, and were in place much more recently. The city was stitched together with racial exclusions written into property deeds and community covenants. Real estate agents and lenders used "redlining" to draw racial boundaries. In 1960, Seattle was 92 percent white. More than 90 percent of Seattle's black population was pushed into the Central District. In 1964, Seattle voters soundly defeated an "open housing" ordinance that would have let anyone live anywhere. (<http://www.seattlemag.com/article/seattles-ugly-past-segregation-our-neighborhoods>)

Even though racially restrictive covenants could no longer be enforced as of 1948 it is likely that their historical presence is still impacting the residential patterns in the city today. When cross-referencing the list of Seattle neighborhoods with a history of racially restrictive covenants with the list of census tracts with the highest and lowest rates of exposure to poverty we find that ***sixty nine percent of the lowest poverty exposure census tracts also have a history of creating and enforcing racially restrictive covenants prohibiting one or more groups of people based on race, ethnicity, or national origin from settling in that area compared with thirty three percent of the highest poverty exposure tracts.*** In addition to racially restricted covenants impacting residential choice within Seattle, the practice of redlining was also present through the 1970's. The Seattle municipal archives contain this record of the city's successful attempt at passing policies to eliminate this practice:

In 1976, Seattle City Council took a stand against redlining, a discriminatory practice targeted at African-Americans and others of color, by which banks, insurance companies, and other institutions, refused or limited loans, mortgages, and insurance within specific geographic areas. Redlining also included the practice of banks not reinvesting funds they received from low income neighborhoods back into those communities. A six-month study by the Central Seattle Community Council Federation released in July 1975, "Redlining and Disinvestment in Central Seattle," examined 1,150 property transactions in Seattle. The study found that eight major banking institutions did not make more than two loans each in the Central Area and Rainier Valley from 1970 to 1974. Prompted by this report, the Mayor established a Reinvestment Task Force to propose policies to eliminate redlining, or disinvestment, as it was also called. The final report from community members of the Mayor's Reinvestment Task Force was completed on June 3, 1976. In August, Councilmembers Paul Kraabel and John Miller, together

with Mayor Wes Uhlman, announced a series of meetings to discuss proposed anti-redlining legislation. Public hearings and meetings of the Planning and Urban Development Committee were held during the fall of 1976, and the Public Reinvestment Board was established by Ordinance 105987 that November to help reverse discriminatory practices in lending. (<http://www.seattle.gov/cityarchives/exhibits-and-education/seattle-voices/redlining>)

Contributing Factors of Disparities in Access to Opportunity

The city's urban planning document, *Seattle 2035 Growth & Equity: Analyzing Impacts on Displacement & Opportunity Related to Seattle's Growth Strategy* (<http://2035.seattle.gov/wp-content/uploads/2016/05/Final-Growth-and-Equity-Analysis.pdf>, pages 16 & 19), analyzed access to opportunity within the Seattle jurisdiction:

The analysis also considers marginalized populations' access to key determinants of social, economic, and physical well-being. Access to economic opportunity depends on not only physical proximity to quality jobs but also the ability to attain the skills and experience needed to acquire such jobs. ...The access to opportunity index integrates a broad range of indicators, but it is not an exhaustive assessment of the factors that contribute to well-being and allow individuals to flourish. The access to opportunity index includes measures related to education, economic opportunity, transit, civic infrastructure, and public health.

Table 6 on page 19 of the *Seattle 2035* document corroborates the information gathered from other sources for this section of the assessment. The map illustrates that areas of Seattle associated with greater poverty exposure have less access to other markers of community wellbeing such as quality education, transportation, employment, and health services.

d. Environmentally Healthy Neighborhood Opportunities

- i. Describe any disparities in access to environmentally healthy neighborhoods by protected class groups.**
- ii. Which racial/ethnic, national origin or family status groups have the least access to environmentally healthy neighborhoods?**

Across the US, race is the most significant predictor of a person living near contaminated air, water, or soil. Seattle is a pioneer in sustainability but like the national movement, primarily white, upper-income communities shape and benefit from environmental policies. Seattle also contends with intensifying income inequality and displacement and the risk of environmental investments exacerbating these issues. Community displacement results in more sprawl; greater stress on water, transportation, and sewer systems; and increased pollution from people driving further to their jobs. By 2040, people of color will comprise 54% of the Seattle metro area.

Faced with these challenges, Seattle’s approach must be to simultaneously mitigate environmental hazards, increase environmental benefits for historically underserved communities, and address environmental and social justice while enhancing civic leadership.

Environmental Equity Assessment Pilot

Health outcomes and the physical environment are often correlated. Access to open space, healthy food, clean air and water, and physical activity promote positive health outcomes and are dependent on, or reflective of, one’s surrounding built and natural environments. Environmental and health outcomes often vary along racial and socioeconomic lines. Race and income disparities exist in access to natural resources, physical and mental well-being, illness and disease, and other health outcomes. The interplay of demographic and socioeconomic factors, the natural environment, and health outcomes is a complex one. Research shows that people of color, immigrants, refugees, and low income individuals (EEI communities) experience greater health impacts from environmental hazards than white, upper income individuals (even within same geographies) due to the cumulative impacts of stress, racism, pollutant exposure, disparate health care access, and lack of affordable healthy food.⁶

People with less socioeconomic mobility have fewer options when choosing where to live, work, learn, and play. Historically, certain racial and ethnic groups have been marginalized by or excluded from public and private investments, the impacts of which persist today. For these reasons the populations listed are at a higher risk and increased sensitivity to environmental pollution and hazards especially young children and elderly people.

The [Environmental Equity Assessment Pilot](#) uses a socioeconomic index of four factors:

- people of color
- low-income people
- linguistically isolated households
- foreign-born population

Areas where the groups listed are a large share of the overall population frequently correlate with the availability of affordable housing, unemployment rate, and food insecurity. You can see the census tracts outlined yellow in Figure 1 are what we **call Equity & Environment Initiative Focus Areas (EEI Focus Areas)**. The EEI Focus Areas are the geographic areas where communities of color, immigrants, refugees, people with low incomes and limited-English proficiency individuals tend to live. Socio-economic and environmental challenges highly impact these areas. *(See Figure 1 below) All four of the identified R/ ECAP areas rose as EEI Focus areas in our study of environmental equity as well as all the neighborhoods identified as areas where people of color share a higher percentage of the population.*

Homeownership & Environment

Homeownership can be a substantial barrier to people with low incomes looking to build an asset that contributes to wealth and provides economic stability. The disparities and barriers to

⁶ Cumulative Impacts: Building a Scientific Foundation, Office of Environmental Health Hazard Assessment, Dec. 2010, Exec. Summary, p. ix, <http://oehha.ca.gov/ej/cipa123110.html>

homeownership mean that environmental solutions that require participants to be homeowners can often result in an unintentional impact of being less accessible to people of color and low income individuals. Seattle's overall homeownership rate is 47%; while People of Color own homes well below the average at 35%. This illustrates the lack of access to environmental benefits, especially for protected classes that may need them the most.

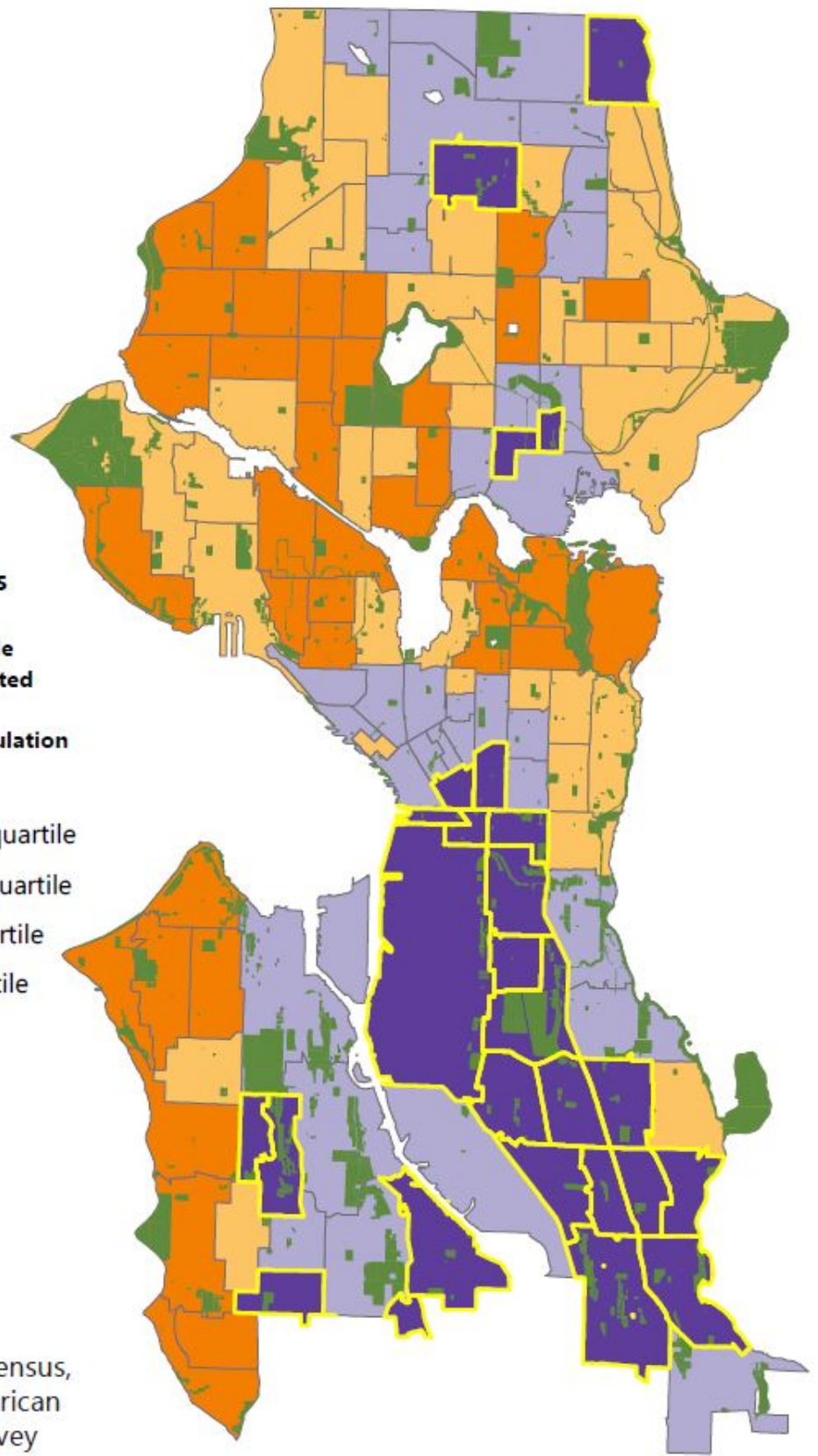
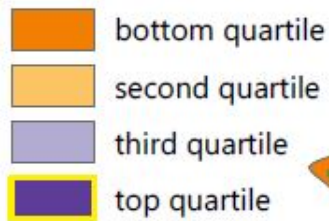
EEI Focus Areas

People of color

Low-income people

Linguistically isolated households

Foreign-born population



Source: 2010 Census,
2010-2014 American
Community Survey

Food Hardship

In Seattle, food hardship has doubled from 6% in 2010 to 12% in 2013.

Latino communities in the Seattle- King County region experienced an increase from 27% to 41%, from 2010 to 2013 while white resident's food hardship increase 6% to 10% respectively.

Many community members would like to be more connected to environmental programs focusing on easy access to healthy, affordable food through farmers' markets, year around markets, and grocery stores stocked with culturally appropriate food. Per the King County Communities Count Report there are two areas of Seattle that are considered food deserts, South Park and Delridge. Both of which are EEI Focus Areas. Abdikani Mohammed, a Delridge resident — "I want my community to have more grocery stores." Hear Abdikani's story [here](#).

Proximity to Hazardous Sites

Hazardous sites are frequently found near the former or current locations of heavy industry. In Seattle, the Duwamish Manufacturing and Industrial Center has the greatest concentration of hazardous sites that pose a health risk to people that live and work in that area. **Figure 2** below illustrates the locations of certain hazardous sites tracked by the Washington State Department of Ecology (Ecology) in the context of the racial make-up of the surrounding area.

Air Quality Operating Permit Source (AQOPS)

The federal Clean Air Act requires all states to have statewide air operating permit programs for businesses and industries that are the largest sources of air pollution. AQOPS facilities have actual or potential emissions greater than 100 tons of (or 10 tons any one hazardous air pollutants or 25 tons per year of a combination of hazardous pollutants) fugitive air emissions per year. These are generally large industrial facilities governed by the federal and state operating permit program.

Figure 2 shows 14 Air Quality Open Permit Source facilities. Four of these facilities are located within the neighborhoods with the highest population share of people of color. 13 of the 14 these air pollution sources are located within a mile of these neighborhoods.

Heavily trafficked roadways

Major roadways are a source of air pollution and noise. High traffic volumes, especially from freight traffic, generates airborne pollutants associated with health problems such as asthma, cancer, and neurological issues. Loud noises generated by these vehicles can disrupt sleep patterns, especially for young children. Due to these impacts, housing near major roadways is generally cheaper than quieter areas. Seattle is a high-demand city where housing costs occupy a large portion of total income for many households and an increasing number of people struggle to find affordable housing. As a result, many of these people can afford housing only near environmental nuisances like major roadways, leading to disparate environmental impacts for lower-income people and people of color.

**Washington State
Department of Ecology
Hazardous Sites**

- Air Quality Oper Permit Source
- Air Quality Local Authority
- State Cleanup Site

**Percentage of the
population that is a race
other than non-Hispanic
White by Census block**

- 0% - 20%
- 21% - 30%
- 31% - 40%
- 41% - 50%
- 51% - 100%

top quartile of
Census tracts by
composite
vulnerability score

Source: Washington State
Department of Ecology, 2010
Census

The Washington State Freight and Goods Transportation System (FGTS) classifies state highways, county roads, and city streets according to the average annual gross truck tonnage those roadways carry. The FGTS includes five freight tonnage classifications:

- T-1 - more than 10 million tons per year
- T-2 - 4 million to 10 million tons per year
- T-3 - 300,000 to 4 million tons per year
- T-4 - 100,000 to 300,000 tons per year
- T-5 - at least 20,000 tons in 60 days

Figure 3 shows a 200-meter buffer around T-1 and T-2 roadways, a radius roughly within which the noise and air pollution impacts of major freight routes are most acute. Each segment of these roadways has a quantity for daily truck tonnage that it carries. Despite representing only 21% of Seattle land area and 19% of the total population, 40% of the miles of T-1 and T-2 roadways in Seattle are located in the areas with the highest population of our most affected classes.

Air Quality

Public Health Risk: The National Air Toxics Assessment (NATA) is a comprehensive evaluation done by the U.S. Environmental Protection Agency (EPA) of emissions data and their associated health risks. Air toxics are hazardous airborne pollutants known to cause cancer and other serious health effects, including neurological, cardiovascular, liver, kidney, and respiratory effects as well as impacts on the immune and reproductive health systems. They also have harmful ecological effects.

Examples of hazardous air pollutants include:

- Benzene (found in gasoline)
- Tetrachloroethylene (emitted from some dry-cleaning facilities)
- Methylene chloride (used as a solvent and paint stripper in industry)

NATA is a comprehensive screening tool that uses general information about air pollution sources to develop estimates of health risks associated with inhaling air toxics.

Figure 4 illustrates the public health risk for Seattle.

The total public health risk from air toxics is 21% higher in the neighborhoods with the largest share of our POC population. **See Figure 4 below.**

Asthma Risk: **Figure 5** below, generated from data collected by the Puget Sound Clean Air Agency, looks specifically at asthma risk across the city. The concentration of major roadways and heavy industrial uses in the Duwamish and Southeast Seattle coincides with many of the highest concentrations of people of color in Seattle. These neighborhoods experience a 48% higher asthma risk than the rest of the city.

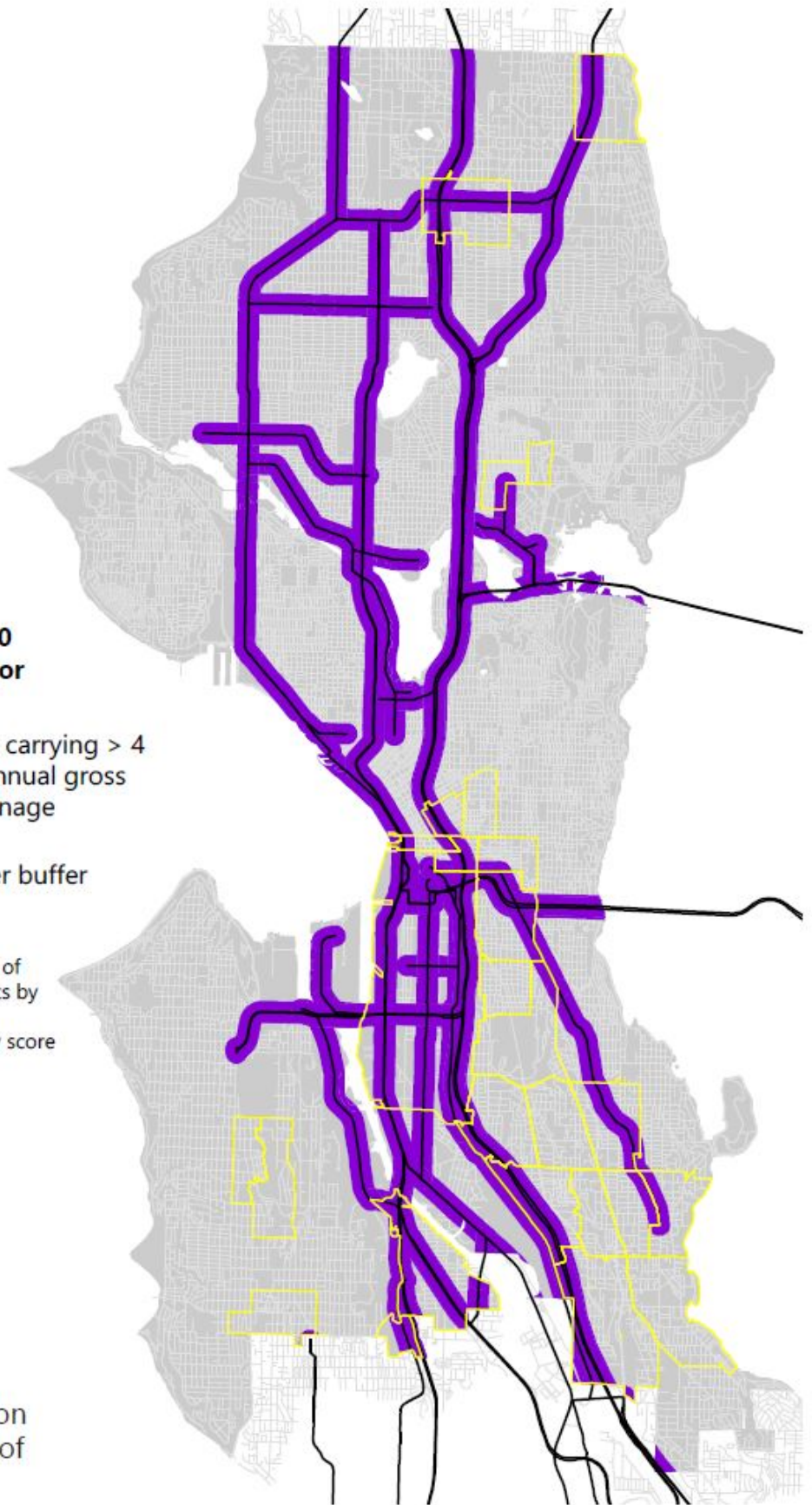
Areas within 200 meters of a major freight route

— Roadway carrying > 4 million annual gross truck tonnage







■ 200-meter buffer

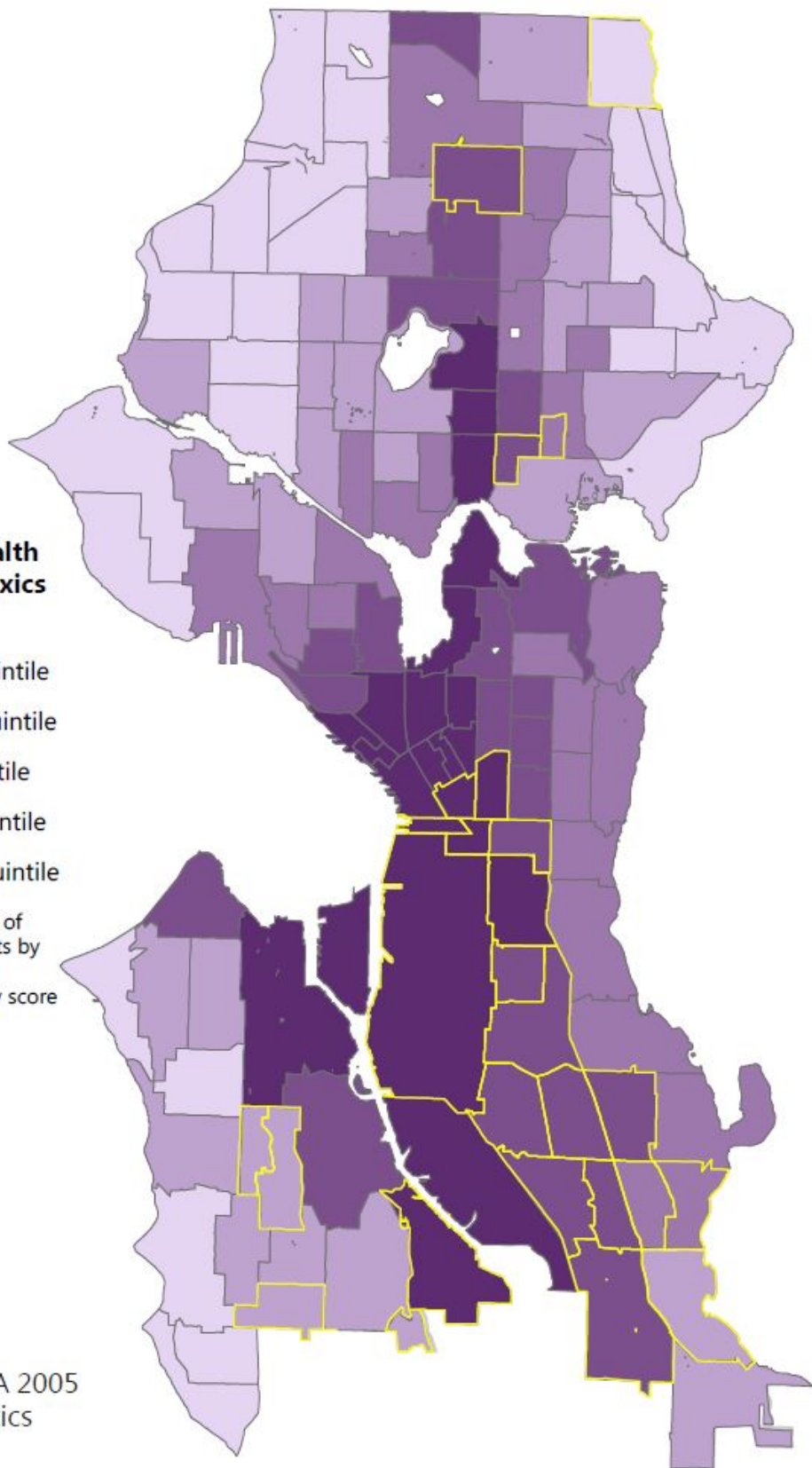
□ top quartile of Census tracts by composite vulnerability score

Source: Washington State Department of Transportation

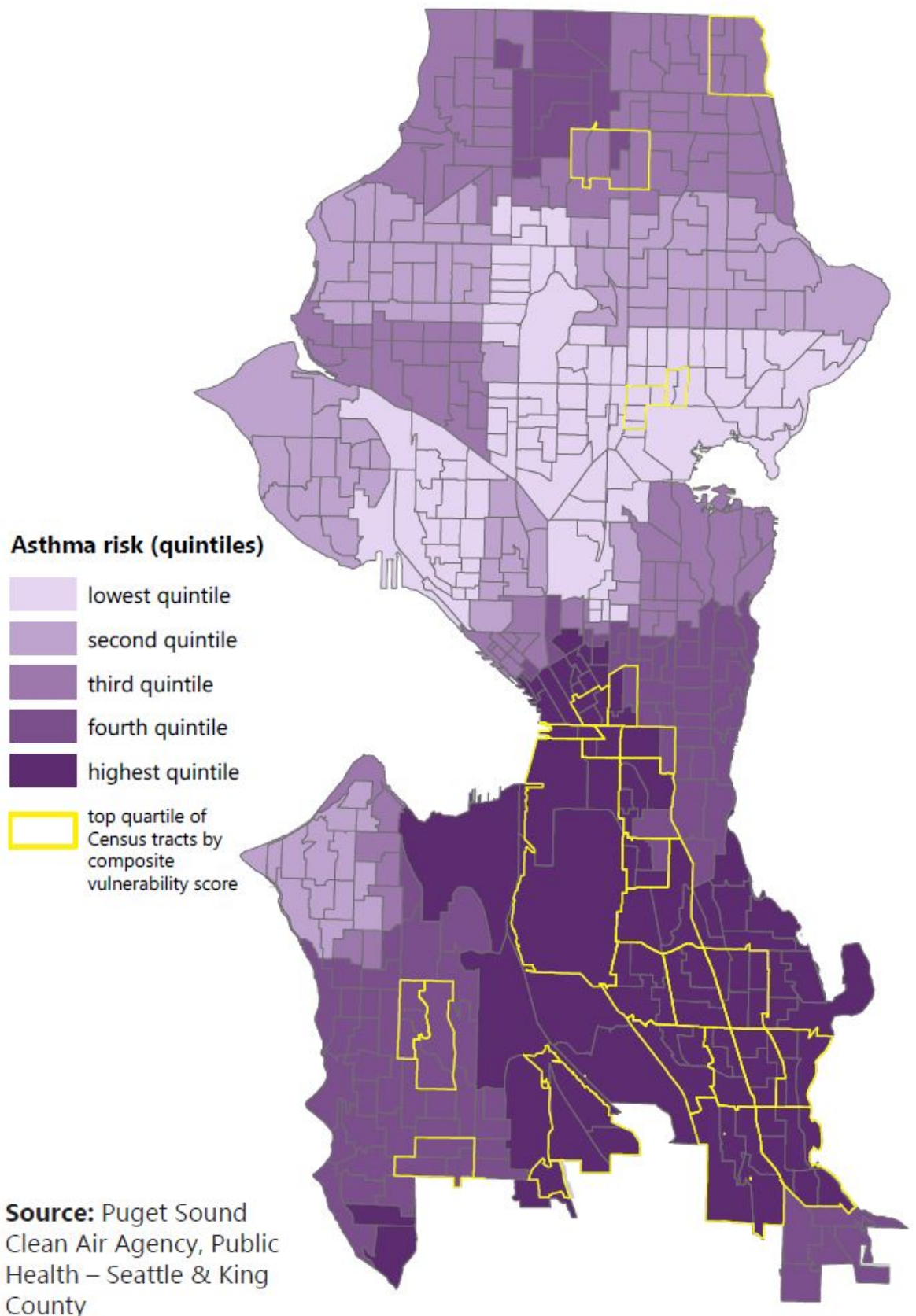


Total public health risk from air toxics (quintiles)

-  lowest quintile
-  second quintile
-  third quintile
-  fourth quintile
-  highest quintile
-  top quartile of Census tracts by composite vulnerability score



Source: U.S. EPA 2005 National Air Toxics Assessment



Coal & Oil Trains

The route of coal and oil trains through Seattle passes along a broad range of neighborhoods. The US Department of Transportation identifies a 0.5-mile evacuation zone for oil train derailments and a 1.0-mile potential impact zone in case of an oil train fire.⁷

In Seattle, the population living within the 1.0-mile potential impact zone has a larger percentage of people of color than Seattle as a whole: 39% within 1.0 mile compared with 34% citywide. By area, 51% of the neighborhoods with the highest population of people of color are within the 1.0-mile potential impact zone. **(See Figure 6)**

Superfund Cleanup Site

The Federal Environmental Protection Agency's (EPA) Superfund program (the Comprehensive Environmental Response, Compensation, and Liability Act of 1980) is responsible for cleaning up some of the nation's most contaminated land and responding to environmental emergencies, oil spills and natural disasters. **Figure 7** illustrates the Lower Duwamish Waterway Superfund Site. 58.4% of the population that lives within one mile of the Lower Duwamish Waterway Superfund boundary are people of color.

Climate Change - [Seattle's Disproportionate Climate Risk](#)



Like other communities across the country, Seattle must address its own unique issues of disproportionate climate vulnerability. Climate impacts will be felt across the city, but the risk of negative outcomes from those impacts will vary from neighborhood to neighborhood, from block to block, and even from person to person. High temperatures on Queen Anne hill do not come with the same implications that accompany similar temperatures in the International District where air pollution levels increase the likelihood of negative impacts. Likewise, a flood in the lower Duwamish area where residents may have fewer resources to repair damages to their homes will affect residents differently than some higher income residents in West Seattle.

Of the many climate impacts Seattle is expected to face, flooding and extreme heat have the greatest potential to result in disproportionate impacts. While a comprehensive analysis of the disproportionate impacts of climate change has not been conducted, examples of these impacts are explored below:







Sea Level Rise: The Seattle Mapping Inventory of Changing Coastal Flood Risk provides a screening level picture of the impacts of sea level rise on Seattle. The report provides an inventory of infrastructure, natural systems, and communities at risk of flooding under future conditions. To better understand the environmental justice implications of sea level rise, census tracts impacted by projected flooding were assessed according to social variables which consider factors such as income, age, minority status, disability, language, transportation accessibility, and housing situation. The analysis reveals that the communities most impacted by flooding are also disproportionately characterized by high levels of social vulnerability, most notably in South Park and Georgetown.

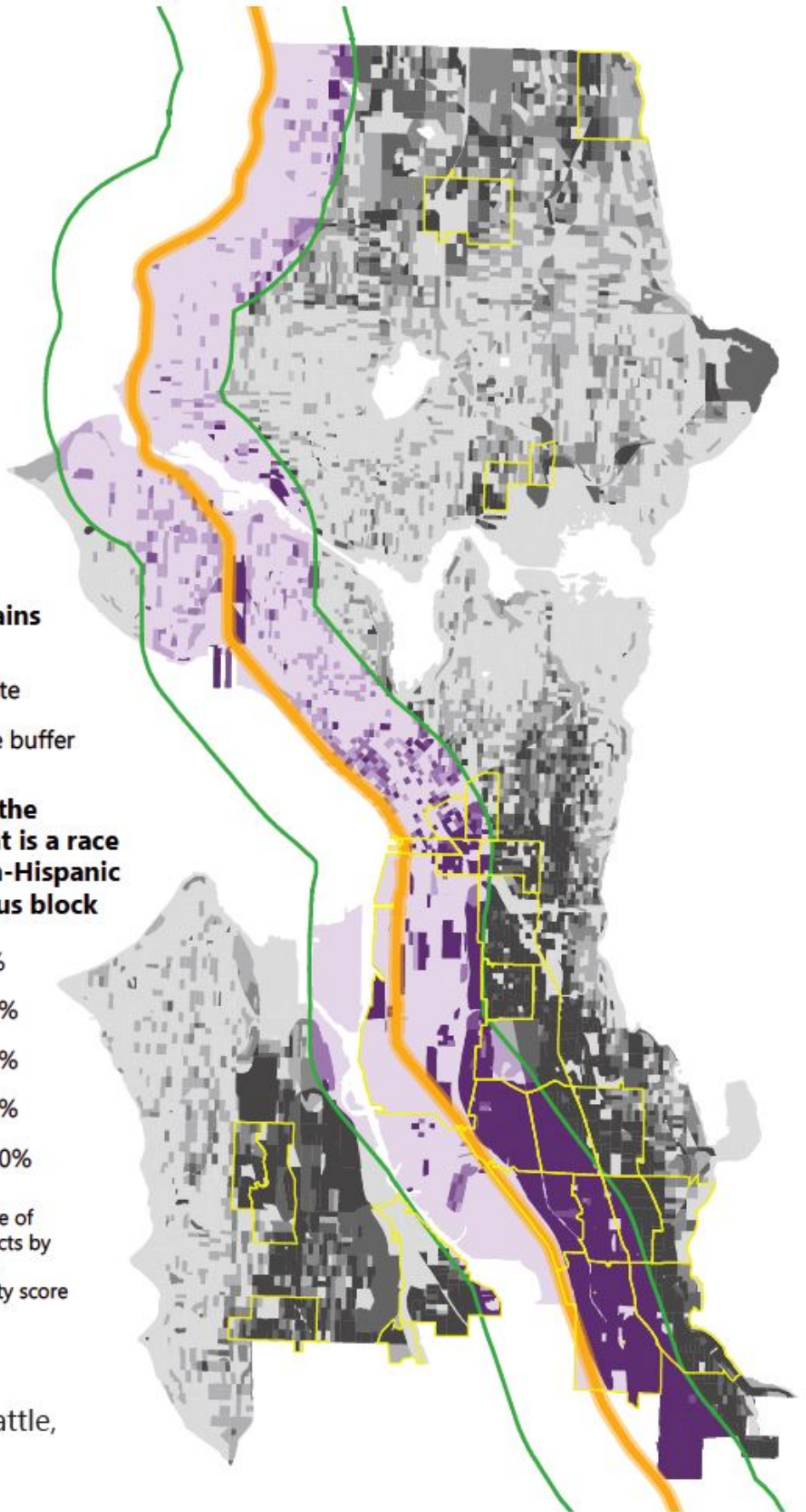
⁷ <http://explosive-crude-by-rail.org/>

**Coal and oil trains
in Seattle**

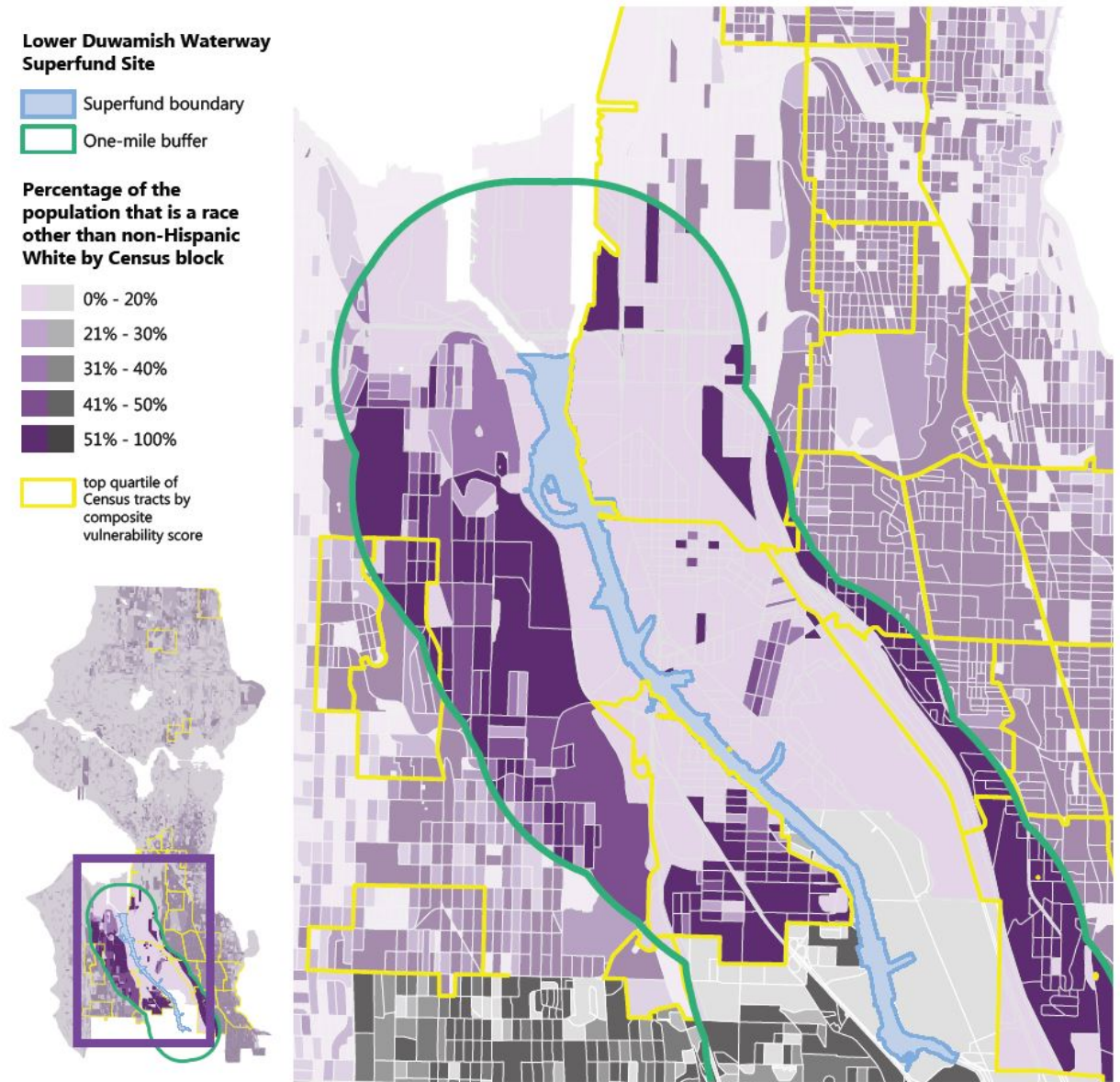
-  Train route
-  One-mile buffer

**Percentage of the
population that is a race
other than non-Hispanic
White by Census block**

-  0% - 20%
-  21% - 30%
-  31% - 40%
-  41% - 50%
-  51% - 100%
-  top quartile of
Census tracts by
composite
vulnerability score



Source: City of Seattle,
2010 Census



Source: Washington State Department of Ecology, 2010 Census

Extreme Heat: Climate change is projected to increase the frequency, intensity and duration of extreme heat events, which will exacerbate health impacts particularly in areas with higher air pollution levels. The Puget Sound Clean Air Agency has identified “highly impacted communities” – geographic locations within their four-county jurisdiction that are characterized by degraded air quality and whose residents face economic or historic barriers to participation in clean air decisions and solutions based on criteria that are relevant to air quality, health, and demographic markers. The International District/Chinatown and the lower Duwamish

neighborhoods of South Park and Georgetown were identified and designated as two of the Agency's priority Highly Impacted Communities.⁸

f. Patterns in Disparities in Access to Opportunity

- i. Identify and discuss any overarching patterns of access to opportunity and exposure to adverse community factors based on race/ethnicity, national origin or familial status. Identify areas that experience an aggregate of poor access to opportunity and high exposure to adverse factors. Include how these patterns compare to patterns of segregation and R/ECAPs.**

See all sections on Access to Opportunity above. Seattle experiences a pattern of higher impact on protected classes for this broad range of factors as most grantees will likely report.

2. Additional Information

- a. Beyond the HUD-provided data, provide additional relevant information, if any, about disparities in access to opportunity in the jurisdiction and region affecting groups with other protected characteristics.**

See all Access to Opportunity sections above. Additional information is integrated into questions responses.

- b. The program participant may also describe other information relevant to its assessment of disparities in access to opportunity, including any activities aimed at improving access to opportunities for areas that may lack such access, or in promoting access to opportunity (e.g., proficient schools, employment opportunities, and transportation).**

See all Access to Opportunity sections above. Additional information is integrated into questions responses.

⁸ http://www.pscleanair.org/library/Documents/Hi-C_Report_pscleanair_20150415.pdf

iv. Disproportionate Housing Needs

1. Analysis

- a. Which groups (by race/ethnicity and family status) experience higher rates of housing cost burden, overcrowding, or substandard housing when compared to other groups? Which groups also experience higher rates of severe housing burdens when compared to other groups?
- b. Which areas in the jurisdiction and region experience the greatest housing burdens? Which of these areas align with segregated areas, integrated areas, or R/ECAPs and what are the predominant race/ethnicity or national origin groups in such areas?
- c. Compare the needs of families with children for housing units with two, and three or more bedrooms with the available existing housing stock in each category of publicly supported housing.
- d. Describe the differences in rates of renter and owner occupied housing by race/ethnicity in the jurisdiction and region.

2. Additional Information

- a. Beyond the HUD-provided data, provide additional relevant information, if any, about disproportionate housing needs in the jurisdiction and region affecting groups with other protected characteristics.
- b. The program participant may also describe other information relevant to its assessment of disproportionate housing needs. For PHAs, such information may include a PHA's overriding housing needs analysis.

Key Findings

HOUSING NEEDS BY RACE/ETHNICITY

To help us assess disproportionate housing needs, HUD has provided estimates on the rate at which households experience one or more of the following four housing problems:

- housing cost burden (defined as paying more than 30 percent of income for monthly housing costs including basic utilities),
- overcrowding,
- lacking a complete kitchen, and
- lacking plumbing.

HUD has also provided estimates on the share of households who are shouldering severe housing cost burdens, that is, paying 50% or more of their income on housing. The data on housing problems and severe housing costs are from the 2009-2013 American Community Survey.

Compared to other race/ethnicity groups, the city's Black households are more likely to experience housing problems: About 57 percent of Black households have one or more of the four housing problems. Native American and Hispanic/Latino households are the next most likely to have at least one of these housing problems.

In the broader Seattle Metro area, Hispanics/Latinos are most likely to have at least one of the four housing problems.

Within the city and the Metro area as a whole, Black households experience the highest rate of severe housing cost burdens: in Seattle, about 30 percent spend at least half their income on housing.

Housing problems and severe housing burdens are least prevalent among White households

HOUSING NEEDS AND FAMILY STATUS

Among the household types for which HUD provided data, families with 5 or more people experience the highest rate of having one or more housing problems. However, non-family households, most of which are one-person households, are most likely to have severe housing cost burdens; this is likely in part related to these households' lack of dual incomes.

Research by the City's Office of Housing has indicated that single-parent households headed by females and households with more than one child are the most likely among renter households to shoulder severe housing cost burdens.

Families in Seattle experience special housing challenges in part due to the overall shortage of low-cost larger units relative to need. The Seattle Planning Commission's 2011 Housing Seattle report found just 2 percent of market-rate apartment units in Seattle have 3 or more bedrooms, and half of that tiny fraction are units for low-income families. In contrast, 70 percent of market-rate apartments in Seattle were found to be studios and 1-bedrooms. While based on 2009 data, these conditions have likely not ameliorated given recent trends of rapidly rising rents and construction increasingly weighted toward smaller units

The shares of housing units in Public Housing Program and and Housing Choice Voucher programs that contain 3 or more bedrooms are higher than in the apartment market in the city. These publicly supported units play a vital role in serving large families with children. However, the disproportionately high rate of housing problems experienced by large families indicates significant unmet housing needs among these households.

AREAS WHERE HOUSEHOLDS ARE MOST LIKELY TO EXPERIENCE HOUSING PROBLEMS

The prevalence of housing problems among households varies greatly by neighborhood. Census tracts in Seattle where at least 40 percent of households have housing problems are found in the following neighborhoods

- South Seattle – Rainier Valley, Rainier Beach, Beacon Hill, Georgetown, south Delridge, and South Park.
- Central Seattle – Pioneer Square, International District, First Hill, and Central Area/Squire Park.
- North of the ship canal – University District and Ravenna.
- North Seattle – Northgate, Pinehurst, parts of Lake City, and Bitter Lake.

Census tracts with similarly high rates of housing problems are also found in other areas of our Metro area, especially in communities to the south of Seattle including Burien, Renton, Tukwila, Kent, Auburn, and Federal Way, and in some locations further from Seattle such as downtown Tacoma.

DIFFERENCES IN RATES OF OWNER AND RENTER OCCUPIED HOUSING BY RACE/ETHNICITY

Renter-occupied housing units outnumber owner-occupied units within Seattle. Per American Community Survey estimates from 2011-2013, 54 percent of occupied housing units are renter occupied while 46 percent are owner occupied

Within Seattle, White householders are slightly more likely to own their home than rent. However, householders of color, particularly Black householders and Hispanic householders, are less likely to own their home. The homeownership rates among Blacks is only 22 percent, and among Hispanics/Latinos it is only 27 percent.

Homeownership rates in the broader Metro area are higher than homeownership rates in Seattle, especially among White, Asian, and foreign-born householders. However, as in Seattle, the lowest homeownership rates in the Metro area are among Black and Hispanic/Latino householders.

V. Fair Housing Analysis
B. General Issues:
iv. Disproportionate Housing Needs

Disproportionate Housing Needs Analysis

Analyzing disproportionate housing needs is an important element in fair housing planning. This analysis is designed to assess if any groups of persons and protected classes under the Fair Housing Act experience greater housing needs when compared to other populations in the jurisdiction and region.

The AFFH rule defines disproportionate housing needs in the following way:

"Disproportionate housing needs" is "a condition in which there are significant disparities in the proportion of members of a protected class experiencing a category of housing needs when compared to the proportion of members of any other relevant groups or the total population experiencing that category of housing need in the applicable geographic area." 24 C.F.R. § 5.152

The data provided by HUD for this analysis encompasses four different housing problems. These are cost burden (paying 30 percent or more of income on housing), severe cost burden (paying 50 percent or more of income on housing), overcrowding, and substandard housing. Overcrowding is defined as "households having more than 1.01 to 1.5 persons per room" and "those having more than 1.51 persons per room are considered severely overcrowded." Substandard housing elements include two types. These are households without hot and cold piped water, a flush toilet and a bathtub or shower; and households with kitchen facilities that lack a sink with piped water, a range or stove, or a refrigerator.

The HUD-provided data on housing cost burden and these other forms of housing problems are from the Comprehensive Housing Affordability Strategy (CHAS) dataset which is based on a special tabulation of five-year 2008-2012 data from the Census Bureau's American Community Survey.

As encouraged by HUD, additional information is consulted for this analysis. This includes data from Seattle's 2035 Comprehensive Plan Housing Appendix and the U.S. Census Bureau.

AFH Prompt: Which groups (by race/ethnicity and family status) experience higher rates of housing cost burden, overcrowding, or substandard housing when compared to other groups? Which groups also experience higher rates of severe housing burdens when compared to other groups?

For the analysis of this first prompt we use the HUD-provided table's 9 (Demographics of Households with Disproportionate Housing Needs) and 10 (Demographics of Households with Severe Housing Cost Burden).

The data from HUD's table 9 uses two different categories of housing problems in order to assess which groups experience disproportionate housing needs. "The first category is households experiencing one of four housing problems: housing cost burden (defined as paying more than 30 percent of income for monthly housing costs including utilities), overcrowding, lacking a complete kitchen, or lacking plumbing. The second category is households experiencing "one of four severe housing problems"

which are: severe housing cost burden (defined as paying more than half of one's income for monthly housing costs including utilities), overcrowding, and lacking a complete kitchen, or lacking plumbing."

Table 10 shows the number of persons by race/ethnicity and the number of households by family size experiencing severe housing cost burdens.

Households in tables 9 and 10 are categorized by the race of the householder.

Within Seattle

Black households in Seattle tend to have the most disproportionate housing needs. Compared to other race/ethnicity groups, Black households are more likely to have at least one of four housing problems; they are also more likely to experience at least one *severe* housing problem. Black households also experience the highest rate of severe housing cost burdens, i.e., paying 50 percent or more of their income on housing.

On the opposite end of the spectrum, White households in Seattle tend to experience the lowest rate of disproportionate housing needs. They also have the lowest rate of severe housing problems, as well as the lowest rate of severe housing cost burdens.

Family households with 5 or more people experience the highest rate of having at least one of four housing problems. However, non-family households experience the highest rate of severe housing cost burdens; this may be because there is not a 2nd income within the household.

More detailed observations from Table 9 (shown on page 5) are included in the bullets below:

- Black households experience the highest rate of any of the four housing problems at about 57 percent, followed by Native American and Hispanic/Latino households. White households experience the lowest rate of any of the four housing problems at about 36 percent.
- Family households with 5 or more people, among total households, experience the highest rate of any of the four housing problems at about 49 percent, followed by Non-family households and family households with less than 5 people.
- Black households experience the highest rate of any of the four severe housing problems at almost 35 percent, followed by Hispanic/Latino and Asian households. White households experience the lowest rate of any of the four severe housing problems at about 16 percent.

The pair of bullets below provide observations from Table 10 (shown on page 6):

- Black households experience the highest rate of severe housing cost burdens at about 30 percent, followed by Hispanic/Latino and Other, Non-Hispanic households. White households experience the lowest rate of severe housing cost burdens at almost 15 percent.
- Non-family households, compared with the other household types analyzed, experience the highest rate of severe housing cost burdens at almost 21 percent, followed by family households with 5 or more people and family households with less than 5 people.

Within the Region

Patterns of disproportionate housing needs within the broader Metro area differ slightly from those within Seattle. Hispanic/Latino households experience the highest rate of having at least one of four housing problems, as well as the highest rate of having at least one of four severe housing problems.

However, as seen in Seattle, Black households in the Metro area experience the highest rate of severe housing *cost burdens*, which means they pay 50 percent or more of their income on housing. Also similar to Seattle, White households in the metro area experience the lowest rate of disproportionate housing needs: they are the least likely to have one or more of the four housing problems, the least likely to have one or more severe housing problems, and they are the least likely to have a severe housing cost burden. Additionally, as in Seattle, within the Metro area, family households with 5 or more people experience the highest rate of having at least one or more of the four housing problems while non-family households experience the highest rate of severe housing cost burdens.

More detailed observations from Table 9 are in the bullets below:

- Hispanic/Latino households experience the highest rate of any of the four housing problems at almost 56 percent, followed by Black and Other, Non-Hispanic households. White households experience the lowest rate of any of the four housing problems at roughly 37 percent.
- Among household types, family households with 5 or more people experience the highest rate of any of the four housing problems at about 53 percent, followed by non-family households and family households with less than 5 people.
- Hispanic/Latino households experience the highest rate of having any of the four severe housing problems at almost 33 percent, followed by Black and Other, Non-Hispanic households. White households have the lowest rate of experiencing any of the four severe housing problems at about 16 percent.

More detail from Table 10 is included below:

- Black households experience the highest rate of severe housing cost burdens at almost 27 percent, followed by Hispanic/Latino and Other, Non-Hispanic households. White households experience the lowest rate of severe housing cost burdens at about 14 percent.
- Non-family households, among total households, experience the highest rate of severe housing cost burdens at about 21 percent, followed by family households with 5 or more people and family households with less than 5 people.

HUD-Provided Table 9 – Demographics of Households with Disproportionate Housing Needs

Disproportionate Housing Needs	(Seattle, WA CDBG, HOME, ESG) Jurisdiction			(Seattle-Tacoma-Bellevue, WA CBSA) Region		
	# with problems	# households	% with problems	# with problems	# households	% with problems
Households experiencing any of 4 housing problems*						
Race/Ethnicity						
White, Non-Hispanic	75,065	206,850	36.29	373,450	1,017,225	36.71
Black, Non-Hispanic	11,165	19,555	57.10	39,315	71,685	54.84
Hispanic	7,050	13,814	51.04	47,195	84,360	55.94
Asian or Pacific Islander, Non-Hispanic	15,000	34,025	44.09	59,795	140,488	42.56
Native American, Non-Hispanic	1,023	1,953	52.38	4,505	10,354	43.51
Other, Non-Hispanic	4,375	9,270	47.20	18,480	40,354	45.79
<i>Total</i>	<i>113,690</i>	<i>285,475</i>	<i>39.82</i>	<i>542,705</i>	<i>1,364,440</i>	<i>39.77</i>
Household Type and Size						
Family households, <5 people	35,580	113,235	31.42	250,300	742,950	33.69
Family households, 5+ people	5,310	10,755	49.37	57,180	107,530	53.18
Non-family households	72,795	161,480	45.08	235,230	513,965	45.77
Households experiencing any of 4 Severe Housing Problems**	# with severe problems	# households	% with severe problems	# with severe problems	# households	% with severe problems
Race/Ethnicity						
White, Non-Hispanic	33,945	206,850	16.41	163,435	1,017,225	16.07
Black, Non-Hispanic	6,770	19,555	34.62	21,765	71,685	30.36
Hispanic	3,965	13,814	28.70	27,625	84,360	32.75
Asian or Pacific Islander, Non-Hispanic	8,370	34,025	24.60	31,525	140,488	22.44
Native American, Non-Hispanic	478	1,953	24.48	2,288	10,354	22.10
Other, Non-Hispanic	2,170	9,270	23.41	9,109	40,354	22.57
<i>Total</i>	<i>55,690</i>	<i>285,475</i>	<i>19.51</i>	<i>255,730</i>	<i>1,364,440</i>	<i>18.74</i>
<p>Note 1: The four housing problems are: incomplete kitchen facilities, incomplete plumbing facilities, more than 1 person per room, and cost burden greater than 30%. The four severe housing problems are: incomplete kitchen facilities, incomplete plumbing facilities, more than 1 person per room, and cost burden greater than 50%.</p> <p>Note 2: All % represent a share of the total population within the jurisdiction or region, except household type and size, which is out of total households.</p> <p>Note 3: Data Sources: CHAS</p> <p>Note 4: Refer to the Data Documentation for details (www.hudexchange.info).</p>						

HUD-Provided Table 10 – Demographics of Households with Severe Housing Cost Burden

Table 10 - Demographics of Households with Severe Housing Cost Burden

Households with Severe Housing Cost Burden*	(Seattle, WA CDBG, HOME, ESG) Jurisdiction			(Seattle-Tacoma-Bellevue, WA CBSA) Region		
	# with severe cost burden	# households	% with severe cost burden	# with severe cost burden	# households	% with severe cost burden
Race/Ethnicity						
White, Non-Hispanic	30,340	206,850	14.67	147,060	1,017,225	14.46
Black, Non-Hispanic	5,880	19,555	30.07	19,055	71,685	26.58
Hispanic	2,890	13,814	20.92	19,155	84,360	22.71
Asian or Pacific Islander, Non-Hispanic	6,250	34,025	18.37	24,475	140,488	17.42
Native American, Non-Hispanic	370	1,953	18.95	1,885	10,354	18.21
Other, Non-Hispanic	1,885	9,270	20.33	7,840	40,354	19.43
<i>Total</i>	<i>47,615</i>	<i>285,475</i>	<i>16.68</i>	<i>219,470</i>	<i>1,364,440</i>	<i>16.08</i>
Household Type and Size						
Family households, <5 people	12,850	113,235	11.35	94,029	742,950	12.66
Family households, 5+ people	1,570	10,755	14.60	16,255	107,530	15.12
Non-family households	33,185	161,480	20.55	109,180	513,965	21.24
<p>Note 1: Severe housing cost burden is defined as greater than 50% of income.</p> <p>Note 2: All % represent a share of the total population within the jurisdiction or region, except household type and size, which is out of total households.</p> <p>Note 3: The # households is the denominator for the % with problems, and may differ from the # households for the table on severe housing problems.</p> <p>Note 4: Data Sources: CHAS</p> <p>Note 5: Refer to the Data Documentation for details (www.hudexchange.info).</p>						

AFH Prompt: Which areas in the jurisdiction and region experience the greatest housing burdens? Which of these areas align with segregated areas, integrated areas, or R/ECAPs and what are the predominant race/ethnicity or national origin groups in such areas?

HUD provides two maps to assist with geographic analysis of housing burdens. Map 7 shows housing burdens and race/ethnicity in Seattle and the metro area, while Map 8 shows housing burdens and national origin in Seattle and the metro area (screen shots are provided on pages 9 and 10).

In describing maps 7 and 8, HUD indicates that these maps show “households experiencing one or more housing burdens.” While this wording is ambiguous, we infer that these maps are showing the percentage of households experiencing at least one of the four housing *problems* covered in Table 9 (of which housing cost burden is the most common type).

In both maps, there are five gradations of shading to indicate the percentages of households experiencing one or more housing burdens, with darker shading indicating a higher prevalence of one or more housing burdens. We use the top two categories (which entails a threshold of 43.32 percent) to identify areas with a high prevalence of one or more housing burdens.

Within Seattle

As seen on maps 7 and 8, areas within Seattle that have 43.32 percent or higher prevalence of one or more housing burdens are located in South Seattle and several other parts of the city as described below:

- **South Seattle** – Rainier Valley, Rainier Beach, Beacon Hill, Georgetown, south Delridge, and South Park.

Much of south Seattle consists of areas with higher shares of people of color. This includes southeast Seattle in Beacon Hill and Rainier Valley, as well as southwest in South Park and the southern Delridge neighborhoods. One R/ECAP is in one of the census tracts with the highest prevalence of housing burdens (51 percent or higher): this is the New Holly R/ECAP, located in southeast Seattle near Rainier Valley. The other two R/ECAP census tracts in south Seattle (High Point and Rainier Beach) have a prevalence of housing burdens in the second highest category (between 37% - 51%).

Georgetown is a neighborhood that is indicated to have 51 percent or higher prevalence of one or more housing problems, but is a relatively racially integrated area as described in the Integration/Segregation section of the AFH.

Predominant race/ethnicity and national origin groups:

- Black, Asian, and Hispanic/Latino populations
- Vietnam, China, Philippines, and Mexico national origins

- **Central Seattle** – Pioneer Square, International District, First Hill, and Central Area/Squire Park.

Parts of downtown and central Seattle have higher shares of people of color as described in the Integration/Segregation section of the AFH. These are all the same areas that have 43 percent or higher prevalence of housing burdens, which are Pioneer Square, International District, First Hill, and the Central Area/Squire Park neighborhoods. The area with 51 percent or higher prevalence of housing burdens includes parts of Squire Park and the Central Area; this is just outside and east of the First Hill/Yesler Terrace R/ECAP. The area inside the First Hill/Yesler Terrace R/ECAP has a slightly lower, but still high, prevalence of housing burdens at 43 to 51 percent.

Predominant race/ethnicity and national origin groups:

- White, Asian, and Black populations
- Vietnam, China, Philippines, and Mexico national origins

- **North of the ship canal** – University District and Ravenna

The areas north of the ship canal do not have any R/ECAPs. The University District and Ravenna neighborhoods are also relatively integrated, meaning they have similar shares of White residents to residents of color as the city as a whole. These areas, however, have a 51 percent or higher prevalence of housing burdens, possibly because students with low and limited incomes constitute a larger proportion of these areas' residents.

Predominant race/ethnicity and national origin groups:

- White and Asian populations
- Chinese national origin

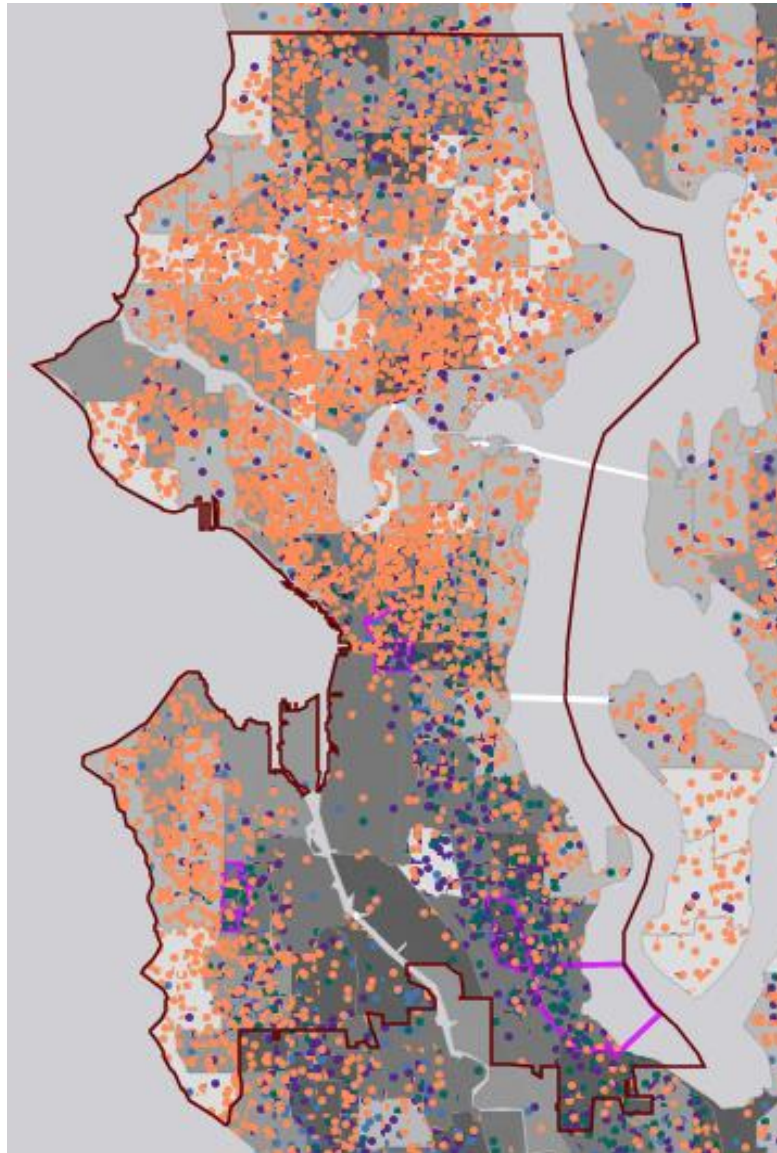
- **North Seattle** – Northgate, Pinehurst, parts of Lake City, and Bitter Lake.

The neighborhoods in north Seattle that have a higher prevalence of housing burdens align with areas that are relatively integrated. These include Northgate, Bitter Lake, parts of Lake City, and parts of neighborhoods bordering Seattle's city limits. The areas with 51 percent or higher prevalence of housing burdens are in Northgate and the neighborhood bordering the Seattle city limit (between I-5 and Highway 99).

Predominant race/ethnicity and national origin groups:

- White, Asian, Hispanic/Latino, and Black populations
- Philippines, China, Vietnam, Mexico, African, and Korean national origins

HUD-Provided Map 7: Housing Burden and Race/Ethnicity in Seattle



Name: Map 7 - Housing Burden and Race/Ethnicity
Description: Households experiencing one or more housing burdens in Jurisdiction and Region with R/ECAPs and race/ethnicity dot density

Dot Value: 1 dot = 75

Demographics 2010
1 Dot = 75 People

- White, Non-Hispanic
- Black, Non-Hispanic
- Native American, Non-Hispanic
- Asian/Pacific Islander, Non-Hispanic
- Hispanic
- Other, Non-Hispanic

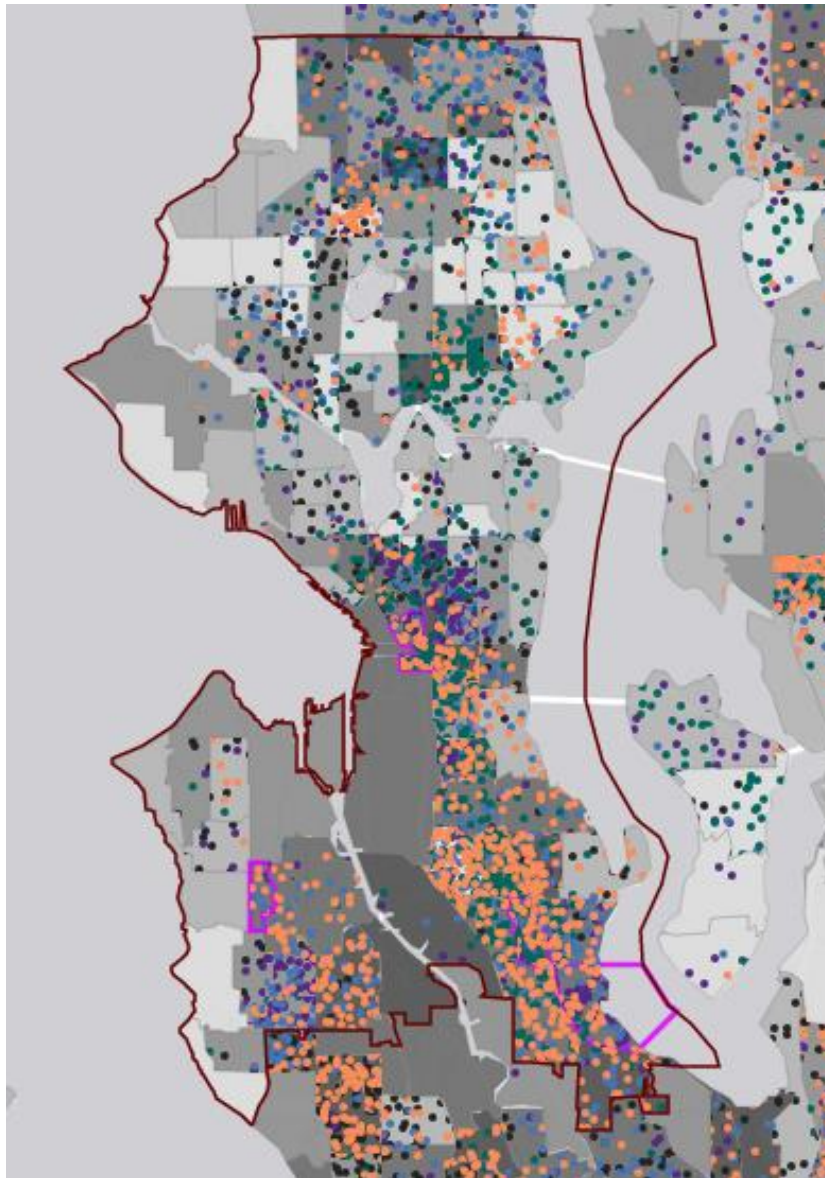
R/ECAP



Percent Households with Burden

- < 30.47 %
- 30.48 % - 36.82 %
- 36.83 % - 43.31 %
- 43.32 % - 51.76 %
- > 51.76 %

HUD-Provided Map 8: Housing Burden and National Origin in Seattle



Name: Map 8 - Housing Burden and National Origin

Description: Households experiencing one or more housing burdens in Jurisdiction and Region with R/ECAPs and national origin dot density

Dot Value: 1 dot =

National Origin (Top 5 in Descending Order)






1 Dot = 10 People

-  Vietnam
-  China excl. Hong Kong & Taiwan
-  Philippines
-  Mexico
-  Canada

R/ECAP



Percent Households with Burden

-  < 30.47 %
-  30.48 % - 36.82 %
-  36.83 % - 43.31 %
-  43.32 % - 51.76 %
-  > 51.76 %

Within the Region

Selected areas within the metro region that have 43.32 percent or higher prevalence of one or more housing problems are described below. Pages 13 and 14 provide screen shots of maps 7 and 8 showing the metro area.

- **South of Seattle** – Burien, Renton, Tukwila, North SeaTac Park, Des Moines, Kent, Auburn, and Federal Way.

Most, but not all, of these communities south of Seattle have higher shares of people of color compared to the overall share of people of color in the metro area. These neighborhoods also have a higher prevalence of housing burdens. Such neighborhoods include Burien, Renton, Tukwila, North SeaTac Park, Kent, and Federal Way. The city of Kent contains a R/ECAP with a very high share of people of color as well as a high prevalence of housing burdens.

Des Moines appears to have a proportionally higher White population (especially closer to the Puget Sound shoreline), and Auburn appears relatively integrated with similar shares of the White population and people of color when compared to the overall metro area. However, these cities still have 43 percent or higher prevalence of one or more housing burdens.

Predominant race/ethnicity and national origin groups:

- White, Black, Asian, and Hispanic/Latino populations
- Mexico, Philippines, Vietnam, and India national origins

- **Tacoma & Lakewood** – downtown Tacoma, Parkland, Lakewood, and McChord Air Force Base.

Parts of Tacoma and Lakewood show higher than 43 percent prevalence of one or more housing problems, with similar areas of higher shares of people of color. This is especially evident in downtown Tacoma, as well as neighborhoods around the McChord Air Force Base. There are three R/ECAPs located in this area: one in downtown Tacoma, one near Swan Creek Park (southeast of Tacoma), and one in the McChord Air Force Base. These R/ECAPs have higher shares of people of color, as well as a higher prevalence of housing burdens.

Predominant race/ethnicity and national origin groups:

- White, Black, Asian, and Hispanic/Latino populations
- Mexico, Vietnam, Philippines, and Korea national origins

- **A few areas east of Lake Washington** – Crossroads neighborhood, Bothell, Kingsgate, and Woodinville

East of Lake Washington does not have many areas with a higher prevalence of housing burdens compared to the southern half of the metro area; however, there are a few. The Crossroads neighborhood appears to be the only neighborhood with both a high share of people of color and higher than 43 percent prevalence of one or more housing burdens. Bothell and Kingsgate are both relatively

integrated areas, but they still contain census tracts with a high prevalence of housing burdens. Woodinville is a town that has a higher share of the White population, as specified in the Segregation/Integration analysis, however certain tracts in Woodinville also have a higher prevalence of housing burdens.

Predominant race/ethnicity and national origin groups:

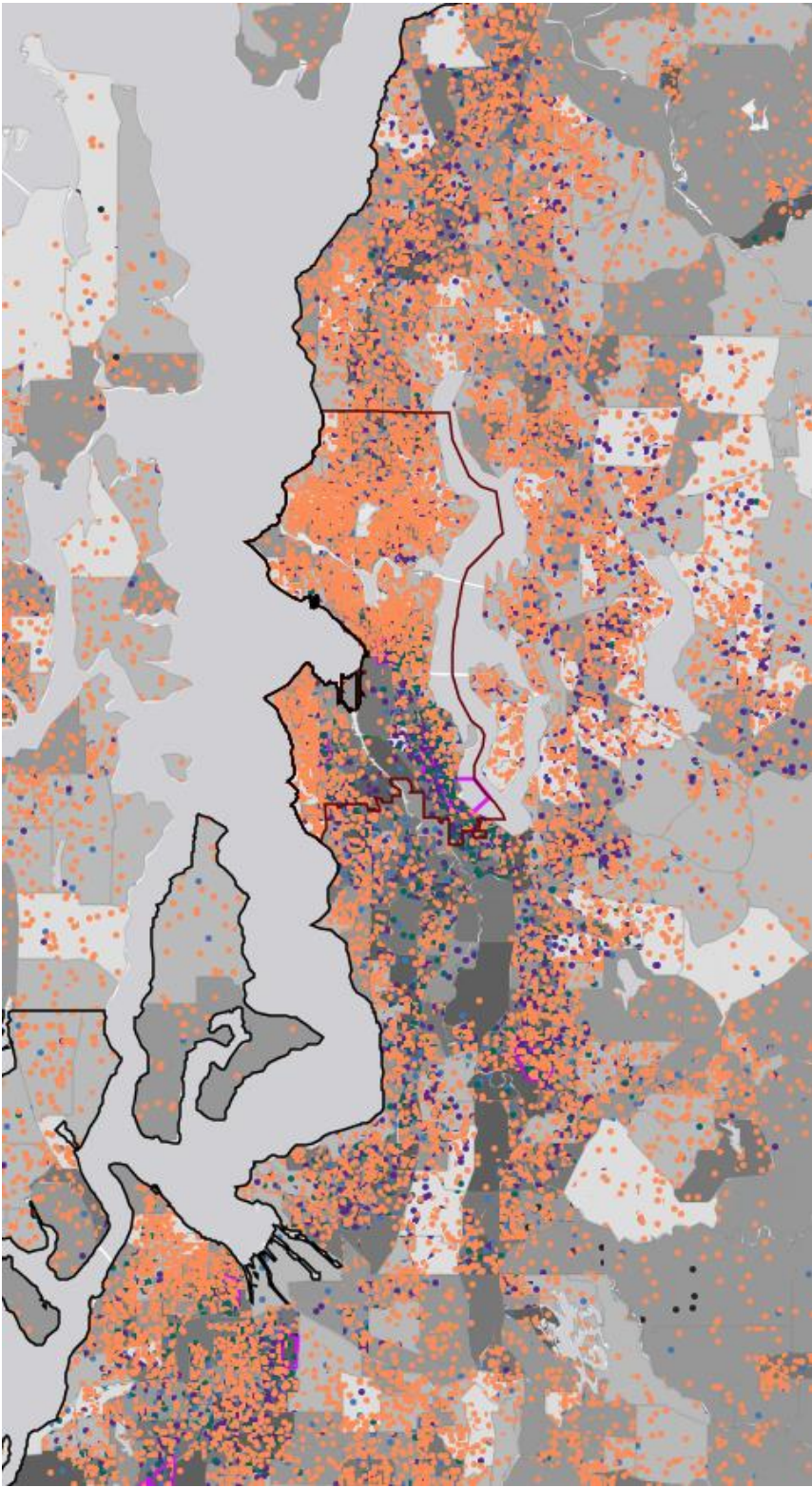
- White, Asian, and Hispanic/Latino populations
- Mexico, Vietnam, and India national origins
- **North of Seattle** - western side of I-5 in Shoreline, Mountlake Terrace, Lynnwood, and Mukilteo

Most areas North of Seattle that have a higher prevalence of housing burdens lie on the west side of I-5 in Shoreline, Mountlake Terrace, Lynnwood, and Mukilteo. Some parts of these communities have higher shares of residents of color, while other parts are relatively integrated.

Predominant race/ethnicity and national origin groups:

- White, Asian, Black, and Hispanic/Latino populations.
- Mexico, Philippines, Vietnam, and Korea national origins.

HUD-Provided Map 7: Housing Burden and Race/Ethnicity in the Region



Name: Map 7 - Housing Burden and Race/Ethnicity

Description: Households experiencing one or more housing burdens in Jurisdiction and Region with R/ECAPs and race/ethnicity dot density

Dot Value: 1 dot = 100

Demographics 2010

1 Dot = 100 People

- White, Non-Hispanic
- Black, Non-Hispanic
- Native American, Non-Hispanic
- Asian/Pacific Islander, Non-Hispanic
- Hispanic
- Other, Non-Hispanic

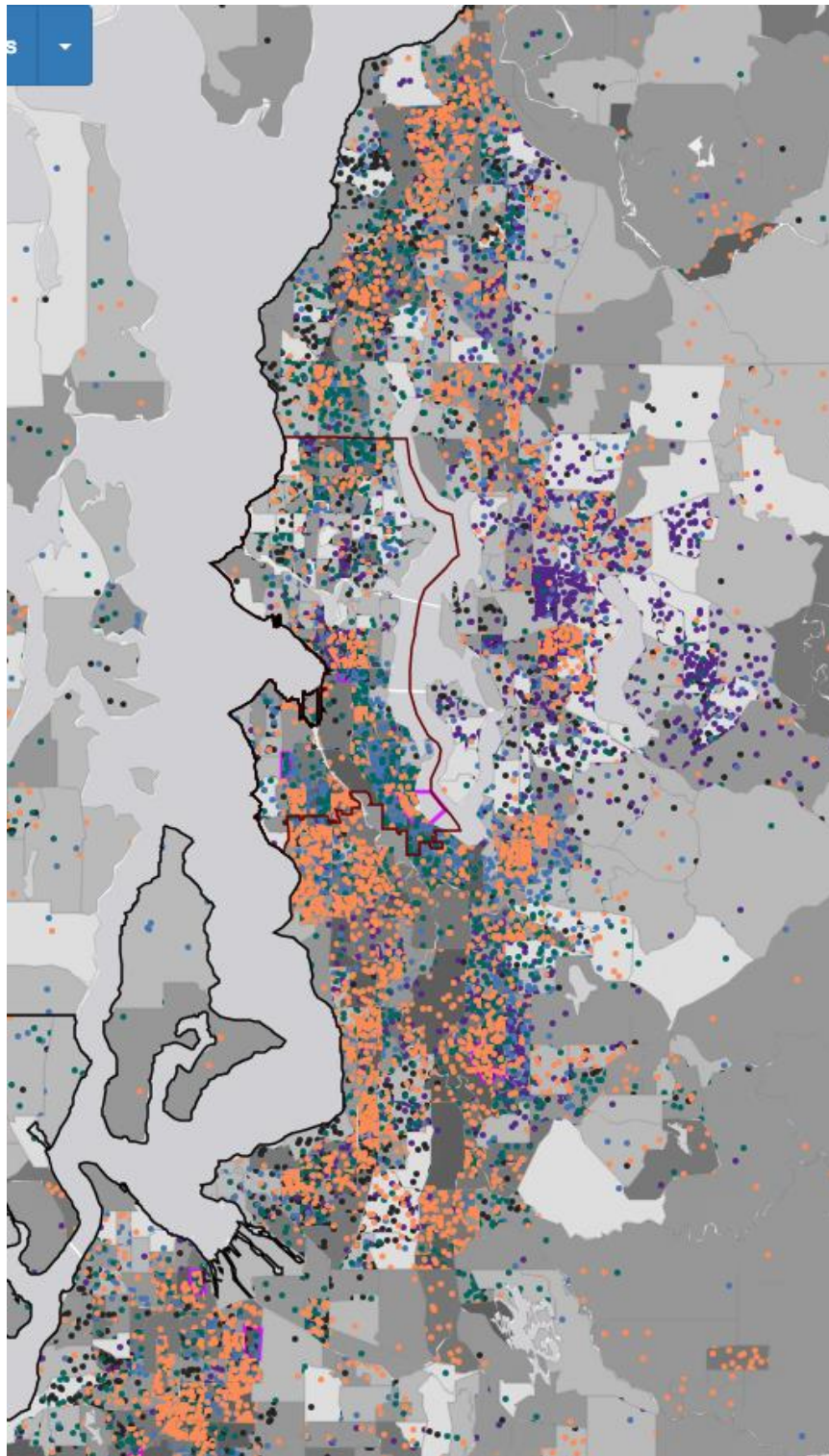
R/ECAP



Percent Households with Burden

- < 30.47 %
- 30.48 % - 36.82 %
- 36.83 % - 43.31 %
- 43.32 % - 51.76 %
- > 51.76 %

HUD-Provided Map 8: Housing Burden and National Origin in the Region



Name: Map 8 - Housing Burden and National Origin

Description: Households experiencing one or more housing burdens in Jurisdiction and Region with R/ECAPs and national origin dot density

Dot Value: 1 dot =

National Origin (Top 5 in Descending Order)






1 Dot = 15 People

-  Mexico
-  Philippines
-  Vietnam
-  India
-  Korea

R/ECAP



Percent Households with Burden

-  < 30.47 %
-  30.48 % - 36.82 %
-  36.83 % - 43.31 %
-  43.32 % - 51.76 %
-  > 51.76 %

AFH Prompt: Compare the needs of families with children for housing units with two, and three or more bedrooms with the available existing housing stock in each category of publicly supported housing.

HUD provides two tables with data for comparing the needs of families with children for housing with the available existing housing stock in each category of publicly supported housing to analyze the housing needs of families with children:

- The HUD-Provided Table 9 (as shown below) shows housing needs experienced by families with 5 or more persons based on 2008-2012 CHAS data. HUD indicates that it uses estimates for families of any kind with 5 or more people to approximate the population of families with children (Unfortunately, the CHAS data upon which this table is based do not include a household type category for families with children).
- The HUD-provided Table 11 (as shown on page 17) shows estimated numbers and percentages of households occupying units of various sizes (0-1 bedrooms, 2 bedrooms, 3 or more bedrooms) in four publicly supported housing program categories. The four publicly supported housing program categories covered are Public Housing, project-based Section 8, other HUD multifamily, and Housing Choice Voucher (HCV). Table 11 also shows the number of families with children currently residing in each of these four program categories.

The tables provided by HUD do not supply sufficient insights for drawing conclusions comparing the needs of families with children for housing units with multiple bedrooms with available units in each category of publicly supported housing. We supplement our analysis of the HUD-provided data with “local” data. These data include tables from Seattle Housing Authority (SHA), which provide additional insights into families and units in SHA’s Public Housing and HCV programs, as well as research from the Seattle Planning Commission which helps to round out the analysis by providing observations on family-size rental units provided in the larger, non-subsidized housing market.

HUD-Provided Data

Table 9 reveals a higher prevalence of housing needs among families with 5 or more, most of which likely contain children. The HUD-Provided table 9 reveals that almost half (49 percent) of families with 5 or more people experience at least one of four housing problems. This estimated rate is higher than that for non-family households (45 percent) and for family households with less than 5 people (about 31 percent).

HUD-Provided Table 9 – Household Type and Size with Disproportionate Housing Needs

Disproportionate Housing Needs Households experiencing any of 4 housing problems*	(Seattle, WA CDBG, HOME, ESG) Jurisdiction			(Seattle-Tacoma-Bellevue, WA CBSA) Region		
	# with problems	# households	% with problems	# with problems	# households	% with problems
Family households, <5 people	35,580	113,235	31.42	250,300	742,950	33.69
Family households, 5+ people	5,310	10,755	49.37	57,180	107,530	53.18
Non-family households	72,795	161,480	45.08	235,230	513,965	45.77

Table 11 tells us the households with children make up about 32 percent of households in the HCV program, followed by almost 22 percent of households in Public Housing. Smaller shares of households are households with children in the Project-Based Section 8, where about 8 percent include children, and in other assisted housing multifamily properties, where less than 1 percent of households include children. Details on unit sizes are included below for each of the four program categories in table 11.

- HCV—Somewhat over half of HCV households live in 0-1 bedroom units (almost 53 percent live in these units). About 23 percent of households served in the HCV program live in 2-bedroom units and about 22 percent of HCV households live in 3-bedroom units. About 32 percent of HCV households are households with children.
- Public Housing program—Close to two-thirds (65 percent) of the households in the Public Housing program live in 0-1 bedroom units, while only 18 percent live in 2-bedroom and 17 percent live in 3-bedroom units. Almost 22 percent of all Public Housing program households are households with children. This data tells us that fewer households in the HCV program occupy larger units, but it does not tell us how many units are available in various sizes to voucher holders.
- Project-Based Section 8—The large majority (89 percent) of households in this program occupy 0-1 bedroom units. Only about 6 percent and 5 percent of Project-Based Section 8 households live in 2-bedroom and 3-bedroom units, respectively. About 8 percent of Project-Based Section 8 households are households with children
- Other Multifamily—Over 99 percent of households served by “other multifamily” programs reside in 0-1 bedroom units and less than 1 percent of households in “other Multifamily” programs are households with children. This reflects the types of housing included in this category (both Section 202—Supportive Housing for the Elderly, and Section 811—Supportive Housing for Persons with Disabilities).

A number of Project-Based Section 8 and Other Multifamily programs were financed through programs targeting housing assistance to a different group of residents compared to other programs serving families with children. This explains why Project-Based Section 8 and Other Multifamily are predominantly comprised of studio and 1-bedroom units. Section 202 offers funding for supportive housing for seniors which in some cases includes assistance for cooking, cleaning, transportation, and more. The second program is Section 811, a program that targets assistance to persons with disabilities.

Additionally, there are a number of Project-Based Section 8 properties that, while not financed through Section 202 and Section 811, similarly offer supportive housing to seniors, persons with disabilities, and the homeless. The household size for these resident groups is typically smaller than the household size seen for families with children.

HUD-Provided Table 11 – Publicly Supported Housing by Program Category: Units by Number of Bedrooms and Number of Children

Table 11 - Publicly Supported Housing by Program Category: Units by Number of Bedrooms and Number of Children

Housing Type	(Seattle, WA CDBG, HOME, ESG) Jurisdiction							
	Households in 0-1 Bedroom Units		Households in 2 Bedroom Units		Households in 3+ Bedroom Units		Households with Children	
	#	%	#	%	#	%	#	%
Public Housing	3,608	65.15	979	17.68	915	16.52	1,212	21.89
Project-Based Section 8	1,933	89.00	124	5.71	95	4.37	168	7.73
Other Multifamily	487	99.39	2	0.41	0	0.00	2	0.41
HCV Program	3,937	52.71	1,746	23.38	1,666	22.31	2,396	32.08

Note 1: Data Sources: APSH
 Note 2: Refer to the Data Documentation for details (www.hudexchange.info).

To draw meaningful conclusions from the HUD-provided tables provided for this AFH prompt, additional information is needed on the correspondence of family size to the size of units occupied. Such data would, for example, indicate if large families with children in these programs tend to live in smaller units than may be suitable for them.

Local Data

To supplement the HUD-provided tables, SHA is providing the table below on page 18. This table shows data on households and housing unit sizes (by number of bedrooms) in SHA’s Public Housing and HCV program. For each of these two programs, figures are given for overall households and for the subset of these households who are families. The SHA-provided table gives more detail for these two categories of publicly supported housing in that it *cross-tabulates* household type with unit size (rather than tabulating unit sizes and family households separately as in the HUD-provided table 11).

SHA’s Public Housing program serves a total of 1,349 families with children. Families with children comprise 22 percent of all Public Housing program households. Most families with children in the SHA Public Housing program reside in 2-bedroom (38%) and 3-bedroom units (45%). About 13 percent of families with children in the Public Housing program live in 4-bedroom units.

The HCV data in the SHA-provided table is for housing units serving households within Seattle. There are a total of 2,495 families with children in the HCV program; this is about 30 percent of HCV households. Most families with children in the HCV program also reside in 2-bedroom (45%) and 3-bedroom units (36%). About 11 percent of families with children in the HCV program live in 4-bedroom units.

Families with children account for just over half of voucher holders who “port-out” (i.e. use their voucher for a unit in a jurisdiction other than Seattle). The fact that this type of household is found to a greater degree in port-outs may indicate an increased difficulty for low-income families in finding an affordable unit within Seattle.

In terms of housing units, within the Public Housing program, close to two-thirds of units are studios or 1-bedroom units, 18 percent are 2-bedroom, and 16 percent are 3+ bedroom units. Studios are a larger

share (almost one-third) of units in the HCV program than the Public Housing program. In the HCV program, 31 percent of units are studios and 26 percent are 1-bedroom units, while 23 percent have 2 bedrooms and 19 percent have 3 or more bedrooms. In both programs, families with children are much more likely than households overall to occupy 3-bedroom and larger units.

Total and Family Households Served in SHA’s Public Housing and HCV Programs by Number of Bedrooms (Bdr) in Occupied Units, 2nd Quarter of 2016

		Total	Studio 0-Bdr	1-Bdr	2-Bdr	3-Bdr	4-Bdr	5-Bdr	6 Bdr	7-Bdr
Public Housing	Total Households:	6,267	810 (13%)	3,271 (52%)	1,129 (18%)	813 (13%)	202 (3%)	42 (1%)	N/A	N/A
	Families w/ Children	1,349	3 (0%)	16 (1%)	518 (38%)	601 (45%)	171 (13%)	40 (3%)	N/A	N/A
Housing Choice Voucher HCV*	Total Households:	8,334	2,604 (31%)	2,199 (26%)	1,958 (23%)	1,130 (14%)	323 (4%)	98 (1%)	17 (0%)	5 (0%)
	Families w/ Children	2,495	3 (0%)	95 (4%)	1,121 (45%)	904 (36%)	275 (11%)	80 (3%)	15 (1%)	2 (0%)

Source: Seattle Housing Authority Data from the second quarter of 2016

*Notes: For the HCV program, data on the number of bedrooms in occupied units is missing for 1,039 families with children. Nearly all of the units with missing data are “port-out” units, i.e., units outside of Seattle that Seattle voucher holders have used their vouchers to rent.

To provide broader context, our analysis pulls from previous chapters of the AFH, as well as findings from the Seattle Planning Commission's *Family-Sized Housing Action Agenda*.¹ As described in the Demographic Summary, the 2010 Census indicated there was a total of 283,510 households in Seattle. Out of total households, almost 43 percent are family households, and of these family households, about 45 percent contain related children.

Research by the Seattle Planning Commission found just 2 percent of market-rate apartment units in Seattle have 3 or more bedrooms, and half of that tiny fraction are units affordable to low-income families.² In contrast, 70 percent of market rate apartments in Seattle were found to be studios and 1-bedrooms. While these findings are based on 2009 data, these conditions have likely not ameliorated given recent trends of rapidly rising rents and construction increasingly weighted toward smaller units.

¹ [Seattle Planning Commission's Family-Sized Housing Action Agenda](#); January 2014

² Seattle Planning Commission, *Family-Sized Housing: An Essential Ingredient to Attract and Retain Families with Children in Seattle*, and *Housing Seattle*, 2011, www.seattle.gov/Documents/Departments/SeattlePlanningCommission/AffordableHousingAgenda/FamSizePC_dig_final1.pdf

Summary

At a superficial level, the Public Housing and HCV in the HUD-provided Table 11 do not suggest a substantial mismatch in the number of family size housing units available in these programs relative to the number of families with children who are housed by these programs. To draw meaningful conclusions on this, information is needed on the size of units occupied by family households with children. The SHA-provided data supplies this information, but does not include additional information needed on the correspondence of family *size* to the size of units occupied. Such data would, for example, indicate if large families with children in these programs tend to live in smaller units than may be suitable for them.

SHA's *Moving to Work 2015 Report* includes statistics on the demographics of applicants to its various housing programs.³ This does not include data on the presence of family households, however, it does detail the household size of the applicant. Of the 1,641 applicants to the HCV program, singles and two-person households accounted for 51% and 19% of applicants, respectively. In the Public Housing program (Low-Income Public Housing and the Seattle Senior Housing Program), singles and two-person households accounted for 68% and 16% of applicants, respectively. While this may indicate that existing programs are meeting community needs, it is not definitive as a number of two-person households could include single parents.

Even with limitations in data, we know that large families in Seattle tend to experience greater housing problems. This is partly due to the overall shortage of low-cost larger units relative to need. The shares of housing units in Public Housing Program and HCV programs that contain 3 or more bedrooms are higher than corresponding shares in the broader apartment rental market, indicating that these Public Housing and HCV program units play a vital role in serving large families with children. However, the greater rate of housing problems experienced by large families indicates that a disproportionate gap remains in serving these households.

While HUD gave estimates on families with 5 or more persons to approximate family households with children, this category includes a small share of the households with children in Seattle. (In Seattle, few households contain 5 or more members and most households with children also have fewer than 5 persons.) Among families with fewer than 5 members are many of the city's female single-parent headed households and households with 2 or more children who, past research by Seattle's Office of Housing has demonstrated, are among the most commonly severely cost burdened groups of renter households in the city.⁴ The lack of rental units in the general housing stock with 2, 3, and more bedrooms in Seattle presents a fundamental challenge to meeting the needs of low-income households with children.

³ Seattle Housing Authority, *Moving to Work 2015 Report*, www.seattlehousing.org/news/pdf/SHA%202015%20MTW%20Report.pdf.

⁴ That more detailed analysis, conducted for the City's 2009–2012 Consolidated Plan dove into ACS microdata to identify the characteristics of households who were more likely to be severely cost-burdened. That analysis found that households in which there was a female single parent, and households composed of a family with two or more children, were among the groups of renter households disproportionately likely to be shouldering severe housing cost burdens.

The “Additional Information” sub-section later in the Disproportionate Housing Needs section includes findings regarding the characteristics of the homeless population that underline these observations. Those findings include the presence of hundreds of children served in emergency shelters in Seattle.

AFH Prompt: Describe the differences in rates of renter and owner occupied housing by race/ethnicity in the jurisdiction and region.

Homeownership can enhance households’ financial stability, support financial security in retirement, and build intergenerational wealth. Two related policies in Seattle’s Comprehensive Plan include the following:

- “Work to decrease disparities in homeownership by race and ethnicity.”
- “Support financially sustainable strategies to provide homeownership opportunities for low-, moderate-, and middle-income households, especially for families with children, in part to enable these households to have a path toward wealth accumulation.”

As described in the Demographic Summary, the 2010 Census counted a total of 308,516 housing units in Seattle, 283,510 of which were occupied. The following table, also included in the Demographic Summary, contains data from the 2010 Census on housing occupancy and tenure in Seattle and the larger metro area. (“Tenure” refers to whether a housing unit is owner-occupied or renter-occupied.) As of 2010, renter-occupied housing units somewhat outnumber owner-occupied units within Seattle: 51.9 percent are renter-occupied and 48.1 percent are owner-occupied. In contrast to Seattle, the metro area has a much larger share of owner-occupied housing units at 61.6 percent, and 38.4 percent of renter-occupied units.

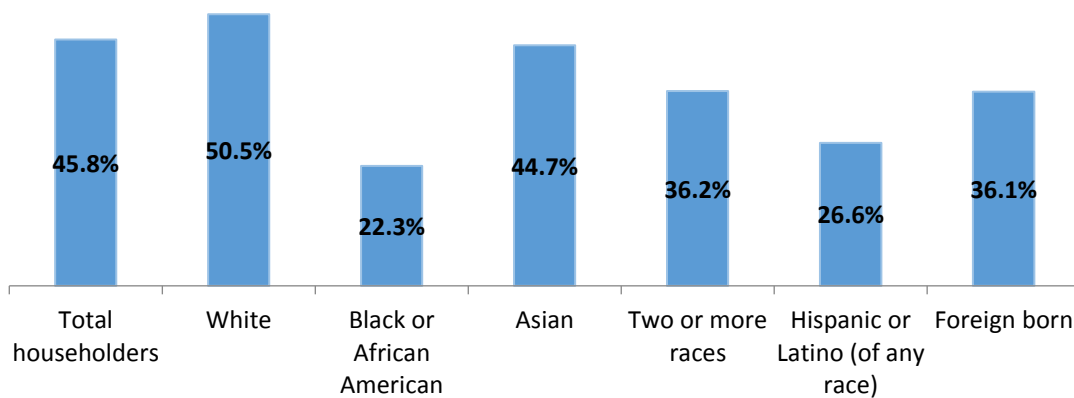
Within Seattle

Tenure by Characteristics of Householder: Race/Ethnicity and Foreign Born

The chart and table below shows estimated homeownership rates in Seattle by race/ethnicity and for foreign-born households from the 3-year 2011-2013 American Community Survey (ACS) “Special Population Profiles.” The overall homeownership rate estimate from the 2011-2013 period (45.8%) reflects continued effects from the 2008 Great Recession and is lower than that from the 2010 Census (48.1%).

While slightly more than half of White householders in Seattle are homeowners, less than a quarter of Black householders, and slightly more than a quarter of Hispanic/Latino householders own their home. Additionally, only slightly over a third of householders of two or more races are homeowners. The homeownership rate for Asians is closest to the White homeownership rate, but is still smaller by about 6 percentage points.⁵ These differences in homeownership rates reflect marked racial and ethnic disparities within Seattle. The homeownership rate for foreign-born householders is also substantially lower than the overall homeownership rate in the city.

Homeownership Rates by Characteristics of Householder



Tenure (Owner- and Renter-Occupied Housing) in Seattle, 2011-2013 ACS

	Total householders	White	Black or African American	Asian	Two or more races	Hispanic or Latino (of any race)	Foreign born
Occupied housing units:	289,153	207,127	20,031	33,733	10,378	15,239	52,026
Owner-occupied housing units	45.8%	50.5%	22.3%	44.7%	36.2%	26.6%	36.1%
Renter-occupied housing units	54.2%	49.5%	77.7%	55.3%	63.8%	73.4%	63.9%

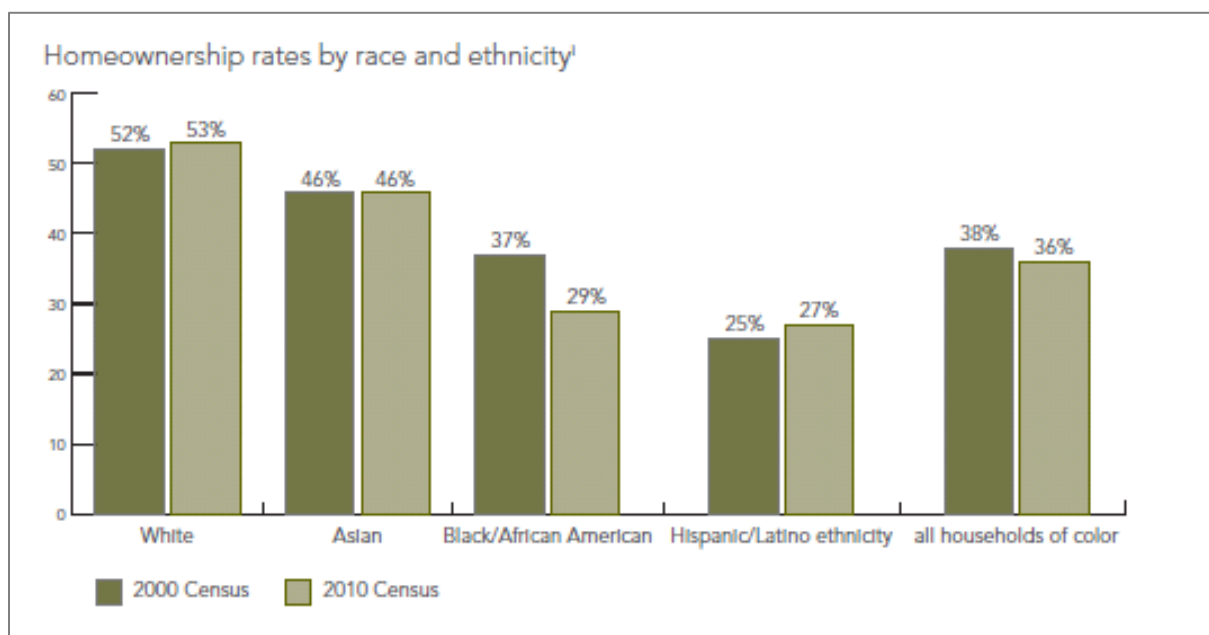
Source: American Community Survey three-year estimates, 2011-2013, U.S. Census Bureau. Note: Race categories show non-Hispanic persons of a single-race. Persons of Hispanic or Latino ethnicity may be of race.

⁵ Homeownership rates vary substantially between different Asian population groups. Reliable estimates are not available from the ACS for detailed Asian races within the city of Seattle, but estimates at the metro level reveal great variation. For example, Chinese and Japanese householders have homeownership rates exceeding the overall homeownership rate for the Metro area while Cambodian householders have much lower homeownership rates. Reliable homeownership rate estimates are also not available from the ACS for Pacific Islander households within Seattle, but estimates at the metro level indicate the Pacific Islander homeownership rates are only about half the rate for households overall.

In Seattle, as in other cities, household incomes and the housing options that people can afford tend to vary by race and ethnicity. As noted in the AFH section on Segregation/Integration, in addition to being more likely to rent, householders of color are more likely to reside in multifamily housing even though they have more people per household on average. The same is true for households with a foreign-born householder.

Trends in Homeownership Rates by Race and Ethnicity

The following chart, excerpted from the Seattle Planning Commission’s 2011 Housing Seattle report, shows homeownership rates for 2000 and 2010 from the last two decennial censuses. As shown, while there was a one percentage point increase over the course of the decade in the homeownership rate for White householders, the homeownership rates fell by two percentage points for householders of color. The decline in the homeownership rate among Black householders was much greater: the Black homeownership rate had been about 37 percent in 2000, but by 2010 had fallen to 29 percent.



Source: 2000 and 2010 decennial Census estimates, U.S. Census Bureau,

Note: Chart is excerpted from the Housing Seattle report from the Seattle Planning Commission, 2011.

While Black homeownership rates also declined in the broader metro area between 2000 and 2010, the decline in Seattle was greater. Part of the decrease in Black homeownership rates in Seattle likely relates to the fact that foreign-born Blacks, who tend to have lower rates of homeownership than U.S.-born blacks, have become a larger share of the city’s Black population.⁶

It is also important to look at trends in Black homeownership in numerical terms. In terms of sheer numbers, Seattle lost about 1,000 Black owner households on net, while the number of Black owner

⁶ ACS estimates provided in Policy Link’s National Equity Atlas (<http://nationalequityatlas.org/>) indicate that the homeownership rate is substantially lower for Black immigrants than for U.S.-Born Blacks in Seattle (i.e., an estimated 19 percentage points lower) and in the Metro area (12 percentage points lower). See “Percent owner-occupied households by race/ethnicity and nativity.” Based on IPUMS Microdata estimates from 2009-2014 ACS.

households rose in remainder of King County and the Metro area as a whole. Given that household moves commonly occur within a region, trends suggest that some Black owner households moved from the city of Seattle to other locations in the region.

Within Seattle there were sizeable declines in the numbers of Black owner households in and around the Central Area and in Southeast Seattle. Of special note is the net loss of many hundreds of Black homeowner households in the Central Area/Squire Park and Madrona/Leschi—neighborhoods which have, for decades, been characterized by much higher Black homeownership rates than found in other Seattle neighborhoods.

Black households and other households of color have been disproportionately targeted by predatory lending practices and have much lower accumulations of wealth than do White households. Blacks were especially hard hit by the Great Recession and its continued fallout. Seattle and King County have not been immune to these trends. As of spring of 2014, data gleaned by a City of Seattle Interdepartmental Team to explore principal reduction and other foreclosure prevention programs found that foreclosures were likely declining, but some households were still at risk. This team of City employees noted the highest risk in Southeast Seattle, West Seattle /Delridge, Beacon Hill, Central District, and South Park - areas of the city where low-income households and people of color disproportionately reside.

Within the Region

In the Seattle-Tacoma-Bellevue Metro Area, a larger share of householders own their home (almost 60%) compared to Seattle (about 46%). Thus, fewer householders in the metro area are renters, at almost 41% of total householders.

Similar to the estimates for the Seattle analysis, the table below contains Metro area estimates from the 2011-2013 3-year ACS.

Tenure (Owner- and Renter-Occupied Housing), Seattle-Tacoma-Bellevue, WA Metro Area, 2011-2013

	Total householders	White	Black or African American	Asian	Two or more races	Hispanic or Latino (of any race)	Foreign born
Occupied housing units:	1,376,439	1,012,952	74,655	138,649	41,088	90,028	250,737
Owner-occupied housing units	59.5%	64.7%	30.1%	59.2%	45.2%	37.1%	51.1%
Renter-occupied housing units	40.5%	35.3%	69.9%	40.8%	54.8%	62.9%	48.9%

Source: American Community Survey three-year estimates, 2011-2013, U.S. Census Bureau.

Note: Race categories show non-Hispanic persons of a single-race. Persons of Hispanic or Latino ethnicity may be of race.

Across the board, homeownership rates in the metro area are higher among each race/ethnicity group and foreign-born characteristic in comparison to Seattle. However, while more White householders in

the metro area own their home in comparison to White householders in Seattle, the shares of householders of color who are owners and renters in the metro area is slightly similar to that in Seattle.

Almost 65 percent of White householders own their home in the metro area, as opposed to about 35 percent who live in renter-occupied units. As in Seattle, the share of Asian homeowners in the metro area is the closest to the share of White homeowners at almost 60 percent compared to other householders of color. The shares of owners and renters among householders of two or more races and foreign-born householders amount to the closest in equal shares of each tenure category. About 45 percent of householders of two or more races own their home, and 51 percent of foreign-born householders are homeowners.

The biggest differences among homeownership rates in the metro area is seen between White householders in comparison to Black and Hispanic/Latino householders. About 30 percent of Black householders own their home in the metro area, as opposed to about 70 percent who rent. Slightly more Hispanic/Latino householders own their home at about 37 percent, while almost 63 percent rent. These shares are just about flipped in comparison to White householders in the metro area; 65 percent of White householders are owners, and about 35 percent are renters.

In summary, the share of householders who own their home in the metro area is larger than that of Seattle, especially among White, Asian, and foreign-born householders. However, the patterns of disproportionality by race and ethnicity found within the Metro area are similar to those within Seattle, with Black and Hispanic/Latino householders having the lowest rates of homeownership.

Disproportionate Housing Needs: Additional Information

a. Beyond the HUD-provided data, provide additional relevant information, if any, about disproportionate housing needs in the jurisdiction and region affecting groups with other protected characteristics.

In Washington state, the Growth Management Act (GMA) requires each local jurisdiction's Comprehensive Plan to include an inventory and analysis of local housing supply and housing needs.

Persons with Disabilities and Specialized Needs

As required by GMA and King County's Countywide Planning Policies, the City of Seattle 2035 Comprehensive Plan Housing Appendix⁷ addresses existing and projected housing needs for all economic segments in Seattle as well as for special-needs populations in the community. Guidance from the Puget Sound Regional Council describes "special-needs housing" as "housing accommodations for individuals with physical and mental disabilities, seniors, veterans, individuals with mental illness, individuals with chronic and acute medical conditions, individuals with chemical dependency, survivors of domestic violence, and adult, youth, and families who are homeless."⁸

Excerpts on special-needs populations from Seattle's 2035 Comprehensive Plan Housing Appendix are provided directly below⁹, and additional local information on the homeless population then follows.

Special-Needs Populations in Group Quarters

"The decennial Census includes a tabulation of the population residing in group quarters. For example, the 2010 Census enumerated 24,925 people living in group quarters in Seattle.

Many group quarters categories are devoted to serving, or mostly serve, people who can be broadly regarded as special-needs populations. Housing Appendix Figure A-15 (p. 26) shows 2010 Census data for the subset of group quarters categories that have a primary function of serving special-needs populations. Figure A-15 shows the population in this subset to be almost 10,400 people, or about 40 percent of all people living in group quarters. About 2,800 of these 10,400 people were counted in institutional facilities, primarily in nursing facilities, and about 7,600 were counted in non-institutional facilities. Seniors age sixty-five and over were a large majority of the nursing facilities population.

Emergency and transitional shelters were the largest non-institutional category (2,550 people). A 2010 Census Special Report on the Emergency and Transitional Shelter Population found that Seattle had the seventh largest emergency and transitional shelter populations among places in the US with a

⁷ A link to a pdf document containing the appendices to the City of Seattle 2035 Comprehensive Plan follows. The Housing Appendix starts on page 57 of the pdf (or page 468 of the overall Comprehensive Plan): http://www.seattle.gov/dpd/cs/groups/pan/@pan/documents/web_informational/p2580895.pdf.

⁸ Definition of special needs housing from PSRC's Housing Element Guide, July 2014, http://www.psrc.org/assets/11660/Housing_Element_Guide.pdf.

⁹ City of Seattle 2035 Comprehensive Plan Housing Appendix.

population of 100,000 or more. The Census counted 2,900 people under 'other non-institutional facilities.' A large proportion of this population may be homeless.”

Housing Appendix Figure A-15

Population in Categories of Group Quarters Associated with Special Needs (2010 Census)

Group Quarters Categories	Estimated Seattle Population
Total	10,371
Institutionalized people	2,823
Juvenile facilities	115
Group homes for juveniles (noncorrectional)	58
Residential treatment centers for juveniles (noncorrectional)	57
Nursing facilities/Skilled-nursing facilities	2,588
Other institutional facilities	120
Mental (psychiatric) hospitals and psychiatric units in other hospitals	53
Hospitals with patients who have no usual home elsewhere	2
In-patient hospice facilities	65
Noninstitutionalized people:	7,548
Emergency and transitional shelters (with sleeping facilities) for homeless people	2,550
Group homes intended for adults	1,387
Residential treatment centers for adults	637
Workers' group living quarters & Job Corps centers	70
Other noninstitutional facilities:	
• Soup kitchens	
• Regularly scheduled mobile food vans	
• Targeted nonsheltered outdoor locations	
• Living quarters for victims of natural disaster	
• Religious group quarters	
• Domestic violence shelters	
	2,904

Source: 2010 Census

Homeless People from One Night Count and Agency Data

“One night each January a count of homeless people is conducted at locations in Seattle and elsewhere in King County to identify the extent and nature of homelessness. The One Night Count has two components: a count of unsheltered homeless, which is conducted by the Seattle/King County Coalition on Homelessness, and a count (by agency staff) of people being served that same night in emergency shelters and transitional housing programs. Agency staff also collect information about those people being served.”

Unsheltered Homeless

“Housing Appendix Figure A-16 summarizes the gender, age, and location of unsheltered homeless people counted during the January 2016 One Night Count in locations within Seattle and in King County as a whole. During the three-hour January 2016 street count 4,505 men, women, and children were found without shelter. This is an increase of 19 percent over those found without shelter in January of the previous year. The Seattle/King County Coalition on Homelessness notes that One Night Count estimates are assumed to be an undercount, because volunteers do not count everywhere, and because many unsheltered homeless people try not to be visible. Sixty-five percent of the more than 4,500 unsheltered homeless people counted in King County were in Seattle.”

Housing Appendix Figure A-16

One Night Count: Unsheltered Homeless People (January 2016)

	Seattle	King County as a Whole
Total	2,942	4,505
Age and gender		
Men	827	1,225
Women	153	271
Gender unknown	1,951	2,980
Minor (under 18)	11	29
Location		
Benches	46	57
Parking garages	26	54
Cars/trucks	914	1,608
Structures	533	653
Under roadways	257	290
Doorways	271	297
City parks	24	66
Bushes/undergrowth	37	153
Bus stops	29	64
Alleys	32	41
Walking around	494	579
Other	279	643

Source: Seattle/King County Coalition on Homelessness, www.homelessinfo.org

Sheltered Homeless

The following information on the sheltered portion of the homeless population within King County comes directly from the January 2016 One Night Count Annual Report.¹⁰

During the January 2016 One Night Count agency staff counted 3,200 people in over-night shelters and 2,983 in transitional housing, totaling 6,183 individuals as sheltered homeless in all of King County.

The One Night Count indicated that the two largest demographic segments of the sheltered homeless population in King County are 1) people in families with children and 2) single adult men age twenty-five years or older. While members of families with children comprise the majority (72 percent) of the transitional housing population, single adult men are the majority (56 percent) in emergency shelters. A substantial number of people identified as veterans. Reporting on issues such as disabilities and health conditions is voluntary. The most commonly reported disabilities and health conditions reported were mental illness, alcohol or substance abuse, and physical disability.

The 2016 One Night Count report highlights a number of additional findings regarding the characteristics of the sheltered homeless population, including:

- Almost 18 percent of sheltered homeless individuals reported having a mental illness, while 13 percent reported having alcohol or substance abuse disorder, and 11 percent reported having a physical disability.
- There were almost children under the age of eighteen served in emergency shelters in Seattle, and 41 percent of these were less than five years old.
- Almost half of the households (44 percent) in transitional housing programs were families with children.

The City's 2014–2017 Consolidated Plan Consolidated Plan also includes observations on the characteristics of the sheltered homeless population gleaned from prior years' data and analysis. These include that people of color, particularly Blacks, are disproportionately represented among those who are homeless in the shelter/transitional housing system, representing more than a quarter of people served in single-adult emergency shelters and about seven in ten of the people served in family shelters.¹¹

¹⁰January 2016 One Night Count of People Who Are Homeless in King County, Washington, http://www.homelessinfo.org/resources/publications/2016_AnnualReport.pdf.

¹¹ 2012 data cited in Homeless Needs Assessment from the 2014–2017 Consolidated Plan Consolidated Plan. <http://www.seattle.gov/Documents/Departments/HumanServices/AboutUs/Consolidated-Plan-2014-2017.pdf>. Estimates are from Safe Harbors, HMIS, 2012 Annual Homeless Assessment Report.

b. The program participant may also describe other information relevant to its assessment of disproportionate housing needs.

In Washington state, the Growth Management Act (GMA) requires each local jurisdiction's Comprehensive Plan to include an inventory and analysis of local housing supply and housing needs.¹² The Housing Needs Analysis in the City of 2035 Seattle's Comprehensive Plan includes:

- projections regarding the amount of housing needed to accommodate growth in Seattle and the amount of capacity within the city for future residential development at a range of housing densities;
- information on the characteristics of Seattle's households and population, including homeless persons and those with special-needs populations, including disabled people;
- data on the extent of housing cost burdens and other indicators of housing-related needs experienced by Seattle's extremely low, very-low, and low-income households;
- information on disparities in housing cost burdens and homelessness by race and ethnicity, presented to support planning consistent with the City's Race and Social Justice Initiative (RSJI) and the Seattle Comprehensive Plan core value of social equity;
- recent growth and characteristics of Seattle's existing housing market, and information on the affordability of the existing rental and owner housing supply;
- gaps between existing housing need and the amount of rental housing affordable and available to lower-income households with projections on the amount of housing needed to accommodate growth by income level; and
- information on City's strategies for addressing affordable housing, inventory rent/income-restricted housing within Seattle.

¹²A link to a pdf containing the appendices to the City of Seattle 2035 Comprehensive Plan follows. The Housing Appendix starts on page 57 of the pdf http://www.seattle.gov/dpd/cs/groups/pan/@pan/documents/web_informational/p2580895.pdf.

V. Fair Housing Analysis (continued)

C. Publicly Supported Housing Analysis

1. Analysis

a. Publicly Supported Housing Demographics

- i. Are certain racial/ethnic groups more likely to be residing in one category of publicly supported housing than other categories (public housing, project-based Section 8, Other HUD Multifamily Assisted developments, and Housing Choice Voucher (HCV))?**
- ii. Compare the demographics, in terms of protected class, of residents of each category of publicly supported housing (public housing, project-based Section 8, Other HUD Multifamily Assisted developments, and HCV) to the population in general, and persons who meet the income eligibility requirements for the relevant category of publicly supported housing. Include in the comparison, a description of whether there is a higher or lower proportion of groups based on protected class.**

b. Publicly Supported Housing Location and Occupancy

- i. Describe patterns in the geographic location of publicly supported housing by program category (public housing, project-based Section 8, Other HUD Multifamily Assisted developments, HCV, and LIHTC) in relation to previously discussed segregated areas and R/ECAPs.**
- ii. Describe patterns in the geographic location for publicly supported housing that primarily serves families with children, elderly persons, or persons with disabilities in relation to previously discussed segregated areas or R/ECAPs?**
- iii. How does the demographic composition of occupants of publicly supported housing in R/ECAPS compare to the demographic composition of occupants of publicly supported housing outside of R/ECAPs?**
- iv. (A) Do any developments of public housing, properties converted under the RAD, and LIHTC developments have a significantly different demographic composition, in terms of protected class, than other developments of the same category? Describe how these developments differ.**
(B) Provide additional relevant information, if any, about occupancy, by protected class, in other types of publicly supported housing.
- v. Compare the demographics of occupants of developments, for each category of publicly supported housing (public housing, project-based Section 8, Other HUD Multifamily Assisted developments, properties converted under RAD, and LIHTC) to the demographic composition of the areas in which they are located. Describe whether developments that are primarily occupied by one race/ethnicity are**

located in areas occupied largely by the same race/ethnicity. Describe any differences for housing that primarily serves families with children, elderly persons, or persons with disabilities.

c. Disparities in Access to Opportunity

- i. Describe any disparities in access to opportunity for residents of publicly supported housing, including within different program categories (public housing, project-based Section 8, Other HUD Multifamily Assisted Developments, HCV, and LIHTC) and between types (housing primarily serving families with children, elderly persons, and persons with disabilities) of publicly supported housing.**

2. Additional Information

- a. Beyond the HUD-provided data, provide additional relevant information, if any, about publicly supported housing in the jurisdiction and region, particularly information about groups with other protected characteristics and about housing not captured in the HUD-provided data.**
- b. The program participant may also describe other information relevant to its assessment of publicly supported housing. Information may include relevant programs, actions, or activities, such as tenant self-sufficiency, place-based investments, or mobility programs.**

Key Findings

HOW DOES PUBLICLY SUPPORTED HOUSING IMPACT SEATTLE'S COMMUNITIES?

Publicly supported housing creates a stable foundation to grow and preserve cultural communities, with projects designed to serve the unique needs of seniors, families with children, people with disabilities, homeless families and individuals, and immigrants and refugees.

Publicly supported housing plays a critical role in creating access across Seattle's neighborhoods for those who would otherwise be excluded due to housing costs or other housing barriers.

Investments in publicly supported housing are a critical anchor to equitable investments that revitalize and strengthen communities, as seen in SHA's Redevelopment communities. These investments expand low-income housing while also creating the capital infrastructure that preserves and provides key amenities and services such as culture and arts, employment opportunities, health services as well as educational and workforce development.

WHO LIVES IN PUBLICLY SUPPORTED HOUSING?

Nearly all programs serve a greater share of households of Color compared to the Seattle population as a whole, as well as compared to Seattle's low-income population. One exception is the MFTE/IZ programs, which serves fewer low-income households of color than other affordable housing programs.

Different racial groups are present to varying degrees among programs:

- Black/African American households make up a greater share of residents in Public Housing, Project-Based Section 8, HCV, and the Rental Housing Program (ranging from 21% to 44%) compared to their share of the low-income population (12% to 15%).
- Asian/Pacific Islanders make up a greater share of residents in Public Housing, Project-Based Section 8, and Other Multifamily (ranging from 20% to 48%) compared to their share of the low-income population (15% to 18%), but are underrepresented in the HCV Program (12%), Rental Housing Program (12%), and MFTE/IZ Programs (10%).
- In nearly all programs, Hispanic/Latino households are proportionally represented at 6% to 7% of residents, with the exception of Project-Based Section 8 and HCV. In these programs, this group accounts for 4% of residents.

Elderly households and Disabled individuals comprise a higher concentration of publicly supported housing residents than seen in the larger Seattle population. Majorities of households served in the Other Multifamily (90%) and Project-Based Section 8 (61%) programs included seniors. Disabled individuals are prevalent in HCV (40% of residents), Public Housing (36%), and Project-Based Section 8 (35%).

Families with Children exceed their citywide population share in Public Housing (22%) and HCV (32%), but make up only 8% of Project-Based Section 8 and 0% of Other Multifamily.

There is a large spectrum across programs when comparing the makeup of publicly supported housing residents to that of the surrounding neighborhood, with residents of some developments living in culturally similar neighborhoods, and others representing a minority in a majority White neighborhood.

WHERE IN SEATTLE IS PUBLICLY SUPPORTED HOUSING LOCATED?

Publicly supported housing is not concentrated solely in areas of low opportunity or high poverty, but rather is distributed in diverse types of neighborhoods across the city.

With the exception of the MFTE/IZ programs, publicly supported housing is more often located in areas where people of color make up a similar or greater share relative to Seattle as a whole.

Three public housing communities are located within R/ECAPs, all of which have been redeveloped or in the process of being redeveloped into mixed-income communities. These included High Point, NewHolly, and Yesler Terrace. Seattle's fourth R/ECAP in Rainier Beach was also home to a significant number of affordable housing developments and HCV residents.

Other Multifamily includes the largest concentration of units in R/ECAPs (20%), while only 2% of MFTE/IZ units are in such tracts

According to HUD's individual opportunity measures:

- Publicly supported housing on average is located in areas with excellent proximity to employment and transportation.
- Similar to Seattle as a whole, publicly supported housing scores poorly on HUD's environmental health index, and slightly above average on school proficiency (ranging from 53rd to 69th percentile, compared to 66th percentile across all Seattle).

Publicly supported housing scores worse than Seattle as a whole on exposure to poverty (ranging from 28th to 55th percentile, compared to 62nd percentile across all Seattle). This is likely seen in part due to the low-income populations receiving assistance through such programs.

Assessment of Fair Housing: Public Housing Analysis

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Introduction

Per the AFFH Rule, local participants are required to use HUD-provided data, local data, and local knowledge to answer a series of questions designed to assess whether there are fair housing issues associated with the location or occupancy of publicly supported housing.¹ The questions address the protected class characteristics of the persons and households receiving housing assistance, at both the

¹ U.S. Department of Housing and Urban Development, *Affirmatively Furthering Fair Housing Rule Guidebook*, December 31, 2015, <https://www.hudexchange.info/resources/documents/AFFH-Rule-Guidebook.pdf>.

program- and development-level, including comparisons with the overall population in the program participant's geographic area. The section also asks for an assessment of the areas in which the housing is located, including whether the housing is located in segregated or integrated areas, R/ECAPs, or areas with disparities in access to opportunity.

Background on Publicly Supported Housing

Publicly supported housing included in this analysis is divided into the following major program categories:

- **Public Housing**

This publicly supported housing category includes a number of public housing programs managed by the Seattle Housing Authority. They include

- *The Low Income Public Housing (LIPH)* program is available to households earning 80% of the Area Median Income (AMI) or less, who typically pay 30% of their monthly income toward rent and utilities. LIPH manages more than 6,153 public housing units in large and small apartment buildings; multiplex and single family housing; and in communities at NewHolly, Rainier Vista, High Point, and Yesler Terrace. Funding to cover costs exceeding rental income comes from federal subsidies and grants.
- *The Seattle Senior Housing Program (SSHP)* was established by a 1981 Seattle bond issue. It includes 23 apartment buildings – with at least one in every major neighborhood of the city – totaling approximately 1,000 units. These units offer affordable rent for elderly or disabled residents; 894 of them receive a public housing subsidy. SSHP units are available to individuals earning 80% AMI or less.

- **Project-Based Section 8**

Created in 1974, the Section 8 Project-Based Rental Assistance Program (PBRA) provides rental subsidies for eligible tenant families residing in newly constructed, substantially rehabilitated, and existing rental and cooperative apartment projects. Developers build low-income housing, and tenants pay 30% of their income for rent and utilities. The remaining rent owned to the property owner is paid by a monthly Section 8 PBRA payment from HUD. Individuals are eligible if they earn an income at or below 80% AMI. Additionally, 40% of units must be set aside for individuals earning below 30% AMI.

- **Other HUD Multifamily**

This program includes affordable properties funded through a variety of programs, many of which are no longer active. They include

- *Section 202 – Supportive Housing for the Elderly*

This program aims to expand the supply of affordable housing with supportive services for the elderly. HUD does so by providing capital advances to nonprofit organizations to finance the construction, rehabilitation or acquisition with or without rehabilitation of structures that will serve as supportive housing. HUD also provides operating assistance for the projects to support their ongoing operating costs. Tenants must be at least 62 years old with income at or below 50% AMI.

- *Section 811 – Supportive Housing for Persons with Disabilities*

HUD provides funding to develop and subsidize rental housing with the availability of supportive services for very low- and extremely low-income adults with disabilities. Section 811 does so through two approaches. First, HUD provides interest-free capital advances and operating subsidies to nonprofit developers of affordable housing for persons with disabilities. Additionally, HUD provides project rental assistance to state housing agencies which can be applied to new or existing multifamily housing complexes funded through different sources (including Federal Low-Income Housing Tax Credits, Federal HOME Funds, and more). Eligibility is extended to non-elderly individuals with disabilities (ages 18 to 61) with incomes at or below 50% AMI.

- *Section 236 – Rental Housing Assistance*

This program was created in 1968 to increase the development of affordable rental properties. HUD did so by combining Federal Housing Administration (FHA) mortgage insurance on private loans with an interest rate subsidy to effectively lower the mortgage interest rate to 1%. Owners of Section 236 properties agreed to make units available to individuals with incomes at or below 80% AMI for the term of their 40-year mortgages.

- *Section 101 - Rent Supplement*

Authorized in 1965, the program allowed HUD to provide rent supplements on behalf of tenants in privately-owned housing. Eligible individuals paid 30% of the rent or 30% of their income toward rent, whichever was greater. HUD then provided Rent Supplement payments to the project owner to cover the remaining rent payment.

- *Rental Assistance Payment (RAP)*

Authorized in 1974, RAP reduces tenant payment for rent to 10% of gross income, 30% of adjusted income, or the designated portion of welfare assistance, whichever is greater. RAP was only available to Section 236 properties and was meant to provide additional rental assistance subsidy to property owners on behalf of very low-income residents.

- *Section 221(d)(3) – Below Market Interest Rates*

Created in 1961, this program allowed developers to obtain FHA-insured, below-market rate mortgages (usually with a 3% interest rate) from private lenders who then sold the mortgage to Fannie Mae. This enabled property owners to reduce rents, and the program to target middle-income households (at or below 80% AMI) who otherwise could not qualify for public housing.

- **Low Income Housing Tax Credit (LIHTC)**

This program allows state and local LIHTC-allocating agencies to issue tax credits for the acquisition, rehabilitation, or new construction of rental housing targeted to lower-income households. Private individuals and corporations receive this tax credit over a 10 year period. Developers are given the option to either income restrict 20% of units to households with incomes at or below 50% AMI, or to rent restrict 40% of units to households with incomes at or below 60% AMI. LIHTC is the largest federal program for the production and preservation of affordable rental housing.

- **Housing Choice Vouchers (HCV)**

The Housing Choice Voucher program is a public/private partnership that provides vouchers to low-income families for use in the private rental housing market. The Seattle Housing Authority administers more than 10,100 vouchers. Households in this program earn 30% AMI or less and pay the portion of rent and utilities not covered by the voucher, which is typically 30 to 40% of their monthly income. HCV also includes a Project-Based program that subsidizes units in Seattle Housing Authority-owned and privately owned properties throughout Seattle.

In addition to these programs, the Seattle Office of Housing oversees additional affordable housing programs that will be considered in the analysis below. These include

- **City of Seattle Rental Housing Program**

The Rental Housing Program invests capital funding into the development of affordable rental housing. The program utilizes local levy and other funds, and has produced a total of nearly 12,000 units, with another 1,200 in the development pipeline. Funding restrictions regulate units at varying income levels with the majority of units restricted to 30% AMI. The program has funded a wide range of projects including public housing redevelopments, permanent supportive housing projects for homeless individuals, senior housing buildings, family housing projects, group homes for disabled individuals, and more. The projects are often jointly financed with partners such as the Seattle Housing Authority and Washington State Housing Finance Commission, which allocates Low Income Housing Tax Credits. For this reason, a large number of properties in the Rental Housing Program are also included in HUD's dataset of Public Housing, Project-Based Section 8, Other Multifamily, LIHTC, and even HCV (to the extent tenant-based voucher holders choose to rent units in buildings funded by the Rental Housing Program).

- **Multifamily Tax Exemption (MFTE) Program**

The MFTE program provides a 12-year tax exemption on new multifamily buildings in exchange for setting aside 20 to 25% of the homes as income- and rent-restricted. As of the end of 2015, the City had approved MFTE applications for projects comprising 6,457 affordable for-rent units and 119 affordable for-sale units, for a total of 6,576 affordable units. The program was recently renewed and expanded to all areas of the city where multifamily development is allowed. A small proportion of projects in the MFTE program also received funding from the Rental Housing Program.

- **Incentive Zoning (IZ) Program**

The IZ program allows commercial and residential developments to obtain bonus development capacity in exchange for income and rent-restricting a portion of units at no more than 80% AMI, or for making an in-lieu payment. The program has produced 184 on-site units (the majority of which are still under development), and collected approximately \$100 million in payments, which have been invested primarily in the Rental Housing Program. Currently, the City is working to replace the IZ program with a Mandatory Housing Affordability program.

The AFFH Tool provides data on households within the five major program categories (Public Housing, Project-Based Section 8, Other HUD Multifamily, HCV, and LIHTC). For HCV and Public Housing households, data is provided from the 2013 PIH Information Center (PIC). Household data for the Project-Based Section 8 and Other HUD Multifamily programs are taken from the 2013 Tenant Rental Assistance Certification System (TRACs). Household data for the LIHTC program is provided via the 2013 National Low-Income Housing Tax Credit Database.

In addition to the HUD-provided data, local data is also analyzed throughout the AFFH. Certain sections incorporate analysis from two Seattle Housing Authority datasets (2015 Quarter 4 and 2016 Quarter 2). Datasets provided by the City of Seattle Office of Housing is also analyzed for the MFTE/IZ and Rental Housing Programs.

Key Findings

How Does Publicly Supported Housing Impact Seattle's Communities?

- Publicly supported housing creates a stable foundation to grow and preserve cultural communities, with projects designed to serve the unique needs of seniors, families with children, people with disabilities, homeless families and individuals, and immigrants and refugees.
- Publicly supported housing plays a critical role in creating access across Seattle's neighborhoods for those who would otherwise be excluded due to housing costs or other housing barriers.
- Investments in publicly supported housing are a critical anchor to equitable investments that revitalize and strengthen communities, as seen in SHA's Redevelopment communities. These investments expand low-income housing while also creating the capital infrastructure that preserves and provides key amenities and services such as culture and arts, employment opportunities, health services as well as educational and workforce development.

Who Lives in Publicly Supported Housing?

- Nearly all programs serve a greater share of *households of Color* compared to the Seattle population as a whole, as well as compared to Seattle's low-income population. One exception is the MFTE/IZ programs, which serves fewer low-income *households of Color* than other affordable housing programs.
- Different racial groups are present to varying degrees among programs:
 - *Black/African American* households make up a greater share of residents in Public Housing, Project-Based Section 8, HCV, and the Rental Housing Program (ranging from 21% to 44%) compared to their share of the low-income population (12% to 15%).
 - *Asian/Pacific Islanders* make up a greater share of residents in Public Housing, Project-Based Section 8, and Other Multifamily (ranging from 20% to 48%) compared to their share of the low-income population (15% to 18%), but are underrepresented in the HCV Program (12%), Rental Housing Program (12%), and MFTE/IZ Programs (10%).
 - In nearly all programs, *Hispanic/Latino* households are proportionally represented at 6% to 7% of residents, with the exception of Project-Based Section 8 and HCV. In these programs, this group accounts for 4% of residents.
- *Elderly* households and *Disabled* individuals comprise a higher concentration of publicly supported housing residents than seen in the larger Seattle population. Majorities of households served in the Other Multifamily (90%) and Project-Based Section 8 (61%) programs included seniors. Disabled individuals are prevalent in HCV (40% of residents), Public Housing (36%), and Project-Based Section 8 (35%).
- *Families with Children* exceed their citywide population share in Public Housing (22%) and HCV (32%), but make up only 8% of Project-Based Section 8 and 0% of Other Multifamily.
- There is a large spectrum across programs when comparing the makeup of publicly supported housing residents to that of the surrounding neighborhood, with residents of some developments living in culturally similar neighborhoods, and others representing a minority in a majority White neighborhood.

Where in Seattle is Publicly Supported Housing Located?

- Publicly supported housing is not concentrated solely in areas of low opportunity or high poverty, but rather is distributed in diverse types of neighborhoods across the city.
- With the exception of the MFTE/IZ programs, publicly supported housing is more often located in areas where people of color make up a similar or greater share relative to Seattle as a whole.
- Three public housing communities are located within R/ECAPs, all of which have been redeveloped or in the process of being redeveloped into mixed-income communities. These included High Point, NewHolly, and Yesler Terrace. Seattle's fourth R/ECAP in Rainier Beach was also home to a significant number of affordable housing developments and HCV residents.
- Other Multifamily includes the largest concentration of units in R/ECAPs (20%), while only 2% of MFTE/IZ units are in such tracts
- According to HUD's individual opportunity measures:
 - Publicly supported housing on average is located in areas with excellent proximity to employment and transportation.
 - Similar to Seattle as a whole, publicly supported housing scores poorly on HUD's environmental health index, and slightly above average on school proficiency (ranging from 53rd to 69th percentile, compared to 66th percentile across all Seattle).
 - Publicly supported housing scores worse than Seattle as a whole on exposure to poverty (ranging from 28th to 55th percentile, compared to 62nd percentile across all Seattle). This is likely seen in part due to the low-income populations receiving assistance through such programs.

1. Analysis

a. Publicly Supported Housing Demographics

i. Are certain racial/ethnic groups more likely to be residing in one category of publicly supported housing than other categories (public housing, project-based Section 8, Other HUD Multifamily Assisted developments, and Housing Choice Voucher (HCV))?

Table 1: Publicly Supported Housing Residents by Race/Ethnicity

	White	Black	Hispanic	Asian or Pacific Islander
Public Housing	38%	35%	6%	20%
Project-Based Section 8	40%	21%	4%	32%
Other Multifamily	32%	12%	6%	48%
HCV Program	38%	44%	4%	12%
MFTE/IZ	73%	5%	7%	10%
Rental Housing Program	40%	29%	7%	12%
0-30% of AMI	55%	15%	6%	18%
0-50% of AMI	53%	14%	7%	16%
0-80% of AMI	58%	12%	7%	15%
(Seattle, WA CDBG, HOME, ESG) Jurisdiction	66%	8%	7%	14%
(Seattle-Tacoma-Bellevue, WA CBSA) Region	68%	5%	9%	12%

Source: HUD, Table 6 - Publicly Supported Housing Residents by Race/Ethnicity, Affirmatively Furthering Fair Housing

Table 1 presents the demographics of publicly supported households across the four housing categories provided by HUD, as well as the two programs administered by the Office of Housing. Additionally, HUD has provided population demographics for the City of Seattle and the Seattle-Tacoma-Bellevue Metropolitan Statistical Area (MSA). Examining each category of publicly supported housing reveals differences in the representation of racial/ethnic groups. This is particularly true of publicly supported households led by Blacks in Seattle. Such households accounted for a greater portion of the population in the Public Housing and HCV Program compared to all other categories. This racial group comprised 44% and 35% of HCV and Public Housing households, respectively. In comparison, Blacks accounted for only 21% of Project-Based Section 8 and 12% of Other Multifamily heads of households.

Whites were similarly represented in the household population across Project-Based Section 8 (40%), Public Housing (38%), and the HCV Program (38%). Although less present in Other Multifamily units, White households still occupied nearly a third of units (32%). Hispanic households accounted for four to six percent of residents in each housing category. Asian or Pacific Islanders experienced high variance in representation. Such households were represented to a large degree in Project-Based Section 8 (32%) and Other Multifamily where this group reached close to a majority (48%). However, their share fell to 20% in Public Housing and just under 12% in the HCV Program.

- ii. *Compare the demographics, in terms of protected class, of residents of each category of publicly supported housing to the population in general, and persons who meet the income eligibility requirements for the relevant category of publicly supported housing. Include in the comparisons, a description of whether there is a higher or lower proportion of groups based on protected class.*

Race

As seen in Table 1, the overall finding regarding race and publicly supported housing in Seattle was that minority households occupied a majority of units across all programs barring MFTE/IZ. This

reflected the inverse of the demographic profile of Seattle and the Seattle MSA's populations, which at the time were 66% and 68% White, respectively. For the most part, publicly supported housing did not serve White households to this degree. According to survey data, MFTE/IZ exceeded this amount with 73% of units occupied by White households. However, this data is based on a small sample size.

Regarding minority groups, the presence of Hispanics in publicly supported housing resembled that seen in the general population. No publicly supported housing type matched their 7% share of the total population, but six percent of both Public Housing and Other Multifamily units were occupied by Hispanics. Project-Based Section 8 and HCV served less Hispanic households (four percent in each). Hispanics were slightly more prevalent in the larger Seattle MSA at 9% of the population.

As Hispanics hewed closely to their overall population, the larger presence of minorities in public housing was fueled by Blacks and Asian/Pacific Islanders. This was especially true of the former, as all publicly supported housing types saw larger proportions of Blacks than in Seattle (8%) and the Seattle MSA (5%). The housing type with a population approaching the Seattle rate was Other Multifamily where Blacks accounted for 12% of households. Far higher proportions were evident in HCV (44%), Public Housing (35%), and Project-Based Section 8 (21%). Asian/Pacific Islanders were also generally found at higher proportions than either Seattle (14%) or the Seattle MSA (12%). Asian/Pacific Islander households were found at the same rate in HCV (12%), but exceeded their citywide representation in Other Multifamily (48%), Project-Based Section 8 (32%), and Public Housing (20%).

HUD also provides data on the income eligible housing population in Seattle from Comprehensive Housing Affordability Strategy (CHAS) to facilitate a comparison to those served through each publicly supported housing category. Public Housing units are eligible to households earning 80% of the area median income (AMI) or less. Despite this, the vast majority of individuals served by the Seattle Housing Authority earn 30% AMI or less. According to Seattle Housing Authority data from 2016 Quarter 2, 80% of households earned 30% AMI or less. For this reason, Public Housing will be compared to those in Seattle with this level of income. Hispanic and Asian/Pacific Islanders accounted for similar population levels. Whites were underrepresented, however, as they accounted for 55% of the 0-30% population, but only 38% of Public Housing units. On the other hand, Blacks far exceeded their share of the 0-30% population. This group accounted for 15% of households in this income range but 35% of the Public Housing population.

The HCV and Project-Based Section 8 programs are eligible to individuals earning 30% AMI or less. White households were again underrepresented compared to the income eligible population. Across Seattle, Whites made up 55% of this population, but only 40% of households in HCV and Project-Based Section 8. Black households were only slightly overrepresented in Project-Based Section 8 at 21% compared to their 15% share of the income eligible population. However, Blacks were more prevalent in HCV as they occupied 44% of units. Asian/Pacific Islanders are less represented in the HCV program (12%), but commanded a 14 percentage point greater share in Project-Based compared to their overall population.

Other Multifamily developers are eligible to households earning 80% AMI or less. Whites were underrepresented as their share of the household population was 26 percentage points lower than seen across Seattle. Blacks equaled their standing to the citywide, income eligible population (12% in each), as did Hispanics. Asian/Pacific Islanders greatly exceeded their share seen among 0-80% AMI earners. While this group accounted for only 15% of that population, they occupied a near majority (48%) of Other Multifamily households.

Regarding the Seattle Office of Housing programs, residents in the MFTE/IZ program somewhat resembled the Seattle population as a whole with White households making up a slightly larger share at 73%. This incongruence is more significant when comparing the program to the low-income population, where White households comprised only 58% of the population. However, overall demographic data on the MFTE/IZ program was not available at this time for analysis. The data presented instead reflects the results of a 2015 survey distributed to MFTE renters that garnered 160 responses. Due to the small sample size of the survey, it is difficult to confidently make conclusions about who the program serves. The results do indicate that the program has room to reach more low-income households of color.

By comparison, the Rental Housing Program served a greater share of households of color compared to the Seattle population as a whole, as well as Seattle’s low-income population. According to 2014 resident data, 40% of households were White. This was followed by Black households at 29%, Asian/Pacific Islanders at 12%, and Hispanics at 7%. When compared to Seattle’s low-income population, Blacks were represented here to a larger degree while Hispanics closely resembled their share. Asian/Pacific Islanders were slightly underrepresented.

Age

Table 2: Publicly Supported Housing Residents by Age

Housing Type	% Elderly
Public Housing	44%
Project-Based Section 8	61%
Other Multifamily	90%
HCV Program	27%
(Seattle, WA CDBG, HOME, ESG) Jurisdiction Population	11% (65+)
(Seattle-Tacoma-Bellevue, WA CBSA) Region Population	11% (65+)

Table 1 - Demographics, Affirmatively Furthering Fair Housing

Elderly households comprised a significant portion of the publicly supported housing population in Seattle. The proportion of elderly served through such programs was found to be much higher than seen among the general population. This was especially true for Other Multifamily, where nearly all units were occupied by the elderly (90%). While not reaching these levels, seniors still accounted for large portions of Project-Based Section 8 (61%), Public Housing (44%) and HCV residents (27%). In Table 2, we see that individuals aged 65 and older made up 11% of the population for both Seattle and the Seattle MSA.

Regarding the Seattle Office of Housing programs, data on elderly households is not available for the Rental Housing Program. However, included in the MFTE/IZ survey was a question regarding age. Eight percent of renters responded that they were aged 61 or older. This is lower than the proportion of individuals aged 65 and older in Seattle and the Seattle MSA (11% in each).

Disability

Table 3: Publicly Supported Housing Residents by Disability

Housing Type	% Disabled
Public Housing	36%
Project-Based Section 8	35%
Other Multifamily	20%
HCV Program	40%

(Seattle, WA CDBG, HOME, ESG) Jurisdiction Population 5 and older	9%
(Seattle-Tacoma-Bellevue, WA CBSA) Region Population	11%

Source: HUD, Table 7 – R/ECAP and Non-R/ECAP Demographics by Publicly Supported Housing Program Category; Table 14 - Disability by Age Group

Similar to the elderly, individuals with a disability were found in greater proportions within publicly supported housing compared to the overall population. Nine percent of the City of Seattle population 5 and older has a disability, while the same was true for 11% of the Seattle MSA. All program types housed disabled individuals at a rate two times the Seattle rate or higher. Disabled individuals were most concentrated in the HCV program (40% of residents). However, this group was found in relatively equal measure in Public Housing (36%) and Project-Based Section 8 (35%). The same was true of just one-fifth of Other Multifamily development residents.

According to Seattle Housing Authority 2016 Quarter 2 household data, this population may be even higher for Public Housing and HCV. In the former, disabled households were found to occupy 45% of all units. In regards to HCV, disabled households occupied nearly six in ten units (57%). A direct comparison with the HUD-provided AFFH data is difficult given that provides data on the number of disabled individuals in each program. However, these rates indicate that disabled households may be even more prevalent at least in these two instances. Regarding the Seattle Office of Housing programs, data on disabled households is not available.

Familial Status

Table 4: Publicly Supported Housing Residents by Familial Status²

Housing Type	# of Families with Children	Total Households (occupied)	% Families with Children
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² “Table 1 – Demographics” provided by HUD provides the total number of families with children in the City of Seattle and the Seattle MSA. It also provides the percentage of families with children of all family households in each jurisdiction. This does not appear to be adequate to compare with the rate of units occupied by families with children in publicly supported housing in the HUD-provided “Table 7” as the rate of Family With Children-occupied units is expressed as a percentage of all units, not just those occupied by a “family”. In order to provide a better comparison, total household data for Seattle and the Seattle MSA (King, Pierce, and Snohomish counties) was taken from the AFFH_Tract raw dataset. Then to arrive at the percentage of all households being a family with children, the number of families with children from table 1 was divided by the total number of households in each region found in the HUD-provided raw data.

Public Housing	1,271	5,869	22%
Project-Based Section 8	209	2,745	8%
Other Multifamily	0	844	0%
HCV Program	3,125	9,742	32%
(Seattle, WA CDBG, HOME, ESG) Jurisdiction	51,271	285,425	18%
(Seattle-Tacoma-Bellevue, WA CBSA) Region	395,660	1,364,424	29%

Source: HUD, Table 7 – R/ECAP and Non-R/ECAP Demographics by Publicly Supported Housing Program Category; Table 1 - Demographics, Affirmatively Furthering Fair Housing; AFFH_Tract V.3.1 Dataset

Whereas elderly and disabled households far exceeded their rate in the general population, greater variability was seen for families with children. Such households were most prevalent in the HCV Program (32%) and Public Housing (22%). The former’s rate exceeded the share of families with children seen in both Seattle (18%) and the MSA (29%). Public Housing had a similar proportion of units occupied by families with children as Seattle. Outside of these publicly supported housing types, families with children were less present. Only eight percent of Project-Based Section 8 units were occupied by such households, nearly 60% less than seen in Seattle and 72% less than in the MSA. However, no families were reported in Other Multifamily properties.

Regarding the Office of Housing programs, data on households with children was not available for either the MFTE/IZ or Rental Housing programs. Data on unit size is however available for the latter. Just over a quarter of units (27%) included two or more bedrooms. This likely indicates that the program primarily serves singles and not families with children. Despite that, the percentage is greater than the share of families with children in Seattle (18%) and approaches that of the MSA (29%).

Sex

Table 5: Publicly Supported Housing Residents by Gender, Disability, Age, and Families³

	Male	Female
Housing Type		
Public Housing	41%	59%
Project-Based Section 8	49%	51%
Other Multifamily	45%	55%

³ Data for Female Head of Households was calculated using data provided in the Housing_Project Dataset, and based off the percent of female headed households in each housing type and the total number of units reported for each. HUD did not provide data on the gender composition of the HCV Program. Data provided in Table 5 for the HCV program is taken from Seattle Housing Authority 2016 Quarter 2 household data.

HCV Program (*SHA 2016 Q2 Data)	44%	56%
(Seattle, WA CDBG, HOME, ESG) Jurisdiction	50%	50%
(Seattle-Tacoma-Bellevue, WA CBSA) Region	50%	50%

Source: HUD, Housing_Project V.3.0 Dataset; Table 1 – Demographics, Affirmatively Furthering Fair Housing, and SHA Household Data 2016 Quarter 2

The gender makeup of Project-Based Section 8 households closely resembled that of Seattle and the MSA overall. For each, males and females made up roughly equivalent portions of the population. Female-headed households were more present in Public Housing and Other Multifamily. In the latter, females headed 55% of households, while the same was true of nearly six in ten Public Housing units. No HUD, AFFH-data was provided on the gender composition of the HCV program. However, Seattle Housing Authority household data taken from 2016 Quarter 2 allows for reporting on the gender split in HCV households. As in all other cases, females led a majority of households. According to the SHA dataset females accounted for 56% of heads of households, while men comprised only 44% of the population.

National Origin

Table 6: Most Prevalent Languages Spoken Other than English, Public Housing and HCV

Public Housing		HCV	
Language	% of Households	Language	% of Households
Somali	7%	Somali	7%
Vietnamese	6%	Vietnamese	4%
Cantonese	3%	Amharic	2%
Tigrinya	2%	Spanish	1%
Amharic	2%	Tigrinya	1%

Source: SHA Household Data 2016 Quarter 2

No HUD, AFFH-data was provided on the national origin of publicly supported housing residents. However, using Seattle Housing Authority household data from 2016 Quarter 2, this analysis can be reported for Public Housing and HCV. Unfortunately, this data lacks a national origin indicator. Instead the number of individuals who speak a primary language other than English is used as a proxy variable.

Nearly a quarter of the HCV population served speaks a language other than English (23%), while the same was true for 31% of Public Housing heads of households.⁴ In 2010, 9% and 18% of Seattle’s population had a Limited English Proficiency or were Foreign-Born, respectively.⁵ Although SHA data does not track Limited English Proficiency the numbers above indicate that SHA likely serves a higher proportion of such individuals than seen among the entire Seattle population. Table 6 below presents the most common languages other than English. A number of commonalities exist between the two programs. Somali in particular was spoken by seven percent of households in Public Housing and HCV.

Within Region

Table 7 below displays the racial and ethnic composition for publicly supported housing in the Seattle MSA. Generally, all housing categories were found to hold a higher percentage of White households

⁴ Unfortunately, in the case of both HCV and Public Housing there are a number of households were designated as “blank” for language. This is true of 20% of HCV households and 44% of Public Housing households. This is largely interpreted as indicating the household speaks English, however, we cannot definitively state this. Therefore, in each instance the percentage of households speaking a language other than English is likely slightly higher than reported.

⁵ HUD, Table 2 – Demographic Trends.

than seen in their respective programs in the City of Seattle. This is despite Seattle having a somewhat smaller share of White residents in the general population (66%) compared to the MSA (68%). This indicates that a greater level of diversity is present in publicly supported housing in Seattle.

Table 7: Publicly Supported Housing Residents by Race/Ethnicity, Seattle MSA

	White	Black	Hispanic	Asian or Pacific Islander
Public Housing	56%	17%	5%	22%
Project-Based Section 8	71%	7%	4%	18%
Other Multifamily	45%	3%	3%	18%
HCV Program	57%	31%	5%	7%
(Seattle-Tacoma-Bellevue, WA CBSA) Region	68%	5%	9%	12%

Source: HUD, Table 6 - Publicly Supported Housing Residents by Race/Ethnicity, Affirmatively Furthering Fair Housing

Bolstering this point is that in nearly every instance, Seattle’s publicly supported housing contained a higher percentage of people of color than the same categories in the larger metro area. There are only two instances where this was not true, and those were for Asian/Pacific Islander and Hispanic households in the Public Housing and HCV programs, respectively. In some cases, the share of People of Color in Seattle’s assisted housing far outpaced the MSA. This was especially true in Public Housing, where Black households were twice as likely in Seattle compared to the MSA. Additionally, the share of Asian/Pacific Islanders in Other Multifamily was 30 percentage points higher in Seattle than the metro area.

White households were especially prevalent in Project-Based Section 8 where they accounted for 71% of all households served. White households also occupied a majority of units in HCV (57%) and Public Housing (56%). Black households were most prevalent in the HCV (31% of households) and Public Housing (17%) categories. In Public Housing, Project-Based Section 8, and Other Multifamily, Asian/Pacific Islander households occupied about one-fifth of units. Finally, Hispanic households accounted for three to five percent of households across all publicly supported housing categories in the Seattle MSA.

Despite largely serving White households, only Project-Based Section 8 served a greater concentration of this racial group than in the Seattle MSA overall (68%). Other Multifamily, with only 45% of households led by a Whites, lagged behind the MSA by over 20 percentage points. Black households were found in greater proportion in the MSA’s publicly supported housing programs than the region itself. The only program for which this was not true was Other Multifamily. Black households served through this program comprised just three percent of households. HCV was found to house the largest share of Black households at a rate six times higher than in the Seattle MSA (31%). Public Housing also experienced a greater proportion of Black residents (17%), while Project-Based Section 8 resembled the general population (7%).

Similarly to Black households, Asian/Pacific Islanders were also found to occupy a larger share of the publicly supporting housing population than in the region overall. However, it was not as extreme a gap. In the MSA, such individuals accounted for 12% of the population. Higher proportions were seen in Public Housing (22%), Project-Based Section 8 (18%), and Other Multifamily (18%). As for Hispanic households, they comprised around five percent of households in each program despite making up nearly 10% of the overall MSA population.

b. Publicly Supported Housing Location and Occupancy

i. Describe patterns in the geographic location of publicly supported housing by program category in relation to previously discussed segregated areas and R/ECAPs

Table 8: Demographic Profile of Units by Publicly Supported Housing Type⁶

	Areas with the Largest Shares of People of Color	Areas that are Relatively Integrated	Areas with the Largest Shares of White People	Units in R/ECAPs
Public Housing	52%	29%	19%	20%
Project-Based Section 8	46%	31%	23%	8%
Other Multifamily	64%	26%	11%	32%
HCV Program	56%	35%	9%	14%
LIHTC	44%	15%	41%	15%
MFTE/IZ	25%	26%	49%	2%
Rental Housing Program	44%	39%	17%	16%
(Seattle, WA CDBG, HOME, ESG) Jurisdiction	31%	16%	53%	4%

Source: HUD, AFFH_Tract V.3.1 Dataset; Housing_Project V.3.0 Dataset; Table 7 - R/ECAP and Non-R/ECAP Demographics by Publicly Supported Housing Program

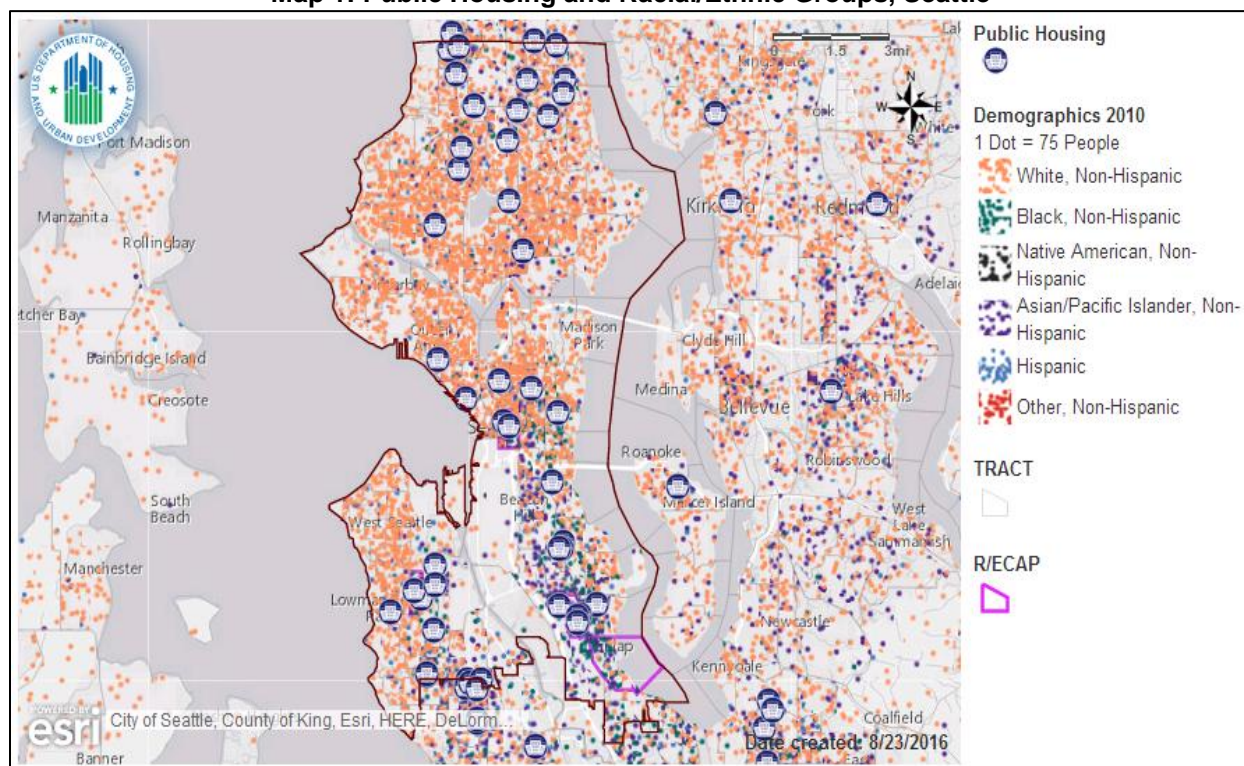
Public Housing

Map 1 below details the location of Public Housing properties in relation to racial/ethnic groups in Seattle. Public Housing assets were spread throughout the entirety of the city. By and large, units were concentrated in the north, downtown, southeast, and West Seattle neighborhoods of the city. A majority of Public Housing properties (80% of occupied units) were located outside Racially or Ethnically-Concentrated Areas of Poverty, or R/ECAPs.⁷ However, areas with Public Housing properties appeared to hold higher proportions of People of Color compared to areas lacking such developments.

⁶ To determine the proportion of units located within each demographic category in Table 6, publicly supported housing types were analyzed by the census tract in which they reside. Tracts were classified according to their proportion of minority populations within each. The rate was then determined by dividing the number of units within such tracts by the total number of units for each publicly supported housing type.

⁷ HUD, AFFH Table 7: R/ECAP and Non-E/ECAP Demographics by Publicly Supported Housing Program Category. HUD defines R/ECAPs as Census Tracts with 50% or higher of its population being non-white, and for which 40% or more of the individuals living in it are at or below the poverty line. See HUD's "Affirmatively Furthering Fair Housing (AFFH) Data Documentation", July 2016, 8, <https://www.hudexchange.info/resource/4848/affh-data-documentation/>.

Map 1: Public Housing and Racial/Ethnic Groups, Seattle



Source: HUD, Map 5: Publicly Supported Housing and Race/Ethnicity

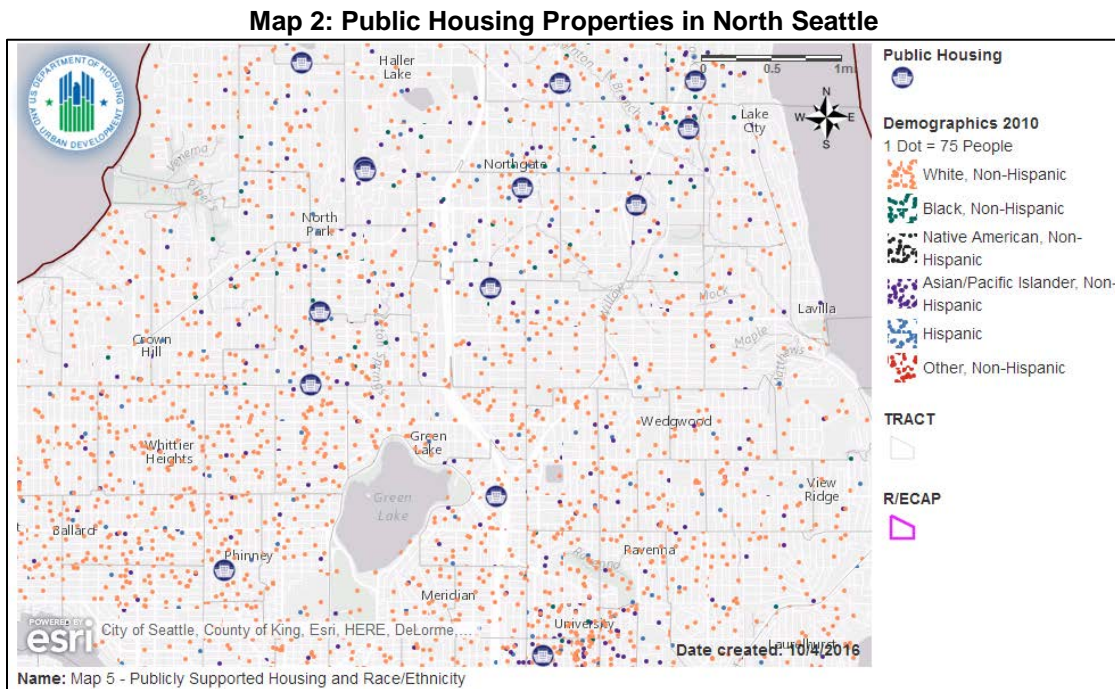
Map 1 shows that Public Housing assets were largely found in areas with larger shares of People of Color compared to those with larger White populations. These include First Hill (820 units), South Beacon Hill/New Holly (710 units), High Point (313 units), and Columbia City (264 units). Here we see three public housing communities located within R/ECAPs. All of these communities have been, or are in the process of being, redeveloped into mixed-income communities. These include High Point, NewHolly, and Yesler Terrace.

The Seattle Housing Authority accomplished this in partnership with HUD, the City of Seattle, non-profit organizations, and service providers. The overarching goal was to not only increase the supply of high quality, low-income housing, but also to revitalize these neighborhoods into mixed-income communities of opportunity. Affordable housing units were developed at a range of income levels, while continuing to serve extremely low-income households (at or below 30% AMI). For more information on the redevelopment process in each community and in what ways these neighborhoods have changed, please refer to the section of the Assessment specifically pertaining to Seattle’s Racially or Ethnically Concentrated Areas of Poverty.

The R/ECAP tract most populated by Public Housing units was Tract 85 (First Hill), which houses Jefferson Terrace (393 units) and Yesler Terrace (262 units). High Point Phases I and II (200 and 50 units, respectively) were found in R/ECAP Tract 107.02 (High Point). Finally, the three Public Housing properties found in Tract 110.01 (South Beacon Hill/New Holly) were Holly Court (92 units), New Holly Phase II (60 units), and New Holly Phase III (163 units).

A number of Public Housing properties were also located in the north. In general, such neighborhoods contain smaller populations of People of Color. However, HUD-provided data shows that such Public Housing units were found in relatively integrated neighborhoods in which People of Color comprised

40% of the population (Map 2). These included the following neighborhoods: Northgate/Maple Leaf, Licton Springs, Cedar Park/Meadowbrook, Olympic Hills/Victory Heights, and Haller Lake. Some of the properties located here include High Rise Phase II (686 units), Cedarvale Village (24 units), Stone View Village (12 units), and a number of Scattered Sites. Public Housing lacks a presence in the Ballard, Magnolia, and northeast neighborhoods, which include large majorities of White individuals.



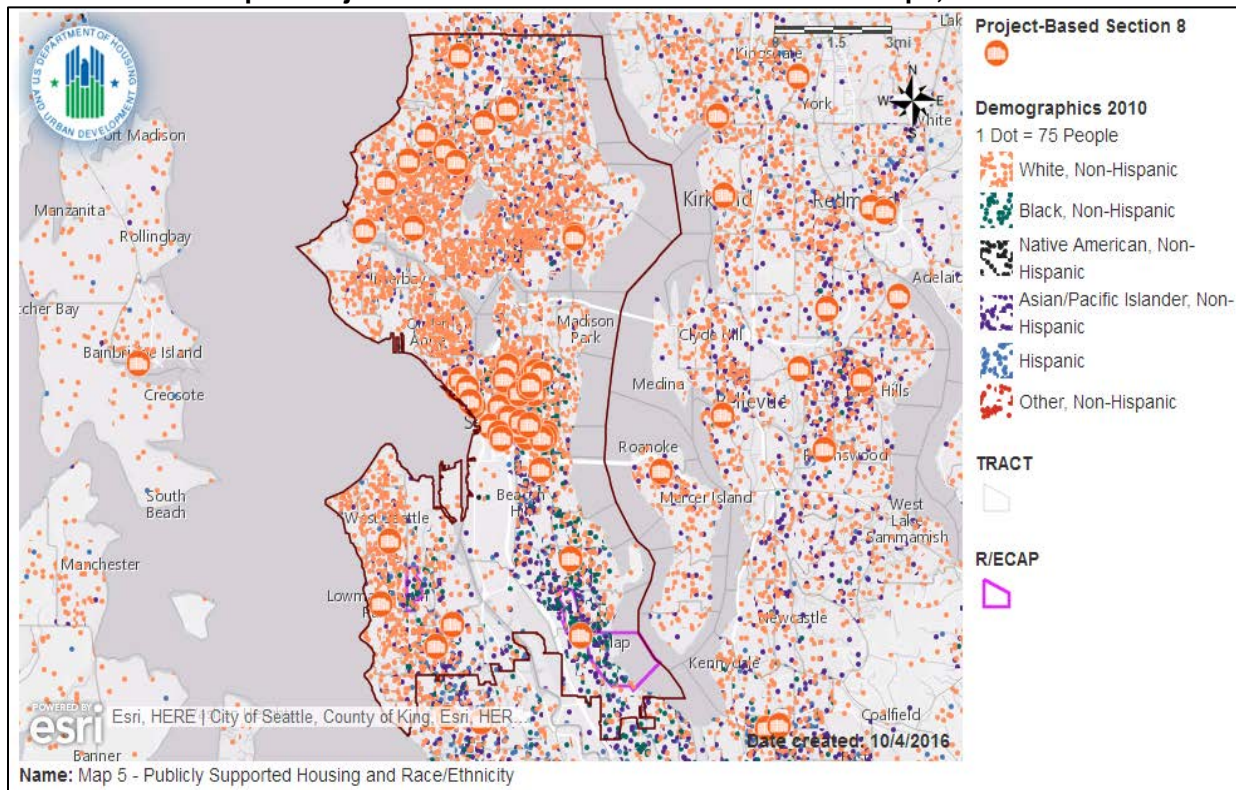
HUD-provided data bares this out (Table 8). Overall, a majority (52%) of Public Housing units were located in census tracts with larger shares of People of Color than seen in all of Seattle (the People of Color population is six percentage points above the citywide share or more). The same is true for 31% of Seattle's population. Public Housing residents were also less likely to live in areas with larger shares of White people (defined as tracts in which the share of People of Color is six percentage points lower than the citywide share or more). Only 19% of units were in such tracts compared to 53% of Seattle's population. Such Public Housing units were found throughout the Green Lake, Queen Anne, and Interbay neighborhoods among others. However, 29% of Public Housing units were found in relatively integrated tracts, which is similar to the proportion seen in Seattle (tracts in which the share of People of Color is within 5% of the citywide share). These include neighborhoods such as Ravenna/Bryant, Broadview/Bitter Lake, Olympic Hills/Victory Heights, and Capitol Hill.

Project-Based Section 8

Map 3 below details the location of Project-Based Section 8 properties in relation to racial/ethnic groups in Seattle. Units in this housing category were predominantly featured in the downtown, east, central, and northwest sections of Seattle. In many of these areas, Whites comprised a significant majority of residents. This was particularly true of the neighborhoods to the North that hold such units. Nearly one in five Project-Based Section 8 units was found in northern tracts where Whites accounted for 75% of

the population. This included the neighborhoods of Ravenna/Bryant (239 units), Sunset Park/Loyal Heights (146 units), Capitol Hill (77 units), Ballard (30 units), and North Beach/Blue Ridge (15 units).

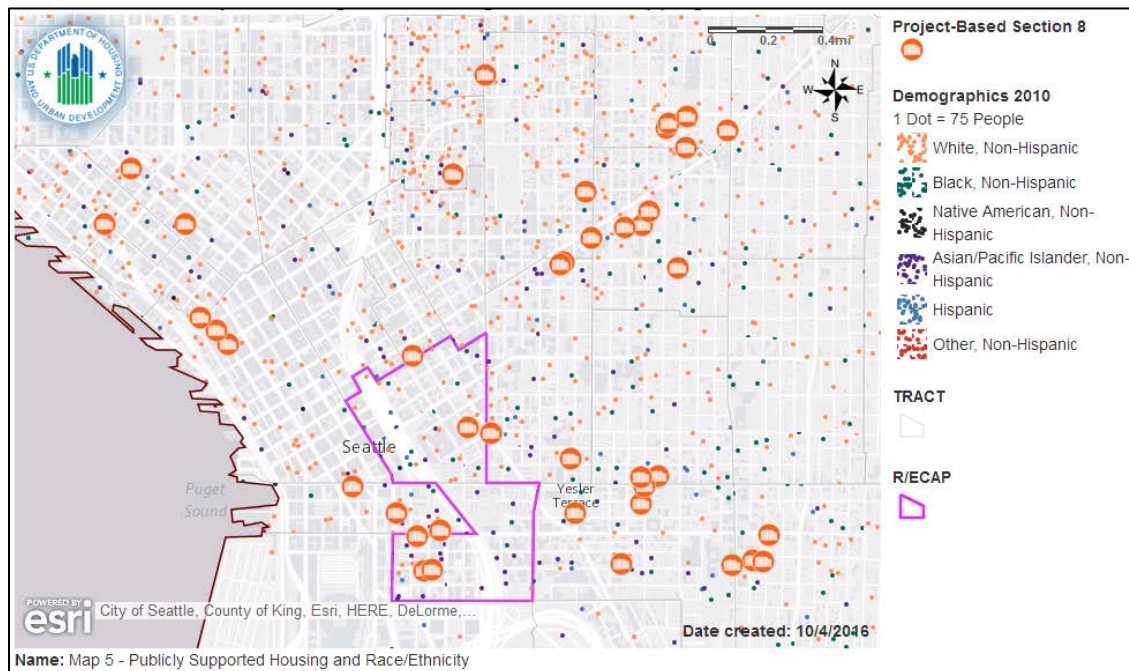
Map 3: Project-Based Section 8 and Racial/Ethnic Groups, Seattle



Somewhat greater diversity was seen in downtown Seattle tracts where Whites more closely resembled their share of the citywide population (Map 4). Project-Based Section properties found in such neighborhoods include the LaSalle Apartments (40 units) and Market House (51 units) in the Downtown Commercial Core, and Stewart House (85 units) and First and Vine Apartments (82 units) in Belltown. However, a number of properties in the Downtown area resided in tracts with larger shares of People of Color than seen citywide. These include 127 units in First Hill, and 69 units in Central Area/Squire Park.

Notably, all of the Project-Based Section 8 properties located in R/ECAPs were found in the Seattle Pioneer Square/International District neighborhood (Tract 91). Those properties were the Bush Hotel (96 units), International House (99 units), and New Central House (28 units). Outside of these properties, concentrations of units were also found in tracts immediately surrounding this R/ECAP. These included the communities of First Hill, Central Area/Squire Park, Judkins Park, and the remainder of Pioneer Square/International District. Overall 805 Project-Based Section 8 units were found in these tracts, in which People of Color comprised 56% of the population (primarily Asian/Pacific Island residents).

Map 4: Project-Based Section 8 Properties in Downtown Seattle



While the south of Seattle held fewer Project-Based Section 8 properties, greater diversity was evident compared to those in the north. Roughly 10% of Project-Based Section 8 units (279 units) were located south of downtown Seattle. Tracts featuring such publicly supported housing held a population that was 46% White, 25% Asian/Pacific Islander, and 18% Black.

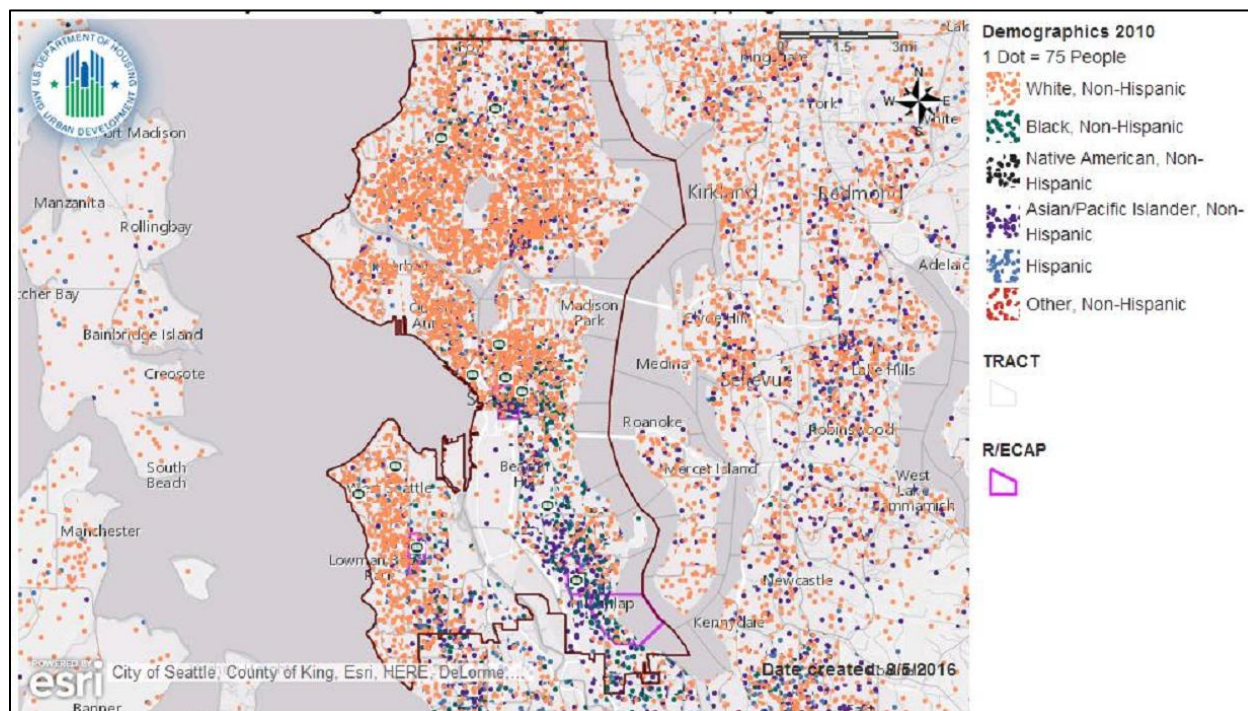
In comparing Project-Based Section 8 to the City of Seattle (Table 8), we find similar results to Public Housing. Close to a majority of Project-Based Section 8 units were in tracts with larger shares of People of Color (46%). This is 15 percentage points above that experienced in Seattle indicating such residents of publicly supported housing reside in more diverse neighborhoods than the population at large. A quarter of units (23%) were in tracts with larger shares of White people than seen citywide, while the same was true of 53% of all Seattle citizens. Moreover, Project-Based Section 8 was the publicly supported housing type with the fewest units found in R/ECAPs. Only eight percent of units were located in these tracts, which compares favorably to the citywide total (4%).

Other Multifamily

Map 5 below details the location of Other Multifamily properties in relation to racial/ethnic groups in Seattle.⁸ Of the properties located in Seattle, all but two were sited in downtown, the southeast, or West Seattle. Regarding the latter, such tracts tend to be less racially integrated. We also find three developments located in R/ECAP tracts.

Map 5: Other Multifamily and Racial/Ethnic Groups, Seattle

⁸ This map was custom created due to the AFFH tool presenting more properties than which there was actual data. A number of icons on the screen when selected presented property data that was listed as “Null” save for the address. In using the Query Tool and analyzing the raw datasets provided by HUD it was evident that there were not nearly as many properties as shown in Map 5. Therefore, this custom map was created to present the location of those Other HUD Multifamily developments for which there was information.



Source: HUD, Map 5: Publicly Supported Housing and Race/Ethnicity

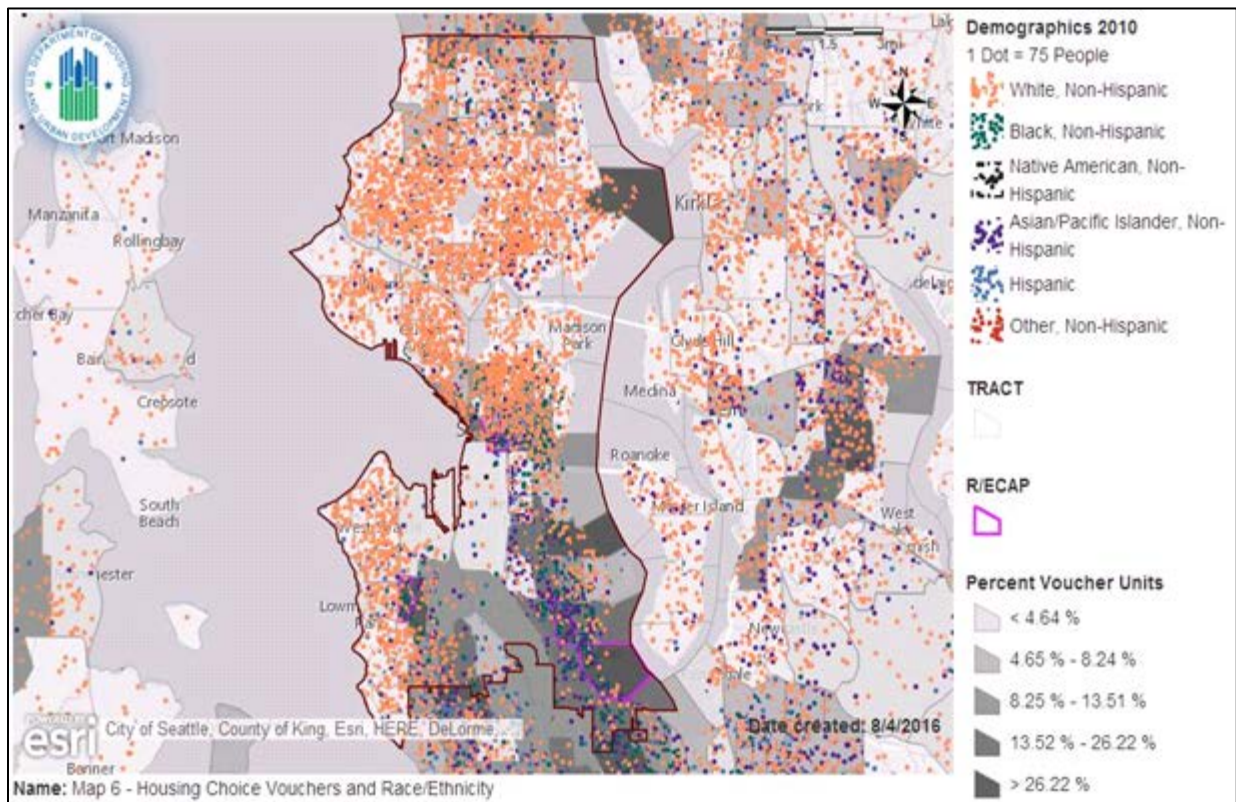
In the southern half of Seattle, all Other Multifamily developments besides Admiral Housing were in neighborhoods where Whites made up less than one-third of the population (North Beacon Hill/Jefferson Park, High Point, and South Beacon Hill/New Holly). The largest racial/ethnic groups in these tracts were Asian/Pacific Islanders (34%) and Blacks (33%). Two Other Multifamily Developments, Providence Elizabeth House and Providence Peter Claver House, were found in the West Seattle and Southeastern R/ECAPs, respectively. Along with these properties, the Hilltop House Apartments (124 units) were located in the First Hill R/ECAP. Outside of the First Hill R/ECAP, the remaining Other Multifamily developments in Downtown and North Seattle resided in predominantly White locations including Greenwood/Phinney Ridge, Downtown Commercial Core and Cascade Eastlake. There was one exception in regards to the Oak Manor Apartments in the Northgate/Maple Leaf neighborhood, which displayed a larger number of People of Color than seen citywide (43%).

Compared to Seattle overall and the other publicly supported housing types, Other Multifamily had the largest concentration of units in tracts with larger shares of People of Color. Sixty-four percent of such units met this designation. This is eight percentage points greater than seen in the next highest publicly supported housing type (HCV), and over twice that seen across Seattle's population (31%). Moreover, the highest concentration of units in R/ECAPs was also seen in Other Multifamily (32% of units). This rate was eight times the citywide share of individuals living in such tracts. Other Multifamily displayed the second least share of units in tracts with larger shares of White people (9%), with the remaining quarter of units (26%) in relatively integrated neighborhoods.

HCV

Map 6 below details the location of HCV properties in relation to racial/ethnic groups in Seattle. Tract shading represents the density of voucher utilization with darker shading indicating heavier concentrations of vouchers. It is apparent that voucher utilization was greatest in neighborhoods populated by People of Color in Seattle's south.

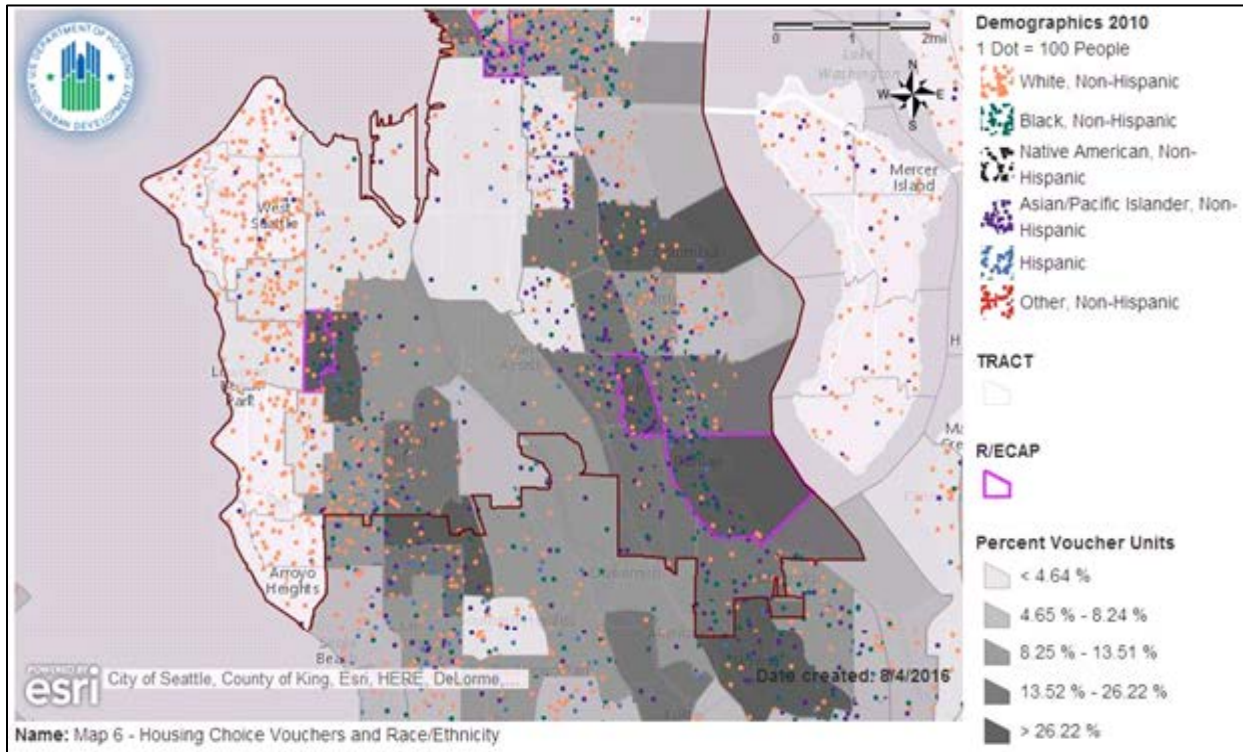
Map 6: HCV and Racial/Ethnic Groups, Seattle



These neighborhoods included Columbia City (809 units), South Beacon Hill/New Holly (633 units), High Point (594 units), and Rainier Beach (577 units) among others (Map 7). Downtown Seattle tracts also display utilization rates exceeding 8.25%. Whereas tracts to the south largely exhibited higher concentrations of People of Color than in greater Seattle, the results were varied in downtown tracts. HCV displayed a heavy presence in the Pioneer Square/International District and First Hill tracts, which included all majority-minority tracts. However, there were a number of downtown tracts with HCV units that display a similar demographic composition to Seattle. These included Belltown (703 units) and the Downtown Commercial Core (400 units).

However, it is also in these downtown and southern tracts HCV is found to have a large presence in each R/ECAP. Voucher utilization was especially prevalent in Rainier Beach (Tract 118), which held 443 such units. A similar presence of HCV existed the South Beacon Hill/New Holly (394 units) and High Point (339 units) R/ECAPs (Tracts 110.01 and 107.02, respectively). In these three southern R/ECAPs, voucher utilization rates exceeded 26%. Finally, HCV units were also found in the First Hill (113 units) and Pioneer Square/International District (108 units) R/ECAPs located in downtown Seattle.

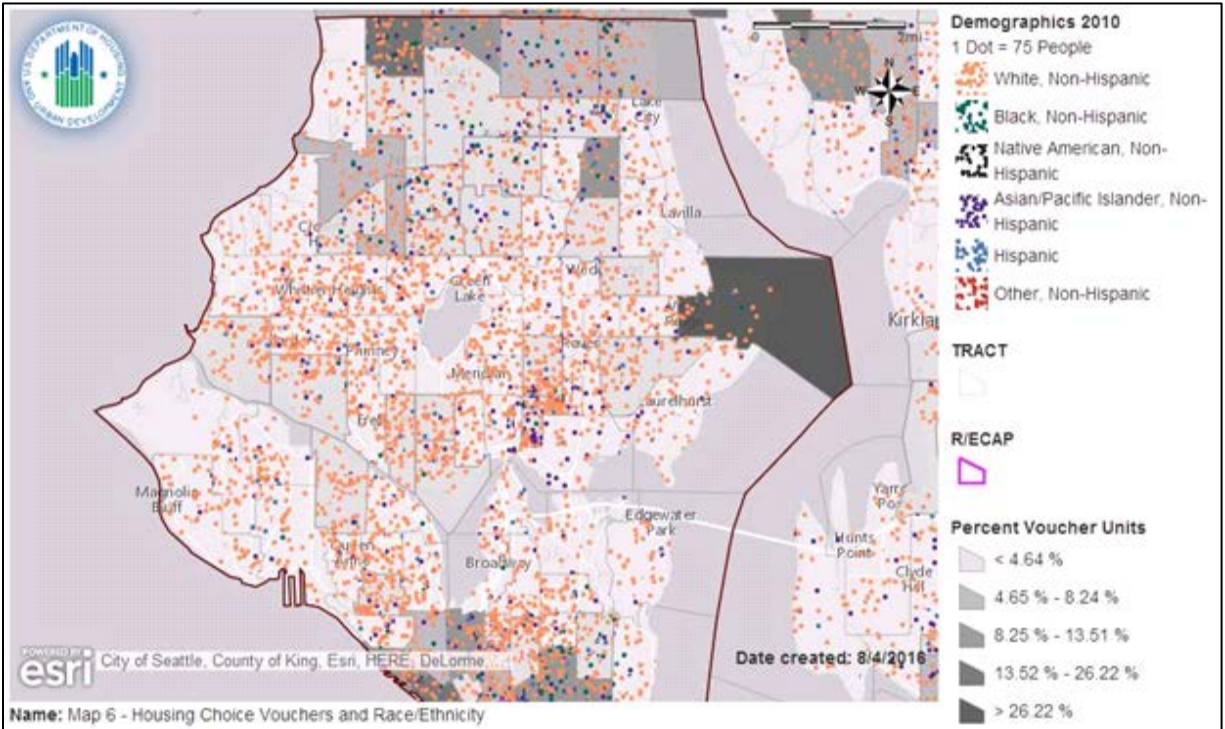
Map 7: HCV in South Seattle



Outside of isolated pockets in the North, generally low utilization rates were seen as few tracts rise above 8% of voucher units. In these tracts, greater numbers of voucher units were located in relatively integrated neighborhoods. For instance, HCV had a large presence in the Broadview/Bitter Lake (456 units), Olympic Hills (153 units), Ravenna/Bryant (82 units), and Greenwood/Phinney Ridge (74 units) neighborhoods which all roughly mirrored Seattle’s population. As seen in Map 8, however, voucher usage in the north was generally lower, especially considering the heavy concentration in the south.

In comparing the geographic distribution of HCV units to Seattle’s population (Table 8), HCV units were predominantly found in tracts with larger shares of People of Color. This was true for 56% of HCV units, but just 31% of Seattle’s population. Additionally, Seattle residents lived in predominantly White tracts at a rate nearly six times greater than HCV households. Despite this, HCV was the publicly supported housing type with the most units in relatively integrated tracts (35% of HCV units). This was driven by the spread of HCV throughout the northeast, northwest, and east. Despite the presence of vouchers in each R/ECAP, only 14% of HCV units were found in such tracts. This is second lowest to Project-Based Section 8, and only 10 percentage points above that seen in Seattle overall.

Map 8: HCV in South Seattle

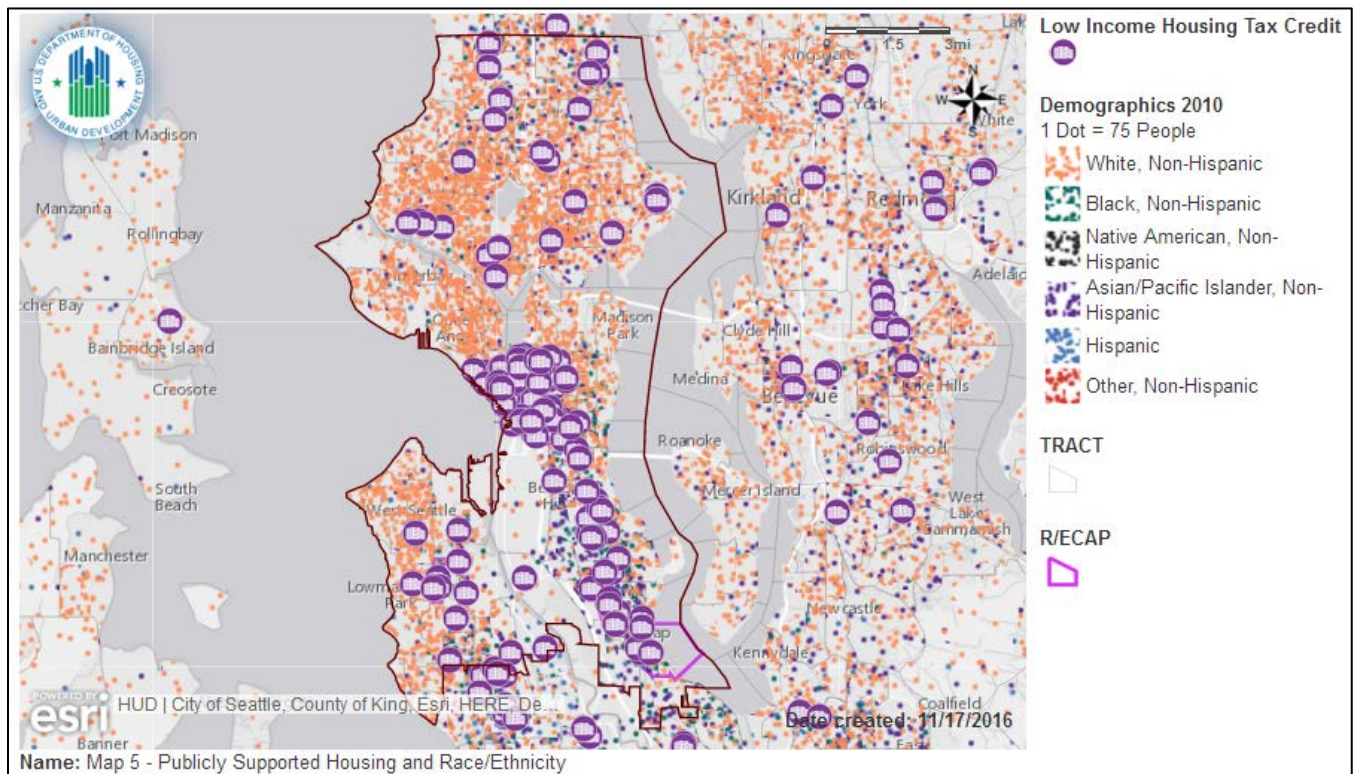


LIHTC

Map 6 below details the location of LIHTC properties in relation to racial/ethnic groups in Seattle. Similar to Public Housing, units were found in a number of neighborhoods throughout Seattle. Despite this, large concentrations of units are in downtown tracts reaching down to the southeast corner of the city. Among the low-income units in LIHTC properties, similar shares are found in areas with larger shares of People of Color (44%) and larger shares of White people (41%). Regarding the former, LIHTC saw the smallest share of units residing in such neighborhoods among all publicly supported housing categories. At the same time, LIHTC was found to have the greatest share in neighborhoods with larger White populations. In fact, the share of LIHTC units in such locations was nearly double that of the next closest housing program (Project-Based Section 8 at 23%). Regarding their relation to R/ECAPs, 15% of low-income units were located in such tracts.

As seen in Map 8, LIHTC units were clustered throughout the southeast and in pockets of West Seattle. As stated previously, many of these tracts held larger shares of People of Color than seen in Seattle overall. Furthermore, tracts with the greatest numbers of low-income units in these communities also tended to be located in R/ECAPs. This was true of the Seattle High Rise Rehabilitation Phase III (552 units) and Lake Washington Apartments (364) in Rainier Beach; and the 596 LIHTC units of High Point Phase I and III in High Point.

Map 8: LIHTC and Racial/Ethnic Groups, Seattle



LIHTC units were also found to be dense in Seattle’s downtown area. Tracts located here were generally of similar demographic makeup to Seattle, or contained larger shares of People of Color. The Cascade/Eastlake neighborhood is indicative of the former. This neighborhood contained many LIHTC developments including Balfour Place (180 units), YWCA Opportunity Place (130 units), and the David Colwell Building (124 units). Regarding neighborhoods with larger share of People of Color in the downtown region, a number of LIHTC properties were found in the Pioneer Square/International District neighborhood. Overall, there are six properties found here with 363 low-income units.

Generally, LIHTC properties located north of Lake Union were found to be in tracts that were either relatively integrated or held larger share of White people compared to the greater Seattle population. The LIHTC property with the greatest number of low-income units (Homeworks Phase I with 669 units) was found in the Sunset Hill/Loyal Heights neighborhood, which was nearly 90% White. A number of demographically similar neighborhoods included large LIHTC developments such as the Tressa Apartments, New Haven Apartments, and Cambridge Apartments in Broadview/Bitter Lake. However, there were also units in the north located in neighborhoods with larger shares of People of Color. These included the neighborhoods of Cedar Park/Meadowbrook (394 units), Licton Springs (87 units), and Haller Lake (25 units).

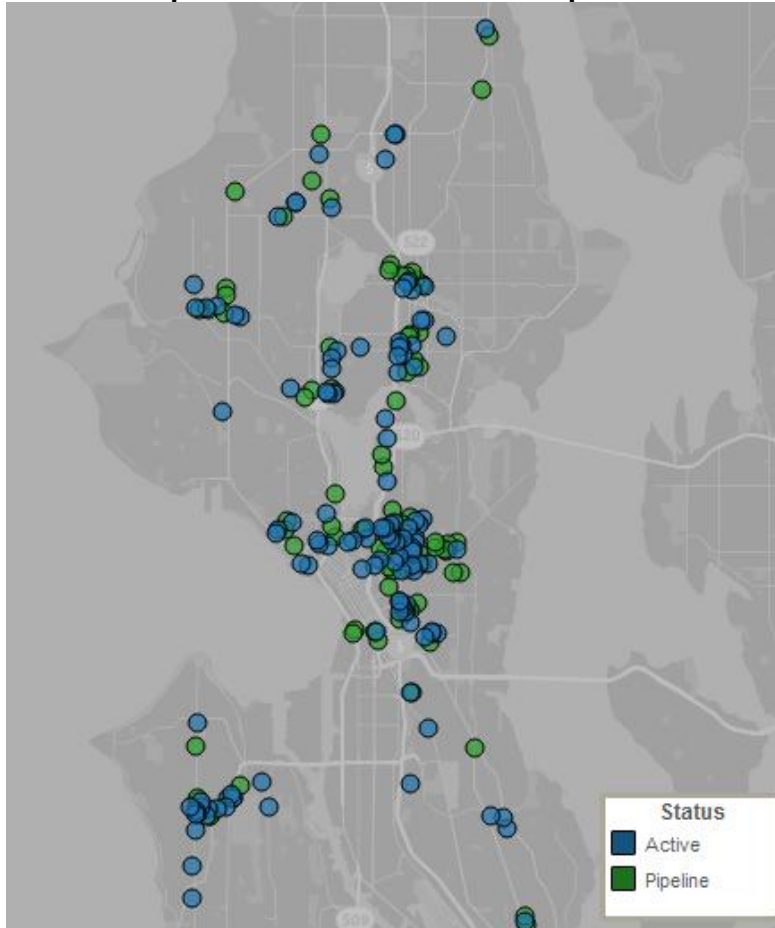
MFTE/IZ

The location of affordable, MFTE/IZ units largely mirrored that of all Seattle residents. Nearly a majority of developments were found in neighborhoods with larger shares of White people than seen across the city. This resembled the trend in Seattle, as 53% of the population lives in such tracts. As seen in Map 9, a significant number of units were located in northern tracts, which tended to largely be populated by White individuals. This included the neighborhoods of University District, Wallingford, Ballard, and Greenwood. Moreover, many affordable units were found in largely White tracts in West Seattle.

Over 20% of MFTE/IZ units were in tracts with larger shares of People of Color; a rate that is actually lower than seen in Seattle overall. Noticeably in the map of MFTE/IZ properties, there was a smaller

number of units located to the city's southeast. This area is largely comprised of neighborhoods with larger shares of People of Color. Units were found in Columbia City and North Beacon Hill, but their numbers are far less than seen across other publicly supported housing. A similar proportion of units (26%) were located in relatively integrated tracts. Additionally, few MFTE/IZ units were found in R/ECAPs. In fact, the program's rate was lower than the share of all individuals residing in R/ECAPs overall.

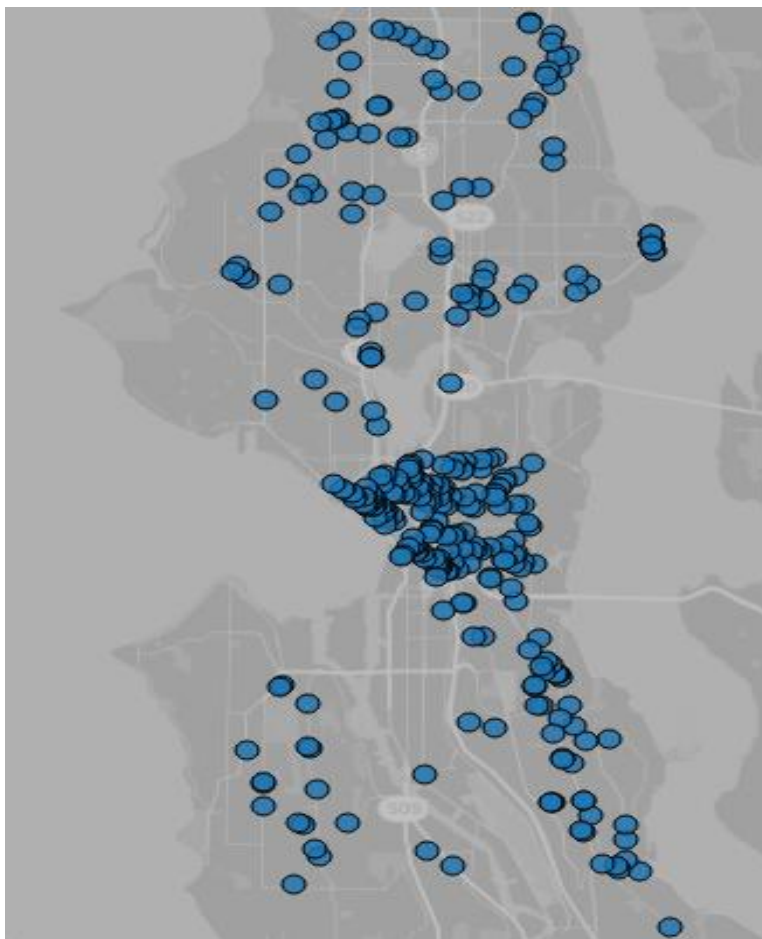
Map 9: Location of MFTE/IZ Properties



Rental Housing Program

Compared to MFTE/IZ, the location of Rental Housing Program developments was similar to the housing categories analyzed previously. Most units were located in tracts with larger shares of People of Color (44%). This was closely followed by the share of units in relatively integrated neighborhoods (39%), while units were less prevalent in tracts with larger shares of White people were less prevalent (17%). Compared to the MFTE/IZ program, Rental Housing Program units were more likely in southeastern and West Seattle neighborhoods with greater numbers of People of Color. As seen in Map 10, units were scattered throughout the High Point and Roxhill/Westwood neighborhoods, while also concentrated in Rainier Beach, Columbia City, and South Beacon Hill/New Holly.

Map 10: Location of Rental Housing Program Properties



Rental Housing Program residents were also more commonly found in R/ECAP neighborhoods compared to the population at large. Sixteen percent of affordable units were located in such neighborhoods while the same is true for four percent of Seattle. The Rental Housing Program has units in all of Seattle's R/ECAP tracts. Most of these (39%) were located in the Pioneer Square/International District neighborhood (Tract 91). A similar number of affordable units were also found in Rainier Beach (33%). First Hill (Tract 85) and South Beacon Hill/New Holly (Tract 110.01) both included just over 10% of units. High Point was home to the lowest amount of Rental Housing Program units with only four percent.

Within Region

As noted in the Segregation and Integration Analysis, the MSA's White population tends to be concentrated in areas dominated by those areas nearest waterways such as the Puget Sound and Lake Washington. Some towns and communities further east also hold a higher share of the White population in comparison to People of Color. These areas are generally found in rural communities that are less populated. However, the share of the White population within these communities is still higher than the share of People of Color. Areas with larger share of the White population include Mercer Island; Kirkland; Edmonds; Everett; and parts of Tacoma and Renton.

Areas that are relatively integrated are found north of Seattle and include the central portions of Shoreline; Mountlake Terrace; and parts of Lynnwood. Areas to the northeast in Bothell, Martha Lake, and Mill Creek are also relatively integrated. East of Lake Washington there was also a number of relatively integrated communities including central Bellevue, Clyde Hill, Redmond, New Castle,

Sammamish, and Preston. Areas to the South that meet this designation include Renton, Kent, and areas of Federal Way.

Strong concentrations of Black, Asian, and Hispanic populations were found to the MSA’s south. These were the predominant groups representing residents of color in White Center, Burien, and North SeaTac Park. A continuing pattern of the concentration of People of Color in southeast Seattle extends further south into Tukwila, Renton, and the area surrounding the Seattle-Tacoma International Airport. Persons of Color are over-represented by the Asian population in downtown and eastern Bellevue. This pattern continues into the area of north Lake Sammamish and the city of Sammamish. Portions of eastern Bellevue also see a dense Hispanic population. The City of Kent was highly concentrated with Black and Asian populations, especially in the R/ECAP found east of Mill Creek. Tacoma and Lakewood also exhibited strong concentrations of Black, Asian, and Hispanic populations. The northern portion of the MSA was less populated with People of Color, however, these groups do populate areas north along Interstate I-5. While, the Asian population appears evenly spread out, the Hispanic and especially Black populations were concentrated on the west side of I-5 south of Everett.

Table 9: Demographic Profile of Units by Publicly Supported Housing Type

	Areas with the Largest Shares of People of Color	Areas that are Relatively Integrated	Areas with the Largest Shares of White People	Units in R/ECAPs
Public Housing	57%	35%	9%	9%
Project-Based Section 8	49%	21%	30%	3%
Other Multifamily	57%	11%	32%	15%
HCV Program	57%	24%	19%	4%
LIHTC	56%	25%	19%	4%
Seattle MSA, Excluding City of Seattle	32%	25%	43%	1%

Source: HUD, AFFH_Tract V.3.1 Dataset; Housing_Project V.3.0 Dataset; Table 7 - R/ECAP and Non-R/ECAP Demographics by Publicly Supported Housing Program

Patterns in the geographic location of publicly supported housing in the larger MSA were analyzed using the same methodology seen early in the City of Seattle analysis. To compare the two geographies, the City of Seattle was excluded from the analysis of the MSA. Therefore, the percentages above reflect only MSA publicly supported housing, and the MSA population, outside of Seattle.

Table 9 presents the results. Across all publicly supported housing categories, except Project-Based Section 8, a majority of units were found to be located in areas with larger shares of People of Color. While similar to the general trend found in Seattle, the MSA actually saw a larger share of publicly supported units in such tracts. The only case in which this was not true was in regards to Other Multifamily. In Seattle, 64% of such units were located in tracts with larger shares of People of Color compared to only 57% of units in the MSA.

Similar to Seattle, publicly supported housing in the MSA was found to be located in areas with larger People of Color concentrations than seen in the area overall. Only 32% of the MSA population resided in such tracts, while this was true for a majority of units in nearly all the publicly supported housing programs. A similar proportion of publicly supported housing units were found in relatively integrated tracts compared to the MSA population. A quarter of all MSA residents resided in such tracts, which was higher than seen in the City of Seattle. However, Project-Based Section 8, Other Multifamily, and HCV were all found to have a higher proportion of units in relatively integrated tracts in Seattle than the

MSA. The opposite was true for Public Housing and LIHTC. Focusing on the MSA alone, publicly supported housing was generally found in such tracts at a similar rate to the region at large. Greater shares of Public Housing units were found in such tracts (35%) though, while Other Multifamily was less likely to reside in such locations (11%).

Just 43% of the MSA population outside of Seattle resides in tracts with larger shares of White people. This is ten percentage points lower than experienced in Seattle (53%). Similar to the city, however, no publicly supported category had a similar rate of units in such communities. Despite that, the MSA’s publicly supported housing was located in larger white population areas than seen in Seattle. This was particularly true for Project-Based Section 8 (30%) and Other Multifamily (30%).

Outside of Seattle, the MSA contained few R/ECAP tracts. As seen in the table above, only one percent of the MSA population lived in such tracts. Publicly Supported Housing in the MSA exceeded this total in each category. This was most acute for Other Multifamily (15% of units) and Public Housing (9%), while the other categories were only marginally more likely to be found in R/ECAPs. While this pattern was similar to that seen in Seattle, the incidence of living in R/ECAPs was much lower in the MSA.

- ii. Describe patterns in the geographic location of publicly supported housing that primarily serves families with children, elderly persons, or persons with disabilities in relation to previously discussed segregated areas or R/ECAPs?

Familial Status

**Table 10: Demographic Profile of Publicly Supported Housing Type
Primarily Serving Families with Children**

	Areas with the Largest Shares of People of Color	Areas that are Relatively Integrated	Areas with the Largest Shares of White People	Units in R/ECAPs
Public Housing (N=1,693 units)	76%	3%	21%	28%
Project-Based Section 8 (N=145 units)	59%	17%	24%	0%
Other Multifamily (N=0 units)	N/A	N/A	N/A	N/A
HCV Program (N=2,871)	88%	6%	6%	27%
(Seattle, WA CDBG, HOME, ESG) Jurisdiction	31%	16%	53%	4%

Source: HUD, AFFH_Tract V.3.1 Dataset; Housing_Project V.3.0 Dataset; Housing_Tract V.3.0 Dataset

Table 10 presents data on the location of publicly supported housing properties primarily serving families. In the case of Public Housing, Project-Based Section 8 and Other Multifamily, properties with over 50% of units occupied by a family with children are classified as primarily serving this group; while for HCV those tracts with over 50% of units occupied by families with children are included in the analysis.⁹

⁹ Data on publicly supported housing properties primarily serving families with children was generated using the HUD-provided, AFFH Raw Data. For a number of properties, however, data was suppressed. For Public Housing this included the 86 units in the Denice Hunt Townhomes, Stoneview Phase II, Meadowbrook View, Wisteria Court, and Longfellow Creek. For Project-Based Section 8 this included the 47 units in the Conbela Apartments, Lincoln Park Group Home, Cascade Cluster, Kateria House, 18th Avenue Apartments, and Argonaut Housing. For HCV this included the 230 units in tracts 5, 8, 11, 15, 20,

A total of 19 Public Housing properties with 1,693 units were found to be primarily serving families. The vast majority of the 1,693 units found in these properties were located in tracts with higher minority populations than seen citywide (76%). Not only was did this exceed the rate of Seattle's population in such tracts, but also Public Housing units regardless of family presence (52%). These tracts were largely found in the South Beacon Hill/New Holly, North Beacon Hill/Jefferson Park, High Point, and Columbia City neighborhoods. Tracts in these neighborhoods featuring Public Housing units all saw White populations at 32% or lower.

These tracts also featured some of Seattle's R/ECAPs. Twenty-eight percent of units in Public Housing properties primarily serving families were located in such neighborhoods. These included New Holly Phases II and III (each with 54% of units occupied by families with children), and High Point Phases I and II (57% and 82% of units occupied by families with children, respectively). Only three percent of such Public Housing units were found in demographically similar tracts, while one-fifth were in predominantly White neighborhoods. These included Scattered Sites in the Northgate/Maple Leaf, Greenwood/Phinney Ridge, Interbay, and Fauntleroy/Seaview neighborhoods.

Examining Seattle Housing Authority resident data from 2015 Quarter 4 allows for a granular analysis of the location of households primarily serving families. Two Public Housing programs in particular supported families; they are the HOPE VI and Scattered Sites portfolios. Outside of these programs, Public Housing properties were comprised primarily of studios and one-bedroom units (89%), and thus not sufficiently sized for families with children. Over 90% of HOPE VI and Scattered Sites units, however, were two or more bedrooms large. Moreover, both HOPE VI (58%) and Scattered Sites (67%) served a majority of households with children.

Examining these programs and their relation to areas of segregation and R/ECAPs, it was found that all HOPE VI units were in areas with higher shares of People of Color compared to Seattle overall. These included the High Point, New Holly, Rainier Vista, and Lake City Court properties. Outside of the latter, all were located in the south. Additionally, five of the nine developments were found in R/ECAPs. These were High Point North and South in High Point (Tract 107.02), and New Holly Phases I through III in South Beacon Hill/New Holly.

HUD-provided data includes cumulative totals for the Scattered Sites portfolio, while SHA data allows for individual examination of each development. This reveals a more equitable divide in tracts and their relation to segregated areas. A nearly equal number of units were found in areas with higher shares of People of Color (275 units, 39%) and higher shares of White people (279, 39%). The remaining 22% were found in relatively integrated tracts. No Scattered Sites properties were located in R/ECAP tracts.

A similar occurrence was found in tracts with HCV units primarily occupied by families with children. In total there were 24 such tracts with 2,871 units. Among such publicly supported housing types, HCV saw the largest amount in tracts with higher minority concentrations at 88%. This was 12 percentage points above Public Housing, and nearly three times than the citywide total. Primarily family units were also more likely to reside in such tracts than HCV overall (56%). This was largely due to the heavy presence of primarily family units to the south especially in the R/ECAP tracts of High Point (tract 107.02) and Rainier Beach (tract 118) that housed 339 and 443 units, respectively. Overall, 27% were found in R/ECAPs.

22, 25, 26, 27, 28, 29, 30, 31, 34, 36, 38, 39, 41, 43.01, 44, 45, 48, 51, 52, 56, 57, 58.02, 60, 61, 64, 65, 66, 67, 69, 71, 76, 78, 96, 97.01, 97.02, 98, 120, and 121.

Few Project-Based Section 8 units were found to be primarily serving families (6 properties with 145 units). Elevated levels of such units were located in higher minority population tracts (59%) compared to Project-Based Section 8 units overall (46%). These include the 412 Apartments (12 units) and Bryant Manor (58 units) in East Seattle, and the Holden Vista Apartments (108 units) in West Seattle. No Project-Based Section 8 units primarily serving families were found in R/ECAP tracts. In regards to Other Multifamily, no properties were found to primarily serve families with children.

Age

Table 11: Demographic Profile of Publicly Supported Housing Type Primarily Serving Elderly Persons

	Areas with the Largest Shares of People of Color	Areas that are Relatively Integrated	Areas with the Largest Shares of White People	Units in R/ECAPs
Public Housing (N=1,728)	16%	30%	55%	0%
Project-Based Section 8 (N=1,627)	48%	36%	15%	14%
Other Multifamily (N=444)	52%	36%	11%	35%
HCV Program (N=1,431)	51%	45%	3%	43%
(Seattle, WA CDBG, HOME, ESG) Jurisdiction	31%	16%	53%	4%

Source: HUD, AFFH_Tract V.3.1 Dataset; Housing_Project V.3.0 Dataset; Housing_Tract V.3.0 Dataset

Table 11 presents data on the location of publicly supported housing properties primarily serving elderly persons. In the case of Public Housing, Project-Based Section 8 and Other Multifamily, those properties with over 50% of units occupied by elderly persons were classified as primarily serving this group. For HCV, those tracts with over 50% of units occupied by elderly persons were included in the analysis.¹⁰

Within the HUD-provided data, six Public Housing properties with 1,728 units were found primarily serving elderly persons. These properties were generally found in tracts with higher shares of White people. Of the units studied, 55% were located in such neighborhoods. This was much higher than seen over all Public Housing properties (19%), and more closely reflected the geographical distribution of the Seattle population (53%).

This is due to the large presence of property serving the elderly located in the north. For instance, the High Rise Phase 1 property in Green Lake served 55% elderly heads of households. There were a total of 704 units in this tract, which is 79% White. There were also a large number of units in SSHP Central in Queen Anne (246 units) with a population that is 82% White. A further 30% of Public Housing primarily serving the elderly was in relatively integrated neighborhoods. The 16% of such units that are located in areas with higher shares of People of Color was lower than that even seen throughout all

¹⁰ Data on publicly supported housing properties primarily serving elderly persons was generated using the HUD-provided, AFFH Raw Data. For a number of properties, however, data was suppressed. For Public Housing this included the 86 units in the Denice Hunt Townhomes, Stoneview Phase II, Meadowbrook View, Wisteria Court, and Longfellow Creek. For Project-Based Section 8 this included the 47 units in the Conbela Apartments, Lincoln Park Group Home, Cascade Cluster, Kateria House, 18th Avenue Apartments, and Argonaut Housing. For Other Multifamily this includes the 130 units in the Valor Apartments, Cheryl Chow Court, Argonaut House II, Hilltop House Apartments, and the Shirley Bridge Bungalows. For HCV this included the 230 units in tracts 5, 8, 11, 15, 20, 22, 25, 26, 27, 28, 29, 30, 31, 34, 36, 38, 39, 41, 43.01, 44, 45, 48, 51, 52, 56, 57, 58.02, 60, 61, 64, 65, 66, 67, 69, 71, 76, 78, 96, 97.01, 97.02, 98, 120, and 121.

Seattle. These units were located in the SSHP South and Westwood Heights properties located to the south. No such properties were found in R/ECAP tracts.

HUD-provided data groups together Seattle Senior Housing Program properties. Seattle Housing Authority household data from 2015 Quarter 4 allows analysis on the location of each SSHP property. As seen in Map 9, most SSHP properties were located north of downtown, and thus generally found in neighborhoods with smaller minority populations. This is borne out when SSHP properties are analyzed by Census Tract. Five hundred and fifty-nine of the 877 SSHP units (64%) were located in tracts with higher shares of White people (64%); similar to the findings from the HUD-provided data. This is followed by a quarter of units (24%) in relatively integrated tracts, and 108 units (12%) in tracts with higher shares of People of Color. No SSHP units were found in R/ECAPs.

Map 11: Seattle Senior Housing Program (SSHP) Properties



Source: Seattle Housing Authority, Seattle Senior Housing Program, <http://www.seattlehousing.org/housing/senior/locations/>.

Regarding Project-Based Section 8, properties primarily serving the elderly were found in similar locations to all units in this housing category. Overall, 22 properties with 1,627 units were found to primarily serve the elderly. Just less than a majority of units were in tracts with higher shares of People of Color (48%). Such units were uniformly located to the south. Pioneer Square/International District,

Judkins Park, and First Hill in particular held concentrations of such units. Cumulatively, units in these neighborhoods accounted for nearly eight in ten of all those found in communities with higher shares of People of Color. These included the three Project-Based Section 8 properties found in R/ECAPs (New Central House, International House, and Bush Hotel). Among all publicly supported housing types primarily serving the elderly, however, Project-Based Section 8 saw the second lowest total in R/ECAP tracts (14%).

Seven Other Multifamily properties with 444 units were found to primarily serve elderly persons. Compared to all Other Multifamily properties, those serving the elderly were less likely to reside in tracts with higher shares of People of Color by 12 percentage points (52% compared to 64%). These properties included Providence Gamelin House in North Beacon Hill/Jefferson Park, and Providence Peter Claver House and Providence Elizabeth House in the R/ECAP tracts 110.01 and 107.02, respectively. Overall, 35% of units primarily serving elderly were located in R/ECAPs. Compared to all Other Multifamily properties, those serving the elderly resided in relatively integrated neighborhoods at increased rates (36%). These properties were located in the First Hill, Downtown Commercial Core, and Cascade/East Lake neighborhoods.

Eight tracts were found to serve primarily elderly households with 1,431 HCV units. Compared to the program overall, those HCV units in tracts with primarily elderly were more likely to be in relatively integrated neighborhoods compared to Seattle overall. A total of 45% of such units were located in these tracts. This was true of only 35% of all HCV units regardless of occupants. Additionally, few HCV tracts primarily serving elderly were likely to be in areas with higher shares of White People (3%). The same was true for nearly 10% of all HCV units. Similar levels of HCV serving the elderly were in areas with higher shares of People of Color (51%), but their proximity to R/ECAPs was more likley. Among publicly supported housing types primarily serving the elderly, HCV held the most units in R/ECAP tracts at 43%. This was three times that seen across all HCV units, and over ten times the number of Seattle citizens residing in such tracts.

Disability

Table 12 presents data on the location of publicly supported housing properties primarily serving disabled persons. In the case of Public Housing, Project-Based Section 8 and Other Multifamily, those properties with over 50% of units occupied by disabled persons are classified as primarily serving this group. For HCV, those tracts with over 50% of units occupied by disabled persons are included in the analysis.¹¹

Table 12: Demographic Profile of Publicly Supported Housing Type Primarily Serving Disabled Persons

	Areas with the Largest Shares of People of Color	Areas that are Relatively Integrated	Areas with the Largest Shares of White People	Units in R/ECAPs
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¹¹ Data on publicly supported housing properties primarily serving disabled persons was generated using the HUD-provided, AFFH Raw Data. For a number of properties, however, data was suppressed. For Public Housing this included the 86 units in the Denice Hunt Townhomes, Stoneview Phase II, Meadowbrook View, Wisteria Court, and Longfellow Creek. For Project-Based Section 8 this included the 47 units in the Conbela Apartments, Lincoln Park Group Home, Cascade Cluster, Kateria House, 18th Avenue Apartments, and Argonaut Housing. For Other Multifamily this includes the 130 units in the Valor Apartments, Cheryl Chow Court, Argonaut House II, Hilltop House Apartments, and the Shirley Bridge Bungalows. For HCV this included the 230 units in tracts 5, 8, 11, 15, 20, 22, 25, 26, 27, 28, 29, 30, 31, 34, 36, 38, 39, 41, 43.01, 44, 45, 48, 51, 52, 56, 57, 58.02, 60, 61, 64, 65, 66, 67, 69, 71, 76, 78, 96, 97.01, 97.02, 98, 120, and 121.

Public Housing (N=1,619)	89%	6%	5%	19%
Project-Based Section 8 (N=855)	36%	37%	27%	0%
Other Multifamily (N=54)	72%	0%	28%	0%
HCV Program (N=2,800)	24%	68%	8%	4%
(Seattle, WA CDBG, HOME, ESG) Jurisdiction	31%	16%	53%	4%

Source: HUD, AFFH_Tract V.3.1 Dataset; Housing_Project V.3.0 Dataset; Housing_Tract V.3.0 Dataset

Nine Public Housing properties with 1,619 units were found to have over 50% of its occupants disabled. Nearly all of these properties were located in tracts, with higher shares of People of Color (89%). This is much higher than seen over all Public Housing units (52%) and in Seattle (31%). This was due to a high level of properties serving the disabled being located in the High Point, South Beacon Hill/New Holly, Columbia City, and Roxhill/Westwood neighborhoods. Such properties include High Point Phase II, Holly Court, New Holly, SSHP South, and Westwood Heights. Additionally, High Rise Phase II was located in the northern neighborhood of Northgate/Maple Leaf, which saw a large concentration of minorities (43% of the population). Despite being found in R/ECAP tracts 107.02 and 110.01, only 19% of units in properties primarily serving the disabled were found in such areas. This is similar to that experienced across all Public Housing properties, but higher than seen across the city.

Other Multifamily properties primarily serving the disabled were also found to a larger extent in areas with higher minority populations (72%) compared to all such households. However, only three properties with 54 units were found to primarily serve this population. Among them, none were located in R/ECAPs. Oak Manor Apartments (15 units) and the Cal Anderson House (24 units) were in tracts with just over 40% of the population belonging to a minority group (Northgate/Maple Leaf and First Hill).

Fifteen properties with 855 units in the Project-Based Section 8 program were found to primarily serve disabled persons. Compared to the program overall, such properties were less likely to be in higher minority tracts by 10 percentage points (36%). These included the Norman Mitchel Manor and Helen V Apartments in the First Hill neighborhood; Alma Gamble in Madrona/Leschi, and the Frye Apartments in Pioneer Square/International District. No units were found in R/ECAP tracts. A slightly higher incidence of Project-Based Section 8 properties primarily serving the elderly were found in demographically similar tracts compared to the program overall (37% to 31%, respectively).

Whereas 56% of all HCV units were found in tracts with higher minority populations, the same was true for only a quarter of units in tracts with predominantly disabled persons (24%). These units were found in the northern neighborhoods of Northgate/Maple Leaf and Licton Springs. Such units were also found to the south, including the R/ECAP tract 85 in First Hill with a total of 113 HCV units. Instead of being concentrated in predominantly in tracts with higher shares of People of Color, however, HCV units with a majority of disabled persons were found in relatively integrated areas. Such neighborhoods featuring a large concentration of HCV units included Belltown (703 units), Cascade/East Lake (594 units), and the Downtown Commercial Core (400 units). A similar amount of HCV units in tracts with primarily a majority of disabled persons were found in areas with higher shares of White People Finally, among such HCV units only four percent were located in R/ECAPs.

iii. How does the demographic composition of occupants of publicly supported housing in R/ECAPs compare to the demographic composition of publicly supported housing outside of R/ECAPs?

Table 13: R/ECAP and Non-R/ECAP Demographics by Publicly Supported Housing Program¹²

	Total # Units (occupied)	% Elderly	% Disabled	% White	% Black	% Hispanic	% Asian/Pacific Islander	% Families With Children	% Female Head of Household
Public Housing									
R/ECAPs	1,172	36%	28%	14%	46%	4%	35%	36%	55%
Non-R/ECAPs	4,697	46%	38%	45%	32%	6%	16%	18%	60%
Project-Based Section 8									
R/ECAPs	222	96%	14%	0%	0%	0%	100%	0%	70%
Non-R/ECAPs	2,523	57%	36%	42%	23%	4%	27%	8%	51%
Other Multifamily									
R/ECAPs	153	100%	19%	17%	11%			0%	62%
Non-R/ECAPs	331	85%	20%	38%	12%	7%	39%		53%
HCV Program									
R/ECAPs	1,404	34%	25%	21%	55%	3%	20%	46%	N/A
Non-R/ECAPs	8,338	26%	43%	41%	42%	4%	10%	30%	N/A
Rental Housing Program									
R/ECAPs		N/A	N/A	9%	38%	4%	43%	39%	N/A
Non-R/ECAPs		N/A	N/A	44%	28%	7%	9%	24%	N/A

Source: HUD, Table 7 – R/ECAP and Non-R/ECAP Demographics by Publicly Supported Housing Program Category

Public Housing

Differences existed in the racial and ethnic makeup of public housing between R/ECAP and Non-R/ECAP tracts. Blacks and Asian/Pacific Islanders were present in greater proportions of R/ECAPs units than seen in Non-R/ECAPs. Blacks led 46% of R/ECAP households and Asian/Pacific Islanders 35%. However, in Non-R/ECAPs the former’s share decreased by 15 percentage points, and the latter experienced a steeper decline of 20 percentage points. The opposite was true for Whites in Public Housing, as these households were three times more likely to reside in Non-R/ECAP tracts than R/ECAPs (45% and 14%, respectively). The difference in representation of Hispanics in either tract category was negligible.

Among other protected classes, elderly households and disabled residents were likelier to reside in Non-R/ECAP Public Housing units. Regarding the former, close to a majority of Non-R/ECAP units included elderly individuals. In R/ECAPs only 36% of units were occupied by the elderly. Disabled

¹² R/ECAP and Non-R/ECAP demographic data was taken from the HUD-provided Table 7. To determine the % of female headed households in each publicly supported housing category data was taken from the HUD-provided raw data Housing_Project dataset. The variable “pct_female_head” was multiplied by “number_reported” (occupied units) to arrive at the total number of female headed households. Publicly supported housing types were then divided into R/ECAP and Non-R/ECAP properties. The number of female headed households in each group was then divided by total occupied households in each group to arrive at the rate in Table 11. For a number of properties data was suppressed, and no gender data was provided for HCV. Public Housing properties without data include the 86 units in Rainier Vista Phase II, Tri-Court, SSHP North, and Scattered Sites in tracts 4.01 and 19. Project-Based Section 8 properties without data include the 47 units in the Conbela Apartments, Lincoln Park Group Home, Cascade Cluster, Kateri House, 18th Avenue Apartments, and Argonaut Housing. Other Multifamily properties without data include the 130 units in the Valor Apartments, Cheryl Crow Court, Argonaut House II, Hilltop House Apartments, and Shirley Bridge Bungalows.

individuals were found to reside in Non-R/ECAPs (38%) at a rate 10 percentage points greater than their peers in R/ECAPs (28%). Females headed households were seen in generally equal proportions across both tracts, but were slightly more present in Non-R/ECAPs. Families with children, however, lived in R/ECAP tracts at a higher rate. Thirty-six percent of R/ECAP, Public Housing units were occupied by families with children compared to just 18% in Non-R/ECAP units.

Project-Based Section 8

The vast majority of Project-Based Section 8 units were outside of R/ECAP tracts (92% of total units). However, clear variations in racial composition of R/ECAP units to Non-R/ECAPs were apparent. While only 222 households lived in R/ECAPs, their population universally consisted of Asian or Pacific Islanders. This is compared to Project-Based Section 8 in Non-R/ECAPs where racial and ethnic groups were more equitably distributed. Whites remain underrepresented compared to their overall share of the city population in these Non-R/ECAPs, but were the dominant group racial group. Asian/Pacific Islanders accounted for over a quarter of the population in Non-R/ECAPs (27%). Twenty-three percent of households in such tracts were led by African Americans, while Hispanics held a 4% share.

Similar to Asian/Pacific Islander, nearly all units in R/ECAPs were occupied by elderly heads of household (96%). A majority of Non-R/ECAP units housed seniors as well, but to a lesser extent (57%). Females headed a majority of households in each location, but also commanded a larger share of units in R/ECAPs (70% R/ECAP units compared to 51% of Non-R/ECAP units). No families lived in R/ECAP residents in this program, although they occupied 8% of units in Non-R/ECAPs. Disabled individuals were likelier to reside in Non-R/ECAP tracts at a rate over 20 percentage points greater than their proportion in R/ECAPs.

Other Multifamily

The elderly occupied nearly all Other Multifamily units in both R/ECAPs and Non-R/ECAPs. In the former, such households accounted for 100% of units while still commanding 85% of units in Non-R/ECAPs. One-fifth of residents in each type of tract were also disabled. Racial and ethnic composition data was suppressed for a number of Multi-family units making a comparison between the two tract groups difficult. However, White individuals were again more likely to reside outside of R/ECAP tracts. In those locations, Whites accounted for 17% of heads of households whereas they comprised 38% of Non-R/ECAP units. Twelve percent of households were occupied by African Americans in each group, and 39% of Non-R/ECAP units were headed by an Asian/Pacific Islander. Female-headed household also comprised a greater share of units in R/ECAPs (62%) than Non-R/ECAPs (53%).

HCV

Similar to Project-Based Section 8 housing, most HCV units resided outside of R/ECAPs (86%). Blacks occupied a majority of R/ECAP households (55%), and Asian/Pacific Islanders accounted for another fifth (20%). While Whites lived in 21% of R/ECAP households, their proportion rose significantly in Non-R/ECAP tracts (41%). Blacks and Asian/Pacific Islanders experienced the reverse. The former made up 13 percentage points less of Non-R/ECAP households, while the latter saw their share reduced to 10%. Hispanic heads of household made up similar amounts in each tract grouping.

The same was true for elderly households. Although more prevalent in R/ECAP tracts (34%), such households were only slightly less present in Non-R/ECAP tracts (26%). Disabled residents, however,

accounted for nearly half of Non-R/ECAP residents (43%), while making up only a quarter of the R/ECAP population. The opposite was true for families who made up nearly a majority of R/ECAP households, but failed to exceed 30% of Non-R/ECAP units.

MFTE/IZ Program

Demographic data is not available for the MFTE/IZ program at this time. Therefore, a comparison between the populations served in R/ECAP and Non-R/ECAP tracts cannot be made.

Rental Housing Program

Regarding the Rental Housing, Whites residents were primarily served in Non-R/ECAP tracts compared to their Minority peers. Whites comprised 44% of Non-R/ECAP households, and just 9% of those in R/ECAP tracts. Asian/Pacific Islanders experienced the exact inverse to that of the Rental Housing Program’s White population. Nine percent of Asian/Pacific Islander-led households were found in Non-R/ECAPs compared to the 43% in R/ECAPs. A larger proportion of Black households were also found in R/ECAPs, although the disparity between the two locations was not as great as seen amongst Asian/Pacific Islander. Demographic data is not available for age, disability, and gender. In an attempt to analyze the situation for families with children, units with 2 or more bedrooms were analyzed as they are more likely to hold such households. Such units were found in R/ECAPs by 15 percentage points more than in Non-R/ECAP tracts.

National Origin

HUD-provided data did not provide information on the national origin of residents. As previously stated, SHA resident data allows for a closer examination, however, the proxy used for national origin (head of household primary language) is not ideal. Despite these issues, SHA 2016 Quarter 2 resident data was analyzed for Public Housing developments. The results in Table 14 were found. Households led by individuals primarily speaking a language other than English were found in higher concentrations in R/ECAPs (58% of units) than Non-R/ECAPs (23%).

Table 14: Public Housing R/ECAP and Non-R/ECAP Demographics by National Origin

	English Language	All Other Languages
Public Housing		
<i>R/ECAPs</i>	42%	58%
<i>Non-R/ECAPs</i>	77%	23%

Source: SHA Resident Data 2016 Quarter 2

Within Region

Outside of Seattle, the MSA has relatively few R/ECAP tracts. Jurisdictions within the MSA featuring such tracts include Kent City, Lakewood, and Tacoma. Table 15 identifies the demographic composition of publicly supported housing in R/ECAPs and Non-R/ECAPs in each of those jurisdictions.

Table 15: R/ECAP and Non-R/ECAP Demographics by Public Housing

		Total # Units (occupied)	% Elderly	% Disabled	% White	% Black	% Hispanic	% Asian/Pacific Islander	% Families With Children
<i>Seattle</i>	<i>R/ECAPs</i>	1,172	36%	28%	14%	46%	4%	35%	36%

	<i>Non-R/ECAPs</i>	4,697	46%	38%	45%	32%	6%	16%	18%
<i>Kent City</i>	<i>R/ECAPs</i>	61	79%	54%	81%	10%	0%	7%	0%
	<i>Non-R/ECAPs</i>	54	50%	24%	69%	17%	0%	12%	28%
<i>Tacoma</i>	<i>R/ECAPs</i>	283	23%	18%	26%	24%	10%	39%	60%
	<i>Non-R/ECAPs</i>	480	30%	54%	40%	32%	5%	20%	27%

Source: HUD, Table 7 – R/ECAP and Non-R/ECAP Demographics by Publicly Supported Housing Program Category

Tacoma resembled Seattle in that White households were more likely to occupy units in Non-R/ECAPs. Likewise, Asian/Pacific Islander households occupied a greater share of units in R/ECAPs. However, differences were present. Black households actually resided in Tacoma’s R/ECAPs at a lower rate than seen in Seattle. This was also true for Black households in Kent City’s Public Housing. In that same jurisdiction, White households were actually more prevalent in R/ECAPs, which was not seen in any other instance. Asian/Pacific Islanders were found in greater concentrations in Kent’s Non-R/ECAPs as well. Finally, Tacoma saw a greater share of Hispanic households in R/ECAPs than in Seattle or Kent.

In terms of seniors, such households in Tacoma and Seattle were likelier to be found in Non-R/ECAPs. The opposite was true for Kent City. This same pattern was present for disabled individuals, as they were far more present in Seattle and Tacoma’s R/ECAPs compared to Kent City. Regarding families with children, 60% of units in Tacoma’s R/CAPs were occupied by such households. This was a greater proportion than seen in Seattle (36%) or Kent (0%).

Table 16: R/ECAP and Non-R/ECAP Demographics by Publicly Supported Housing Program, Project-Based Section 8

		Total # Units (occupied)	% Elderly	% Disabled	% White	% Black	% Hispanic	% Asian/Pacific Islander	% Families With Children
<i>Seattle</i>	<i>R/ECAPs</i>	222	96%	14%	0%	0%	0%	100%	0%
	<i>Non-R/ECAPs</i>	2,523	57%	36%	42%	23%	4%	27%	8%
<i>Kent City</i>	<i>R/ECAPs</i>	97	76%	20%	96%	2%	0%	2%	13%
	<i>Non-R/ECAPs</i>	54	50%	24%	69%	17%	0%	12%	28%
<i>Lakewood</i>	<i>R/ECAPs</i>								
	<i>Non-R/ECAPs</i>	26	19%	7%	32%	41%	9%	18%	63%
<i>Tacoma</i>	<i>R/ECAPs</i>	39	66%	22%	3%	3%	0%	95%	39%
	<i>Non-R/ECAPs</i>	1,008	56%	32%	69%	11%	4%	15%	12%

Source: HUD, Table 7 – R/ECAP and Non-R/ECAP Demographics by Publicly Supported Housing Program Category

The table above displays the R/ECAP and Non-RECAP demographics for Project-Based Section 8 units in Seattle, Kent City, Lakewood, and Tacoma. Whereas in Seattle, Non-R/ECAPs served a diverse group of residents, those in R/ECAPs were universally occupied by Asian/Pacific Islander households. This was also seen in Tacoma, albeit with significantly fewer units. Such households occupied 15% of Non-R/ECAP units while White households comprised 69% of households. White people led a majority of households in each Census tract in Kent, but were actually seen to a greater degree in the R/ECAP. All other racial/ethnic groups were found in lower proportions in the R/ECAP tract. In Lakewood, all Project-Based units are found in Non-R/ECAPs.

Across all jurisdictions, elderly households occupied a greater share of R/ECAP than Non-R/ECAP units. Well over a majority of such households in both Kent (76%) and Tacoma (66%) resided in such tracts. Disabled individuals were more likely to live in Non-R/ECAPs; similar to Seattle. In terms of

families with children, Kent resembled Seattle in that such households were more prevalent in Non-R/ECAPs. However, Kent was found to have a higher proportion of families with children in R/ECAPs (13%) than seen in Seattle (0%). In Tacoma, 39% of R/ECAP units were occupied by families with children compared with only 12% of Non-R/ECAP units.

Table 17: R/ECAP and Non-R/ECAP Demographics by Publicly Supported Housing Program, Other Multifamily

		Total # Units (occupied)	% Elderly	% Disabled	% White	% Black	% Hispanic	% Asian/Pacific Islander	% Families With Children
Seattle	R/ECAPs	153	100%	19%	17%	11%			0%
	Non-R/ECAPs	331	85%	20%	38%	12%	7%	39%	
Tacoma	R/ECAPs	128	100%	18%	19%	10%	0%	69%	0%
	Non-R/ECAPs	63	100%	10%	46%	2%	3%	48%	0%

Source: HUD, Table 7 – R/ECAP and Non-R/ECAP Demographics by Publicly Supported Housing Program Category

The table above displays the R/ECAP and Non-RECAP demographics for Other Multifamily units in Seattle and Tacoma. Across the two jurisdictions, similar proportions of White households were found in both types of tracts. In each instance, White households occupied a greater share of R/ECAP units than Non-R/ECAP units. Black households occupied only 2% of units in Tacoma’s Non-R/ECAPs which was much lower than seen in Seattle (12%). Moreover, Black households were more prevalent in Tacoma’s R/ECAPs. In Tacoma, Asian/Pacific Islander households occupied seven in ten units in R/ECAPs, but only 48% of those found in Non-R/ECAPs. Elderly households occupied the vast majority of Other Multifamily units in Seattle and Tacoma regardless of R/ECAP status. Whereas a similar share of disabled individuals were seen in each of Seattle’s tract types, disabled individuals were more likely to live in R/ECAPs in Tacoma.

Table 18: R/ECAP and Non-R/ECAP Demographics by Publicly Supported Housing Program, HCV

		Total # Units (occupied)	% Elderly	% Disabled	% White	% Black	% Hispanic	% Asian/Pacific Islander	% Families With Children
Seattle	R/ECAPs	1,404	34%	25%	21%	55%	3%	20%	46%
	Non-R/ECAPs	8,338	26%	43%	41%	42%	4%	10%	30%
Kent City	R/ECAPs	181	15%	18%	42%	46%	5%	5%	53%
	Non-R/ECAPs	1,452	17%	15%	39%	50%	4%	6%	57%
Lakewood	R/ECAPs	57	15%	41%	60%	27%	6%	8%	28%
	Non-R/ECAPs	667	23%	37%	54%	30%	4%	12%	32%
Tacoma	R/ECAPs	613	15%	16%	37%	35%	11%	14%	69%
	Non-R/ECAPs	2,801	23%	28%	48%	36%	7%	7%	45%

Source: HUD, Table 7 – R/ECAP and Non-R/ECAP Demographics by Publicly Supported Housing Program Category

The table above displays the R/ECAP and Non-RECAP demographics for HCV units in Seattle, Kent City, Lakewood, and Tacoma. In Seattle, White households occupied a larger share of Non-R/ECAP units compared to those in R/ECAPs. While this was true for Tacoma, Kent City and Lakewood experienced the opposite. This was particularly true for the latter, which saw 60% of R/ECAP units occupied by White households contrasted with the 54% of Non-R/ECAP units. In terms of Asian/Pacific Islander households, Tacoma again resembled Seattle in that this particular racial/ethnic group was

likelier to reside in R/ECAPs. This group was primarily served in Lakewood’s Non-R/ECAPs, and was seen in relatively equal measure in each tract type in Kent City. Across the three MSA jurisdictions, similar shares of Black households were found in each tract type. In Seattle, Black voucher households were more prevalent in R/ECAPs.

In all three jurisdictions, elderly households were more likely to reside in Non-R/ECAPs. The opposite was true in Seattle with 34% of R/ECAP units occupied by the elderly. Regarding disability, Tacoma resembled Seattle in that such individuals resided in Non-R/ECAPs to a greater extent. While more disabled individuals were found in Kent City and Lakewood’s R/ECAPs, the shares were not especially different from those seen in Non-R/ECAPs. Regarding families with children, Kent City was the only jurisdiction where such households occupied a majority of units in each tract type. Families with children were more likely to be found in R/ECAPs in Seattle and Tacoma, while the opposite was true in Kent City and Lakewood.

iv. (A) Do any developments of public housing, properties converted under the RAD, and LIHTCH developments have significantly different demographic composition, in terms of protected class, than other developments of the same category? Describe how these developments differ.

Public Housing

As stated above, Public Housing was found to serve White (38%) and Black households (35%) at a similar rate while Asian/Pacific Islanders occupied one in five units. Examining individual Public Housing properties reveals that certain developments serve large majorities of racial and ethnic groups. Substantially larger concentrations of White households resided in SSHP Central (67%), Tri-Court (70%), SSHP North (77%), and SSHP City Funded (77%).

Despite this, a greater number of Public Housing developments primarily served Black households. In total, 18 properties had majority Black household populations. These included Lake City Village Limited Partnership (60%), Rainier Vista Phase I (61%), Stone View Village (64%), Cedarvale Village (71%), High Point Phase II (77%), and Rainier Vista Phase III (86%). Asian/Pacific Islanders only occupied a majority of households in Rainier Vista Phase II. However, this group accounted for nearly double their overall population share in six other developments. This includes Holly Court (38%); New Holly Phases I, II, and III (39% each); High Point Phase I (39%); and Yesler Terrace (41%).

Table 19: Demographics of Publicly Supported Housing Developments, Public Housing

Development	# of units	White	Black	Hispanic	Asian	Families With Children	Elderly	Disabled	Female
Scattered Sites	60	23%	63%	4%	9%	70%	11%	15%	77%
Jackson Park Village	41	11%	55%	16%	18%	87%	8%	4%	74%
New Holly Phase III	163	1%	56%	3%	39%	54%	37%	8%	71%

Holly Court	97	8%	52%	2%	38%	0%	41%	65%	52%
Scattered Site	91	16%	53%	12%	16%	83%	14%	6%	82%
High Rise Phase 1 Limited Partnership	704	47%	16%	7%	27%	0%	55%	56%	44%
Scattered Site	73	20%	57%	11%	10%	60%	13%	10%	90%
SSHP North	231	77%	5%	9%	9%	0%	93%	9%	72%
Westwood Heights	130	49%	28%	8%	13%	0%	97%	45%	51%
Jefferson Terrace	299	37%	34%	6%	21%	4%	39%	59%	36%
Stone View Village	12	36%	64%	0%	0%	73%	9%	9%	82%
Scattered Sites	121	13%	60%	3%	21%	62%	11%	8%	77%
Tri-Court	87	70%	14%	6%	6%	0%	30%	75%	51%
SSHP South	138	55%	26%	3%	15%	0%	91%	12%	67%
Denny Terrace	220	44%	41%	4%	6%	1%	25%	75%	38%
High Rise Phase II Limited Partnership	686	53%	28%	7%	10%	3%	37%	66%	50%
Rainier Vista Phase I	125	5%	61%	1%	33%	54%	34%	9%	73%
New Holly Phase II	60	2%	58%	2%	39%	54%	27%	3%	75%
Lake City Village Limited Partnership	51	19%	60%	11%	9%	78%	6%	8%	83%
Yesler Terrace	521	9%	44%	3%	41%	37%	42%	26%	69%
Scattered Sites	128	30%	48%	7%	12%	59%	16%	15%	82%
Scattered Sites	112	20%	50%	6%	19%	61%	19%	13%	80%
Rainier Vista Phase III	75	1%	86%	1%	10%	84%	11%	3%	78%
Bell Tower	120	52%	30%	7%	6%	1%	33%	57%	34%
High Point Phase I	200	12%	41%	6%	39%	57%	30%	12%	75%
Scattered Sites	59	16%	63%	9%	11%	82%	11%	8%	88%
Cedarvale Village	24	8%	71%	8%	13%	96%	17%	4%	67%
New Holly Phase I	177	3%	55%	2%	39%	51%	29%	11%	69%
High Rise Phase 3 Limited Partnership	587	49%	30%	10%	11%	1%	37%	69%	46%
Olive Ridge	105	52%	38%	2%	3%	5%	32%	62%	55%
SSHP City Funded	279	77%	4%	4%	13%	0%	91%	9%	66%
Rainier Vista Phase II Tamarack Place	51	2%	46%	0%	50%	39%	39%	19%	67%
SSHP Central	246	67%	16%	5%	12%	0%	92%	4%	58%
Scattered Sites	71	25%	54%	5%	14%	86%	6%	11%	78%
High Point Phase II	50	6%	77%	6%	8%	82%	10%	3%	73%
Roxbury Replacement Units	15	29%	57%	14%	0%	50%	36%	2%	57%

Source: HUD, Table 8 – Demographics of Publicly Supported Housing Developments, by Program Category

A dichotomy between units serving families with children was apparent. Overall, families with children occupied 22% of Public Housing units. In examining individual properties, however, a dichotomy was evident. Many properties were entirely occupied by families with children, while others served no such households. The former included a number of Scattered Sites properties, Lake City Village (78% of units), High Point Phase I (82%), Rainier Vista Phase III (84%), Jackson Park Village (87%), and Cedarvale Village (96%). In eleven properties, families with children comprised one percent or less of households served. Among them were Holly Court, Tri-Court, and the SSHP properties.

Unsurprisingly, developments in the Seattle Senior Housing Program served large proportions of elderly residents. This was also true for Westwood Heights, which is a “senior preference” building. Elderly residents were less prevalent in the Scattered Sites properties as well as other development including Jackson Park Village (8% elderly) and High Point Phase II (10%). Elevated levels of disabled individuals were in the Holly Court (65% of units), Tri-Court (75%), Denny Terrace (75%), and High Rise Phase III (69%) developments. In such properties, disabled individuals accounted for well over a majority of residents. Such persons were largely nonexistent in the Roxbury Replacement Units (2%), High Point Phase II (3%), and Rainier Vista Phase III (3%).

Females headed households accounted for a majority of occupied units in all but five developments. These include High Rise Phases I and III (44% and 46% female, respectively), Jefferson Terrace (36%), SSHP South (38%), Bell Tower (34%). Females occupied a supermajority (80% or higher) in a number of the Scattered Sites and Stone View Village (82%).

Project-Based Section 8

A significant number of Project-Based Section 8 developments featured household populations comprised primarily of one racial/ethnic group. Properties such as Loyal Heights Manor (80%), Golden Sunset Apartments (80%), and Haines Apartments (79%) were uniformly White. Higher proportions of Black households were seen in Bryant Manor (75%), Union James (75%), and Texada Apartments (84%). Asian/Pacific Islanders were also more common in Kawambe Memorial House (86%) and Alder House (86%). Larger shares of Hispanic households were seen in the Honeysuckle Apartments (30%).

Additionally, certain properties were essentially occupied by one racial ethnic group only. These included Theodora (94% White), Market Terrace (100% White), Imperial Apartments (93% Black), and Martin Luther King Jr Apartments (93% Black). This phenomenon was most common in regards to Asian/Pacific Islanders. Six properties saw this group comprise 99% or more of households. These were International House, Imperial House, Bush Hotel, Jackson Apartments, Weller Apartments, and New Central House.

Only eight percent of all Project-Based Section 8 units were occupied by families with children. A number of developments, however, exhibited majorities of such households. The 412 Apartments (100% families with children), Holden Vista Apartments (86%), and Imperial Apartments (85%) served almost entirely families. These households occupied a majority of units in Burke-Gilman Place (50%), Mary Ruth Manor (52%), and Union James (58%) as well. Despite a majority of Project-Based Section 8 units holding elderly residents, no such households were found in the Holden Vista Apartments or 412 Apartments. On the other hand, the elderly were the only residents in Imperial House and Stewart House (100% in each).

Project-Based Section 8 were not especially likely to hold disabled residents (35% overall). Outliers to this trend include Bayview Tower (94% of residents disabled), Ponderosa Apartments (95%), Laurel House (95%), Norman Mitchel Manor (96%), and Alma Gamble (100%). Most Project-Based Section 8 developments were similar to the overall share of 51% female-headed households. Hazel Plaza I (92% female) and Union James (86%) were most likely to include such households. Theodora (17% female), Frye Apartments (25%), and Ponderosa Apartments (25%) were among the least likely to hold female-headed households.

Table 20: Demographics of Publicly Supported Housing Developments, Project-Based Section 8

Development	# of units	White	Black	Hispanic	Asian	Families With Children	Elderly	Disabled	Female
M L King Jr Apartments	120	1%	93%	0%	6%	35%	25%	8%	55%
Imperial House	96	0%	0%	0%	100%	0%	100%	1%	59%
First and Vine Apartments	82	55%	19%	7%	12%	4%	39%	67%	50%
Century House Apartments	83	6%	0%	1%	92%	0%	98%	4%	39%
Provail Apartments	12	43%	14%	0%	14%	0%	64%	69%	55%
Bush Hotel	96	0%	0%	0%	100%	0%	81%	28%	63%

Council House	163	71%	6%	4%	20%	0%	96%	2%	63%
Penn Hall Apartments	30	61%	7%	0%	32%	0%	97%	9%	55%
Bayview Tower	100	64%	24%	4%	4%	1%	37%	94%	45%
Jackson Apts	17	0%	0%	0%	100%	0%	94%	9%	44%
Mary Ruth Manor	20	25%	63%	13%	0%	52%	16%	13%	53%
Hazel Plaza I	16	11%	56%	0%	33%	25%	17%	47%	92%
Market House	51	66%	18%	6%	6%	2%	38%	68%	43%
Weller Apartments	50	0%	0%	0%	100%	0%	96%	9%	46%
International House	99	0%	0%	1%	99%	0%	99%	16%	79%
Four Freedoms House	302	66%	13%	2%	19%	0%	94%	14%	57%
Helen V Apartments	38	52%	26%	10%	13%	6%	14%	71%	39%
Lilac Lodge	44	42%	22%	8%	25%	0%	71%	48%	34%
Market Terrace	30	100%	0%	0%	0%	0%	97%	14%	76%
Theodora	114	94%	6%	0%	0%	0%	33%	67%	17%
Union James	24	20%	75%	5%	0%	58%	14%	7%	86%
Burke-Gilman Place	113	45%	27%	7%	12%	50%	26%	9%	84%
Loyal Heights Manor	54	80%	0%	2%	16%	0%	86%	24%	80%
Stewart House	85	51%	4%	11%	33%	0%	100%	6%	38%
Elizabeth Hames House	60	57%	19%	7%	2%	0%	36%	85%	52%
Honeysuckle Apartments	30	44%	22%	30%	0%	0%	48%	50%	55%
Imperial Apartments	15	0%	93%	0%	0%	85%	14%	2%	79%
Norman Mitchel Manor	22	59%	32%	5%	0%	0%	13%	96%	61%
Kawambe Memorial House	154	3%	8%	4%	86%	0%	97%	3%	67%
Chateau Apartments	14	14%	21%	7%	57%	0%	50%	27%	50%
Frye Apartments	234	47%	28%	10%	3%	2%	19%	78%	25%
Texada Apartments	25	8%	84%	0%	0%	0%	84%	32%	52%
New Central House	28	0%	0%	0%	100%	0%	100%	5%	63%
Lasalle Apartments	40	77%	5%	3%	13%	0%	74%	70%	36%
Golden Sunset Apartments	92	80%	5%	3%	8%	0%	96%	9%	46%
Bryant Manor	58	0%	75%	0%	10%	54%	29%	4%	69%
Arbor House	15	77%	23%	0%	0%	34%	7%	71%	53%
Holden Vista Apartments	16	8%	69%	0%	0%	86%	0%	0%	79%
Ponderosa Apts	23	53%	29%	12%	0%	5%	15%	95%	25%
412 Apartments	12	10%	70%	0%	10%	100%	0%	6%	82%
Alder House Apartments	42	12%	0%	2%	86%	0%	98%	2%	38%
Laurel House	20	67%	17%	6%	6%	0%	22%	95%	33%
Alma Gamble	12	67%	25%	0%	8%	0%	33%	100%	42%
El Nor House	55	8%	22%	0%	67%	0%	87%	28%	58%
Silvian Apartments	32	68%	11%	0%	14%	0%	20%	72%	43%
Haines Apartments	30	79%	11%	4%	4%	0%	67%	38%	33%

Source: HUD, Table 8 – Demographics of Publicly Supported Housing Developments, by Program Category

Other Multifamily

Table 21: Demographics of Publicly Supported Housing Developments, Other Multifamily

Development	# of units	White	Black	Hispanic	Asian	Families With Children	Elderly	Disabled	Female
Cabrini Senior Housing	49	31%	20%	9%	38%	0%	100%	10%	58%
Providence Peter Claver House	80	0%	5%	0%	95%	0%	100%	37%	61%
Cal Anderson House	24	65%	5%	20%	0%	0%	0%	92%	0%
Seattle Silvercrest Apts	51	52%	0%	0%	48%	0%	100%	0%	71%

Providence Gamelin House	78	3%	9%	3%	84%	1%	100%	2%	67%
Admiral House	15	79%	21%	0%	0%	0%	14%	100%	36%
Bart Harvey, The	50	28%	28%	6%	28%	0%	100%	21%	52%
Providence Elizabeth House	75	35%	19%	8%	36%	0%	100%	1%	64%
Providence Vincent House	61	52%	13%	17%	11%	0%	100%	7%	36%

Source: HUD, Table 8 – Demographics of Publicly Supported Housing Developments, by Program Category

In terms of race/ethnicity, there are a number of developments that significantly differ from one another. Overall, Other Multifamily developments were 32% White. Admiral House (79%), Cal Anderson House (65%), and Providence Vincent House (52%) all featured majority White populations. The latter two also saw Hispanics occupying a higher proportion of households than seen in the program overall. While only 12% of all Other Multifamily units were occupied by Asian/Pacific Islanders, this group was dominant in a few developments. Providence Peter Claver House was almost universally Asian/Pacific Islander (95%), as was the Providence Gamelin House (84%). Asian/Pacific Islanders achieved close to a minority in the Seattle Silvercrest Apartments as well (48%). This development, along with The Bart Harvey; Providence Elizabeth House; and Cabrini Senior Housing, saw its population evenly divided between Whites and Asian/Pacific Islanders.

The only significant difference in terms of the presence of elderly residents was in regards to Admiral House and Cal Anderson House. All other developments were 100% elderly. Admiral House featured elderly residents in only 14% of its units, while the Cal Anderson House served no such households. These two properties were also an outlier as they served almost exclusively disabled residents. No other property served more than 37% disabled residents. Finally, seven in ten households in the Seattle Silvercrest Apartments and Providence Gamelin House were led by females, while this was true of none of the Cal Anderson House units.

(B) Provide additional relevant information, if any, about occupancy, by protected class, in other types of publicly supported housing.

Other types of publicly supported housing include the Multifamily Tax Exemption (MFTE), Incentive Zoning (IZ), and Rental Housing programs administered by the City of Seattle Office of Housing. Analysis of these programs is integrated throughout the other prompts.

v. Compare the demographics of occupants of developments, for each category of publicly supported housing (public housing, project-based Section 8, Other HUD Multifamily Assisted developments, properties converted under RAD, and LIHTC) to the demographic composition of the areas in which they are located. Describe whether developments that are primarily occupied by one race/ethnicity are located in areas occupied largely by the same/race/ethnicity. Describe any differences for housing that primarily serves families with children, elderly persons, or persons with disabilities.

Public Housing

In regards to race and ethnicity, three patterns were largely noticed. First, a number of Public Housing developments with a majority of households of one racial/ethnic group resided in tracts primarily

populated by groups of another race/ethnicity. For instance, a number of majority Black Public Housing developments were found in tracts with a majority White population. Consider Jackson Park Village located in the Cedar Park/Meadowbrook neighborhood. Blacks accounted for 55% of the development's households. This was markedly different from the neighborhood population, in which 54% of residents were White. Similar occurrences were seen throughout other northern neighborhoods including Stone View Village in Haller Lake, and Scattered Sites properties in Olympic Hills/Victory Heights and Greenwood/Phinney Ridge.

This pattern was also seen in Seattle's south. The North Beacon Hill/Jefferson Park, Columbia City, High Point, and South Beacon Hill/New Holly neighborhoods all contained Public Housing developments with a majority of Black households. Instead of being situated in majority White tracts, however, such neighborhoods were primarily occupied by Asian/Pacific Islander groups. Developments for which this was true include Rainier Vista Phase I and III; High Point Phases I and III; Holly Court; and New Holly Phases I through III.

A second pattern was that a number of White tracts were found in include diverse Public Housing populations. The Denny Terrace property was emblematic of this. Located in Capitol Hill, the general population is nearly 70% White. However, the property included a households evenly split led by White and Black individuals (44% and 41%, respectively). This was also seen in High Rise Phase I, High Rise Phase III, and Jefferson Terrace. Finally, a third pattern in terms of race and ethnicity, was the presence of majority White developments in predominantly White neighborhoods. These included SSHP City-Funded, Tri-Court, High Rise Phase 2, SSHP Central, Olive Ridge, and Bell Tower.

A number of patterns related to Public Housing assets primarily serving families, the elderly, and disabled were also apparent. Properties primarily serving families with children tended to feature a majority Black household population. About half of these properties were also found in majority White neighborhoods. For instance, 78% of the units in Lake City Village were occupied by families with children. This property also featured a household population that was 60% Black. It is located in the Cedar Park/Meadowbrook neighborhood, which is majority White. A number of properties primarily serving families, however, were also found in R/ECAPs made up of largely Black and Asian/Pacific Islander populations. These include the HOPE VI redevelopments of High Point and New Holly. Additionally, Phases I and III of Rainier Vista were located in demographically similar tracts, albeit not meeting the R/ECAP designation.

Public housing primarily serving the elderly and disabled are generally located in majority White tracts. Properties primarily serving the elderly largely held majority White household populations. This included SSHP Central, SSHP City-Funded, SSHP North, and SSHP South. Except for the latter, all were located in majority White neighborhoods. High Rise Phase I and Westwood Heights saw a majority of households occupied by People of Color. In each, Blacks and Asian/Pacific Islanders accounted for just over 40% of households with Hispanics accounted for around 7%. Whereas High Rise Phase I was located in a majority White tract; Westwood Heights resided in a diverse neighborhood.

Primarily disabled properties were evenly split between those with majority White populations and with larger shares of People of Color. Among the former were Bell Tower, High Rise Phase II, Olive Ridge, and Tri-Court. Each of these properties were also located in majority White tracts. Holly Court featured a majority Black resident population while residing in a diverse neighborhood (South Beacon/Hill/New Holly). Other properties primarily serving the disabled saw household populations split between Black and Asian/Pacific Islander-led. These developments include Denny Terrace and High Rise Phases I

and III. These were located in majority White tracts. Jefferson Terrace also served primarily disabled individuals with most households either Black or Asian/Pacific Islander. However, this development was located in a demographically similar tract in which Whites were the minority.

Project-Based Section 8

Whereas in the Public Housing analysis many developments were found in racially dissimilar neighborhoods, the opposite was true for Project-Based Section 8. It was common for properties primarily housing one racial or ethnic group to be located in neighborhoods in which the same group held a majority of dominant population share. This was particularly evident for Project-Based Section 8 properties with White household majorities. A few examples of such development include the Four Freedoms House (66% White) in Broadview/Bitter Lake (61% White), Arbor House (77% White) in North Beach/Blue Ridge (83% White), and Laurel House (67% White) in Greenwood/Phinney Ridge (68%). For the most part, these properties are located in tracts to Seattle's north and east.

There are also properties in which Asians comprise nearly all residents. These developments were largely found in Downtown neighborhoods, especially Pioneer Square/International District. Developments such as Bush Hotel (100% Asian/Pacific Islander), International House (99%), and New Central House (100%) were found in Tract 91 where Asian/Pacific Islanders represent 64% of the population. While not comprising a majority of the population, Asian/Pacific Islanders were also the dominant group in tracts featuring the Weller Apartments, Kawabe Memorial House, the Jackson Apartments, and Imperial House.

A number of Project-Based Section 8 developments with primarily Black households were found in majority White neighborhoods located in Seattle's east and downtown. These include the Imperial Apartments (Capitol Hill), Hazel Plaza (Miller Park), and the Texada Apartments (First Hill), among others. Two developments primarily serving Black households are located in tracts with a majority of People of Color. These are Bryant Manor (57% Asian/Pacific Islander and Black tract population) and the Martin Luther King Jr Apartments (52% Asian/Pacific Islander tract population).

It is also here that another pattern emerges regarding development primarily serving families with children. All such properties were found to have a majority of Black households. These include the 412 Apartments, Bryant Manor, Holden Vista Apartments, Imperial Apartments, Mary Ruth Manor, and Union James. As stated previously, such properties were found in the east and downtown neighborhoods primarily. The latter three were located in tracts with majority White populations. Bryant Manor and Holden Vista were located in diverse neighborhoods largely comprised of Asian/Pacific Islanders and Black individuals.

Properties primarily serving seniors were largely located in neighborhoods in which Whites were the majority or dominant group. The properties themselves tended to serve large majorities or either White or Asian/Pacific Islander households. The former include Market Terrace, Loyal Heights Manor, and the Golden Sunset Apartments. These developments tended to be found north of Lake Union or to Seattle's east. Primarily senior properties serving a majority of Asian/Pacific Islander households include the Jackson Apartments, Imperial House, and EL Nor House. Such properties were more likely to be located in downtown tracts.

There was also a second set of primarily elderly developments that served universally Asian/Pacific Islander households. These were located in communities with Asian/Pacific Islanders as the dominant group. Again these were largely found in downtown Seattle. Included among them are the Bush Hotel,

International House, and New Central House which were located in the Pioneer Square/International District R/ECAP.

Finally, properties primarily serving the disabled largely included a household population that was majority White. The only property this was not true of was the Provail Apartments, which saw a diverse population led by Native Americans occupying 30% of units. These developments were also located in neighborhoods where Whites were the majority or dominant group. These were spread throughout the north, east, and downtown neighborhoods.

Other Multifamily

Overall, racial/ethnic groups were equitable distributed across a number of Other Multifamily properties. Such developments appear in majority White tracts for the most part. A number of properties in this category held diverse populations. The Seattle Silvercrest Apartments exhibited an even divide between White (52%) and Asian households (48%) in a majority White neighborhood (Greenwood/Phinney Ridge). These two groups also occupied a majority of units in the Cabrini Senior Housing and the Bart Harvey, which were located in White neighborhoods.

Another set of properties are found to contain a majority of one racial/ethnic group while also being located in demographically similar neighborhoods. The Cal Anderson House and Admiral Housing, for example, are majority White household communities that are also located in predominately White neighborhoods. The same occurrence was seen in the Asian/Pacific Islander communities of Providence Gamelin House and Providence Peter Claver House, which were in southern neighborhoods where Asian/Pacific Islanders were the largest racial/ethnic group.

In terms, of differences in Other Multifamily developments primarily serving the elderly, no overarching pattern is found. Four properties (Seattle Silvercrest Apartments, The Bart Harvey, Providence Vincent House, and Cabrini Senior Housing) are located in predominantly White neighborhoods. Two of those properties contained majority White households, while the others held a more equitable racial/ethnic distribution. The Providence Gamelin House, Providence Elizabeth House, and Providence Peter Claver house were all found in neighborhoods with larger shares of People of Color. Gamelin and Peter Claver also served predominantly Asian/Pacific Islander households. Providence Elizabeth House saw Asian/Pacific Islanders (36%) and Whites (35%) occupy a similar share of households. Developments primarily serving disabled individuals include the Cal Anderson House, Admiral Housing, and Oak Manor Apartments. All include predominantly White residents in demographically similar neighborhoods.

c. Disparities in Access to Opportunity

i. Describe any disparities in access to opportunity for residents of publicly supported housing, including within different program categories (public housing, project-based Section 8, Other HUD Multifamily Assisted Developments, HCV, and LIHTC) and between types (housing primarily serving families with children, elderly persons, and persons with disabilities) of publicly supported housing.

In describing disparities in access to opportunity for each publicly supported housing type, each property was analyzed by its Census Tract or Block Group using the HUD-provided raw data. The tables below present the percentage of units in each housing category in percentile groups; along with

the average index value associated with each housing category weighted by the number of units. In the case of LIHTC, the average was weighted by the total number of low-income units in each property. Accompanying the housing category data are findings from the overall Seattle population. Included is the percentage of all individuals living in Census Tracts in percentile groups, and the average index value weighted by the number of individuals in a particular tract.

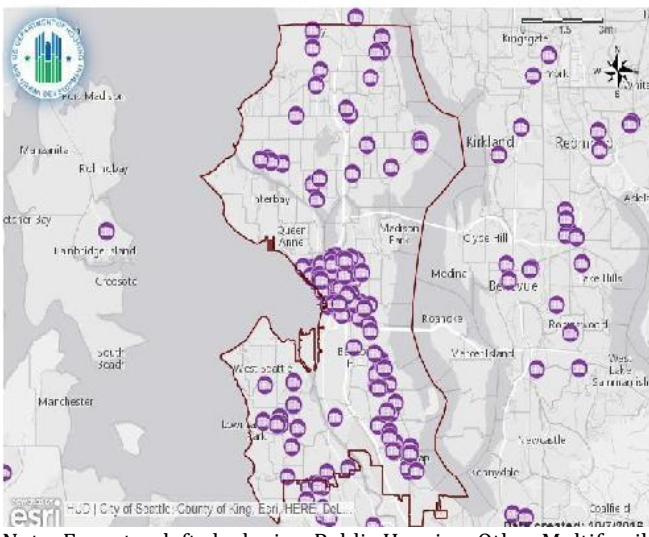
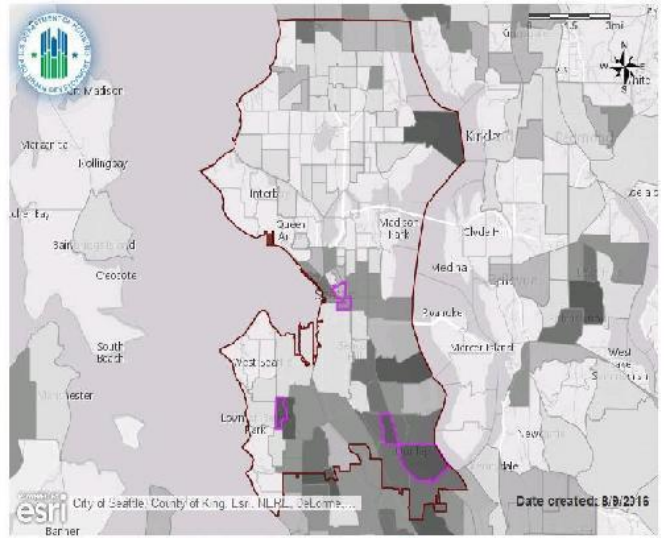
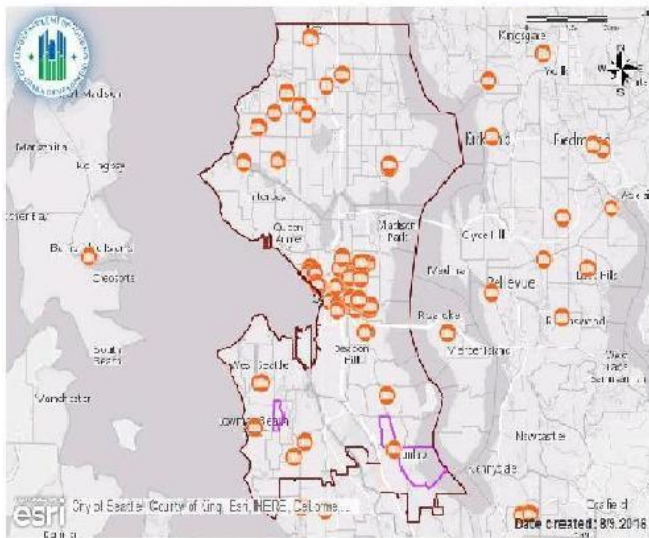
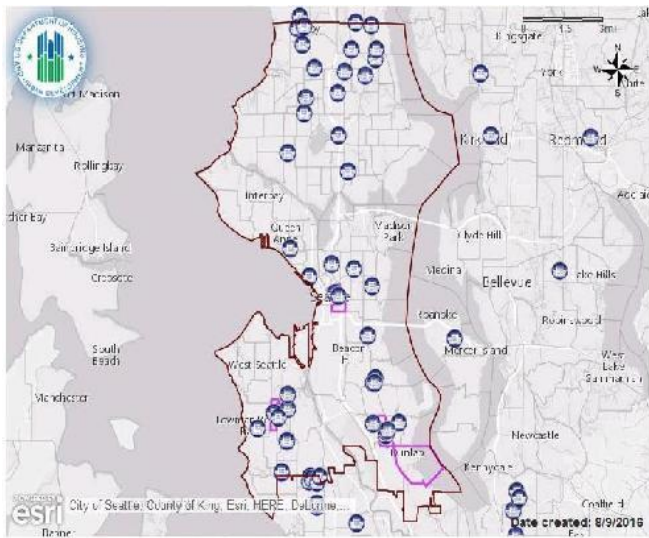
Low-Poverty Index: This index captures poverty in a given neighborhood. Values are percentile ranked nationally and range from 0 to 100. A higher poverty index indicates less exposure to poverty in a neighborhood.

Table 22: Low Poverty Index by Publicly Supported Housing Category, Seattle

Percentile	Public Housing (N=6,295)	Project-Based Section 8 (N=2,915)	Other Multifamily (N=628)	HCV (N=9,685)	LIHTC (N=15,204)	MFTE/IZ	Rental Housing Program	Seattle Census Tracts
80th to 100	4%	9%	3%	4%	1%	10%	4%	29%
60th to 80th	22%	24%	0%	18%	22%	33%	19%	34%
40th to 60th	23%	16%	39%	30%	28%	40%	30%	19%
20th to 40th	25%	24%	0%	22%	18%	9%	15%	10%
0 to 20th	26%	27%	58%	26%	31%	8%	32%	8%
Weighted Average	40	40	28	38	36	55	38	62

Source: HUD, AFFH_Tract Dataset V.3.1, Housing_Project Dataset V.3

Map 12: Publicly Supported Housing and Low Poverty Index



Note: From top left clockwise: Public Housing, Other Multifamily, HCV, Low Poverty Index, LIHTC, and Project-Based Section 8.

As seen in Table 22, the average index rating for Seattle tracts indicates that it fell within the 62nd percentile nationwide in exposure to poverty. Therefore, over three-fifths of the country experienced

greater poverty than Seattle. Map 12 details the location of publicly supported housing alongside the index map. Poverty is concentrated to the south, and is especially acute in and surrounding the downtown tracts. West Seattle, however, did not face near the level of poverty seen in the southeast. Exposure to poverty decreased to the north, however, elevated levels were again seen past the Green Lake neighborhood (Tract 27). A number of these tracts displayed Poverty Index values below 50 including Licton Springs (Tract 13), Northgate/Maple Leaf (Tract 12), Cedar Park/Meadowbrook (tracts 1 and 10), and Broadview/Bitter Lake (Tract 4.01).

Regarding categories of publicly supported housing, residents of such developments generally experienced greater exposure to poverty compared to all Seattle residents. Across all categories, a quarter or more of units resided in tracts below the 20th percentile. Additionally, no category saw more than 9% of its household served in the tracts least affected by poverty (80th percentile and above).

Other Multifamily developments exhibited the greatest exposure to poverty with an average index value of 28. Around 60% of Other Multifamily units were in tracts below the 20th percentile. As seen in the map, a number of these developments were located in downtown and southeastern tracts where poverty is concentrated. Units were also found in northern neighborhoods with low Poverty Index values (Cedar Park/Meadowbrook, Northgate/Male Leaf).

LIHTC experienced the second lowest average value at 36, followed by HCV with 38. Among the former, only 1% of low-income units were in the 80th to 100th percentile of the Low Poverty Index. In both LIHTC and HCV, close to 80% of units resided in tracts below the 60th percentile (77% and 7%, respectively). Both housing categories have a presence in the High Point R/ECAP (Tract 107.02) where 261 HCV units and 665 LIHTC units were found. The latter also contained a high concentration of units in Pioneer Square/International District (1,123 units in Tract 92).

The average Public Housing and Project-Based Section 8 unit was located in a tract at the 40th percentile. A high percentage of units in each were found in tracts below the 60th percentile (74% and 67% for Public Housing and Project-Based Section 8, respectively). Developments in high poverty tracts were found throughout the north, downtown, south, and West Seattle neighborhoods. Outside of the R/ECAP developments, Public Housing properties experiencing high poverty included Tri-Court in Broadview/Bitter Lake (22), Lake City Village in Cedar Park/Meadowbrook (23), and Westwood Heights in Roxhill/Westwood (24).

Project-Based Section 8 held the largest share of units in the 80th percentile or higher. Properties with lower exposure were those in the north including Laurel House (value of 87), Arbor House (82), and Theodora (82). However, over a majority fell into the bottom 40th percent nationwide. The large volume of Project-Based Section 8 properties in downtown Seattle contributed to this occurrence.

Regarding the MFTE/IZ and Rental Housing Program, both also trailed the city in terms of proximity to poverty. Compared to all other programs MFTE/IZ saw the fewest number of units in tracts with the greatest exposure to poverty (8%). This matched the corresponding share seen in Seattle overall. MFTE/IZ's average was carried by the 73% of units in tracts with index values ranging from the 40th to 80th percentile. Due to this, the average (55th percentile) nearly matched Seattle's overall total (62). The Rental Housing Program mirrored the trends found among the other publicly supported housing programs. The average unit was in the 38th percentile in terms of poverty. This placed it in a similar space to Public Housing, Project-Based Section 8, HCV, and LIHTC.

Table 23: Low Poverty Index by Publicly Supported Housing Category, Seattle

	Familial Status		Age		Disability		Race		Gender	
	Families with Children	All Other	Elderly	Non-Elderly	Disabled	Non-Disabled	Majority White	Majority People of Color	Majority Female	Majority Male
Public Housing	37	41	57	33	44	36	45	37	36	45
Project-Based Section 8	48	39	33	47	41	39	50	30	40	38
Other Multifamily	N/A	N/A	29	45	45	29	35	30	32	26
HCV	31	40	25	39	37	37	44	34	N/A	N/A
LIHTC	32	43	29	37	33	38	N/A	N/A	N/A	N/A

Source: HUD, AFFH_Tract Dataset V.3.1, Housing_Project Dataset V.3

Table 23 presents disparities in proximity to poverty between publicly supported housing across a number of demographic categories. Properties were identified as holding a majority of one demographic group in a similar methodology to that used previously in identifying publicly supported housing primarily serving families, the elderly, and disabled and their relation to segregation.¹³ For example, the Olive Ridge property in Public Housing was identified as “Majority Female” because 55% of occupied units were female-headed households according to HUD-provided data. This methodology is used across all index analyses. Gender data was not provided for HCV, and there are no Other Multifamily developments primarily serving families with children.

In terms of families with children, Project-Based Section 8 properties primarily serving this group had an average value of 48. This was the highest total across all housing types serving a similar population, and also above that experienced by Project-Based Section 8 properties not primarily serving families with children. For HCV, tracts with primarily non-family units experienced less exposure to poverty. However, both groups still displayed average values of 40 or below. This was similarly true for LIHTC properties serving families with children. Public Housing developments primarily serving families with children experienced only slightly higher poverty (average of 37) compared to those more likely to serve households without children (41).

Larger differences were seen in properties primarily serving elderly populations. In Public Housing, majority elderly developments on average were in the 57th percentile; thus similar to the citywide average. Primarily non-elderly developments fared worse with an average 24 points lower (33). This indicates that senior Public Housing developments experienced lower levels of poverty. In all other categories of publicly supported housing, primarily elderly units experienced higher levels of poverty than their younger peers. Across all primarily non-elderly developments were found to have an average Poverty index value 1.5 times higher than primarily elderly developments.

¹³ Data on publicly supported housing properties by demographic group was generated using the HUD-provided, AFFH Raw Data. For a number of properties, however, data was suppressed. Due to this, average index values may appear different when viewing the overall tables compared to those featuring specific demographic groups. Public Housing Data was missing for the 86 units in the Denice Hunt Townhomes, Stoneview Phase II, Meadowbrook View, Wisteria Court, and Longfellow Creek. For Project-Based Section 8 this included the 47 units in the Conbela Apartments, Lincoln Park Group Home, Cascade Cluster, Kateria House, 18th Avenue Apartments, and Argonaut Housing. For Other Multifamily this includes the 130 units in the Valor Apartments, Cheryl Chow Court, Argonaut House II, Hilltop House Apartments, and the Shirley Bridge Bungalows. For HCV this included the 230 units in tracts 5, 8, 11, 15, 20, 22, 25, 26, 27, 28, 29, 30, 31, 34, 36, 38, 39, 41, 43.01, 44, 45, 48, 51, 52, 56, 57, 58.02, 60, 61, 64, 65, 66, 67, 69, 71, 76, 78, 96, 97.01, 97.02, 98, 120, and 121.

Regarding disability, little difference existed between properties primarily serving the disabled versus non-disabled. This was especially true for HCV and Project-Based Section 8, where each groups displayed relatively equivalent averages. In Public Housing, developments primarily serving disabled individuals saw less poverty, but only by eight points higher than those primarily serving the non-disabled. The largest disparity was in Other Multifamily where properties primarily serving disabled individuals were located in tracts in the 45th percentile, while those not primarily serving disabled residents were in the 29th percentile. LIHTC was the only housing category in which properties primarily serving the non-disabled experienced less poverty those primarily targeting disabled individuals. However, the difference was small.

Across all publicly supported housing categories, properties with Majority White populations experienced less poverty than those with a majority of People of Color. In some instance, disparities were not as pronounced. Other Multifamily, Majority White properties saw an average value of 35, while properties with a majority of People of Color were in the 30th percentile. However, in both Public Housing and HCV the difference was at or near 10 points. Project-Based Section 8 properties saw the largest gap of 20 points.

In terms of gender, properties serving Majority Female and Male populations experienced poverty at similar levels. The housing category with the largest difference was Public Housing. Properties with Majority Female population resided in tracts with greater poverty (average 36). Majority Male properties, on the other hand, approached the 50th percentile.

Within Region

Table 24: Low Poverty Index by Publicly Supported Housing Category, Seattle MSA

Percentile	Public Housing	Project-Based Section 8	Other Multifamily	HCV	LIHTC	Seattle MSA Census Tracts
80th to 100	4%	9%	5%	7%	6%	28%
60th to 80th	8%	13%	3%	17%	16%	28%
40th to 60th	26%	24%	32%	22%	16%	22%
20th to 40th	28%	40%	20%	35%	39%	16%
0 to 20th	34%	15%	40%	19%	22%	5%
Weighted Average	32	39	32	40	37	61

Source: HUD, AFFH_Tract Dataset V.3.1, Housing_Project Dataset V.3

Table 24 represents proximity to poverty for each publicly supported housing category in the Seattle MSA excluding the City of Seattle. Overall, the region was found to have a similar weighted average (61) to the city (62). Likewise, similar proportions of the population were seen in each quintile. However, a larger percentage of the MSA population (21%) resided in tracts below the 40th percentile compared to Seattle (18%).

Overall, publicly supported housing was exposed to poverty at a similar level as seen in Seattle. Only with Public Housing experienced a substantial difference. In that case, Public Housing was located in marginally more prosperous tracts in Seattle (40th percentile average) than in the MSA (32nd). This disparity was largely fueled by the lower proportion of Public Housing units in MSA tracts ranging in the 60th to 80th percentile. In the MSA, only eight percent of units were in such tracts compared with 22% in Seattle.

School Proficiency Index: This index uses school-level data on the performance of 4th grade students on state exams to describe neighborhoods with high-performing elementary schools nearby and which are near lower performing schools. The index is a function of the percent of 4th grade students proficient in reading and math on state test scores for up to three schools within 1.5 miles of the Census Block Group. Values are percentile ranked, and range from 0 to 100. Higher scores indicate neighborhoods with higher school system quality.

Table 25: School Proficiency Index by Publicly Supported Housing Category, Seattle

Percentile	Public Housing (N=6,295)	Project-Based Section 8 (N=2,915)	Other Multifamily (N=628)	HCV (N=9,685)	LIHTC (N=15,204)	MFTE/IZ	Rental Housing Program	Seattle Census Tracts
80th to 100	18%	23%	16%	20%	27%	10%	30%	37%
60th to 80th	18%	23%	25%	12%	15%	41%	22%	25%
40th to 60th	43%	41%	35%	34%	21%	27%	24%	17%
20th to 40th	21%	13%	24%	34%	37%	18%	22%	19%
0 to 20th	0%	0%	0%	0%	0%	13%	1%	2%
Weighted Average	57	61	55	53	57	69	62	66

Source: HUD, AFFH_Tract Dataset V.3.1, Housing_Project Dataset V.3

The average Seattle resident lived in a block group in the 66th percentile in terms of School Proficiency. As seen in Map 13, the same geographic pattern for the Low Poverty Index is reflected in the School Proficiency Index. School quality drastically increased north of downtown, and again decreased towards the northern edge of Seattle. The highest performing schools were located in the northeast, Ballard, Queen Anne/Magnolia, and Lake Union neighborhoods. Similarly, West Seattle contained high performing school as well. Neighborhoods in the south again underperformed in relation to the rest of Seattle. Areas such as Beacon Hill, Roxhill/Westwood, and Rainier Beach were ranked below the 20th percentile.

All publicly supported housing categories compared favorable to Seattle’s average index value of 62.¹⁴ However, no category exceeded the citywide average. HCV was the furthest from Seattle’s total with clear disparities. Only 32% of HCV units were located in neighborhoods above the 60th percentile. This was the lowest among all housing categories. Moreover, nearly seven in 10 units were found in block groups in the 20th to 60th percentile. This indicates that opportunity gaps existed within the HCV program, and in comparison to the rest of Seattle. As seen in the map, the high density of voucher usage in the southeast, Greater Duwamish, and West Seattle were all areas with low-performing schools.

Project-Based Section 8 eclipsed all other categories and approached the city total as the average unit was located in a block in the 61st percentile. This category also experiences a reduced opportunity gap between properties as well. A large number of units are concentrated in Seattle’s downtown and east neighborhoods, which included schools ranging from the 10th to the 85th percentile in terms of proficiency. A collection of units were also located in northwest neighborhoods with relatively high performing schools (including Theodora, Burke-Gilman Place, Arbor House, etc.). Overall, close to a majority of Project-Based Section 8 units (46%) resided in block groups above the 60th percentile. The case is similar for Other Multifamily properties although there were fewer total units. These

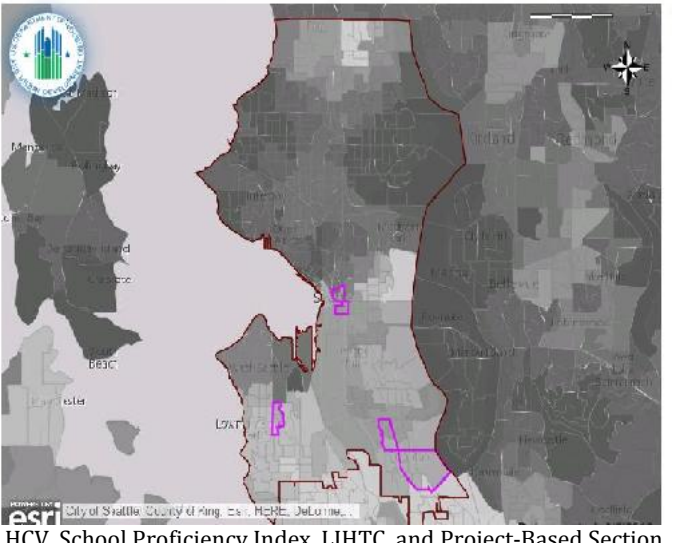
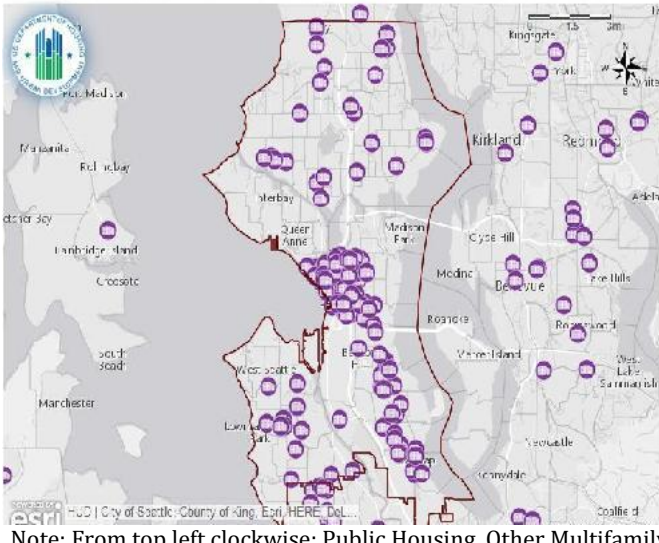
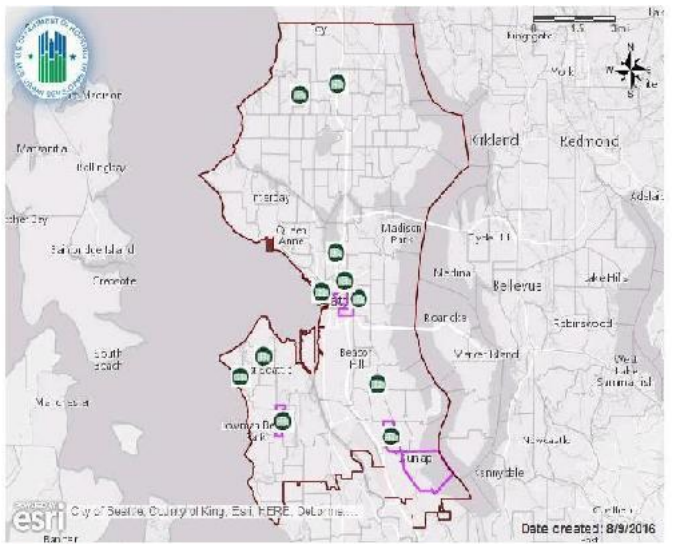
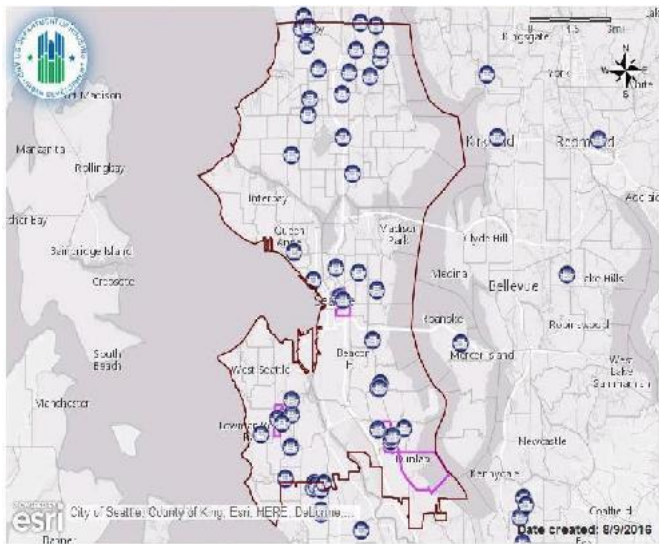
¹⁴ HUD AFFH Raw Data was used in the analysis of School Proficiency Index by Housing Category. HCV unit data was unavailable at the Block Group level, and so an average of the Index Value in each Block Groups was generated for each Census Tract.

developments were located in higher performing neighborhoods in the northwest, Lake Union, and southwest neighborhoods.

Public Housing and LIHTC's average of 57 was just below that seen in Project-Based Section 8. Public Housing properties were found high performing schools in block groups containing Bell Tower (Belltown), High Rise Phase 3 (Ravenna/Bryant), and the Denice Hunt Townhomes (Greenwood/Phinney Ridge), among others. However, 21% of units resided in block groups with schools performing at the 40th percentile or lower. These properties were located in the southeast, Delridge, and southwest neighborhoods. Such areas also held R/ECAPs with a number of Public Housing developments including Wisteria Court, Longfellow Creek, and Westwood Heights. Similarly, a number of Public Housing units were in the poorest performing neighborhoods in Seattle's north (Jackson Park Village for instance).

Forty-two percent of LIHTC low-income units were in block groups in the 60th percentile or higher. A large number of such developments were in the high performing neighborhoods of Ravenna/Bryant, Laurelhurst/Sand Point, Cascade/Eastlake, and Belltown. However, due to the large concentration of low-income units to the south and West Seattle, 37% of LIHTC units fell between the 20th and 40th percentile.

Map 13: Publicly Supported Housing and School Proficiency Index



Note: From top left clockwise: Public Housing, Other Multifamily, HCV, School Proficiency Index, LIHTC, and Project-Based Section 8.

Regarding the other publicly supported housing programs in Seattle, the MFTE/IZ and Rental Housing programs outperformed all other publicly supported housing programs. The average of the former surpassed Seattle itself (69th percentile). A majority of MFTE/IZ units were in block groups in the 60th percentile or above. While it did not exceed it, Rental Housing Program units only slightly trailed Seattle’s average. Once again, a majority of units were in block groups above the 60th percentile. Additionally, only one percent of units had the lowest quality schools, which was less than experienced by the city overall.

Table 26: School Proficiency Index by Publicly Supported Housing Category, Seattle

	Familial Status		Age		Disability		Race		Gender	
	Families with Children	All Other	Elderly	Non-Elderly	Disabled	Non-Disabled	Majority White	Majority People of Color	Majority Female	Majority Male
Public Housing	46	61	61	56	69	47	54	58	47	71
Project-Based Section 8	52	61	57	66	69	58	72	49	57	67
Other Multifamily	N/A	N/A	57	60	70	69	75	49	54	72
HCV	38	58	53	52	73	43	67	42	N/A	N/A
LIHTC	57	65	54	57	55	58	N/A	N/A	N/A	N/A

Source: HUD, AFFH_Tract Dataset V.3.1, Housing_Project Dataset V.3

Table 26 presents the average School Proficiency Index values for publicly supported housing across a number of demographic categories. Regarding properties primarily serving families, interestingly average index values for such properties were lower than that seen in properties primarily serving non-families across all housing categories. HCV fared the worst with an average of 38, which is 20 points lower than the average in tracts with HCV units primarily serving non-families. Public Housing and Project-Based Section 8 properties primarily serving non-families both exhibited an average index value of 61. In each instance, developments primarily serving families approached or were just above the 50th percentile in school proficiency. LIHTC experienced higher averages than all other categories regardless of the presence of children.

Regarding resident age, average school proficiency values were similar in all publicly supported housing categories regardless of the presence of elderly residents. The greatest difference was in regards to Project-Based Section 8. Properties primarily serving the elderly saw an average index of 57, while non-elderly developments averaged 66.

In three of the publicly supported housing categories (Public Housing, Project-Based Section 8, and HCV), units in which persons with disabilities were the majority of residents were in areas with higher performing schools. The gap was especially evident in regards to Public Housing. Properties serving majority of disabled residents were in neighborhoods with an average index value of 69. This was over 20 points above that seen in majority non-disabled properties. Other Multifamily developments experienced relatively similar levels of school proficiency regardless of disability (70 for primarily disabled and 69 for majority non-disabled). LIHTC was the only category in which properties primarily serving the non-disabled saw a higher average. As with Other Multifamily, however, the difference was minimal.

Majority White developments were located in neighborhoods with better schools on average in three of the housing categories. Project-Based Section 8, Other Multifamily, and HCV all experienced similar differences between properties serving a majority of White and People of Color-headed households. In each instance, Majority White properties saw an average index value about 1.5 times that of properties with predominantly People of Color. Tracts featured a majority of HCV units occupied by People of Color exhibited the lowest average percentile (42nd). For Public Housing, neither group of developments fared well. Each was found to have an average unit in the 50th percentile range. In this instance, properties predominantly serving People of Color were actually located in somewhat higher performing neighborhoods (58 compared to 54, respectively).

In all publicly supported housing with gender data, properties with a majority of male-headed households were in neighborhoods with greater school proficiency. Gender disparities were greatest in Public Housing. Majority Male properties experienced an average value of 71, while Majority Female developments fell behind at 47. A similar gap was seen in Other Multifamily. Majority Female properties in Project-Based Section 8 did not face as stark a contrast, but lagged behind their male peers by an average of 10 percentile points.

Within Region

Table 27: School Proficiency Index by Publicly Supported Housing Category, Seattle MSA

Percentile	Public Housing	Project-Based Section 8	Other Multifamily	HCV	LIHTC	Seattle MSA Census Tracts
80th to 100	11%	10%	1%	8%	9%	25%
60th to 80th	15%	18%	15%	17%	18%	23%
40th to 60th	19%	24%	38%	22%	21%	21%
20th to 40th	33%	30%	25%	37%	34%	22%
0 to 20th	21%	17%	21%	16%	18%	9%
Weighted Average	41	43	39	42	41	56

Source: HUD, AFFH_Tract Dataset V.3.1, Housing_Project Dataset V.3

Table 27 represents the average School Proficiency values for each category of publicly supported housing in the Seattle MSA, as well as that for the region overall. Overall, MSA residents reside closer to lower quality schools than experienced in Seattle. The average MSA resident lived in a tract in the 56th percentile for school proficiency. In Seattle, this average rose to the 66th percentile. Sixty-two percent of Seattle’s population resided in tracts in the 60th percentile or higher. The same was true of only 48% of MSA residents. Moreover, a higher proportion of those outside Seattle lived in tracts ranking in the bottom quintile (9%) than seen in the City (2%).

Similarly, publicly supported housing residents in Seattle were found to live closer to quality schools than seen in the larger region. In the MSA, all categories averaged around the 40th percentile with Project-Based Section 8 exhibiting the highest average percentile (43). Each category in Seattle surpassed their respective average seen in the MSA; again indicating that Seattle publicly supported housing residents face less disparities in education compared to the larger region.

Jobs Proximity Index: This index quantifies the accessibility of a given residential neighborhood in relation to its distance to all job locations within the jurisdiction. Values are percentile ranked, and range from 0 to 100. Higher index values indicate better access to employment opportunities for residents of a neighborhood.

Table 28: Jobs Proximity Index by Publicly Supported Housing Category, Seattle

Percentile	Public Housing (N=6,295)	Project-Based Section 8 (N=2,915)	Other Multifamily (N=628)	HCV (N=9,685)	LIHTC (N=15,204)	MFTE/IZ	Rental Housing Program	Seattle Census Tracts
80th to 100	50%	53%	51%	31%	55%	69%	61%	26%
60th to 80th	10%	14%	27%	24%	26%	16%	19%	26%
40th to 60th	26%	18%	8%	31%	14%	7%	9%	20%
20th to 40th	11%	13%	13%	12%	3%	9%	8%	17%
0 to 20th	3%	2%	1%	1%	2%	0%	3%	10%
Weighted Average	69	72	76	64	77	80	77	58

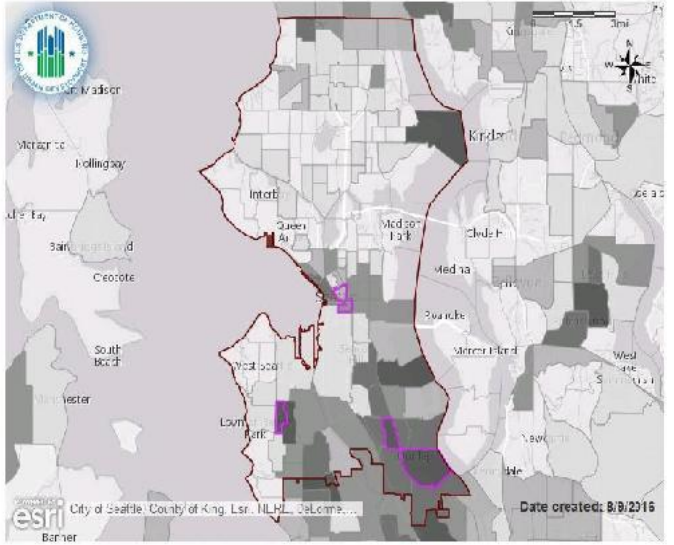
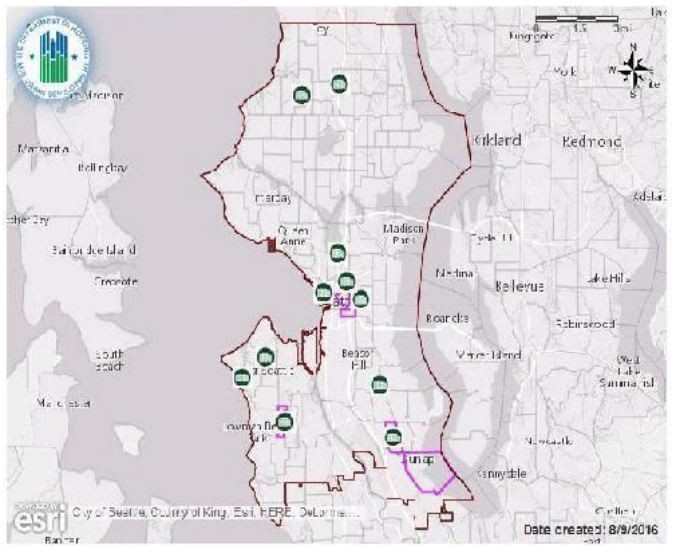
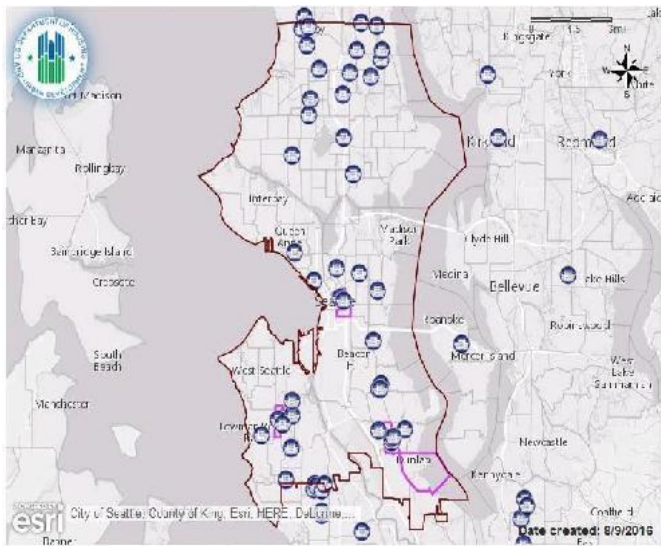
Source: HUD, AFFH_Tract Dataset V.3.1, Housing_Project Dataset V.3

Seattle’s average Jobs Proximity Index was 58. As seen in Map 14, the densest concentration of employment opportunities were in the downtown and Greater Duwamish areas where index values range from 80 to 99. However, only 26% of Seattle’s population lived in such tracts. Almost half of Seattle residents (47%) resided in neighborhoods below the 60th percentile. Proximity to employment was far lower for neighborhoods in West Seattle, the north, and northwest.

Each category of publicly assisted housing fared as well or better than Seattle. LIHTC exhibited the highest average index value (77), and also had the largest concentration of units in tracts in the 80th percentile or higher. This was driven by the large concentration of units in and around Seattle’s downtown. For instance, the Morrison Hotel and Josephinum in the Downtown Commercial Core (190 and 130 units, respectively) along with YWCA Opportunity Place in Cascade/East Lake (130 units) were all located in tracts above the 95th percentile. Moreover, only five percent of units were found in tracts below the 40th percentile.

Other Multifamily nearly matched LIHTC’s average (76), and also had a majority of units in tracts at the 80th percentile or above. Such units were in employment centers in downtown and north Seattle. These included the Hilltop House Apartments, The Bart Harvey, and Cheryl Chow Court. The average Project-Based unit also was in above the 70th percentile (72nd). These properties experienced an even larger share of units in the 80th percentile or above (53%). Given the high concentration of Project-Based Section 8 in downtown tracts, this was not surprising. A number of properties exhibited index values above the 90th percentile including Stewart House (96), Lasalle Apartments (96), and Market House (96).

Map 14: Publicly Supported Housing and Jobs Proximity Index



Note: From top left clockwise: Public Housing, Other Multifamily, HCV, Jobs Proximity Index, LIHTC, and Project-Based Section 8.

Public Housing properties on average are located in tracts in the 69th percentile in terms of job proximity. This appears to be due to the widespread siting of such developments. A majority of units reside in communities in the 80th percentile or above (50%). Again, concentrations of units are located in downtown (Yesler Terrace, Bell Tower) and northern tracts where employment is plentiful. Regarding the latter, Stone View Village and Stoneview Phase II were each in the 95th percentile in Haller Lake. Seattle's north also included Cedarvale Village; High Rise Phases I and II; and the Scattered Sites in Northgate/Maple Leaf. All exhibited robust index values.

Among publicly supported housing categories, HCV most closely resembled Seattle at large. Unlike the other categories, HCV did not have a majority of its units in the 80th percentile or above. Instead, this was true for only 31% of units. That same share of units was in tracts ranging from the 40th to 60th percentile. Despite the large presence of HCV to the south, units are largely in R/ECAP tracts with lower Job Proximity values. This included South Beacon Hill/New Holly (53rd percentile), Rainier Beach (50th percentile), and High Point (38th percentile).

The MFTE/IZ and Rental Housing programs also exceeded the city in terms of proximity to employment opportunities. The former saw a greater average ranking than not only Seattle, but all other publicly supported housing categories. Nearly 70% of units were in block groups with the largest concentration of jobs. Moreover, no MFTE/IZ units were in the lowest performing block groups. The Rental Housing Program experienced an average Jobs Proximity Index in the 77th percentile, while all Seattle residents fall into the 58th percentile. This was buoyed by six in ten affordable units located in tracts in the upper quintile.

Table 29: Jobs Proximity Index by Publicly Supported Housing Category, Seattle

	Familial Status		Age		Disability		Race		Gender	
	Families with Children	All Other	Elderly	Non-Elderly	Disabled	Non-Disabled	Majority White	Majority People of Color	Majority Female	Majority Male
Public Housing	51	76	58	73	84	55	65	71	57	85
Project-Based Section 8	80	71	72	71	79	69	64	79	67	79
Other Multifamily	N/A	N/A	70	87	87	70	80	67	66	92
HCV	48	72	65	65	87	55	75	57	N/A	N/A
LIHTC	73	83	80	77	81	76	N/A	N/A	N/A	N/A

Source: HUD, AFFH_Tract Dataset V.3.1, Housing_Project Dataset V.3

Table 29 presents the average Jobs Proximity Index values for publicly supported housing across a number of demographic categories. In terms of properties primarily serving families, Section 8 experienced the highest average job proximity values. Primarily family developments saw an average value of 80. Residents in development primarily non-family developments lagged behind, but were still ranked in the 71st percentile. For Public Housing, LIHTC and HCV, primarily non-family developments were on average closer to employment opportunities.

In terms of developments primarily serving the elderly, little difference in access to opportunity was evident for Section 8, LIHTC, and HCV residents. In all cases, the average value for each group was close to that seen across all such publicly supported housing types. In Public Housing and Other

Multifamily, however, primarily non-elderly developments saw average values that were 25% greater than those experienced by primarily elderly properties. Public Housing developments serving mostly elderly households exhibited the lowest average in the group with a value of 58.

Across all publicly supported housing types, properties serving a primarily disabled clientele were on average located closer to employment centers. For Public Housing (84), Other Multifamily (87), HCV (87), and LIHTC (81) properties with mainly disabled individuals were in the 80th percentile range. This was a higher average than seen across all categories overall, and Seattle itself. Disparities were evident between the two demographic groups as primarily non-disabled properties exhibited low averages. This was especially true for Public Housing and HCV where the average unit was in the 55th percentile.

For Public Housing and Project-Based Section 8, developments with a majority of People of Color-led households experienced a higher average rank (71 and 79, respectively) than seen in majority White properties (65 and 64, respectively). These averages also exceeded that seen across all Public Housing and Project-Based Section 8 units. The opposite was true for Other Multifamily and HCV. In the former, Majority White properties were in the 80th percentile, while Majority Minority developments saw an average 20% lower. The gap was more pronounced in HCV as Majority Minority tracts trailed White properties by nearly 20 percentile ranks.

In all publicly supported housing with gender data, properties with a majority of male-head households were in neighborhoods with increased access to jobs. The gap between such properties and those primarily serving female headed-households was especially pronounced in Public Housing. Majority female properties ranked below the 60th percentile, while those with majority male populations were on average in the 85th percentile. While not as pronounced, significant disparities were also seen in Project-Based Section 8 and Other Multifamily.

Within Seattle

Table 30: Jobs Proximity Index by Publicly Supported Housing Category, Seattle MSA

Percentile	Public Housing	Project-Based Section 8	Other Multifamily	HCV	LIHTC	Seattle MSA Census Tracts
80th to 100	14%	33%	33%	14%	34%	18%
60th to 80th	40%	26%	17%	35%	27%	19%
40th to 60th	23%	13%	37%	29%	19%	21%
20th to 40th	16%	21%	8%	19%	11%	21%
0 to 20th	7%	6%	5%	4%	8%	22%
Weighted Average	57	62	63	57	63	47

Source: HUD, AFFH_Tract Dataset V.3.1, Housing_Project Dataset V.3

Table 30 represents the average Jobs Proximity values for each category of publicly supported housing in the Seattle MSA, as well as that for the region overall. Similar to School Proficiency, Seattle again outpaces the rest of the region in terms of proximity to employment opportunities. The average Seattle resident lived in a community ranking in the 58th percentile, while a similar MSA resident saw an average 11 points lower in the 47th percentile. This indicates that job opportunities are more concentrated in Seattle than the larger MSA.

Publicly supported housing units in Seattle were also closer to job opportunities on average than similar residents in the MSA. However, just as publicly supported residents in Seattle outperformed the city as a whole on average, the same was true in the greater region. Publicly supported housing units in the MSA were closer to jobs on average than the MSA population as a whole. As noted previously, MSA publicly supported housing units were primarily located in tracts with larger shares of People of Color. These tracts also tend to be in urban areas containing more jobs than suburban and rural tracts which are prevalent throughout the greater MSA.

Labor Market Engagement Index: This index provides a summary description of the relative intensity of labor market engagement and human capital in a neighborhood. This measure is based on the level of employment, labor force participation, and educational attainment in a census tract. The values are percentile ranked nationally, and range from 0 to 100. The higher the score, the higher a neighborhood’s labor force participation and human capital.

Table 31: Labor Market Engagement Index by Publicly Supported Housing Category, Seattle

Percentile	Public Housing (N=6,295)	Project-Based Section 8 (N=2,915)	Other Multifamily (N=628)	HCV (N=9,685)	LIHTC (N=15,204)	MFTE/IZ	Rental Housing Program	Seattle Census Tracts
80th to 100	35%	53%	27%	39%	44%	80%	50%	73%
60th to 80th	19%	8%	19%	22%	18%	8%	16%	12%
40th to 60th	11%	17%	22%	19%	15%	8%	18%	8%
20th to 40th	22%	22%	13%	19%	23%	4%	15%	5%
0 to 20th	13%	0%	20%	1%	0%	0%	2%	2%
Weighted Average	57	70	52	67	68	85	71	83

Source: HUD, AFFH_Tract Dataset V.3.1, Housing_Project Dataset V.3

The average Seattle resident lived in a Census tract ranked in the 83rd percentile nationally in Labor Market Engagement. In the previous section, we saw that Job Proximity values were highest throughout the south. However, the opposite is true for the Labor Market Index. Although jobs may be closer to individuals residing in southern tracts, individuals in the north were more likely to be engaged in the labor market itself. Despite this, nearly all segments of the City experienced robust engagement. Almost three-quarters of Seattle residents lived in areas in the 80th percentile or higher. Only seven percent of Seattle’s population fell below the 40th percentile. This included the Rainier Beach, First Hill, and South Beacon Hill/New Holly neighborhoods.

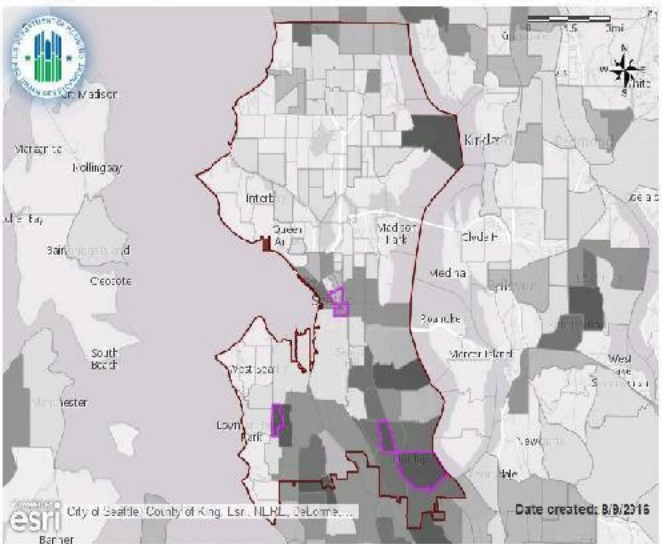
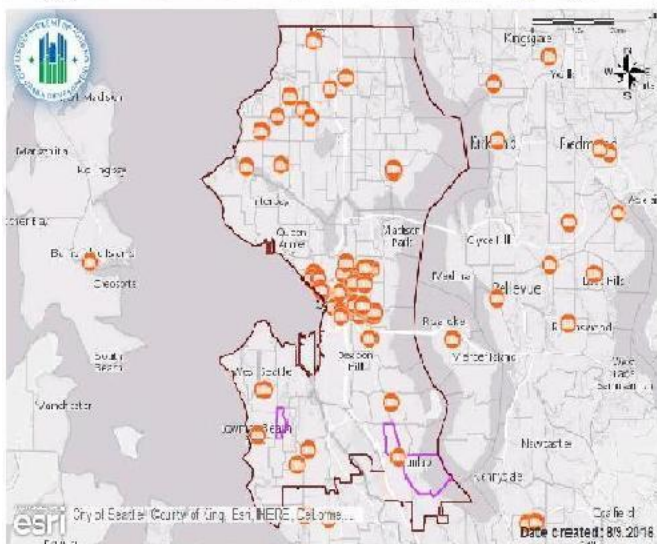
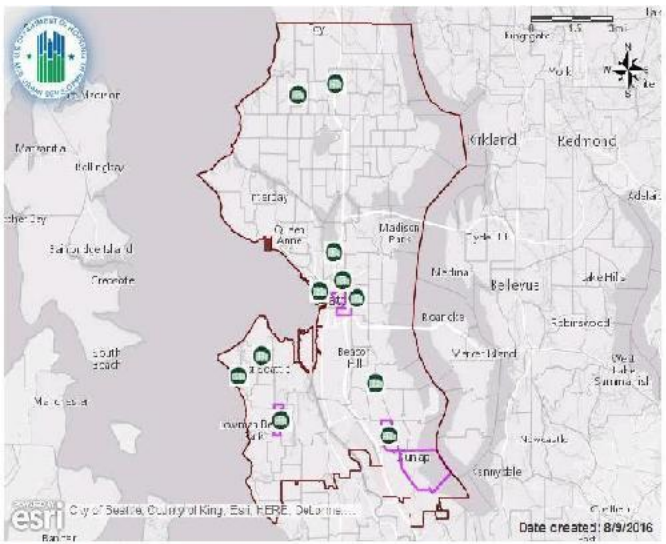
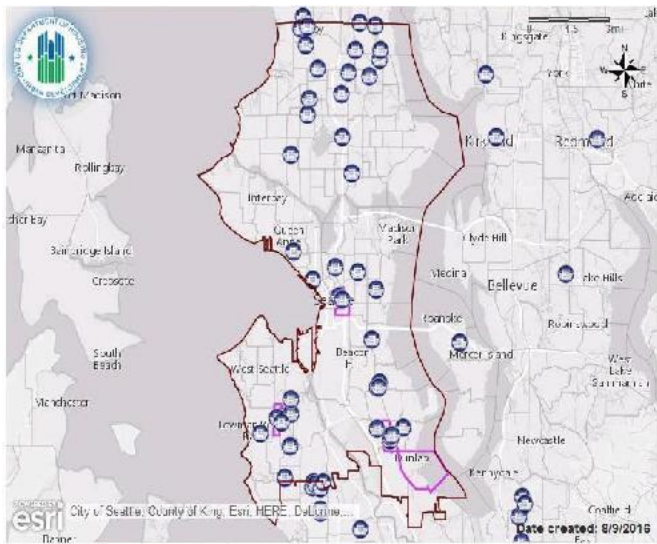
Project-Based Section 8 displayed the highest average ranking (70th percentile). LIHTC and HCV slightly trailed this total with the average unit in the 68th and 69th percentile, respectively. Regarding Project-Based Section 8, a majority of units were concentrated in tracts in the 80th percentile or higher. This was largely due to the presence of units in the north and east. No units were located in tracts in the 20th percentile or below, and only 22% fell in the 20th to 40th percentile range. LIHTC and HCV units, on the other hand, tended to be more equitably distributed across the city. In each, around 40% of units scored 80 or higher, while about one-fifth fall below the 40th percentile nationwide. Just one percent of HCV units were in the lowest quintile tracts. Such units were found in the First Hill R/ECAP.

Public Housing and Other Multifamily developments lagged behind the others with an average in the 50th percentile range. Only 35% of units were in the upper quintile, while 13% were located in tracts at or below the 20th percentile. As with HCV, these units were all located in the First Hill R/ECAP where the Yesler Terrace and Jefferson Terrace properties were found. Another 22% of units were in tracts ranging from the 20th to 40th percentile. These included the High Rise Phase III (University District), SSHP City Funded (Broadview/Bitter Lake), and New Holly Phase III (South Beacon Hill/new Holly) properties.

Other Multifamily exhibited the lowest average value in the 52nd percentile. These developments also experienced the lowest share of units in the top quintile with 27% across all categories. This is likely in part because a number of units were in or surrounding R/ECAPs (specifically in regards to the Providence Elizabeth House and Providence Peter Claver House). These units accounted for a large number of the households in tracts below the 20th percentile. Due to this, Other Multifamily held the largest share of units in the bottom quintile.

Similarly to the publicly supported housing categories discussed, the Rental Housing Program also fell short of Seattle in regards to labor market engagement. The average unit was in the 71st percentile, which was greater than any category outside of MFTE/IZ. Half of the units in this program were in the 80th percentile or above. Thirty-five percent of units, however, fell below the 60th percentile. MFTE/IZ was the only publicly supported housing category that actually outpaced Seattle in labor market engagement with the average unit in the 85th percentile. This was carried in large part by the 80% of units in tracts in the 80th percentile or higher. Additionally, less units are in the bottom two quintiles (4%) than seen in Seattle overall (7%).

Map 15: Publicly Supported Housing and Labor Market Engagement Index



Note: From top left clockwise: Public Housing, Other Multifamily, HCV, Labor Market Engagement Index, LIHTC, Project-Based Section 8.

Table 32: Labor Market Engagement Index by Publicly Supported Housing Category, Seattle

	Familial Status	Age	Disability	Race	Gender
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	Families with Children	All Other	Elderly	Non-Elderly	Disabled	Non-Disabled	Majority White	Majority People of Color	Majority Female	Majority Male
Public Housing	65	54	76	50	60	54	64	54	54	62
Project-Based Section 8	87	69	65	76	74	68	75	66	66	75
Other Multifamily	N/A	N/A	62	78	78	62	71	60	63	64
HCV	59	69	40	71	74	63	73	62	N/A	N/A
LIHTC	63	76	57	69	61	73	N/A	N/A	N/A	N/A

Source: HUD, AFFH_Tract Dataset V.3.1, Housing_Project Dataset V.3

Table 32 presents average Labor Market Engagement Index values for publicly supported housing across a number of demographic categories. Developments primarily serving families with children in Public Housing and Section 8 were likely to experience higher levels of labor market engagement. The former experienced an average value of 65, while units in primarily non-family developments fell into the 54th percentile. Project-Based Section 8 properties primarily serving families with children experienced the highest average Labor Market Proximity index value among all categories (87th percentile). In this category as well, properties primarily serving non-families fell behind with an average 18 percentile ranks lower. Within HCV, tracts with a majority of non-family units experienced greater labor market engagement. Those containing a majority of units occupied by families with children fell below the 60th percentile. Primarily non-family LIHTC properties also fared better by 13 points compared to those developments targeting families with children.

In four publicly supported housing categories, primarily non-elderly properties were more likely to be located in tracts with greater labor market engagement than primarily elderly developments. This was especially true in HCV, where tracts with a majority of non-elderly units had an average index value nearly two times (1.7) higher than that seen in tracts with a majority of elderly units. This gap was less pronounced in Project-Based Section 8, LIHTC, and Other Multifamily. In each instance, primarily elderly properties were in or approaching the 60th percentile range while primarily non-elderly properties exceeded this average by 10 percentile ranks or more. Only Public Housing properties primarily serving the elderly exhibited a higher engagement average with 76. This was also greater than seen across all other housing types. The average primarily non-elderly, Public Housing property was in the 50th percentile.

Labor market engagement was found to be higher for all primarily disabled properties aside from LIHTC. However, the difference between such properties and those serving a majority of non-disabled residents was not great. Other Multifamily, Project-Based Section 8, and HCV primarily serving disabled residents all saw average index values above the 70th percentile. The largest disparity in access was in Other Multifamily, where primarily non-disabled properties saw an average value of 62. Public Housing developments serving primarily non-disabled individuals had the lowest average in the group with 60. LIHTC saw the highest average among developments primarily serving the non-disabled at the 73rd percentile, while primarily disabled properties were on average located in the 61st percentile.

Across all publicly supported housing, Majority White developments were on average located in tracts with greater labor market engagement. Similar to disability, Majority White developments for Other Multifamily, Project-Based Section 8, and HCV saw averages exceeding the 70th percentile. Properties with a majority of People of Color-led households were largely found in tracts with averages in the 60th

to 70th percentile range. For Public Housing, this average fell to 54. In each instance, properties predominantly serving People of Color average around 10 points lower than that seen for Majority White properties.

In terms of gender, properties for which a majority of residents were male had higher average engagement values. The differences were not necessarily large (less than 10 points in each case). Majority male, Project-Based Section 8 developments saw the highest average (75th percentile), as well as the highest average for majority female developments (66th percentile). Public Housing saw a similar gap between majority male and female properties. Little difference in regards to gender was evident within HCV.

Within Region

Table 33: Labor Market Engagement Index by Publicly Supported Housing Category, Seattle

Percentile	Public Housing	Project-Based Section 8	Other Multifamily	HCV	LIHTC	Seattle MSA Census Tracts
80th to 100	9%	18%	2%	10%	11%	26%
60th to 80th	11%	20%	11%	16%	15%	24%
40th to 60th	22%	32%	15%	23%	25%	23%
20th to 40th	37%	15%	53%	35%	33%	20%
0 to 20th	22%	16%	19%	16%	17%	6%
Weighted Average	39	50	35	43	44	58

Source: HUD, AFFH_Tract Dataset V.3.1, Housing_Project Dataset V.3

Table 33 represents the average Labor Market Engagement values for each category of publicly supported housing in the Seattle MSA, as well as that for the region overall. Overall, MSA residents experienced less engagement with the labor market than Seattle residents. The former exhibited an average percentile ranking in the 58th percentile compared with Seattle’s average of the 83rd percentile. This indicates that Seattle residents were employed and attained higher levels of education than in the greater region. Nearly three-quarters of Seattle residents resided in tracts in the index’s upper quintile. The same was true of only 26% of MSA residents.

Similar to publicly supported housing in Seattle, such households exhibited lower average engagement across all categories compared to the overall population. However, publicly supported housing in the MSA also lagged behind their respective programs in Seattle. In Seattle, the category with the lowest average was Other Multifamily in the 52nd percentile. No publicly supported housing category in the MSA reached this average. Project-Based Section 8 residents experienced the greatest average engagement, but only reached the 50th percentile. This indicates that residents of supported housing in Seattle faced fewer disparities in accessing the local labor market than those in supported housing in the larger region.

Low Transportation Cost Index: This index is based on estimates of transportation costs for a three-person, single-parent family with income at 50% of the median income for renters in the region. Values are percentile ranked, and range from 0 to 100. The higher the index, the lower the cost of transportation in the census tract.

Table 34: Low Transportation Cost Index by Publicly Supported Housing Category, Seattle

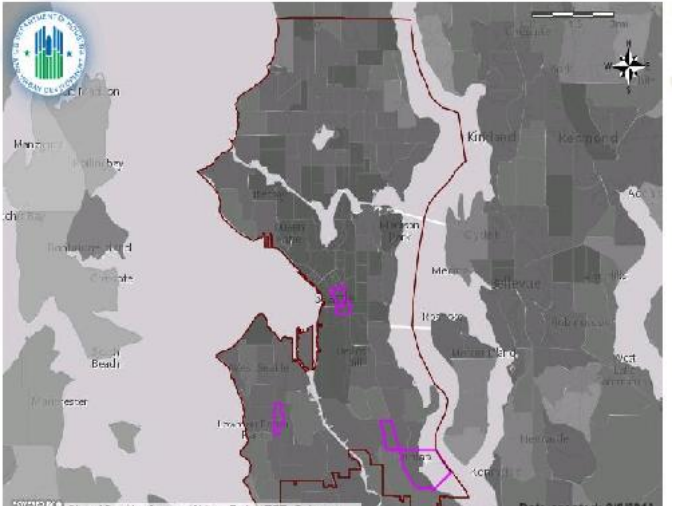
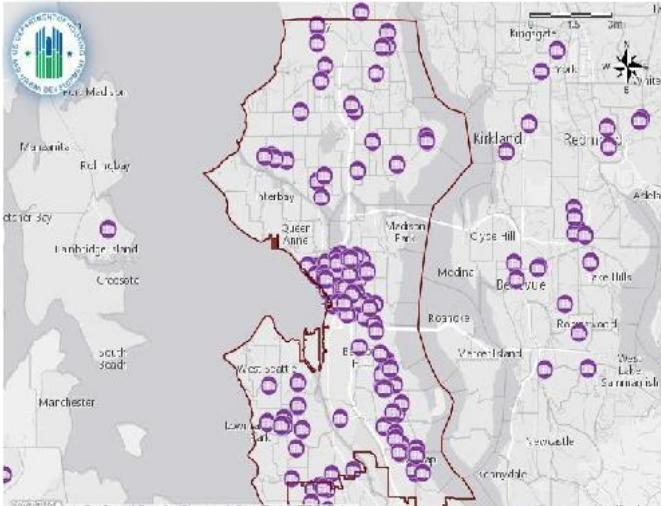
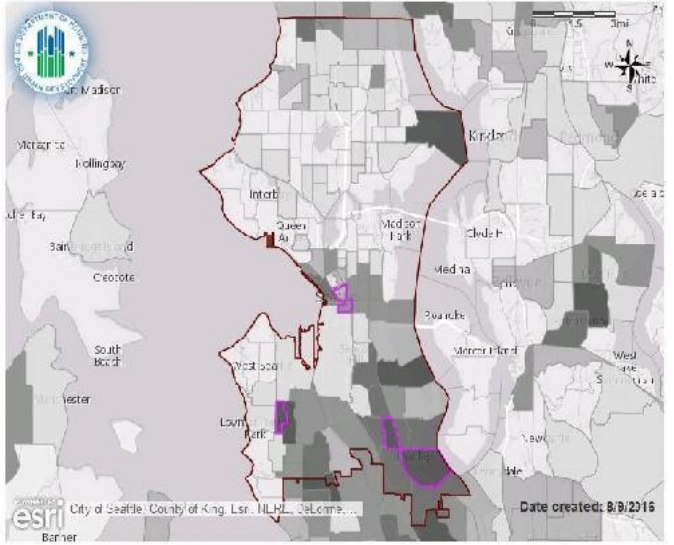
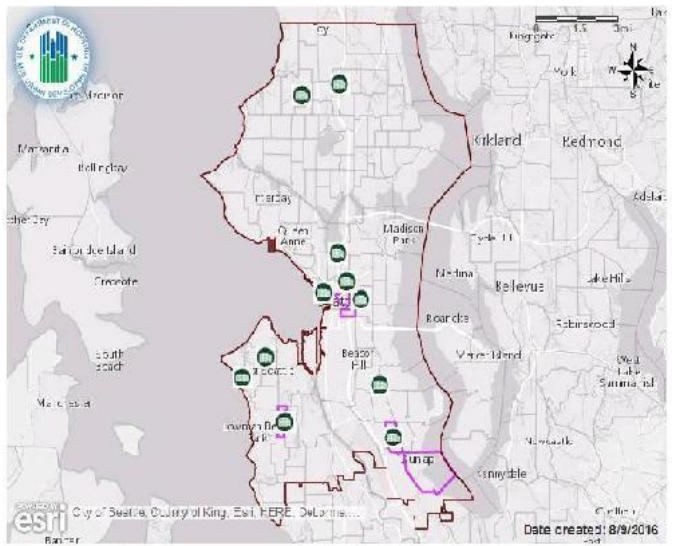
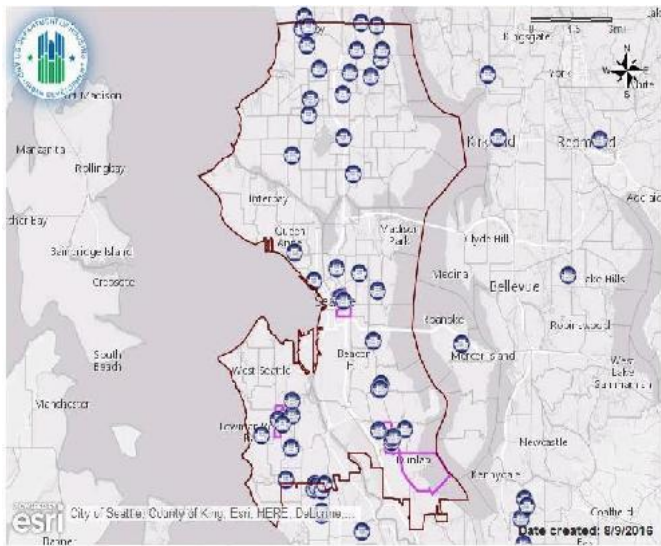
Percentile	Public Housing (N=6,295)	Project-Based Section 8 (N=2,915)	Other Multifamily (N=628)	HCV (N=9,685)	LIHTC (N=15,204)	MFTE/IZ	Rental Housing Program	Seattle Census Tracts
80th to 100	99%	95%	100%	94%	99%	100%	99%	88%
60th to 80th	1%	5%	0%	6%	1%	0%	1%	12%
40th to 60th	0%	0%	0%	0%	0%	0%	0%	0%
20th to 40th	0%	0%	0%	0%	0%	0%	0%	0%
0 to 20th	0%	0%	0%	0%	0%	0%	0%	0%
Weighted Average	93	94	93	91	93	94	94	88

Source: HUD, AFFH_Tract Dataset V.3.1, Housing_Project Dataset V.3

Seattle uniformly experienced lower transportation costs than most of the nation. The average index value across all tracts was in the 88th percentile, and about 90% of the population lived in tracts in ranked the 80th percentile or higher nationwide. Not only did publicly supported housing categories meet this low cost, but they also exceeded it with averages in the 90th percentile or better.

Table 34 presents average Low Transportation Cost Index values for publicly supported housing across a number of demographic categories. In terms of disparities few are found between any groups in all categories of publicly supported housing. All rank at or near the 90th percentile nationwide in terms of low transportation costs. HCV appears to have the greatest difference between demographic groups, but it is minimal.

Map 16: Publicly Supported Housing and Low Transportation Cost Index



Note: From top left clockwise: Public Housing, Other Multifamily, HCV, Low Transportation Cost Index, LIHTC, Project-Based Section 8.

Table 35: Low Transportation Cost Index by Publicly Supported Housing Category, Seattle

	Familial Status		Age		Disability		Race		Gender	
	Families with Children	All Other	Elderly	Non-Elderly	Disabled	Non-Disabled	Majority White	Majority People of Color	Majority Female	Majority Male
Public Housing	88	95	92	93	96	90	93	93	91	96
Project-Based Section 8	94	94	95	93	96	93	94	94	93	95
Other Multifamily	N/A	N/A	92	94	94	93	94	91	91	97
HCV	86	93	92	91	98	88	95	88	N/A	N/A
LIHTC	93	94	94	93	94	93	N/A	N/A	N/A	N/A

Source: HUD, AFFH_Tract Dataset V.3.1, Housing_Project Dataset V.3

Within Region

Table 36: Low Transportation Cost Index by Publicly Supported Housing Category, Seattle MSA

Percentile	Public Housing	Project-Based Section 8	Other Multifamily	HCV	LIHTC	Seattle MSA Census Tracts
80th to 100	63%	60%	57%	50%	65%	29%
60th to 80th	26%	23%	16%	32%	27%	36%
40th to 60th	8%	16%	25%	15%	7%	22%
20th to 40th	3%	0%	2%	3%	1%	11%
0 to 20th	0%	0%	0%	0%	0%	1%
Weighted Average	78	78	73	74	79	65

Source: HUD, AFFH_Tract Dataset V.3.1, Housing_Project Dataset V.3

Table 36 represents the average Low Transportation Cost values for each category of publicly supported housing in the Seattle MSA, as well as that for the region overall. While still exhibiting a robust average percentile ranking (65th), the MSA significantly trailed Seattle in terms of the cost of public transportation (average of 88th percentile). While publicly supported housing residents in each category experienced greater access to low-costing public transportation than MSA residents overall, they too lagged behind their peers in Seattle. The latter all exhibited average percentile rankings in the 90th percentile, while MSA supported housing residents fell into the 70th to 80th percentile. This indicates that more affordable transportation can be accessed by low-income communities in Seattle compared to the MSA.

Transit Trip Index: This index is based on estimates of transit trips taken by a three-person, single-parent family with income at 50% of the median income for renters of the region. Values are

percentile ranked nationally, and range 0 to 100. Higher index values indicate that residents in a neighborhood are more likely to use public transportation.

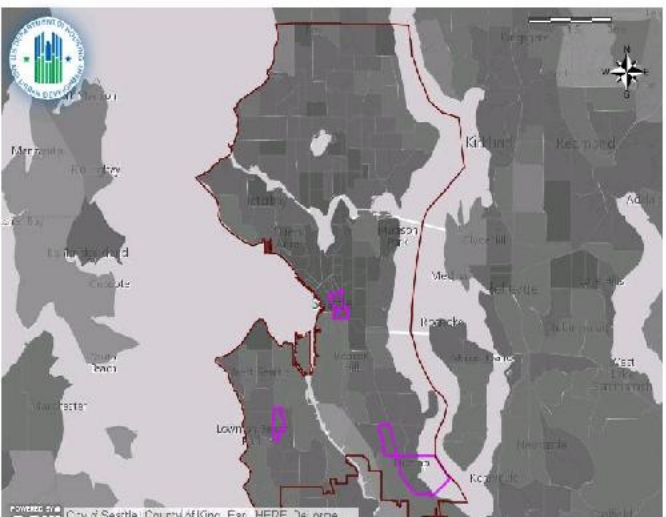
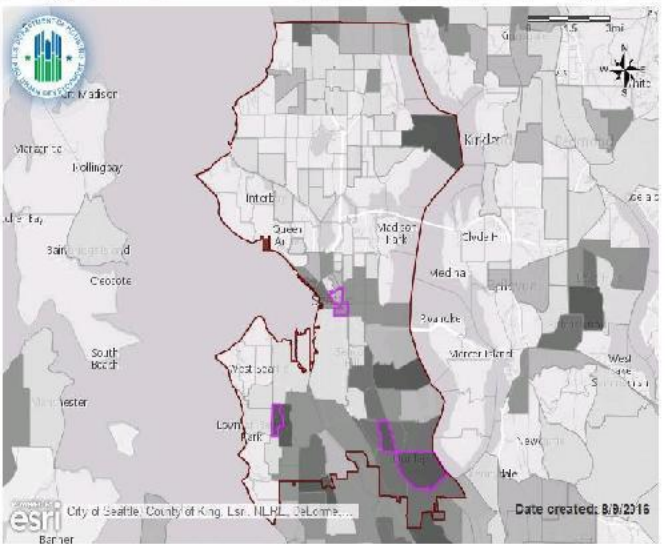
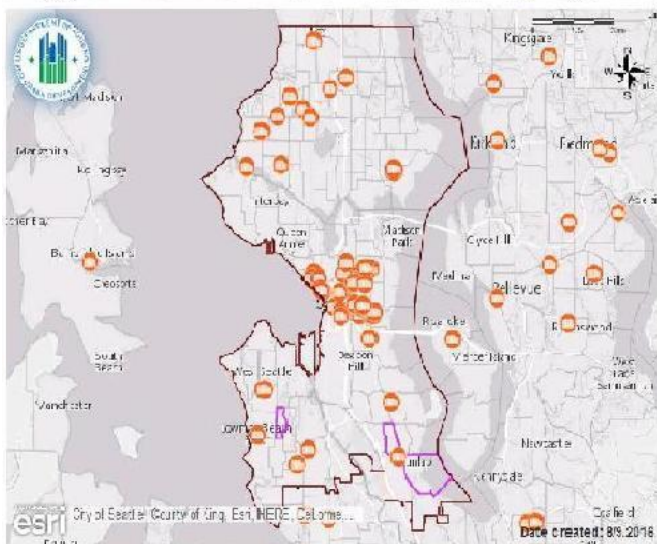
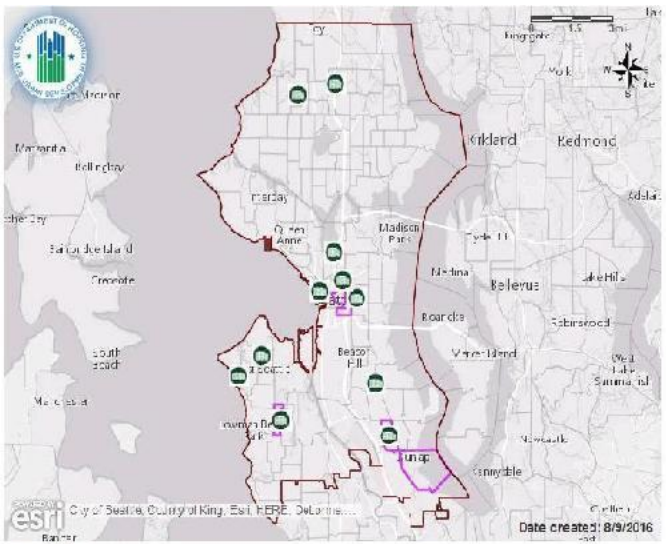
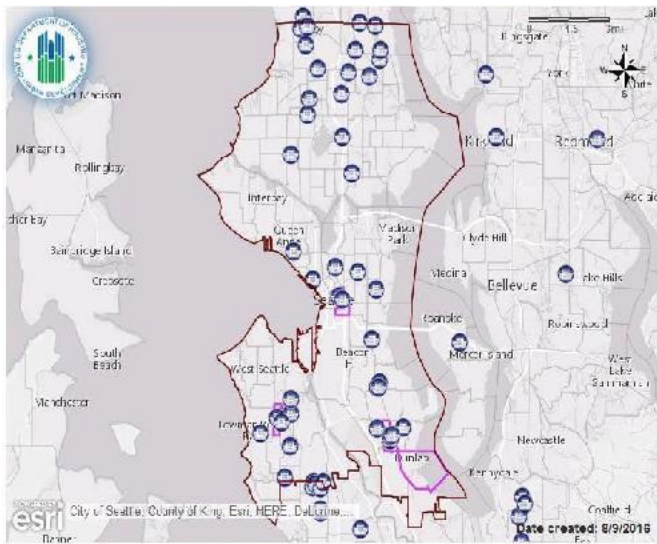
Table 37: Transit Trip Index by Publicly Supported Housing Category, Seattle

Percentile	Public Housing (N=6,295)	Project-Based Section 8 (N=2,915)	Other Multifamily (N=628)	HCV (N=9,685)	LIHTC (N=15,204)	MFTE/IZ	Rental Housing Program	Seattle Census Tracts
80th to 100	100%	92%	100%	92%	97%	96%	94%	88%
60th to 80th	0%	8%	0%	8%	3%	4%	6%	12%
40th to 60th	0%	0%	0%	1%	0%	0%	0%	0%
20th to 40th	0%	0%	0%	0%	0%	0%	0%	0%
0 to 20th	0%	0%	0%	0%	0%	0%	0%	0%
Weighted Average	90	91	90	89	91	91	91	87

Source: HUD, AFFH_Tract Dataset V.3.1, Housing_Project Dataset V.3

Once again, Seattle exhibited an impressive transportation ranking. Ninety percent of the city’s population lived in tracts in the 80th percentile or higher, and the citywide average was in the 87th percentile. Twelve percent of the population ranked in the 60th to 80th percentile. The lowest Transit Trip index values were seen in the Greater Duwamish neighborhood. All publicly supported housing categories experienced a higher average index value than Seattle overall. Furthermore, all Public Housing and Other Multifamily units were located in tracts with values of 80 or higher. Only HCV saw a small number of units in the 60th to 80th percentile (Tract 56 located in the Magnolia neighborhood).

Map 17: Publicly Supported Housing and Transit Trip Index



Note: From top left clockwise: Public Housing, Other Multifamily, HCV, Transit Trip Index, LIHTC, Project-Based Section 8.

Table 38 presents average Low Transportation Cost Index values for publicly supported housing across a number of demographic categories. In examining average index values for each group in each

publicly supported housing category we again see that units experienced exceptional Transit Trip index values. All ranked at or near the 90th percentile nationwide.

Table 38: Transit Trip Index by Publicly Supported Housing Category, Seattle

	Familial Status		Age		Disability		Race		Gender	
	Families with Children	All Other	Elderly	Non-Elderly	Disabled	Non-Disabled	Majority White	Majority Minority	Majority Female	Majority Male
Public Housing	87	91	90	90	92	88	90	90	89	92
Project-Based Section 8	91	91	91	90	92	90	92	90	90	91
Other Multifamily	N/A	N/A	90	90	90	90	90	90	89	92
HCV	85	90	91	88	93	87	92	86	N/A	N/A
LIHTC	90	91	91	90	91	90	N/A	N/A	N/A	N/A

Source: HUD, AFFH_Tract Dataset V.3.1, Housing_Project Dataset V.3

Within Region

Table 39: Transit Trip Index by Publicly Supported Housing Category, Seattle MSA

Percentile	Public Housing	Project-Based Section 8	Other Multifamily	HCV	LIHTC	Seattle MSA Census Tracts
80th to 100	77%	64%	49%	56%	67%	33%
60th to 80th	23%	35%	44%	40%	30%	50%
40th to 60th	0%	1%	7%	3%	3%	14%
20th to 40th	0%	0%	0%	0%	0%	2%
0 to 20th	0%	0%	0%	0%	0%	0%
Weighted Average	82	82	78	79	81	72

Source: HUD, AFFH_Tract Dataset V.3.1, Housing_Project Dataset V.3

Table 39 represents the average Transit Trip values for each category of publicly supported housing in the Seattle MSA, as well as that for the region overall. The same patterns noted in the Low Transportation Cost regional analysis hold here as well. In terms of both the region overall and specifically publicly supported housing, Seattle residents experienced greater access to, and face fewer disparities toward, public transportation. MSA Publicly supported housing did exhibit higher average totals than MSA residents overall, which is likely due to their greater proximity to urban centers than the population at large.

Environmental Health Index: This index summarizes potential exposure to harmful toxins. Values are percentile ranked nationally, and range from 0 to 100. Higher index values indicate less exposure to toxins harmful to human health and better neighborhood environmental quality.

Table 40: Environmental Health Index by Publicly Supported Housing Category, Seattle

Percentile	Public Housing (N=6,295)	Project-Based Section 8 (N=2,915)	Other Multifamily (N=628)	HCV (N=9,685)	LIHTC (N=15,204)	MFTE/IZ	Rental Housing Program	Seattle Census Tracts
80th to 100	0%	0%	0%	0%	0%	0%	0%	0%
60th to 80th	0%	0%	0%	0%	0%	0%	0%	0%
40th to 60th	0%	0%	0%	0%	0%	0%	0%	0%
20th to 40th	21%	17%	20%	26%	29%	14%	9%	30%
0 to 20th	79%	83%	80%	74%	71%	86%	91%	70%
Weighted Average	11	9	11	13	11	10	9	15

Source: HUD, AFFH_Tract Dataset V.3.1, Housing_Project Dataset V.3

Similar to the transportation indices, nearly identical levels of environmental quality were seen in Seattle and all publicly supported housing categories. However, neither fares well nationally. All categories saw an average ranking in the 16th percentile or lower. In looking at the Environmental Health Index map, no area of the city truly experienced better quality compared to another.

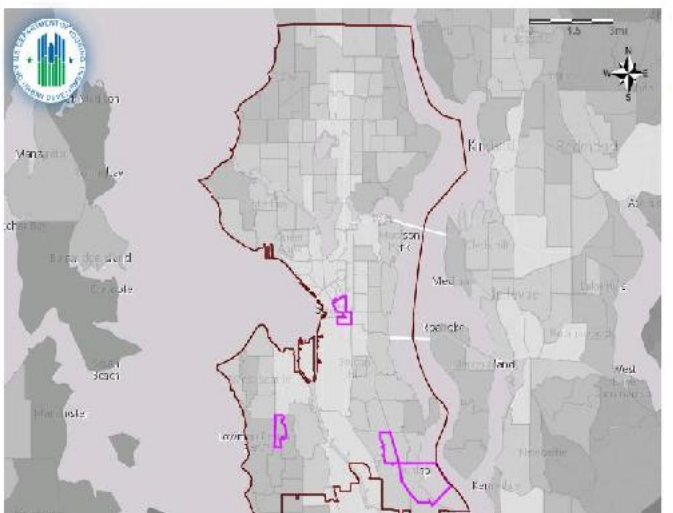
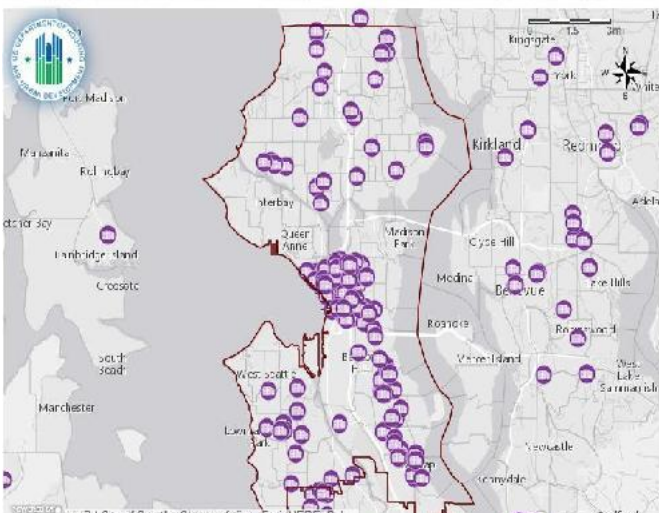
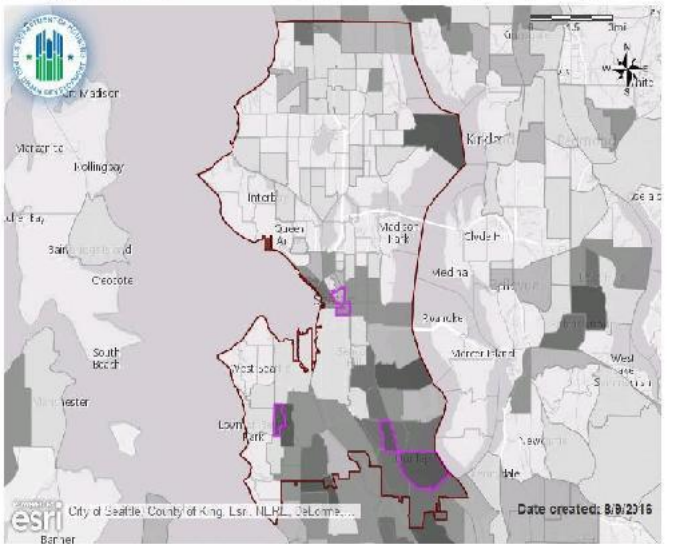
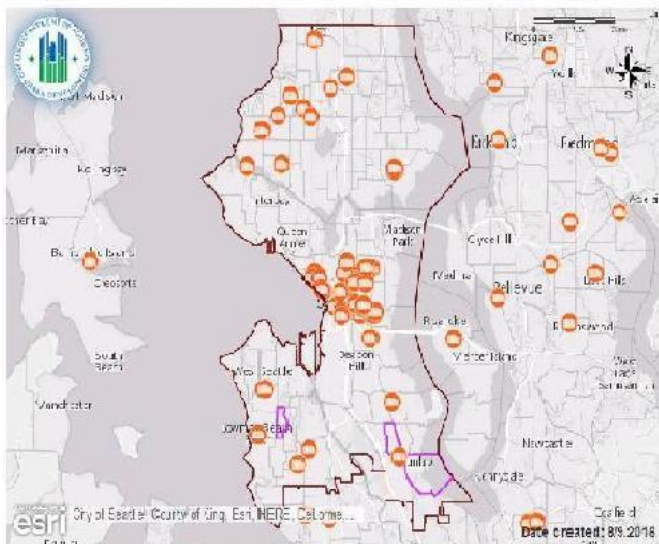
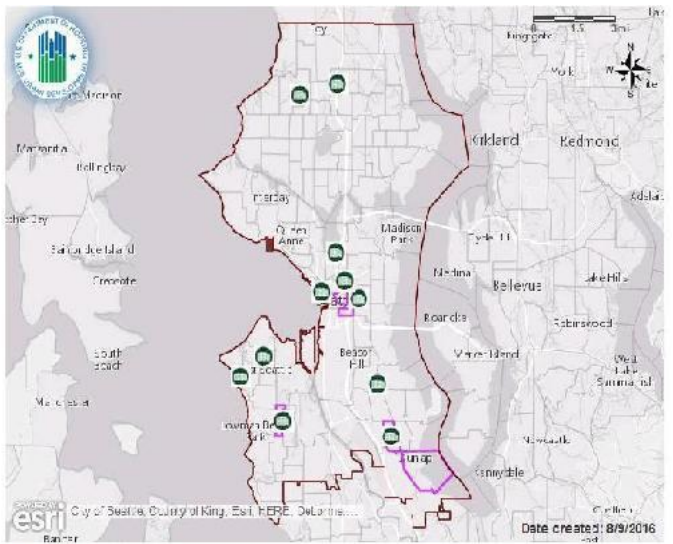
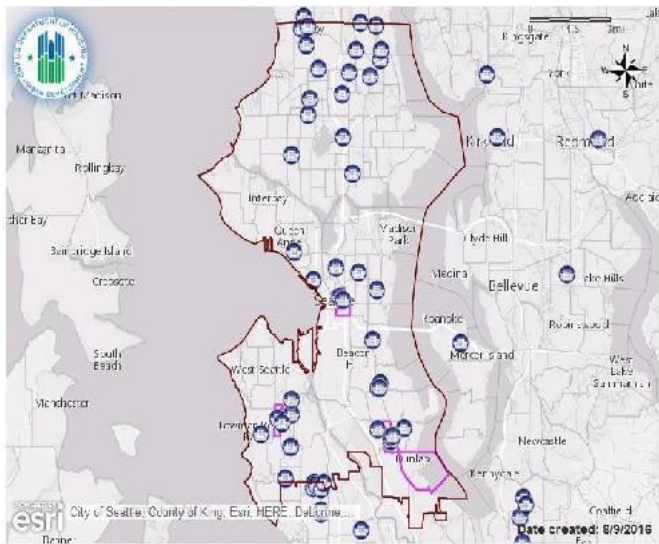
Table 40 presents average Environmental Health Index values for publicly supported housing across a number of demographic categories. Despite average index values being low across publicly supported housing types, there were some slight disparities evident across demographic groups. With Public Housing and HCV, developments serving primarily family households experienced slightly better environmental quality yet still failed to break into the 20th percentile nationwide. For all categories, properties serving a primarily non-disabled population exhibited higher average values. Gender disparities were also seen in Public Housing and Other Multifamily. While all categories saw majority female properties experience better environmental quality, this was particularly true for those housing categories.

Table 41: Environmental Health Index by Publicly Supported Housing Category, Seattle

	Familial Status		Age		Disability		Race		Gender	
	Families with Children	All Other	Elderly	Non-Elderly	Disabled	Non-Disabled	Majority White	Majority Minority	Majority Female	Majority Male
Public Housing	18	8	12	10	6	15	12	11	15	6
Project-Based Section 8	9	9	10	8	6	11	12	7	11	7
Other Multifamily	N/A	N/A	14	8	8	14	11	14	16	4
HCV	19	10	13	13	6	15	10	15	N/A	N/A
LIHTC	12	10	12	11	11	12	N/A	N/A	N/A	N/A

Source: HUD, AFFH_Tract Dataset V.3.1, Housing_Project Dataset V.3

Map 18: Publicly Supported Housing and Environmental Health Index



Note: From top left clockwise: Public Housing, Other Multifamily, HCV, Environmental Health Index, LIHTC, Project-Based Section 8.

Table 42: Environmental Health Index by Publicly Supported Housing Category, Seattle MSA

Percentile	Public Housing	Project-Based Section 8	Other Multifamily	HCV	LIHTC	Seattle MSA Census Tracts
80th to 100	0%	0%	7%	1%	0%	4%
60th to 80th	3%	5%	5%	3%	4%	9%
40th to 60th	0%	3%	12%	8%	6%	18%
20th to 40th	67%	51%	58%	58%	56%	50%
0 to 20th	30%	40%	17%	30%	34%	19%
Weighted Average	24	24	33	26	26	35

Source: HUD, AFFH_Tract Dataset V.3.1, Housing_Project Dataset V.3

Table 42 represents the average Environmental Health Index values for each category of publicly supported housing in the Seattle MSA, as well as that for the region. Overall, the MSA experienced greater levels of environmental health than Seattle, but still trailed the nation as a whole (average of 35th percentile). Publicly supported housing residents were also more likely to live in environmentally healthier tracts compared to their peers in Seattle. Interestingly, while there was little difference in terms of environmental health between Seattle residents and those in publicly supported housing, the gaps were larger in the MSA. While the average resident resides in a tract in the 35th percentile, all publicly supported housing categories aside from Other Multifamily failed to rise above the 26th percentile. While this indicates the disparities may exist in the larger region, such residents still encountered marginally improved environmental health compared to those in Seattle.

V Fair Housing Analysis (continued)

D. Disability and Access Analysis

1. Population Profile

- a. How are persons with disabilities geographically dispersed or concentrated in the jurisdiction and region, including R/ECAPs and other segregated areas identified in previous sections?**
- b. Describe whether these geographic patterns vary for persons with each type of disability or for persons with disabilities in different age ranges.**

2. Housing Accessibility

- a. Describe whether the jurisdiction and region have sufficient affordable, accessible housing in a range of unit sizes.**
- b. Describe the areas where affordable accessible housing units are located. Do they align with R/ECAPs or other areas that are segregated?**
- c. To what extent are persons with different disabilities able to access and live in the different categories of publicly supported housing?**

3. Integration of Persons with Disabilities Living in Institutions and Other Segregated Settings

- a. To what extent do persons with disabilities in or from the jurisdiction or region reside in segregated or integrated settings?**
- b. Describe the range of options for persons with disabilities to access affordable housing and supportive services.**

4. Disparities in Access to Opportunity

- a. To what extent are persons with disabilities able to access the following? Identify major barriers faced concerning:**
 - i. Government services and facilities**
 - ii. Public infrastructure (e.g., sidewalks, pedestrian crossings, pedestrian signals)**
 - iii. Transportation**
 - iv. Proficient schools and educational programs**
 - v. Jobs**

- b. Describe the processes that exist in the jurisdiction and region for persons with disabilities to request and obtain reasonable accommodations and accessibility modifications to address the barriers discussed above.
 - c. Describe any difficulties in achieving homeownership experienced by persons with disabilities and by persons with different types of disabilities.
5. Disproportionate Housing Needs
- a. Describe any disproportionate housing needs experienced by persons with disabilities and by persons with certain types of disabilities.
6. Additional Information
- a. Beyond the HUD-provided data, provide additional relevant information, if any, about disability and access issues in the jurisdiction and region affecting groups with other protected characteristics.
 - b. The program participant may also describe other information relevant to its assessment of disability and access issues.

Key Findings

HOW DOES THE AFH DEFINE A DISABILITY OR DISABLING CONDITION?

As referenced and summarized earlier in the AFH in the Demographic Summary, this analysis provides more detail on the population profile of disabled residents living in Seattle and the metro area. The HUD-Provided table's 1 and 13 provide estimates from the 2009-2013 ACS of disabled populations within the city and Metro area by type of disability. The types of disability included are hearing difficulty, vision difficulty, cognitive difficulty, ambulatory difficulty, self-care difficulty, and independent living difficulty.

Census Bureau subject definitions indicate that the disability items on ACS questionnaire are designed to identify "serious difficulty with four basic areas of functioning – hearing, vision, cognition, and ambulation." The documentation Bureau's documentation further states that, "These functional limitations are supplemented by questions about... difficulty bathing and dressing, and difficulty performing errands such as shopping.

Overall, the ACS *attempts* to capture six aspects of disability, which can be used together to create an overall disability measure, or independently to identify populations with specific disability types. In providing data from the ACS, HUD notes that the "definition of 'disability' used by the Census Bureau may not be comparable to reporting requirements under HUD programs" Used by the city and metro area for program level data.

Per Seattle/King County Public Health, disability can be defined in many ways, but generally refers to a restriction in ability to perform the major activities of life because of a physical, mental, or emotional impairment or condition. An impairment is the loss or abnormality of body structure or of a physical or psychological function. Impairments can be physical (e.g., cancer or loss of a limb), functional (e.g., loss of sight), emotional (e.g., schizophrenia or depression), or cognitive (e.g., developmental delay).

HOW IS THE IMPACT OF A DISABILITY MEASURED?

Disability is typically measured by the degree to which an impairment limits function in activities. Measurement of disability was motivated by the Americans with Disabilities Act (ADA), which in 1990 mandated equal access for people with disabilities. This created a need for measures that could describe the need for accommodation and track whether people with specific limitations were adequately accommodated. In response, the US Census Bureau modified its questions on disability to report the prevalence of a subset of six common types of limitations likely to require accommodation under the ADA. The ADA calls these 'disabilities'. The types of disability included are hearing difficulty, vision difficulty, cognitive difficulty, ambulatory difficulty, self-care difficulty, and independent living difficulty.

CONCERN ABOUT UNDERREPORTING FOR PEOPLE WITH DISABILITIES

Advocates report that stigma of being perceived of or coping with the challenges of living and working with a disabling condition creates a serious disincentive to report oneself as a person with a disability. The federal definitions of disability, particularly for cognitive and developmental disabilities, are not labels which individuals are likely to want to adopt because of the tendency to equate to being seen as less capable, less valuable, or more likely to have difficulty adapting to jobs, social and living environments. Because of this issue, we caution that though Census data and ACS information document smaller numbers of people living with disabilities, ***this data could significantly mask the magnitude of the number of people now, and particularly as Seattle gains population and as people who live here now grow older because it is based on self-reporting.***

CRITICAL NEED TO ADDRESS BARRIERS FOR PEOPLE WITH DISABILITIES NOW BECAUSE OF CURRENT NEED AND DEMOGRAPHIC OF CHANGES ON THE HORIZON

Consider that:

- While most the households in the broader Seattle-Tacoma-Bellevue, WA Metro Area are families, ***the majority of city of Seattle households are non-family households, most of whom live alone.*** Census Bureau data indicates that 41% (117,054 Seattle households) were people living alone compared to 28% (385,195 Metro households) To the extent that people living alone experience disabling conditions now or as they age, the demand for accessible transit, accessible housing, assistance to stay in housing, and the need for accessible public facilities and are likely to outpace capacity.
- Much of Seattle's housing stock and built environment is older; dating back to the pre-WWII era when the private and public sector rarely addressed physical accessibility proactively. HUD released the ***Accessibility of America's Housing Stock: Analysis of the 2011 American Housing Survey (AHS)*** in March 2015, and it states:

"Our analysis finds that almost one third of America's current housing is potentially modifiable, but we estimate ***that just 0.15% of housing is currently wheelchair accessible...***33% are potentially modifiable (e.g. step-less entry from the exterior, bathroom and bedroom on the entry level or presence of elevator in the unit),***but only 3.8% of all housing stock is liveable for individuals***

with moderate mobility difficulty.”

At present, the City has not compiled data that reflects housing units in Seattle that are permitted as ADA accessible housing units or estimating potentially modifiable units. But assuming the trend documented in the HUD study applies to Seattle, that lack of accessible housing would validate the Seattle’s Commission for People with Disabilities prioritization of accessible housing and transit as the highest needs in the community.

PROFILE OF PEOPLE WITH DISABILITIES

- The most common category of disability that the ACS finds, both for seniors and adults overall, is an ambulatory difficulty (“serious difficulty walking or climbing stairs”). The ACS finds that **about 1 in 20 adults (5% in Seattle and 7% in the broader metro area) and 1 in 5 seniors (22% in both the city and metro area) are disabled by an ambulatory difficulty**. Whether a person relies on a wheelchair, or just has difficulty with balance; pedestrian plans, street infrastructure, signage, and navigability on more than just two feet is critical. Universal design issues that make our built environments accessible and efficient will be important for an increasing percentage of our population.
- Based on the information obtained directly from the Census Bureau. In both the city of Seattle and the broader Metro area, roughly 3 percent of the total civilian noninstitutionalized population is disabled by a hearing difficulty and roughly 2 percent are disabled with a vision difficulty
- Seniors have substantially higher rates of disability than do adults generally: more than a third of seniors (35 percent in Seattle and 36 percent in the metro area) are estimated to have a disability; this compares to about 1 in 10 adults (about 10 percent in Seattle and 13 percent in the metro area). Overall, seniors make up about 44 percent of the disabled adults in Seattle and 41 percent of those in the region.
- ***Elderly households and Disabled individuals comprise a higher concentration of publicly supported housing residents than seen in the larger Seattle population.*** Majorities of households served in the Other Multifamily (90%) and Project-Based Section 8 (61%) programs included seniors. Disabled individuals are prevalent in HCV (40% of residents), Public Housing (36%), and Project-Based Section 8 (35%).

EDUCATION AND EMPLOYMENT BARRIERS FOR PEOPLE WITH DISABILITIES

Despite improvements in accessibility and accommodation since passage of the ADA, educational attainment among people with disabilities is still limited. Compared to adults without activity limitations, those with 1 or more limitations were more likely to ...

- ...terminate their formal education before graduating from high school
- ... complete no more than a high school degree or equivalency certification.
- ... attend some college but leave before attaining a bachelor’s degree.

Disability was strongly linked to employment status (BRFSS data 2009-2011). Disability rates among ...

- ... adults who were unable to work: 88%.
- ... retired adults: 41%
- ... unemployed adults: 26%
- ... employed adults: 17%

- ... adults who were homemakers or students: 17%

Adults with activity limitations were employed, but at significantly lower levels than those without limitations.

- Overall, only half of working age adults with activity limitations were employed, compared to 85% of those without limitations.
- Employment varied with type of activity limitation, but even those with hearing limitation, who had the highest employment rates, did not reach the employment rate of adults without limitations.
- Among adults age 16 and older with earnings, median earnings of men with activity limitation were 62% of the median earnings of men without limitations. For women, the ratio was 65% (data not shown).
- People with cognitive difficulties saw their share of the unemployed increase by 164% since 2009. (See section on Access to Opportunities – Employment)

WHERE DO PEOPLE WITH DISABILITIES LIVE IN SEATTLE/METRO AREA?

- In Seattle, areas where disproportionately high shares of the population are disabled. include several neighborhoods in and around downtown Seattle including the Downtown Commercial Core, Belltown, South Lake Union, First Hill, Pioneer Square/International District, and Judkins Park. High rates of disability are also found in some neighborhoods in north Seattle, including Greenwood/Phinney Ridge, Broadview/Bitterlake, Northgate/Maple Leaf, Cedar Park/Meadowbrook. Areas with high rates of disability extend from portions of north Seattle into portions of the city of Shoreline near State Highway 99 and Interstate 5.
- Seattle neighborhoods south of downtown with high rates of disability include Duwamish/SODO, Georgetown, parts of South Beacon Hill and Columbia City in Southeast Seattle, and High Point and Roxhill/Westwood in the southwestern quadrant of the city. Relatively high rates of disability are also found immediately across Seattle’s southern boundary and in several other south King County neighborhoods.

V. Fair Housing Analysis [Disability and Access Analysis]

D. Disability and Access Analysis

Instructions per AFFH Guidebook [Showing instructions for reference; will delete for final document.]

Disability and Access Analysis

The AFH must include an analysis of disability and access. This section guides program participants through an analysis of fair housing issues faced by individuals with disabilities in the jurisdiction and region and focuses on the fair housing issues assessed in previous sections from the perspective of individuals with disabilities. While individuals with disabilities may experience the same fair housing issues as individuals without disabilities, they also may experience additional disability-related barriers that are distinct from the barriers experienced by individuals without disabilities¹—for this reason the disability related fair housing analysis is contained in its own section, but also may also be assessed throughout the AFH.

Under Federal law, the term “disability” means, with respect to an individual:

A physical or mental impairment that substantially limits one or more major life activities of such individual; A record of such an impairment; or Being regarded as having such an impairment.²

For the purposes of the AFFH rule, for persons with disabilities, “segregation” includes a condition in which the housing or services are not in the most integrated setting appropriate to an individual’s needs in accordance with the requirements of the Americans with Disabilities Act (42 U.S.C. 12101, et seq.), and section 504 of the Rehabilitation Act of 1973 (29 U.S.C. 794). (See 28 CFR part 35, appendix B, addressing 25 CFR 35.130.) 24 C.F.R. § 5.152

For the purposes to the AFFH rule, for persons with disabilities, “integration” means that such individuals are able to access housing and services in the most integrated setting appropriate to the individual’s needs. The most integrated setting is one that enables individuals with disabilities to interact with persons without disabilities to the fullest extent possible, consistent with the requirements of the Americans with Disabilities Act (42 U.S.C. 12101 et seq.) and section 504 of the Rehabilitation Act of 1973 (29 U.S.C. 794). See 28 CFR part 35, appendix B (addressing 28 CFR 35.130 and providing guidance on the American with Disabilities Act regulation on nondiscrimination on the basis of disability in State and local government services). 24 C.F.R. § 5.152

HUD-provided data. It may be helpful to first take a moment to look over the maps and tables to become familiar with them. HUD provides two maps for this section:

Disability by Type Map: shows dot density of persons with vision, hearing, cognitive, ambulatory, self-care, and independent living disabilities for Jurisdiction and Region. R/ECAP can be shown.

Disability by Age Group Map: shows dot density of all individuals with disabilities by age range (5-17; 18-64; and 65+) dot density map for Jurisdiction and Region. R/ECAP can be shown.

HUD provides three tables for this section:

¹ For example, some individuals with disabilities may need specific accessibility features or additional services in housing, transportation, education, and other programs or facilities in order to have an equal opportunity.

² Disability is defined for purposes of the AFFH rule in 24 C.F.R. § 5.152.

Disability by Type Table: shows data of persons with vision, hearing, cognitive, ambulatory, self-care, and independent living disabilities for the Jurisdiction and Region.

Disability by Age Group Table: shows data of persons with disabilities by age range (5-17, 18-64, and 65+).

Disability by Publicly Supported Housing Program Category Table: shows data on disability and publicly supported housing for the Jurisdiction and Region.

There are limited sources of nationally uniform data on the extent to which individuals with disabilities are able to access housing and other community assets. Local data and local knowledge may be particularly useful in completing this section, including, but not limited to, information provided by the public, outside organizations and other government agencies in the community participation process.

The disability and access section consists of seven parts, each with component questions.

Part 1 requires analysis on the population profile, including the geographic dispersion of persons with disabilities.

Part 2 requires analysis on housing accessibility.

Part 3 requires analysis of the integration of persons with disabilities living in institutions and other segregated settings into community based settings.

Part 4 requires an analysis of disparities in access to opportunity for persons with disabilities.

Part 5 requires an analysis of disproportionate housing needs for persons with disabilities.

Part 6 asks program participants to provide any additional relevant information (beyond the HUD provided data) about disability and access in the jurisdiction and region.

Part 7 asks program participants to consider a list of contributing factors (and any other contributing factors affecting the jurisdiction and region) and to identify contributing factors that significantly impact disability and access.

Population Profile: Disability and Access Analysis

AFH Prompt(s): How are persons with disabilities geographically dispersed or concentrated in the jurisdiction and region, including R/ECAPs and other segregated areas identified in previous sections? Describe whether these geographic patterns vary for persons with each type of disability or for persons with disabilities in different age ranges.

This section begins with a population profile, or demographic analysis, of how and where persons with disabilities are geographically dispersed or concentrated in the jurisdiction and region, including in

segregated areas or R/ECAPs. This analysis will identify if certain disabled populations experience segregation by assessing geographic patterns.

HUD Prompt(s): Describe whether the jurisdiction and region have a sufficient supply of affordable, accessible housing in a range of unit sizes. Describe the areas where accessible housing is located and their relationship to segregated areas and R/ECAPs. To what extent to are persons with different disabilities able to access and live in different categories of publicly supported housing.

This section includes an assessment of housing accessibility.

Integration of Persons with Disabilities Living in Institutions and Other Segregated Settings: Disability and Access Analysis

HUD Prompt(s): To what extent do persons with disabilities in or from the jurisdiction or region reside in segregated or integrated settings? Describe the range of options for persons with disabilities to access affordable housing and supportive services.

Program participants are asked to assess the integration of persons with disabilities living in institutions or other segregated settings. A significant component of this analysis is a program participant's assessment of issues related to the Supreme Court's decision in *Olmstead v. L.C.*, 527 U.S. 581 (1999). Individuals with disabilities have historically faced discrimination that limited their opportunity to live independently in the community with appropriate supports and required them to live in institutions or other segregated settings. In *Olmstead*, the Court held that the unjustified segregation of individuals with disabilities is a form of discrimination prohibited by Title II of the Americans with Disabilities Act (ADA).³ Following this decision, there have been increased efforts across the country to assist individuals who are living in institutional settings or who are housed in other segregated settings to move to integrated, community-based settings. HUD programs serve as an important resource for affordable housing opportunities for individuals with disabilities, including individuals who are transitioning out of, or at serious risk of entering, institutions. In this portion of the assessment, program participants are asked to assess to what extent persons with disabilities reside in segregated or integrated settings, as well as the range of options for persons with disabilities to access affordable housing and supportive services in community-based settings within the jurisdiction and region.

Disparities in Access to Opportunity: Disability and Access Analysis

HUD Prompt(s): To what extent are persons with disabilities able to access the following? Identify major barriers concerning: government services and facilities; public infrastructure, such as sidewalks, pedestrian crossings, pedestrian signals; transportation; proficient schools and educational programs; and jobs.

Describe the processes that exist in the jurisdiction and region for persons with disabilities to request and obtain reasonable accommodations and accessibility modifications to address the barriers discussed above. Describe any difficulties in achieving homeownership experienced by persons with disabilities and by persons with different types of disabilities.

³ For additional information relating to *Olmstead*, refer to the Statement of the Department of Housing and Urban Development on the Role of Housing in Accomplishing the Goals of *Olmstead*.

This section includes an assessment of disparities in access to opportunity for persons with disabilities. This includes the identification of major barriers faced by individuals with disabilities to various services and facilities, infrastructure, and opportunity indicators.

Program participants must describe the processes for persons with disabilities to request reasonable accommodations and accessibility modifications to address the barriers discussed. Lastly, program participants must consider any difficulties in achieving homeownership for persons with disabilities.

Disproportionate Housing Needs: Disability and Access Analysis

This section includes an assessment of disproportionate housing needs for persons with disabilities, including for persons with certain types of disabilities.

Additional Information

Program participants must provide additional relevant information, if any, about disability and access, including relevant information with respect to other protected class groups for which HUD has not provided data.

Disability and Access Contributing Factors

Contributing factors will also be assessed and identified. See Section 5.6 of this Guidebook for more information on contributing factors.

AFH Prompt: Population Profile A) How are persons with disabilities geographically dispersed or concentrated in the jurisdiction and region, including R/ECAPs and other segregated areas identified in previous sections? B) Describe whether these geographic patterns vary for persons with each type of disability or for persons with disabilities in different age ranges.

For question (1)(a), refer to Map 16 and Table 13. Map 16 depicts a dot density distribution by disability type (hearing, vision, cognition, ambulatory, self-care, independent living) for the jurisdiction and the region. The map also includes R/ECAP outlines. Table 13 provides data on the percentage of the population with types of disabilities in the jurisdiction and the region.

For question (1)(b), refer to Maps 16 and 17 and Table 14. Map 17 depicts a dot density distribution of persons with disabilities by age (5-17, 18-64, and 65+) for the jurisdiction and the region. Table 14 provides data on the percentage of the population with disabilities by age for the jurisdiction and the region.

As referenced and summarized earlier in the AFH in the Demographic Summary, this analysis provides more detail on the population profile of disabled residents living in Seattle and the metro area. The HUD-Provided table's 1 and 13 provide estimates from the 2009-2013 ACS of disabled populations within the city and Metro area by type of disability. The types of disability included are hearing difficulty, vision difficulty, cognitive difficulty, ambulatory difficulty, self-care difficulty, and independent living difficulty.

Census Bureau subject definitions indicate that the disability items on ACS questionnaire are designed to identify "serious difficulty with four basic areas of functioning – hearing, vision, cognition, and ambulation." The documentation Bureau's documentation further states that, "These functional limitations are supplemented by questions about... difficulty bathing and dressing, and difficulty performing errands such as shopping. Overall, the ACS attempts to capture six aspects of disability, which can be used together to create an overall disability measure, or independently to identify populations with specific disability types."⁴ In providing data from the ACS, HUD notes that the "definition of 'disability' used by the Census Bureau may not be comparable to reporting requirements under HUD programs."

When using the American Community Survey (ACS) results as they relate to disability, it is necessary to recognize the limitations of the survey instrument and its implementation. It is widely accepted within the research community that self-reported data on disability seriously underestimates the incidence of disability, especially in adult populations. Many people who experience significant barriers to performing Daily Tasks of Living (DTL's), for example, none-the-less **do not self-identify** as "a person with a disability". In addition, the smaller sample size of a given ACS survey, which includes an even smaller percentage of those who answer disability-related questions, is not sufficient to capture the true incidence of disability.

⁴See "Disability Status" in the American Community Survey and Puerto Rico Community Survey 2013 Subject Definitions," available online from the Census Bureau: http://www2.census.gov/programs-surveys/acs/tech_docs/subject_definitions/2013_ACSSubjectDefinitions.pdf.

Population with Disabilities and Type of Disability

Directly below is the information about disability type in HUD-provided table 1. This is also the same data that is provided in HUD's table 13, Disability by Type.

Disability Type Detail in HUD-provided Table 1 – Demographics

Disability Type	(Seattle, WA CDBG, HOME, ESG) Jurisdiction		(Seattle-Tacoma-Bellevue, WA CBSA) Region	
	#	%	#	%
Hearing difficulty	15,943	2.72%	110,133	3.41%
Vision difficulty	9,612	1.64%	59,620	1.85%
Cognitive difficulty	22,533	3.85%	144,335	4.47%
Ambulatory difficulty	27,035	4.62%	179,677	5.56%
Self-care difficulty	11,068	1.89%	73,057	2.26%
Independent living difficulty	21,051	3.60%	127,861	3.96%

Source: Numerical estimates are five-year pooled estimates from the 2009-2013 American Community Survey.

Notes: This is a screenshot of the disability type detail in HUD-provided Table 1 – Demographics.

Figures are based on HUD's aggregation of Census tract estimates and incorporation of weighting to include portions of tracts that cross city boundaries. Figures may not exactly match estimates published by the Census Bureau at the city level.

The AFFH "Data Documentation" indicates that, "For variables on disability, percentages are calculated based on the total population age 5 years and older."

The ACS collects information on disability status from all non-institutionalized persons for the first two types of disability in the table (hearing difficulty and vision difficulty). However, disability status for the other types of disability are collected only for certain age groups. Information on the next three types of disability (cognitive difficulty, ambulatory difficulty, self-care difficulty) are only gathered for persons age 5 and over, and the last (independent living difficulty) is only gathered for adults age 18 and over. The table below provides additional detail to reflect that disability topics other than those related to hearing and vision difficulties only cover these age groups. This table also includes detail for all disabilities for seniors given that this age group has much greater rates of disability than younger persons. An individual may have more than one type of disability.

Disability Characteristics—2009-2013 ACS Estimates

	Seattle city						Seattle-Tacoma-Bellevue, WA Metro Area					
	Total		With a disability		Percent with a disability		Total		With a disability		Percent with a disability	
	Estimate	MOE (+/-)	Estimate	MOE (+/-)	Estimate	MOE (+/-)	Estimate	MOE (+/-)	Estimate	MOE (+/-)	Estimate	MOE (+/-)
Total civilian noninstitutionalized population:	618,387	523	55,239	1,677	8.9%	0.3	3,456,263	1,498	363,139	4,543	10.5%	0.1
With a hearing difficulty	(X)	(X)	15,940	np	2.6%	np	(X)	(X)	110,133	np	3.2%	np
With a vision difficulty	(X)	(X)	9,610	np	1.6%	np	(X)	(X)	59,620	np	1.7%	np
Population 5 years and over:	585,220	np	55,043	np	9.4%	np	3,230,027	np	361,294	np	11.2%	np
With a cognitive difficulty	(X)	(X)	22,547	np	3.9%	np	(X)	(X)	144,335	np	4.5%	np
With an ambulatory difficulty	(X)	(X)	27,020	np	4.6%	np	(X)	(X)	179,677	np	5.6%	np
With a self-care difficulty	(X)	(X)	11,066	np	1.9%	np	(X)	(X)	73,057	np	2.3%	np

Population 18 years and over:	522,458	np	53,159	np	10.2%	np	2,665,343	np	335,943	np	12.6%	np
With a hearing difficulty	(X)	(X)	15,419	np	3.0%	np	(X)	(X)	105,394	np	4.0%	np
With a vision difficulty	(X)	(X)	9,401	np	1.8%	np	(X)	(X)	54,715	np	2.1%	np
With a cognitive difficulty	(X)	(X)	21,485	np	4.1%	np	(X)	(X)	125,818	np	4.7%	np
With an ambulatory difficulty	(X)	(X)	26,693	np	5.1%	np	(X)	(X)	176,896	np	6.6%	np
With a self-care difficulty	(X)	(X)	10,543	np	2.0%	np	(X)	(X)	68,307	np	2.6%	np
With an independent living difficulty	(X)	(X)	21,047	np	4.0%	np	(X)	(X)	127,861	np	4.8%	np
Population 65 years and over:	68,101	1,193	23,638	901	34.7%	1.1	384,708	492	137,937	1,613	35.9%	0.4
With a hearing difficulty	(X)	(X)	9,443	600	13.9%	0.8	(X)	(X)	59,414	1,524	15.4%	0.4
With a vision difficulty	(X)	(X)	4,485	472	6.6%	0.7	(X)	(X)	24,475	1,088	6.4%	0.3
With a cognitive difficulty	(X)	(X)	7,044	653	10.3%	0.9	(X)	(X)	38,142	1,419	9.9%	0.4
With an ambulatory difficulty	(X)	(X)	14,911	872	21.9%	1.2	(X)	(X)	85,879	1,722	22.3%	0.4
With a self-care difficulty	(X)	(X)	6,152	604	9.0%	0.8	(X)	(X)	34,275	1,302	8.9%	0.3
With an independent living difficulty	(X)	(X)	11,709	667	17.2%	0.9	(X)	(X)	61,581	1,531	16.6%	0.4

Source: Five-year pooled estimates from the 2009-2013 American Community Survey (ACS), U.S. Census Bureau.

Notes: Based directly on Table S1810: DISABILITY CHARACTERISTICS published by the U.S. Census Bureau. The letters "np" indicate that the margin of error (MOE) are not provided; this applies to calculated estimates not provided in the original table from the Census Bureau.

Based on the information obtained directly from the Census Bureau. In both the city of Seattle and the broader Metro area, roughly 3 percent of the total civilian noninstitutionalized population is disabled by a hearing difficulty and roughly 2 percent are disabled with a vision difficulty.

As noted previously, disability due to cognitive difficulties, ambulatory difficulties, and self-care difficulties is included in the ACS for non-institutionalized persons 5 years and over. Disability due to cognitive difficulties and disabilities due to ambulatory difficulties affects roughly 4 to 6 percent of this population segment in Seattle and the broader Metro area, while disability due to self-care difficulty affects roughly 2 percent at both geographic levels.

Independent living difficulty is a topic in the ACS for persons 18 and over. Per the ACS, about 4 to 5 percent of persons in the city of Seattle and the larger Metro area have this form of disability.

Seniors have substantially higher rates of disability than do adults generally: more than a third of seniors (35 percent in Seattle and 36 percent in the Metro area) are estimated to have a disability; this compares to about 1 in 10 adults (about 10 percent in Seattle and 13 percent in the Metro area). Overall, seniors make up about 44 percent of the disabled adults in Seattle and 41 percent of those in the region.

In the ACS, the most common category of disability, found for both seniors and adults overall, is an ambulatory difficulty. The information on ambulatory is from the question asking about whether the person has “serious difficulty walking or climbing stairs.” In our area, the ACS finds that about 1 in 20 adults (5% in Seattle and 7% in the broader Metro area) and 1 in 5 seniors (22% in both the city and Metro area) are disabled by an ambulatory difficulty.

Geographic Distribution of Population with a Disability

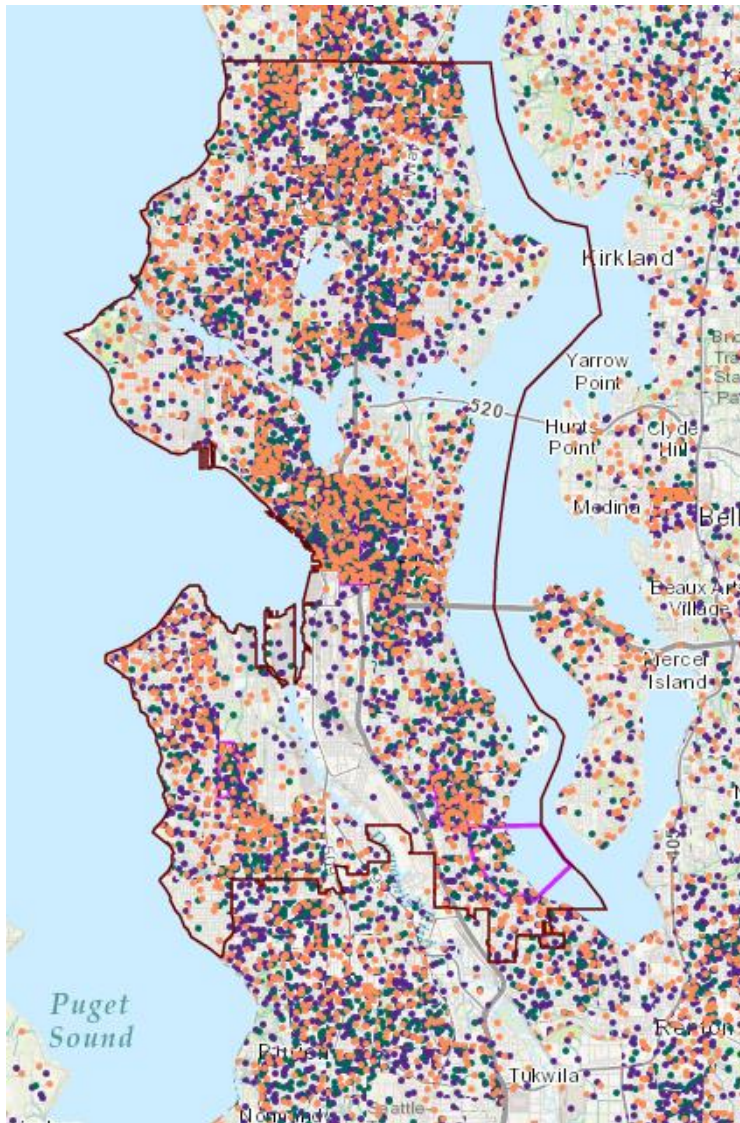
HUD provides two separate maps on disability. Both are dot-density maps. One is on disability type (Map 16), and the other is on disability by age group (Map 17). Map 16 is separated into two different variations (as seen on pages 9 and 10 for Seattle, and pages 11 and 12 for the metro area); the first showing hearing, vision, and cognitive disabilities, and the second showing ambulatory, self-care, and independent living disability.

Individuals with an ambulatory, self-care, or independent living disability in Seattle are most likely to live in the areas of central Seattle near downtown, Capitol Hill, and the Central District. Other concentrations are seen in the northern part of the city, as well as in West Seattle and Columbia City.

Data trends on geographic distribution seem realistic and follow historic patterns:

- In the north border areas of Seattle, there have historically been concentrations of institutional congregate housing (Residential Centers) owned and managed by a United Cerebral Palsy-affiliated non-profit. In 1999, the non-profit disaffiliated with UCP and began “moving” all residents to the Community Living Program, comprised of independent, small-group housing situations; as such, they are now reported through the ACS and located in the same neighborhoods. (Most residents did not physically move, but their housing “designation” and provided supports changed. See <http://provail.org/history> .
- Other concentrations seen in the areas of south King County are logical, due to higher percentages of affordable housing options located there. Other concentrations in the northern and southern areas of Seattle are logical, due to availability of Section 8 Housing options, along with the locations of SHA housing complexes.

HUD-Provided Map 16 – Disability by Type in Seattle: Hearing, Vision, and Cognitive Disability Variation



Map Information

Seattle (CDBG, HOME, ESG)
Name: Map 16 - Disability by Type
Variation: Hearing, Vision and Cognitive Disability
Description: Dot density map of the population of persons with disabilities by persons with vision, hearing, cognitive, ambulatory, self-care, and independent living difficulties with R/ECAPs for Jurisdiction and Region

Map Layers

Legend TOC

Dot Value: 1 dot =

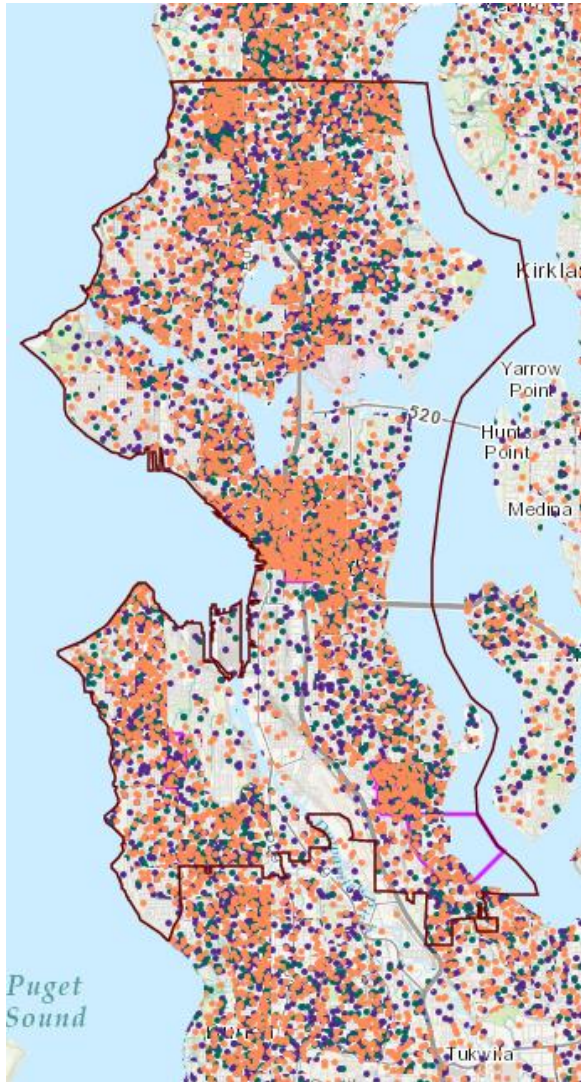
Disability
 1 Dot = 5 People

- Hearing Disability
- Vision Disability
- Cognitive Disability

R/ECAP

▭

HUD-Provided Map 16 - Disability by Type in Seattle: Ambulatory, Self-Care, and Independent Living Disability Variation



Map Information

Seattle (CDBG, HOME, ESG)
Name: Map 16 - Disability by Type
Variation: Ambulatory, Self-Care and Independent Living Disability
Description: Dot density map of the population of persons with disabilities by persons with vision, hearing, cognitive, ambulatory, self-care, and independent living difficulties with R/ECAPs for Jurisdiction and Region

Map Layers

Legend TOC

Dot Value: 1 dot = 5

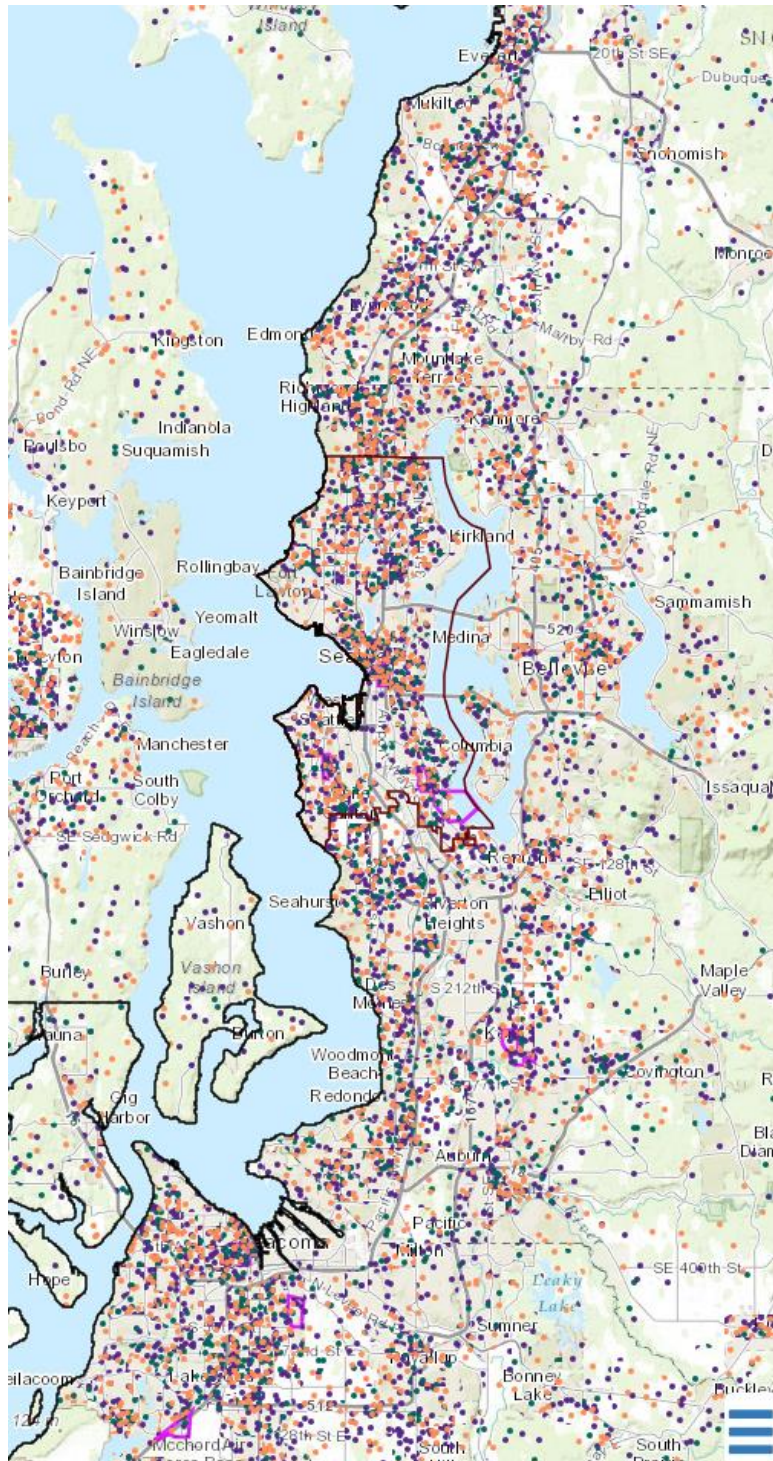
Disability
1 Dot = 5 People

- Ambulatory Disability
- Self-Care Disability
- Independent Living Disability

R/ECAP

Viewing the regional version of these maps reveals that persons with these disabilities are most likely to live on the west side of the region as opposed to the east side, and also live in closer proximity to Interstate I-5 and other major highways. The following are screenshots of HUD's Map 16 of the metro area.

HUD-Provided Map 16 – Disability by Type in Metro Area: Hearing, Vision, and Cognitive Disability Variation



Map Information

Seattle-Tacoma-Bellevue, WA CBSA
Name: Map 16 - Disability by Type
Variation: Hearing, Vision and Cognitive Disability
Description: Dot density map of the population of persons with disabilities by persons with vision, hearing, cognitive, ambulatory, self-care, and independent living difficulties with R/ECAPs for Jurisdiction and Region

Map Layers

Legend TOC

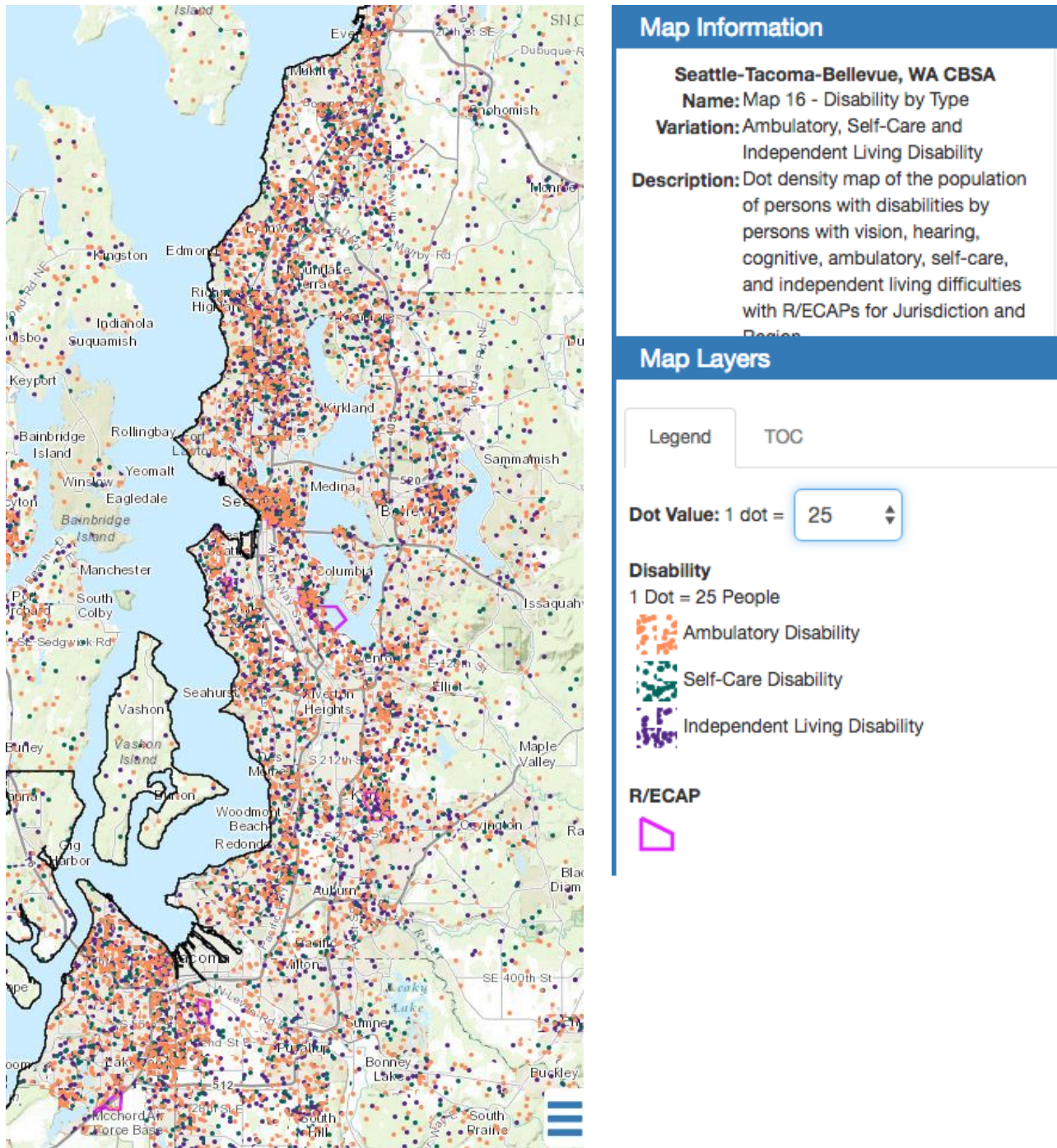
Dot Value: 1 dot = 25

Disability
 1 Dot = 25 People
 Hearing Disability
 Vision Disability
 Cognitive Disability

R/ECAP

The geographic distribution of persons with hearing, vision, and cognitive disabilities are similar to the patterns of residents with ambulatory, self-care, and independent living disabilities. They are more likely to live in Seattle and Bellevue as opposed to further east into Sammamish and Issaquah, and are shown evenly distributed north up to Everett and south to Tacoma.

HUD-Provided Map 16 – Disability by Type in Metro Area: Ambulatory, Self-Care, and Independent Living Disability Variation



HUD-Provided Table 13 – Disability by Type (same as Table 1)

Table 13 - Disability by Type				
	(Seattle, WA CDBG, HOME, ESG) Jurisdiction		(Seattle-Tacoma-Bellevue, WA CBSA) Region	
Disability Type	#	%	#	%
Hearing difficulty	15,943	2.72	110,133	3.41
Vision difficulty	9,612	1.64	59,620	1.85
Cognitive difficulty	22,533	3.85	144,335	4.47
Ambulatory difficulty	27,035	4.62	179,677	5.56
Self-care difficulty	11,068	1.89	73,057	2.26
Independent living difficulty	21,051	3.60	127,861	3.96

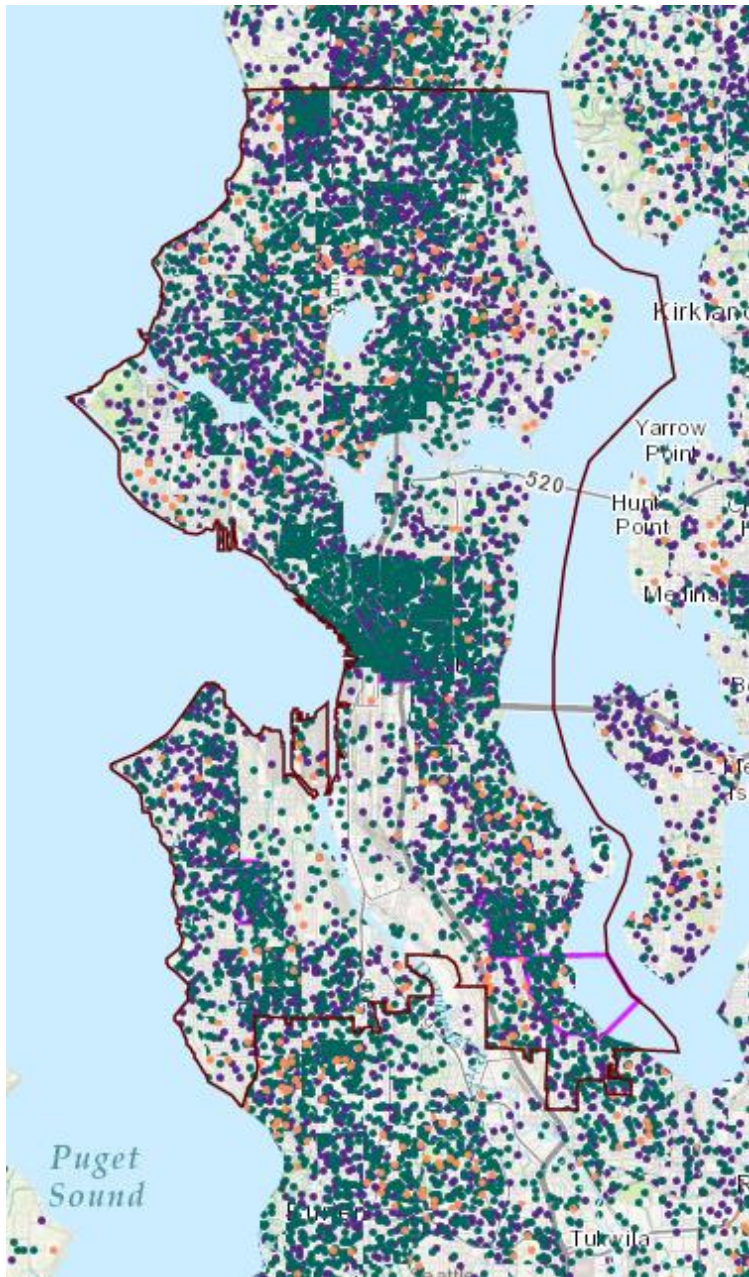
Note 1: All % represent a share of the total population within the jurisdiction or region.

Note 2: Data Sources: ACS

Note 3: Refer to the Data Documentation for details (www.hudexchange.info).

Disabled adults age 18-64, as well as disabled seniors, are concentrated in the areas of downtown Seattle, the International and Central Districts, as well as further north of the ship canal. These same populations are also seen concentrated more on the west side of the Metro area, as opposed to the east side. The geographic distribution of disabled children ages 5 – 17 is substantially different than the distribution of disabled adults and seniors. Very few disabled children are seen in the areas of central and downtown Seattle, and stronger concentrations appear further north and south in the surrounding suburban communities. The following are HUD's Map 17 showing disability by age group in Seattle and the metro area.

HUD-Provided Map 17 – Disability by Age Group in Seattle



Map Information

Seattle (CDBG, HOME, ESG)

Name: Map 17 - Disability by Age Group

Description: All persons with disabilities by age range (5-17)(18-64)(65+) with R/ECAPs

Jurisdiction: Seattle (CDBG, HOME, ESG)

Region: Seattle-Tacoma-Bellevue, WA

Map Layers

Legend

TOC

Dot Value: 1 dot =

Disability

1 Dot = 5 People



Disabled Ages 5-17



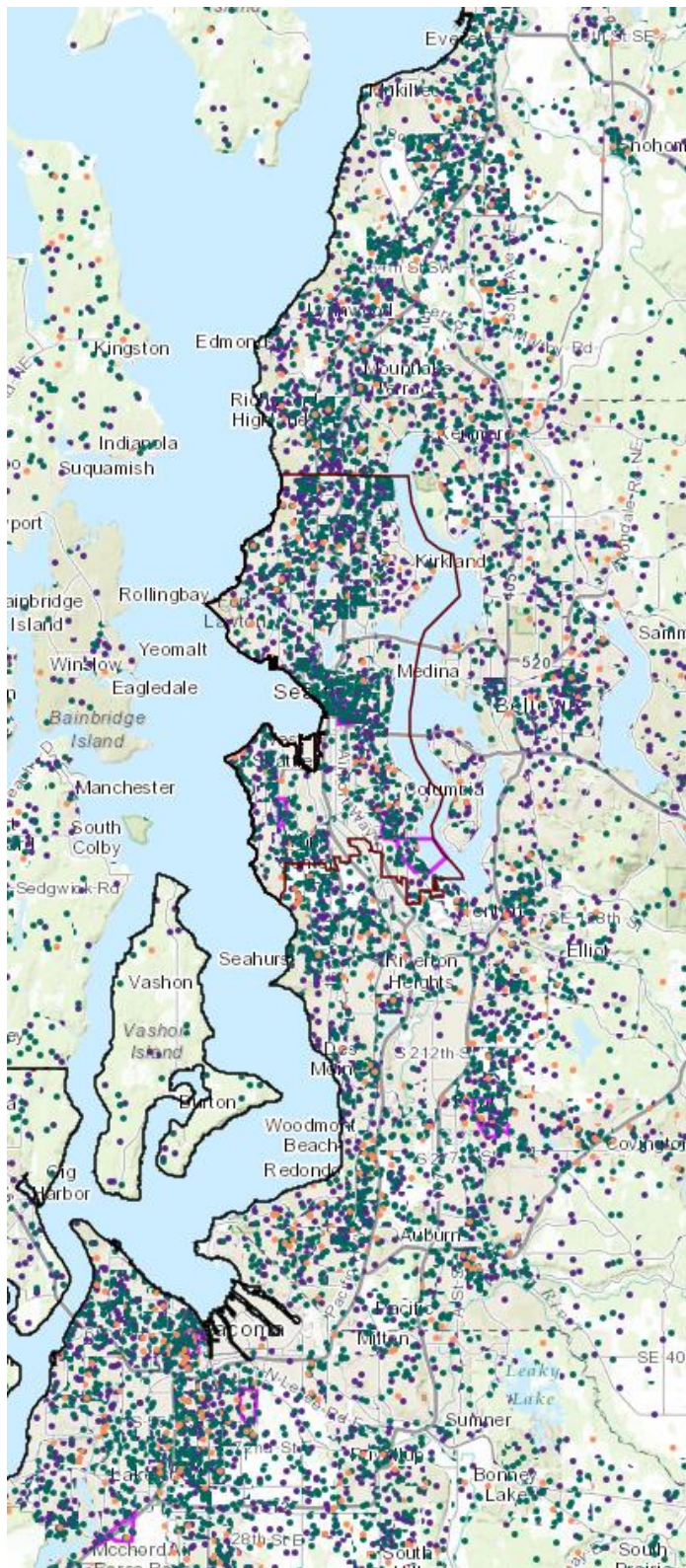
Disabled Ages 18-64



Disabled Over 64

R/ECAP





Map Information

Seattle-Tacoma-Bellevue, WA CBSA

Name: Map 17 - Disability by Age Group

Description: All persons with disabilities by age range (5-17)(18-64)(65+) with R/ECAPs

Jurisdiction: Seattle (CDBG, HOME, ESG)

Region: Seattle-Tacoma-Bellevue, WA

Map Layers




Legend

TOC

Dot Value: 1 dot =

Disability

1 Dot = 25 People

-  Disabled Ages 5-17
-  Disabled Ages 18-64
-  Disabled Over 64

R/ECAP



HUD-Provided Table 14 – Disability by Age Group

Table 14 - Disability by Age Group				
	(Seattle, WA CDBG, HOME, ESG) Jurisdiction		(Seattle-Tacoma-Bellevue, WA CBSA) Region	
Age of People with Disabilities	#	%	#	%
age 5-17 with Disabilities	1,866	0.32	25,351	0.78
age 18-64 with Disabilities	29,537	5.05	198,006	6.13
age 65+ with Disabilities	23,642	4.04	137,937	4.27
<p>Note 1: All % represent a share of the total population within the jurisdiction or region.</p> <p>Note 2: Data Sources: ACS</p> <p>Note 3: Refer to the Data Documentation for details (www.hudexchange.info).</p>				

A general observation from the HUD-provided maps for both Seattle and the region is that the distribution pattern of dots indicating disabled persons on these appears correlated to a moderate degree with the density of the underlying population.

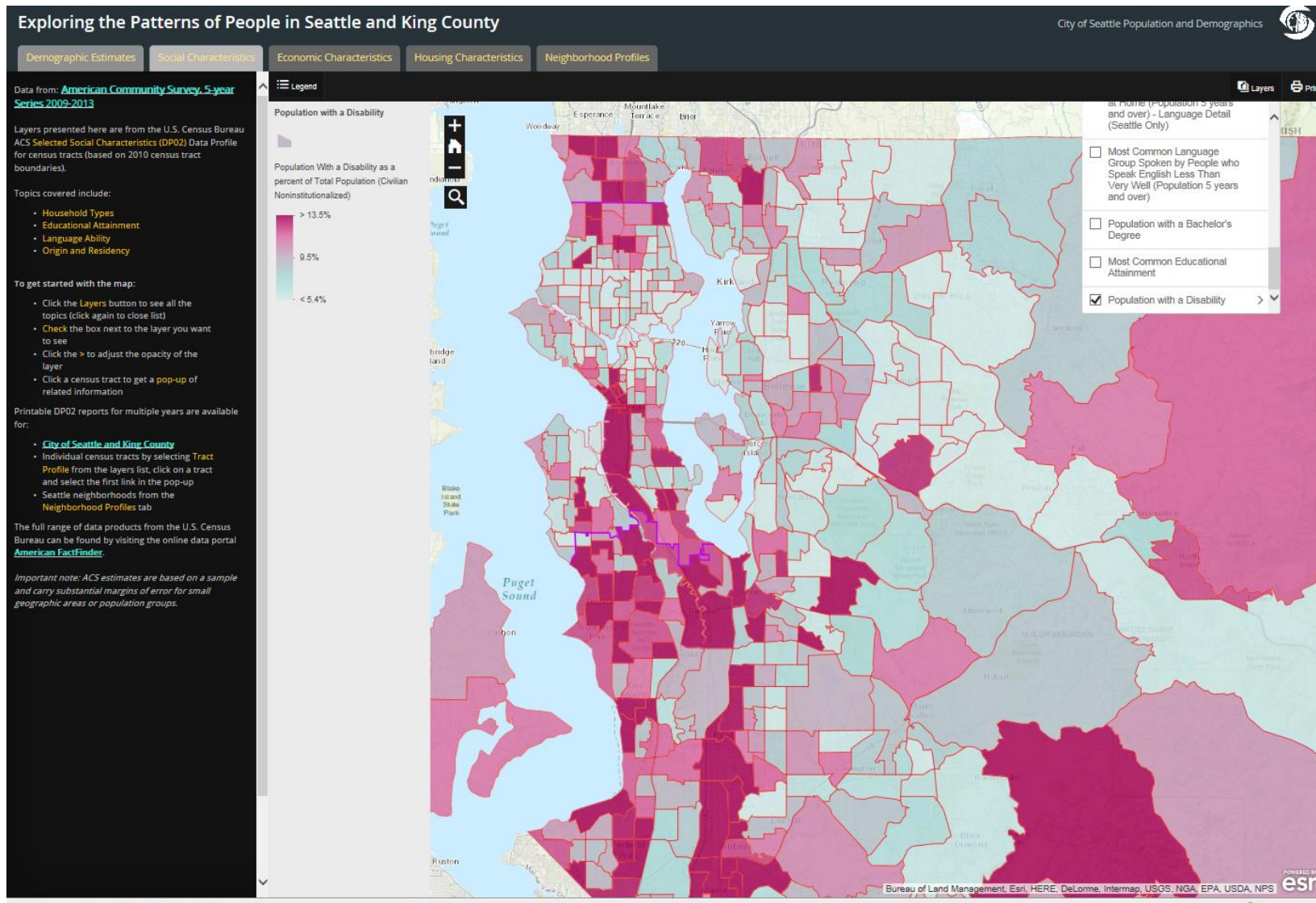
That said, there are areas where disproportionately high shares of the population are disabled. We generated the following two maps to help discern geographic variation in the rates of disability among the population. Like the estimates discussed above, the estimates in these maps are from the 2009-2013 ACS. The map on the following page shows the share by census tract of civilian, non-institutionalized population who are disabled. The second map, created on the Census Bureau’s Factfinder portal, shows more of the region with estimates by Zip Code Tabulation Area (ZCTA).

In Seattle, the highest rates of disability are in and around downtown Seattle including in the Downtown Commercial Core, in the Belltown, First Hill, Pioneer Square/International District, and Duwamish/SODO. More than 20 percent of residents in these areas have at least one disability. A large share of the region’s emergency shelter beds, housing for recently homeless, and services for chronically homeless and severely mentally ill are located in and around Seattle’s downtown. Especially high rates of disability are found among these populations. South Lake Union’s Tract 73 and Judkins Park, which are both near downtown, also have high rates of disability.

Populations in some Seattle census tracts south of downtown also have high rates of disability. This includes some census tracts in High Point and Roxhill/Westwood in the the southwestern quadrant of the city, and some in parts of Southeast Seattle, including in Columbia City, South Beacon Hill/New Holly. Relatively high rates of disability are also found immediately across Seattle’s southern boundary and in several other South King County neighborhoods. High rates of disability extend further down to the city of Tacoma. Contrastingly low rates of disability are found on the eastside of Lake Washington.

Additionally, census tracts in several north Seattle neighborhoods including Greenwood/Phinney Ridge, Broadview/Bitterlake, Northgate/Maple Leaf, and Cedar Park/Meadowbrook have relatively high rates of disability. Areas with high rates of disability extend from portions of north Seattle into parts of the city of Shoreline and further north up to Everett in a corridor running near Highway 99 and Interstate 5.

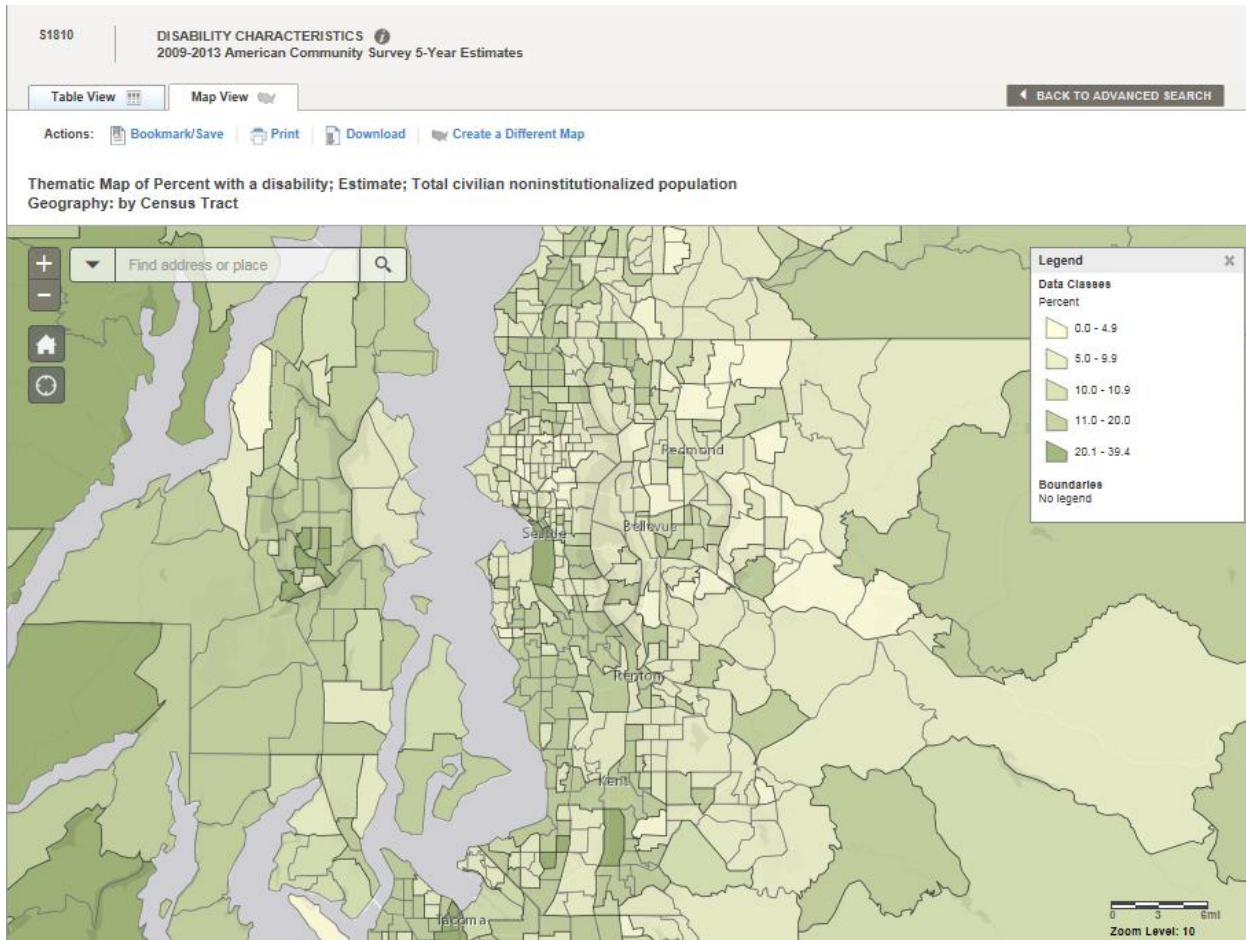
Shares of Population with a Disability for Census tracts in and around Seattle—2009-2013 American Community Survey



Source: 2009-2013 American Community Survey, U.S. Census Bureau.

Notes: This map generated by the City of Seattle shows estimated shares of the civilian noninstitutionalized population who have a disability. Census tracts in Seattle and nearby portions of King County are included

Shares of Population with a Disability for Census Tracts, Broader View—2009-2013 American Community Survey



Source: 2009-2013 American Community Survey, U.S. Census Bureau.

Notes: This is a screenshot of a map generated with the Census Bureau's Factfinder online mapping tool.

AFH Prompt: Housing Accessibility A) Describe whether the jurisdiction and region have sufficient affordable, accessible housing in a range of unit sizes.

For questions (2)(a) HUD is unable to provide data at this time, as there is limited nationally available disability-related data at this time, including data relating to accessible housing; however, to assist with answering these questions, program participants may refer to the maps provided by HUD to identify R/ECAPs or other segregated areas identified in previous sections.

Publicly available data on housing options and accessibility is virtually non-existent for those in the market for new housing. While people without disabilities can utilize housing listings on Craigslist, in newspapers, and other social media and real estate platforms, the housing descriptions rarely include accessibility features. Where those descriptions do exist, there are no commonly-understood descriptions or standards as to what modifications or features (in home elevator, bathroom hand-rails, street level entry, “barrier-free”) that informs the public. A more systemic approach to identifying and making publicly available, in a **manner that is in and of itself accessible to people with disabilities**, is a critical issue for both the public and private sectors.

There are limited resources such as <http://www.socialserve.com/> which provide referral for subsidized and/or affordable rental units in Seattle that include accessibility features in housing units. There appears to be no similar source or approach to helping people with disabilities find housing for the public. This may be an area for fruitful partnership with private and non-profit real estate organizations and housing developers for future actions to improve access to housing for a wide range of people who experience various type of limitations.

Much of Seattle’s housing stock and built environment is older; dating back to the WWII era when the private and public sector rarely addressed physical accessibility proactively. HUD released the **Accessibility of America’s Housing Stock: Analysis of the 2011 American Housing Survey (AHS)** in March 2015, and it states:

“Our analysis finds that almost one third of America’s current housing is potentially modifiable, but we estimate **that just 0.15% of housing is currently wheelchair accessible**...33% are potentially modifiable (e.g. step-less entry from the exterior, bathroom and bedroom on the entry level or presence of elevator in the unit),**but only 3.8% of all housing stock is live-able for individuals with moderate mobility difficulty.**”

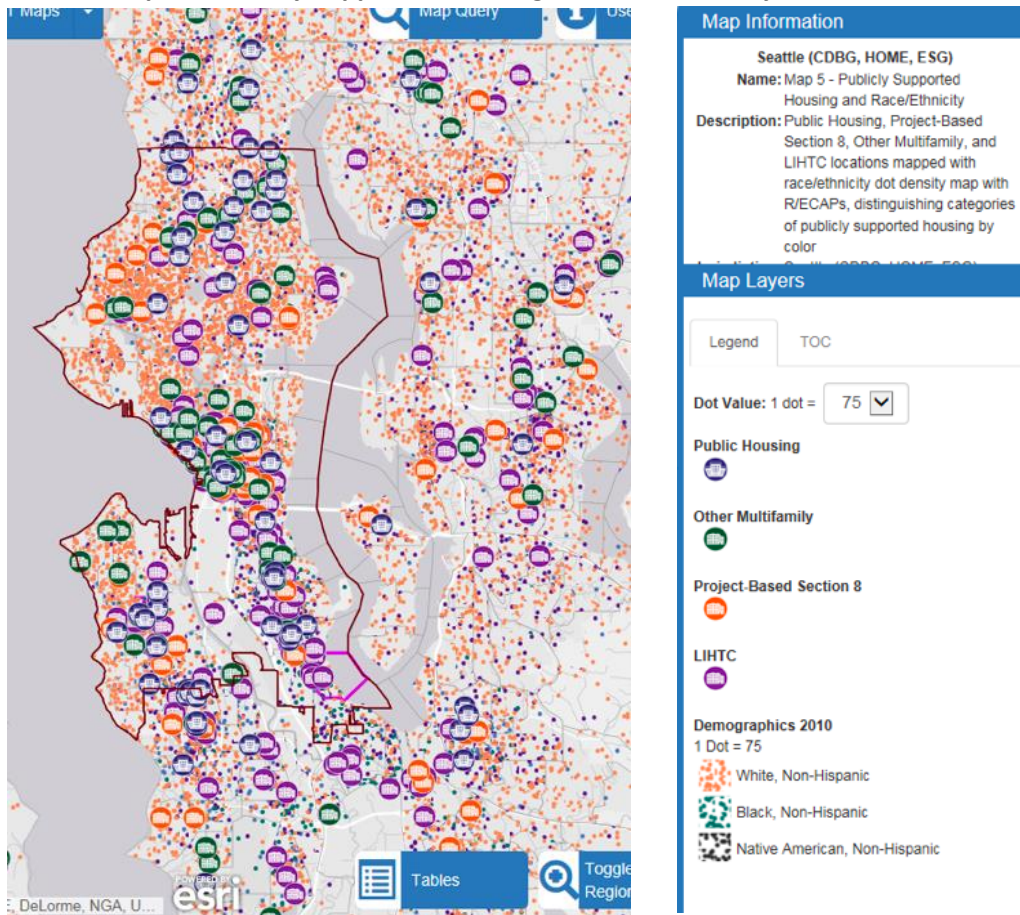
At present, the City has not compiled data that reflects housing units in Seattle that are permitted as ADA accessible housing units or estimates potentially modifiable units. But assuming the trend documented in the HUD study applies to Seattle, that lack of accessible housing would validate the Seattle’s Commission for People with Disabilities prioritization of accessible housing and transit as the highest needs in the community.

Seattle has recognized in its adopted Comprehensive Growth Management Plan [Seattle 2035](#) that a broader approach must be taken to accommodate not just the needs of current residents coping with disabling conditions but housing that suits people over time. Goal H G4.4 in the housing element of Seattle 2035 commits to “increase housing opportunities for older adults and people with disabilities by promoting universal design features for new and renovated housing.”

Housing Accessibility: B) Describe the areas where affordable accessible housing units are located. Do they align with R/ECAPs or other areas that are segregated?

For questions (2)(b) HUD is unable to provide data at this time. Single-family housing is generally not accessible to persons with disabilities unless state or local law requires it to be accessible or the housing is part of a HUD-funded program or other program providing for accessibility features. The Fair Housing Act requires that most multifamily properties built after 1991 meet federal accessibility standards. As a result, multifamily housing built after this date, if built in compliance with federal law would meet this minimum level of accessibility, while buildings built before this date generally would not be accessible. The age of housing stock can be a useful measure in answering this question. In addition, affordable housing subject to Section 504 of the Rehabilitation Act must include a percentage of units accessible for individuals with mobility impairments and units accessible for individuals with hearing or vision impairments.

HUD-Provided Map 5 – Publicly Supported Housing and Race Ethnicity



Housing Accessibility: C) To what extent are persons with different disabilities able to access and live in the different categories of publicly supported housing?

For question (2)(c), refer to Table 15. Table 15 provides data on the number and percentage of persons with disabilities residing in four categories of publicly supported housing in both the jurisdiction and the region. In answering the question, consider policies and practices that impact individuals' ability to access the housing, including such things as wait list procedures, admissions or occupancy policies (e.g., income targeting for new admissions), residency preferences, availability of different accessibility features, and website accessibility.

Might also want to use analysis of Map 5 and 16 as in previous prompt to help answer this question. Table 15 does not provide sufficient information to answer this prompt. We would need to know how many units are available to disabled residents in each program category.

HUD-Provided Table 15 – Disability by Publicly Supported Housing Program Category

(Seattle, WA CDBG, HOME, ESG) Jurisdiction	People with a Disability*	
	#	%
Public Housing	1,976	35.68
Project-Based Section 8	751	34.58
Other Multifamily	98	20.00
HCV Program	3,012	40.33
(Seattle-Tacoma-Bellevue, WA CBSA) Region		
Public Housing	3,289	36.10
Project-Based Section 8	1,616	27.25
Other Multifamily	247	19.21
HCV Program	8,849	28.74
<p>Note 1: The definition of "disability" used by the Census Bureau may not be comparable to reporting requirements under HUD programs.</p> <p>Note 2: Data Sources: ACS</p> <p>Note 3: Refer to the Data Documentation for details (www.hudexchange.info).</p>		

AFH Prompt: Integration of Persons with Disabilities Living in Institutions and Other Segregated Settings A) To what extent do persons with disabilities in or from the jurisdiction or region reside in segregated or integrated settings?

Local data and knowledge will likely be particularly useful in answering questions (3)(a) and (b). Sources of location data and local knowledge may include, among others, individuals with disabilities, federally-funded independent living centers, state protection and advocacy organizations, advocacy organizations representing the spectrum of disabilities, state developmental disability councils and agencies, and state mental health/behavioral health agencies. Topics for consideration may include the length of wait lists for accessible units in publicly supported housing, availability of accessible units in non-publicly supported housing available to HCV participants, whether public funding (e.g. CDBG funds) or tax credits are available for reasonable modifications in rental units and/or for homeowners, whether accessible units are occupied by households requiring accessibility features, and whether publicly supported housing is in compliance with accessibility requirements.

The Fair Housing Act, Section 504, and the ADA contain mandates related to integrated settings for persons with disabilities. Integrated settings are those that enable individuals with disabilities to live and interact with individuals without disabilities to the greatest extent possible and receive the healthcare and supportive services from the provider of their choice. To answer questions (3)(a) and (b), refer to HUD's "Statement of the Department of Housing and Urban Development on the Role of Housing in Accomplishing the Goals of *Olmstead*."⁵

Local data and local knowledge will likely be particularly useful in answering questions. To ensure meaningful analysis of these questions, program participants may need to obtain information from state disability service authorities, which may include, for example, the developmental disabilities authority, mental health authority, social or human services department, and the state Medicaid agency, each of which is likely to have ready access to reliable information concerning the location and frequency of individuals with disabilities. A state's *Olmstead* Plan may contain useful information in answering these questions.

⁵ HUD's *Olmstead* Statement can be found at:
<http://portal.hud.gov/hudportal/documents/huddoc?id=OlmsteadGuidnc060413.pdf>.

Integration of Persons with Disabilities Living in Institutions and Other Segregated Settings: B) Describe the range of options for persons with disabilities to access affordable housing and supportive services.

AFH Prompt: Disparities in Access to Opportunity A) To what extent are persons with disabilities able to access the following? Identify major barriers faced concerning: government services and facilities, public infrastructure, transportation, proficient schools and educational programs, and jobs.

For questions (4)(a)-(c), HUD is unable to provide data, as there is limited nationally available disability-related data. Local data and local knowledge will likely be particularly useful in answering questions.

The City and Seattle Housing Authority had to rely on alternative data sources for information on people with disabilities in Seattle and throughout King County. Though datasets may not match the boundaries of HUD's jurisdictions, the data are relevant for purposes of the AFH.

Seattle/King County Public Housing Authority collaborated with the AFH team to provide two additional sources of data: 1) an existing report based on 2009-2011 ACS disability data and; 2) federal Centers for Disease Control (CDC) "Behavioral Risks Factor Surveillance Survey (BRFSS; <http://www.cdc.gov/brfss/>) data.

2009-2011 ACS disability data (all differences are statistically significant for King County)

Although activity limitation increased with age, most King County residents with activity limitations were younger than 65.

- Specific activity limitation increased steeply with age, affecting half of adults age 75 and older.
- 52% of King County residents with specific activity limitations were adults age 18-64 (about 94,100 individuals).
- Children and youth made up 6% of residents with limitations (about 11,200 individuals).

Despite improvements in accessibility and accommodation since passage of the ADA, educational attainment among people with disabilities is still limited. Compared to adults without activity limitations, those with 1 or more limitations were more likely to ...

- ... terminate their formal education before graduating from high school
- ... complete no more than a high school degree or equivalency certification.
- ... attend some college but leave before attaining a bachelor's degree.

Adults with activity limitations were employed, but at significantly lower levels than those without limitations.

- Overall, only half of working age adults with activity limitations were employed, compared to 85% of those without limitations.
- Employment varied with type of activity limitation, but even those with hearing limitation, who had the highest employment rates, did not reach the employment rate of adults without limitations.

- Among adults age 16 and older with earnings, median earnings of men with activity limitation were 62% of the median earnings of men without limitations. For women, the ratio was 65% (data not shown).

Poverty was strongly associated with activity limitation, whether due to poor education, restricted employment options, or the limitations themselves.

- Adults with activity limitations were more than 3 times as likely to live in poverty as those with no limitations. (22% vs. 9%).
- Among employed adults, those with 1 or more activity limitations were almost twice as likely as those with no limitation to live in poverty.
- Among adults who were not in the labor force, those with 1 or more activity limitations were almost twice as likely as those with no limitation to live in poverty.

Transportation

The Seattle Commission for People with disAbilities has targeted “transportation” as one of top two community priorities for along with housing. The Commission’s Transportation Committee is working to address accessibility issues of the coaches and other methods of transportation, as well as the siting of stops, wayfinding, and communications regarding disruptions of transit, etc. The Commission works directly with King County Metro, which runs the **Access Program**, to address barriers and service gaps of the program operations, such as communications and scheduling for riders with disabilities.

Regional approach: Seattle is heavily involved in RARET – Regional Alliance for Resilient and Equitable Transportation – a multi-agency group working to improve transportation for vulnerable populations in emergencies. This group, now in year two of a planned four-year project, seeks to extend the lessons learned in emergency management planning to impact long-term transit system development.

Behavioral Risk Factor Surveillance Survey: An alternative Population data source

The six categories of Census activity limitations capture only a portion of disability because they concentrate on specific types of limitations. Recognizing this, the US Centers for Disease Control and Prevention (CDC) worked with disability advocates to develop a broader self-report measure of disability in the adult population.

The CDC collects data on this measure as part of the core of its Behavioral Risk Factor Surveillance Survey (BRFSS; <http://www.cdc.gov/brfss/>). The BRFSS is a random digit dial telephone survey that asks adults about their health-related risk behaviors, chronic health conditions, and use of preventive services. BRFSS completes more than 400,000 interviews each year, making it the largest continuously conducted health survey system in the world.

In the BRFSS, an adult is counted as having a disability if they report being limited in any way by a physical, emotional, or mental problem, or having a health problem that requires use of equipment such as a cane, wheelchair, special bed, or special telephone. The question about special or adaptive equipment acknowledges that for some people, such equipment removes the limitation that might otherwise make them report a disability.

- In King County, according to the BRFSS definition, **more than 1 in 5 King County adults (23% in 2014) reports a disability**. This prevalence has not changed significantly since data collection

began in 2001. In BRFSS as in the ACS, disability increases with age: 12% of adults 18-24, 30% of adults 45-64 and 41% of adults 65 and older report a disability (2010-2014 data). BRFSS identifies relatively fewer elderly King County adults with disabilities compared to the ACS (26% vs 41% of those 65+), reflecting a growing prevalence of disabling conditions in middle aged adults--back pain and depression--that are not detected by the ACS questions.

- In 2011, **23% of King County adults age 18+** reported that they were limited by a physical, emotional, or mental problem, or had a health problem that required use of equipment such as a cane, wheelchair, special bed, or special telephone.

Place matters, but local disability rates haven't changed in the past decade.

- 20% of East Region adults reported having disability, significantly fewer than South, North, and Seattle regions, and the county as a whole.
- Neither regional nor county-wide disability rates changed significantly since data collection began in 2001

Age, race/ethnicity, and gender were all related to disability.

- Not surprisingly, older adults were more likely than younger adults to report disabilities.
- Disability rates were lower among Asians (10%), Native Hawaiians/Pacific Islanders (7%), and Hispanics (12%) than among Blacks (22%), American Indians/ Alaskan Natives (24%), and Whites (24%). These differences could not be explained by the relatively younger ages of adults in the first 3 groups.
- Women were more likely than men to report disabling conditions.

Disability was strongly linked to employment status. Disability rates among ...

- ... adults who were unable to work: 88%.
- ... retired adults: 41%
- ... unemployed adults: 26%
- ... employed adults: 17%
- ... adults who were homemakers or students: 17%

Income and education were also related to disability.

- Disability rates were highest for adults who earned the least, although it's not easy to know which came first – disability or lower income.
- Disability rates were lower for college graduates (20%) than for high school graduates (26%) or those with some college (27%). Again, causality cannot be established.

Disability was linked to relationship status, military service, sexual preference, and health status.

- Disability rates were lower for adults in a couple relationship (21%) than for those without a partner (27%).
- Disability rates were lower for adults in households with children (15%) than for those in households without children (28%). This was true even for adults younger than age 45.
- Disability was more common among veterans (28%) than adults with no military experience (21%).
- Disability was more common among lesbian, gay, bisexual, or transsexual adults than among those who were heterosexual.
- Adults with disabilities experienced considerably poorer health than those without disabilities.

Disparities in Access to Opportunity: B) Describe the processes that exist in the jurisdiction and region for persons with disabilities to request and obtain reasonable accommodations and accessibility modifications to address the barriers discussed above.

Disparities in Access to Opportunity: C) Describe any difficulties in achieving homeownership experienced by persons with disabilities and by persons with different types of disabilities.

Might want to include data from the Disproportionate Housing Needs Chapter on rates of owner and renter-occupied housing among different race/ethnicity groups. Disability is not addressed in this section, however we may be able to relate the homeownership rates among these two protected classes (mostly because the disabled population is more likely to experience inequalities, barriers, disadvantages similar to particular race/ethnicity groups).

AFH Prompt: Disproportionate Housing Needs A) Describe any disproportionate housing needs experienced by persons with disabilities and by persons with certain types of disabilities.

For question (5)(a), program participants may refer to Tables 9, 10, and 11 and Maps 7 and 8 for data relating to disproportionate housing needs. However, this data is not specific to individuals with disabilities, as such local data and local knowledge may be particularly useful in answering this question.

The following data used for this analysis comes from the additional information section in the Disproportionate Housing Needs chapter of the AFH. This section summarizes the information regarding the “Special needs population” excerpted from the Seattle 2035 Comprehensive Plan Housing Appendix, as well as data from the January 2016 One Night Count Annual Report. While the following data does not address the disabled population alone, a large portion of the specific-needs population contains disabled residents.

People with Specific Needs (aka “Special needs” Population)

The analysis provided in the City of Seattle 2035 Comprehensive Plan Housing Appendix⁶ addresses existing and projected housing needs for all economic segments in Seattle as well as for the populations with specific needs in the community.

The City’s Comprehensive Plan assesses special-needs housing, which refers to “housing accommodations for individuals with physical and mental disabilities, seniors, veterans, individuals with mental illness, individuals with chronic and acute medical conditions, individuals with chemical dependency, survivors of domestic violence, and adult, youth, and families who are homeless.” The Housing Appendix narrative and data from the January 2016 One Night Count of the homeless population are provided below.

Specific-Needs Populations in Group Quarters

"The decennial Census includes a tabulation of the population residing in group quarters. For example, the 2010 Census enumerated 24,925 people living in group quarters in Seattle."

"Many group quarters categories are devoted to serving, or mostly serve, people who can be broadly regarded as specific-needs populations. Among these individuals, Housing Appendix Figure A-15 (on following page) shows 2010 Census data for the subset of group quarters categories that have a primary function of serving specific-needs populations. Figure A-15 shows the population in this subset to be almost 10,400 people, or about 40 percent of all people living in group quarters. About 2,800 of these 10,400 people were counted in institutional facilities, primarily in nursing facilities, and

⁶ A link to a pdf document containing the appendices to the City of Seattle 2035 Comprehensive Plan follows. The Housing Appendix starts on page 57 of the pdf (or page 468 of the overall Comprehensive Plan):

http://www.seattle.gov/dpd/cs/groups/pan/@pan/documents/web_informational/p2580895.pdf.

about 7,600 were counted in non-institutional facilities. Seniors age sixty-five and over were a large majority of the nursing facilities population."

"Emergency and transitional shelters were the largest non-institutional category (2,550 people). A 2010 Census Special Report on the Emergency and Transitional Shelter Population found that Seattle had the seventh largest emergency and transitional shelter populations among places in the US with a population of 100,000 or more. The Census counted 2,900 people under 'other non-institutional facilities.' A large proportion of this population may be homeless."

It is then helpful to analyze current local homeless data, as homeless individuals are more likely to have a disabling health condition. The following information from the 2016 One Night Count provides data on the sheltered homeless in King County containing information on disabled people among the homeless population.

Homeless People from One Night Count and Agency Data

"One night each January a count of homeless people is conducted at locations in Seattle and elsewhere in King County to identify the extent and nature of homelessness. The One Night Count has two components: a count of unsheltered homeless, which is conducted by the Seattle/King County Coalition on Homelessness, and a count (by agency staff) of people being served that same night in emergency shelters and transitional housing programs. Agency staff also collect information about those people being served."

"The Consolidated Plan highlights several key findings regarding the characteristics of the sheltered homeless population, including the fact that over half (58 percent) of the individuals in shelters for adults without children report having a disability."

The information agency staff can collect from the sheltered homeless population includes disabilities and health conditions. This information is easier to obtain from the sheltered homeless as opposed to the unsheltered homeless because the environment allows for an easier survey of homeless individuals. However, reporting on these conditions is voluntary by the individual.

People with Disabilities Among the Sheltered Homeless

The following information on the sheltered portion of the homeless population within King County comes directly from the January 2016 One Night Count Annual Report.⁷

During the January 2016 One Night Count agency staff counted 3,200 people in over-night shelters and 2,983 in transitional housing, totaling 6,183 individuals as sheltered homeless in all of King County. While reporting on issues such as disabilities and health conditions is voluntary, the most commonly reported disabilities and health conditions by the sheltered homeless were mental illness, alcohol or substance abuse, and physical disability. Almost 18 percent of sheltered homeless individuals reported having a mental illness, while 13 percent reported having alcohol or substance abuse disorder, and 11 percent reported having a physical disability.

⁷ [January 2016 One Night Count of People Who Are Homeless in King County, WA](#)

Additional Information

- | |
|---|
| <p>a) Beyond the HUD-provided data, provide additional relevant information, if any, about disability and access issues in the jurisdiction and region affecting groups with other protected characteristics.</p> <p>b) The program participant may also describe other information relevant to its assessment of disability and access issues.</p> |
|---|

Understanding the limitations of the HUD-provided data discussed above, complete question (6)(a). The Fair Housing Act protects individuals on the basis of race, color, religion, sex, familial status, national origin, or having a disability or a particular type of disability. HUD has provided data for this section only on certain types of disabilities and for the ages of persons with disabilities. Include any relevant information about other protected characteristics.

For question (6)(b), program participants may include any additional relevant information related to their analysis of disability and access in the jurisdiction and region, including the removal of barriers that prevent people from accessing housing in areas of opportunity, the development of affordable housing in such areas, housing mobility programs, housing preservation, and community revitalization efforts, where any such actions are designed to achieve fair housing outcomes such as reducing disproportionate housing needs, transforming R/ECAPs by addressing the combined effects of segregation coupled with poverty, increasing integration, and increasing access to opportunity, such as high-performing schools, transportation, and jobs.

The City of Seattle utilizes its Community Centers as Priority 1 and 2 Emergency Shelter sites, which adds mandates around providing ADA-accessible emergency shelters and services. In meeting the DOJ-required standards for emergency shelters, all aspects of the building, surrounding areas (parking lot, sidewalks, etc.) must comply to ADA Standards, as well as any and all services provided at that location. These requirements apply in all phases of emergency management, especially in preparedness, response, and recovery activities. The Office of Emergency Management works to include people with disabilities, as part of the Whole Community approach mandated by FEMA, and as described in numerous national guidance documents and frameworks.

<http://www.seattle.gov/emergency-management/resource-library/plans-related-information>

<http://www.seattle.gov/emergency-management/hazards-and-plans/plans>

Disability and Access Issues Contributing Factors

Consider the listed factors and any other factors affecting the jurisdiction and region. Identify factors that significantly create, contribute to, perpetuate, or increase the severity of disability and access issues and the fair housing issues, which are Segregation, RECAPs, Disparities in Access to Opportunity, and Disproportionate Housing Needs. For each contributing factor, note which fair housing issue(s) the selected contributing factor relates to.

- Access to proficient schools for persons with disabilities
- Access to publicly supported housing for persons with disabilities
- Access to transportation for persons with disabilities
- Inaccessible government facilities or services
- Inaccessible sidewalks, pedestrian crossings, or other infrastructure
- Lack of affordable in-home or community-based supportive services
- Lack of affordable, accessible housing in range of unit sizes
- Lack of affordable, integrated housing for individuals who need supportive services
- Lack of assistance for housing accessibility modifications
- Lack of assistance for transitioning from institutional settings to integrated housing
- Land use and zoning laws
- Lending Discrimination
- Location of accessible housing
- Occupancy codes and restrictions
- Regulatory barriers to providing housing and supportive services for persons with disabilities
- State or local laws, policies, or practices that discourage individuals with disabilities from being placed in or living in apartments, family homes, and other integrated settings
- Other

V Fair Housing Analysis (continued)

E. Fair Housing Enforcement, Outreach Capacity, and Resources Analysis

1. List and summarize any of the following that have not been resolved: a charge or letter of finding from HUD concerning a violation of a civil rights-related law, a cause determination from a substantially equivalent state or local fair housing agency concerning a violation of a state or local fair housing law, a letter of findings issued by or lawsuit filed or joined by the Department of Justice alleging a pattern or practice or systemic violation of a fair housing or civil rights law, or a claim under the False Claims Act related to fair housing, nondiscrimination, or civil rights generally, including an alleged failure to affirmatively further fair housing.

Open Cases involving allegations of violations of fair housing law as of September 1, 2016: |

Case name: SOCR obo Ala Yudzenka v. Seattle Housing Authority (SHA)

SOCR Number: 13HO059

HUD Number: 10-14-0053-8

Relevant Charging Party Status: Disability

Allegation: Failure to make a reasonable accommodation

Case status: SOCR prevailed at the Hearing Examiner's office, where Hearing Examiner held that SHA committed an unfair practice by refusing to replace Ms. Yudzenka's studio Section 8 voucher with a one-bedroom voucher, as an accommodation for her disability. SHA appealed to King County Superior Court and SOCR again prevailed. SHA has appealed to the Court of Appeals, pending a hearing date.

Case Name: SOCR obo Mary Monroe v. Meiqun Bao

SOCR Number: 14HO053

HUD Number: N/A

Relevant Charging Party Status: Section 8

Allegation: Tenant was evicted because she was a Section 8 voucher holder.

Case status: Filed with Seattle Hearing Examiner, Pending hearing on the merits

Case Name: SOCR obo Mary Monroe v. Meiqun Bao

SOCR Number: 14HO033

HUD Number: 10-14-0210-8

Relevant Charging Party Status: Disability/Reasonable Accommodation

Allegation: Failure to make a reasonable accommodation, tenant requested ingress and egress that accommodated a mobility device and was denied without an interactive process.

Case status: Filed with Seattle Hearing Examiner, Pending hearing on the merits

Case Name: SOCR obo Maria Vargas v. Countner Seattle Ravenna House, LLC, and Don Wick, LLC

SOCR Number: 13HO079

HUD Number: 10-14-0062-8

Relevant Charging Party Status: Disability

Allegation: Failure to make a reasonable accommodation, tenant requested a change in parking spot and was denied without an interactive process.

Case status: Filed with Seattle Hearing Examiner, Pending hearing on the merits

Case Name: SOCR obo Shirley Champlin v. Arrowhead Senior Housing, LP, and Senior Housing Assistance Group

SOCR Number: 14HO083

HUD Number: N/A

Relevant Charging Party Status: Section 8

Allegation: Raising rent in a manner that discriminated against tenant's Section 8 status

Case status: Filed with Seattle Hearing Examiner, Pending hearing on the merits

Case Name: SOCR obo Shirley Champlin v. Arrowhead Senior Housing, LP, and Senior Housing Assistance Group.

SOCR Number: 14HO061

HUD Number: 10-14-0334-8

Relevant Charging Party Status: Disability

Allegation: Failure to make a reasonable accommodation by refunding landlord's pet fee when the tenant had a service animal.

Case status: Filed with Seattle Hearing Examiner, Pending hearing on the merits

Case Name: SOCR v. Seattle Housing Authority

SOCR Number: 14HO026

HUD Number: N/A

Relevant Charging Party Status: Sexual orientation

Allegation: Hostile environment created by failure to act when other tenant harassed the Charging Party.

Case status: Filed in King County Superior Court, awaiting trial

Case Name: SOCR obo Fair Housing Center of Washington v. Breier-Scheetz Properties, LLC, Frederick Sheetz, Gar Huth, and Joann Huth

SOCR Number: 14HO023

HUD Number: 10-14-0129-8

Relevant Charging Party Status: Family status

Allegation: Landlord would not rent to a prospective tenant with a child when landlord was willing to rent to others.

Case status: Case not filed, Charging Party is pursuing private right of action.

Case Name: SOCR obo Diane Young v. Seattle Housing Authority

SOCR Number: 14HO051

HUD Number: 10-14-0288-8

Relevant Charging Party Status: Disability

Allegation: Failure to make a reasonable accommodation by denying tenant's request for transfer

Case status: Reasonable Cause finding made, Failure to Conciliate entered, and referred to City Attorney's Office

Case Name: SOCR v. Michael Barlin

SOCR Number: 15HO057

HUD Number: N/A

Relevant Charging Party Status: Section 8

Allegation: Landlord posted an online advertisement that included the language "this is not a Section 8 house."

Case status: Reasonable Cause finding made, Failure to Conciliate entered, and referred to City Attorney's Office

Case Name: SOCR obo Alexis Deneau v. Thomas C. Granfell; and Sue Schauss

SOCR Number: 14HO104

HUD Number: N/A

Relevant Charging Party Status: Disability

Allegation: Landlords failed to rent to a prospective tenant due to her use of service animals.

Case status: Reasonable Cause finding made, Failure to Conciliate entered, and referred to City Attorney's Office

Case Name: SOCR obo Talyaa Liera and Dave Donatieu v. 914 East Lynn Street, LLC; Muraco Kyasha-Tocha; and William Bloxom

SOCR Number: 15HO014

HUD Number: 10-15-0155-8

Relevant Charging Party Status: Disability

Allegation: Landlord took adverse action after tenant engaged in protected activity of requesting a reasonable accommodation.

Case status: Reasonable Cause finding made, Failure to Conciliate entered, and referred to City Attorney's Office

Case name: SOCR obo Michael Grossman v. Angeline's LLC, and YWCA of Seattle-King County-Snohomish County

SOCR Number: 15AC001

HUD Number: None

Relevant Charging Party Status: Disability

Allegation: Service provider did not allow Charging Party to bring service animals into its facility, misinterpreting Seattle's Public Accommodation Ordinance.

Cases involving accessibility issues:

DOJ ADA Audit:

In 2007 the Department of Justice (DOJ) conducted a review of Seattle's compliance with Title II of the Americans with Disabilities Act (ADA) as part of Project Civic Access. In 2011, the DOJ

approached the City with a draft Settlement Agreement to address the alleged non-compliant elements, and the parties actively negotiated to reach an agreement. The City took initiative to address the facilities-related ADA compliance issues discovered during the DOJ audit by dedicating funds for each of the next five years to begin fixing citations that the City agreed need to be corrected. The City also created a centralized ADA program to oversee this work, provide training and technical assistance to City departments, and review City projects for accessibility compliance from planning to completed construction. In 2013, the City received a letter from the DOJ stating that “further action by the Department will not be taken at this time.” The centralized ADA program is currently working to complete a self-evaluation of City programs and services, and in conjunction with a survey of facilities, update its transition plan to address identified accessibility concerns.

Reynoldson v. City of Seattle

Court: United States District Court, Western District of Washington

Case No.: 2:15-cv-01608 BJR (Judge Barbara Rothstein). A Class Action.

Allegation: The City of Seattle allegedly discriminated against a class of individuals with mobility disabilities by failing to install and maintain curb ramps in the public right of way as purportedly required by the Section 504 of the Rehabilitation Act; the American with Disabilities Act; and, the Washington Law Against Discrimination.

Case status: Filed in federal court on October 8, 2015. Currently in settlement negotiations. The third mediation occurred on November 9, 2016, and we are hopeful we will have a final memorandum of understanding with Plaintiffs by the end of 2016. Once a final settlement has been reached, we will provide the Court with a Consent Decree which could be entered in this case.

Torts and Employment cases that include claims of civil rights violations:

The City is currently defending a number of lawsuits asserted by plaintiffs that include allegations of violations of federal constitutional rights arising under 18 U.S.C. 1983 and/or allegations of violations of Washington State law. Additionally, the City is currently defending a number of lawsuits or claims asserted by individual employees that include claims of discrimination or retaliation under the Washington Law Against Discrimination, RCW 49.60, and/or Title VII of the federal Civil Rights Act. While these cases involve allegations of civil rights violations, they do not fall under any of the categories outlined in E.1. In the event that HUD would like a summary of all pending Tort and Employment cases involving civil rights claims, the City will produce such a summary.

2. Describe any state or local fair housing laws. What characteristics are protected under each law?

The Seattle Office for Civil Rights maintains a listing of Rules and Ordinances in the Administrative Rules for Chapter 40: Practice and Procedures in Civil Rights Ordinances at

<http://www.seattle.gov/civilrights/about/rules-and-ordinances> . Within this site, Seattle Municipal Code laws are listed, including one for “Open Housing Ordinance, as amended SMC 14.08. Information on the array of laws and initiatives related to Seattle’s Tenant Protections initiatives are located at <http://www.seattle.gov/civilrights/civil-rights/fair-housing/source-of-income-protections-and-first-in-time> . A complete listing of all state and local laws related to fair housing and civil rights for protected classes is beyond the scope and resources of the AFH. More information on Seattle Municipal Code legislation can be found at https://www.municode.com/library/wa/seattle/codes/municipal_code which hosts an interactive search engine. Seattle’s protected classes include far more than those listed under the Fair Housing Act for federal coverage. A current list of protected classes can be found at <http://www.seattle.gov/civilrights/civil-rights>

3. Identify any local and regional agencies and organizations that provide fair housing information, outreach, and enforcement, including their capacity and the resources available to them.

The Seattle Office for Civil Rights maintains a listing of civil rights related resources for a wide variety of issues including housing, education, human rights, police conduct, employment and immigration rights at <http://www.seattle.gov/civilrights/civil-rights/resources> . Seattle is fortunate to have a rich diversity of fair housing and civil rights organizations including [, Fair Housing Center of Washington](#). While there are many local sources for technical assistance and advocacy, there is consensus that the demand for these kinds of programs generally outpaces the capacity and funding received by any one of these organizations.

4. Additional Information

a. Provide additional relevant information, if any, about fair housing enforcement, outreach capacity, and resources in the jurisdiction and region.

OCR conducts fair housing testing on an annual basis with funds received from Seattle City Council. We currently receive \$50,000 per year for fair housing testing. Settlement dollars are used to pay for education and outreach campaigns.

OCR conducts proactive enforcement to ensure compliance with fair housing laws. Our Intake Investigator periodically reviews Craigslist ads and when discriminatory advertisements are found, we file director’s charges and initiate an investigation.

OCR partners with the Rental Housing Association of Washington and the Washington MultiFamily Housing Association on a regular basis to provide training and information to landlords. In addition, OCR works with these partners as we develop new legislation and implement administrative rules to ensure that housing providers have the necessary information to comply with the law. In addition, OCR provides quarterly fair housing workshops to landlords and nonprofit housing providers through the Fair Housing Partners Coalition.

- b. The program participant may also include information relevant to programs, actions, or activities to promote fair housing outcomes and capacity.**

OCR provides fair housing training to renters on a regular basis and per request. Settlement dollars from fair housing testing are used to pay for education and outreach campaigns. For example, in 2015, we used \$25,000 in settlement dollars to launch a fair housing campaign. The campaign consisted of bus ads, social media challenging bias based on race, gender and disability. Additionally, we collaborated with five community-based tenant organizations to provide a total of 46 workshops held during the fall of 2015. At these workshops participants were asked what barriers they were facing when seeking housing. In addition to barriers based on race, national origin, disability, Section 8, gender identity and sexual orientation, staff heard concerns relating to barriers based on a prior criminal record as well as numerous people who spoke of denials of housing based on use of refugee assistance payments, child support payments and other subsidies. The information gathered at these sessions provided input on legislation developed to address source of income discrimination. In July of 2016, the City of Seattle passed a new law expanding Section 8 protections to include protections for all subsidies as well as all lawful alternative sources of income.

OCR no longer maintains a fair lending program for renters and prospective homebuyers. This work has transitioned into workshops provided on a per request basis through partners like the WA State Housing Finance Commission and the Urban League of Metropolitan Seattle

VI. Fair Housing Goals and Priorities

1. **For each fair housing issue (e.g. access to opportunities, disparate housing needs, segregation/integration, access for people with disabilities), prioritize the identified contributing factors. Justify the prioritization of the contributing factors that will be addressed by the goals set below in Question 2. Give the highest priority to those factors that limit or deny fair housing choice or access to opportunity, or negatively impact fair housing or civil rights compliance.**
2. **For each fair housing issue with significant contributing factors identified in Question 1, set one or more goals. Explain how each goal is designed to overcome the identified contributing factor and related fair housing issue(s). For goals designed to overcome more than one fair housing issue, explain how the goal will overcome each issue and the related contributing factors. For each goal, identify metrics and milestones for determining what fair housing results will be achieved, and indicate the timeframe for achievement.**

HUD's instructions for this section of the AFH state:

Contributing factors may be outside the ability of program participants to directly control or influence. In such cases, those factors must be included in the prioritization.

There still may be policy options or goals that program participants should identify, while recognizing the limitations involved. Set one or more goals to address each fair housing issue with significant contributing factors. For each goal, program participants must identify one or more contributing factors that the goal is designed to address, describe how the goal relates to overcoming the identified contributing factor(s) and related fair housing issue, and identify metrics and milestones for determining what fair housing results will be achieved.

Finally, in the "Discussion" row, provide an explanation of how the goal being set is going to address the contributing factors and related fair housing issues. ***While the statutory duty to affirmatively further fair housing requires program participants to affirmatively further fair housing, the final rule does not mandate specific outcomes for the planning process.*** Instead, recognizing the importance of local decision-making, the analysis conducted in the AFH is meant to help guide public sector housing and community development planning and investment decisions in being better informed about fair housing concerns and consequently help program participants to be better positioned to fulfill their obligation to affirmatively further fair housing.

The priorities and strategies set forth in the AFH are expected to be incorporated into other plans and allocation processes adopted by the City and Seattle Housing Authority. Specifically, the 2018-2021 City Consolidated Plan (which governs the allocation of CDBG/HOME/HOPWA/ESG federal funds) should reflect the priorities raised in AFH.

HUD states in the regulatory text at **24 C.F.R. § 5.150**, "a program participant's strategies and actions must affirmatively further fair housing and may include various activities, such as developing affordable housing, and removing barriers to the

development of such housing, in areas of high opportunity; strategically enhancing access to opportunity, including through targeted investment in neighborhood revitalization or stabilization; through preservation or rehabilitation of existing affordable housing; promoting greater housing choice within or outside areas of concentrated poverty and access to areas of high opportunity; and improving community assets such as quality schools, employment, and transportation.” Goals addressing fair housing choice may include, for example, enhanced mobility options that afford access to areas of high opportunity outside areas of concentrated poverty and access to areas of high opportunity; and improving community assets such as quality schools, employment, and transportation.”

As stated in the overview, the City of Seattle and Seattle Housing Authority, have long been on the progressive edge of addressing equity and fair housing issues. The many initiatives and plans referenced in our Goals Matrix reflect that commitment now in moving forwards to fair housing and improving the lives of people in our communities in protected classes.

Goal	Fair Housing Issues	Contributing Factors	Metrics, Milestones, and Timeframe for Achievement	Responsible Program Participant
<p>Engage underserved and underrepresented communities in civic participation efforts and provide them with access to resources and opportunities that support their economic and social well-being.</p>	<p>Segregation/Integration Disparities in access to opportunity R/ECAPs Disability and Access</p>	<p>Displacement of residents due to economic pressures Location and type of affordable housing Lack of public investment in specific neighborhoods</p>	<p>1) In 2016, City expects to host ~11 community clinics that provide extensive language access services and each engage 50-150+ participants. It is estimated that an average of 50-75% of attendees to date have never previously participated in a City of Seattle outreach effort. In 2017, the City expects to expand the clinic events to include affordable housing, community health care, educational, and faith-based organizations/partnerships.</p> <p>2) Increase the number of active Community Liaisons from 35 in 2015 to 60 in 2016. This program growth includes new community representation (e.g., Native American, Sikh, people experiencing homelessness) as well as new geographic/neighborhood representation. Aiming to add 30 more Community Liaisons to the program in 2017. Increase the number of City projects engaging Community Liaisons from 11 in 2015 to 60 in 2016 (does not include clinic events described above). In 2016, establish and launch systems for assigning project work to Community Liaisons, evaluating Community Liaison performance, and providing free, monthly, skill-based training opportunities through a "Community Liaisons Institute."</p> <p>3) SHA will continue to staff and engage Seattle Senior Housing Program Advisory Group and the Low-Income Public Housing Joint Policy Advisory Committee (JPAC) (ongoing)</p>	<p>DON, SHA</p>
<p>Discussion: Engagement of underrepresented communities is critical to addressing past inequities in the City's approach to public policy. Without such efforts, communities with the most resources naturally gain greater access and influence over resources and decision-making. The City of Seattle is currently working to expand equitable forms of outreach and engagement, as reflected in the Mayor's Executive Order (EO) on Outreach and Engagement, which directed DON to lead a citywide effort that results in the timely implementation by all City departments of equitable outreach and engagement practices.</p> <p>DON is expanding the Clinic Outreach Model, which enables City staff to meet and provide community members with information about a variety public programs and resources in settings where individuals that haven't historically interacted with the City are already gathering. DON is currently working to host multiple clinic-style events in various locations across the City, ranging from topics such as HALA, Orca Lift and tenant protections to utility discounts. DON also collects demographic information from participants at each community event (e.g., ethnicity, primary language spoken at home, past level of interaction with City government), and collects data and feedback from host organizations and presenters on topics including the number of attendees at each event, attendees' perceived level of comprehension of presentation material, the level of attendee engagement with presenters, and the presence of new vs. past/ frequent participants in City outreach events.</p> <p>DON is expanding the City's use of Community Liaisons (formerly Public Outreach and Engagement Liaisons), including increasing their number, expanding their community and geographic representation, increasing the number of City projects engaging Community Liaisons, building Community Liaisons' capacity and skills through ongoing training opportunities, and establishing a process for assigning Community Liaisons to projects and evaluating their performance.</p> <p>SHA regularly engages with its residents. Two of the primary ways it does so is through the Joint Policy Advisory Committee (JPAC) and the Seattle Senior Housing Program Advisory Group. The former is comprised of Low-Income Public Housing (LIPH) residents, and the latter residents of the Seattle Senior Housing Program (SSHP). Each group meets throughout the year to review major policy drafts, and discuss with SHA staff.</p>				

Goal	Fair Housing Issues	Contributing Factors	Metrics, Milestones, and Timeframe for Achievement	Responsible Program Participant
<p>Lead equitable outreach and engagement efforts to support the Housing Affordability and Livability agenda (HALA), notably the adoption of citywide zoning changes to support Mandatory Housing Affordability.</p>	<p>Segregation Disparities in Access to Opportunity R/ECAPs Disability and Access</p>	<p>Community opposition Displacement of residents due to economic pressures Land use and zoning laws Insufficient investment in affordable housing Lack of public investment in specific neighborhoods</p>	<p>1) Convene focus groups for community representatives to discuss the new, citywide Mandatory Housing Affordability program. Engage at least 5 people from around 30 neighborhoods for a total of 150 people and contract with a social justice group to support participants and establish a separate series of trainings for individuals that need additional background on land use, affordable housing and the types of City interventions possible. Provide translated materials, mobility access assistance and sign language interpretation. (January 2017)</p> <p>2) Create materials that are easily accessible and approachable, provide translated documents in the top 7 languages, create an online dialogue tool that is accessible from both desktop computers and mobile phones, and develop a "Weekly Wonk" video series that highlights technical policy topics in short videos. (Ongoing)</p> <p>3) Attend "lunch and learns" that include organizations serving underrepresented populations. Work with service providers in underserved communities to explore their interests in/concerns with existing and potential future housing policies. (September 2016-January 2017)</p> <p>4) In future community planning efforts following HALA rezones, ensure the inclusion of renters, people of color, youth, and others who are often excluded by traditional neighborhood groups in the community engagement process.</p>	<p>DON, OPCD, OH</p>
<p>Discussion: Equitable engagement of communities is particularly critical to apply to the City's approach to land use policy, which has historically been subject to influence by community opposition. Such opponents have often been empowered to block changes under the guise of preserving neighborhood character, which can result in continued segregation and limited access to certain neighborhoods. To address this issue, the City of Seattle has initiated a multipronged, multifaceted outreach and engagement effort led by DON in support of the Mayor's Housing Affordability and Livability Agenda (HALA), which includes citywide town halls, neighborhood-oriented community meetings, focus groups, digital engagement, tabling at community events, and targeted outreach to underserved and underrepresented communities (including communities of color, faith communities, immigrant and refugees.) Successful implementation of zoning changes to support housing affordability will result in elevation of community voices that are facing displacement pressures, and increased access to housing opportunities for protected classes throughout the city.</p>				

Goal	Fair Housing Issues	Contributing Factors	Metrics, Milestones, and Timeframe for Achievement	Responsible Program Participant
Provide more housing and support services for low-income seniors.	Segregation Publicly Supported Housing Location and Occupancy Disproportionate Housing Needs Disparities In Access to Opportunity	Insufficient Investment in Affordable Housing Lack of Affordable, Accessible Housing in Range of Unit Sizes Displacement of Residents Due to Economic Pressures Access to Medical Services Lack of Affordable In-Home or Community-Based Supportive Services	1) City will adopt policies prioritizing seniors and people with disabilities in the next Housing Levy. (2017) 2) SHA will support low income seniors through its Aging in Place initiative (ongoing). This includes: - Actively explore how to leverage ACA and ACH to support Aging in Place (2017) and implement data-sharing agreement between Public Health - Seattle & King County, SHA, and King County Housing Authority to inform future investments and leverage community resources toward the specific needs of seniors(2017) - Continue to offer and seek to expand community services, socialization, exercise, health screening, case management, and leadership activities in communities serving seniors (ongoing; 2017) -SHA will continue to provide more than 1,000 units prioritized for seniors throughout the City and to provide vouchers to service providers offering affordable and assisted living units to elderly populations (ongoing). SHA will explore expansion of additional senior-specific units (2017)	SHA, HSD, OH
<p>Discussion: In the City of Seattle report Quiet Crisis, it was projected that by 2025 the total number of seniors in King County will double and nearly 54,000 seniors will live in poverty. This is projected to result in a shortage of almost 16,000 publicly supported housing units or vouchers. Adding to these concerns were findings that only one-third to one-half of Baby Boomers would have sufficient finances to afford their retirement and medical costs.</p> <p>The Seattle Housing Authority is engaged in a number of strategies to provide health and accessible housing for low-income seniors. These are captured primarily through the Aging in Place initiative. In 2017, SHA will grow programs offering case management, medical care, and health screenings to improve the ability of seniors to receive needed health care. This will be accomplished through an expansion of the on-site nursing program offered by Neighborcare, and funding to select a provider to continue socialization and health screenings in selected SSHP and LIPH buildings. SHA will establish a Volunteer Recognition Program to encourage volunteers to provide services to seniors including exercise and computer classes. SHA will also assess options to expand community services for low-income seniors in need of service-enriched housing, and the possibility of additional senior-specific units offered in SHA's housing stock.</p> <p>Additionally, SHA is collaborating with a number of partners in the area to improve services to low-income seniors. SHA will work with these organizations to determine how to best leverage the Affordable Care Act and Accountable Communities of Health to support the Aging in Place initiative. SHA along with Public Health – Seattle & King County and King County Housing Authority are working to develop an integrated data system to establish the regular exchange of health and housing data to better inform and identify interventions to improve the health outcomes of residents. Alongside these initiatives, SHA also provides vouchers to service providers offering affordable and assisted living units specifically meant to service elderly populations. In most cases, such providers have case managers and/or service coordinators onsite to assist seniors with activities of daily living.</p>				
Provide more housing and support services for low-income people with disabilities.	Disproportionate Housing Needs Disability and Access	Lack of Affordable, Accessible Housing in Range of Unit Sizes Lack of Assistance for Housing Accessibility Modifications Access to Medical Services Lack of Affordable, Integrated Housing for Individuals Who Need Supportive Services	1) SHA will continue the conversion and construction of units to meet UFAS accessibility standards, with all new units at Yesler Terrace redevelopment being made wheelchair accessible (ongoing). SHA will also hire a second Americans with Disabilities Act (ADA) coordinator (2017). 2) SHA will continue to invest in its partnerships with local non-profits and the City of Seattle Aging and Disability Services (ADS) to ensure all high-rise buildings (which serve more than 2,000 adults with disabilities) have access to case managers to ensure they receive the necessary supports and services (ongoing) 3) City will adopt policies prioritizing seniors and people with disabilities for the Housing Levy (2017).	SHA, OH, HSD

Goal	Fair Housing Issues	Contributing Factors	Metrics, Milestones, and Timeframe for Achievement	Responsible Program Participant
<p>Discussion: To address the disproportionate housing needs of people with disabilities, Seattle must increase its supply of affordable, accessible housing and support services. The City of Seattle is committed to this goal, and plans to adopt policies prioritizing seniors and people with disabilities in the next Housing Levy. SHA also commits vouchers to service providers offering affordable and supportive housing to these populations through the Housing Levy.</p> <p>In order to provide accessible living spaces for low-income disabled individuals, Seattle Housing Authority will continue the conversion and constriction of units to meet UFAS standards. SHA is engaged in ongoing efforts to meet the requirements under the Voluntary Compliance Agreement (VCA) the agency signed with HUD. Under this agreement, reflecting its long-standing commitment to serving the disabled in barrier-free housing. Accessibility is also seen in the Yesler Terrace redevelopment, where all new units developed by SHA will be visitable by a person in a wheelchair. In addition to its adherence to the VCA, SHA provides physical modifications to ensure that individuals with a disability have reasonable accommodations. In 2017, SHA will hire a second Americans with Disabilities Act (ADA) coordinator to provide support to meet the needs of residents. SHA will also continue its partnership with Full Life Care and the City of Seattle Aging and Disability Services (ADS) to ensure that all SHA Public Housing buildings have access to case managers who assess the medical and mental health status of residents; make referrals for treatments; and assist residents during emergencies.</p>				
<p>Create new supportive housing and reduce barriers to accessing housing for homeless individuals and families.</p>	<p>Publicly Supported Housing Location and Occupancy Disproportionate Housing Needs Disability and Access</p>	<p>Insufficient Investment in Affordable Housing Access to Publicly Supported Housing for Persons with Disabilities</p>	<p>1) Implement coordinated entry systems to increase access and reduce barriers for highly vulnerable homeless people with disabilities (ongoing) 2) Continue to expand the stock of supportive housing through capital investments (ongoing) 3) Adopt policies prioritizing homeless families, individuals and youth for the Housing Levy (2017). 4) SHA will dedicate 300 Housing Choice Vouchers, and continue to fund the nearly 1,000 previously committed, to Seattle's Housing Levy.</p>	<p>OH, HSD, SHA</p>
<p>Discussion: Homelessness is one of Seattle's most urgent fair housing challenges, with persons of color and people with disabilities representing a disproportionate share of those living without shelter. Seattle has been a national leader in the creation of permanent supportive housing for homeless individuals and families, particularly through "Housing First" models that eliminate barriers to entry. As the homeless crisis has grown, Seattle has renewed its commitment to expanding the stock of supportive housing through capital investments. Homeless families, individuals and youth have been and will remain priority populations for the Seattle Housing Levy. SHA has committed over 1,000 vouchers to these priorities as a part of the levy as well. In addition, Seattle is implementing coordinated entry systems that prioritize access by highly vulnerable homeless people with disabilities. opment.</p>				
<p>Provide more housing choices for families and large households.</p>	<p>Publicly Supported Housing Location and Occupancy Disproportionate Housing Needs</p>	<p>Insufficient Investment in Affordable Housing The Availability of Affordable Units in a Range of Sizes Admissions and Occupancy Policies and Procedures</p>	<p>1) Continue to fund the production of affordable projects with family-oriented housing units and amenities. (ongoing) 2) Encourage the production of larger, family-friendly units in private market projects, including through consideration of zoning and development incentives/requirements. (ongoing) 3) SHA will continue to explore the conversion of units in its Scattered Sites portfolio to larger, family-sized units (2017-2018) and produce additional family-size units through Yesler Terrace redevelopment 4) SHA will undertake additional efforts to better enable families to move to high opportunity areas including an higher Voucher Payment Standard (or equivalent) and the Creating Moves to Opportunity Pilot. (see below goal on increasing access to high opportunity areas) 5) In neighborhood planning efforts, continue to evaluate requirements and incentives to build more family friendly housing into market-rate multifamily</p>	<p>OH, SHA,OPCD</p>
<p>Discussion: As noted in the demographic analysis, families with children comprise a smaller share of Seattle's population than in the region at large. One way to promote housing choices for families is to ensure there is an adequate supply of affordable, large units, particularly in family-friendly settings. OH will continue to prioritize funding for the production of family-sized units in projects designed with family-friendly amenities. In addition, OH will implement policies in the MHA and MFTE programs to encourage the production of larger units in private market projects.</p> <p>SHA is a major partner in providing affordable, family-friendly housing. While only 2% of the City's rental housing stock is 3- bedrooms or larger, SHA's housing stock is 19% 3+ bedrooms. As part of SHA's effort to serve families, SHA will explore the conversion of units in the Scattered Site portfolio into large bedroom units in the Scattered Site portfolio in recognition of the fact that low-income families face a scarcity of large bedroom units and extremely low vacancy rates in Seattle's private rental market. Currently, 85% of units in the Scattered Sites portfolio are 2- and 3-bedrooms; 4- and 5-bedroom units account for 13%. Additionally, SHA will begin the redevelopment effort on two Scattered Sites to increase the number of units available to participants. In 2017, SHA will undertake predevelopment activities of the Blue Topaz to design a new community with added units to continue serving the Scattered Site portfolio. The Yesler Terrace redevelopment will also include the construction of new family-sized units. These developments include Kebero Court and Raven Terrace, and the upcoming Hoa Mai Gardens. Each development includes affordable units ranging from 1 to 4 bedrooms.</p>				

Goal	Fair Housing Issues	Contributing Factors	Metrics, Milestones, and Timeframe for Achievement	Responsible Program Participant
Support low-income tenants in accessing affordable housing throughout the city.	Segregation Publicly Supported Housing Location and Occupancy Disproportionate Housing Needs	The Availability of Affordable Units in a Range of Sizes Insufficient Investment in Affordable Housing Displacement of Residents Due to Economic Pressures Marketing and Screening Practices in Private Housing Private discrimination Impediments to Mobility	1) SHA will improve both the quantity and quality of assistance provided to voucher holders seeking to lease in Seattle, building on best practices and agency experience. This will include one-on-one and group assistance to voucher holders to become "ready to rent" and to locate and secure units, dedicated staffing resources for landlord recruitment and timely inspections, and possible financial supports such as security deposit assistance (ongoing and 2017 enhancements) 2) SHA will evaluate its payment standards annually utilizing multiple local market factors including rent burden and average gross rents paid among voucher holders, HUD approved Fair Market Rents, data on rent reasonableness, local vacancy rates, rates of lease up and success, and location of current voucher rentals (ongoing). SHA plans to supplement Voucher Payment Standards in opportunity neighborhoods for families with children (2017) 3) SHA will implement the Creating Moves to Opportunity Pilot (2017) 4) SHA is exploring possible improvements to its Public Housing waiting list structure (2017-18)	SHA
<p>Discussion: A key strategic direction for the Seattle Housing Authority is expanding housing opportunities for low-income individuals. This not only means creating more affordable housing, but also diversifying housing choice. To do so, SHA will look to continue and further develop policies and programs that increase housing choice, demonstrate alternative housing models, and preserve and improve access to neighborhoods that are otherwise out of reach for low-income households. Low-income renters in Seattle face a number of challenges namely the high cost of rent and low vacancy rates. Other rental barriers, including eviction history, credit history, criminal history, and lack of resources for a deposit can make it even more difficult for households that must compete in the private market as well. SHA will continue to offer strategies to support voucher holders in locating a home. These include one-on-one assistance with housing counselors, landlord outreach to expand the pool of options, assistance with security deposits, and "Leasing for Success" workshops to educate voucher holders on the housing search process. Regarding SHA's Public Housing portfolio, the organization is exploring possible improvements to its waiting list structures and processes for the LIHP portfolio.</p>				
Dedicate and grow resources for investment in affordable housing throughout the city.	Segregation Disparities in Access to Opportunity Disproportionate Housing Needs	Insufficient investment in affordable housing Displacement of residents due to economic pressures	1) Continue effective implementation of the Seattle Housing Levy to ensure its continued success (2017-2023) 2) Pilot City bond financing for affordable housing (2017) 3) Implement assessment of City-owned property for affordable housing opportunities (ongoing) 4) Advocate for state authority to enact a REET for affordable housing (starting in 2016) 5) Advocate for greater federal investment in affordable housing (ongoing)	OH, SHA, OIR
<p>Discussion: Investment in affordable housing is an essential mechanism for ensuring equitable access to housing for a range of protected classes. As state and federal resources have declined in recent years, the pace of affordable housing production has not kept up with demand. The result has been longer waitlists for affordable housing that leave lower-income residents with extremely limited housing choices, further exacerbating fair housing issues, such as the disproportionality of households of color who are paying more than half of their incomes toward housing. To combat this reality, Seattle is taking steps to increase and diversify local funding streams for affordable housing, and advocate for more resources at the state and federal levels.</p> <p>Seattle is already a national leader in dedicating local resources to affordable housing, with a 30+ year track record of approving local levies to invest in affordable housing. Now, Seattle is advancing even more ambitious plans for investment in affordable housing. Most recently, Seattle residents voted to double the size of the local Housing Levy to \$290 million over 7 years. The Seattle City Council followed this with a measure to utilize \$29 million in the City's bonding capacity to create more affordable housing. The City is also assessing its real estate inventory for affordable housing development opportunities, as well as working with other public agencies to identify suitable opportunities on publicly owned sites. At the State level, Seattle is actively advocating for authority to raise new revenues for affordable housing through a dedicated Real Estate Excise Tax (REET). Finally, both the City and Seattle Housing Authority continue to be actively engaged in advocating for the restoration of federal investment in affordable housing.</p>				

Goal	Fair Housing Issues	Contributing Factors	Metrics, Milestones, and Timeframe for Achievement	Responsible Program Participant
<p>Promote equitable growth that harnesses new development to create diverse, affordable housing choices throughout the city.</p>	<p>Segregation Disparities in Access to Opportunity Disproportionate Housing Needs</p>	<p>Land use and zoning laws Insufficient investment in affordable housing Displacement of residents due to economic pressures</p>	<p>1) Adopt zoning legislation to implement MHA in all areas of the City: a) U District - early 2017 b) Downtown/South Lake Union - mid-2017 c) Central Area/Chinatown International District - mid-2017 d) Uptown - late 2017 e) Citywide - early 2018 2) SHA will continue the redevelopment of Yesler Terrace</p>	<p>OPCD, OH, SDCI, SHA</p>
<p>Discussion: As economic growth in Seattle has fueled a major influx of new residents into the city, the city has experienced a development boom that has produced almost exclusively high-priced housing. At the same time, production has failed to keep up with demand, leading to rising prices in the existing housing stock. To address this crisis, Seattle is adopting a Mandatory Housing Affordability (MHA) program that will require new development in all neighborhoods in the city to contribute to affordable housing, and will create additional development capacity to accommodate more growth. The MHA program will apply to both commercial and residential development, and will include policies that promote the inclusion of affordable housing within private development, and the investment of developer payments in affordable housing in strategic locations across the city. Affordable units will be rent and income restricted, and will serve to households earning 60% AMI or lower.</p>				
<p>Promote increased access to housing in areas that afford high access to opportunity to residents.</p>	<p>Segregation Disparities in Access to Opportunity Publicly Supported Housing Location and Occupancy Disproportionate Housing Needs</p>	<p>Land use and zoning laws Insufficient investment in affordable housing Marketing and screening practices in private housing Scarcity/high cost of land Displacement of residents due to economic pressures Impediments to mobility Availability of affordable units in a range of sizes</p>	<p>1) Adopt zoning legislation that promotes development of more diverse housing types within urban villages, including increasing multifamily zoning to provide more affordable housing development opportunities. 2) Promote affirmative marketing of affordable housing units in the Multifamily Tax Exemption and incentive zoning/MHA programs. (2017-18) 3) Pursue development of affordable housing on surplus public property in key locations such as the former Fort Lawton Army base. 4) SHA will implement increased Voucher Payment Standard (or equivalent) in targeted areas (2017) and evaluate its effectiveness annually (2018-2020) 5) SHA will implement the Creating Moves to Opportunity pilot (2017-2019) 6) Consider and study MHA alternatives that increase affordable housing in areas with high access to opportunity and low risk of displacement.</p>	<p>OH, SHA, OPCD</p>
<p>Discussion: Increasing access to historically exclusive neighborhoods is fundamental to reversing patterns of segregation and disparities in access to opportunity. These patterns are reinforced by a number of complex, interrelated factors including: the employment of marketing and screening practices that narrow housing access to select groups; the continuation of land use and zoning restrictions that preclude new and diverse types of housing in historically exclusive neighborhoods; a tight housing market that leaves those with fewer resources less able to compete; and the continuation of outright housing discrimination. Many of the neighborhoods in Seattle that were historically subject to racial covenants have failed to see significant changes in their racial makeup, even as Seattle has diversified, in part because of the limitations on the types of housing that may be built in such neighborhoods, in part because even the new housing that is produced is not affordable, and in part because even affordable units are not necessarily affirmatively marketed.</p> <p>Seattle is employing a range of strategies to increase access to historically exclusive areas that afford high opportunity to its residents, including: adopting zoning changes that will allow more diverse housing types and more multifamily housing; promoting affirmative marketing in affordable housing programs that are used by for-profit property owners; pursuing development opportunities on publicly owned land in strategic locations; and utilizing project-basing to create opportunities in areas less accessible to tenant-based voucher holders.</p> <p>SHA will participate in the national pilot "Creating Moves to Opportunity" that will increase the ability of families with children to reside in high opportunity neighborhoods. The pilot will include support strategies intended to increase a household's buying power in opportunity areas. Additionally, HUD Fair Market Rents (FMR) have made it difficult for voucher holders to access units in such opportunity areas. In 2016, SHA increased the Voucher Payment Standard for Tenant-Based Vouchers in the Private Rental Market. This was done to increase the ability of voucher holders to compete in the private sector rental market. SHA will continue to evaluate the effectiveness of this adjustment in 2017.</p>				
<p>Preserve and increase affordable housing in communities where residents are at high risk of displacement.</p>	<p>Segregation Disparities in Access to Opportunity Publicly Supported Housing Location and Occupancy</p>	<p>Displacement of residents due to economic pressures Scarcity/high cost of land</p>	<p>(1) Make strategic investments in the production and preservation of long-term affordable housing in areas where residents are at high risk of displacement. (ongoing) (2) Provide financing to rehab and preserve affordable rents in existing housing. (starting in 2017) (3) Advocate for state authority for a Preservation Tax Exemption to incentivize landlords to preserve affordable rents in existing housing. (starting in 2016) (4) Scale MHA requirements to geographic areas of the city based on market conditions such that those areas with strong markets in which amount of redevelopment may be greater will yield larger contributions to affordable housing. (2017) (5) Partner with Sound Transit and other public agencies to dedicate land and other resources toward affordable housing development in areas near major transit investments. (ongoing)</p>	<p>OH</p>

Goal	Fair Housing Issues	Contributing Factors	Metrics, Milestones, and Timeframe for Achievement	Responsible Program Participant
<p>Discussion: The displacement of long-time residents from Seattle, particularly from communities of color, has been identified clearly and consistently by community members as an urgent crisis demanding action. In response to this reality, the City is taking a number of steps to combat and mitigate such displacement.</p> <p>The preservation and production of affordable housing is perhaps the most direct tool for combating the displacement of low-income residents from historic communities of color, particularly those that are likely to experience increased demand due to their proximity to transportation, employment and other amenities. While market rate housing is subject to dramatic price fluctuations (including owner-occupied housing where long-time property owners may be subject to dramatic property tax increases from rising land values), affordable housing provides a stable safety net by restricting rent increases, and limiting occupancy to those who need an affordable home.</p> <p>The City is utilizing a range of approaches to pursue this goal. First, the City is making strategic investments in the production and preservation of long-term affordable housing in areas where residents are at high risk of displacements. In addition, the City is intends to create a new loan program to provide low-cost rehab financing to owners in exchange for preserving affordable rents for 10 to 15 years. Third, the City is advocating for state authority to adopt a Preservation Tax Exemption that would encourage private owners to preserve affordable rents for a minimum of 15 years. The City is also structuring its proposed MHA program to scale requirements based on market conditions, with the intention of yielding more affordable housing where more development occurs. Finally, the City is taking advantage of opportunities to dedicate publicly owned property to affordable housing, particularly where major investments in public infrastructure such as transit are likely to increase property values and lead to more displacement.</p>				
Pursue best practices for serving protected classes.	Disproportionate Housing Needs Disparities in Access to Opportunity	Private discrimination Marketing and screening practices in private housing	(1) Conduct a study on the housing needs of LGBTQ seniors (2017); (2) Issue affirmative marketing guidelines for private housing participating in City incentive programs and for City-funded housing (2017); and (3) Provide trainings and issue guidelines promoting the use of individualized tenant assessments (2017).	OH, SOCR
<p>Discussion: Seattle will be performing a range of activities to pursue best practices in meeting the housing needs of protected classes. These activities will help inform policies to increase housing access by groups with unique barriers.</p>				
Combat discriminatory housing practices and increase legal protections for renters.	Segregation Disproportionate Housing Needs Disparities in Access to Opportunity	Private Discrimination Source of Income Discrimination Lack of state or local fair housing laws	1) Conduct fair housing testing on an annual basis (ongoing) 2) Consider auditor's evaluation of impacts of Source of Income ordinance in light of charges received (2018) 3) Pass Fair Chance Housing legislation (2017)	SOCR
<p>Discussion: Seattle's history of discrimination in the sale and rental of housing created the foundation of the city's ongoing patterns of segregation. Such discrimination was both legal and systematic prior to 1968, and involved tactics such as use of restrictive covenants, steering by realtors, and denial of credit by banks based on racial criteria. The result of decades of housing discrimination was a persistent legacy of segregation and wealth inequality that remained intact long after passage of Seattle's Open Housing Ordinance. Private discrimination continues to challenge protected classes seeking housing in Seattle, as evidenced by the result of fair housing testing conducted regularly by the Seattle Office of Civil Rights.</p> <p>The city of Seattle and the state of Washington have established a number of legal protections expanding upon those enshrined in the federal fair housing law. Within Washington, it is illegal to discriminate in housing on the basis of race, color, national origin, creed, sex, disability, familial status, marital status, sexual orientation, gender identity, and veteran/military status. The City of Seattle also forbids housing discrimination on the basis of age, political ideology, and Section 8 status. Most recently, Seattle adopted legislation to bar housing discrimination on the basis of source of income. This law is now in effect and will be evaluated to ensure that it meets the intent of protecting people with alternative sources of income such as Social Security, veteran's benefits and Section 8.</p> <p>In addition to source of income, Seattle is tackling the housing barriers faced by people with arrest and conviction records. Racial disparities in the criminal justice system have been well documented, with disproportionality in every facet of the system, from arrests to convictions and incarceration rates. These disparities have resulted in devastating impacts on communities of color, particularly African American and Native American communities. Practices such as blanket bans on renting to those with a past felony, or even unstated preferences for those without a criminal record, result in entire segments of the community having few to no options for housing, particularly in a highly competitive housing market such as Seattle. Seattle has recognized this as a compelling social justice issue, and begun addressing it with the adoption of fair chance employment legislation in 2013. This law limits the use of criminal records during the hiring and employment process, for instance, requiring employers to have a legitimate business reason for denying a job based on a conviction record. Seattle is now looking to adopt similar protections through the adoption of Fair Chance Housing legislation.</p> <p>To ensure strong enforcement of these laws, Seattle also actively conducts fair housing testing and pursues cases of fair housing violations. Testing focuses on a range of protected classes including race and national origin, as well as local protected classes such as gender orientation.</p>				

Goal	Fair Housing Issues	Contributing Factors	Metrics, Milestones, and Timeframe for Achievement	Responsible Program Participant
Provide fair housing education to landlords, property managers and tenants.	Segregation Disproportionate Housing Needs	Private Discrimination Source of Income Discrimination Impediments to Mobility	<ol style="list-style-type: none"> 1) Provide quarterly fair housing workshops to housing providers and community (ongoing) 2) Educate public via campaigns (bus, social media) on new protection passed in 2016/17, or in response to significant testing findings 3) Create a Renting in Seattle web portal (beginning 2017) 4) Develop a proposal for a Tenant Landlord Resource Center (2017) 5) Provide Ready to Rent courses to SHA tenants (ongoing) 6) All Housing Choice Voucher orientations include instruction from SHA staff on Fair Housing Act protections (ongoing) 	SOCR, SDCI, SHA
<p>Discussion: In addition to enforcement, fair housing education is essential tool to ensure compliance with fair housing laws, so that real estate professionals, owners and tenants understand their rights and responsibilities. SOCR conducts education and outreach directly through quarterly fair housing workshops for real estate professionals and housing providers and Civil Rights 101 workshops for renters, social service providers and the public. Workshops are free and language assistance and accommodations for people with disabilities are provided upon request. OCR also provides indirect outreach through grants made to the Tenants Union of WA, Solid Ground, Urban League of Metropolitan Seattle, and other organizations to include fair housing training to their members and clients.</p> <p>SOCR puts particular emphasis on education related to new fair housing protections, or in response to significant test findings. For instance, it utilized direct mailing to landlords on the City's Rental Registration list to provide information about new source of income protections.</p> <p>The City is also looking to expand its educational tools. In 2017, the Seattle Department of Construction and Inspections (SDCI) will begin to develop a Renting in Seattle web portal to help renters and landlords navigate Seattle's rental regulations, as well as create new educational materials and coordinate outreach efforts. In addition, SDCI will work with OH, DON, HSD, SOCR, OIRA and the Customer Service Bureau to develop a proposal to launch a public facing tenant landlord resource center.</p> <p>Tenant education is also a critical component of fair housing. The Seattle Housing Authority provides education to low-income tenants through Ready to Rent Courses, which teach rental preparedness, housing search tips, tenant rights and responsibilities, and financial literacy. Information on the protections of the Fair Housing Act are also included in each orientation for voucher holders as well as legal remedies they make take if discrimination is encountered.</p>				
Provide resources to stabilize low-income renters and homeowners.	Disproportionate Housing Needs Disparities in Access to Opportunity	Displacement of residents due to economic pressures Impediments to mobility Access to financial services	<ol style="list-style-type: none"> (1) Provide funding for weatherization and repair of homes occupied by low-income residents. (ongoing) (2) Providing funding to low-income homeowners at risk of losing their homes due to foreclosure. (starting in 2017) (3) Providing Eviction Prevention interventions for tenants (ongoing) 	OH, HSD, SHA
<p>Discussion: Low-income renters and homeowners are often the most vulnerable to losing their housing, whether due to changes in housing costs such as unexpected home repairs, or changes in income such as the loss of employment from a medical condition. Stabilizing low-income households through such crises helps to prevent displacement, reduce homelessness, and create financial strength and stability for low-income people.</p>				
Promote equitable investment and development, especially in low income communities, that creates opportunities for shared prosperity.	Segregation Disparities in Access to Opportunity R/ECAPs	Impediments to mobility Lack of educational/employment supports for low-income residents Lack of private investment in specific neighborhoods Scarcity/high cost of land in Seattle Historic disinvestment in public housing communities Historic siting decisions for publicly supported housing	<ol style="list-style-type: none"> 1) Establishment of EDI fund Q2 2017 and ongoing support of development projects. 2) Implementation of public housing transformation at Yesler Terrace (ongoing) 	SHA, OED, OH

Goal	Fair Housing Issues	Contributing Factors	Metrics, Milestones, and Timeframe for Achievement	Responsible Program Participant
<p>Discussion: Seattle is currently involved in two major initiatives to attract equitable investment and development to low income communities. These initiatives are aimed at creating the capital infrastructure that preserves and provides key amenities and services such as culture and arts, employment opportunities, health services as well as educational and workforce development. These strategies will strengthen communities and their residents by preventing displacement and removing barriers to mobility and promoting shared prosperity.</p> <p>The first initiative is the establishment of an Equitable Development Initiative (EDI) Fund, initially to be seeded with \$16 million from the sale of City property. The fund, leveraged by non-city funds and investment, was established to provide resources to communities that are at risk of displacement and have low access to opportunity as Seattle grows. In particular, the Fund is intended to stabilize and anchor communities through programs and developments that will serve a diversity of needs in a sustained manner including projects that:</p> <ul style="list-style-type: none"> • Advance economic mobility and opportunity, • Prevent residential, commercial and cultural displacement, • Build on local cultural assets, • Promote transportation and connectivity, • Develop healthy and safe neighborhoods for everyone, • Provide equitable access to all neighborhoods <p>The EDI Fund criteria are intended to provide an objective basis for evaluating and funding projects. The criteria categories acknowledge that some communities are ready and able to undertake significant fund-raising, development projects or create community-serving programs. Other communities face greater challenges to move from “need” to an operational development project or program. The EDI Fund therefore acknowledges a range of community needs, whether the need is to bring together leaders to clarify goals or to break ground on a major development project.</p> <p>The second major initiative is the transformation of the public housing communities. Some of SHA’s largest communities are found in Seattle’s R/ECAP neighborhoods. Given that SHA predominantly serves communities of color from extremely low-income backgrounds, these developments contribute to that status. These developments include Yesler Terrace in downtown Seattle, High Point in West Seattle, and NewHolly in Beacon Hill. Each of these developments was among the first of SHA’s low-income housing portfolio that came online in the 1940s. Over their life, these developments significantly aged, became expensive to maintain, and were less effective as public housing.</p> <p>At the same time, these developments also serve a significant portion of SHA’s residents. Beginning in the 1990s, SHA began a process of redevelopment that continues to this day to combat decades of a lack of investment in these communities. The redevelopment process began with NewHolly, while construction on High Point began in 2004. SHA is now redeveloping Yesler Terrace, the city’s first publicly subsidized housing development. The process began in 2013, and full neighborhood transformation will take up to 15 years. Three overarching goals guide the redevelopment plan. First, to transform distressed public housing into energy-efficient, mixed-income housing that is physically and financially viable over the long term. Second, to support positive outcomes for families living in the area, particularly outcomes related to residents’ health, safety, employment, and education. Finally, to transform neighborhoods of poverty into viable, mixed-income neighborhoods by improving local services and access to good schools, public transportation, and other public assets.</p> <p>The new Yesler Terrace will house more people than prior to redevelopment, with residential units, commercial retail and open public spaces. The mix of housing is envisioned as follows:</p> <ul style="list-style-type: none"> • 561 replacement homes serving people with incomes below 30% AMI, consisting of 561 units to replace those currently there and 100 additional units developed with partners. 				
Promote initiatives that support marginalized groups including low income individuals, minorities, immigrants and women, creating opportunities for shared prosperity.	Segregation Disparities in Access to Opportunity R/ECAPs	Impediments to mobility Lack of educational/employment supports for low-income residents Lack of private investment in specific neighborhoods Scarcity/high cost of land in Seattle	Various Commercial Affordability and Workforce initiative targets throughout 2017.	OED
<p>Discussion: The implementation of these initiatives represent a programmatic approach to supporting low income communities that is done in conjunction with the capital infrastructure created above. These programs directly strengthen the residents of these low income communities through workforce development, complimentary educational programs and providing accessible resources and technical assistance. In doing so, we strengthen these communities and their residents, preventing displacement and removing barriers to mobility and promoting shared prosperity.</p>				
Promote partnerships that improve environmental and health outcomes for low-income residents.	Disproportionate Housing Needs Disparities In Access to Opportunity	Lack of Affordable, Integrated Housing for Individuals Who Need Supportive Services Lack of Affordable In-Home or Community-Based Supportive Services Displacement of Residents Due to Economic Pressures Access to Medical Services Location of Environmental Hazards	<ol style="list-style-type: none"> 1) Provide funding for weatherization and repair of homes occupied by low-income residents (ongoing) 2) SHA will expand partnerships to provide on-site nursing in more LIPH buildings and offer the Community Health Worker program in the Yesler Terrace community. SHA redevelopments have on-site health care partners available to the community (ongoing) 3) SHA is engaged in a study funded by the Robert Wood Johnson Foundation to evaluate the impact of redevelopment strategies on resident health and well-being at Yesler Terrace and will be responsive to learnings from the evaluation (conducted through 2018) 4) Selected units at Yesler Terrace (Hoi Mai Gardens) will feature Breathe Easy units, which have been demonstrated to decrease factors associated with childhood asthma. (2017) 	OH, SHA

Goal	Fair Housing Issues	Contributing Factors	Metrics, Milestones, and Timeframe for Achievement	Responsible Program Participant
<p>Discussion: Seattle and its partners are committed to recognizing the important connections between housing and health outcomes. The City of Seattle will continue to provide funding for weatherization and repair of homes occupied by low-income residents, including in multifamily and single-family housing. These measures have the combined impact of improving environmental quality and increasing financial stability for low-income residents.</p> <p>Seattle Housing Authority has a number of strategies underway to improve the environmental and health outcomes for low-income residents. As mentioned above, SHA will expand its partnership with NeighborCare Health to offer on-site nursing and health promotion services in LIPH buildings. Neighborcare Health also operates the Community Health Workers program for the Yesler Terrace community which employs residents to assist their peers in locating necessary health resources. SHA's redevelopment communities also have on-site healthcare partners to promote healthy lifestyles among residents including Neighborcare Health and Providence Health & Services.</p> <p>The Seattle Housing Authority is also engaging in a collaborative study between Public Health-Seattle & King County (PHSKC), and Neighborcare Health funded by the Robert Wood Johnson Foundation. This will evaluate the impact of redevelopment strategies on resident health and well-being. The study will examine multiple sources of data, link housing and healthcare data, and collect qualitative data on residents' experiences. In terms of environmental health, Hoa Mai Gardens will open in 2017 and will feature Breathe Easy units. These units are constructed in ways that help further decrease the risk factors associated with asthma among low-income children.</p>				
<p>Advance economic mobility for low-income residents with targeted workforce development resources.</p>	<p>Disparities in Access to Opportunity Disproportionate Housing Needs</p>	<p>Displacement of Residents Due to Economic Pressures Impediments to Mobility Lack of Educational/Employment Supports for Low-Income Residents</p>	<p>1) SHA is preparing for a re-vamp of its workforce services. In 2017 SHA is evaluating current programs (ESL Job Shadowing, Pre-Apprenticeship Construction Training, Industrial Sewing) and services (case management, referral to education and training, job search assistance), and incentives (FSS Escrow, Savings Match). SHA will scale or revise its offerings based on these evaluations, best practices and the strengths of community partners like the Workforce Development Council and Seattle Colleges (2018-20).</p>	<p>SHA</p>
<p>Discussion: Low-income individuals face numerous barriers to economic self-sufficiency. Low-income households experience high unemployment and underemployment rates. As seen in the AFFH data analysis, while many publicly support housing residents live in job-rich neighborhoods, the populace within them have difficulty connecting to the labor market. Seattle Housing Authority has long recognized these challenges, and the importance of supporting our residents toward self-sufficiency. Doing so not only improves the lives of those residents, but can also help them move on from public housing so more low-income families can be served. Throughout the years, SHA has engaged in numerous initiatives aimed at accomplishing these goals.</p> <p>SHA will launch, in mid-2017, a new Economic Advancement Program (EAP), which will house a number of workforce programs. Chief among them is the Workforce Opportunities System (WOS) pilot that connects residents to the local community college system to receive training leading to living wage employment. SHA will work with the Seattle College District (SCD) and the local Workforce Development Council to provide additional opportunities for its residents through WOS. SHA also offers the Industrial Sewing Class program at Yesler Terrace, which teach residents the skills necessary for employment in professional garment assembly. SHA partners with the Seattle Vocational Institute (SVI) to support SHA residents in finding careers in construction through the Pre-Apprenticeship Construction Training (PACT) program. The Section 3 Program provides job opportunities, as well as job shadowing, for low-income residents on SHA construction projects in partnership with construction contractors.</p>				
<p>Promote financial empowerment for low-income households through expansion of homeownership opportunities and other programs.</p>	<p>Disparities In Access to Opportunity Publicly Supported Housing Location and Occupancy</p>	<p>Impediments to Mobility Access to Financial Services Displacement of Residents Due to Economic Pressures Lack of Educational/Employment Supports for Low-Income Residents</p>	<p>1) Provide resources to low-income homebuyers to purchase homes in Seattle (ongoing) 2) Utilize public property to develop low-income ownership models. (ongoing) 3) SHA will will developing an incentive proposal to support residents seeking economic self-sufficiency (2017)</p>	<p>OH, SHA</p>
<p>Discussion: Homeownership remains a key tool for wealth-building and financial empowerment, yet the opportunity to purchase a home is increasingly remote for those with low incomes in today's real estate market. In implementing the 2017 Housing Levy, the Office of Housing will continue to invest local resources to promote sustainable homeownership for low-income buyers. These funds can support buyers competing with limited resources in the private market. In addition, they can be used as capital funds to leverage opportunities to develop new low-income ownership housing on public property.</p> <p>SHA is also engaged in programs to promote financial strength for its residents. In 2017, SHA will evaluate developing a work-able incentive proposal. This may include a redesign of the Family Self-Sufficiency. Currently, the Family Self-Sufficiency program combines stable and affordable housing with staff support to help participants get access to the support services they require to reach their goals. The program also contributes money to a savings account on behalf of participants as their income from employment increases. These funds can be used for costs associated with employment, education, starting a business, home ownership, among other activities.</p>				

Goal	Fair Housing Issues	Contributing Factors	Metrics, Milestones, and Timeframe for Achievement	Responsible Program Participant
Provide resources for low-income families to improve educational outcomes.	Disparities in Access to Opportunity	Impediments to Mobility Access to Financial Services Lack of Educational/Employment Supports for Low-Income Residents Location of Proficient Schools and School Assignment Policies	1) SHA will leverage its partnership with Seattle Public Schools (SPS) to improve the educational outcomes of the students both organizations serve (2017) 2) SHA will continue implementation of its Home from School pilot for homeless students at Bailey Gatzert elementary school and will evaluate the pilot for potential continuation and/or replication (2017) 3) SHA is will increase access of its residents to higher education scholarship program and federal financial aid (ongoing, augmented services in 2017-18) 4) SHA will expand engagement opportunities for youth in its large family communities (ongoing, augmented services in 2017) 5) SHA will continue its partnership with Seattle University to provide a number of academic supports to families and their students in the Choice Neighborhoods zone. (2017 to 2019) 6) SHA will promote digital access and training for all SHA tenants including the continuation of free internet services for families (ongoing to 2017)	SHA
<p>Discussion: As seen from the AFFH data analysis, publicly supported housing residents are on average located in neighborhoods with marginally lower quality schools. SHA realizes the unique challenges faced by low-income residents in connecting to education and then excelling. Research has shown that low-income students perform worse academically than their wealthier peers. In 2011, the National Center for Education Statistics found that the reading and math scores for 4th and 8th grade students receiving Free or Reduced Lunch were nine to 12% lower on average than those not in the program.</p> <p>SHA is in a unique position to assist these children as it houses 12% (over 6,000) of all Seattle Public School (SPS) students. With support from the Bill & Melinda Gates Foundation, SHA and Seattle Public Schools formed a strategic partnership to improve the educational attainment of the youth both organizations serve. SHA and SPS have committed to employing new approaches guided by the following strategies:</p> <ol style="list-style-type: none"> 1. Create a data-driven service delivery model that informs how SHA and Seattle Public Schools allocate resources to improve education outcomes for our shared students; 2. Develop dual-generation supports to improve education and skills attainment for youth and adults; and 3. Act as allies in bold policy and systems change in order to advance the well-being of shared students and families. <p>In addition, SHA will undertake the Home from School pilot program at Bailey Gatzert elementary school in the Yesler neighborhood of Seattle. This will assist homeless families to secure housing and keep their children enrolled at Bailey Gatzert. SHA will secure housing within the school's catchment area for these families, providing them with a stable environment, supportive services. Households participating will also receive a number of support services.</p> <p>SHA supports the academic achievement of its residents in other ways as well. Residents are encouraged to apply for a number of college scholarships including the Dream Big and Washington State College Bound scholarships. SHA will expand support for families with older youth in 2017 through a Youth Navigator position that will focus in Rainier Vista around the issue of disengagement. This navigator will offer one-on-one support to youth and work to build relationships between parents and their child's school.</p> <p>At Yesler Terrace, SHA partners with Seattle University and other educational partners to provide youth tutoring; parent-child home visits; college preparation and academic services for middle and high school students; summer academic enrichment programs; and help for families and students in development of educational plans for their future goals. SHA will work with the City of Seattle, local partners, and HUD to promote digital access and training for all SHA tenants. In particular, this initiative will target school-age children.</p>				
Create strong communities and people with stability and resilience in the face of real displacement pressures	Disproportionate Housing Needs; Disparities In Access to Opportunity	Impediments to Mobility Access to Financial Services Displacement of Residents Due to Economic Pressures Lack of Educational/Employment Supports for Low-Income Residents	1) Create an interim advisory board to recognize and build on low income communities and communities of color existing capacity for self determination (2017) 2) Make capacity building investments to elevate leadership in planning and development (2017-2019) 3) Through RSJI make capacity building investment within government for staff to undertake equity work in a meaningful way 4) Through the equity analysis anticipate and prevent displacement of vulnerable residents, businesses and community organizations 5) Establish community stabilizing policies and investments	OPCD, DON, OH
<p>Discussion: Strategies in this goal includes restructuring decision making processes so that people of color and low income communities impacted by displacement have real authority in planning and development decisions. This will include creating an Advisory board that has an open, inviting and transparent process to people new to the planning and development process. It will be structured to accommodate the schedule and location needs of those with the least flexibility. The goal is to increase opportunities for people color to sit at the decision making table with public officials coming up with policies that affect them. Another strategy will be to make capacity building investments to elevate community voice and leadership in planning and development process by simultaneously supporting the growth of individual, organizational and coalition leadership capacity for communities of color to work together to understand concerns and effectively advocate for themselves and influence policy decisions.</p>				
Create great places with equitable access. An inclusive city with an equitable distribution of great neighborhoods full of strong amenities that provide equitable access throughout	Segregation Disparities in Access to Opportunity Publicly Supported Housing Location and Occupancy Disproportionate Housing Needs	Land use and zoning laws Insufficient investment in affordable housing Displacement of residents due to economic pressures	1) Distribute the benefits and burdens of growth equitably (2017 to 2019) 2) Connect workers of color to the broader economy 3) Prioritize rectifying environmental justice issues and foster pathways to employment 4) Invest in cultural institutions	OPCD, DON, OH

Goal	Fair Housing Issues	Contributing Factors	Metrics, Milestones, and Timeframe for Achievement	Responsible Program Participant
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Discussion: In this goal we will use an equity lens to prioritize investments based on need to achieve equitable outcomes. Decision making criteria for capital investments will be weighted to account for disparate outcomes experienced by communities of color. The EDI fund criteria will account for historic injustices (like redlining and racially restrictive policies) that led to current day disparities in neighborhoods like Central District, International District and South East Seattle. We will work with SDOT to have an equitable distribution of transportation investments that prioritize providing affordable and meaningful transportation options for people of color, low-income households, and renters because they have lower rates of car ownership and higher frequency of transit use. Public and private development in historically under invested areas is an opportunity to employ residents who are not fully participating in the economy. The City of Seattle Priority Hire agreement can ensure certain number of people from targeted zip codes with high unemployment are trained and hired to build new projects. The concentration of environmental hazards found more in low income communities has resulted in communities of color being more likely to be exposed to pollution which contributes to racial disparities in health outcomes. EDI will look at investments in environmentally sustainable development practices that can increase economic opportunity and self determination of these communities. A potential unintended consequence of increasing housing choices in predominately white neighborhoods is the social and cultural isolation and assimilation of people of color as these areas desegregate, EDI will have a strategy ensuring investments in communities of color's social and cultural infrastructure is coupled with land-use and housing investments.

<p>Increase housing options for homeless families and individuals in Seattle who are disproportionately represented by people in protected classes</p>	<p>Disparities in Access to Opportunity - Low Poverty Exposure</p>	<p>Lack of affordable, accessible housing in a range of unit sizes Insufficient investment in affordable housing Displacement of residents due to economic pressures</p>	<p>Implement allocation of 1.3 million to leverage collaboration, partnerships, donations and other resources to develop 100 new shelter beds for people living unsheltered. RFP complete by January 2017. Mayor's 2017-2018 budget includes \$7,684,354 to improve coordination and outreach, increase safe sleeping locations, shelter and housing options, address storage and delivery of personal belongings for those unsheltered or on waiting lists for homeless services.</p> <p>Pathways Home involves multiple policy and procedural, allocations and fund priority, and changing in contracting approach to create "a person-centered systemic response for people and families living unsheltered", invest in service models with demonstrated success, and advance actions that specifically address racial disparities in the population of homeless people.</p>	<p>HSD, OPCD, SHA, OH</p>
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Discussion: HUD Map 14 validates that the census tracts with the lowest poverty exposure contain a lower percentage of racial minorities, and the census tracts with the highest exposure to poverty contain a higher percentage of racial minorities than is present in the population of Seattle as a whole. This pattern holds true for almost every factor called out in the AFH: access to jobs, proficient schools, and housing. The 2016 Point In Time count (a yearly survey of those unsheltered outside or in cars and tents) documented 4,505 people homeless in King County. Though almost any household in Seattle could experience homelessness through personal catastrophe or national level economic decline such as the Great Recession, it is well documented that the current homeless population is over-represented by adults and children of color. In fact, African Americans are five times more likely and Native American/Alaska Natives seven times more likely experience homelessness. Four of five children of color in King County experience homelessness. The Seattle Human Services Department and Mayor have adopted the Pathways Home (Person Centered Plan to Support People) and Bridging the Gap (guiding interim expansion of services during State of Emergency declared by the City in 2015) to address this issue. See the full documents for details on critical initiatives and funding levels to implement both plans.

<p>Increase housing options for homeless families and individuals in Seattle who are disproportionately represented by people in protected classes</p> <p>See discussion above for Pathways Home and Bridging the Gap initiatives.</p>	<p>Disparate Housing Needs Access to Opportunity - Low Poverty Exposure</p>	<p>Lack of affordable, integrated housing for individuals who need supportive services</p>	<p>Create Navigation Center to bring adults living outdoors into the Center and work to transition them to stable housing within 30 days. The Center will be a low-barrier, comprehensive, dormitory-style program for people transitioning from encampments, with 24-hour access to shower, bathroom, laundry and dining facilities and round the clock case management mental and behavioral health services and access to public benefit programs and housing assistance all in one location. Center opening by the end of the first quarter of 2017.</p>	<p>HSD</p>
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Goal	Fair Housing Issues	Contributing Factors	Metrics, Milestones, and Timeframe for Achievement	Responsible Program Participant
<p>Increase access to high opportunity areas across the City; address inequity in community infrastructure and assets for areas with significant risk to public safety or lack of transit hub access. while to continuing to make up for past inequities in investment</p>	<p>Access to Opportunity - Transportation Disparity in Access for People with Disabilities - curb ramp and crossing improvements Access to Opportunity - Environmentally Healthy Neighborhoods - Mitigation for local exposure to Environmental Hazards Access to Opportunity - Economic opportunity, increase access to transit to attract and retain employees</p>	<p>The availability, type, frequency, and reliability of public transportation Access to transportation for persons with disabilities Impediments to mobility Location of environmental health hazards</p>	<ul style="list-style-type: none"> • Complete 7 Rapid Ride Bus Rapid Transit (BRT) projects (see map below) in partnership with Metro Transit • In partnership with Sound Transit, provide funding for an infill Link light rail station at Graham Street in southeast Seattle • Fund a pedestrian and bicycle bridge over I-5 connecting North Seattle College to the Northgate light rail station • Implement the Accessible Mount Baker Phase project to improve bicycle, pedestrian and bus connections to the Mt Baker light rail station • Make bus service more reliable through a comprehensive transit improvement program to eliminate bottlenecks in key locations • Complete 12-15 corridor safety projects, improving safety for all travelers on high-crash streets • Complete 9-12 Safe Routes to School projects, with additional investment at schools in areas with the most barriers to children walking • Build over 50 miles of new protected bike lanes and 60 miles of neighborhood greenways • Repair up to 225 blocks of damaged sidewalks in urban villages and centers • Make curb ramp and crossing improvements at up to 750 intersections citywide • Seismically reinforce 16 vulnerable bridges • Repave up to 180 lane-miles of arterial streets • Repave 65 targeted locations every year, totaling an average of 7-8 arterial lane-miles per year • Work with employers to improve employee access to transit passes, bike share and car share memberships • Work with residents, landlords, and developers of new buildings to ensure access to transit, car share, bike share and other travel options • Build over 150 new blocks of sidewalks, filling in 75% of the sidewalk gaps on priority transit corridors citywide 	<p>SDOT</p>
<p>Increase access to appropriate housing for people with disabilities</p>	<p>Access to Opportunity - Disparities in Access for People with Disabilities</p>	<p>Lack of affordable, accessible housing in range of unit size Regulatory barriers to providing housing and supportive services for persons with disabilities</p>	<p>Work with Seattle Department of Construction and Inspection services to determine the most efficient way to identify ADA Class I permitted units in Seattle for both rental and single family home stock in the existing permits database. Determine cost and feasibility of creating an inventory of such stock that could then be made accessible to the public. If existing data cannot create historic inventory based on existing housing stock; plan for data collection going forward. Use this process as pilot for more systematic review of SDCIS policy and procedure to identify barriers to housing for people with disabilities and areas where focused practical policy & procedural changes could mitigate such barriers. Implement work group and craft initial recommendations by September 2017.</p>	<p>HSD, OPCD, SDCI</p>

Discussion: At present, the City has not compiled data that reflects housing units in Seattle that are permitted as ADA accessible housing units or estimating potentially modifiable units. But assuming the trend documented in the HUD study (which found serious lack of housing units nationally in current housing stock that is ADA accessible for people with primary mobility disabilities) applies to Seattle, that lack of accessible housing would validate the Seattle's Commission for People with Disabilities prioritization of accessible housing and transit as the highest needs in the community. Accessible housing is an issue for a significant and likely increasing number of people in Seattle as discussed in the Fair Housing Analysis. But for people with disabilities who are also overrepresented in lower income households, the dearth of affordable and accessible housing is particularly urgent and was validated by community consultation.

Goal	Fair Housing Issues	Contributing Factors	Metrics, Milestones, and Timeframe for Achievement	Responsible Program Participant
<p>Increase accessibility of government facilities, programs and services and communications for people with varying types of disabilities</p>	<p>Access to Opportunity - Access for People with Disabilities</p>	<p>Inaccessible government facilities or services Inaccessible sidewalks, pedestrian crossings, or other infrastructure</p>	<p>Work with City ADA Coordinators to Integrate findings and recommendations of the 2016 city-wide internal departments ADA assessment questionnaires. Recommendations for changes in access in public facilities, programs and services, communications issues and employee rights and accommodations are among the many areas covered by this survey. Determine those aspects of recommendations with high impact and high intersection with mitigating access to government services for people with disabilities and leverage implementation as appropriate with federal and other resources to advance improvements.</p>	<p>City ADA Coordinators, FAS, HSD</p>

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Discussion:

APPENDIX A – HUD-Provided Maps Available on the [AFFH Mapping Tool Website](#)

Map 1 Race/Ethnicity – Current (2010) race/ethnicity dot density map for Jurisdiction and Region with R/ECAPs

Map 2 Race/Ethnicity Trends – Past (1990 and 2000) race/ethnicity dot density maps for Jurisdiction and Region with R/ECAPs

Map 3 National Origin – Current 5 most populous national origin groups dot density map for Jurisdiction and Region with R/ECAPs

Map 4 LEP – LEP persons by 5 most populous languages dot density map for Jurisdiction and Region with R/ECAPs

Map 5 Publicly Supported Housing and Race/Ethnicity – Public Housing, Project-Based Section 8, Other Multifamily, and LIHTC locations mapped with race/ethnicity dot density map with R/ECAPs, distinguishing categories of publicly supported housing by color, for the Jurisdiction and Region

Map 6 Housing Choice Vouchers and Race/Ethnicity – Housing Choice Vouchers with race/ethnicity dot density map and R/ECAPs, for the Jurisdiction and Region

Map 7 Housing Burden and Race/Ethnicity – Households experiencing one or more housing burdens in Jurisdiction and Region with race/ethnicity dot density map and R/ECAPs

Map 8 Housing Burden and National Origin – Households experiencing one or more housing burdens in Jurisdiction and Region with national origin dot density map and R/ECAPs

Map 9 Demographics and School Proficiency – School proficiency thematic map for Jurisdiction and Region with race/ethnicity, national origin, and family status maps and R/ECAPs

Map 10 Demographics and Job Proximity – Job proximity thematic map for Jurisdiction and Region with race/ethnicity, national origin, and family status maps and R/ECAPs

Map 11 Demographics and Labor Market Engagement – Labor engagement thematic map for Jurisdiction and Region with race/ethnicity, national origin, and family status maps and R/ECAPs

Map 12 Demographics and Transit Trips – Transit proximity thematic map for Jurisdiction and Region with race/ethnicity, national origin, and family status maps and R/ECAPs

Map 13 Demographics and Low Transportation Costs – Low transportation cost thematic map for Jurisdiction and Region with race/ethnicity, national origin, and family status maps and R/ECAPs

Map 14 Demographics and Poverty – Low poverty thematic map for Jurisdiction and Region with race/ethnicity, national origin, and family status maps and R/ECAPs

Map 15 Demographics and Environmental Health – Environmental health thematic map for Jurisdiction and Region with race/ethnicity, national origin, and family status maps with R/ECAPs

Map 16 Disability by Type – Population of persons with disabilities dot density map by persons with vision, hearing, cognitive, ambulatory, self-care, and independent living difficulties with R/ECAPs for Jurisdiction and Region

Map 17 Disability by Age Group – All persons with disabilities by age range (5-17; 18-64; and 65+) dot density map with R/ECAPs for Jurisdiction and Region

APPENDIX B – HUD-Provided Tables Available on the [AFFH Mapping Tool Website](#)

Table 1 Demographics – Tabular demographic data for Jurisdiction and Region (including total population, the number and percentage of persons by race/ethnicity, national origin (10 most populous), LEP (10 most populous), disability (by disability type), sex, age range (under 18, 18-64, 65+), and households with children)

Table 2 Demographic Trends – Tabular demographic trend data for Jurisdiction and Region (including the number and percentage of persons by race/ethnicity, total national origin (foreign born), total LEP, sex, age range (under 18, 18-64, 65+), and households with children)

Table 3 Racial/Ethnic Dissimilarity – Tabular race/ethnicity dissimilarity index for Jurisdiction and Region

Table 4 R/ECAP Demographics – Tabular data for the percentage of racial/ethnic groups, families with children, and national origin groups (10 most populous) for the Jurisdiction and Region who reside in R/ECAPs

Table 5 Publicly Supported Housing Units by Program Category – Tabular data for total units by 4 categories of publicly supported housing in the Jurisdiction (Public Housing, Project-Based Section 8, Other Multifamily, Housing Choice Voucher (HCV) Program) for the Jurisdiction

Table 6 Publicly Supported Housing Residents by Race/Ethnicity – Tabular race/ethnicity data for 4 categories of publicly supported housing (Public Housing, Project-Based Section 8, Other Multifamily, HCV) in the Jurisdiction compared to the population as a whole, and to persons earning 30% AMI, in the Jurisdiction

Table 7 R/ECAP and Non-R/ECAP Demographics by Publicly Supported Housing Program Category – Tabular data on publicly supported housing units and R/ECAPs for the Jurisdiction

Table 8 Demographics of Publicly Supported Housing Developments by Program Category – Development level demographics by Public Housing, Project-Based Section 8, and Other Multifamily⁹ for the Jurisdiction

Table 9 Demographics of Households with Disproportionate Housing Needs – Tabular data of total households in the Jurisdiction and Region and the total number and

⁹ Please note that, for the first year, census tract level demographic data in which publicly supported housing developments are located, also including LIHTC developments, are available through the AFFH Data and Mapping Tool which includes a data query function and ability to export tables.

percentage of households experiencing one or more housing burdens by race/ethnicity and family size in the Jurisdiction and Region

Table 10 Demographics of Households with Severe Housing Cost Burden – Tabular data of the total number of households in the Jurisdiction and Region and the number and percentage of households experiencing severe housing burdens by race/ethnicity for the Jurisdiction and Region

Table 11 Publicly Supported Housing by Program Category: Units by Number of Bedrooms and Number of Children – Tabular data on the number of bedrooms for units of 4 categories of publicly supported housing (Public Housing, Project-Based Section 8, Other Multifamily, HCV) for the Jurisdiction

Table 12 Opportunity Indicators by Race/Ethnicity – Tabular data of opportunity indices for school proficiency, jobs proximity, labor-market engagement, transit trips, low transportation costs, low poverty, and environmental health for the Jurisdiction and Region by race/ethnicity and among households below the Federal poverty line.

Table 13 Disability by Type – Tabular data of persons with vision, hearing, cognitive, ambulatory, self-care, and independent living disabilities for the Jurisdiction and Region

Table 14 Disability by Age Group – Tabular data of persons with disabilities by age range (5-17, 18-64, and 65+) for the Jurisdiction and Region

Table 15 Disability by Publicly Supported Housing Program Category – Tabular data on disability and publicly supported housing for the Jurisdiction and Region

APPENDIX C – HUD Contributing Factors Descriptions

Access to financial services

The term “financial services” refers here to economic services provided by a range of quality organizations that manage money, including credit unions, banks, credit card companies, and insurance companies. These services would also include access to credit financing for mortgages, home equity, and home repair loans. Access to these services includes physical access - often dictated by the location of banks or other physical infrastructure - as well as the ability to obtain credit, insurance or other key financial services. Access may also include equitable treatment in receiving financial services, including equal provision of information and equal access to mortgage modifications. For purposes of this contributing factor, financial services do not include predatory lending including predatory foreclosure practices, storefront check cashing, payday loan services, and similar services. Gaps in banking services can make residents vulnerable to these types of predatory lending practices, and lack of access to quality banking and financial services may jeopardize an individual’s credit and the overall sustainability of homeownership and wealth accumulation.

Access to proficient schools for persons with disabilities

Individuals with disabilities may face unique barriers to accessing proficient schools. In some jurisdictions, some school facilities may not be accessible or may only be partially accessible to individuals with different types of disabilities (often these are schools built before the enactment of the ADA or the Rehabilitation Act of 1973). In general, a fully accessible building is a building that complies with all of the ADA's requirements and has no barriers to entry for persons with mobility impairments. It enables students and parents with physical or sensory disabilities to access and use all areas of the building and facilities to the same extent as students and parents without disabilities, enabling students with disabilities to attend classes and interact with students without disabilities to the fullest extent. In contrast, a partially accessible building allows for persons with mobility impairments to enter and exit the building, access all relevant programs, and have use of at least one restroom, but the entire building is not accessible and students or parents with disabilities may not access areas of the facility to the same extent as students and parents without disabilities. In addition, in some instances school policies steer individuals with certain types of disabilities to certain facilities or certain programs or certain programs do not accommodate the disability-related needs of certain students.

Access to publicly supported housing for persons with disabilities

The lack of a sufficient number of accessible units or lack of access to key programs and services poses barriers to individuals with disabilities seeking to live in publicly supported housing. For purposes of this assessment, publicly supported housing refers to housing units that are subsidized by federal, state, or local entities. “Accessible housing” refers to housing that accords individuals with disabilities equal opportunity to use and enjoy a dwelling. The concept of “access” here includes physical access for individuals with different types of disabilities (for example, ramps and other accessibility features for individuals with mobility impairments, visual alarms and signals for individuals who are deaf or hard of hearing, and audio signals, accessible signage, and other accessibility features for individuals who are blind or have low vision), as well as the provision of auxiliary aids and services to provide effective communication for individuals who are deaf or hard of hearing, are blind or have low vision, or individuals who have speech impairments. The concept of “access” here also includes programmatic access, which implicates

such policies as application procedures, waitlist procedures, transfer procedures and reasonable accommodation procedures.

Access to transportation for persons with disabilities

Individuals with disabilities may face unique barriers to accessing transportation, including both public and private transportation, such as buses, rail services, taxis, and para-transit. The term “access” in this context includes physical accessibility, policies, physical proximity, cost, safety, reliability, etc. It includes the lack of accessible bus stops, the failure to make audio announcements for persons who are blind or have low vision, and the denial of access to persons with service animals. The absence of or clustering of accessible transportation and other transportation barriers may limit the housing choice of individuals with disabilities.

Admissions and occupancy policies and procedures, including preferences in publicly supported housing

The term “admissions and occupancy policies and procedures” refers here to the policies and procedures used by publicly supported housing providers that affect who lives in the housing, including policies and procedures related to marketing, advertising vacancies, applications, tenant selection, assignment, and maintained or terminated occupancy. Procedures that may relate to fair housing include, but are not limited to:

- Admissions preferences (e.g. residency preference, preferences for local workforce, etc.)
- Application, admissions, and waitlist policies (e.g. in-person application requirements, rules regarding applicant acceptance or rejection of units, waitlist time limitations, first come first serve, waitlist maintenance, etc.).
- Income thresholds for new admissions or for continued eligibility.
- Designations of housing developments (or portions of developments) for the elderly and/or persons with disabilities.
- Occupancy limits.
- Housing providers’ policies for processing reasonable accommodations and modifications requests.
- Credit or criminal record policies.
- Eviction policies and procedures.

The availability of affordable units in a range of sizes

The provision of affordable housing is often important to individuals with certain protected characteristics because groups are disproportionately represented among those who would benefit from low-cost housing. What is “affordable” varies by circumstance, but an often used rule of thumb is that a low- or moderate-income family can afford to rent or buy a decent-quality dwelling without spending more than 30 percent of its income. This contributing factor refers to the availability of units that a low- or moderate-income family could rent or buy, including one bedroom units and multi-bedroom units for larger families. When considering availability, consider transportation costs, school quality, and other important factors in housing choice. Whether affordable units are available with a greater number of bedrooms and in a range of different geographic locations may be a particular barrier facing families with children.

The availability, type, frequency, and reliability of public transportation

Public transportation is shared passenger transport service available for use by the general public, including buses, light rail, and rapid transit. Public transportation includes paratransit services for

persons with disabilities. The availability, type, frequency, and reliability of public transportation affect which households are connected to community assets and economic opportunities. Transportation policies that are premised upon the use of a personal vehicle may impact public transportation. “Availability” as used here includes geographic proximity, cost, safety and accessibility, as well as whether the transportation connects individuals to places they need to go such as jobs, schools, retail establishments, and healthcare. “Type” refers to method of transportation such as bus or rail. “Frequency” refers to the interval at which the transportation runs. “Reliability” includes such factors as an assessment of how often trips are late or delayed, the frequency of outages, and whether the transportation functions in inclement weather.

Community opposition

The opposition of community members to proposed or existing developments—including housing developments, affordable housing, publicly supported housing (including use of housing choice vouchers), multifamily housing, or housing for persons with disabilities—is often referred to as “Not in my Backyard,” or NIMBY-ism. This opposition is often expressed in protests, challenges to land-use requests or zoning waivers or variances, lobbying of decision-making bodies, or even harassment and intimidation. Community opposition can be based on factual concerns (concerns are concrete and not speculative, based on rational, demonstrable evidence, focused on measurable impact on a neighborhood) or can be based on biases (concerns are focused on stereotypes, prejudice, and anxiety about the new residents or the units in which they will live). Community opposition, when successful at blocking housing options, may limit or deny housing choice for individuals with certain protected characteristics.

Deteriorated and abandoned properties

The term “deteriorated and abandoned properties” refers here to residential and commercial properties unoccupied by an owner or a tenant, which are in disrepair, unsafe, or in arrears on real property taxes. Deteriorated and abandoned properties may be signs of a community’s distress and disinvestment and are often associated with crime, increased risk to health and welfare, plunging decreasing property values, and municipal costs. The presence of multiple unused or abandoned properties in a particular neighborhood may have resulted from mortgage or property tax foreclosures. The presence of such properties can raise serious health and safety concerns and may also affect the ability of homeowners with protected characteristics to access opportunity through the accumulation of home equity. Demolition without strategic revitalization and investment can result in further deterioration of already damaged neighborhoods.

Displacement of residents due to economic pressures

The term “displacement” refers here to a resident’s undesired departure from a place where an individual has been living. “Economic pressures” may include, but are not limited to, rising rents, rising property taxes related to home prices, rehabilitation of existing structures, demolition of subsidized housing, loss of affordability restrictions, and public and private investments in neighborhoods. Such pressures can lead to loss of existing affordable housing in areas experiencing rapid economic growth and a resulting loss of access to opportunity assets for lower income families that previously lived there. Where displacement disproportionately affects persons with certain protected characteristic, the displacement of residents due to economic pressures may exacerbate patterns of residential segregation.

Impediments to mobility

The term “impediments to mobility” refers here to barriers faced by individuals and families when attempting to move to a neighborhood or area of their choice, especially integrated areas and areas of opportunity. This refers to both Housing Choice Vouchers and other public and private housing options. Many factors may impede mobility, including, but not limited to:

- Lack of quality mobility counseling. Mobility counseling is designed to assist families in moving from high-poverty to low-poverty neighborhoods that have greater access to opportunity assets appropriate for each family (e.g. proficient schools for families with children or effective public transportation.). Mobility counseling can include a range of options including, assistance for families for “second moves” after they have accessed stable housing, and ongoing post-move support for families.
- Lack of appropriate payment standards, including exception payment standards to the standard fair market rent (FMR). Because FMRs are generally set at the 40th percentile of the metropolitan-wide rent distribution, some of the most desirable neighborhoods do not have a significant number of units available in the FMR range. Exception payment standards are separate payment standard amounts within the basic range for a designated part of an FMR area. Small areas FMRs, which vary by zip code, may be used in the determination of potential exception payment standard levels to support a greater range of payment standards.
- Jurisdictional fragmentation among multiple providers of publicly supported housing that serve single metropolitan areas and lack of regional cooperation mechanisms, including PHA jurisdictional limitations.
- HCV portability issues that prevent a household from using a housing assistance voucher issued in one jurisdiction when moving to another jurisdiction where the program is administered by a different local PHA.
- Lack of a consolidated waitlist for all assisted housing available in the metropolitan area.
- Discrimination based on source of income, including SSDI, Housing Choice Vouchers, or other tenant-based rental assistance.

Inaccessible buildings, sidewalks, pedestrian crossings, or other infrastructure

Many public buildings, sidewalks, pedestrian crossings, or other infrastructure components are inaccessible to individuals with disabilities including persons with mobility impairments, individuals who are deaf or hard of hearing, and persons who are blind or have low vision. These accessibility issues can limit realistic housing choice for individuals with disabilities. Inaccessibility is often manifest by the lack of curb cuts, lack of ramps, and the lack of audible pedestrian signals. While the Americans with Disabilities Act and related civil rights laws establish accessibility requirements for infrastructure, these laws do not apply everywhere and/or may be inadequately enforced.

Inaccessible government facilities or services

Inaccessible government facilities and services may pose a barrier to fair housing choice for individuals with disabilities by limiting access to important community assets such as public meetings, social services, libraries, and recreational facilities. Note that the concept of accessibility includes both physical access (including to websites and other forms of communication) as well as policies and procedures. While the Americans with Disabilities Act and related civil rights laws require that newly constructed and altered government facilities, as well

as programs and services, be accessible to individuals with disabilities, these laws may not apply in all circumstances and/or may be inadequately enforced.

Lack of affordable, accessible housing in a range of unit sizes

What is “affordable” varies by circumstance, but an often used rule of thumb is that a low- or moderate-income family can afford to rent or buy a decent-quality dwelling without spending more than 30 percent of its income. For purposes of this assessment, “accessible housing” refers to housing that accords individuals with disabilities equal opportunity to use and enjoy a dwelling. Characteristics that affect accessibility may include physical accessibility of units and public and common use areas of housing, as well as application procedures, such as first come first serve waitlists, inaccessible websites or other technology, denial of access to individuals with assistance animals, or lack of information about affordable accessible housing. The clustering of affordable, accessible housing with a range of unit sizes may also limit fair housing choice for individuals with disabilities.

Lack of affordable in-home or community-based supportive services

The term “in-home or community-based supportive services” refers here to medical and other supportive services available for targeted populations, such as individuals with mental illnesses, cognitive or developmental disabilities, and/or physical disabilities in their own home or community (as opposed to in institutional settings). Such services include personal care, assistance with housekeeping, transportation, in-home meal service, integrated adult day services and other services (including, but not limited to, medical, social, education, transportation, housing, nutritional, therapeutic, behavioral, psychiatric, nursing, personal care, and respite). They also include assistance with activities of daily living such as bathing, dressing, eating, and using the toilet, shopping, managing money or medications, and various household management activities, such as doing laundry. Public entities must provide services to individuals with disabilities in community settings rather than institutions when: 1) such services are appropriate to the needs of the individual; 2) the affected persons do not oppose community-based treatment; and 3) community-based services can be reasonably accommodated, taking into account the resources available to the public entity and the needs of others who are receiving disability-related services from the entity. Assessing the cost and availability of these services is also an important consideration, including the role of state Medicaid agencies. The outreach of government entities around the availability of community supports to persons with disabilities in institutions may impact these individuals’ knowledge of such supports and their ability to transition to community-based settings.

Lack of affordable, integrated housing for individuals who need supportive services

What is “affordable” varies by the circumstances affecting the individual, and includes the cost of housing and services taken together. Integrated housing is housing where individuals with disabilities can live and interact with persons without disabilities to the fullest extent possible. In its 1991 rulemaking implementing Title II of the ADA, the U.S. Department of Justice defined “the most integrated setting appropriate to the needs of qualified individuals with disabilities” as “a setting that enables individuals with disabilities to interact with nondisabled persons to the fullest extent possible.” By contrast, segregated settings are occupied exclusively or primarily by individuals with disabilities. Segregated settings sometimes have qualities of an institutional nature, including, but not limited to, regimentation in daily activities, lack of privacy or autonomy, policies limiting visitors, limits on individuals’ ability to engage freely in community activities and manage their own activities of daily living, or daytime activities primarily with other individuals

with disabilities. For purposes of this tool “supportive services” means medical and other voluntary supportive services available for targeted populations groups, such as individuals with mental illnesses, intellectual or developmental disabilities, and/or physical disabilities, in their own home or community (as opposed to institutional settings). Such services may include personal care, assistance with housekeeping, transportation, in-home meal service, integrated adult day services and other services. They also include assistance with activities of daily living such as bathing, dressing, and using the toilet, shopping, managing money or medications, and various household management activities, such as doing laundry.

Lack of assistance for housing accessibility modifications

The term “housing accessibility modification” refers here to structural changes made to existing premises, occupied or to be occupied by a person with a disability, in order to afford such person full enjoyment and use of the premises. Housing accessibility modifications can include structural changes to interiors and exteriors of dwellings and to common and public use areas. Under the Fair Housing Act, landlords are required by fair housing laws to permit certain reasonable modifications to a housing unit, but are not required to pay for the modification unless the housing provider is a recipient of Federal financial assistance and therefore subject to Section 504 of the Rehabilitation Act or is covered by the Americans with Disabilities Act (in such cases the recipient must pay for the structural modification as a reasonable accommodation for an individual with disabilities). However, the cost of these modifications can be prohibitively expensive. Jurisdictions may consider establishing a modification fund to assist individuals with disabilities in paying for modifications or providing assistance to individuals applying for grants to pay for modifications.

Lack of assistance for transitioning from institutional settings to integrated housing

The integration mandate of the ADA and *Olmstead v. L.C.*, 527 U.S. 581 (1999) (*Olmstead*) compels states to offer community-based health care services and long-term services and supports for individuals with disabilities who can live successfully in housing with access to those services and supports. In practical terms, this means that states must find housing that enables them to assist individuals with disabilities to transition out of institutions and other segregated settings and into the most integrated setting appropriate to the needs of each individual with a disability. A critical consideration in each state is the range of housing options available in the community for individuals with disabilities and whether those options are largely limited to living with other individuals with disabilities, or whether those options include substantial opportunities for individuals with disabilities to live and interact with individuals without disabilities. For further information on the obligation to provide integrated housing opportunities, please refer to HUD’s Statement on the Role of Housing in Accomplishing the Goals of *Olmstead*, the U.S. Department of Justice’s Statement on *Olmstead* Enforcement, as well as the U.S. Department of Health and Human Services’ Centers for Medicare and Medicaid Services final rule and regulations regarding Home and Community-Based Setting requirements. Policies that perpetuate segregation may include: inadequate community-based services; reimbursement and other policies that make needed services unavailable to support individuals with disabilities in mainstream housing; conditioning access to housing on willingness to receive supportive services; incentivizing the development or rehabilitation of segregated settings. Policies or practices that promote community integration may include: the administration of long-term State or locally-funded tenant-based rental assistance programs; applying for funds under the Section 811 Project Rental Assistance Demonstration; implementing special population preferences in the HCV and other programs; incentivizing the development of integrated supportive housing through the LIHTC

program; ordinances banning housing discrimination on the basis of source of income; coordination between housing and disability services agencies; increasing the availability of accessible public transportation.

Lack of community revitalization strategies

The term “community revitalization strategies” refers here to realistic planned activities to improve the quality of life in areas that lack public and private investment, services and amenities, have significant deteriorated and abandoned properties, or other indicators of community distress. Revitalization can include a range of activities such as improving housing, attracting private investment, creating jobs, and expanding educational opportunities or providing links to other community assets. Strategies may include such actions as rehabilitating housing; offering economic incentives for housing developers/sponsors, businesses (for commercial and employment opportunities), bankers, and other interested entities that assist in the revitalization effort; and securing financial resources (public, for-profit, and nonprofit) from sources inside and outside the jurisdiction to fund housing improvements, community facilities and services, and business opportunities in neighborhoods in need of revitalization. When a community is being revitalized, the preservation of affordable housing units can be a strategy to promote integration.

Lack of local private fair housing outreach and enforcement

The term “local private fair housing outreach and enforcement” refers to outreach and enforcement actions by private individuals and organizations, including such actions as fair housing education, conducting testing, bring lawsuits, arranging and implementing settlement agreements. A lack of private enforcement is often the result of a lack of resources or a lack of awareness about rights under fair housing and civil rights laws, which can lead to under-reporting of discrimination, failure to take advantage of remedies under the law, and the continuation of discriminatory practices. Activities to raise awareness may include technical training for housing industry representatives and organizations, education and outreach activities geared to the general public, advocacy campaigns, fair housing testing and enforcement.

Lack of local public fair housing enforcement

The term “local public fair housing enforcement” refers here to enforcement actions by State and local agencies or non-profits charged with enforcing fair housing laws, including testing, lawsuits, settlements, and fair housing audits. A lack of enforcement is a failure to enforce existing requirements under state or local fair housing laws. This may be assessed by reference to the nature, extent, and disposition of housing discrimination complaints filed in the jurisdiction.

Lack of private investment in specific neighborhoods

The term “private investment” refers here to investment by non-governmental entities, such as corporations, financial institutions, individuals, philanthropies, and non-profits, in housing and community development infrastructure. Private investment can be used as a tool to advance fair housing, through innovative strategies such as mixed-use developments, targeted investment, and public-private partnerships. Private investments may include, but are not limited to: housing construction or rehabilitation; investment in businesses; the creation of community amenities, such as recreational facilities and providing social services; and economic development of the neighborhoods that creates jobs and increase access to amenities such as grocery stores, pharmacies, and banks. It should be noted that investment solely in housing construction or rehabilitation in areas that lack other types of investment may perpetuate fair housing issues. While “private investment” may include many types of investment, to achieve fair housing

outcomes such investments should be strategic and part of a comprehensive community development strategy.

Lack of public investment in specific neighborhoods, including services or amenities

The term “public investment” refers here to the money government spends on housing and community development, including public facilities, infrastructure, services. Services and amenities refer to services and amenities provided by local or state governments. These services often include sanitation, water, streets, schools, emergency services, social services, parks and transportation. Lack of or disparities in the provision of municipal and state services and amenities have an impact on housing choice and the quality of communities. Inequalities can include, but are not limited to disparity in physical infrastructure (such as whether or not roads are paved or sidewalks are provided and kept up); differences in access to water or sewer lines, trash pickup, or snow plowing. Amenities can include, but are not limited to recreational facilities, libraries, and parks. Variance in the comparative quality and array of municipal and state services across neighborhoods impacts fair housing choice.

Lack of regional cooperation

The term “regional cooperation” refers here to formal networks or coalitions of organizations, people, and entities working together to plan for regional development. Cooperation in regional planning can be a useful approach to coordinate responses to identified fair housing issues and contributing factors because fair housing issues and contributing factors not only cross multiple sectors—including housing, education, transportation, and commercial and economic development—but these issues are often not constrained by political-geographic boundaries. When there are regional patterns in segregation or R/ECAP, access to opportunity, disproportionate housing needs, or the concentration of affordable housing there may be a lack of regional cooperation and fair housing choice may be restricted.

Lack of resources for fair housing agencies and organizations

A lack of resources refers to insufficient resources for public or private organizations to conduct fair housing activities including testing, enforcement, coordination, advocacy, and awareness-raising. Fair housing testing has been particularly effective in advancing fair housing, but is rarely used today because of costs. Testing refers to the use of individuals who, without any bona fide intent to rent or purchase a home, apartment, or other dwelling, pose as prospective buyers or renters of real estate for the purpose of gathering information which may indicate whether a housing provider is complying with fair housing laws. “Resources” as used in this factor can be either public or private funding or other resources. Consider also coordination mechanisms between different enforcement actors.

Lack of state or local fair housing laws

State and local fair housing laws are important to fair housing outcomes. Consider laws that are comparable or “substantially equivalent” to the Fair Housing Act or other relevant federal laws affecting fair housing laws, as well as those that include additional protections. Examples of state and local laws affecting fair housing include legislation banning source of income discrimination, protections for individuals based on sexual orientation, age, survivors of domestic violence, or other characteristics, mandates to construct affordable housing, and site selection policies. Also consider changes to existing State or local fair housing laws, including the proposed repeal or dilution of such legislation.

Land use and zoning laws

The term “land use and zoning laws” generally refers to regulation by State or local government of the use of land and buildings, including regulation of the types of activities that may be conducted, the density at which those activities may be performed, and the size, shape and location of buildings and other structures or amenities. Zoning and land use laws affect housing choice by determining where housing is built, what type of housing is built, who can live in that housing, and the cost and accessibility of the housing. Examples of such laws and policies include, but are not limited to:

- Limits on multi-unit developments, which may include outright bans on multi-unit developments or indirect limits such as height limits and minimum parking requirements.
- Minimum lot sizes, which require residences to be located on a certain minimum sized area of land.
- Occupancy restrictions, which regulate how many persons may occupy a property and, sometimes, the relationship between those persons (refer also to occupancy codes and restrictions for further information).
- Inclusionary zoning practices that mandate or incentivize the creation of affordable units.
- Requirements for special use permits for all multifamily properties or multifamily properties serving individuals with disabilities.
- Growth management ordinances.

Lending Discrimination

The term “lending discrimination” refers here to unequal treatment based on protected class in the receipt of financial services and in residential real estate related transactions. These services and transactions encompass a broad range of transactions, including but not limited to: the making or purchasing of loans or other financial assistance for purchasing, constructing, improving, repairing, or maintaining a dwelling, as well as the selling, brokering, or appraising or residential real estate property. Discrimination in these transaction includes, but is not limited to: refusal to make a mortgage loan or refinance a mortgage loan; refusal to provide information regarding loans or providing unequal information; imposing different terms or conditions on a loan, such as different interest rates, points, or fees; discriminating in appraising property; refusal to purchase a loan or set different terms or conditions for purchasing a loan; discrimination in providing other financial assistance for purchasing, constructing, improving, repairing, or maintaining a dwelling or other financial assistance secured by residential real estate; and discrimination in foreclosures and the maintenance of real estate owned properties.

Location of accessible housing

The location of accessible housing can limit fair housing choice for individuals with disabilities. For purposes of this assessment, accessible housing refers to housing opportunities in which individuals with disabilities have equal opportunity to use and enjoy a dwelling. Characteristics that affect accessibility may include physical accessibility of units and public and common use areas of housing, as well as application procedures, such as first come first serve waitlists, inaccessible websites or other technology, denial of access to individuals with assistance animals, or lack of information about affordable accessible housing. Federal, state, and local laws apply different accessibility requirements to housing. Generally speaking, multifamily housing built in 1991 or later must have accessibility features in units and in public and common use areas for persons with disabilities in accordance with the requirements of the Fair Housing Act. Housing built by recipients of Federal financial assistance or by, on behalf of, or through programs of

public entities must have accessibility features in units and in public and common use areas, but the level of accessibility required may differ depending on when the housing was constructed or altered. Single family housing is generally not required to be accessible by Federal law, except accessibility requirements typically apply to housing constructed or operated by a recipient of Federal financial assistance or a public entity. State and local laws differ regarding accessibility requirements. An approximation that may be useful in this assessment is that buildings built before 1992 tend not to be accessible.

Location of employers

The geographic relationship of job centers and large employers to housing, and the linkages between the two (including, in particular, public transportation) are important components of fair housing choice. Include consideration of the type of jobs available, variety of jobs available, job training opportunities, benefits and other key aspects that affect job access.

Location of environmental health hazards

The geographic relationship of environmental health hazards to housing is an important component of fair housing choice. When environmental health hazards are concentrated in particular areas, neighborhood health and safety may be compromised and patterns of segregation entrenched. Relevant factors to consider include the type and number of hazards, the degree of concentration or dispersion, and health effects such as asthma, cancer clusters, obesity, etc. Additionally, industrial siting policies and incentives for the location of housing may be relevant to this factor.

Location of proficient schools and school assignment policies

The geographic relationship of proficient schools to housing, and the policies that govern attendance, are important components of fair housing choice. The quality of schools is often a major factor in deciding where to live and school quality is also a key component of economic mobility. Relevant factors to consider include whether proficient schools are clustered in a portion of the jurisdiction or region, the range of housing opportunities close to proficient schools, and whether the jurisdiction has policies that enable students to attend a school of choice regardless of place of residence. Policies to consider include, but are not limited to: inter-district transfer programs, limits on how many students from other areas a particular school will accept, and enrollment lotteries that do not provide access for the majority of children.

Location and type of affordable housing

Affordable housing includes, but is not limited to publicly supported housing; however each category of publicly supported housing often serves different income-eligible populations at different levels of affordability. What is “affordable” varies by circumstance, but an often used rule of thumb is that a low- or moderate-income family can afford to rent or buy a decent-quality dwelling without spending more than 30 percent of its income. The location of housing encompasses the current location as well as past siting decisions. The location of affordable housing can limit fair housing choice, especially if the housing is located in segregated areas, R/ECAPs, or areas that lack access to opportunity. The type of housing (whether the housing primarily serves families with children, elderly persons, or persons with disabilities) can also limit housing choice, especially if certain types of affordable housing are located in segregated areas, R/ECAPs, or areas that lack access to opportunity, while other types of affordable housing are not. The provision of affordable housing is often important to individuals with protected

characteristics because they are disproportionately represented among those that would benefit from low-cost housing.

Occupancy codes and restrictions

The term “occupancy codes and restrictions” refers here to State and local laws, ordinances, and regulations that regulate who may occupy a property and, sometimes, the relationship between those persons. Standards for occupancy of dwellings and the implication of those standards for persons with certain protected characteristics may affect fair housing choice. Occupancy codes and restrictions include, but are not limited to:

- Occupancy codes with “persons per square foot” standards.
- Occupancy codes with “bedrooms per persons” standards.
- Restrictions on number of unrelated individuals in a definition of “family.”
- Restrictions on occupancy to one family in single family housing along with a restricted definition of “family.”
- Restrictions that directly or indirectly affect occupancy based on national origin, religion, or any other protected characteristic.
- Restrictions on where voucher holders can live.

Private Discrimination

The term “private discrimination” refers here to discrimination in the private housing market that is illegal under the Fair Housing Act or related civil rights statutes. This may include, but is not limited to, discrimination by landlords, property managers, home sellers, real estate agents, lenders, homeowners’ associations, and condominium boards. Some examples of private discrimination include:

- Refusal of housing providers to rent to individuals because of a protected characteristic.
- The provision of disparate terms, conditions, or information related to the sale or rental of a dwelling to individuals with protected characteristics.
- Steering of individuals with protected characteristics by a real estate agent to a particular neighborhood or area at the exclusion of other areas.
- Failure to grant a reasonable accommodation or modification to persons with disabilities.
- Prohibitions, restrictions, or limitations on the presence or activities of children within or around a dwelling.

Useful references for the extent of private discrimination may be number and nature of complaints filed against housing providers in the jurisdiction, testing evidence, and unresolved violations of fair housing and civil rights laws.

Quality of affordable housing information programs

The term “affordable housing information programs” refers here to the provision of information related to affordable housing to potential tenants and organizations that serve potential tenants, including the maintenance, updating, and distribution of the information. This information includes: but is not limited to, listings of affordable housing opportunities or local landlords who accept Housing Choice Vouchers; mobility counseling programs; and community outreach to potential beneficiaries. The quality of such information relates to, but is not limited to:

- How comprehensive the information is (e.g. that the information provided includes a variety of neighborhoods, including those with access to opportunity indicators)
- How up-to-date the information is (e.g. that the publicly supported housing entity is taking active steps to maintain, update and improve the information).
- Pro-active outreach to widen the pool of participating rental housing providers, including both owners of individual residences and larger rental management companies.

Regulatory barriers to providing housing and supportive services for persons with disabilities

Some local governments require special use permits for or place other restrictions on housing and supportive services for persons with disabilities, as opposed to allowing these uses as of right. These requirements sometimes apply to all groups of unrelated individuals living together or to some subset of unrelated individuals. Such restrictions may include, but are not limited to, dispersion requirements or limits on the number of individuals residing together. Because special use permits require specific approval by local bodies, they can enable community opposition to housing for persons with disabilities and lead to difficulty constructing this type of units in areas of opportunity or anywhere at all. Other restrictions that limit fair housing choice include requirements that life-safety features appropriate for large institutional settings be installed in housing where supportive services are provided to one or more individuals with disabilities. Note that the Fair Housing Act makes it unlawful to utilize land use policies or actions that treat groups of persons with disabilities less favorably than groups of persons without disabilities, to take action against, or deny a permit, for a home because of the disability of individuals who live or would live there, or to refuse to make reasonable accommodations in land use and zoning policies and procedures where such accommodations may be necessary to afford persons or groups of persons with disabilities an equal opportunity to use and enjoy housing.

Siting selection policies, practices and decisions for publicly supported housing, including discretionary aspects of Qualified Allocation Plans and other programs

The term “siting selection” refers here to the placement of new publicly supported housing developments. Placement of new housing refers to new construction or acquisition with rehabilitation of previously unsubsidized housing. State and local policies, practices, and decisions can significantly affect the location of new publicly supported housing. Local policies, practices, and decisions that may influence where developments are sited include, but are not limited to, local funding approval processes, zoning and land use laws, local approval of LIHTC applications, and donations of land and other municipal contributions. For example, for LIHTC developments, the priorities and requirements set out in the governing Qualified Allocation Plan (QAP) influence where developments are located through significant provisions in QAPs such as local veto or support requirements and criteria and points awarded for project location.

Source of income discrimination

The term “source of income discrimination” refers here to the refusal by a housing provider to accept tenants based on type of income. This type of discrimination often occurs against individuals receiving assistance payments such as Supplemental Security Income (SSI) or other disability income, social security or other retirement income, or tenant-based rental assistance, including Housing Choice Vouchers. Source of income discrimination may significantly limit fair housing choice for individuals with certain protected characteristics. The elimination of source of income discrimination and the acceptance of payment for housing, regardless of source or type of income, increases fair housing choice and access to opportunity.

State or local laws, policies, or practices that discourage individuals with disabilities from being placed in or living in apartments, family homes, and other integrated settings

State and local laws, policies, or practices may discourage individuals with disabilities from moving to or being placed in integrated settings. Such laws, policies, or practices may include medical assistance or social service programs that require individuals to reside in institutional or other segregated settings in order to receive services, a lack of supportive services or affordable, accessible housing, or a lack of access to transportation, education, or jobs that would enable persons with disabilities to live in integrated, community-based settings.

Unresolved violations of fair housing or civil rights law

Unresolved violations of fair housing and civil rights laws include determinations or adjudications of a violation or relevant laws that have not been settled or remedied. This includes determinations of housing discrimination by an agency, court, or Administrative Law Judge; findings of noncompliance by HUD or state or local agencies; and noncompliance with fair housing settlement agreements.