

# Community Indicators of Equitable Development

Briefing for the Seattle Planning Commission  
January 14, 2021



# Purpose of the EDMP, Including the Community Indicators

Provide an ongoing source of readily accessible data on racial equity:

- **That City decisionmakers** can use in making program, policy, and investment decisions
- **That community stakeholders** to use in targeting their efforts, demonstrating need, and advocating for action;
  - includes providing data the **SPC and EDI Advisory Board** can use in making recommendations

# EDMP launched this fall. Access reporting via this integrated website



## Community Indicators Report

21 indicators (housing, community livability, transportation, and economic opportunity)

## Displacement Risk Indicators

Indicators of heightened risk and displacement that's underway

## Neighborhood Change

Historical context and recent data on shifts in racial and ethnic demographics

The screenshot shows the website for the Equitable Development Monitoring Program. At the top, there is a navigation bar with links for 'Monitoring Programs', 'Census Bureau Resources', 'Map Gallery', 'Open Data', and 'Contact'. The main heading is 'Equitable Development Monitoring Program'. Below this, there is a paragraph explaining that equitable development is an approach to creating healthy, vibrant communities that includes investments, programs, and policies that reduce disparities and meet the needs of people of color, low-income persons, and other marginalized populations. It mentions that the EDMP measures Seattle's progress toward becoming a more equitable city and provides an ongoing tool for informing the City's work to advance equitable development. The EDMP also provides data that community-based organizations and members of the public can use to foster racial and social equity. It states that like other efforts guided by the Implementation Plan, the EDMP is built on the [Equitable Development Framework](#). The framework integrates people and place with two inter-related goals of:

- Mitigating displacement and creating strong communities
- Creating great neighborhoods with equitable access

Below are the reports and analysis completed to date as part of the EDMP.

**Community Indicators**

In September 2020, the first monitoring report on Community Indicators of Equitable Development was completed. This report provides baseline findings on twenty-one indicators spanning four broad themes:

- Home
- Community
- Transportation
- Education and Economic Opportunity

The indicators were selected with extensive community member and stakeholder involvement, including advice provided by the Equitable Development Interim Advisory Board and the Seattle Planning Commission. The indicators are examined for the city as a whole as well as by race and ethnicity and by neighborhood, with a special focus on [Race and Social Equity Priority Areas](#). These findings are intended to provide key insights that the City and community-based organizations can use to reduce disparities.

[View the Report](#)

**Displacement Risk Indicators**

In September 2020, OPDC completed analysis of the first set of core indicators focusing on residential displacement. We anticipate augmenting these with a limited number of additional indicators, including those that address small business displacement and cultural displacement.

The [Urban Displacement Project](#) at University California Berkeley [recommended potential indicators](#), synthesizing a review of literature with feedback from multiple City departments, boards and commissions, community stakeholders, and Seattle-area researchers.

While displacement is difficult to predict and measure, existing data enable tracking of some forms of displacement and provide important insights into displacement risk. The indicators presented in this report offer a greater understanding of who is most affected by displacement and where these pressures are currently concentrated, providing community members and policymakers with an important tool in Seattle's fight against displacement.

[View the Report](#)

**Neighborhood Change**

The Community Indicators and Displacement Risk Indicators are best understood in light of demographic changes in the city. The Neighborhood Change web page complements these indicators by providing data on the shifting racial and ethnic composition of Seattle's neighborhood, framed within broader historical and regional context.

[View the Report](#)

# Community Indicators

Selected Findings from the Baseline Report



# Community Indicators Selected for Monitoring

## HOME

- Homeownership rates
- Housing cost burdens
- Affordability of rental housing
- Family-size rental housing
- Rent- and income-restricted affordable housing

## COMMUNITY

- Proximity to community centers
- Access to libraries
- Proximity to grocery stores
- Access to parks and open space (add ASAP)
- Air pollution exposure

## TRANSPORTATION

- Sidewalk coverage
- Jobs accessible by transit
- Average commute times
- Access to frequent transit with night and weekend service

## EDUCATION & ECONOMIC OPPORTUNITY

- Educational attainment
- Neighborhood elementary schools
- Youth connected to education or work
- Prevalence of near-poverty incomes
- Share of workers who are living close to poverty level
- Unemployment
- Business ownership

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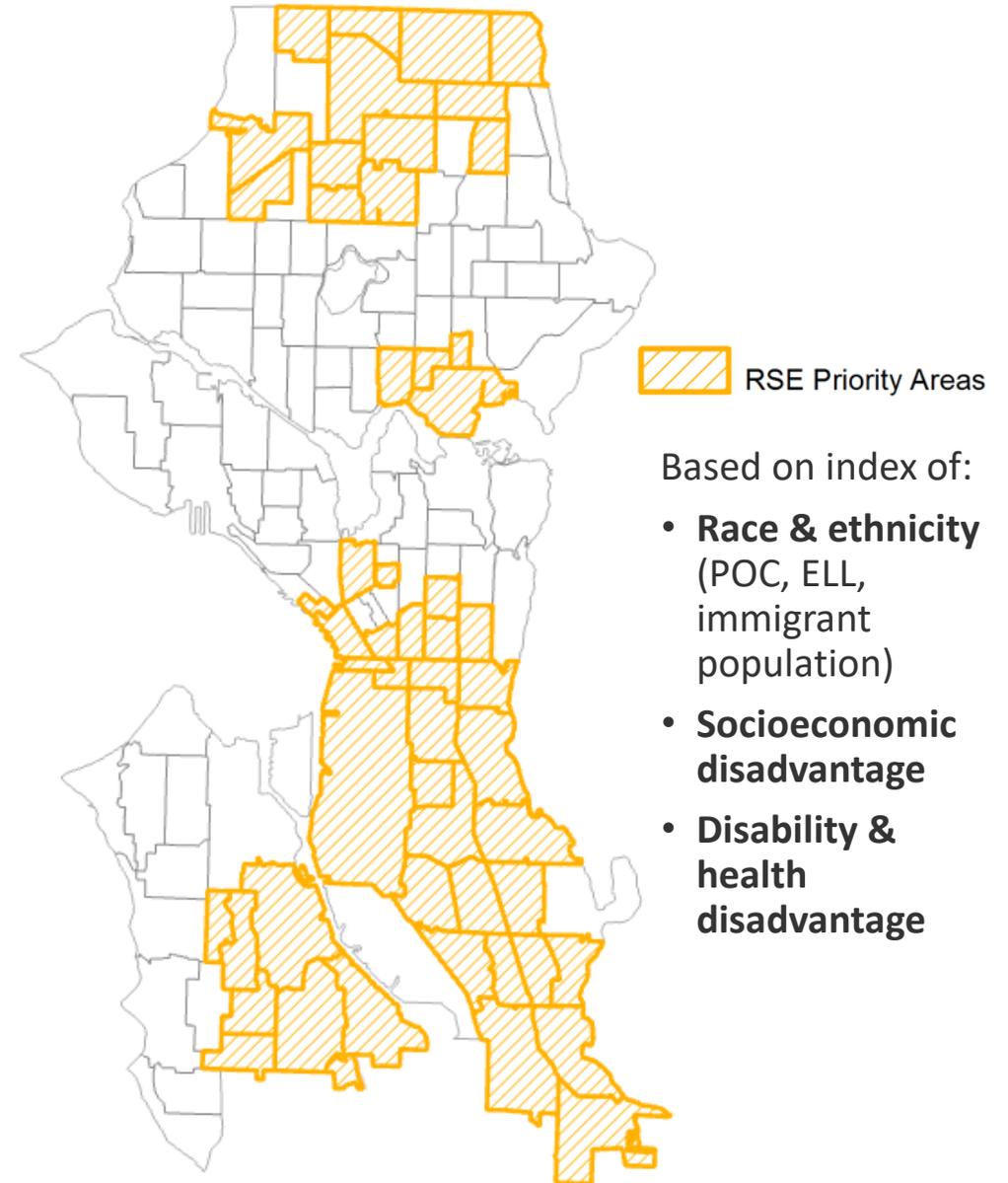
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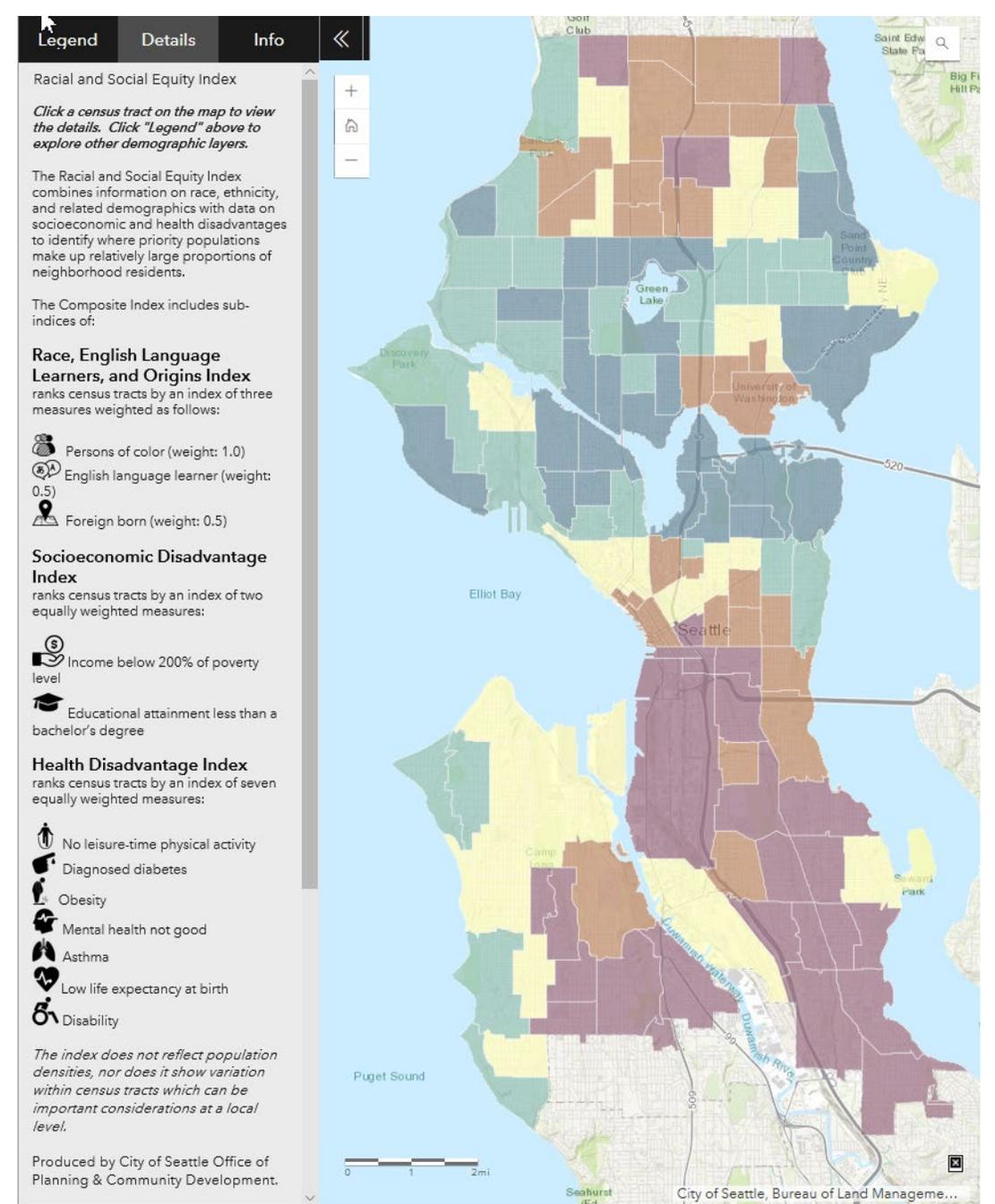
# Analysis of Community Indicators includes:

- **Racial and ethnic disparities** in city as a whole
- **Neighborhood-based disparities**, with focus on Race and Social Equity (RSE) priority areas. (Where RSJI priority populations make up larger proportions of neighborhood residents.)



# Race and Social Equity Index

- Developed to help **inform the City's equitable development efforts** and other **RSJI-related work**.
- Combines data on **race & ethnicity, socioeconomic disadvantage, and health disadvantage** to identify where RSJI priority populations make up relatively large proportions of residents.
- The **two highest priority quintiles** shown in **brown and maroon** in map to right.
- Available on:
  - [ArcGIS Online](#)
  - [SeattleGeoData](#) (open data)
  - City's internal GIS Production Server



# Home



Homeownership Rates

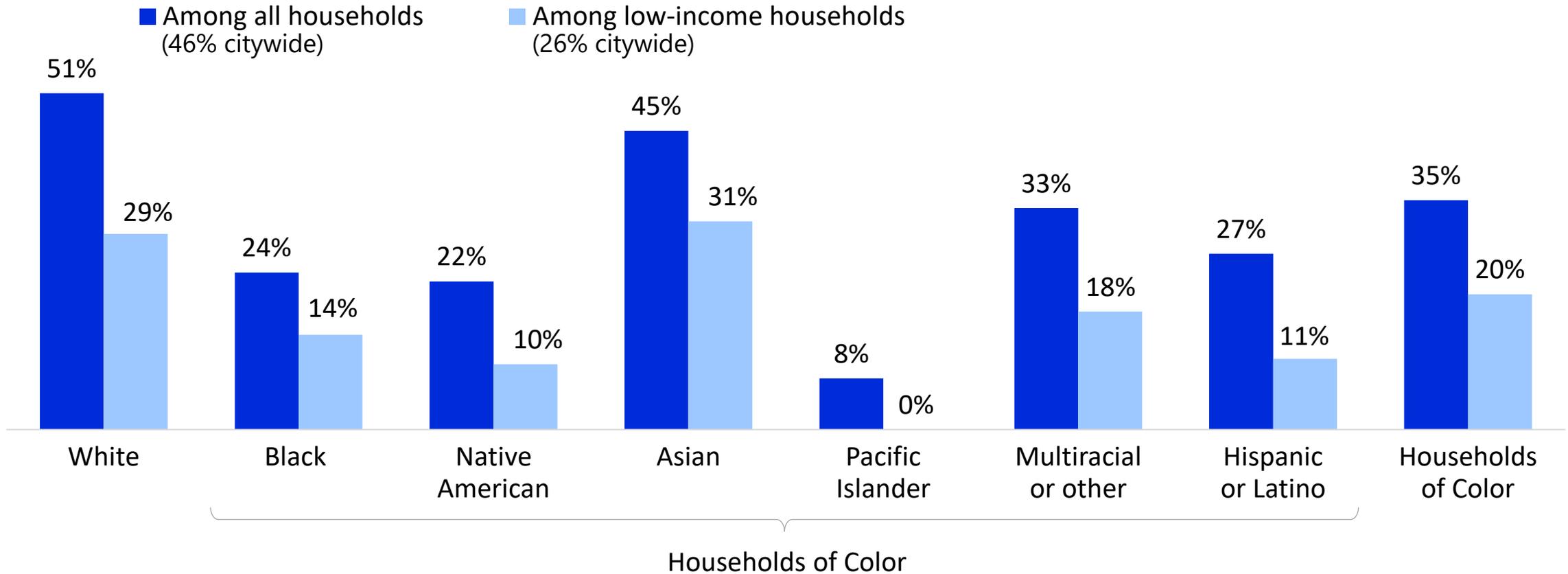
Affordability of Rental Housing

Rent- and Income-Restricted Housing

Housing Cost Burden

Family-Size Rental Housing

# Homeownership Rates



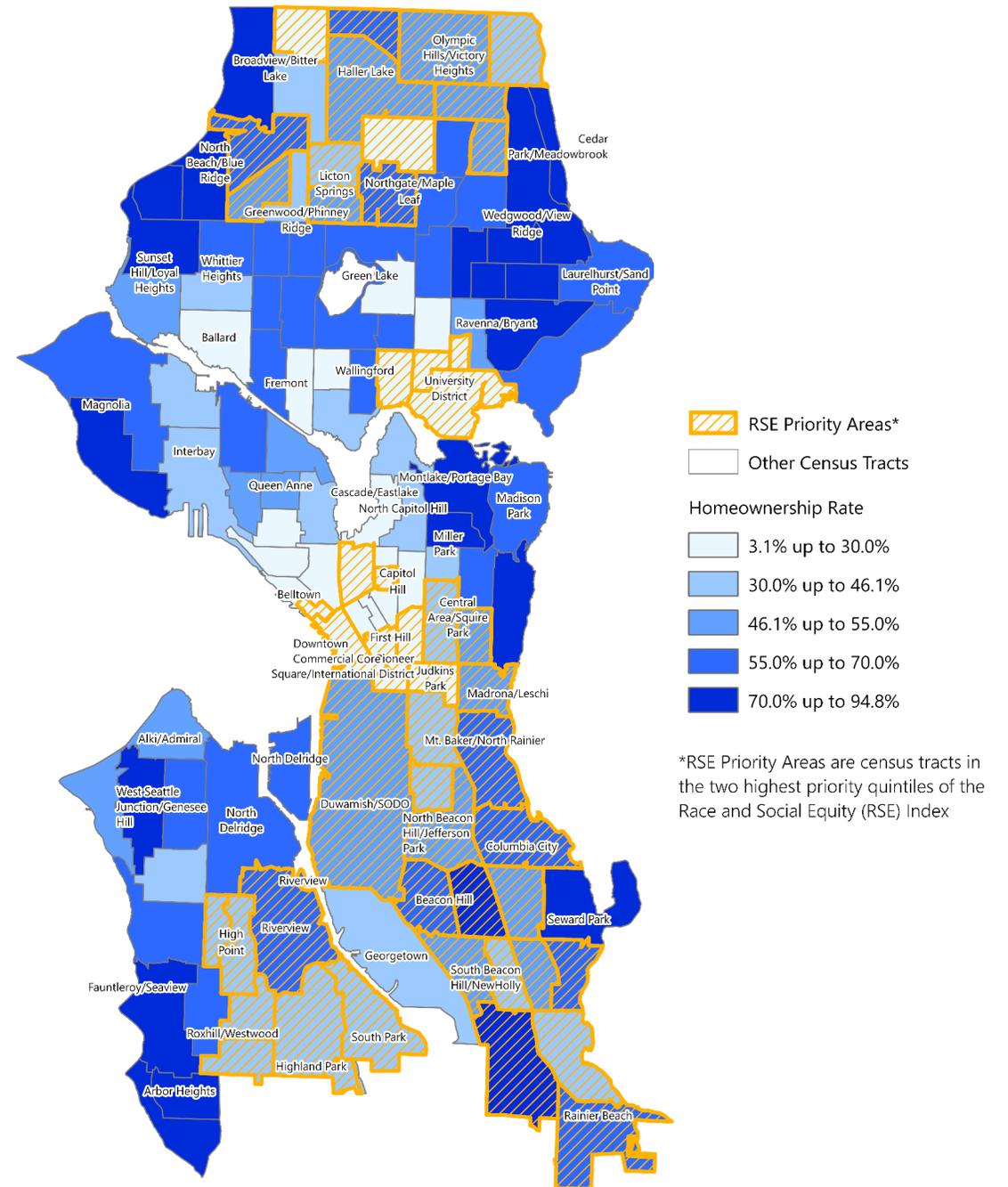
Source: 2011-2015 ACS CHAS 5-Year Estimates, U.S. Census Bureau and HUD.

Notes: Race/ethnicity refers to that of the householder. ACS estimates are based on a sample and may be unreliable for small population groups including Native Americans and Pacific Islanders.

# Homeownership Rates

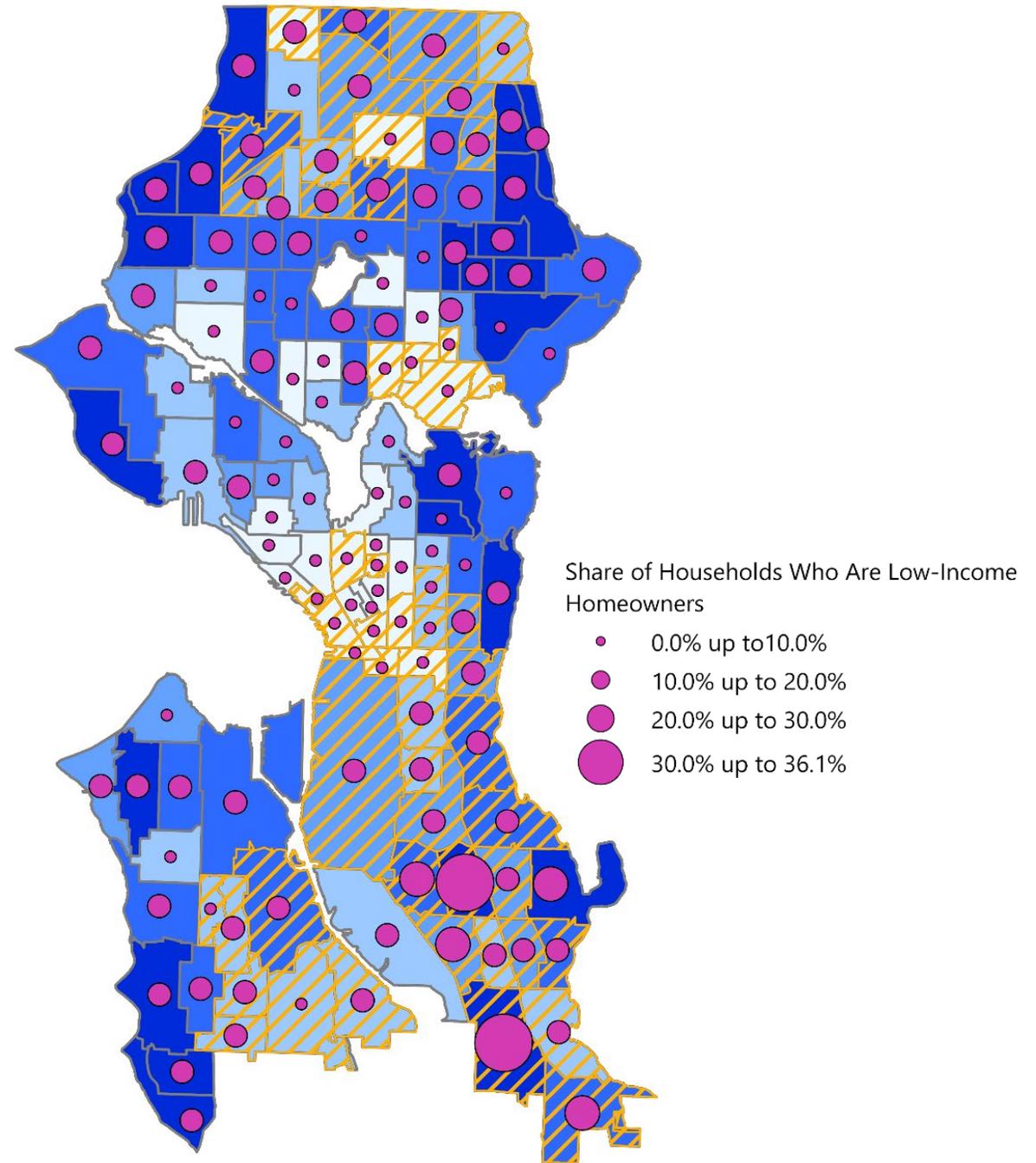
Homeownership rates are generally:

- Highest where single-family homes are prevalent and incomes high.
- Lower in Race and Social Equity Index (RSE) priority areas.



# Homeownership Rates (continued)

However, there is a relatively large number of low-income homeowners in Southeast Seattle who may need help staying in their homes.



# Supplementary info on COVID-19 impacts

Census Bureau's [Household Pulse Survey](#) estimates for Seattle metro area:

- **Nearly half of all adults are in a household that has lost employment income.**
- **Housing insecurity now common, especially among people of color (POC):**
  - **18 percent of POC mortgage holders missed/deferred their June payment**
  - **34 percent of POC renters missed/deferred their June payment**

# Community

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Proximity to a Community Center

Proximity to a Library

Proximity to a Grocery Store

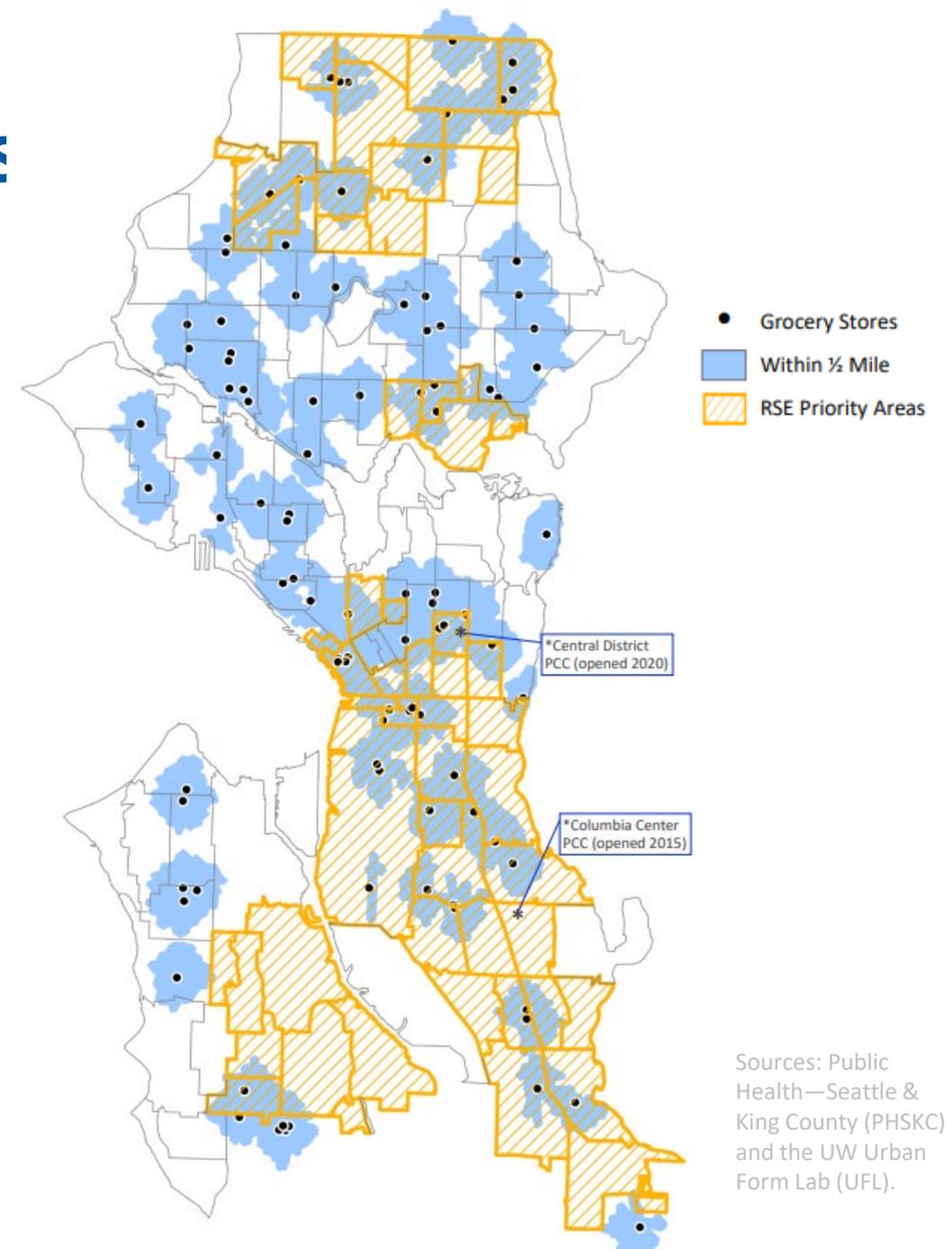
Access to Parks and Open Space

Air Pollution Exposure



# Proximity to Grocery Stores

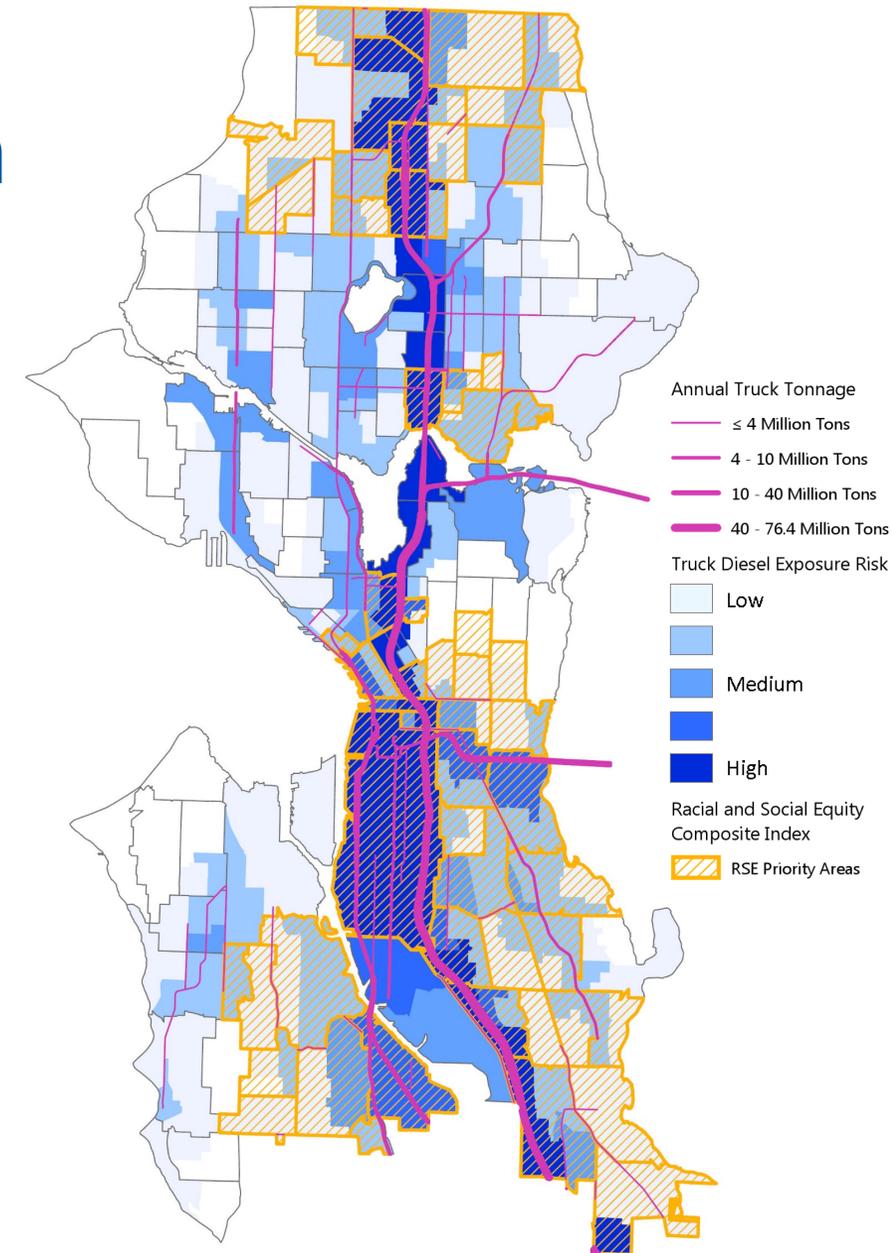
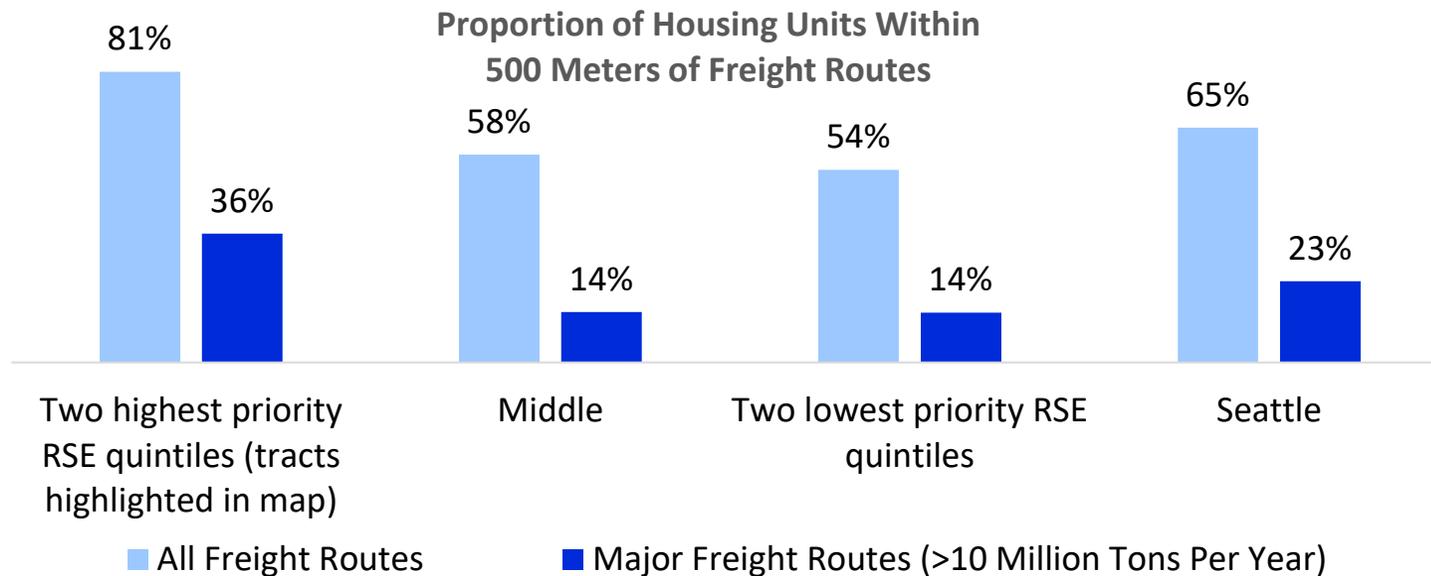
- About 3 out of 5 homes in the city have a grocery store considered healthy within a half-mile.
- RSE Priority Areas overall have similar proximity to grocery stores
  - However, some neighborhoods including Delridge, South Park, and Highland Park lack healthy grocery stores within a half mile.
- Proximity is just only one of dimension of access. Other important factors are:
  - Cost
  - Cultural relevance



Sources: Public Health—Seattle & King County (PHSKC) and the UW Urban Form Lab (UFL).

# Risk of Exposure to Air Pollution

- Almost two-thirds (65%) of housing units in the city are within 500 meters of freight routes; 23% are near high-volume freight routes
- Housing units in RSE priority areas are significantly more likely to be near freight routes



Sources: WSDOT(2017) and King County Department of Assessments.

Note: This exposure risk index is an expanded version of a methodology used by the Puget Sound Clean Air Agency (PSCAA).

# Transportation

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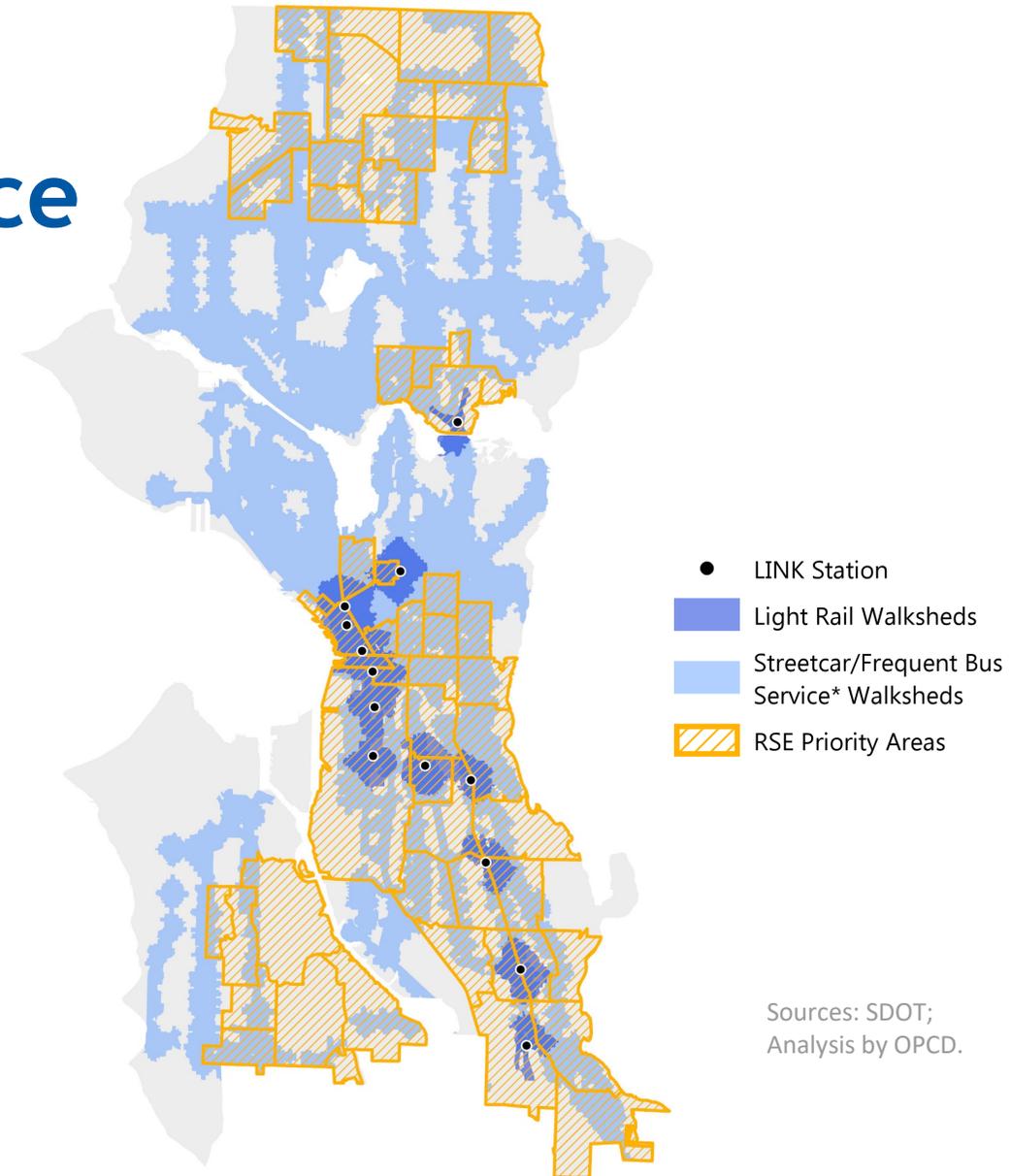
Sidewalk Completeness  
Average Commute Times  
Jobs Accessible by Transit



Access to Frequent Transit with Night  
and Weekend Service

# Access to Frequent Transit with Night & Weekend Service

- 76% of Seattle housing units have access to frequent transit with night and weekend service
- RSE priority areas have somewhat higher levels of transit access than other parts of the city
  - 4 out of 5 of RSE priority area housing units are located within  $\frac{1}{4}$  mile of frequent service bus stops (compared to 75% for the city overall)
  - 1 out of 5 are within  $\frac{1}{2}$  mile of light rail stations (13% for the city overall)
  - 1 out of 10 are within  $\frac{1}{4}$  mile of streetcar stations (7% for the city overall)

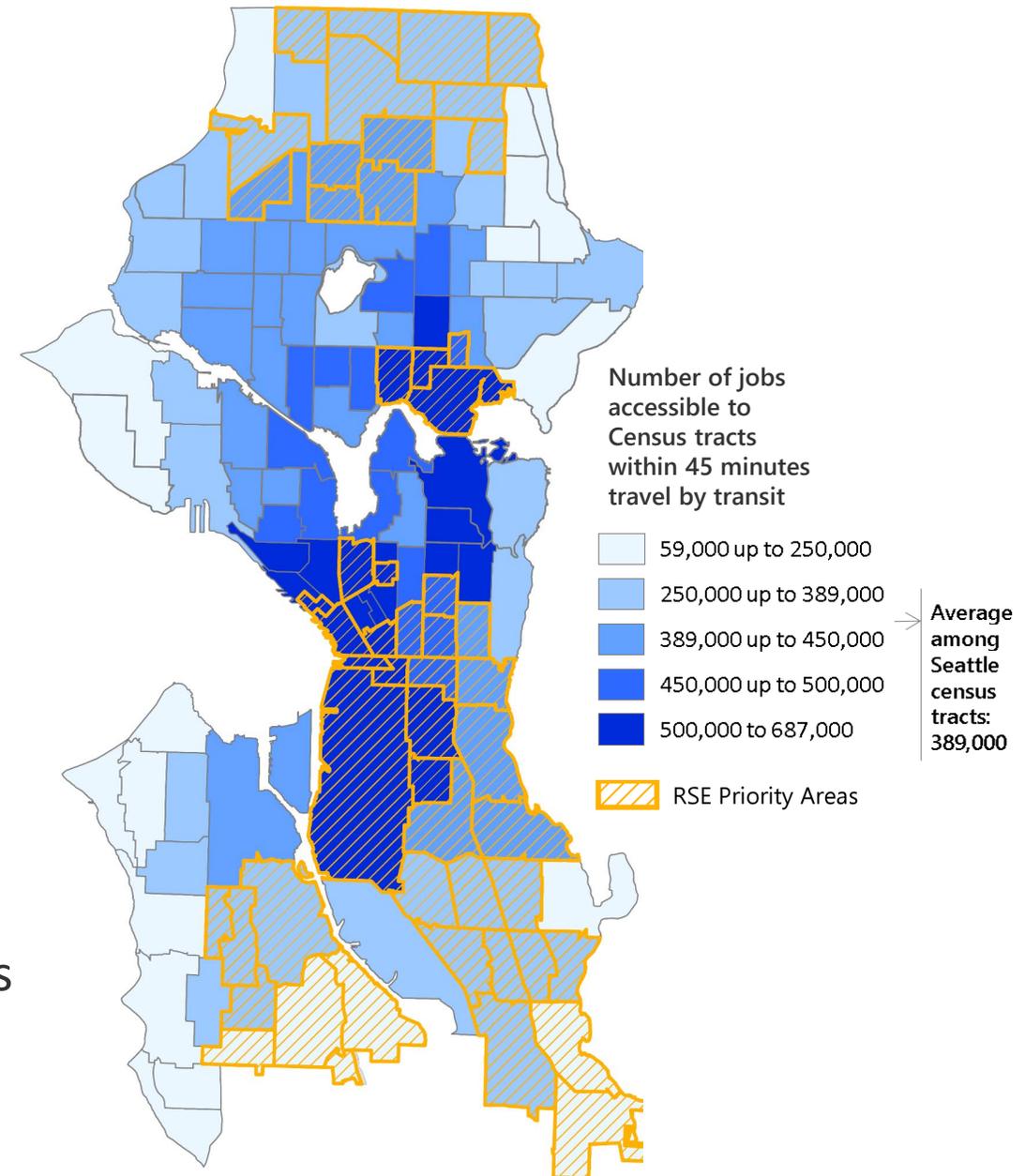


Sources: SDOT;  
Analysis by OPCD.

\*Based on spring 2019 bus schedules. Criteria for including bus routes: at least four hourly trips between 6 a.m. and 7 p.m. and at least two hourly trips between 7 p.m. and midnight on weekdays, as well as at least two hourly trips between 6 a.m. and midnight on weekends.

# Jobs Accessible By Transit

- On average, census tracts in Seattle have nearly 400,000 jobs within 45 minutes travel by transit.
- Largest numbers of jobs accessible to residents living:
  - In and around Urban Centers, especially near the City's center and University District
  - In neighborhoods with easy access to SR 520
  - In SE Seattle neighborhoods closest to Downtown
- RSE priority areas' access to jobs is mixed, depends on neighborhood's proximity to city center.

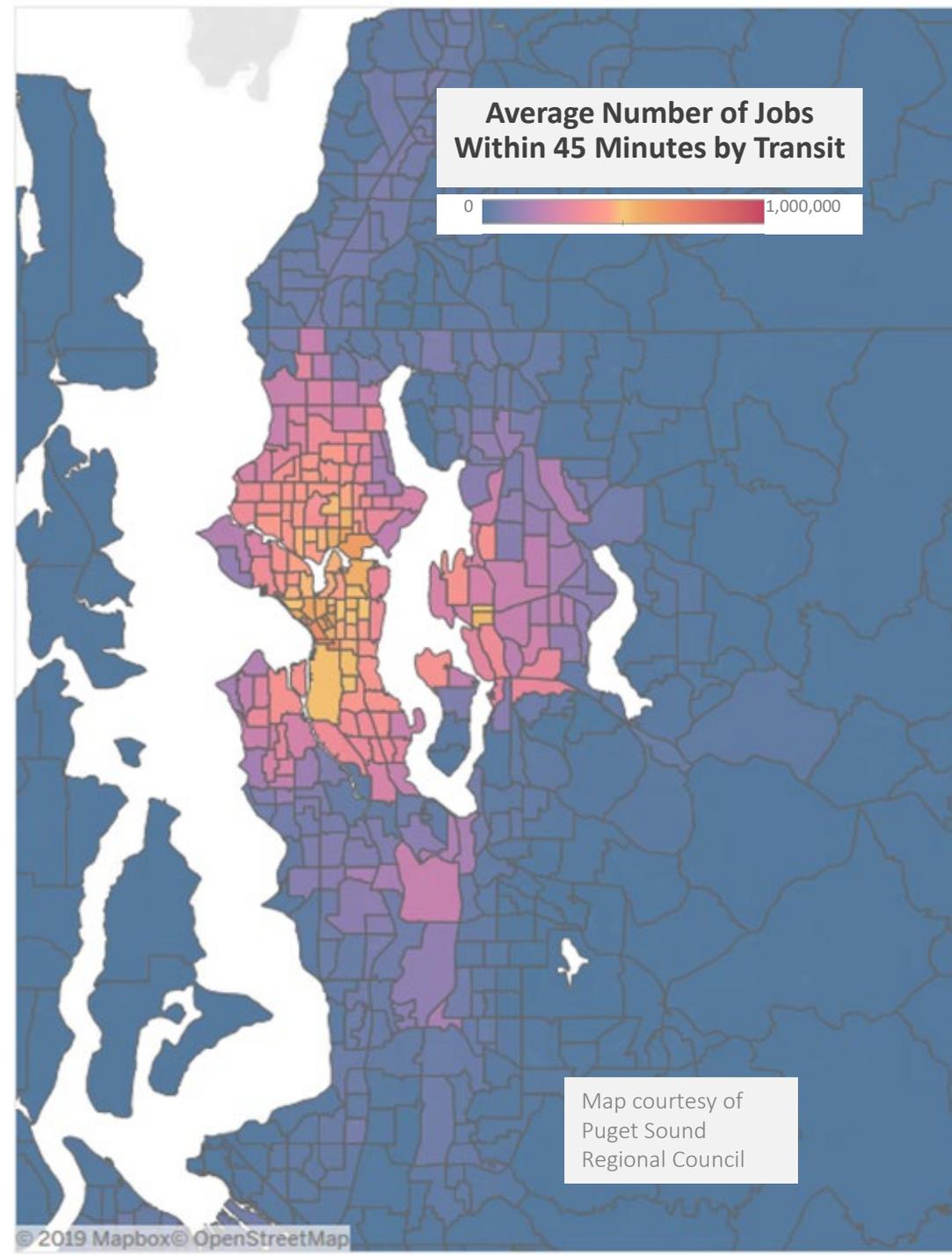


Source: Puget Sound Regional Council.

Notes: Analysis based on travel times between TAZs (SoundCast travel demand model using year 2014 network).

# Jobs Accessible By Transit: Regional Context

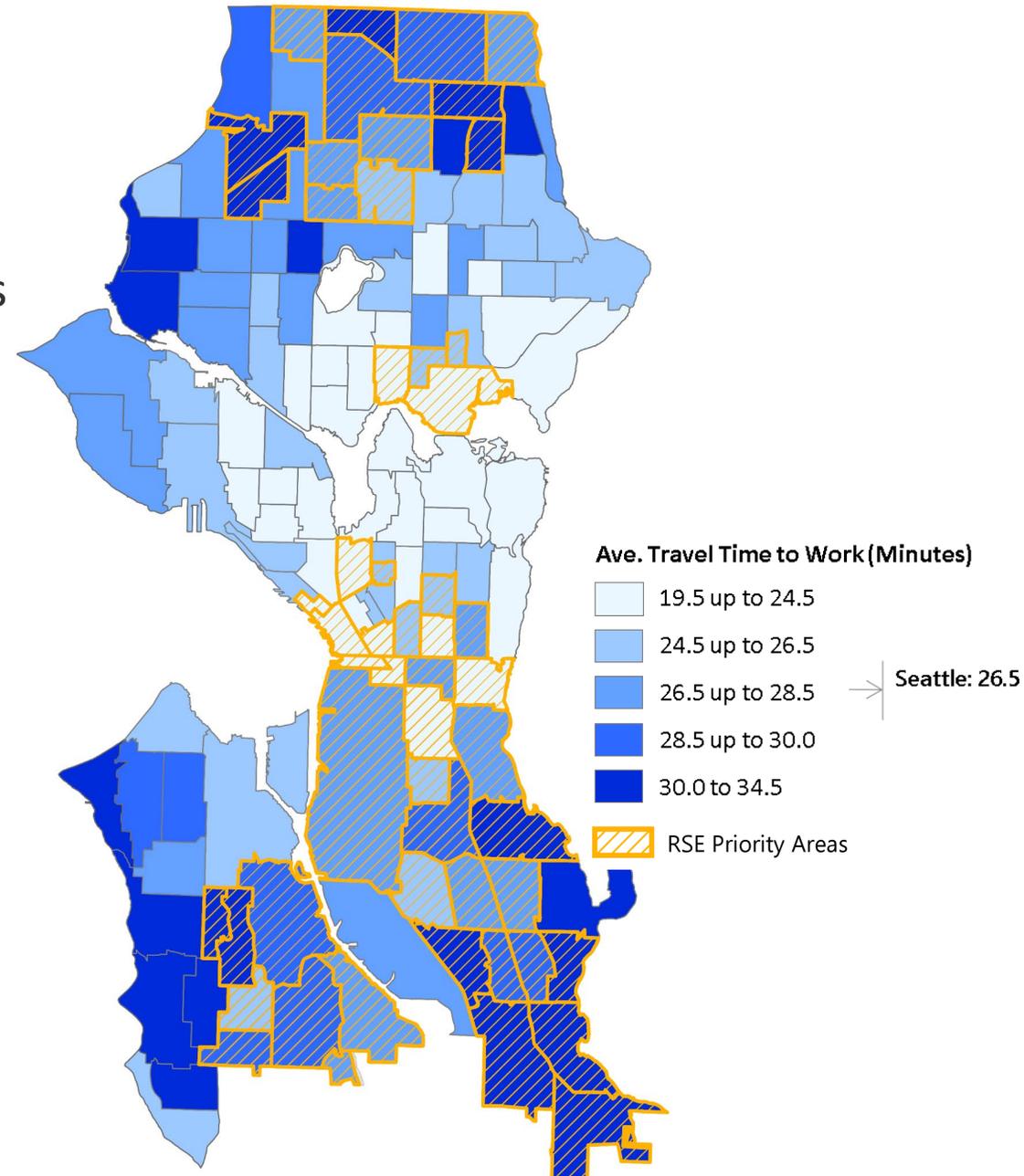
- The number of jobs that residents can access via transit is:
  - Highest for workers living in Seattle's Downtown and other centrally located neighborhoods in Seattle and Bellevue.
  - This drops off a short distance from Seattle's north and south city limits.



# Commute Time

- Seattle's residents of color have longer commutes to work than their White counterparts. Of all groups, Blacks have the longest average travel time to work.
- Commutes by transit take the longest, with an outsized impact on people of color who are more dependent on transit.
- In general, workers living in RSE priority areas tend to have longer commutes than workers living in other areas of Seattle.

*Commute times do not factor in workers who work from home. Even pre-COVID, Whites were more than one and a half times as likely to work from home than people of color.*



# Education and Economic Opportunity



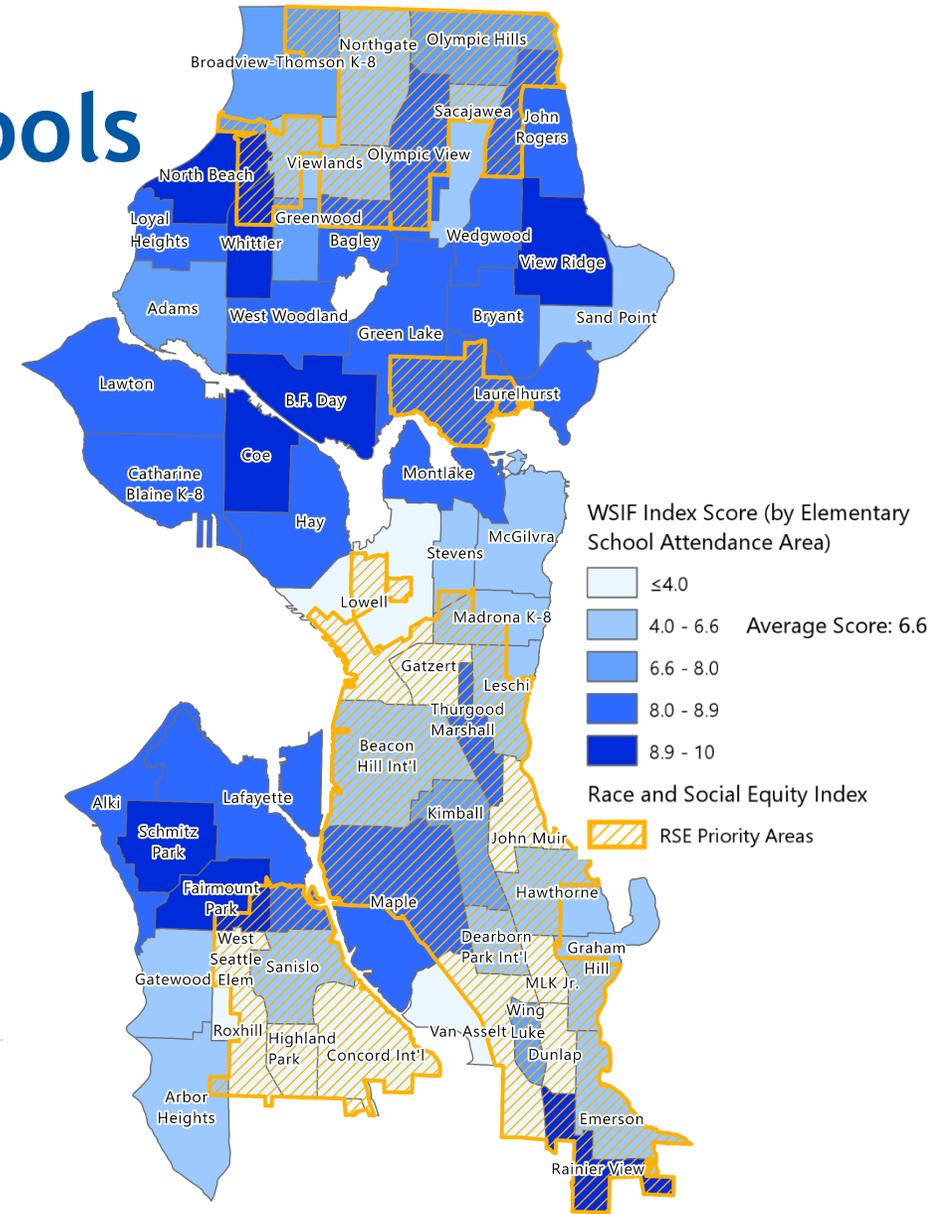
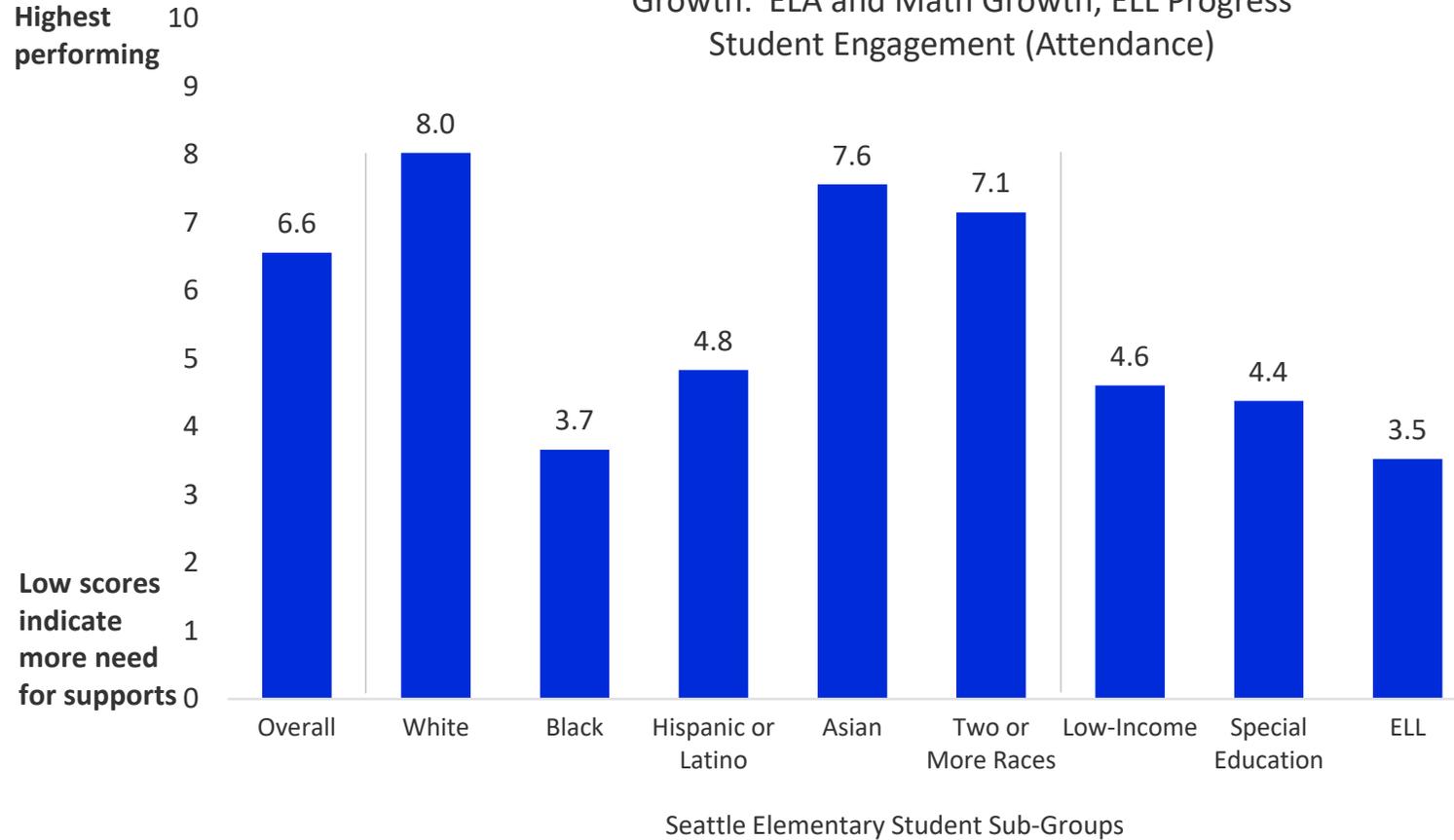
Public Elementary School Performance  
Disconnected Youth  
Educational Attainment

Poverty, Near Poverty, and  
Unemployment  
Full-Time Workers Living in or near  
Poverty

# Neighborhood Elementary Schools

## Washington State Improvement Framework (WSIF) Index

English Language Arts (ELA) and Math Proficiency  
 Growth: ELA and Math Growth; ELL Progress  
 Student Engagement (Attendance)



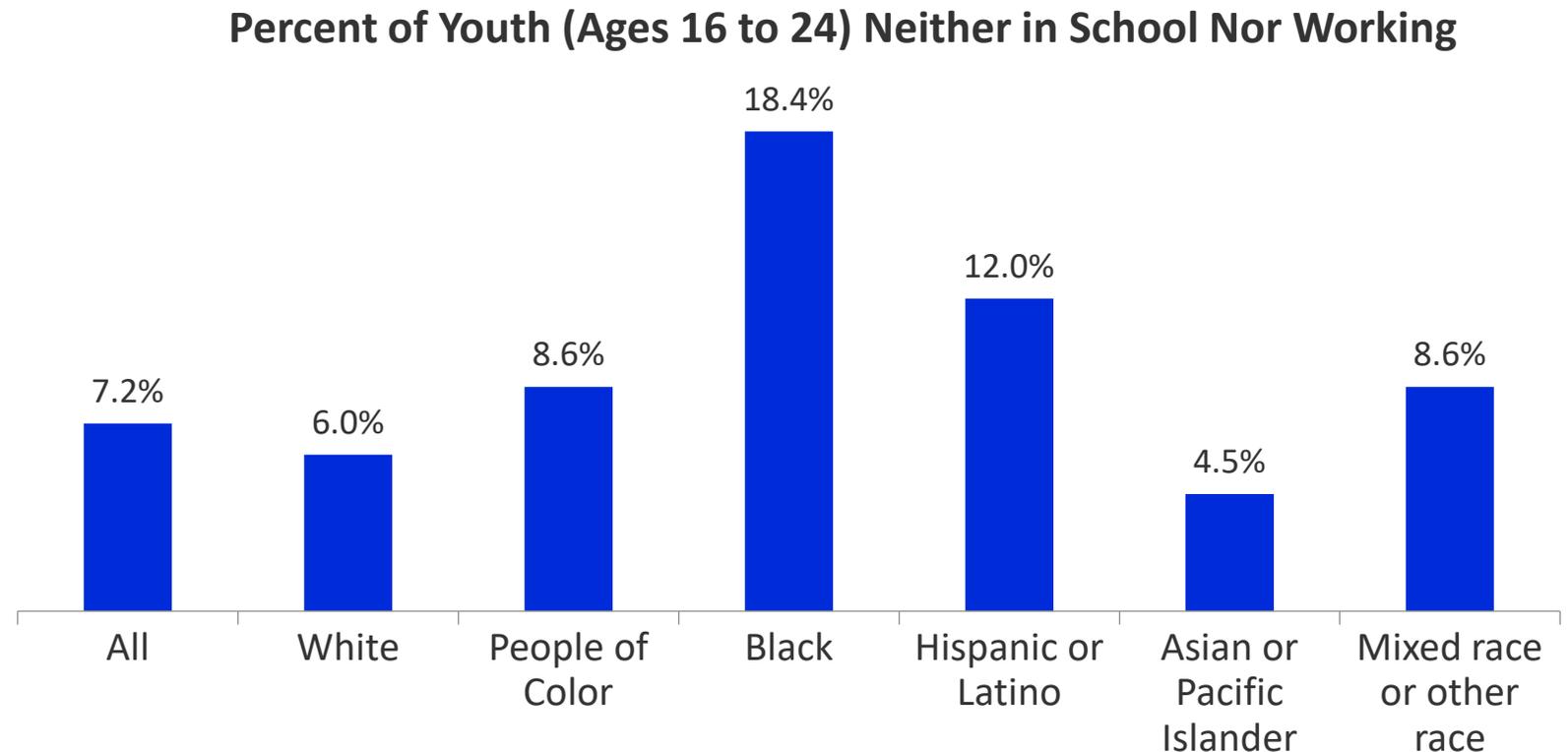
Source: Office of the Superintendent of Public Instruction (OSPI) [Washington School Improvement Framework](#); analysis by City of Seattle OPCD.

Notes: Chart and map reflect scores averaged over three school years (2014-2015, 2015-2016, and 2016-2017). Scores for American Indian/Alaska Native and Native Hawaiian/Pacific Islander subgroups were suppressed in the source data due to small student populations. Draft analysis; seeking additional feedback from SPS Research and Evaluation and OSPI before finalizing.

# Disconnected Youth

- Rates of disconnection from school and work are elevated among youth of color. PolicyLink National Equity Atlas shows following for Seattle (2011-2015 estimates):

- Rates of disconnection for Black youths (18.4%) were **three times** higher than for Whites
- Rates of disconnection for Hispanic/Latino youths (12%) were **twice** as high as for White, non-Hispanic youth



Sources: Estimates based on microdata from the 2011-2015 5-Year American Community Survey, U.S. Census Bureau. Analysis by PolicyLink and the USC Program for Environmental and Regional Equity (PERE), National Equity Atlas.

Notes: The ACS PUMS data are based on a sample of the original ACS sample and can be unreliable for small population groups.

# Supplementary info on COVID-19 impacts

Report links to analysis of [national data from 2020 analyzed by the Pew Research Center](#):

As [COVID-19 cases](#) have surged in the United States, young adults face a [weakening labor market](#) and an [uncertain educational outlook](#). Between February and June 2020, the share of young adults who are neither enrolled in school nor employed – a measure some refer to as the [“disconnection rate”](#) – has more than doubled, according to a new analysis of Census Bureau data by Pew Research Center. Most of the increase is related to job loss among young workers.

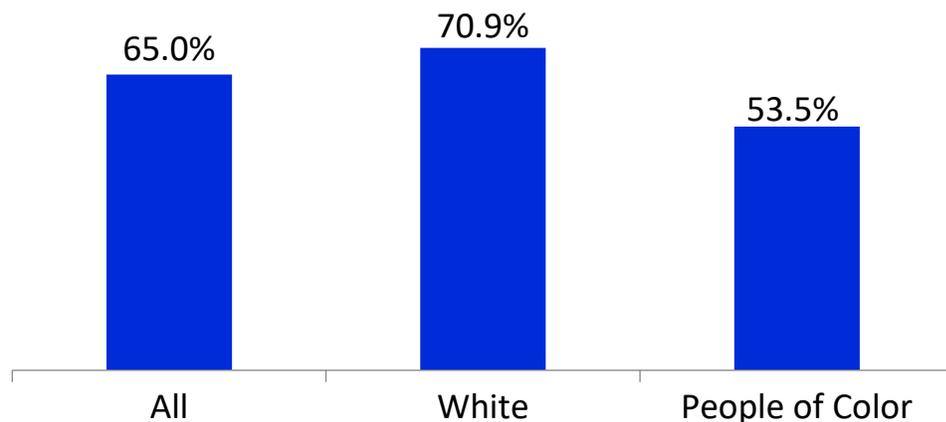


Pew Research Center

# Educational Attainment

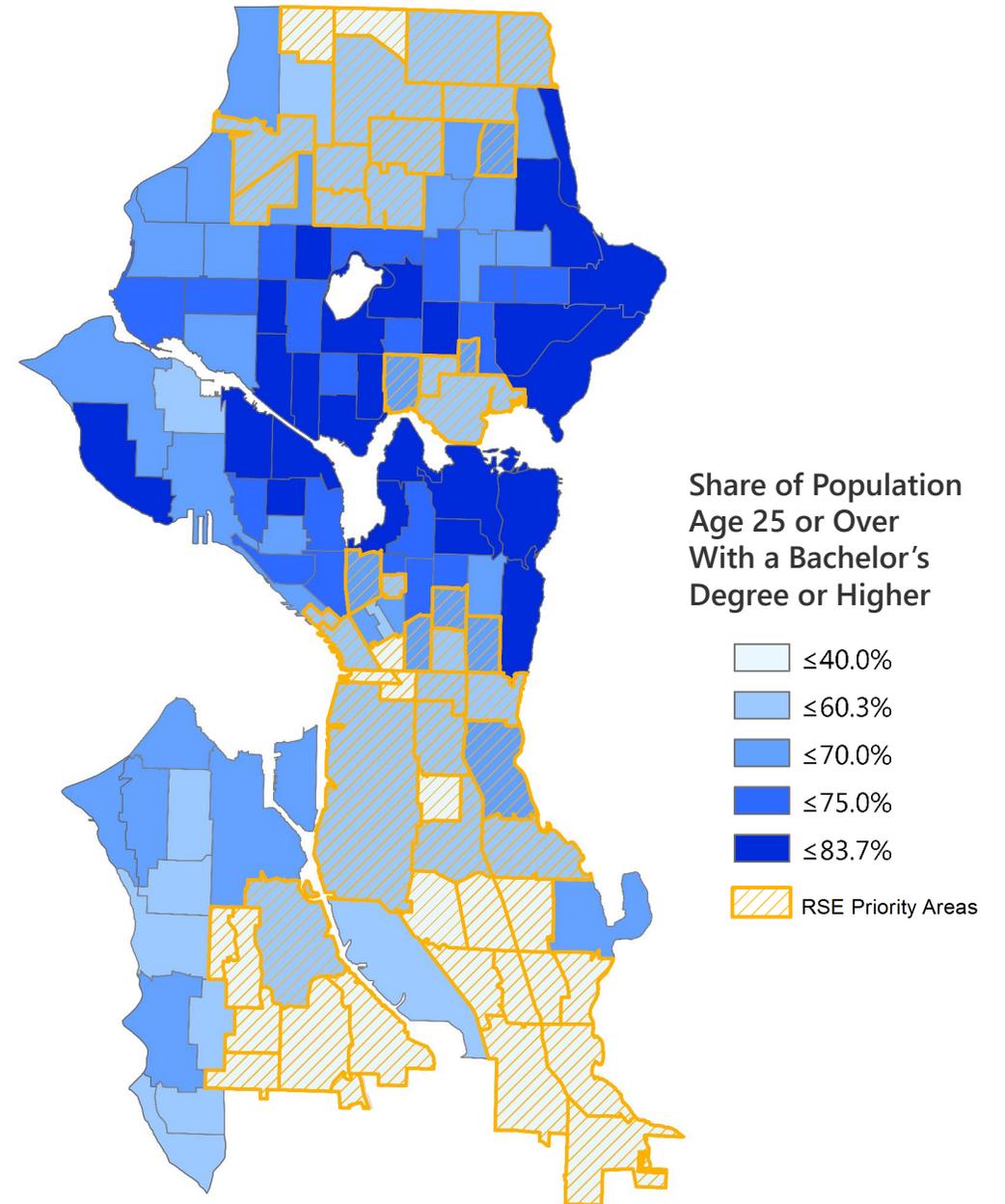
- Seattle has the highest shares of all adults *and* adults of color with bachelor's degrees among the 50 largest cities in U.S.
- However, bachelor's degree attainment rates in Seattle are almost 20 percentage points lower for adults of color than for White adults

Share of Population (Age 25 and Over)  
With a Bachelor's Degree or Higher  
2018 American Community Survey



Source: 2018 American Community Survey (ACS) 1-Year Estimates.

Notes: ACS estimates are based on a sample and carry margins of error.



Source: 2012-2016 ACS 5-Year Estimates, U.S. Census Bureau.

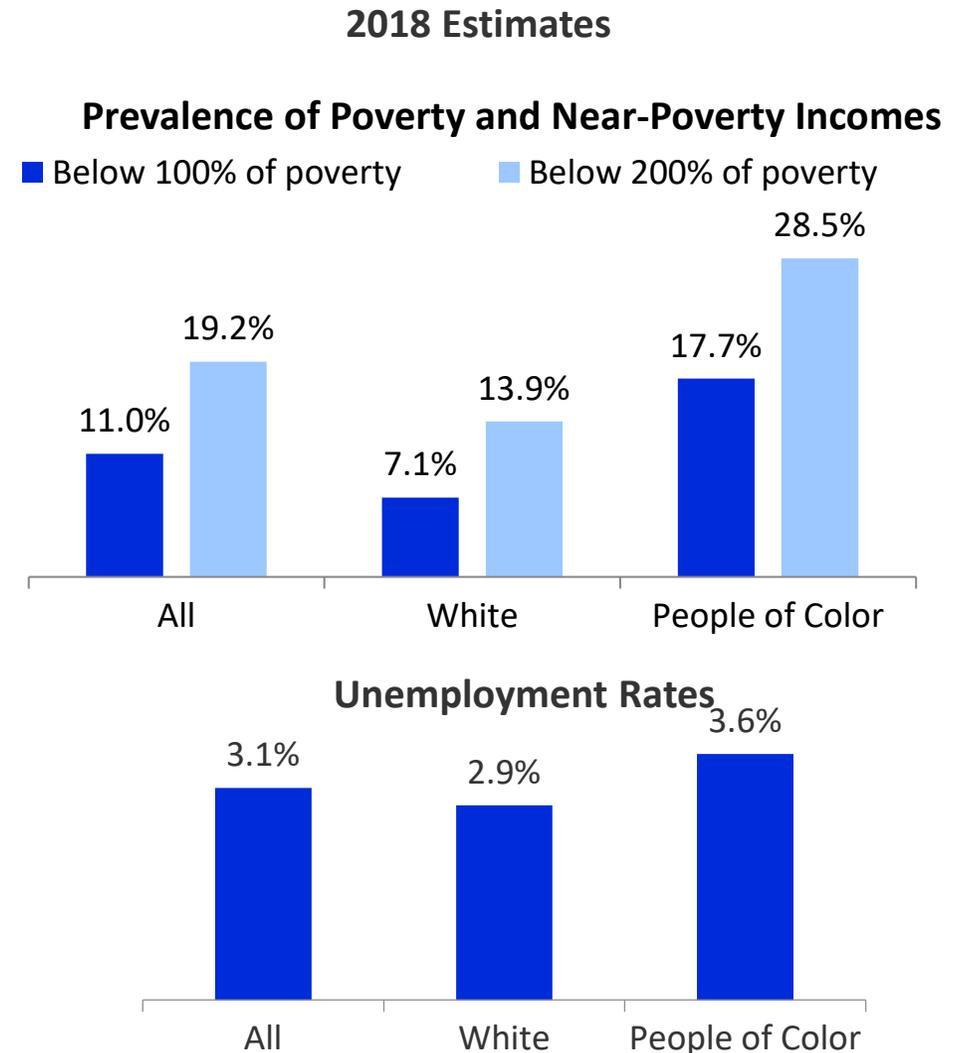
Notes: ACS estimates may be unreliable for small areas.

# Poverty, Near Poverty, and Unemployment

In Seattle, as in the nation as a whole, the burdens of poverty and unemployment fall disproportionately on people of color.

Even in 2018, when Seattle's economy was roaring:

- About 18% of Seattle's population of color were living in poverty and roughly 29% were living with incomes below 200 percent of poverty—rates that are more than 1½ times those for Whites.
- Roughly 3.6% of working-age adults of color were unemployed, compared to about 2.9 % of their White counterparts.



Sources: 2018 1-Year American Community Survey (ACS). Below 200% poverty estimates are based on the ACS Public Use Microdata Sample.

Notes: Unemployment rate measured for civilian labor force participants ages 25 to 64. ACS estimates carry margins of error.

## Supplementary info on COVID-19 impacts

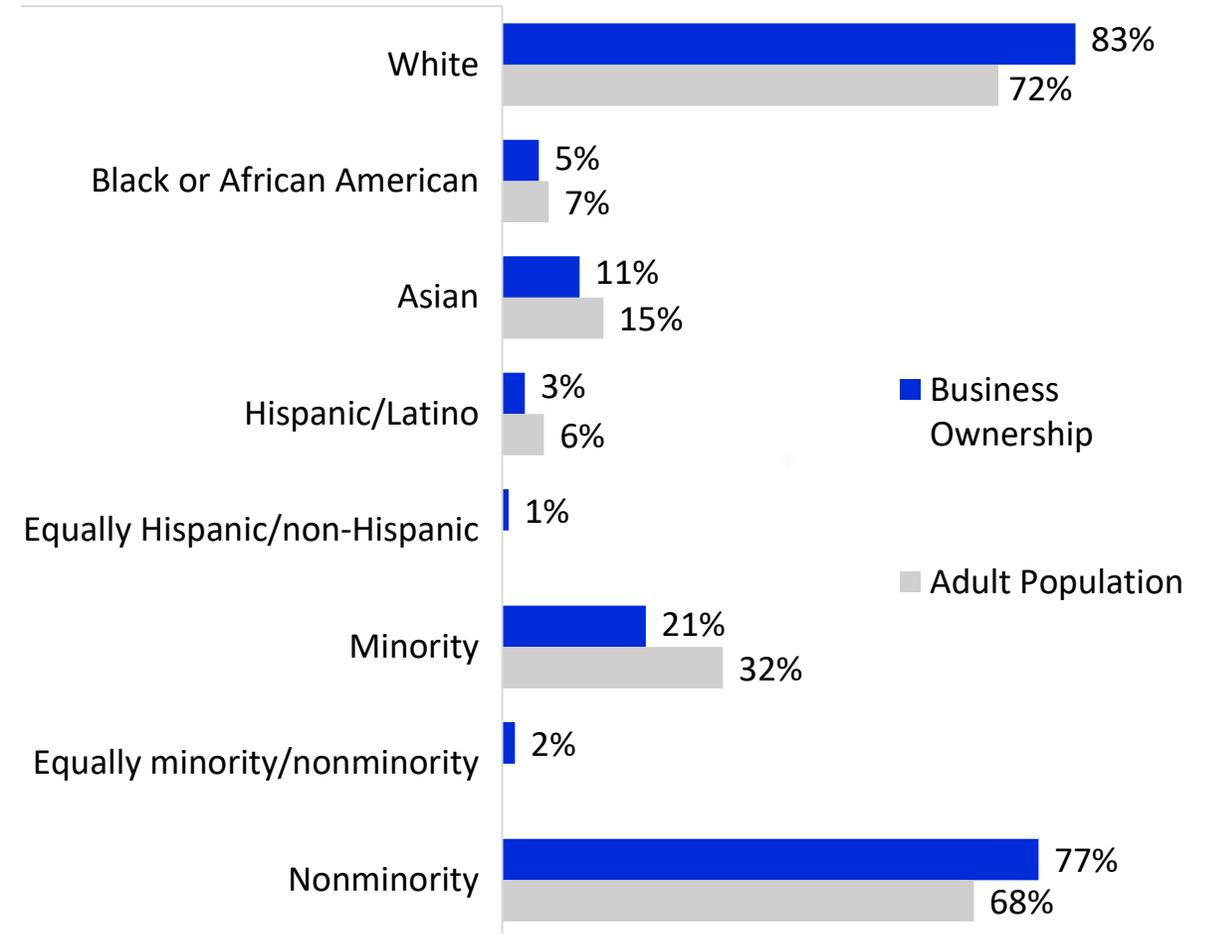
Loss of employment and earnings— **Between March 1 and July 25, 2020,** residents in King County filed more than 450,000 new unemployment claims.

Workers in **Black, Native American, and Pacific Islander population groups** have been most impacted; **more than one in three of these workers filed a new unemployment claim during this period** compared to one in five White workers.

# Business Ownership

- As the chart shows, people of color own a disproportionately small share of businesses in Seattle:
  - Minorities are 32% of the adult population, but only 21% of businesses are minority-owned
- The deepest disparities are for *the subset of firms that have employees (not detailed on the chart)*. Both Latinx and Blacks are under-represented as owners of employer firms.
  - Blacks are 7% of Seattle's adult population, but only 1.5% of employer firms are Black-owned.

Racial/Ethnic Composition of Seattle Business Ownership Compared with Seattle's Adult Population



Sources: 2012 Survey of Business Owners (SBO) estimates and 2011-2013 American Community Survey (ACS) 3-year estimates, U.S. Census Bureau.

Notes: Firms can be owned by more than one person and individual owners can be of more than one race. SBO does not include publicly owned companies and other businesses for which owner demographics are not classifiable. Estimates carry margins of error.

## Supplementary info on COVID-19 impacts

Per research reported in the in the Washington Post and Seattle Times, a UC Santa Cruz professor found that the number of working business owners fell by 22 percent between February 2020 and April 2020, with African Americans experienced the largest losses at 41 percent.

# Equitable Development Monitoring Program

## Next Steps

- Present findings on Community Indicators (phase 1) to City officials, key departments, and major stakeholders
- Launch dashboard and begin reporting on Heightened Displacement Risk Indicators (phase 2)
- Use findings to inform response to the COVID-19 crisis and chart a path to a more inclusive and equitable future.
- Get feedback from stakeholders to enhance usefulness of indicators and reporting
- Conduct ongoing monitoring to provide enduring resources for advancing racial and social equity

# A look at the monitoring website

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# Heightened Displacement Risk Indicators

## Including in dashboard:

- **Housing Cost Burden (ACS)**
- **Affordability and Availability of Rental Housing (ACS)**
- **Redevelopment Requiring Tenant Relocation**
- **Condo Conversion Applications**
- **Foreclosures**
- **Applications for Early Design Guidance**
- **Housing Construction Permits**
- **SF Sales Price and Change in Price**
- **Home Flipping**

## Some others still considering or working on:

- Eviction filings (monthly data collected by King County Bar Association's [Housing Justice Project](#))
- Why moved from previous residence? (from PSRC Household Travel Survey)
- Expirations of Income Restrictions
- Affordability of Market-rate Rentals
- Homeowner Tax Arrears
- Commercial Rent & Rent Change
- Loss of Cultural Spaces

# Displacement Risk

## Defining Displacement & Measuring Risk

Displacement pressures threaten the ability of marginalized households to stay in their homes and limit where these households can live, reducing their ability to stay connected with supportive networks and limiting their access to opportunity. Displacement can also result in Seattle households, businesses, and organizations being pushed out of their neighborhood--or out of Seattle altogether.

While displacement is difficult to predict and measure, existing data enable us to track some forms of displacement and gain insights into displacement risk.



The indicators we present here signal and/or quantify various displacement pressures affecting Seattle households, with each indicator measuring at least one of three types of displacement risk.

### Direct/Physical Displacement

Households are directly forced to move for reasons such as eviction, foreclosure, natural disaster, or deterioration in housing quality.



### Indirect/Economic Displacement

Households are indirectly compelled to move by rising housing costs, or loss of cultural / social networks.



### Exclusionary Neighborhood Change

Households are unable to move into a neighborhood that would have previously been accessible to them; also known as "exclusionary displacement".



# Using Findings from the EDMP (continued)

## Comprehensive Plan Update

- Data to inform scoping and issue identification
- Alternatives analysis
- Performance goals
- Racial equity analysis of growth strategy

# Using Findings from the EDMP (continued)

- City Investments
- COVID-19 pandemic response and recovery planning
- Housing Needs Analysis
- Consolidated Plan for Housing & Community Development
- EDI grants
- Anti-displacement actions

# How the City Can Use Findings from the EDMP

## Informing City Investments:

**Office of the Mayor**  
Mayor Jenny A. Durkan

<http://www.seattle.gov/mayor/equitable-communities-initiative>

Home Newsroom Get Involved COVID-19 ▾

 > [Home](#) ▾

## Equitable Communities Initiative

### Background

The City of Seattle recognizes that systemic racism through the investments and policies by government and the private sector have caused generational harm and resulted in disinvestments in Black, Indigenous, and communities of color (BIPOC). The disparities have been further exacerbated by the COVID-19 crisis.

This past week, the City of Seattle, through multiple departments including the Office of Planning and Community Development (OPCD), launched the **Equitable Development Monitoring Program (EDMP)** [↗](#) to measure and accelerate Seattle's progress toward becoming a more equitable city.

The first **EDMP Report** [↗](#), informed by extensive community engagement with BIPOC

### Contact Us

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### Connect with us

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 **TWITTER**  
[@MayorJenny](#) [↗](#)

# SPC Discussion

- Questions?
- Policy and program needs and considerations suggested by monitoring findings?



# Contacts at the Office of Planning & Community Development (OPCD)

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