

Seattle 2035

GROWING TO ACHIEVE
RACE AND SOCIAL EQUITY

March 12, 2015

Comprehensive Plan Race and Social Equity Resolution

- Defines key equity terms
- New equity goals and policies
- New equity measures
- Equity framework for analysis of growth scenarios
- Strengthens accountability to the public through inclusive stewardship

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Equity analysis

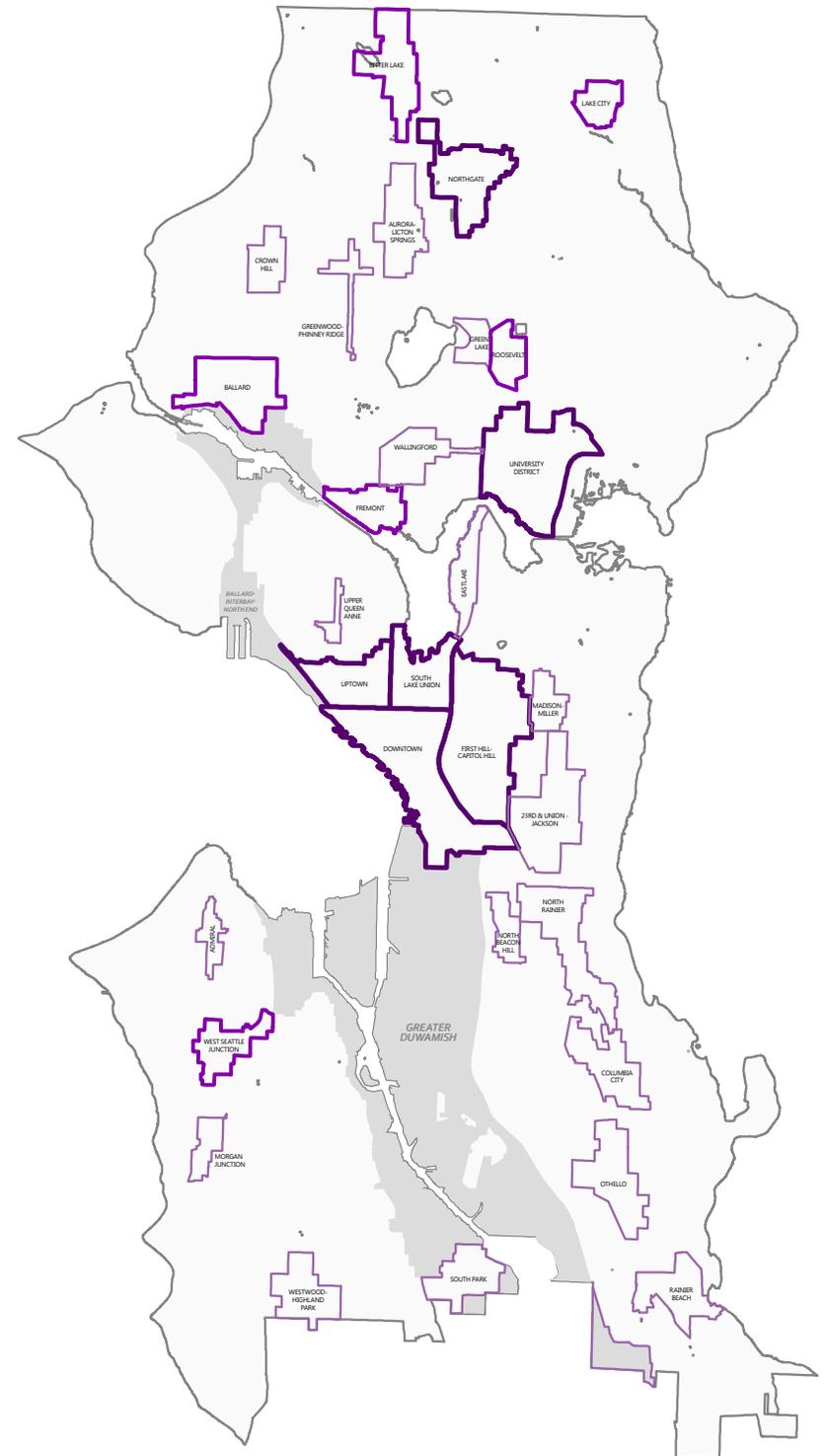
- Appendix to the EIS
- Additional community engagement
- Applying equitable development lens to the 4 growth scenarios
- How do we **distribute** growth and public investment to maximize equity and **mitigate** impacts?

Goals of equity analysis

1. Identify potential impacts of each growth scenario on certain populations
2. Inform decision makers on growth strategy and mitigation
3. Inform Comprehensive Plan community engagement

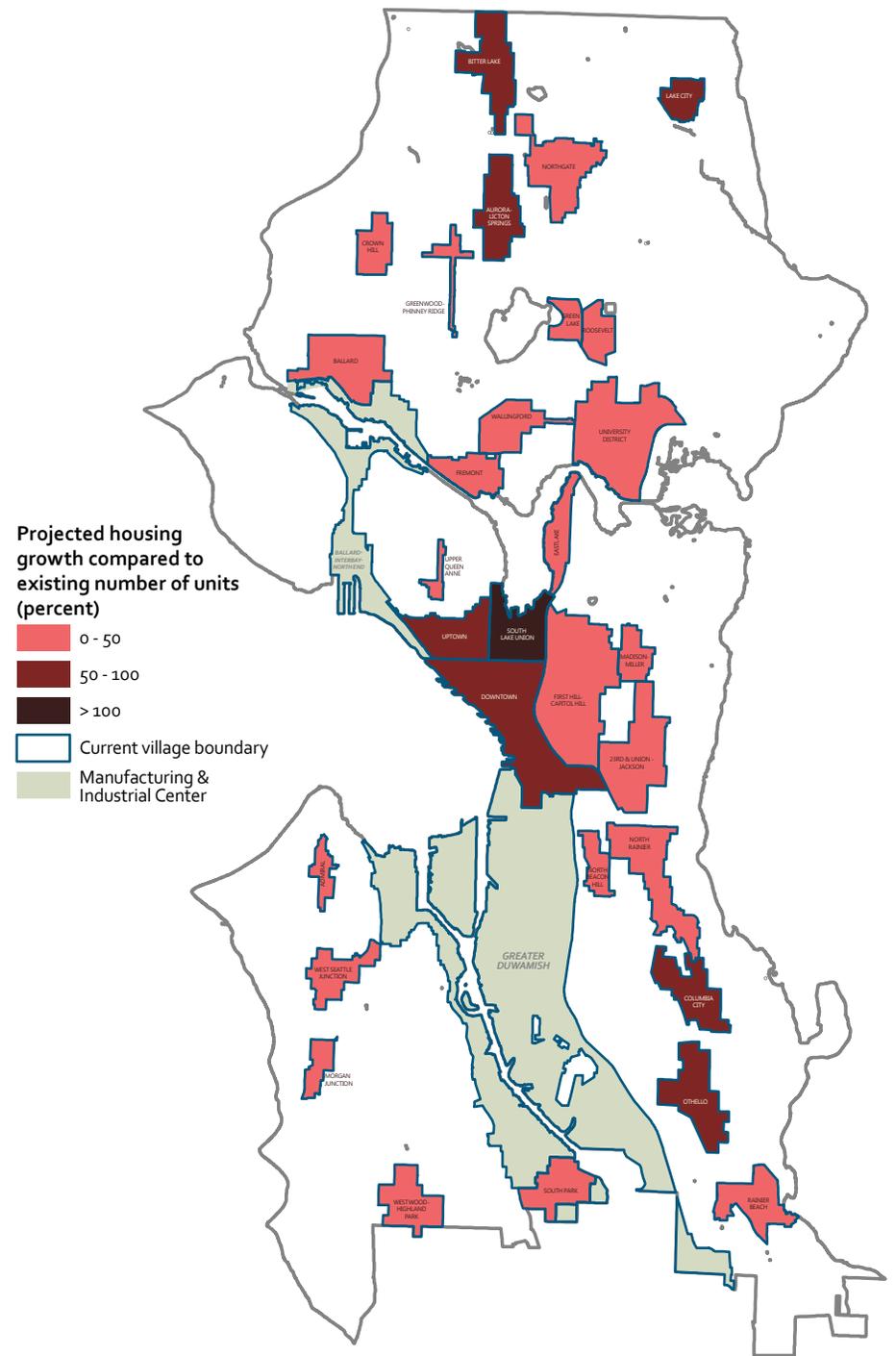
Growth scenarios

1. Continue current growth trends
2. Urban center focus
3. Light rail community focus
4. Expanded transit focus



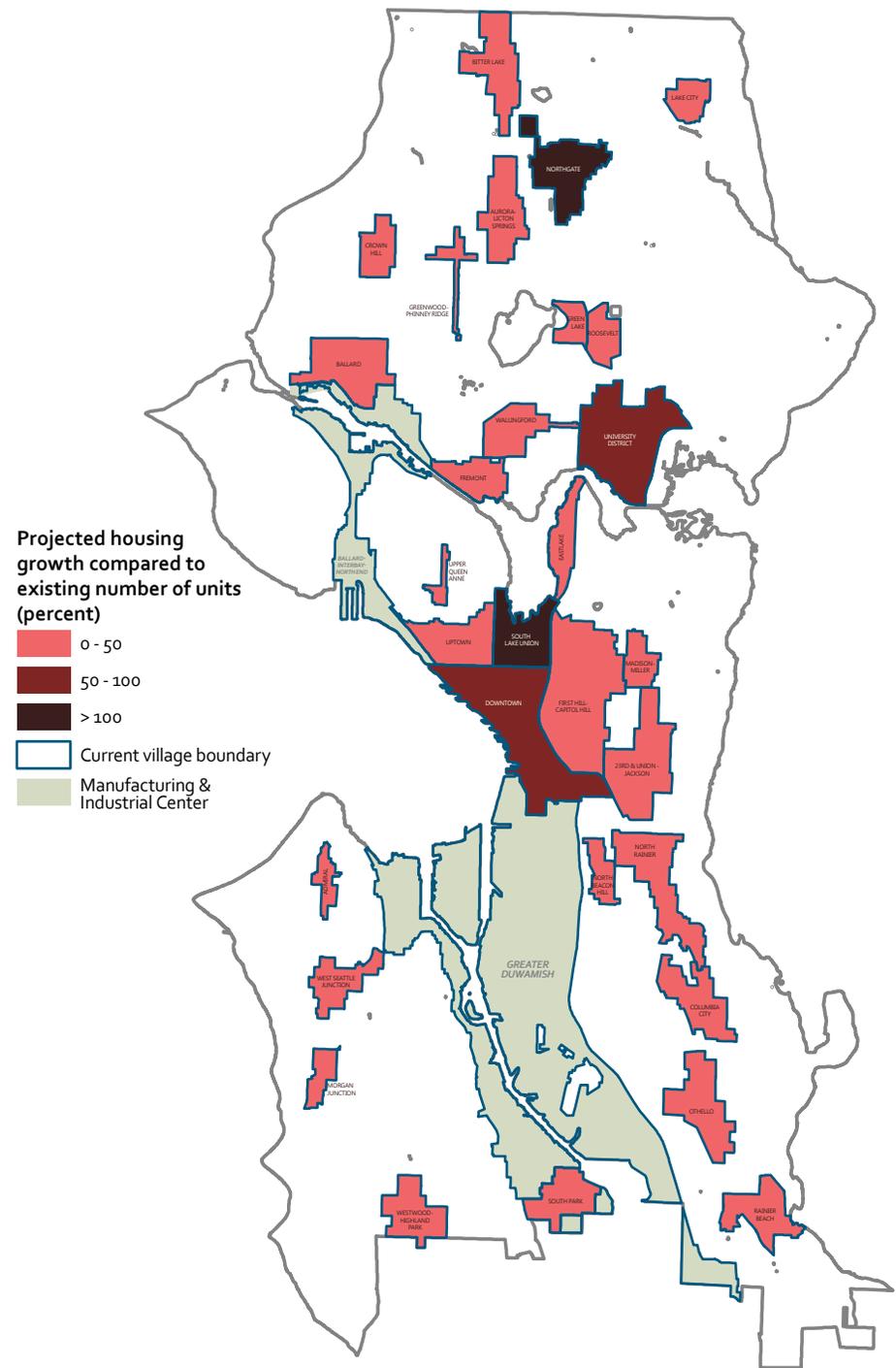
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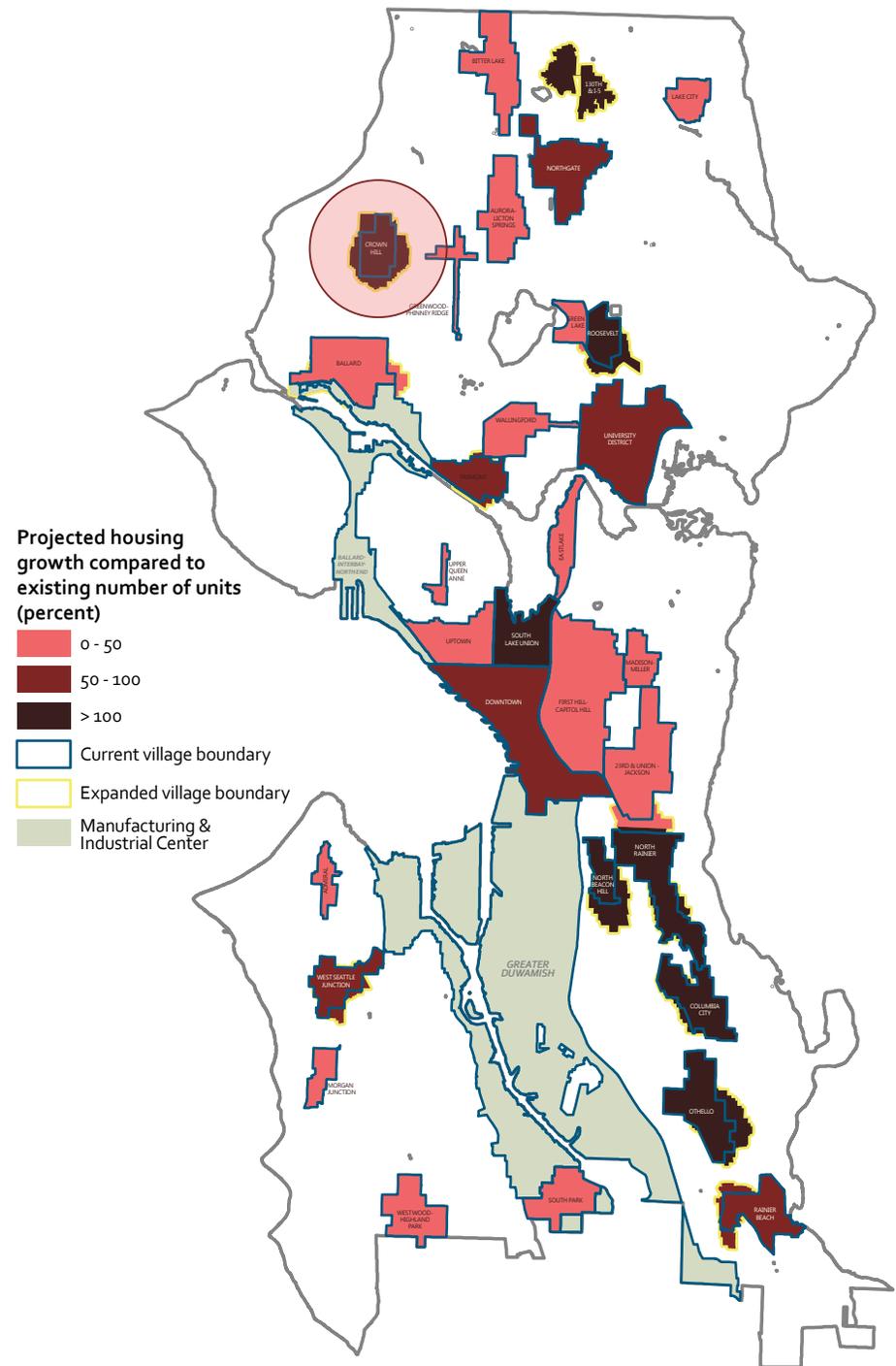
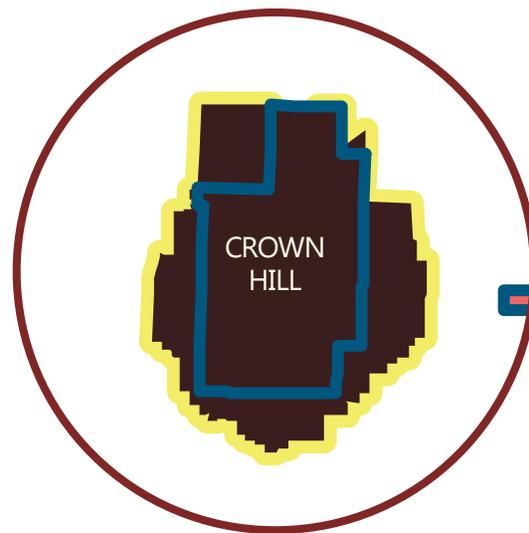
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Analyzing the growth scenarios

Does the intensity of expected growth in particular urban centers and villages have an impact on:

1. Likelihood of displacement for priority populations?
2. Access to key determinants of physical, social, and economic opportunity and well-being for priority populations?

What strategies and levels of investment are needed so that expected growth achieves equitable outcomes?

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Displacement

- **Goal: assess risk of housing displacement across Seattle and in each urban center and village**

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- Physical vs. economic displacement
- Voluntary vs. involuntary displacement
- Residential vs. commercial displacement
- Cultural displacement

Displacement

Limitations

- Data reliability
- Anomalies
- Dynamic data
- High-level assessment of susceptibility, not guarantee of future outcome
- Citywide/regional housing market vs. subarea impacts
- Displacement is complex and depends on timing, pace, and other factors
- Development capacity does not guarantee development or specify its characteristics
- Mitigation costs cannot be quantified

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Analysis should inform but not predetermine decisions about growth, investment, and policy.

Displacement

3 categories of indicators:

Vulnerability

Amenities

Development Potential and Impacts

Vulnerability

Nonwhite population

Low English-speaking ability

Low educational attainment

Rental tenancy

Housing cost burden

Income below 200% of poverty

Amenities

Development Potential

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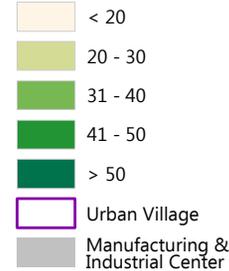
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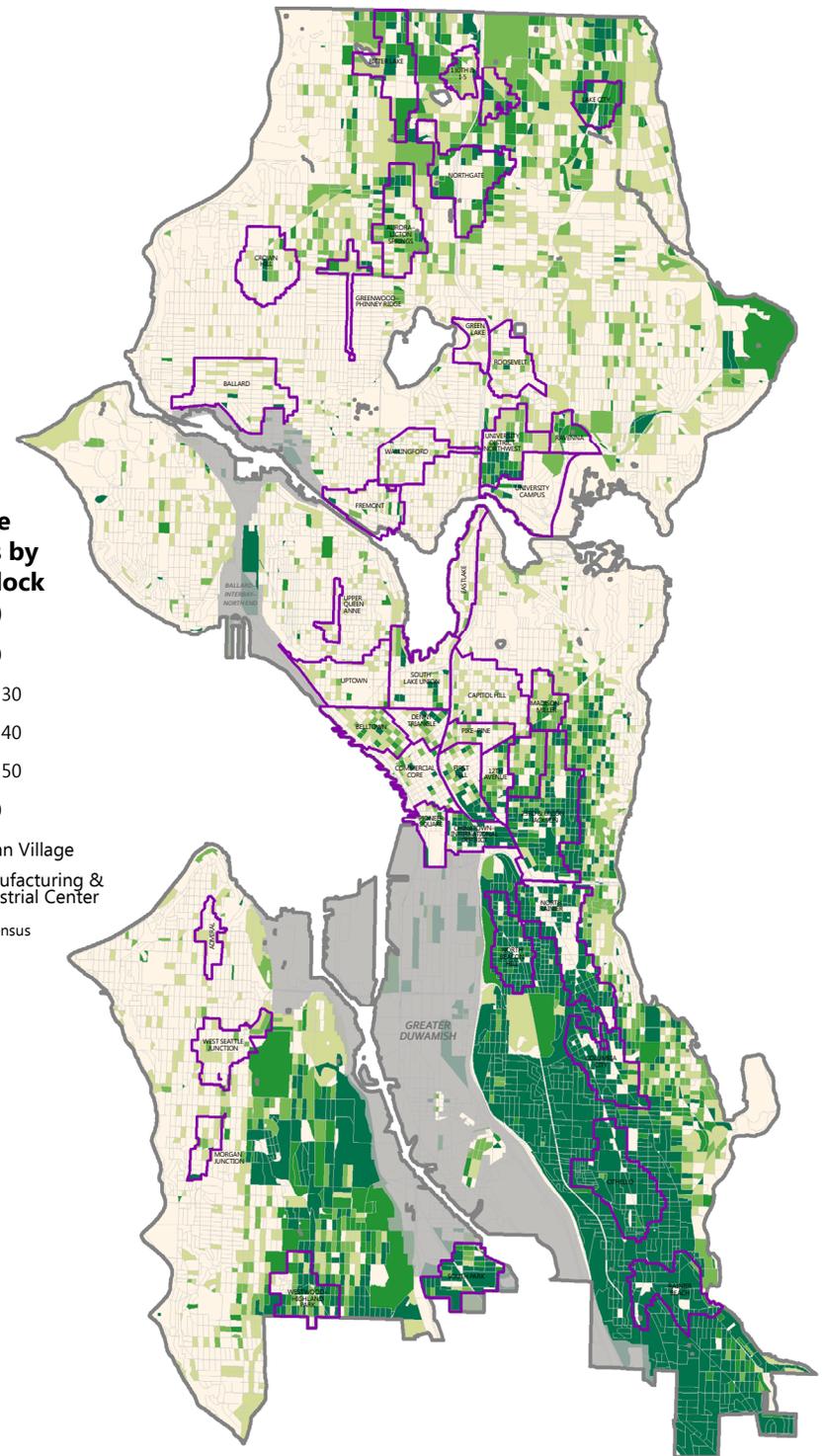
Amenities

Development Potential

Nonwhite residents by census block (percent)



Source: 2010 Census



Vulnerability

Nonwhite population

Low English-speaking ability

Low educational attainment

Rental tenancy

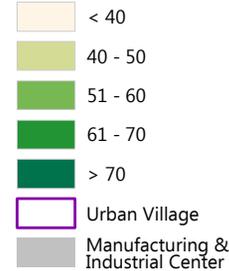
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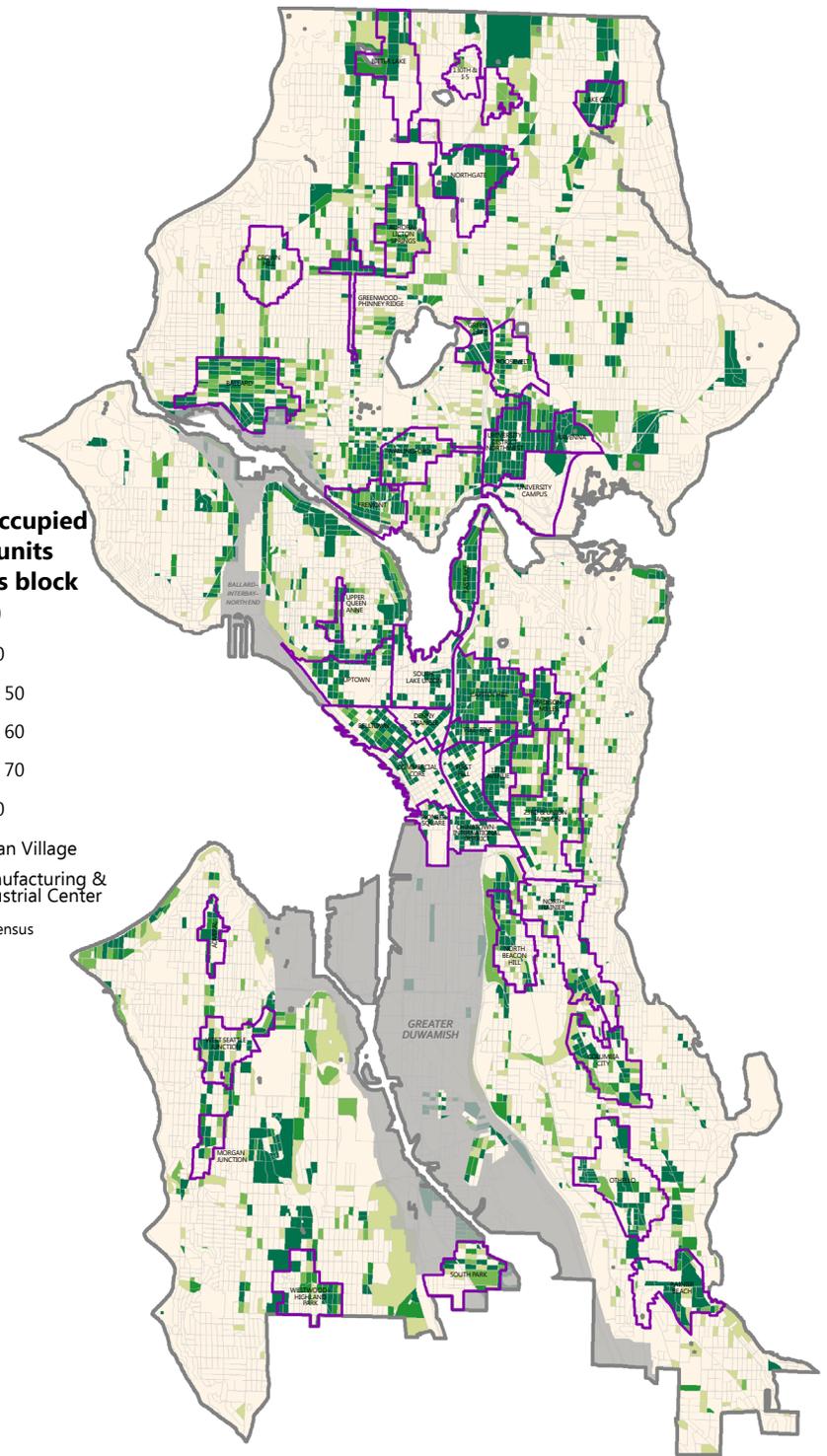
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Renter-occupied housing units by census block (percent)



Source: 2010 Census



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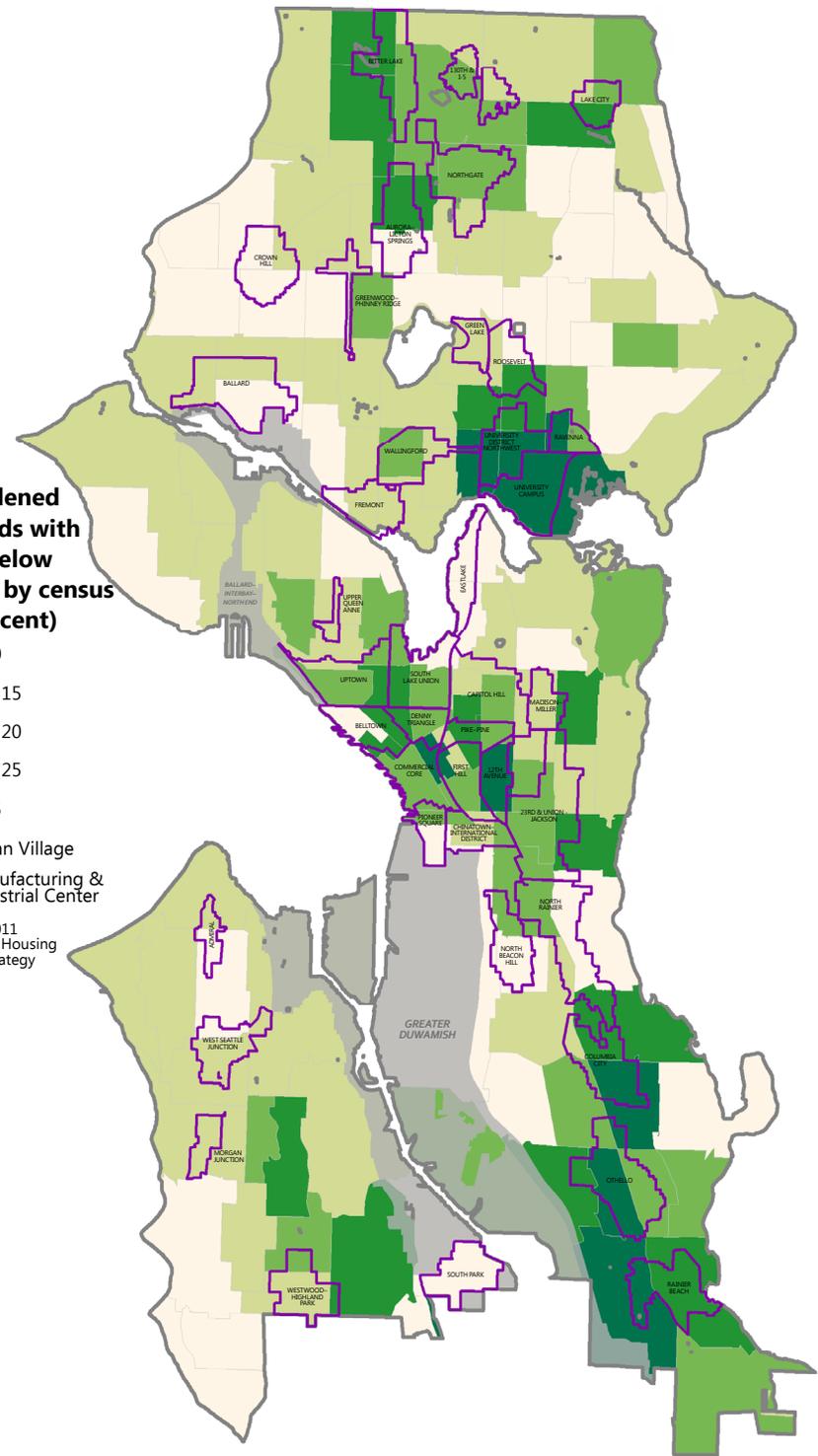
Development Potential

Severely cost-burdened households with income below 80% AMI by census tract (percent)

- < 10
- 10 - 15
- 16 - 20
- 21 - 25
- > 25

- Urban Village
- Manufacturing & Industrial Center

Source: 2007-2011 Comprehensive Housing Affordability Strategy (CHAS)



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Proximity to frequent bus service

Proximity to current or future Link light rail and streetcar

Proximity to regional job center

Proximity to already-gentrified or affluent neighborhood

Proximity to core businesses

(grocery, pharmacy, restaurant/cafe)

Proximity to civic infrastructure

(school, community center, park, library)

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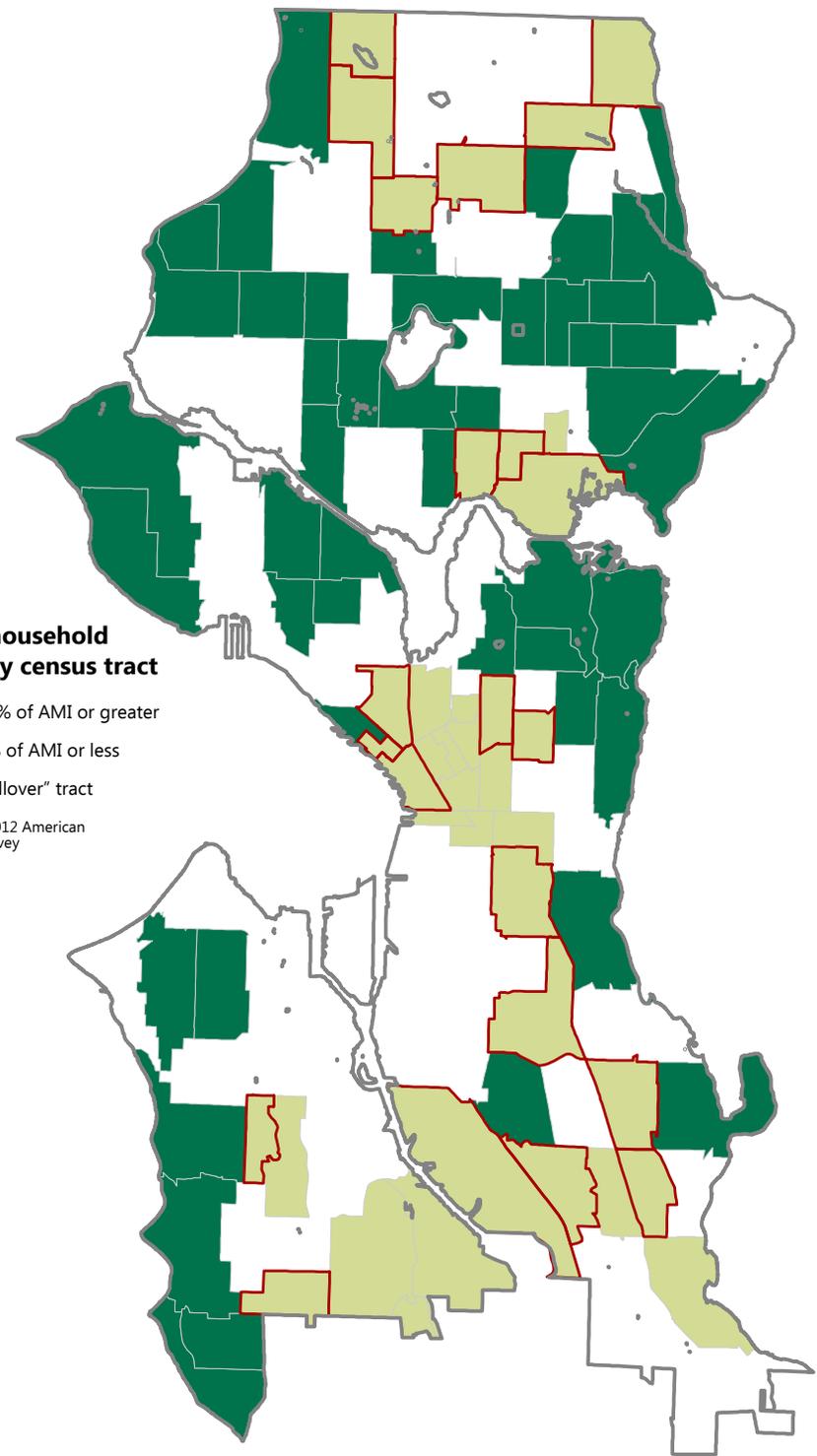
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Development Potential

Residential parcels with high development potential

Below-average median rent

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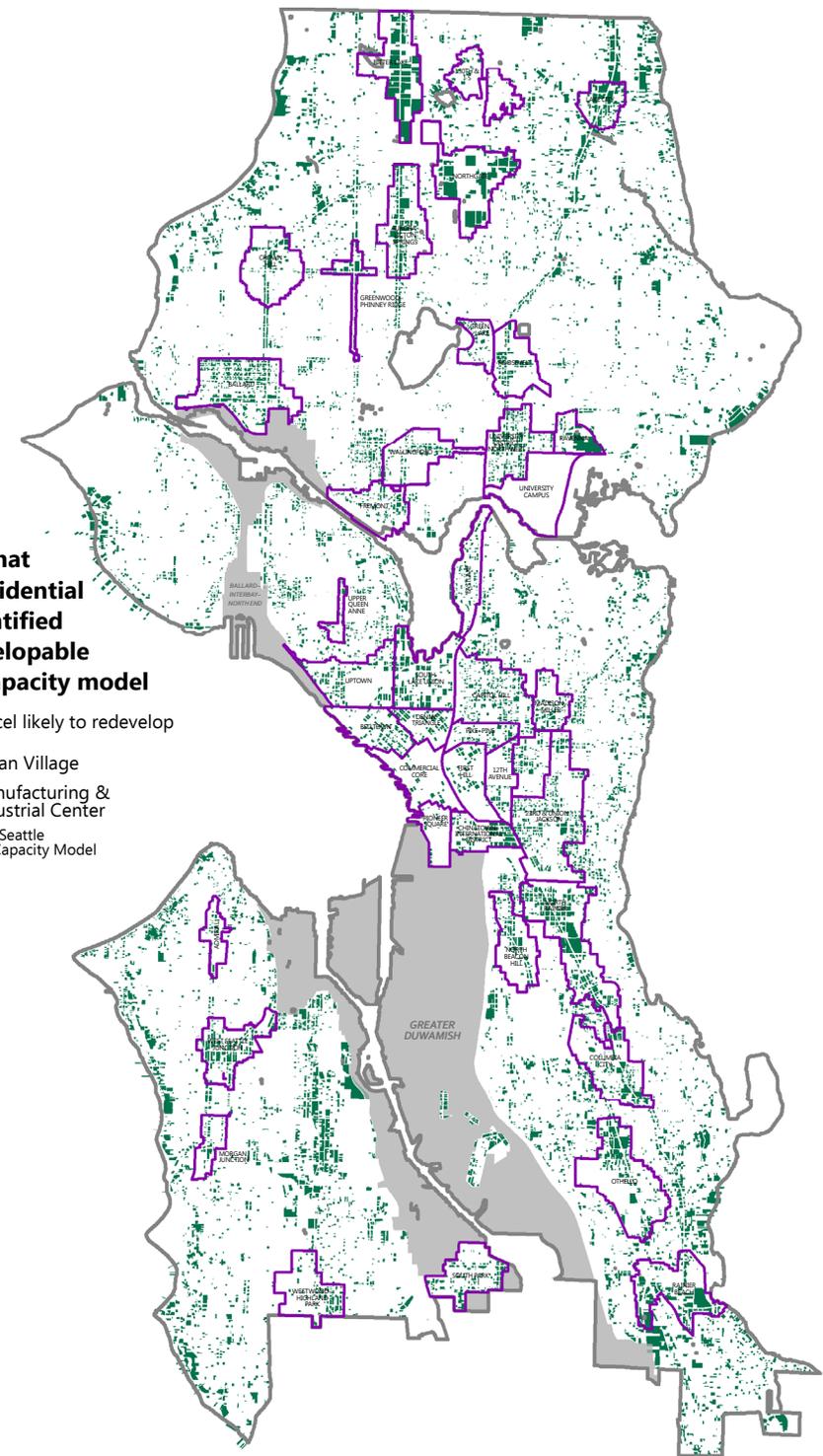
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Parcels that allow residential uses identified as redevelopable in City capacity model

- Parcel likely to redevelop
- Urban Village
- Manufacturing & Industrial Center

Source: City of Seattle Development Capacity Model



Vulnerability

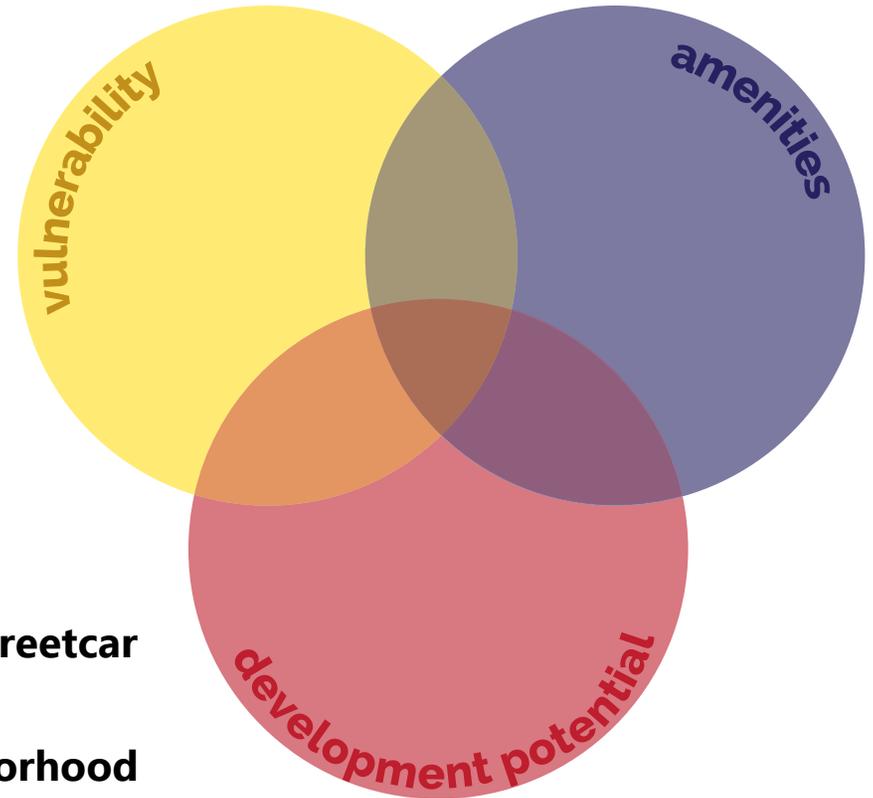
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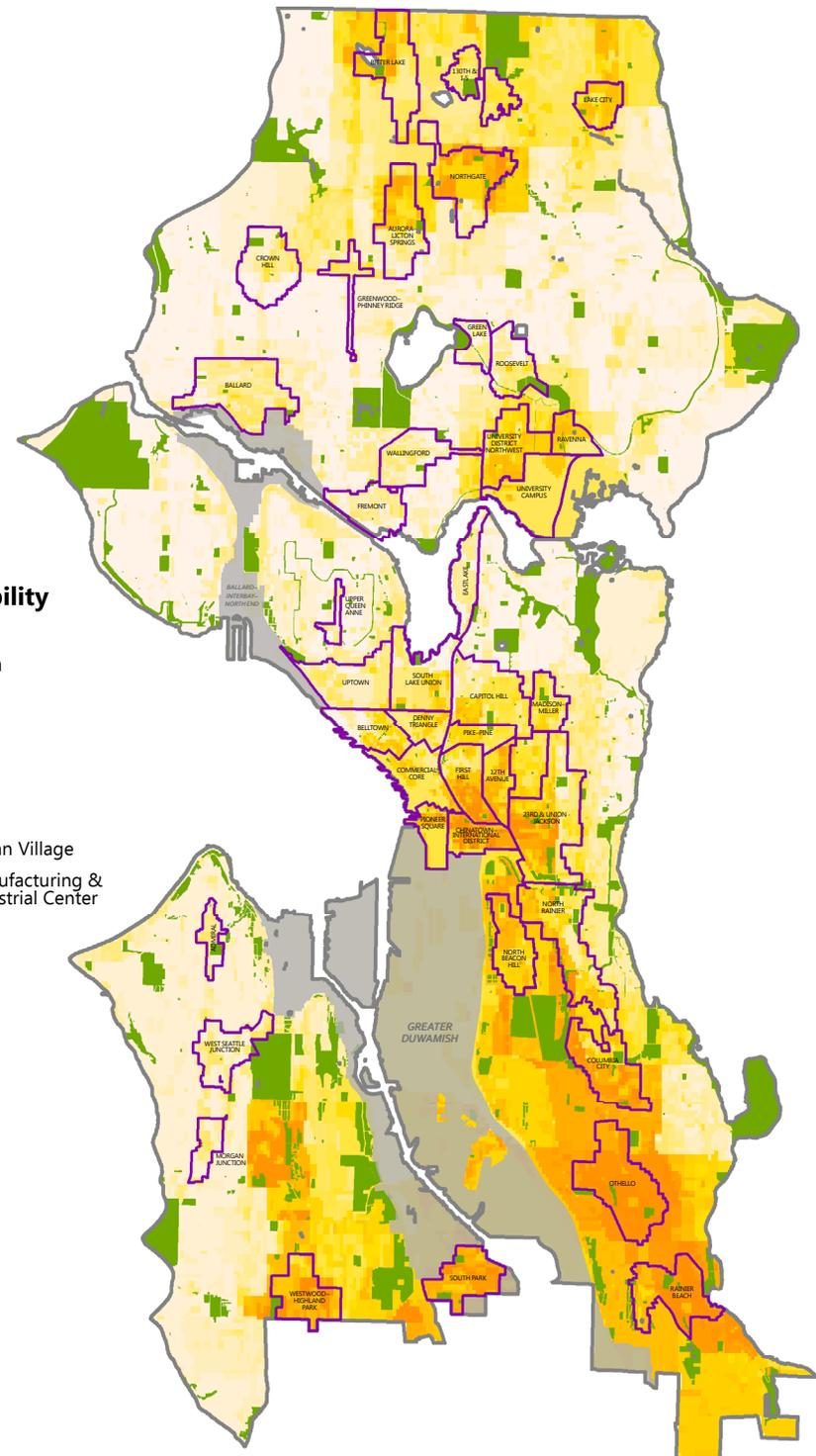
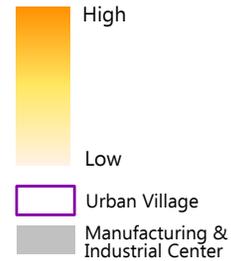
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Vulnerability score

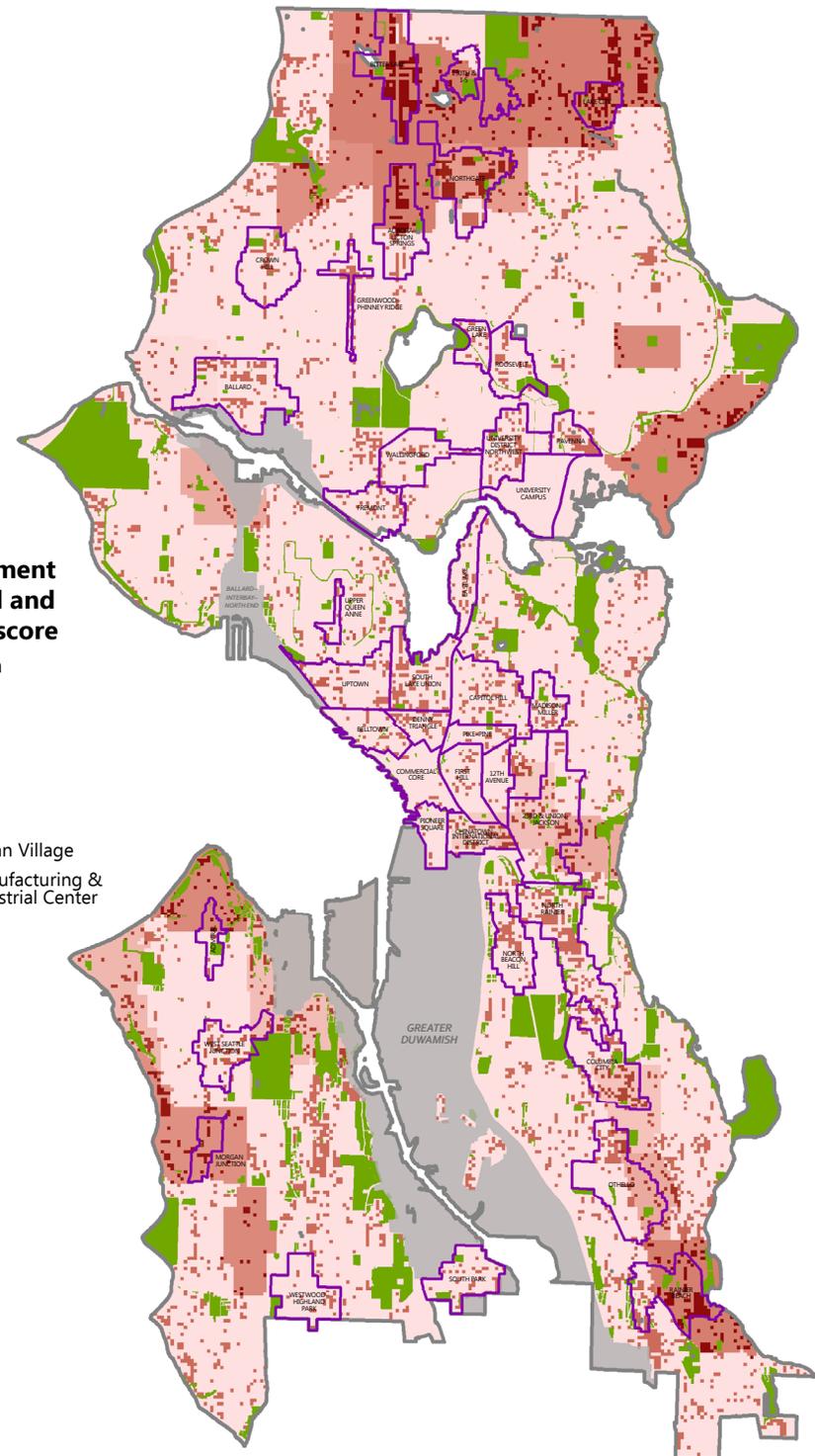
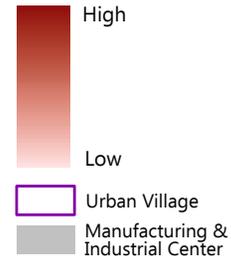


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Development potential and impacts score



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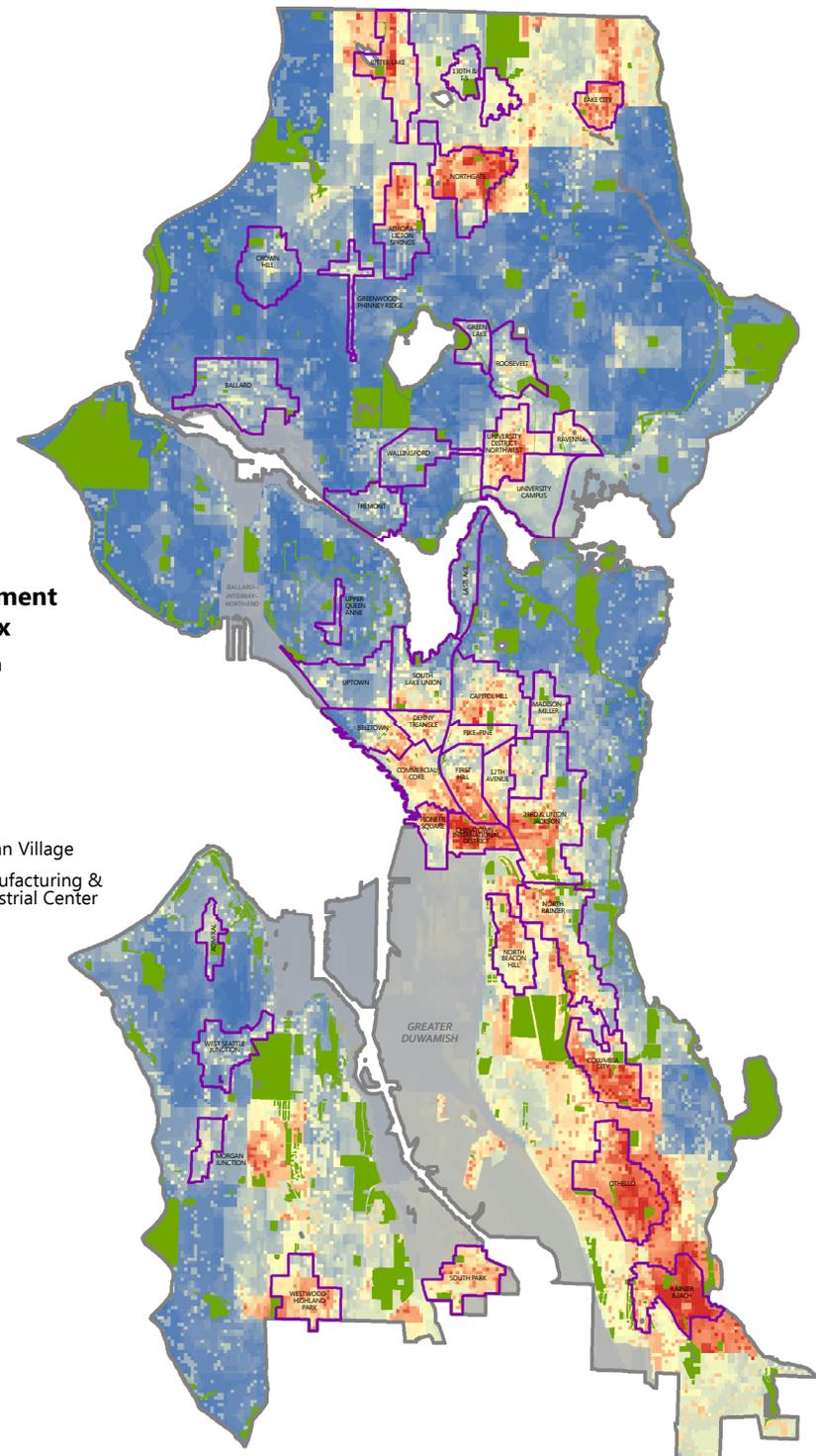
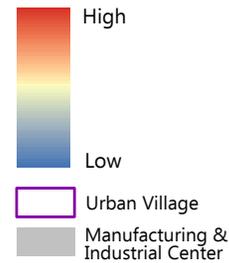
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Displacement risk index



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Opportunity & Access

Education

Economic opportunity

Transit access

Civic infrastructure

Health

Opportunity & Access

Education

Economic opportunity

Transit access

Civic infrastructure

Health

Goal: broad measure of physical, social, economic well-being — but it's not comprehensive

Opportunity & Access

Education

High-performing elementary / middle school
(reading and math)

Above-average high school graduation rate

Transit time to university / college

Proximity to library

Economic opportunity

Number of jobs within two-mile radius

Change in median home value 2000-2013

Transit access

Proximity to frequent bus service

Proximity to current/future light rail/streetcar

Civic infrastructure

Proximity to community center

Proximity to park

Health

Proximity to public health facility

Proximity to store with fresh produce

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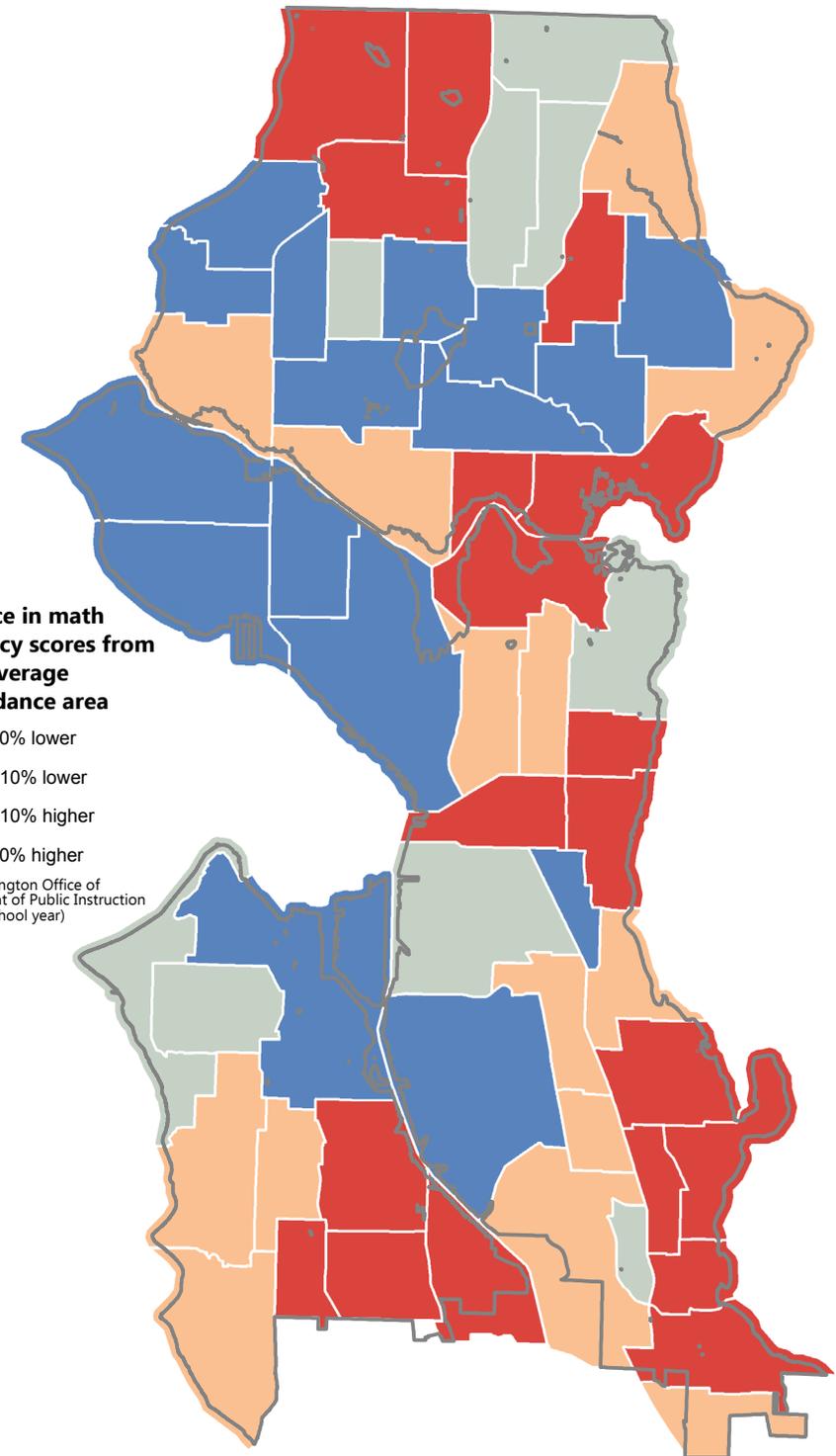
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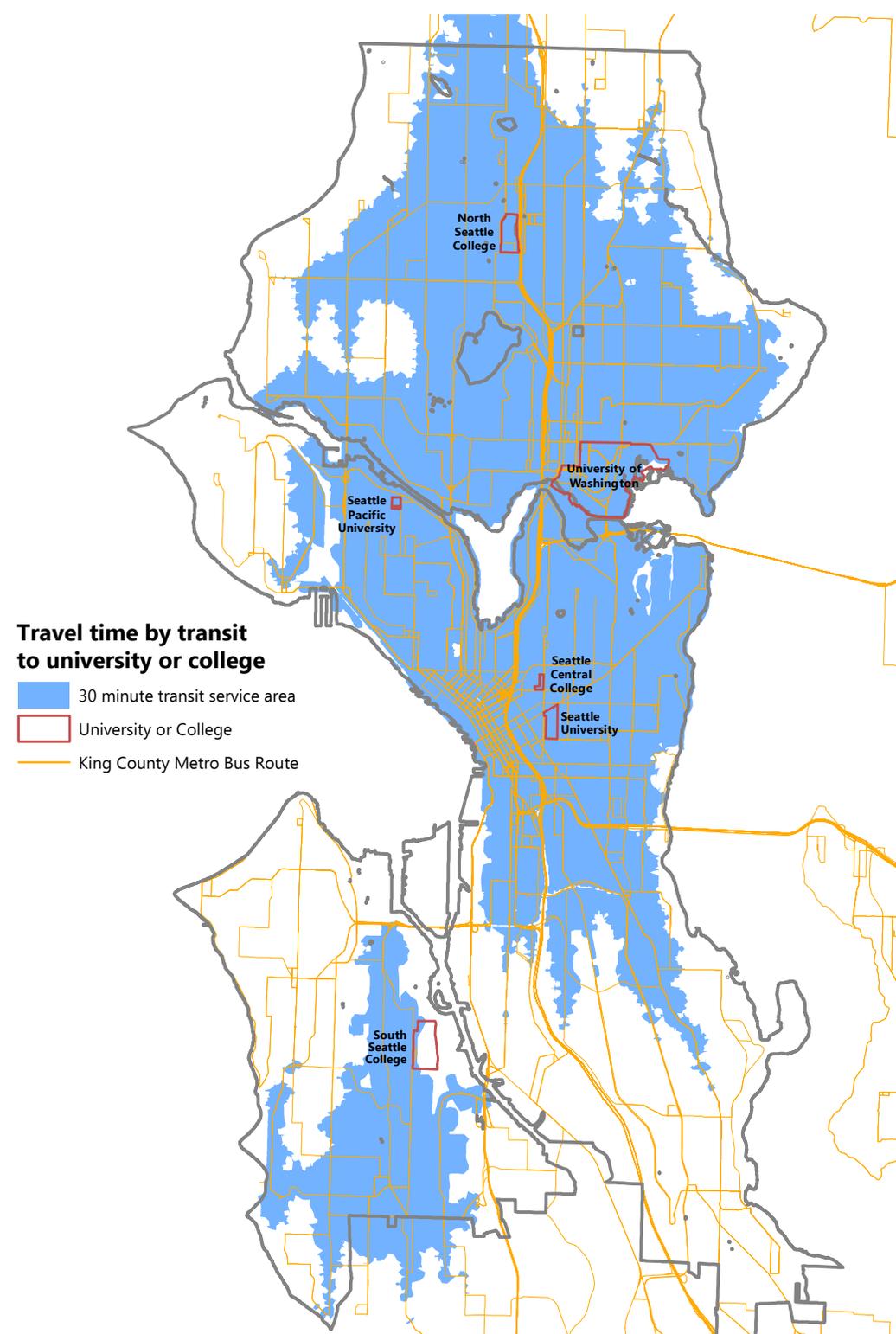
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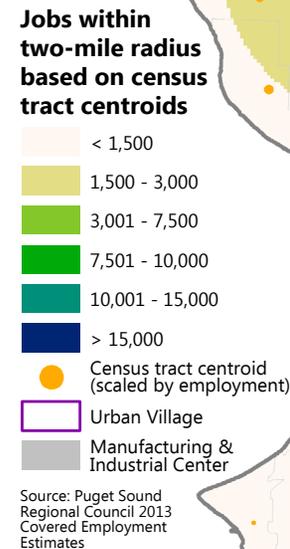
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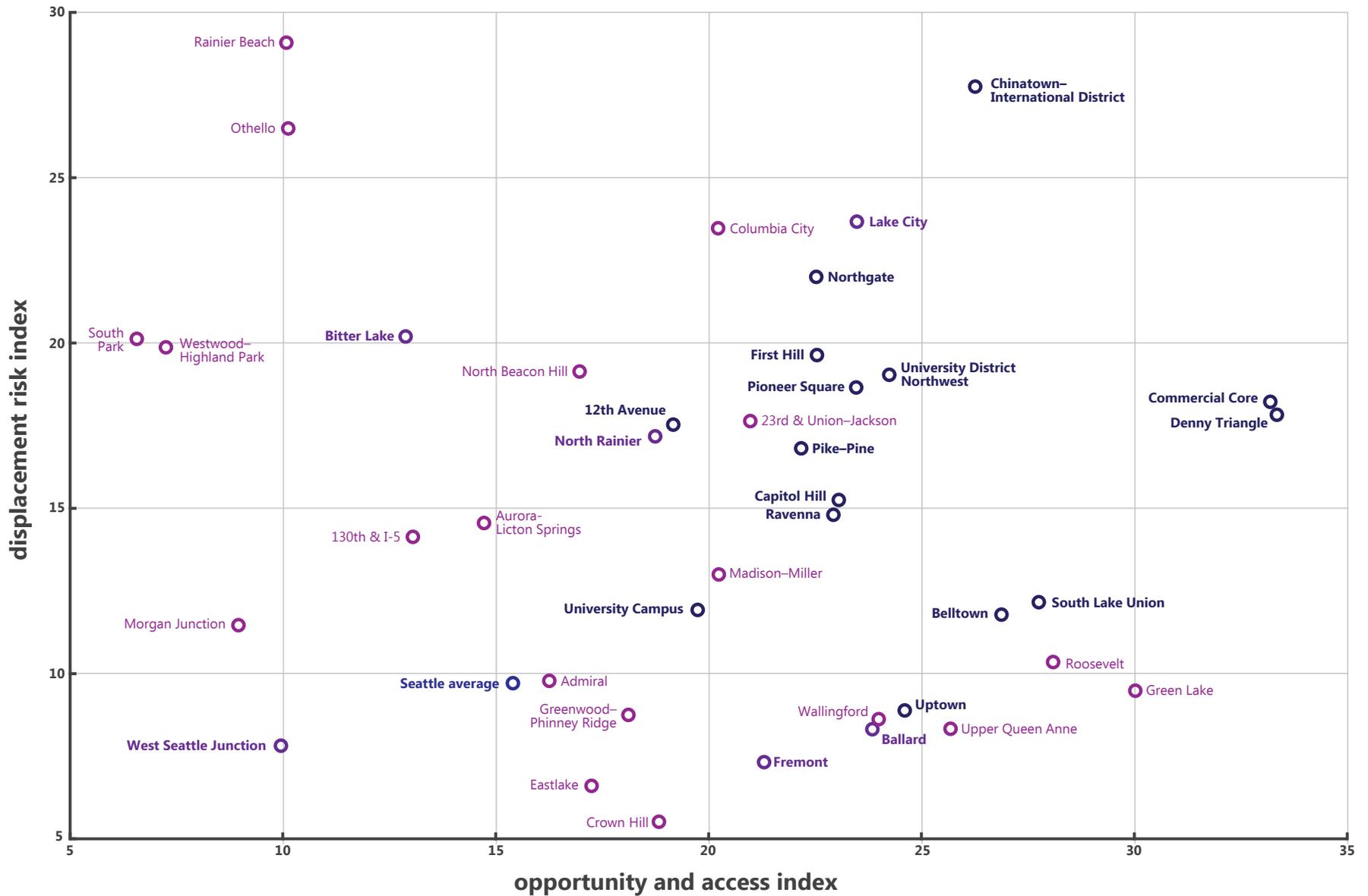
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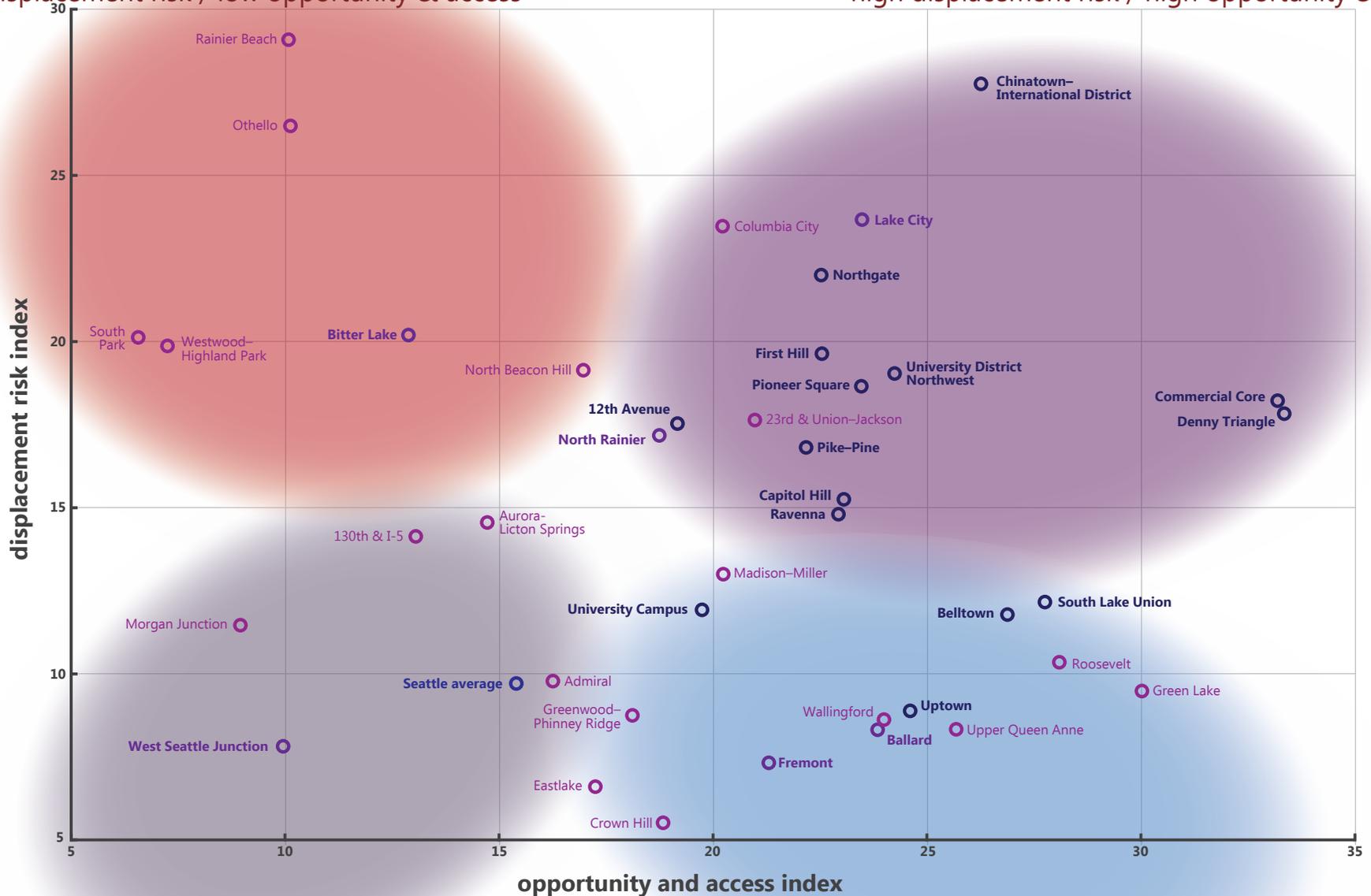




Equitable Development Typology

Stabilize and Enhance Community
high displacement risk / low opportunity & access

Protect and Grow
high displacement risk / high opportunity & access



Improve Access
low displacement risk / low opportunity & access

Leverage Demand to Increase Choices
low displacement risk / high opportunity & access

Equitable development typology

For each typology, we identify:

- potential **impacts of growth alternatives**
- recommended **mitigation** strategies

Equitable approach:

- High displacement risk areas require adequate mitigation, which is potentially costly
- Distribute mitigation investments according to need, not just where growth occurs
- Expand choice in high-access, low-risk areas and leverage private investment to provide services

Findings across alternatives

- **All alternatives:**

have tradeoffs in regards to displacement risk and opportunity & access

allocate relatively low growth to high access / low risk areas

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- **Urban center focus**

Less growth in high displacement risk UVs

Development in urban centers likely has higher construction cost, which can limit housing type diversity and affordability

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- **Light rail focus**

Of all alternatives, allocates most growth to high displacement risk UVs, requiring greatest levels of mitigation

Potential for increased transit access and lower transportation costs

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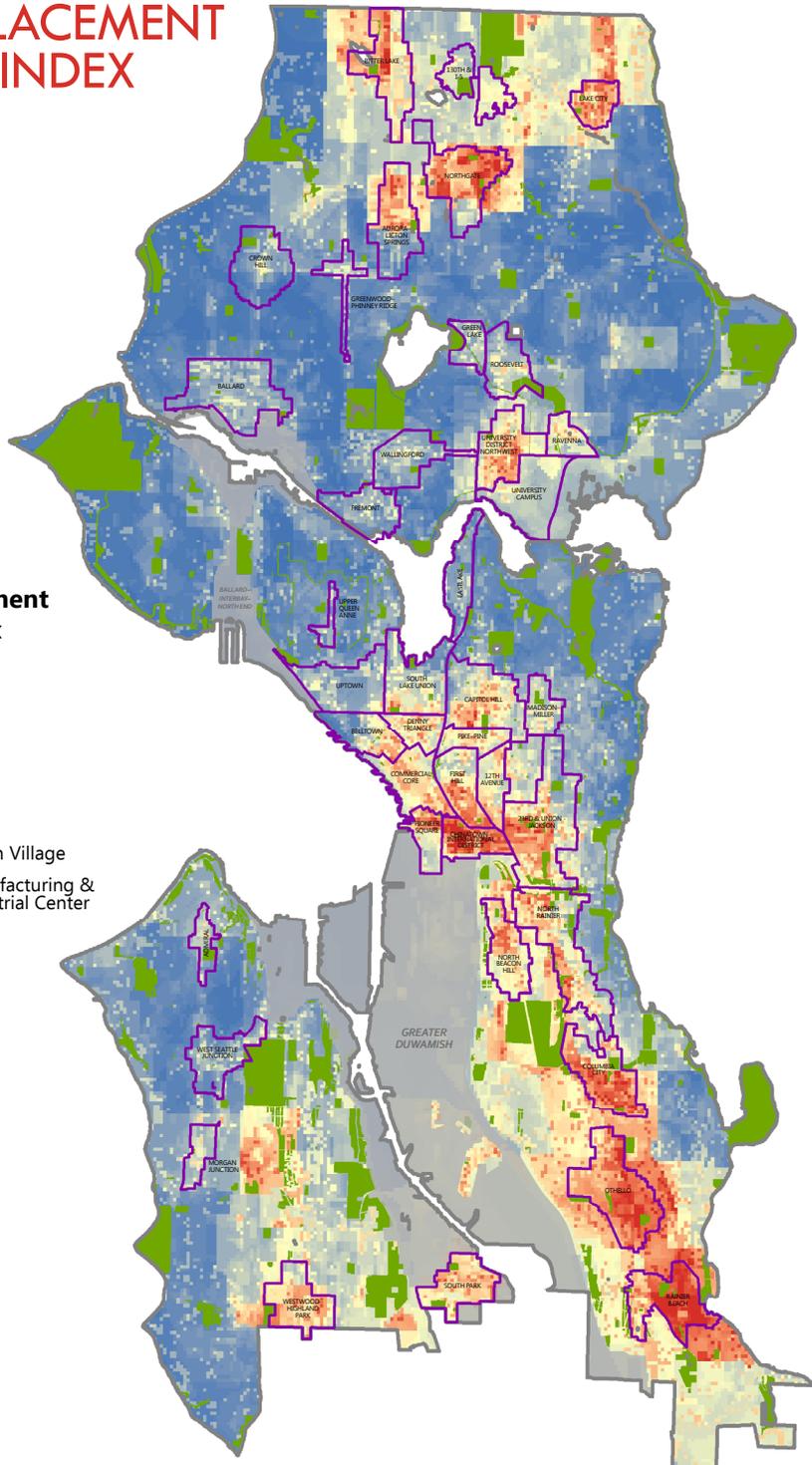
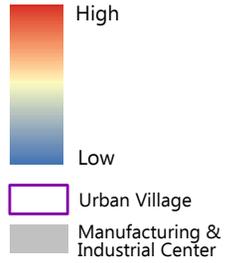
- **Expanded transit focus**

Expands boundaries in a few high-access UVs...

...but also in high displacement risk UVs

DISPLACEMENT RISK INDEX

Displacement risk index



OPPORTUNITY AND ACCESS INDEX

Opportunity and access index

