

Reporting on the Equitable Development Indicators

Update for Seattle Planning Commission
September 24, 2020

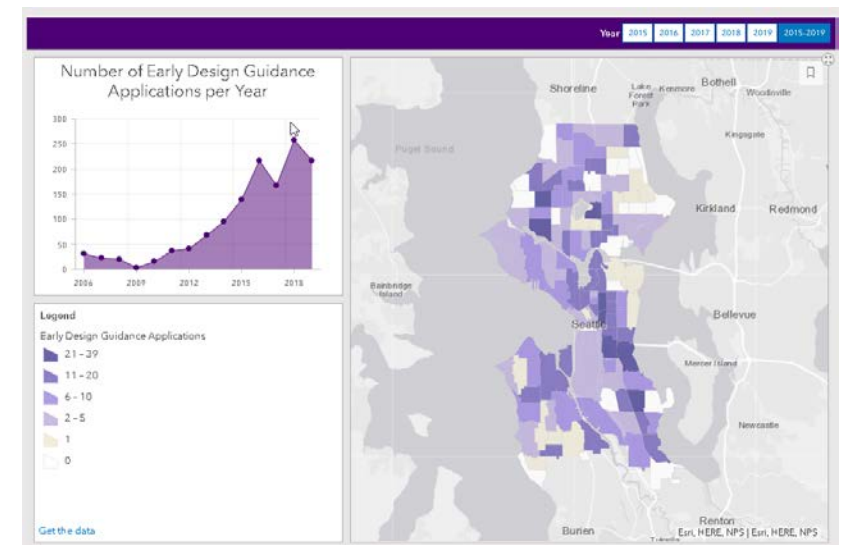
By Diana Canzoneri and Michael Hubner, OPCD



Launching the Equitable Development Monitoring Program (EDMP)

Two sets of indicators:

- **Community indicators of equitable development**— housing, neighborhood livability, transportation, and economic opportunity
- **Indicators of heightened displacement risk and ongoing displacement**



Update

- Quick refresher
- How we're reporting; how to access
- Anticipated uses
- Next steps:
 - Dissemination
 - Data updates
 - Evolving the program



Quick Refreshers: Direction and Purpose of the EDMP

- Responds to direction from variety of sources:
 - [Comprehensive Plan](#), [Equitable Development Implementation Plan](#),
[Council Resolution 31577](#), Mayor's Executive Order 2019-02: [Actions to Increase Affordability and Address Residential Displacement](#)
- Designed to provide an ongoing source of readily accessible data for
 - City decisionmakers to use in making program, policy, and investment decisions
 - Community stakeholders to use in targeting their programs, demonstrating need, and advocating for action

Community Indicators

HOME

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

COMMUNITY

- Proximity to community centers
- Access to public libraries
- Proximity to grocery stores
- Access to parks and open space (to be included in next report)
- Air pollution exposure risk

TRANSPORTATION

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

EDUCATION AND ECONOMIC OPPORTUNITY

- Performance of neighborhood elementary schools
- Unemployment
- Disconnected youth
- Educational attainment
- Poverty and near-poverty
- Full-time workers in or near poverty
- Business ownership

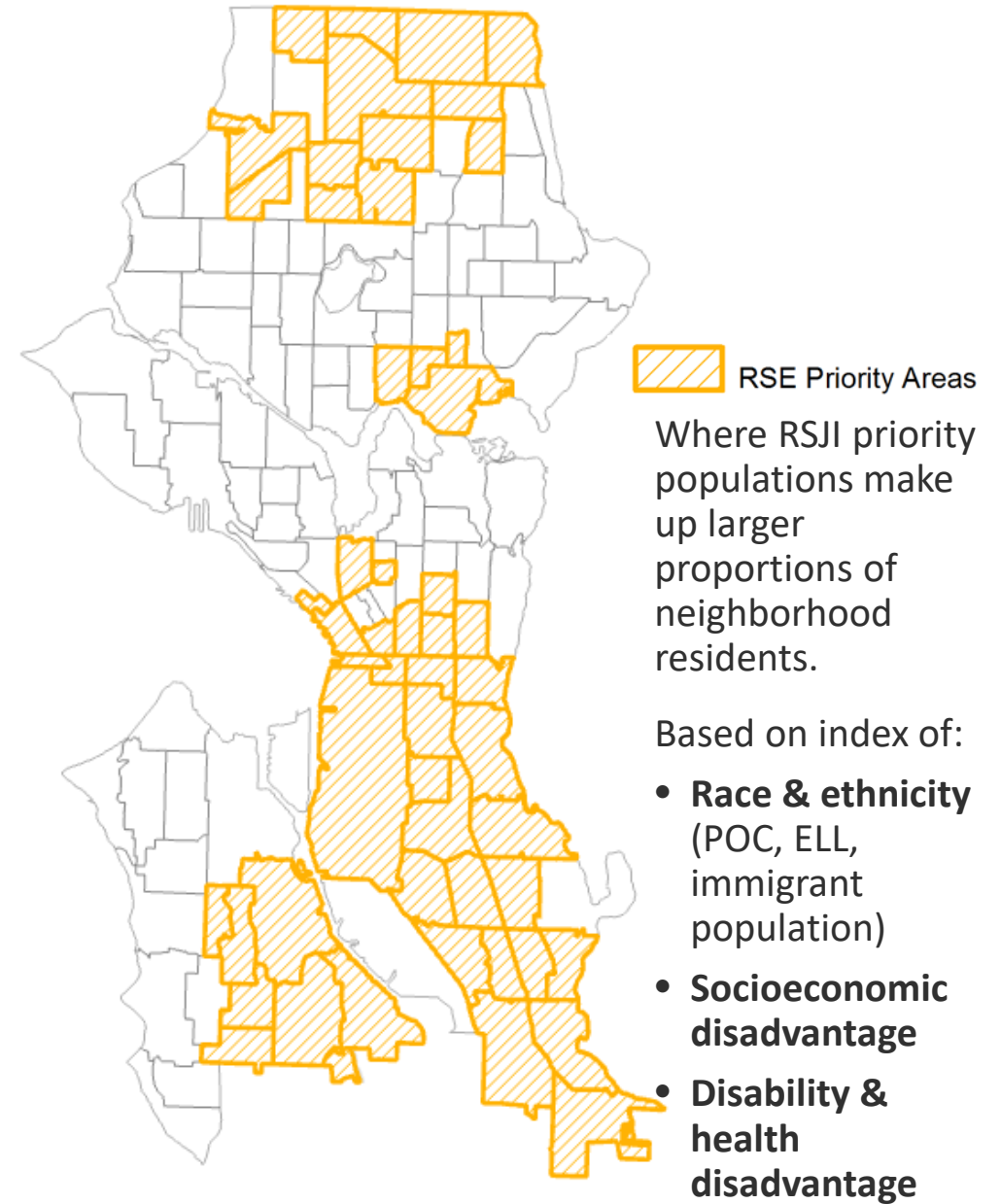


Analysis of Community Indicators includes:

- **Racial and ethnic disparities** in city as a whole
- **Neighborhood-based disparities**, with focus on Race and Social Equity (RSE) priority areas

Provides pre-pandemic baseline on underlying disparities to

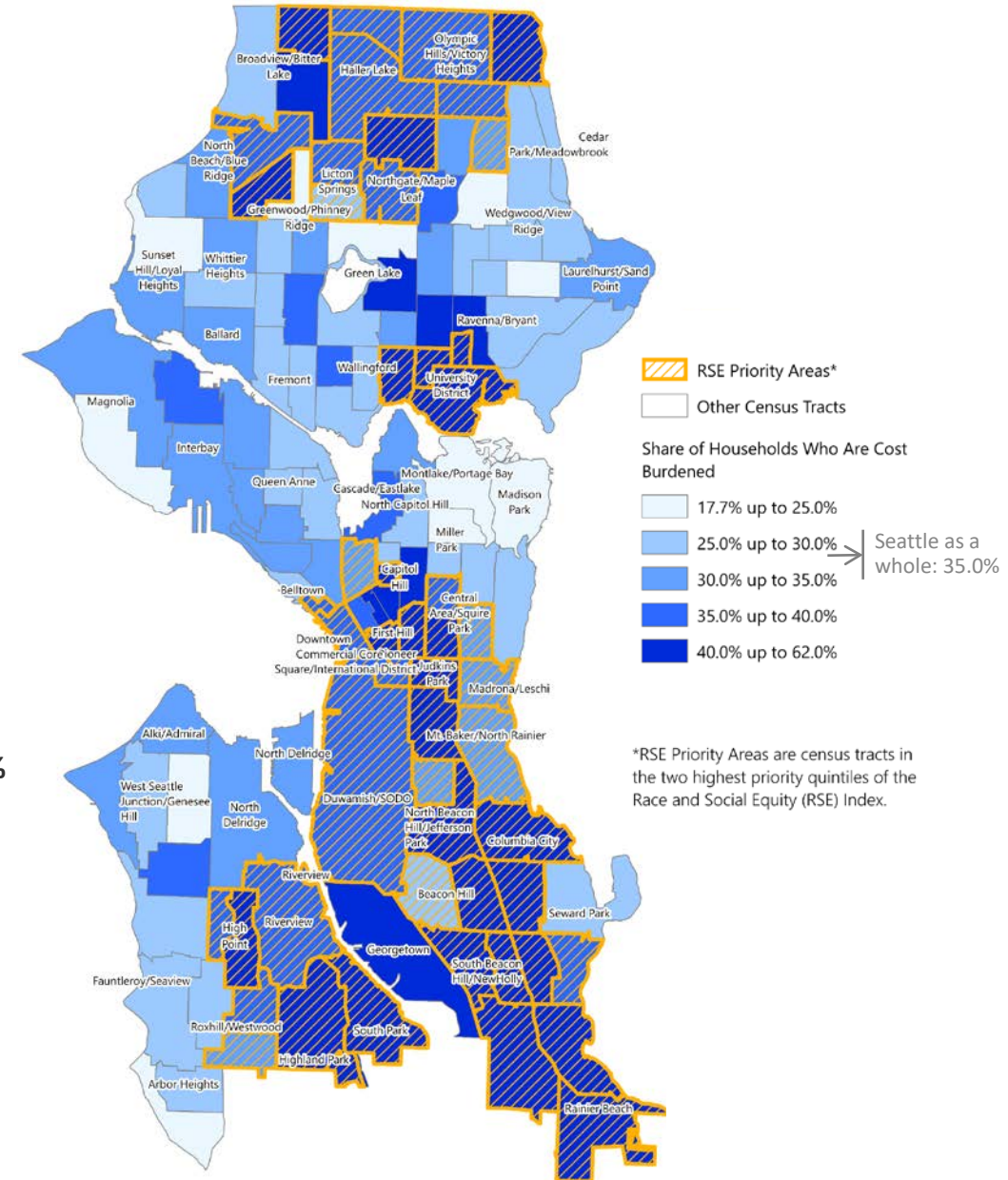
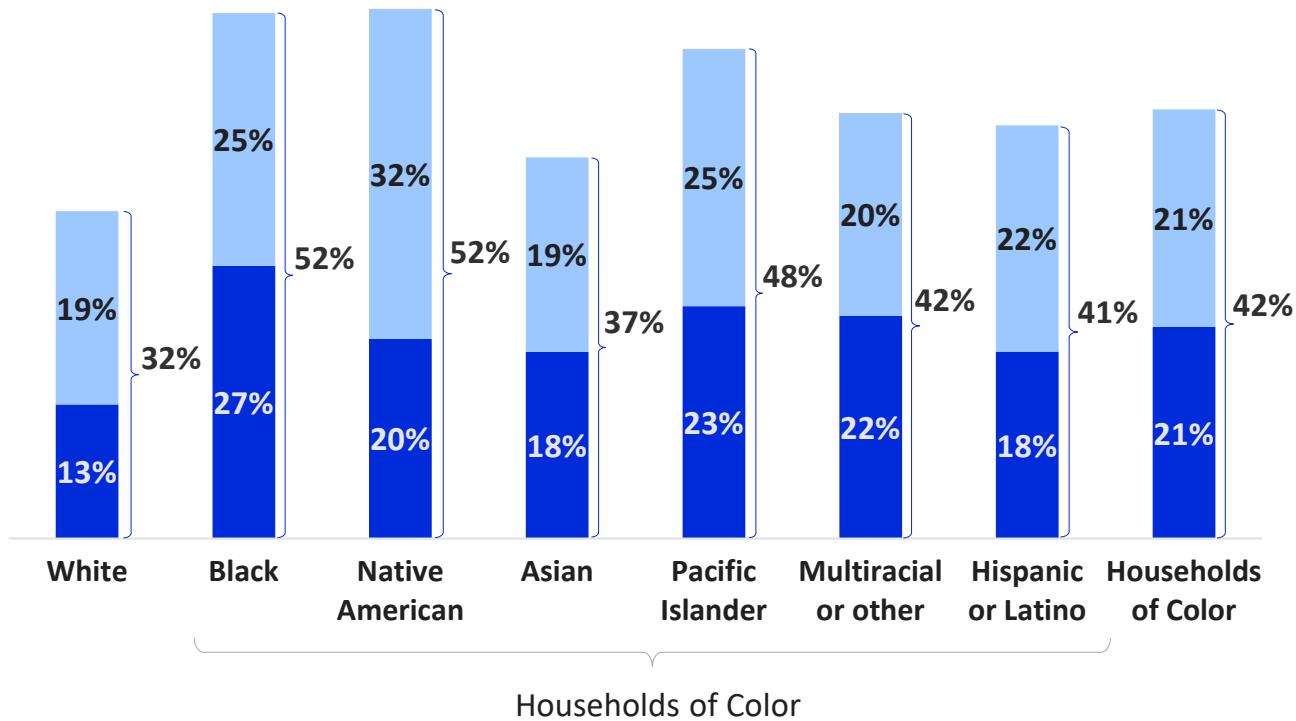
- *aid us in reversing intensification of inequities, and*
- *gauge progress in becoming a more equitable city.*



Shares of Households Who Are Housing Cost-Burdened

Percent of Income Spent on Housing

- > 30% but ≤ 50%
- > 50%



Sources: CHAS tabulation of 2011-2015 ACS 5-Year Estimates, U.S. Census Bureau and HUD. RSE Index, City of Seattle OPCD.
 Notes: ACS estimates are based on a sample and may be unreliable for small areas and population groups. Community Reporting Area names shown to reference general neighborhoods.

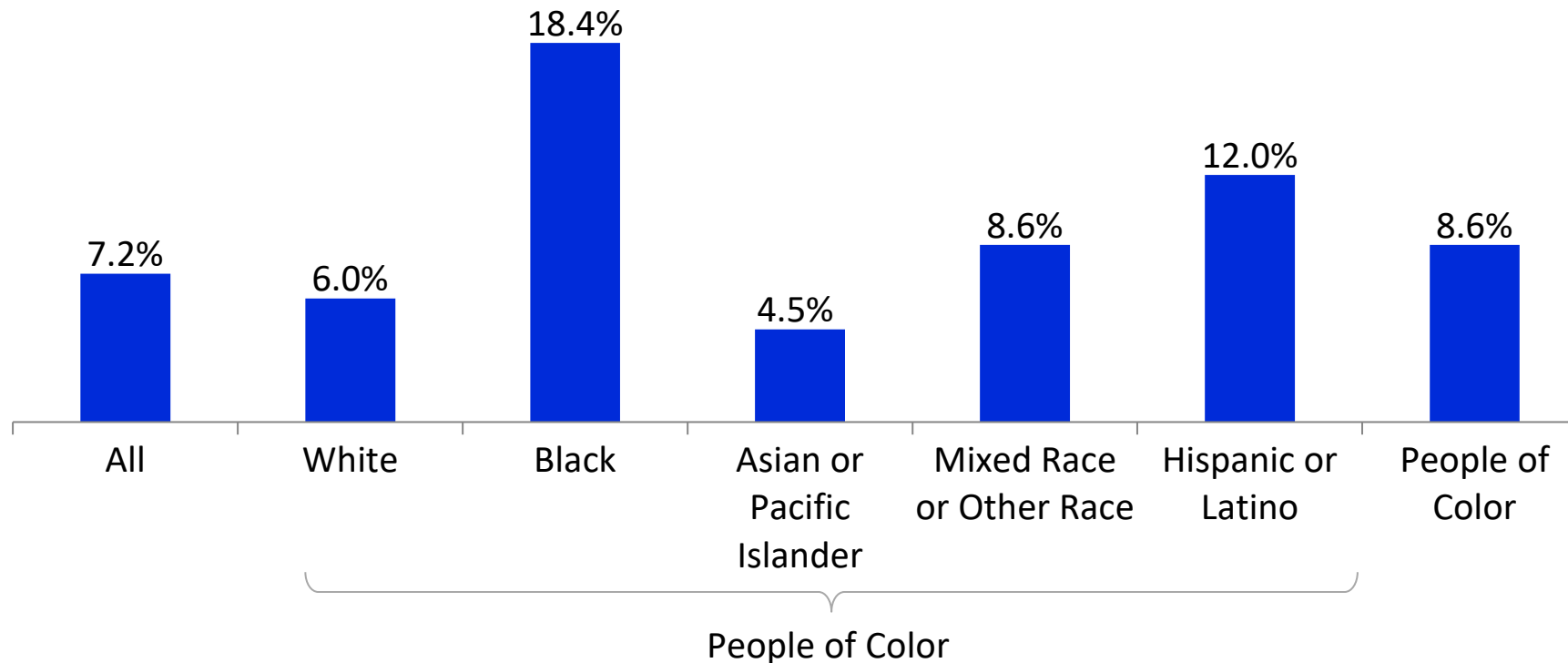
Supplementary info on COVID-19 impacts

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**

Disconnected Youth

Percent of Seattle Youth Ages 16-24 Not in School or Working



Pandemic impacts:

Big jump per Pew Research Center: **near doubling** between spring 2019 and spring 2020.

Sources: Estimates based on Public Use Microdata Sample (PUMS) from the 2011-2015 5-Year American Community Survey, U.S. Census Bureau. Analysis by PolicyLink and the USC 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.

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

All components of EDMP available online in an integrated website



Community Indicators

Displacement Risk Indicators

Added: 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.

[Learn More](#)

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.

[Learn More](#)

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.

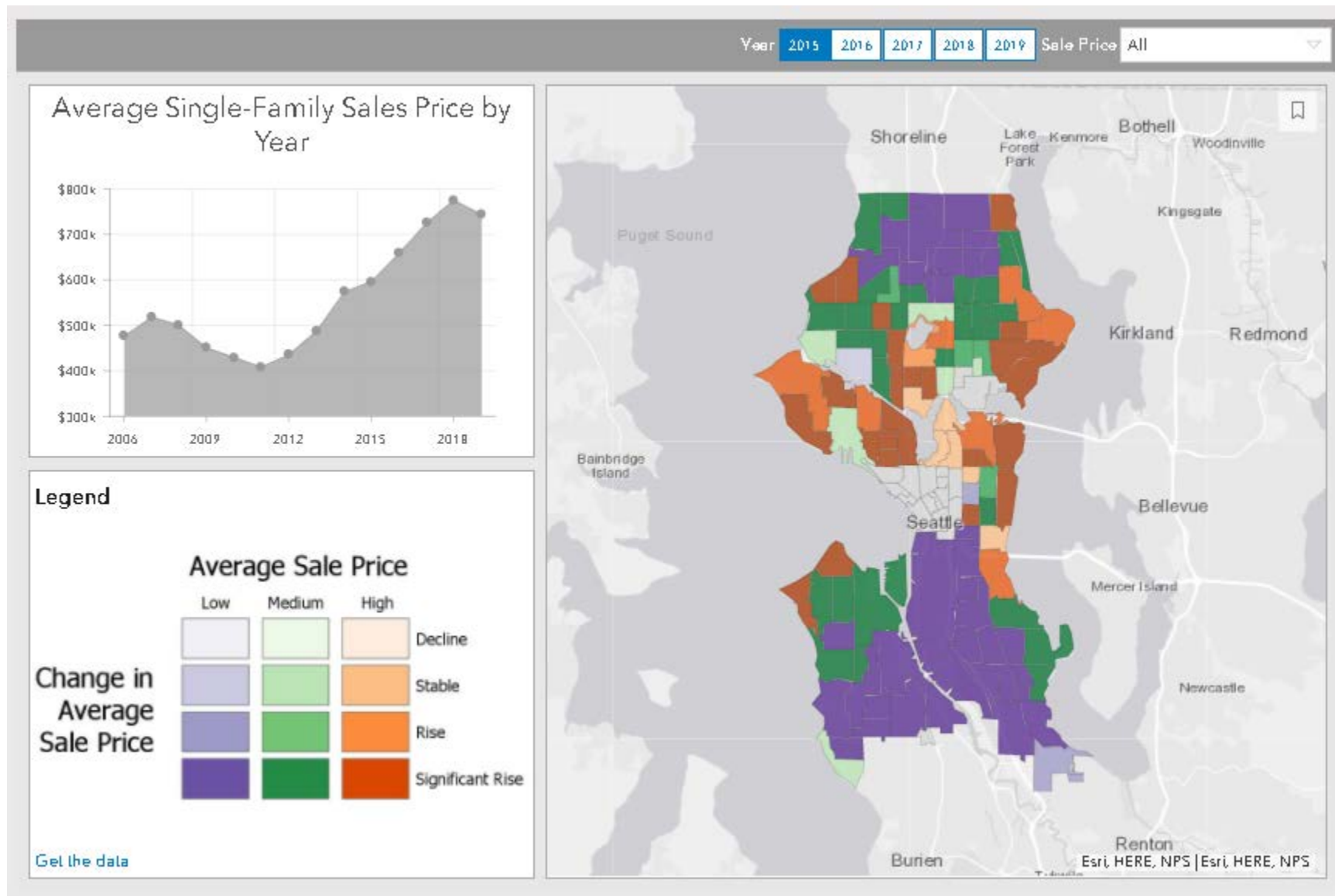


Exclusionary Neighborhood Change

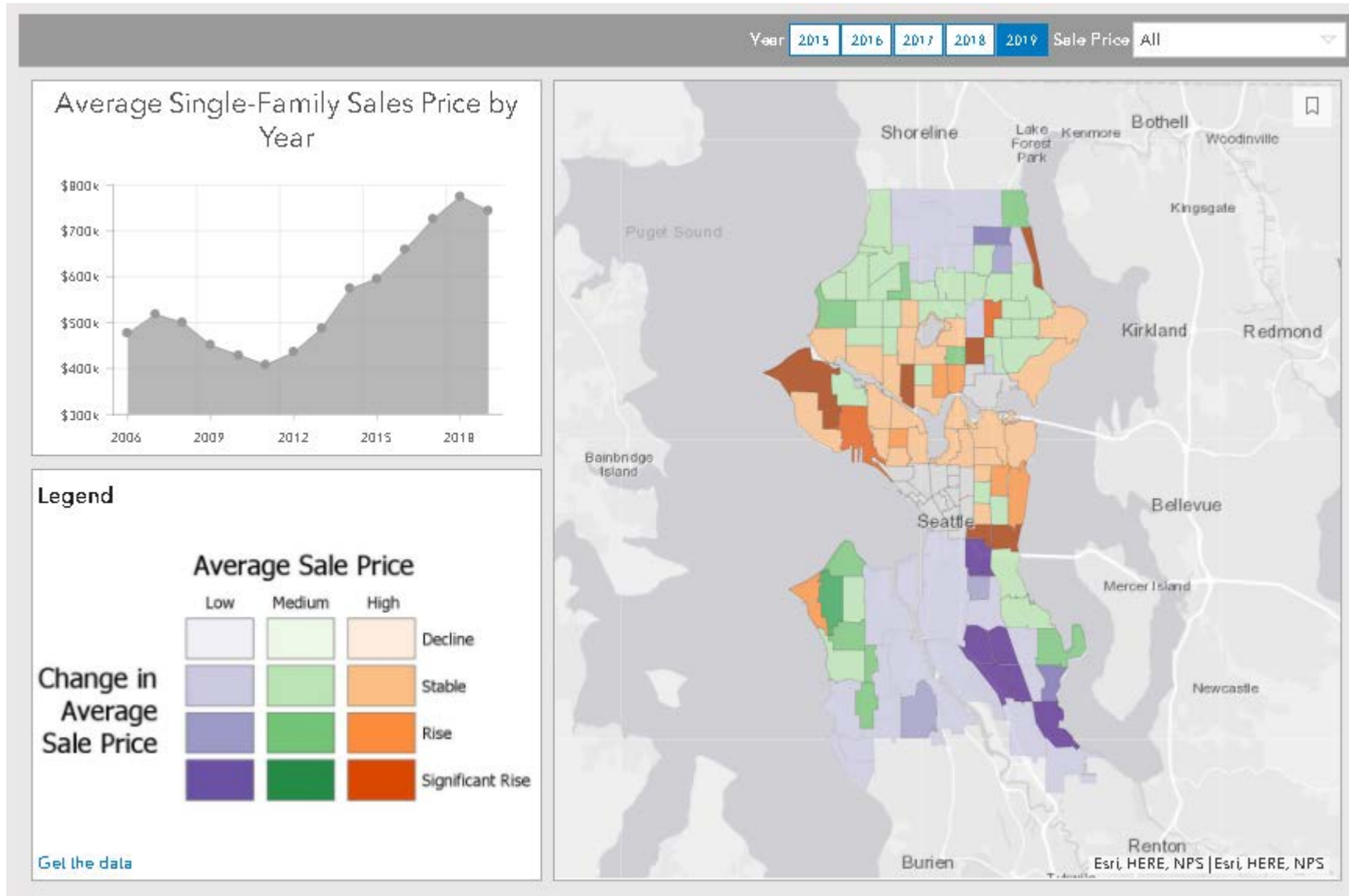
Households are unable to move into a neighborhood that would have previously been accessible to them; also known as "exclusionary displacement".



Home Sales Price Changes: 2014 to 2015



Home Sales Price Changes:2018-2019



How the City Can Use the EDM Indicators

Comprehensive Plan Update

- Background report
- Scoping and issues identification
- Alternatives analysis
- Performance goals
- Racial equity analysis of growth strategy

How the City Can Use the EDM Indicators

Budget and City Investments

- Data to inform understanding of community needs

COVID-19 pandemic response and recovery planning

Housing Needs Analysis, Housing, Consolidated Plan

EDI grants

Anti-displacement actions

Next Steps

- **Disseminate and promote use of findings** (fall 2020 to spring 2021)
- **Add key Displacement Risk indicators** (fall 2020 to summer 2021)
- **Collect feedback to enhance and refine indicators** (2021-2022)
- **Conduct ongoing monitoring** (2021 - ongoing)
- **Make additional enhancements** (beginning 2021 or 2022)
 - Transition Community Indicators to dashboard format
 - Explore integrating Community-Based Participatory Research

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

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Equitable Development Framework: Strong People, Strong Communities

Strategies to achieve community stability and resilience in the face of displacement, and great neighborhoods with access by all:



Advance economic mobility and opportunity



Promote transportation mobility and connectivity



Prevent residential, commercial, and cultural displacement



Develop healthy and safe neighborhoods



Build on local cultural assets



Provide equitable access to all neighborhoods