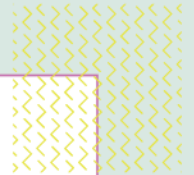




Draft for Public Review

ONE SEATTLE PLAN

COMPREHENSIVE PLAN UPDATE



ANTI-DISPLACEMENT FRAMEWORK



Seattle
Office of Planning &
Community Development

Introduction

The One Seattle Plan, a major update of the City's Comprehensive Plan (Plan), presents a vision for how Seattle will grow and support community needs over the next 20 years and beyond. In this vision, Seattle welcomes newcomers, supports current residents and businesses to remain and thrive in place, and creates pathways for people who have been displaced to return to their communities.

In the coming decades, Seattle will become a city of nearly one million residents. This growth brings new opportunities but also increases pressures that can cause displacement. When housing demand outstrips supply, prices rise and households with more resources outcompete those with fewer. Low- and moderate-income people increasingly struggle to find and maintain housing they can afford as our city and region experience rapid growth.

Critical to preventing displacement is building more housing for our growing population. The draft Plan includes an updated [growth strategy](#) that creates opportunities for more homes throughout Seattle. Reforming zoning to expand supply can slow the housing price increases that push people out of Seattle. And increasing housing choices in high-cost areas supports more inclusive and accessible neighborhoods.

But zoning changes alone are insufficient to fully address displacement. The City and its partners also support and invest in a range of policies and programs to help current residents, businesses, and cultural anchors stay in place and thrive. The Draft Plan itself includes many new and strengthened goals and policies that support a multi-pronged approach to preventing displacement as the city grows (see Appendix B).

This anti-displacement framework summarizes these existing efforts and describes the Plan's updated growth strategy, with information about the goals and policies in the draft Plan that support this approach. It provides context to help community members engage with this topic during our outreach for the draft Plan. It also responds to [House Bill 1220](#), adopted by the Washington Legislature in 2021, requiring cities to evaluate displacement risk, identify its causes, and implement policies and strategies to address racial disparities and exclusion.

Background

Our city and region have a long history of discrimination that has impacted where people of color could live, own property, and sustain their culture. Displacement has occurred through colonization of Native people, discriminatory housing and land use practices, forced relocation, impacts of major infrastructure projects, Urban Renewal, and more. For discussion of this history, see the section on “Historical Context of Racist Housing and Land Use Practices” in the [Housing Appendix](#) that accompanies the Draft Plan.

Today, displacement continues largely through market pressures. Current and prospective Seattle residents must compete for a finite number of homes, mostly built and operated within the private sector. When housing is scarce, that competition causes rents and home prices to rise. Market pressures can produce site-specific impacts that force current tenants to relocate, as existing buildings can be demolished for redevelopment and housing upgraded to cater to higher-income residents. Low- and moderate-income homeowners can face displacement due to rising property taxes and predatory behaviors, like unsolicited offers from investors wishing to buy and redevelop their property.

In this framework, we define displacement as the [relocation of residents, businesses, or institutions from an area due to forces outside their control](#). It can occur in several ways:

- [Physical displacement](#) can occur through eviction, acquisition, rehabilitation, or demolition of housing; when covenants expire on rent-restricted housing; and due to other factors, such as climate impacts.
- [Economic displacement](#) happens as housing becomes less affordable and residents can no longer weather rising rents or the costs of homeownership, like property taxes.
- [Commercial displacement](#), though not directly related to housing, is when these pressures affect small businesses, many of which rent their space and are subject to market prices.
- When these phenomena intersect, [cultural displacement](#) occurs as residents relocate because their cultural community is leaving, and culturally relevant businesses and institutions lose their customer base or membership.
- [Exclusionary neighborhoods](#), where regulations limit housing choices, also fuel displacement by pushing households to lower-cost neighborhoods, increasing pressures on the housing supply there.

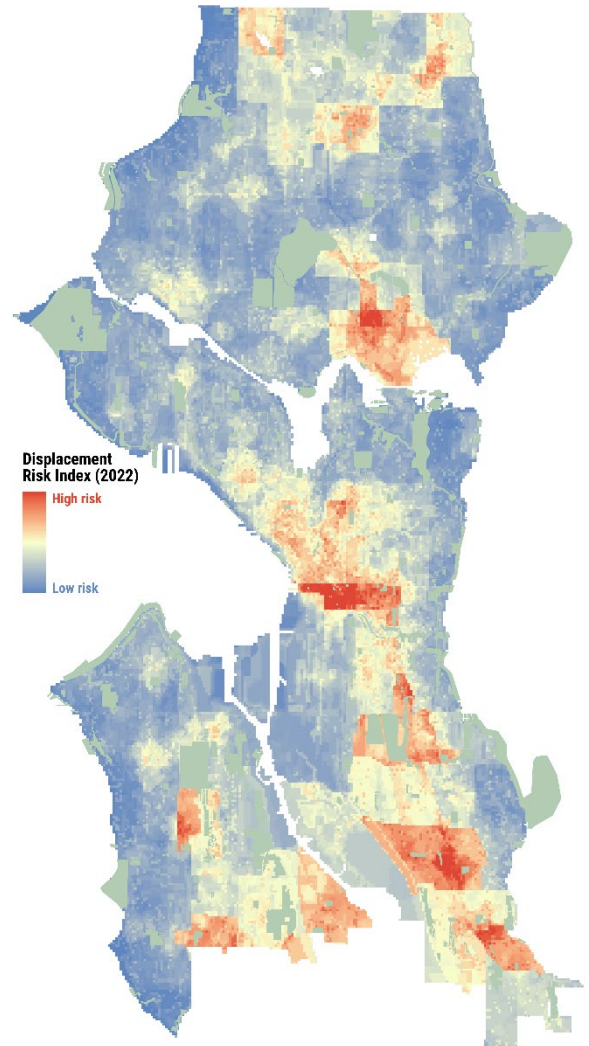
The greatest impacts of displacement are on households with less income and wealth and people who face barriers to accessing stable housing. When households pay a substantial amount of their income towards housing, a phenomenon called cost burden, they may struggle to afford other necessities or save for homeownership. Households of color are disproportionately likely to experience cost burden, and two-thirds of people of color are renters, who can be vulnerable to sudden rent increases. While homeownership can be a bulwark against these pressures, households of color generally and Black households in particular are much less likely to own their home compared to non-Hispanic white households, and Black households in Seattle today are twice as likely as white households to have zero or negative net worth.¹

¹ https://prosperitynow.org/sites/default/files/Racial%20Wealth%20Divide_%20Profile_Seattle_FINAL_3.2.21.pdf

Together, these pressures and disparities have combined to push lower-income people of color out of Seattle. While Seattle’s BIPOC population grew from 2010-2020, it rose faster in the rest of King County, particularly among people under 18. Seattle’s Black population increased only 7% in that period, and the number of Native American and Pacific Islander residents fell. Over time, certain communities have seen substantial decreases in population, like Black residents in the Central Area, Asian residents in Beacon Hill and Seward Park, and Hispanic/Latino residents in South Park. While tracking displacement at the household level is challenging, these trends suggest cultural communities are experiencing displacement due to Seattle’s housing crisis, a lack of affordable homes large enough for families with kids, and other factors.

Low- and moderate-income households also declined as a share of Seattle’s population in the last decade, while higher-income households (above 120% AMI) increased. While Seattle’s median income has soared in recent years, many low-income households have not seen income gains commensurate with increases in housing costs, compounding their precarity. Refer to our [Housing Appendix](#) for more data and analysis about disparities in vulnerability to displacement.

To inform strategies to support future growth without displacement, the City’s **displacement risk index** identifies areas of Seattle where displacement of people of color, low-income people, renters, and other populations susceptible to displacement may be more likely. It combines demographic, place-based, and market data to provide a longer-term view of displacement risk based on neighborhood characteristics like the presence of vulnerable populations and amenities that tend to increase real estate demand. We first developed the index to support the last Comprehensive Plan update in 2015 and have more recently updated it to incorporate new data and improvements to the methodology based on community input and best practices.



Along with other data points and community input, the displacement risk index informs the Plan’s growth strategy and guides the City’s anti-displacement strategies, both discussed further below. For a full documentation of methodology with interactive data, see Appendix A and [visit our web map](#).

A framework for an anti-displacement strategy

With this context and data in mind, this framework presents two critical components for achieving growth without displacement:

- A more equitable growth strategy that addresses the market pressures that drive displacement

- Tools to mitigate displacement pressures and support community well-being as we grow

A more equitable growth strategy

The Draft Plan includes an updated growth strategy that addresses displacement in three ways.

More housing choices

At its core, displacement occurs when people face instability and cannot afford to stay in place and thrive. In a growing city like Seattle, this is largely due to housing unaffordability, a primary driver of which is the imbalance between available housing and the population seeking to live here. Despite adding 60,000 net new homes between 2016 and 2023, jobs rose twice as fast. Simply put, we have not built enough housing to keep pace with employment and population growth.

The growth strategy in the Draft Plan creates new opportunities for housing production to address the housing scarcity that worsens our affordability crisis, including:

- Implementing Washington’s Middle Housing Bill, [House Bill 1110](#) adopted in 2023, requiring cities like Seattle to allow up to four to six homes on residential lots, unlocking Neighborhood Residential (NR) zones for fourplexes, flats, and cottages that help more people enjoy Seattle neighborhoods and access homeownership.
- Designating 24 new Neighborhood Centers where new multifamily development increases supply and choice within a short walk of transit and amenities.
- Expanding several Regional and Urban Centers (previously called Urban Centers and Urban Villages) and adding a new Urban Center at the NE 130th Street light rail station.

A tailored approach in high-risk areas

Recent growth in Seattle has been concentrated in existing Urban Centers and Villages. While this development helps expand housing supply, it can also bring challenges and changes that are destabilizing for at-risk communities. Many areas with low displacement risk, where racial covenants concentrated ownership and wealth among white households, have since been shielded from growth by restrictive zoning.

The updated growth strategy includes features designed to distribute growth more equitably. First, more new Neighborhood Centers are proposed where displacement risk is lower, including northeast Seattle, Green Lake, Phinney Ridge, Magnolia, Montlake, and Madison Park, along with other areas near frequent transit. Second, using flexibility allowed under HB 1110, updated NR zoning includes a tailored approach for areas with high displacement risk intended to increase opportunities for homeowners to add units to their property while encouraging preservation of existing homes. Slightly lower standards for density and floor area in these areas could help slightly shift development toward areas with lower displacement risk.

Encourage affordable housing

While increasing supply and choice is critical, most new market-rate housing is not affordable to low-income people. The growth strategy would also support construction of housing affordable to low-income people in two ways. First, areas with expanded zoning capacity would also support creation of low-income housing, which tends to be feasible only where regulations allow a certain scale of

development. Second, building on the requirements of HB 1110, we propose to include an additional bonus for development of low-income housing in updated NR zones. This would relax height, floor area, and density limits to help nonprofit developers compete for sites, boost project feasibility, and leverage opportunities when limited funding and land become available for affordable housing.

The limits of zoning reform

While this new growth strategy takes steps to address root causes of displacement, it is not a panacea.

- The need for housing is substantial and urgent, and it can take time for the market to respond.
- Despite accounting for the largest share of new housing in King County, Seattle cannot address a regional crisis on its own. Supply in neighboring cities has also fallen short of demand, adding pressure to prices.
- While zoning incentives can help, public investment in affordable housing options is critical to meet the needs of low-income people.
- If unmitigated, upzoning can be destabilizing in high-risk communities if it results in market-driven development that makes it hard for existing community members to stay and fuels speculation, predatory buying, or property flipping.

To fully achieve equity, how growth unfolds is as important as the amount of growth. For these reasons, the City and its partners employ a range of tools, outlined below and supported with Draft Plan policies, to further mitigate displacement and help communities thrive in place.

Existing anti-displacement tools

From the Equitable Development Initiative (EDI), to the recently passed Housing Levy, to efforts with partners to expand homeownership, the City has many existing strategies underway to combat displacement. The Draft Plan includes new goals and policies (summarized in Appendix B) that support a broad range of tools, alongside expanded housing production, to address displacement pressures, stabilize vulnerable communities, and achieve equitable growth. In each of the following categories, we summarize existing City tools and programs and highlight key Draft Plan policies that support them.

1 Produce and preserve affordable housing	2 Protect tenants	3 Support homeowners to stay and thrive in place
4 Invest in community ownership of development and land	5 Create pathways to return	6 Expand pathways to opportunity
7 Keep businesses & cultural anchors in place	8 Ensure equitable benefits from public investments	9 Foster community connection and belonging

1. Produce and preserve affordable housing

Creating long-term affordable housing through public-sector subsidy or regulation is vital to ensuring that the people most vulnerable to displacement can remain in our community. This means building new affordable homes and preserving housing with lower prices today to sustain its affordability in the future. It includes both affordable rental and ownership housing, which together help meet housing needs of lower-income households.

In November 2023, Seattle residents voted to renew the Housing Levy at a record high \$970 million. With this and other funding sources, the Office of Housing (OH) plays a major role in investing public resources in the creation and preservation of affordable housing and administering programs that support and stabilize low-income residents. OH also provides income-eligible owners with funding to buy, retain, and improve their homes and renters with support to find and remain in affordable units. OH investments have supported more than 18,000 income-restricted homes in Seattle through its rental housing and homeownership programs and by overseeing developer requirements and incentives.

- The rental housing program funds the development of affordable rental housing in Seattle using local funds like the Housing Levy, JumpStart/Payroll Expense Tax, Mandatory Housing Affordability (MHA); Federal funds; funds typically leveraged from partner public funders; and other fund sources. Housing developers apply for funding through regular funding announcements. OH also solicits proposals for affordable housing development on publicly owned sites, like the [former University of Washington-owned land in Mount Baker](#). In 2022, OH awarded more than \$154 million in funding for new construction, reinvestment, and preservation of affordable rental housing.
- The homeownership program invests in permanently affordable homes. The program has supported several recent projects by [Habitat for Humanity Seattle-King & Kittitas Counties](#) and [Homestead Community Land Trust](#), including affordable cottage developments in South Park and affordable multifamily condominium projects in Capitol Hill and Phinney Ridge. Affordable homeownership investments have leveraged City-owned surplus land in Loyal Heights and Judkins Park and land owned by other public agencies, like the [Rainier Valley Affordable Homeownership Initiative](#) on sites transferred by Sound Transit. OH oversees a portfolio of roughly 275 owner-occupied homes with lasting affordability and in 2022 awarded more than \$10 million for construction of 95 permanently affordable homes.
- Permanent Supportive Housing (PSH) is publicly funded low-income housing paired with on- or off-site voluntary human services to support people living with complex and disabling behavioral health or physical health conditions and experiencing homelessness or at imminent risk of homelessness prior to moving into such housing. Through 2023, OH has invested in 3,946 PSH apartments, with 315 PSH apartments in the pipeline. This represents more than 50 percent of the total PSH available in King County, but the vast majority of the site-based PSH available in the county. The City has also streamlined land use provisions to reduce the cost, increase the feasibility, and accelerate the creation of PSH.
- Mandatory Housing Affordability (MHA) requires multifamily and commercial development in Seattle to contribute to affordable housing through on-site affordable homes or payment to the City's affordable housing fund. MHA accounts for a substantial portion of the City's available

resources for affordable housing, providing more than \$246 million funding for permitted projects as of December 2022.

- The Seattle Housing Authority (SHA) also provides affordable housing for thousands of low-income households, including people exiting homelessness and immigrant and refugee families. SHA owns and operates 8,609 affordable units, with 114 more opening in May 2024, and administers 10 voucher programs that subsidize rent for more than 13,000 tenants with incomes at or below 50% of area median income. Rental vouchers are critical in opening opportunities to housing across the city while ensuring that households with vouchers pay limited rental costs.

2. Protect tenants

Renter households are more vulnerable to displacement since they have less control over the price and stability of their housing. Renters in Seattle tend to have lower incomes than households who own their home and are more likely to experience housing cost burden. Seattle has some of the strongest tenant protections in the county, which help renters achieve greater housing stability in the face of rising rents that can lead to economic displacement or specific events that can precipitate physical displacement, like eviction, rehabilitation and demolition of a unit or building, or expiration of income and rent restrictions.

- [Tenant Relocation Assistance Ordinance](#) (TRAO) supports renters being displaced by development by providing relocation assistance to low-income households. Renters are considered displaced when their housing is scheduled to be torn down or undergo substantial renovation, have its use changed (for example, from an apartment building to a hotel), or have certain rent or income restrictions removed.
- [Economic Displacement Relocation Assistance](#) (EDRA) When a tenant experiences an increase in rent of 10 percent or more within a 12-month period, they may be eligible for EDRA. Tenant households earning 80% or less of the area median income can apply for financial help to move when given notice to vacate after receiving rent increase of 10% or more in a single increase or across multiple increases within the same 12-month period.
- The [Just Cause Eviction Ordinance](#) requires that landlords have one of 16 “Just Cause reasons” to terminate a tenancy. The ordinance requires advance notice, and the amount of advance notice depends on the specific Just Cause reason.
- [Winter and School Year Defenses to Eviction](#). From December to March, low- and moderate-income tenants have a defense against most evictions. If a tenant household has children, students, educators, or educational support staff, they have a defense against most evictions during the Seattle School District calendar year.
- [Right to counsel](#). Seattle has a right to counsel law that entitles any renter served with an eviction summons to legal counsel if they cannot afford an attorney. The City partners with the [Housing Justice Project](#) to provide this right to legal counsel.
- [Rental Registration and Inspection Ordinance](#) (RRIO) helps ensure that all rental housing in Seattle meets basic housing maintenance and safety requirements. Rental housing owners in

Seattle must register their properties with the City. At least once every 5 to 10 years, inspectors will make sure all registered properties comply with minimum housing and safety standards.

- Seattle's [Notice of Intent to Sell](#) ordinance requires landlords to provide the City an advance notice (90 days prior to sale) of their intent to sell any residential rental property with two or more units when at least one unit is rented at 80% of AMI or below. The City and its partners can then evaluate properties for potential acquisition to preserve low-cost market-rate housing and prevent displacement.

3. Support homeowners to stay and thrive in place

Though owning one's home may reduce susceptibility to certain pressures, homeowners can also experience displacement when they have fewer resources at their disposal and face situations like foreclosure or cannot afford property taxes and other costs of homeownership. Homeowners may also encounter predatory behaviors, like unsolicited phone calls or offers in the mail from investors wishing to buy and redevelop their property. These homeowners may not be sure of their options in these situations or have complete information about what their property is worth and what type of development is possible.

Homeowners wishing to explore their development options on their property must often navigate a maze of financial, technical, and regulatory barriers that can discourage or prevent them from taking advantage of those opportunities. Today those include accessory dwelling units (ADUs), but in the Draft their Plan choices would expand to include new middle housing options, underscoring the need to provide support for homeowners wishing to participate in development.

- [King County property tax exemption program](#) serves low-income qualified seniors, persons with disabilities, and disabled veterans through an application process to receive property tax exemptions. Many homeowners with lower incomes eligible for existing tax exemptions from King County are unaware of these programs, especially after [House Bill 1355](#), adopted in 2023, raised the income threshold for eligibility. King County is exploring ways to reach more eligible homeowners for whom tax relief could help minimize the burden of property taxes.
- [Foreclosure Prevention Program / Homeowner Rescue Loans](#). Foreclosure Prevention Program / Homeowner Rescue Loans are administered by [HomeSight](#) and provide access to a subordinate, deferred loan of up to \$30,000 for homeowners at risk of foreclosure. These funds can pay HOA dues, back taxes, other housing payments in arrears, and associated fees and interest.
- [Home Repair Loan Program](#). OH's Home Repair Loan Program provides affordable loans and counseling to income-qualified homeowners to address critical health, safety, and structural issues. The program is designed for owner-occupied detached homes with low- to moderate-income households. The no-interest loans are funded by local and federal programs that prioritize repairs that address health and safety concerns.
- OH's [Home Repair Grant Program](#) provides funding (up to \$10,000) for homeowners that cannot obtain a loan from the Office of Housing to address critical health, safety, and structural issues. The program is designed for owner-occupied detached homes with low-income households.
- [HomeWise Weatherization Program](#). OH's HomeWise Weatherization Program provides free energy efficiency improvements to income-eligible households.
- [Oil to electric conversions](#). This program supports lowering home energy usage and reducing utility costs by providing free conversion from oil furnaces to electric heating system.

- [Side sewer assistance program](#) provides zero-interest loans to fix side sewers for income-qualified homeowners.
- [SCDI workshops & technical assistance](#) provides City-guidance and technical support for navigating development & homeownership opportunities.
- Efforts with community partners, like the [Black Home Initiative](#), [Black Homeownership Legacy Fund](#), and [Black Legacy Homeowners](#) — are also identifying strategies to support low- and moderate-income homeowners and homeowners of color to hold onto their homes, invest in their property, or participate in development themselves.

4. Invest in community ownership of development and land

Like most cities, most land and housing in Seattle is treated as a commodity, with prices set by the market. This system can produce sudden price increases, leave housing needs unmet, and concentrate wealth. Removing land from the real estate market for community ownership, [stewardship](#), and control is one antidote to these forces. When carried out ahead of infrastructure projects or investments likely to drive up real estate values, strategies like land banking can help communities get or maintain a foothold in appreciating areas by acquiring strategically valuable properties until the community can develop them with affordable housing or other community-oriented uses.

- The Equitable Development Initiative (EDI) is a funding and policy program begun in 2015 to invest and grow community-driven strategies to address displacement, focusing on land acquisitions, capital project funding, and capacity building with organizations led by communities at highest risk of displacement. Since its inception, EDI has supported the acquisition and development of 76 community projects with over \$119 million in investments, helping at-risk communities buy land and buildings, often near transit, for affordable housing, affordable business space, community centers, cultural spaces, childcare, and other community benefits.
- Affordable housing on religious organization sites. In 2021, the City [adopted](#) a development bonus to increase the feasibility of long-term affordable housing on property owned or controlled by religious organizations. This bonus fulfills requirements adopted in 2019 by the Washington Legislature in [House Bill 1377](#). With this tool, faith institutions, with the support of partners like [Nehemiah Initiative Seattle](#), can support affordable housing through redevelopment of some or all of their property. Since 2021, one development has used this tool, with others currently in the permitting process.

5. Create pathways to return

Unfortunately, various communities have already experienced significant displacement over many years. Residents who have had to relocate to other neighborhoods or outside Seattle entirely in search of more affordable or suitable housing may wish to come back, provided housing choices that work for them are available. Creating pathways for these community members to return addresses the historical and ongoing impacts of displacement and can strengthen cultural communities that continue to face displacement pressures.

- Affirmative marketing. Many affordable housing developments in Seattle must implement affirmative marketing to help individuals and households otherwise unlikely to apply for housing know about vacancies, feel welcome to apply, and have the opportunity to rent units. Owners of affordable housing must take proactive steps to promote fair access and equal opportunity so

that everyone in the area has access to a range of housing choices, including outreach to community-based organizations, targeted advertising through culturally specific media, translation, and assistance with completing applications. These measures can be helpful in reaching people least likely to apply, including people who have been displaced.

- [Community Preference](#). OH's Community Preference policy lets affordable housing developers in areas at high risk of displacement offer preference to applicants who are current residents, former residents, family members of former residents of the neighborhood or have community ties there. These preferences can give applicants a greater chance of attaining affordable housing in their community, potentially helping them avoid displacement.

6. Expand pathways to opportunity

The Draft Plan assumes the creation of nearly 170,000 jobs over the next 20 years in Seattle. An important way to ensure that people at risk of displacement can stay in Seattle is to increase their access to the living-wage jobs that help them afford the increasing cost of living here. Youth must be able to access career pathways and training opportunities that equip them to participate in Seattle's growing economy.

- [Seattle Promise](#) is the college tuition and supports program launched by the City of Seattle (DEEL), Seattle Colleges, and Seattle Public Schools following passage of the Families, Education, Preschool, and Promise (FEPP) Levy in November 2018. It aims to achieve educational equity, close opportunity gaps, and build a better future for Seattle students.
- [Seattle Youth Employment Program \(SYEP\)](#) supports young people (ages 16 to 24) from qualifying-income households and communities that experience racial, social, and economic disparities. It aims to help youth and young adults pursue meaningful and well-paying careers.
- In response to the pandemic's disproportionate impact on youth of color, the Port of Seattle created the [Opportunity Youth Initiative](#), a training and professional development program for youth in partnership with Partner in Employment, Seattle Goodwill, Seattle Parks Foundation, and Urban League of Metropolitan Seattle.
- The [Priority Hire Program](#) prioritizes the hiring of residents who live in economically distressed areas, particularly in Seattle and King County for City projects and public/private partnership projects, with apprentice utilization requirements and goals for women and people of color.
- The City supports [Washington Maritime Blue](#), [Youth Maritime Collaborative](#), [Seattle Maritime Academy](#), programs committed to guiding youth toward maritime-related careers.

7. Keep businesses & cultural anchors in place

Like households, businesses and cultural anchors that meet community needs face market pressures that can precipitate displacement, including rent increases, demolitions, and erosion of their cultural or customer base. Preserving existing businesses and institutions and creating new possibilities for these cultural anchors to locate and flourish is an important bulwark against cultural displacement.

- The [Office of Economic Development \(OED\)](#) works to interrupt displacement through economic development strategies rooted in community wealth building. OED programs prevent

commercial displacement through small business support, technical and financial assistance, and helping businesses achieve ownership of their space with long-term affordability. Programs include Seattle Restored, Tenant Improvement Fund, and Business Community Ownership Fund.

- The [Cultural Space Agency \(CSA\)](#) is a Public Development Authority that secures long-term affordable cultural space with community partners. Cultural spaces forestall cultural displacement by giving community members a place to assemble, organize, celebrate, and create a sense of connection. CSA partners with communities of color to create opportunities for ownership of commercial cultural space. In its first 36 months, the Agency developed several major projects, almost all built on a relationship with a community partner and all creating opportunities for organizations run by and serving Black, Indigenous, and other communities of color to secure permanent holds on cultural real estate.
- [Equitable Development Zoning \(EDZ\)](#). Since 2020, OPCD has been working with EDI stakeholders to identify strategies to align land use policy more closely with the City's equitable development and anti-displacement goals. In summer 2023, the City Council passed our phase one legislation, which addressed certain barriers currently facing EDI projects, primarily by allowing certain small institutions, like community centers, to be permitted more easily in residential areas.

8. Ensure equitable benefits from public investments

The One Seattle Plan supports investments that allow people to thrive as their communities grow. This is central to fostering complete neighborhoods where people can meet their daily needs nearby without needing a vehicle, enjoy high-quality public spaces, and connect to other destinations in the city and region via transit. It's also how we plan for adapting to an uncertain future of climate impacts.

Unfortunately, by making the nearby land more desirable, the public- and private-sector investments that bring these services and amenities to communities can displace the low-income residents they are intended to benefit. A transit station is planned, a new park opens, and the neighborhood's rising desirability brings real estate speculation and housing demand that drives up prices and pushes current residents out. Ensuring equitable benefits requires proactive interventions ahead of and alongside these investments so low-income communities can stay as their neighborhoods change and improve.

- [Equitable Transit-Oriented Development \(ETOD\)](#) is an approach to addressing the institutional racism that often comes with major infrastructure investments, such as new light rail stations. Funded by a Federal grant, City staff are working with stakeholders to develop and advance an ETOD Strategy and Implementation Plan that outlines a vision and values, led by communities of color, for what development without displacement looks like near major infrastructure projects.
- In 2022, the Seattle Department of Transportation (SDOT) adopted a [Transportation Equity Framework](#) to address racism and disparities in the transportation system through equity priorities that guide SDOT work. The TEF includes values, recommended equity strategies, and an implementation plan — including a focus on Land Use, Housing, and Displacement — with more than 200 tactics that advance those values and strategies.
- Seattle's Green New Deal is working towards a climate pollution-free city that aims to create jobs and advance an equitable transition from fossil fuels to renewable energy by prioritizing

investments in communities historically most harmed by economic, racial, and environmental injustices.

- Outside Citywide is a collaborative initiative to create a flourishing, equitable, well-connected network of public green spaces across Seattle that address a history of racial disparities in open space access and environmental harms. The initiative focuses on ensuring we make the green investments address these disparities and make the investments that improve the health and safety of frontline communities, while at the same time taking action to avoid the heightened displacement risk these investments can produce when they raise property values and push out existing residents, a process called [green gentrification or “greentrification.”](#)

9 Foster community connection and belonging

Preventing displacement also depends on helping people [feel like they belong](#) in Seattle, feel connected to their community, and see themselves in the future of the city. Without this, people often feel isolated and disconnected in ways that can intensify pressures to relocate, perpetuating or even accelerating displacement. Promoting connection and belonging depend on both City- and community-led strategies. The bullets below highlight just several of many ways the City supports communities in this area.

- [Age Friendly Seattle](#) is a citywide initiative to create an inclusive city where all people can thrive as they age, grow old in their homes and neighborhoods, and not be displaced. When forced to move away from friends, family, and familiar surroundings, older adults are more prone to social isolation and poor health outcomes. Older adults of color, with lower incomes, who are LGBTQIA+, and have other marginalized identities face greater risk of displacement. Communities benefit from the knowledge and skills that each generation offers, and displacing older adults robs residents of all ages from intergenerational connection. Age Friendly Seattle fosters belonging through programming and trainings to reduce ageism, engaging elders from diverse backgrounds, and advocating for accessibility in the built environment.
- The [Food Action Plan](#) is the City’s roadmap for an equitable, sustainable, and resilient local food system that supports healthy, vibrant communities. It outlines and aligns [City actions](#) to improve our local food system while advancing racial and social justice, food security, food sovereignty, health, environmental sustainability, economic development, and fair labor. The Plan is implemented by multiple City departments who collaborate with community leaders and partners, helping build community cohesion.
- [SPL Social Services Team](#). The SPL Social Services Team helps connect community members to resources and services including housing support, mental health counseling, job training, food assistance, legal help, domestic violence support or medical help.
- The [Safe and Thriving Communities \(STC\) Division](#) of the Human Services Department was created in direct response to the Black Lives Matter protests in 2020, which called for investment in BIPOC communities and community-based organizations. STC consolidates the City’s safety, gender-based violence, and victim advocacy investments and prioritizes community needs through \$27 million in annual investments.
- [Arts in Parks](#) is a partnership of the Office of Arts & Culture and Seattle Parks and Recreation that offers grants to increase arts and community events in City parks by investing in the vibrant

cultural work being done in and by diverse communities throughout Seattle. The grant supports new and established festivals and events that promote arts and cultural participation, celebrate diversity, and activate parks while connecting with communities most impacted by systemic oppression including low-income, people with disabilities, immigrant and refugee communities, and communities of color.

Community engagement & next steps

Since early 2022, we have engaged community members about Seattle's future to inform development of the Draft One Seattle Plan. A prominent and consistent theme in that engagement has been preventing further displacement and accounting for past harms as Seattle grows. More recently, we engaged several organizations and community stakeholders for deeper conversations about displacement risks and strategies the City can use and support to mitigate them. Appendix C includes a list of those stakeholders we met with in summer 2023.

In these conversations, we heard recommendations for how Seattle's growth strategy should evolve, feedback on existing programs that are working well and or have room for improvement, and ideas for new strategies and the need for greater resources to address displacement. Refer to Appendix C for a summary of key themes from that engagement.

In the coming months, we will continue to talk with impacted communities and stakeholder groups who have experience and expertise with displacement and the strategies discussion in this framework. This will take place as we seek feedback on the Draft Plan this spring and as we engage community on a more detailed proposal for zoning changes in late summer and fall. During that engagement, we invite community members to consider the following questions:

- How well does the Draft Plan's growth strategy address the root causes of Seattle's displacement crisis?
- How should we approach potential zoning changes in areas with high displacement risk and areas at lower risk of displacement?
- Which strategies are most important for the City to prioritize to prevent displacement as we implement the One Seattle Plan?
- Are there new or different ideas about how the City can most effectively combat displacement as Seattle grows over the next 20 years?