APPENDIX M

CORRELATION BETWEEN NEW HOUSING DEVELOPMENT AND VARIOUS HOUSEHOLD GROUPS.

Section 3.1 Housing and Socioeconomics presents an analysis comparing housing development with demographic and socioeconomic changes at a neighborhood (Census tract) scale between roughly 2000 and 2015. This appendix presents the technical data and maps underlying this analysis. This includes a series of statistical correlations to measure the strength and direction of relationships between housing development and other variables of interest. More details about the analysis methodology is presented in Section 3.1 Housing and Socioeconomics.

For each comparison, the results appear first as a map of new housing units overlaying household or population change by census tract. Every dot on these maps represents 20 housing units; their density reflects housing production in each census tract, but their location within the tract is random. On the following page, the results appear as a scatterplot comparing housing development on the horizontal axis and changes in households or population on the vertical axis. Each dot on the scatterplot is a census tract, positioned according to housing development and changes in households or population in that census for the given period. The large scatterplot presents all Seattle census tracts, followed by four smaller scatterplots that categorize census tracts according to their relative level of displacement risk and access to opportunity, as measured in the Seattle 2035 Growth and Equity Analysis (Appendix A). A map illustrating this categorization is included in Exhibit M–1.

Exhibit M–1

Categorization of Census
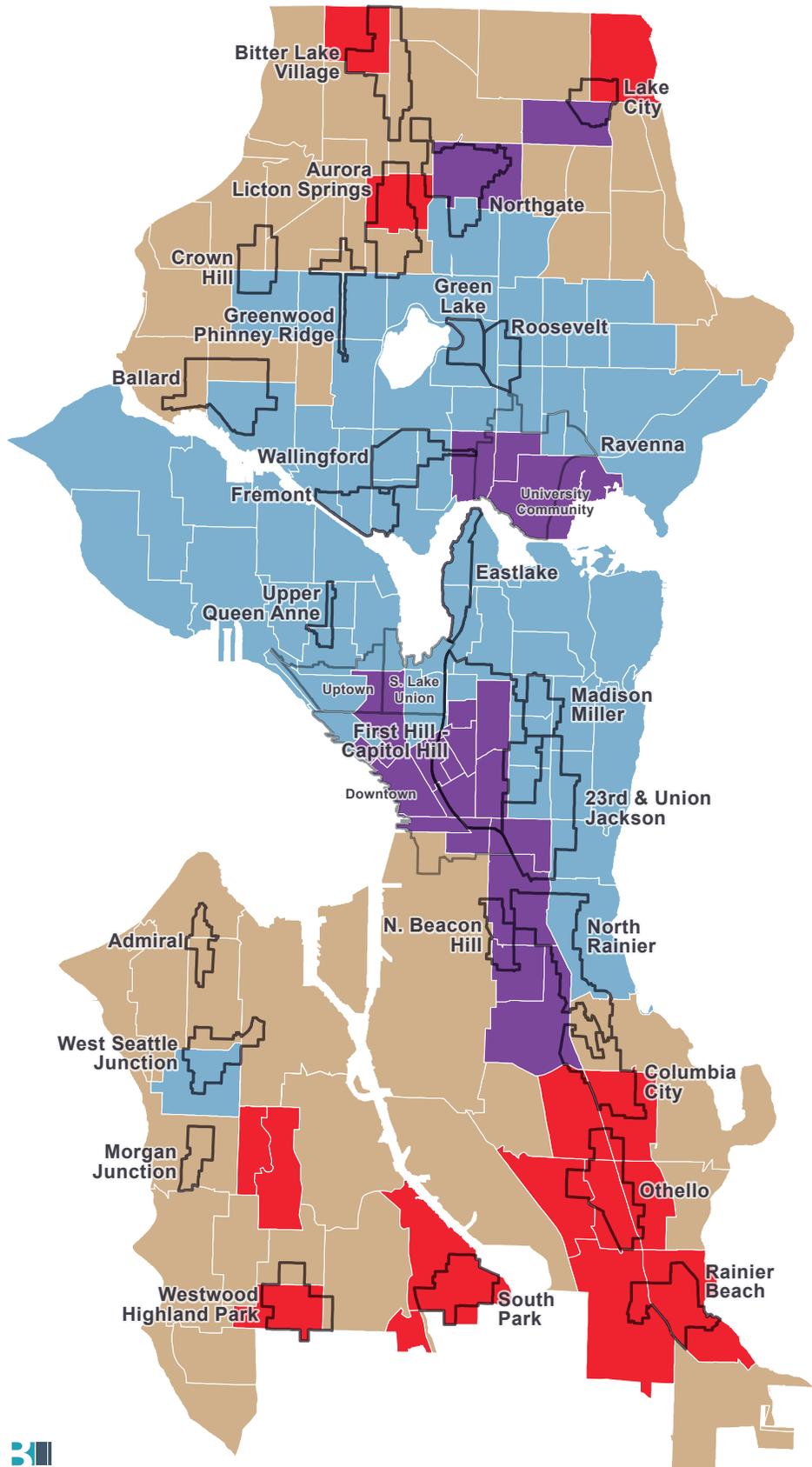Tracts by Displacement Risk
and Access to Opportunity

Urban Centers/Villages

In MHA Study Area

Outside MHA Study Area

**Categorization of Census Tracts
by Displacement Risk and
Access to Opportunity**

High Displacement Risk
Low Access to Opportunity

High Displacement Risk
High Access to Opportunity

Low Displacement Risk
High Access to Opportunity

Low Displacement Risk
Low Access to Opportunity

*Source: City of Seattle; U.S. Census
2000 and ACS Five-Year Estimates,
2011–2015; OFM, 2016; BERK,
2017.*

Bitter Lake
Village

Lake
City

Aurora
Licton Springs

Northgate

Crown
Hill

Green
Lake

Greenwood
Phinney Ridge

Roosevelt

Ballard

Ravenna

Wallingford

Fremont

University
Community

Eastlake

Upper
Queen Anne

Uptown

S. Lake
Union

Madison
Miller

First Hill
Capitol Hill

Downtown

23rd & Union
Jackson

Admiral

N. Beacon
Hill

North
Rainier

West Seattle
Junction

Columbia
City

Morgan
Junction

Othello

Westwood
Highland Park

South
Park

Rainier
Beach

The appendix is organized in two sections: (1) Housing Development and Change in Low-Income Households; and (2) Housing Development and Change in Racial and Ethnic Minority Populations.

HOUSING DEVELOPMENT AND CHANGE IN LOW-INCOME HOUSEHOLDS

This section presents data measuring the relationship between new housing production and the change in number of households, by income level (Exhibit M–2 through Exhibit M–28 on the following pages).

Several income groups relative to Area Median Income (AMI) are tested, including 0 to 50 percent, 50 to 80 percent, 0 to 80 percent, and 80 to 120 percent. For each level of income, two separate correlations are presented. "All housing" compares total new housing units built to total change in households, by income level. "Market-rate only" compares the number of new market-rate units built to an estimate of the change in the number of households living in market-rate units. This estimate is calculated by subtracting the net change in subsidized units from the net change in households, by income level. Information about level of income served for each subsidized housing unit is not available. Therefore the 50 to 80 percent market-rate only correlation very likely over accounts for the number of households in subsidized housing, since many of the units are likely to be reserved for households at lower income levels. As a result, the market-rate only correlations for this income level may be less reliable and more difficult to interpret. The "market-rate only" comparison is not provided for middle- or upper-income households (80 to 120 percent of AMI , >80 percent of AMI, or >120% of AMI), as these households typically do not qualify for housing subsidies.

HOUSING DEVELOPMENT AND CHANGE IN RACIAL AND ETHNIC MINORITY POPULATIONS

This section presents data measuring the relationship between new housing production and change in population among major racial and ethnic categories (Exhibit M–29 through Exhibit M–49 on page M.22– page M.35).

Exhibit M–2

Change in the Number of
Households with Income ≤50%
AMI by Census Tract, 2000 to
2010–2014, and Net Housing
Production, 2000 to 2012

Urban Centers/Villages
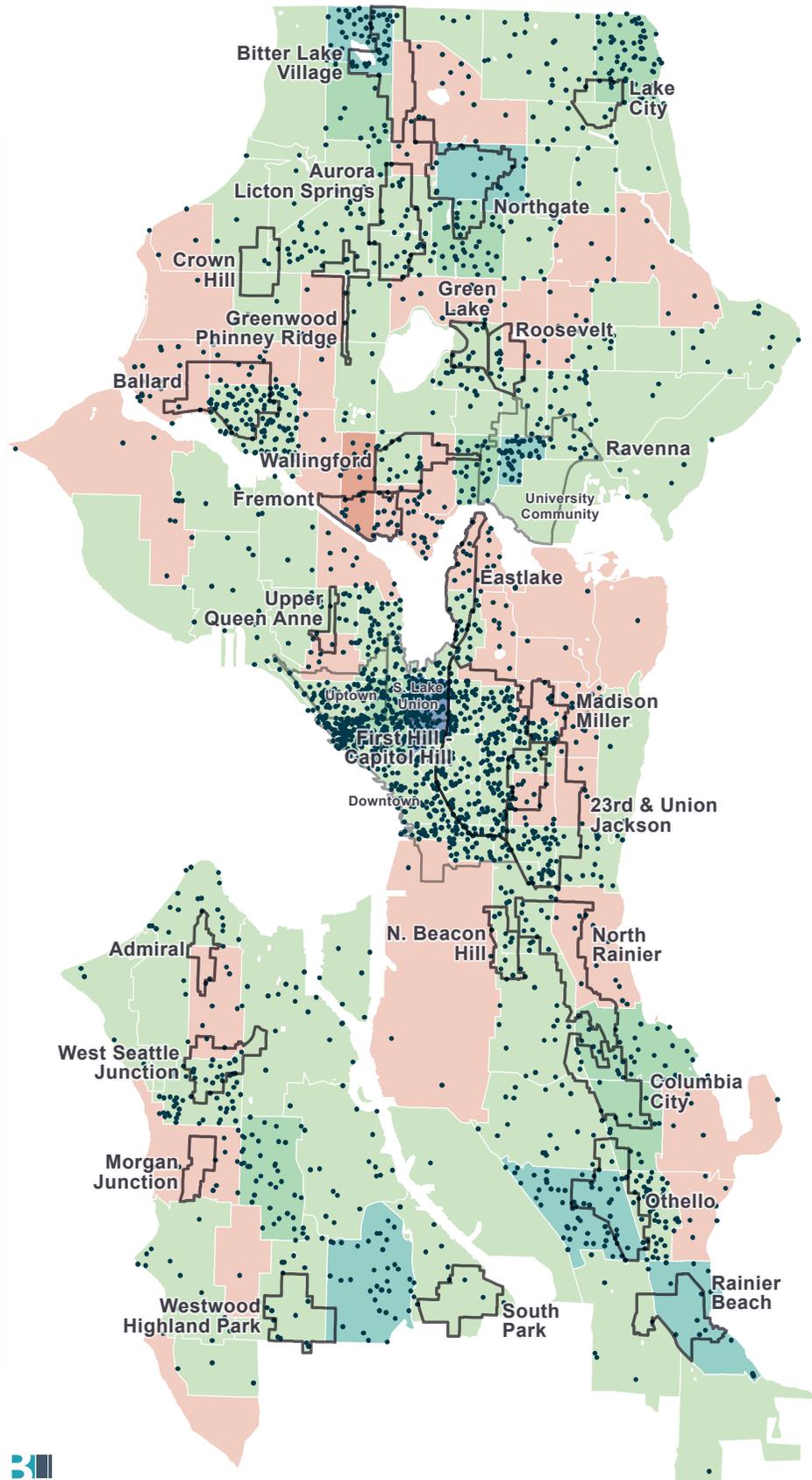
☐ In MHA Study Area

☐ Outside MHA Study Area

**Housing Production
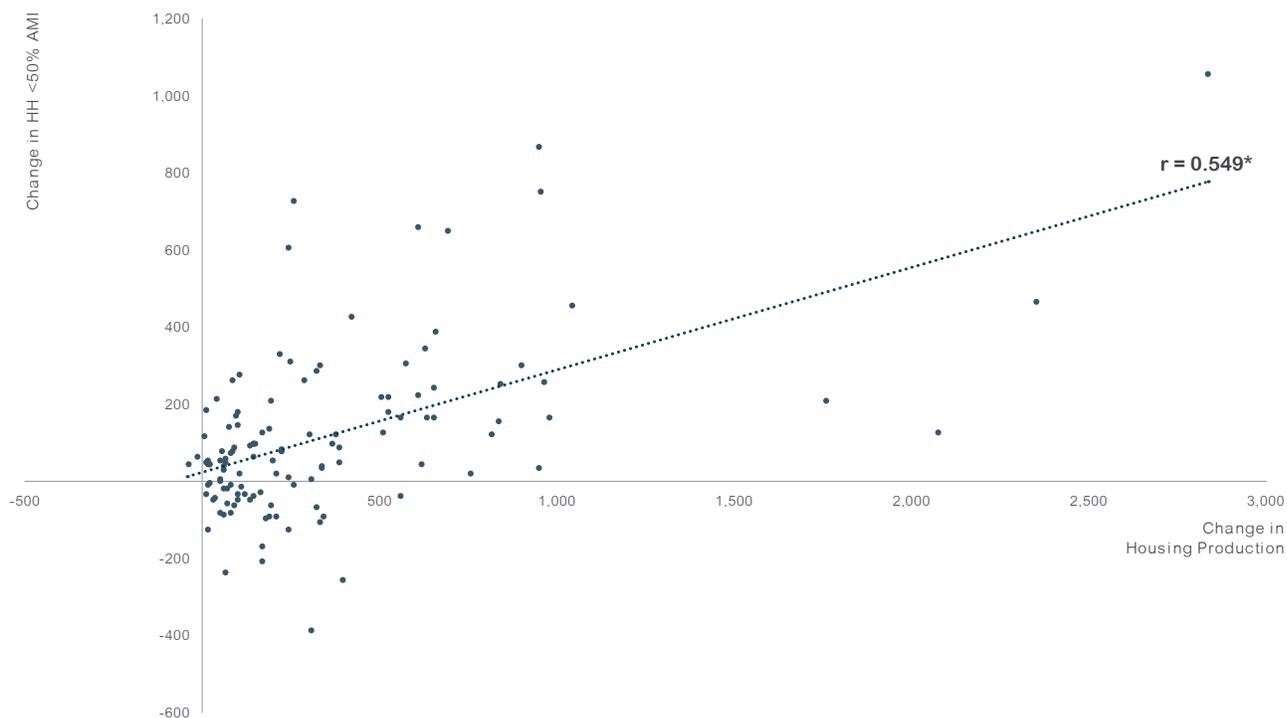(Net Change in Housing
Units 2000–2012)**

∴ 1 Dot = 20 Units

**Change in Households with
Income ≤50% AMI, 2000 to
2010–2014**

▨	-384 to -300
▨	-299 to 0
▨	1 to 300
▨	301 to 600
▨	601 to 900
▨	901 to 1200

*Source: City of Seattle; HUD
CHAS (based on U.S. Census
2000 and ACS Five-Year
Estimates, 2010–2014); OFM,
2016; BERK, 2017.*

Exhibit M–3   Gain or Loss of Households with Income ≤50% AMI and Net Housing
Production by Census Tract, 2000 Compared to 2010–2014

Source: City of Seattle; HUD CHAS (based on U.S. Census 2000 and ACS Five-Year Estimates, 2010–2014); OFM, 2016; BERK, 2017.
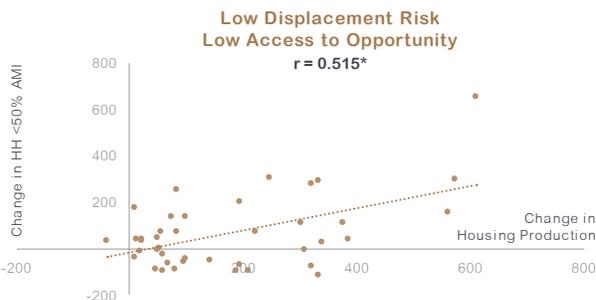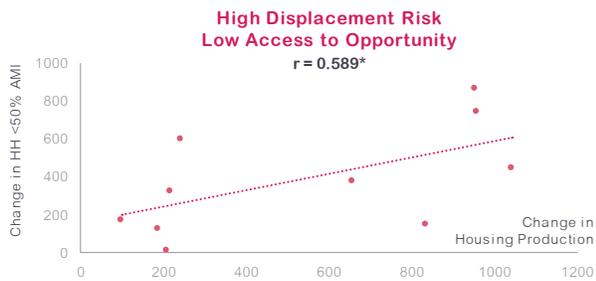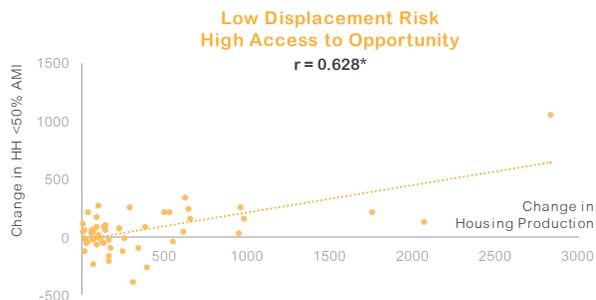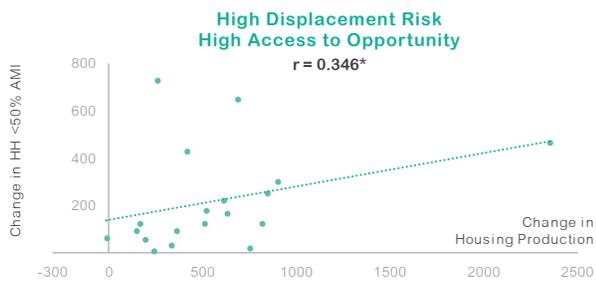
Exhibit M–4   Gain or Loss of Households with Income ≤50% AMI and Net Housing Production by
Displacement Risk and Access to Opportunity Typology, 2000 Compared to 2010–2014

Source: City of Seattle; HUD CHAS (based on U.S. Census 2000 and ACS Five-Year Estimates, 2010–2014); OFM, 2016; BERK, 2017.

* Indicates a weak, moderate, or strong correlation. All values under ±0.3 indicate no meaningful statistical relationship.

Exhibit M–5

Change in the Number of
Households Living in Market-
Rate Units with Income
≤50% AMI by Census Tract,
2000 to 2010–2014, and
Net Market-Rate Housing
Production, 2000 to 2012

Urban Centers/Villages

☐ In MHA Study Area

☐ Outside MHA Study Area

**Market-Rate Housing Production
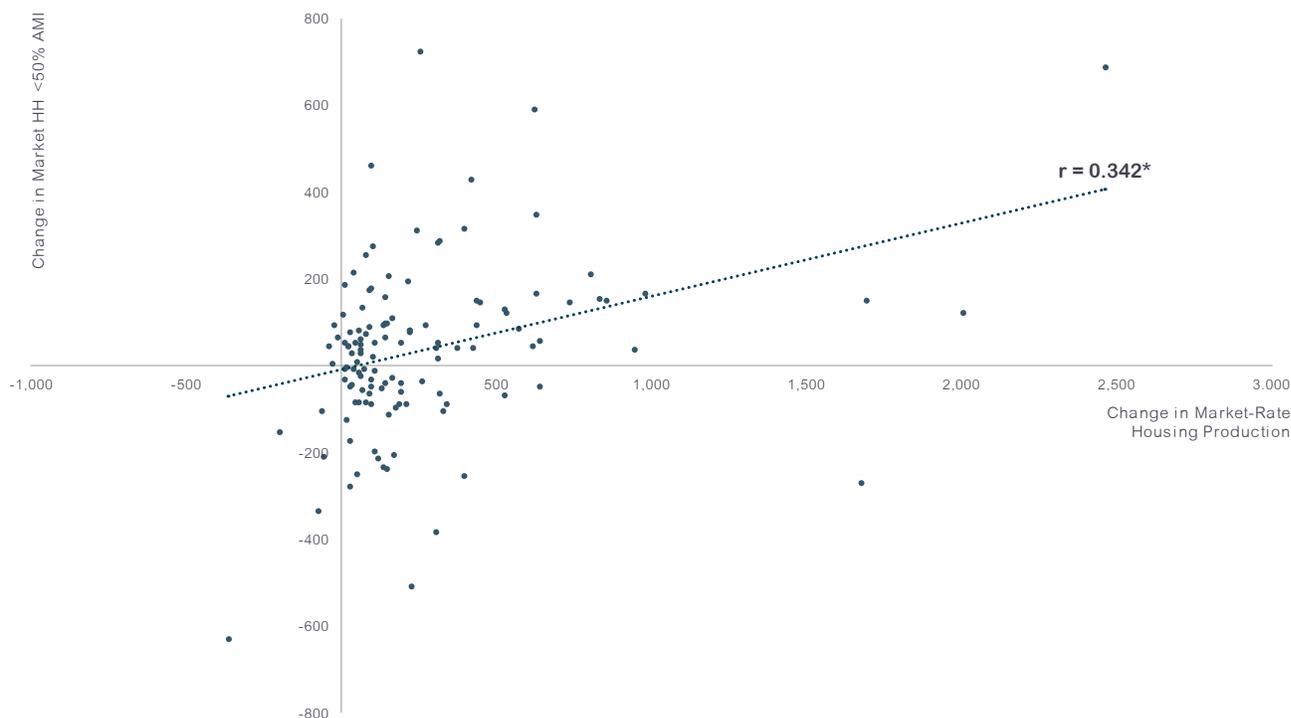(Net Change in Market-Rate
Housing Units 2000–2012)**

• 1 Dot = 20 Units

**Change in Households Living in
Market-Rate Units with Income
≤50% AMI, 2000 to 2010–2014**

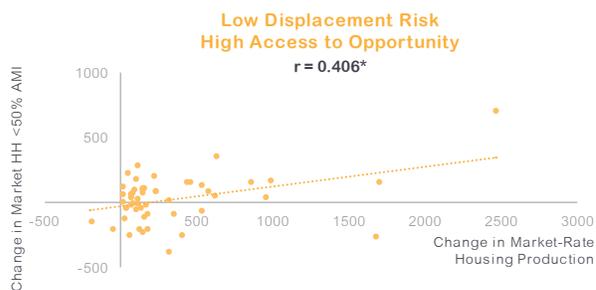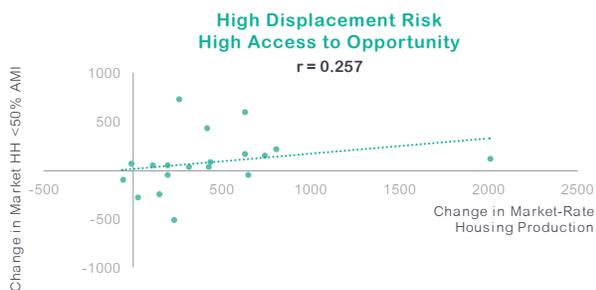|	
■	-631 to -600
■	-599 to -300
■	-299 to 0
■	1 to 300
■	301 to 600
■	601 to 900

*Source: City of Seattle; HUD
CHAS (based on U.S. Census
2000 and ACS Five-Year
Estimates, 2010–2014); OFM,
2016; BERK, 2017.*
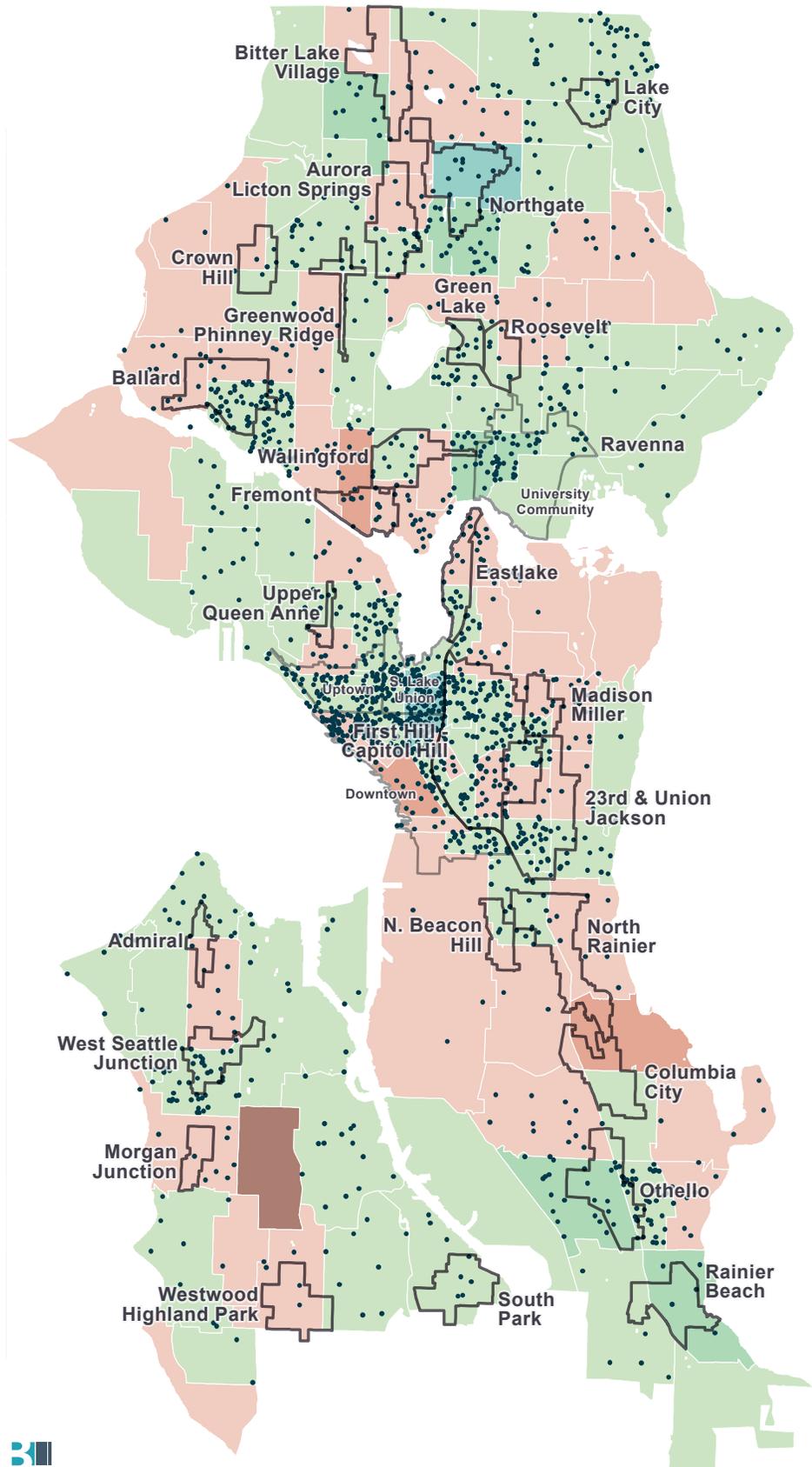
Exhibit M–6   Gain or Loss of Households Living in Market-Rate Units with Income ≤50% AMI and Net Housing Production by Census Tract, 2000 Compared to 2010–2014

Source: City of Seattle; HUD CHAS (based on U.S. Census 2000 and ACS Five-Year Estimates, 2010–2014); OFM, 2016; BERK, 2017.
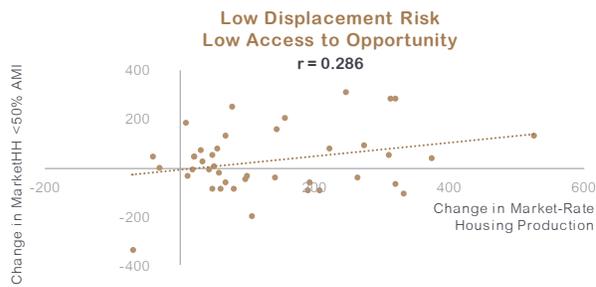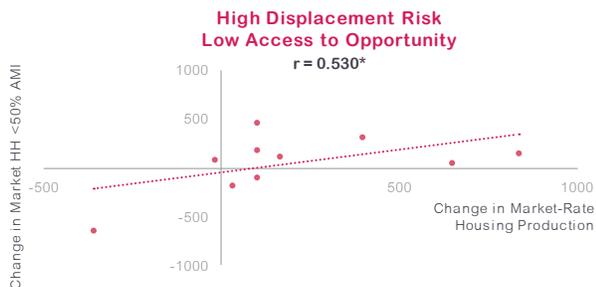
Exhibit M–7   Gain or Loss of Households Living in Market-Rate Units with Income ≤50% AMI and Net Housing Production by Displacement Risk and Access to Opportunity Typology, 2000 Compared to 2010–2014

Source: City of Seattle; HUD CHAS (based on U.S. Census 2000 and ACS Five-Year Estimates, 2010–2014); OFM, 2016; BERK, 2017.

* Indicates a weak, moderate, or strong correlation. All values under ±0.3 indicate no meaningful statistical relationship.

Exhibit M–8

Change in the Number of
Households with Income ≤80%
AMI by Census Tract, 2000 to
2010–2014, and Net Housing
Production, 2000 to 2012

Urban Centers/Villages

☐ In MHA Study Area
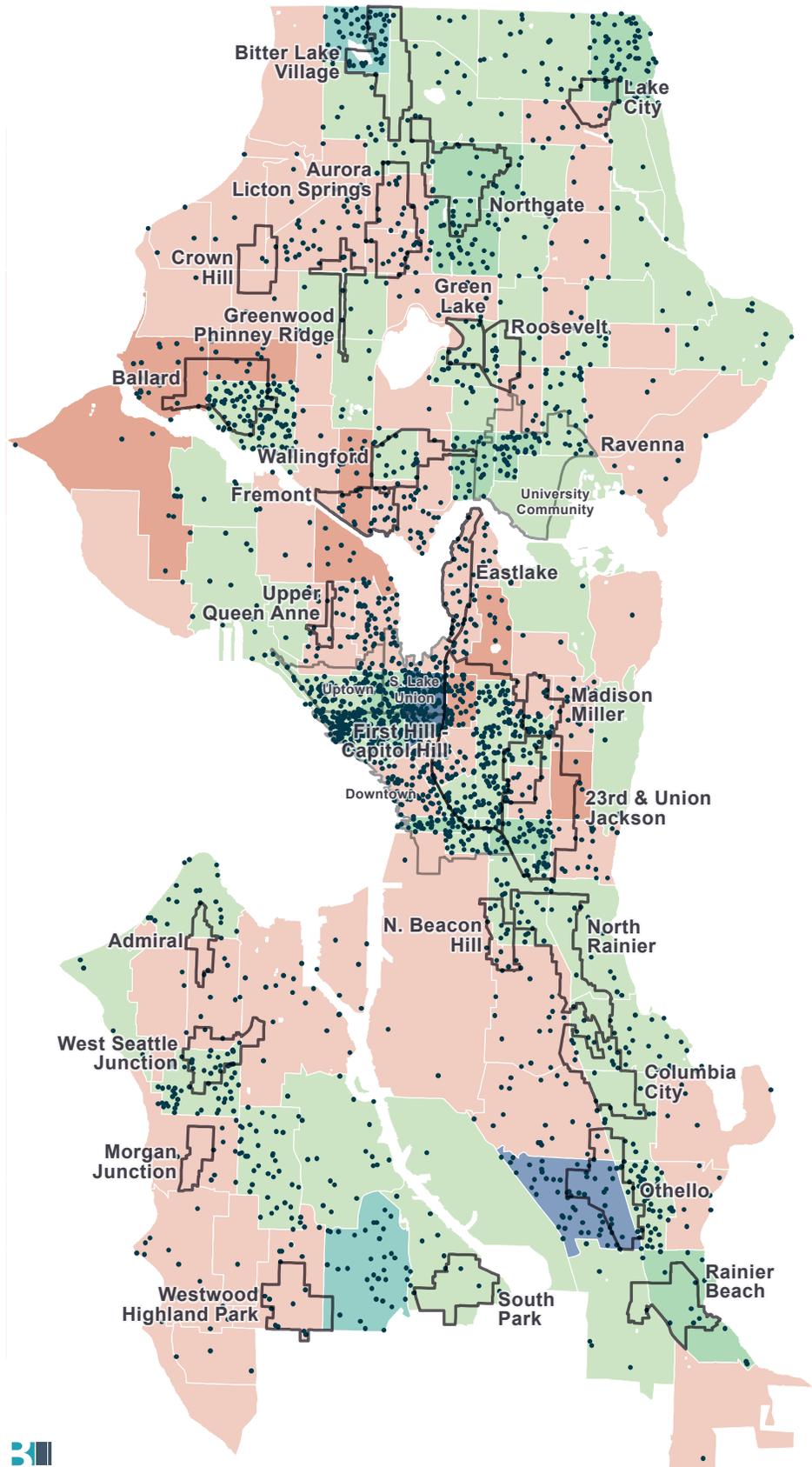
☐ Outside MHA Study Area

**Housing Production
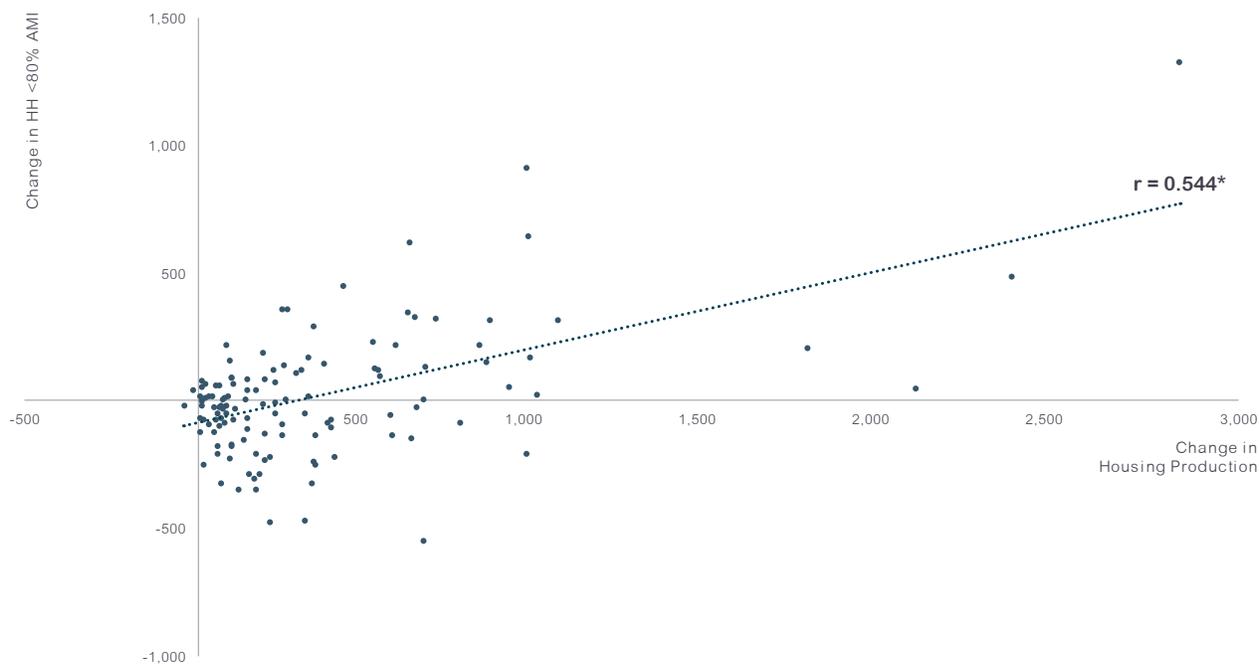(Net Change in Housing
Units 2000–2012)**

∴ 1 Dot = 20 Units

**Change in Households with
Income ≤80% AMI, 2000 to
2010–2014**

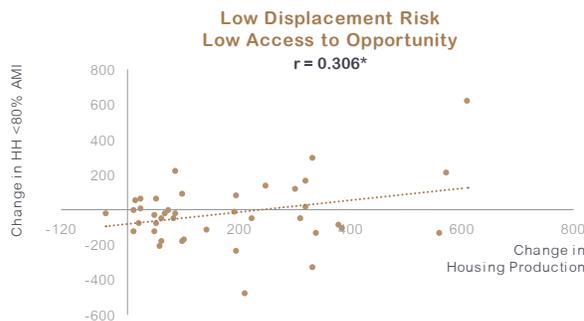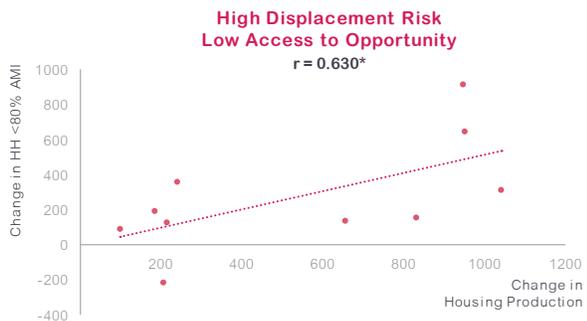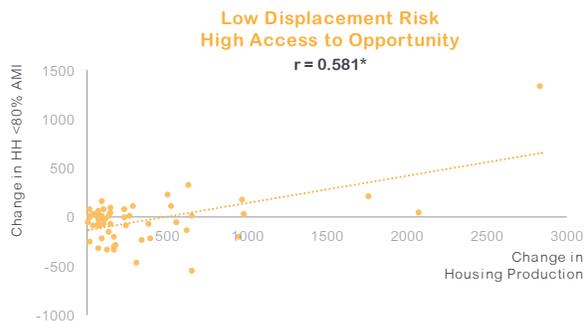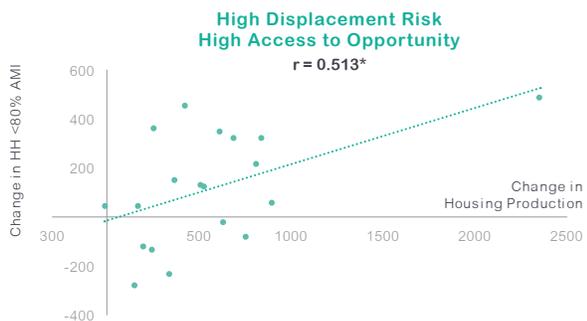|	
▮	-549 to -300
▮	-299 to 0
▮	1 to 300
▮	301 to 600
▮	601 to 900
▮	901 to 1200
▮	1201 to 1500

*Source: City of Seattle; HUD
CHAS (based on U.S. Census
2000 and ACS Five-Year
Estimates, 2010–2014); OFM,
2016; BERK, 2017.*

Exhibit M–9   Gain or Loss of Households with Income ≤80% AMI and Net Housing Production by Census Tract, 2000 Compared to 2010–2014

Source: City of Seattle; HUD CHAS (based on U.S. Census 2000 and ACS Five-Year Estimates, 2010–2014); OFM, 2016; BERK, 2017.

Exhibit M–10   Gain or Loss of Households with Income ≤80% AMI and Net Housing Production by Displacement Risk and Access to Opportunity Typology, 2000 Compared to 2010–2014

Source: City of Seattle; HUD CHAS (based on U.S. Census 2000 and ACS Five-Year Estimates, 2010–2014); OFM, 2016; BERK, 2017.

* Indicates a weak, moderate, or strong correlation. All values under ±0.3 indicate no meaningful statistical relationship.

Exhibit M–11

Change in the Number of
Households Living in Market-
Rate Units with Income
≤80% AMI by Census Tract,
2000 to 2010–2014, and
Net Market-Rate Housing
Production, 2000 to 2012

Urban Centers/Villages

☐ In MHA Study Area

☐ Outside MHA Study Area

**Market-Rate Housing Production
(Net Change in Market-Rate
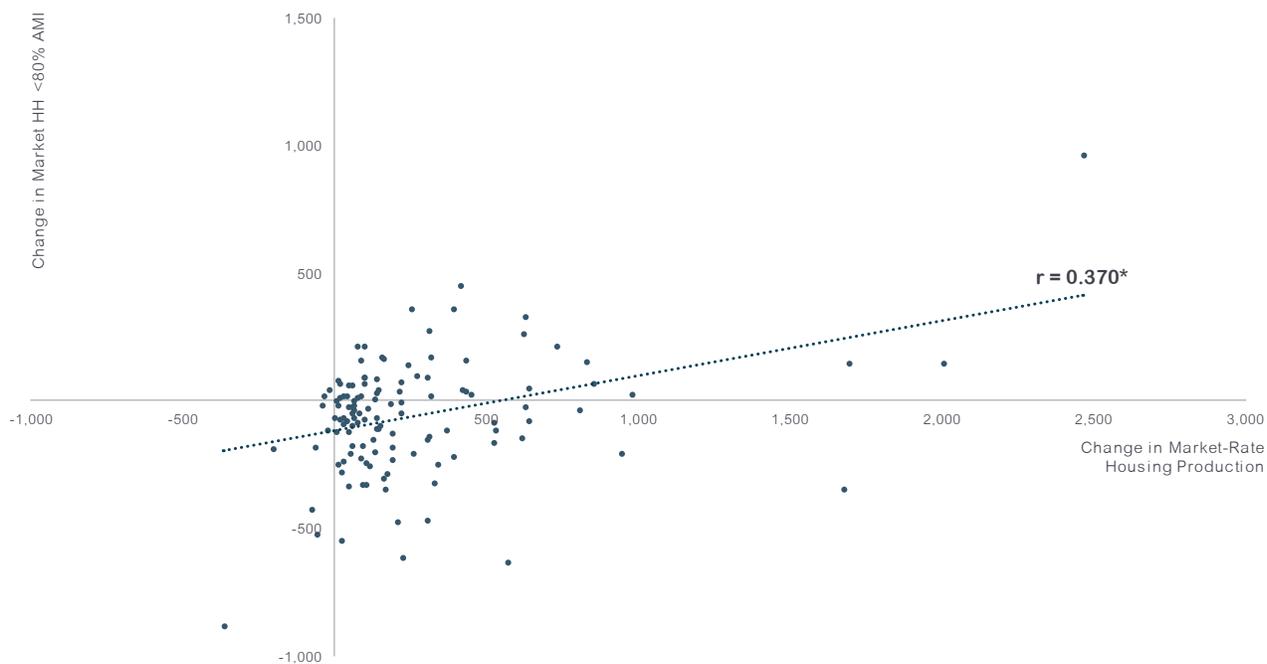Housing Units 2000–2012)**

∴ 1 Dot = 20 Units

**Change in Households Living in
Market-Rate Units with Income
≤80% AMI, 2000 to 2010–2014**

■ -883 to -600
■ -599 to -300
■ -299 to 0
■ 1 to 300
■ 301 to 600
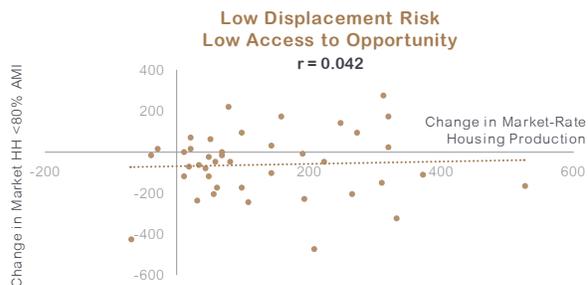■ 601 to 900
■ 901 to 1200

*Source: City of Seattle; HUD
CHAS (based on U.S. Census
2000 and ACS Five-Year
Estimates, 2010–2014); OFM,
2016; BERK, 2017.*
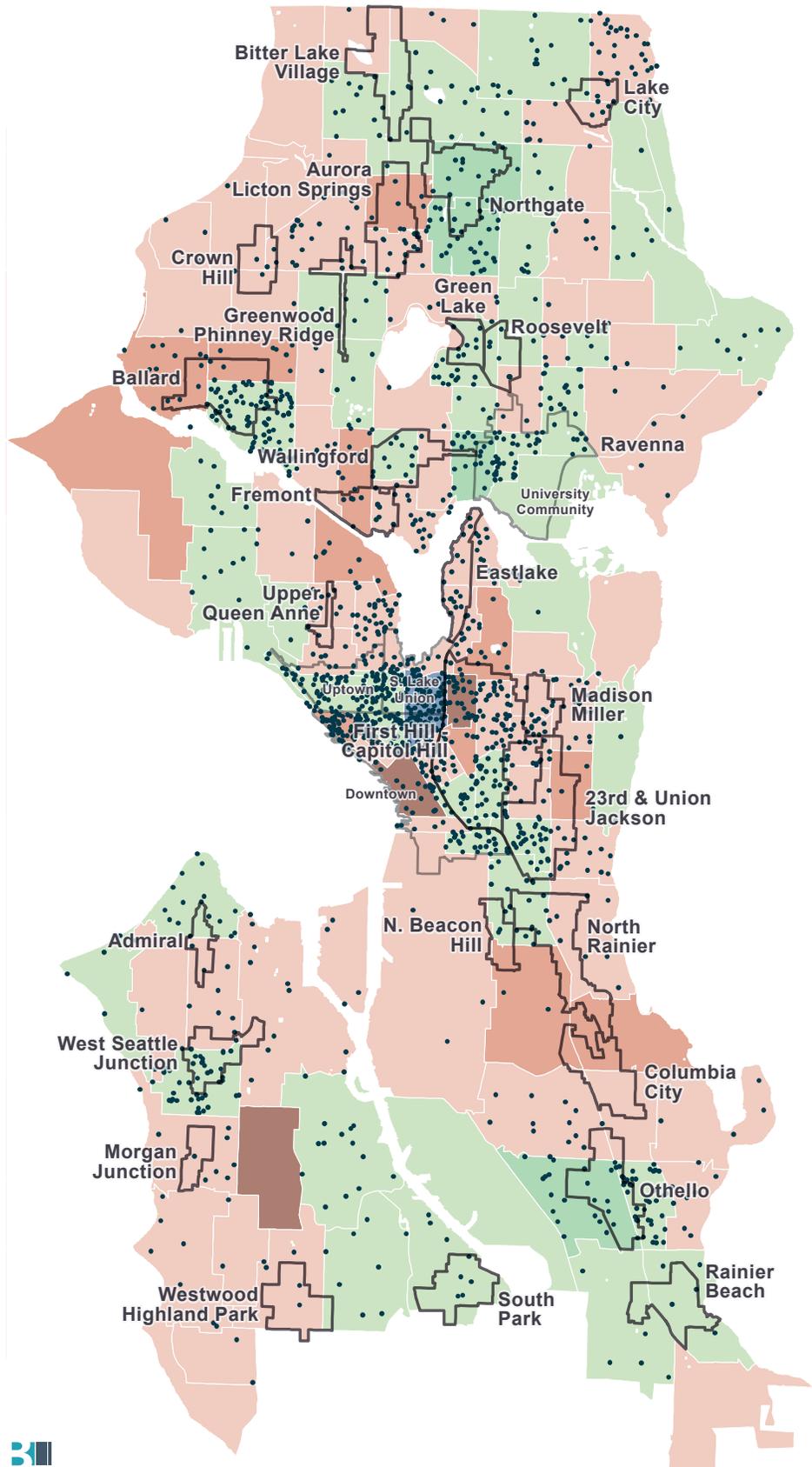
Exhibit M–12   Gain or Loss of Households Living in Market-Rate Units with Income ≤80% AMI and
Net Housing Production by Census Tract, 2000 Compared to 2010–2014
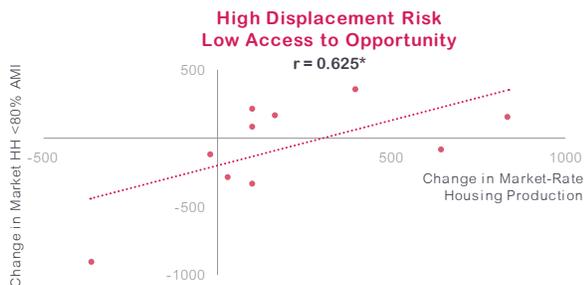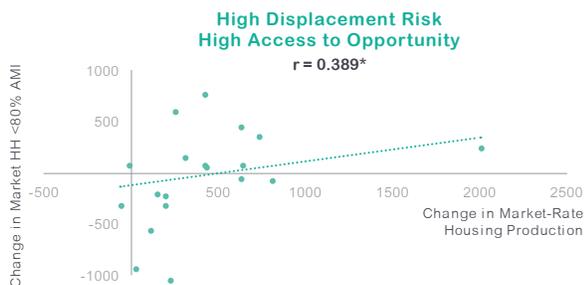
Source: City of Seattle; HUD CHAS (based on U.S. Census 2000 and ACS Five-Year Estimates, 2010–2014); OFM, 2016; BERK, 2017.

Exhibit M–13   Gain or Loss of Households Living in Market-Rate Units with Income ≤80% AMI and Net Housing
Production by Displacement Risk and Access to Opportunity Typology, 2000 Compared to 2010–2014

Source: City of Seattle; HUD CHAS (based on U.S. Census 2000 and ACS Five-Year Estimates, 2010–2014); OFM, 2016; BERK, 2017.

* Indicates a weak, moderate, or strong correlation. All values under ±0.3 indicate no meaningful statistical relationship.

Exhibit M–14

Change in the Number of
Households with Income 50–80%
AMI by Census Tract, 2000 to
2010–2014, and Net Housing
Production, 2000 to 2012

Urban Centers/Villages

☐ In MHA Study Area

☐ Outside MHA Study Area

**Housing Production
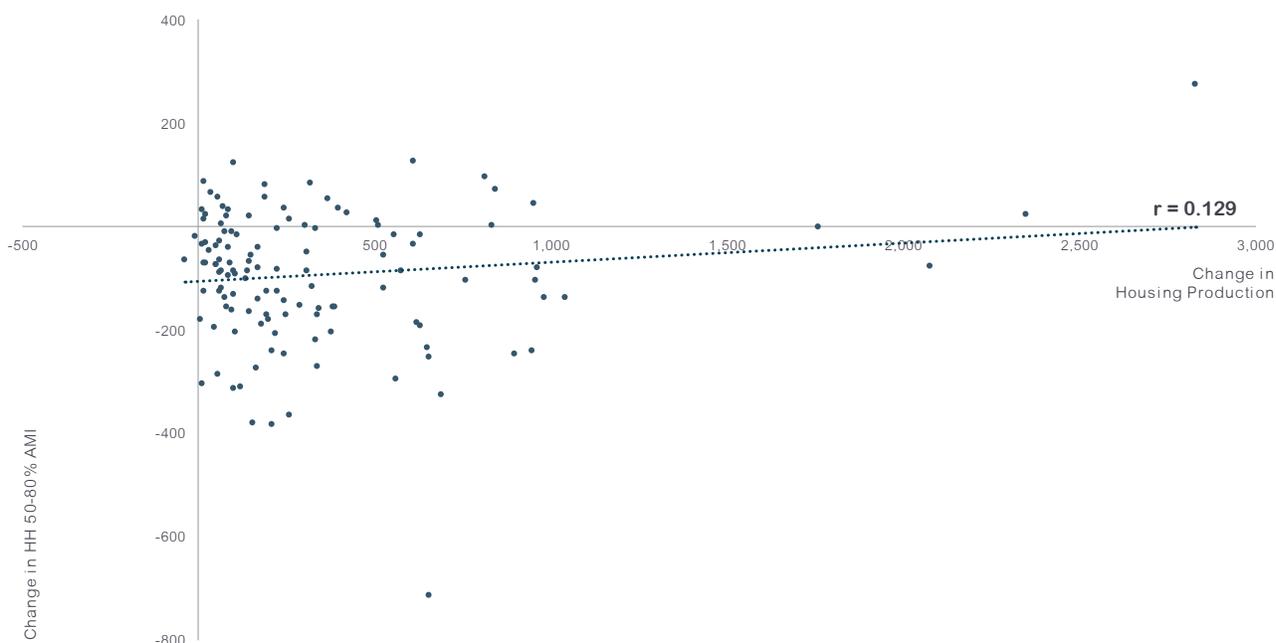(Net Change in Housing
Units 2000–2012)**

· 1 Dot = 20 Units

**Change in Households
with Income 50-80% AMI,
2000 to 2010–2014**

■ -714 to -600

■ -599 to -300

■ -299 to 0

■ 1 to 300

*Source: City of Seattle; HUD
CHAS (based on U.S. Census
2000 and ACS Five-Year
Estimates, 2010–2014); OFM,
2016; BERK, 2017.*

r = 0.129

Change in
Housing Production

Change in HH 50-80% AMI
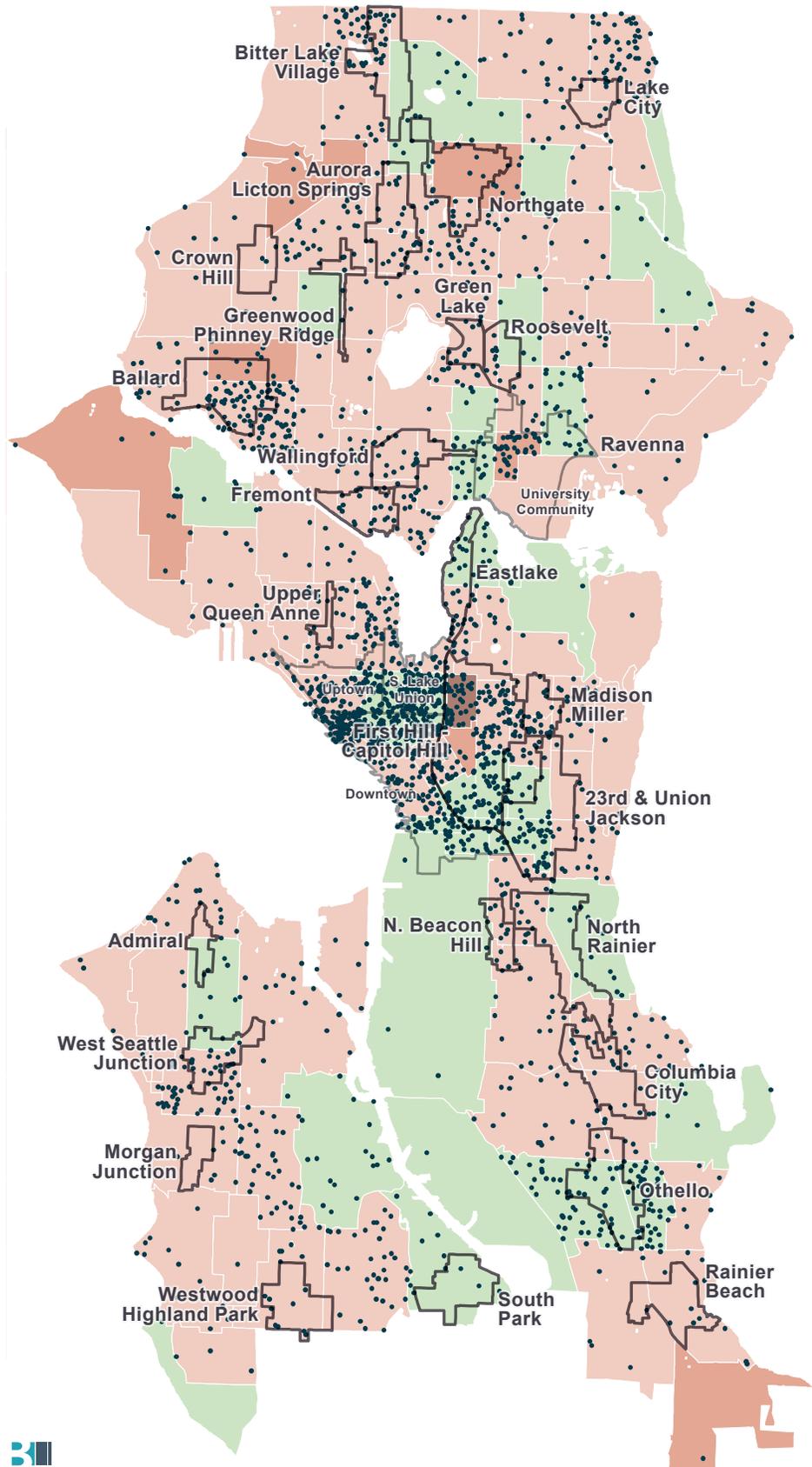
Exhibit M–15 Gain or Loss of Households with Income 50–80% AMI and Net Housing
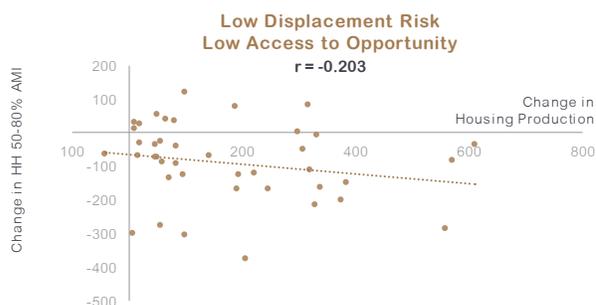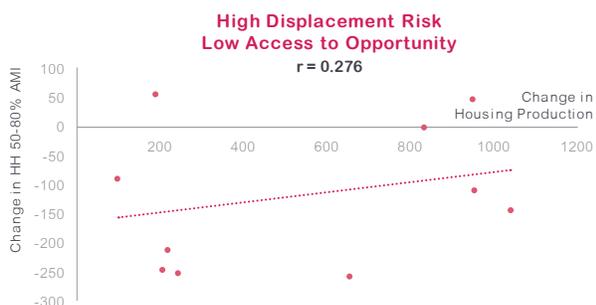Production by Census Tract, 2000 Compared to 2010–2014

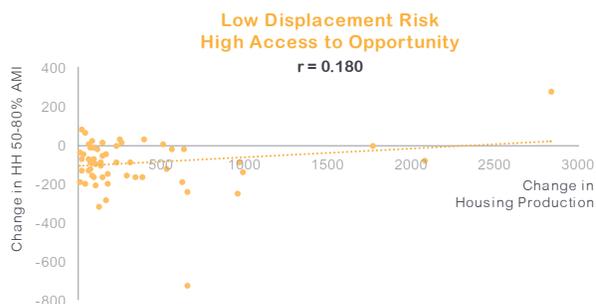*Source: City of Seattle; HUD CHAS (based on U.S. Census 2000 and ACS Five-Year Estimates, 2010–2014); OFM, 2016; BERK, 2017.*

**High Displacement Risk
High Access to Opportunity**
r = 0.285

**Low Displacement Risk
High Access to Opportunity**
r = 0.180

**High Displacement Risk
Low Access to Opportunity**
r = 0.276

**Low Displacement Risk
Low Access to Opportunity**
r = -0.203

Exhibit M–16 Gain or Loss of Households with Income 50–80% AMI and Net Housing Production by
Displacement Risk and Access to Opportunity Typology, 2000 Compared to 2010–2014

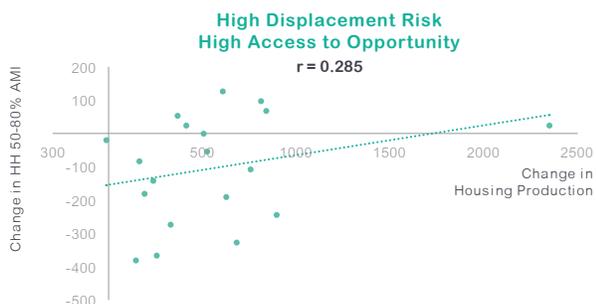*Source: City of Seattle; HUD CHAS (based on U.S. Census 2000 and ACS Five-Year Estimates, 2010–2014); OFM, 2016; BERK, 2017.*

* Indicates a weak, moderate, or strong correlation. All values under ±0.3 indicate no meaningful statistical relationship.

Exhibit M–17

Change in the Number of
Households Living in Market-
Rate Units with Income
50–80% AMI by Census
Tract, 2000 to 2010–2014,
and Net Market-Rate Housing
Production, 2000 to 2012

Urban Centers/Villages

☐ In MHA Study Area

☐ Outside MHA Study Area

**Market-Rate Housing Production
(Net Change in Market-Rate
Housing Units 2000–2012)**

∴ 1 Dot = 20 Units

**Change in Households Living in
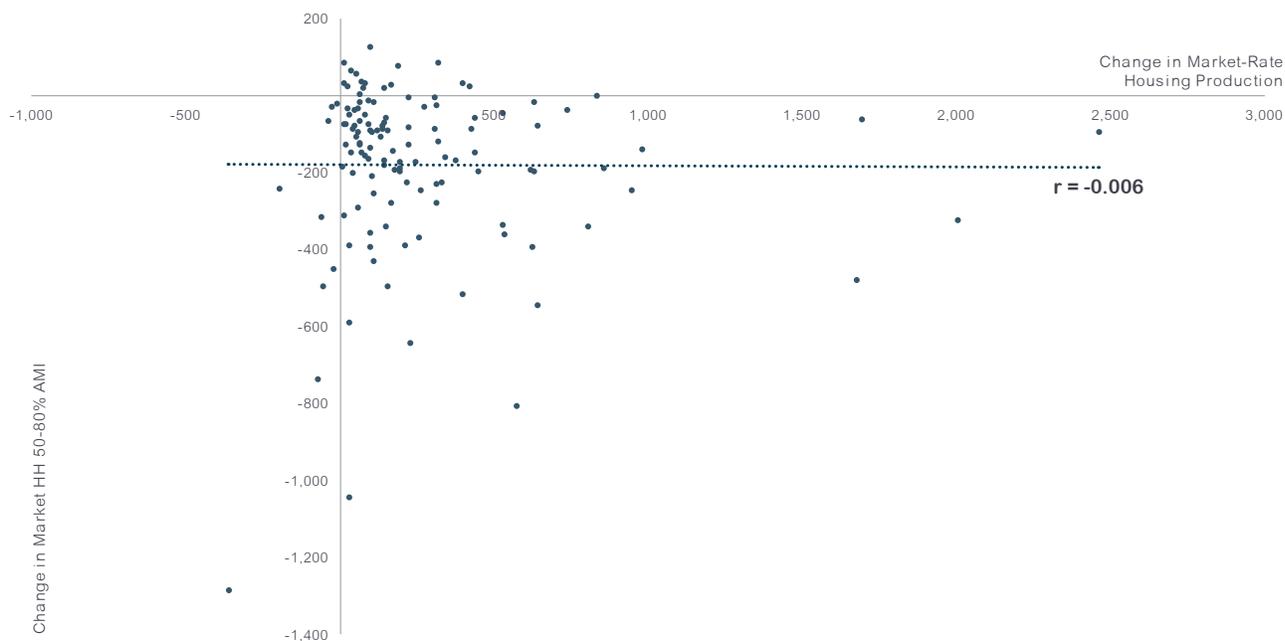Market-Rate Units* with Income
50-80% AMI, 2000 to 2010–2014**

■ -1269 to -1200
■ -1199 to -900
■ -899 to -600
■ -599 to -300
■ -299 to 0
■ 1 to 300

**This estimate is calculated by subtracting
the net change in subsidized units from the
net change in households by income level.
Information about level of income served for
each subsidized housing unit is not available.
Therefore, the 50-80 percent market-rate only
correlation very likely over accounts for the
number of households in subsidized housing,
since many of the units are likely to be reserved
for households at lower income levels.*

*Note: Information about level of income
served for each subsidized housing unit is not
available. Therefore the 50-80 percent market-
rate only correlation very likely over accounts
for the number of households in subsidized
housing, since many of the households in
subsidized units are likely to have income levels
below 50 percent AMI. As a result, the market-
rate only correlations for this income level may
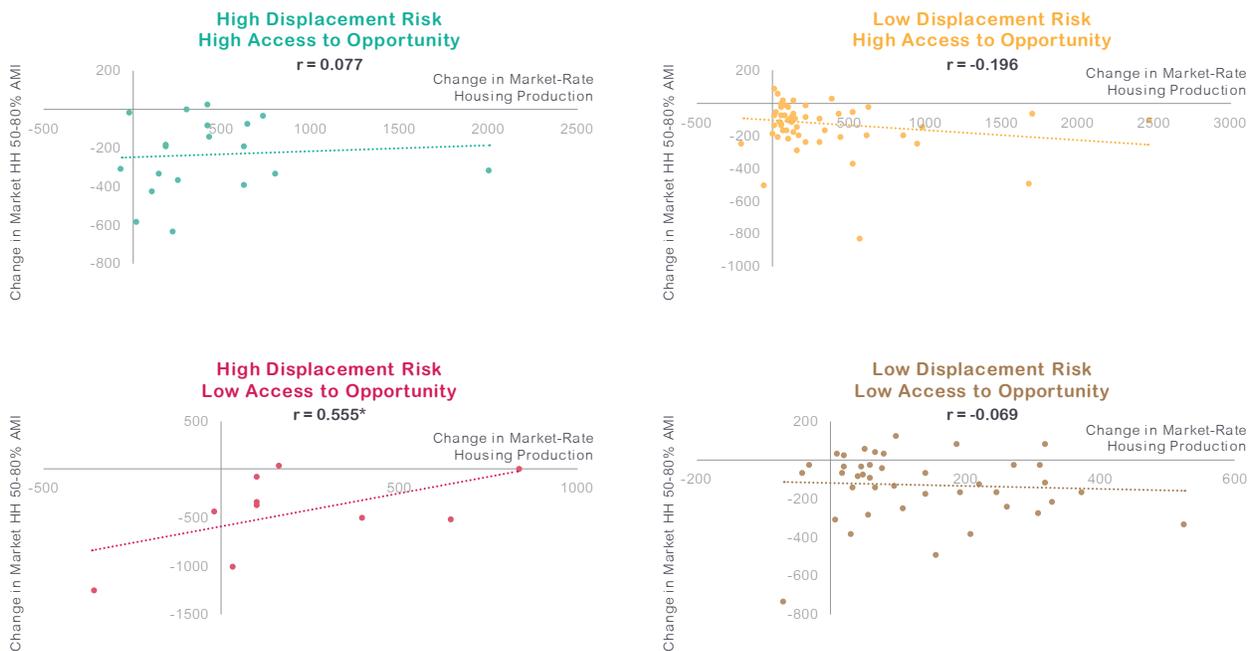be less reliable and more difficult to interpret.*

*Source: City of Seattle; HUD CHAS (based
on U.S. Census 2000 and ACS Five-Year
Estimates, 2010–2014); OFM, 2016; BERK,
2017.*

r = -0.006
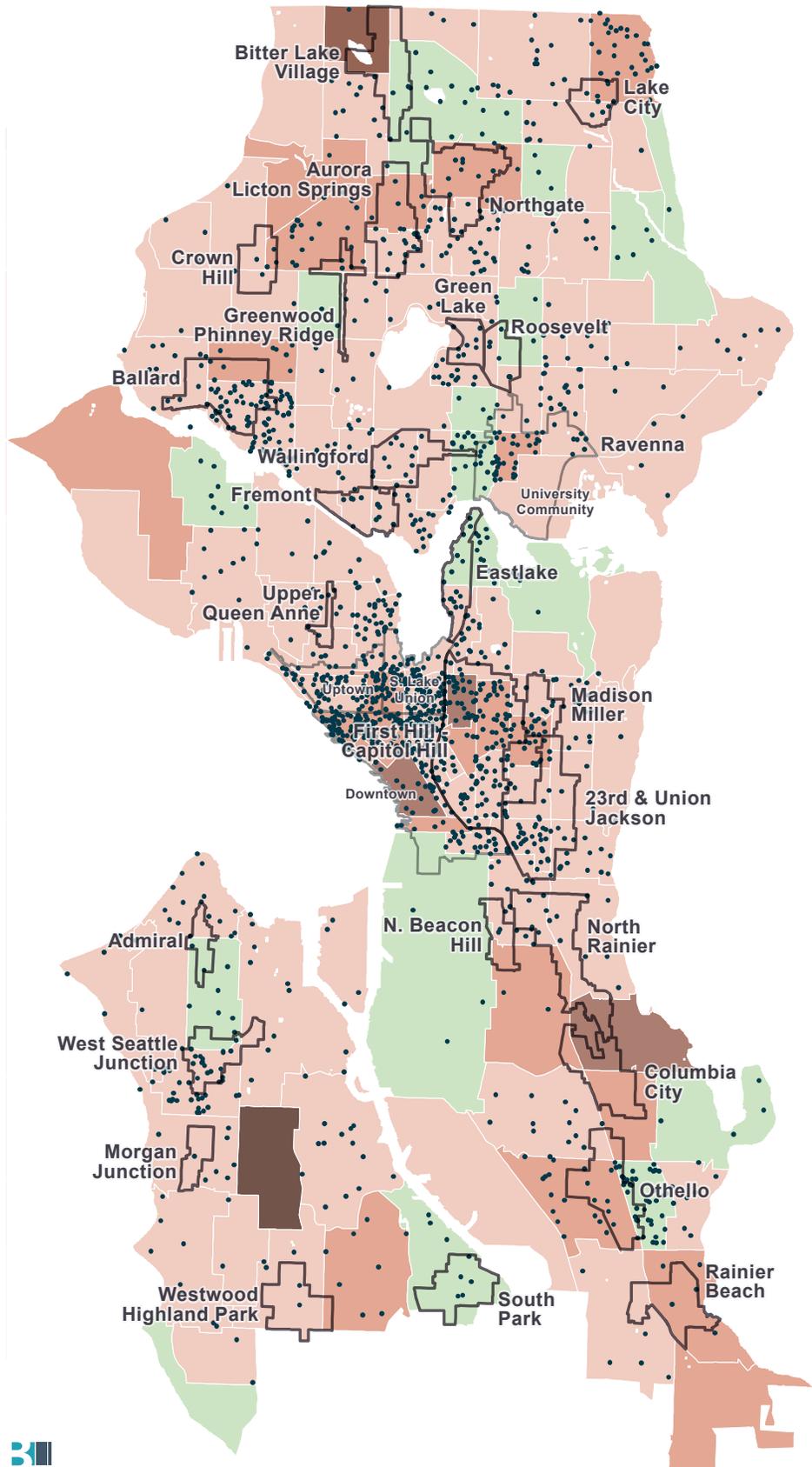
Exhibit M–18   Gain or Loss of Households Living in Market-Rate Units with Income 50–80% AMI and Net Housing Production by Census Tract, 2000 Compared to 2010–2014

Source: City of Seattle; HUD CHAS (based on U.S. Census 2000 and ACS Five-Year Estimates, 2010–2014); OFM, 2016; BERK, 2017.

**High Displacement Risk
High Access to Opportunity**
r = 0.077

**Low Displacement Risk
High Access to Opportunity**
r = -0.196

**High Displacement Risk
Low Access to Opportunity**
r = 0.555*

**Low Displacement Risk
Low Access to Opportunity**
r = -0.069

Exhibit M–19   Gain or Loss of Households Living in Market-Rate Units with Income 50–80% AMI and Net Housing Production by Displacement Risk and Access to Opportunity Typology, 2000 Compared to 2010–2014

Source: City of Seattle; HUD CHAS (based on U.S. Census 2000 and ACS Five-Year Estimates, 2010–2014); OFM, 2016; BERK, 2017.

* Indicates a weak, moderate, or strong correlation. All values under ±0.3 indicate no meaningful statistical relationship.

Exhibit M–20

Change in the Number of
Households with Income 80–120%
AMI by Census Tract, 2000 to
2010–2014, and Net Housing
Production, 2000 to 2012

Urban Centers/Villages
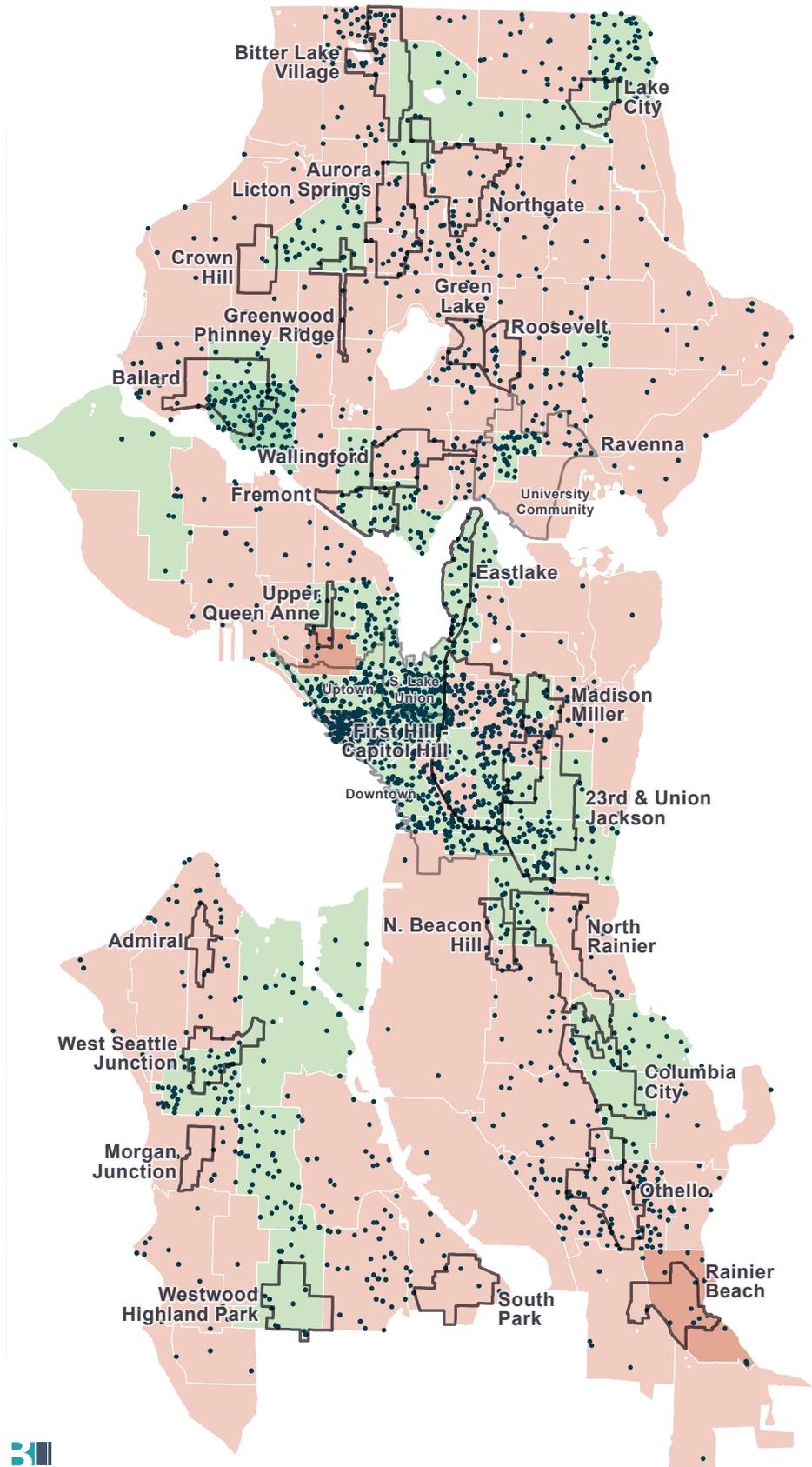
☐ In MHA Study Area

☐ Outside MHA Study Area

**Housing Production
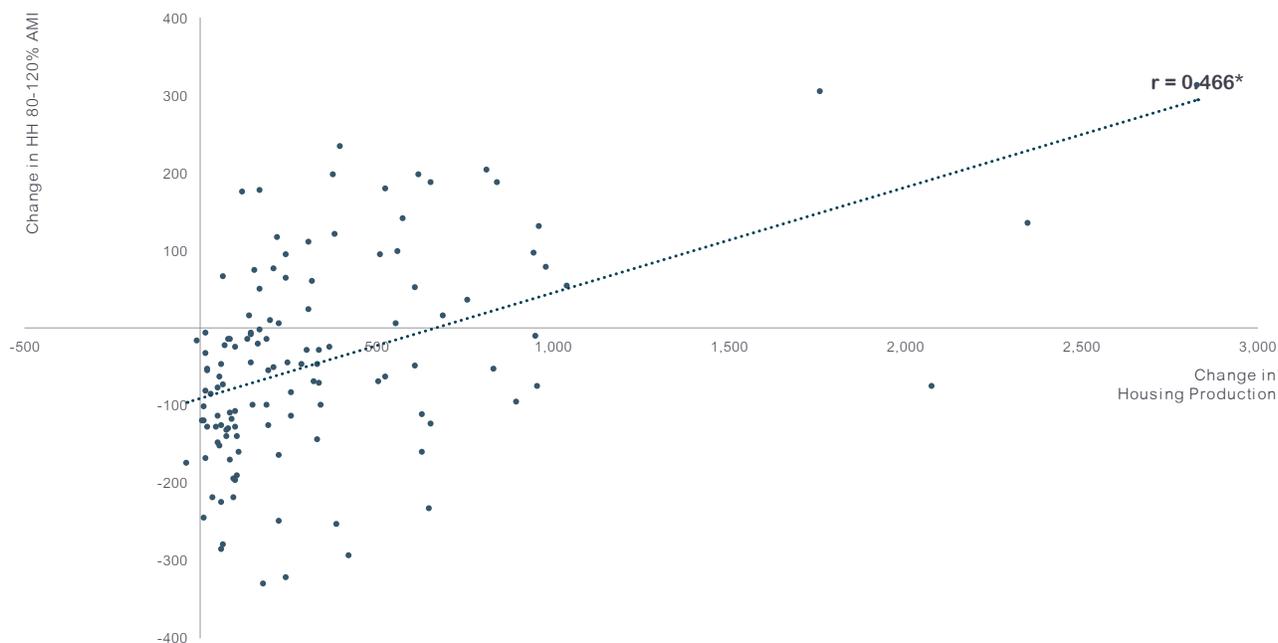(Net Change in Housing
Units 2000–2012)**

• 1 Dot = 20 Units

**Change in Households
with Income 80-120% AMI,
2000 to 2010–2014**

■ -330 to -300

■ -299 to 0
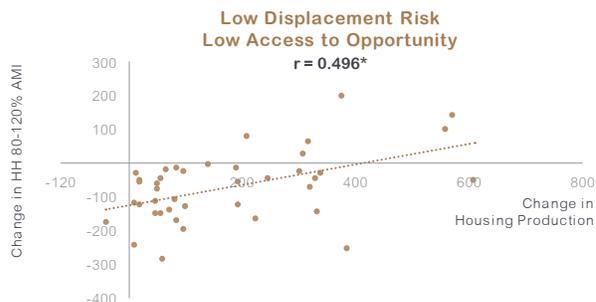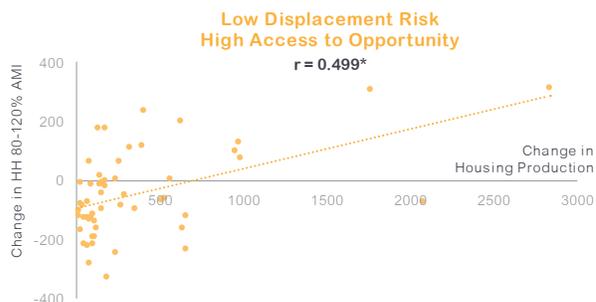
■ 1 to 300

■ 301 to 600

*Source: City of Seattle; HUD
CHAS (based on U.S. Census
2000 and ACS Five-Year
Estimates, 2010–2014); OFM,
2016; BERK, 2017.*

Exhibit M–21   Gain or Loss of Households with Income 80–120% AMI and Net Housing
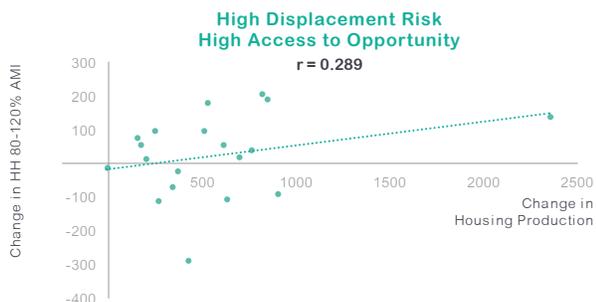Production by Census Tract, 2000 Compared to 2010–2014

Source: City of Seattle; HUD CHAS (based on U.S. Census 2000 and ACS Five-Year Estimates, 2010–2014); OFM, 2016; BERK, 2017.

Exhibit M–22   Gain or Loss of Households with Income 80–120% AMI and Net Housing Production by
Displacement Risk and Access to Opportunity Typology, 2000 Compared to 2010–2014

Source: City of Seattle; HUD CHAS (based on U.S. Census 2000 and ACS Five-Year Estimates, 2010–2014); OFM, 2016; BERK, 2017.

* Indicates a weak, moderate, or strong correlation. All values under ±0.3 indicate no meaningful statistical relationship.

Exhibit M–23

Change in the Number of
Households with Income >80%
AMI by Census Tract, 2000 to
2010–2014, and Net Housing
Production, 2000 to 2012

Urban Centers/Villages

☐ In MHA Study Area

☐ Outside MHA Study Area

**Housing Production
(Net Change in Housing
Units 2000–2012)**

· ˙ · 1 Dot = 20 Units

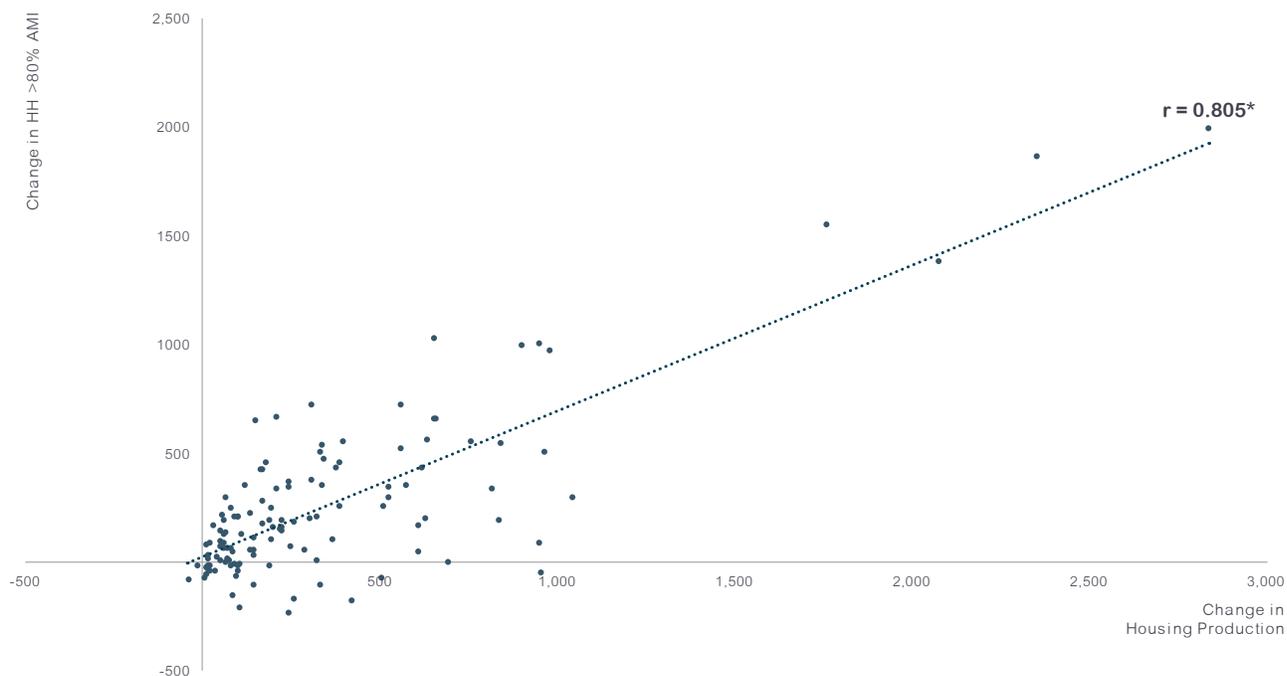**Change in Households
with Income >80% AMI,
2000 to 2010–2014**

☐	-233 to 0
☐	1 to 400
☐	401 to 800
☐	801 to 1200
☐	1201 to 1600
☐	1601 to 2000

*Source: City of Seattle; HUD
CHAS (based on U.S. Census
2000 and ACS Five-Year
Estimates, 2010–2014); OFM,
2016; BERK, 2017.*

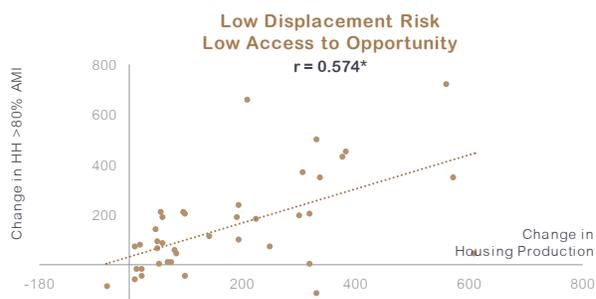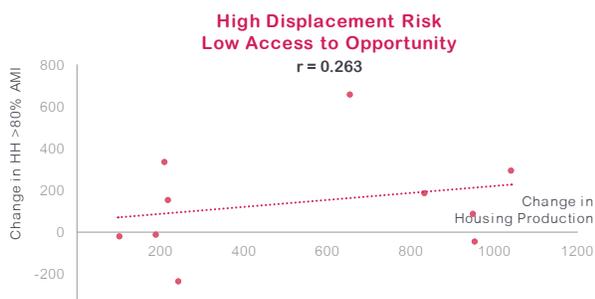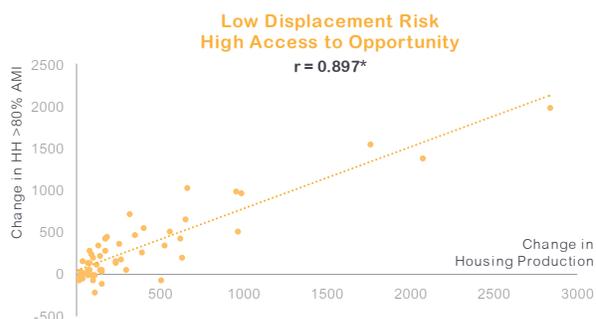r = 0.805*

Change in HH >80% AMI

Change in Housing Production
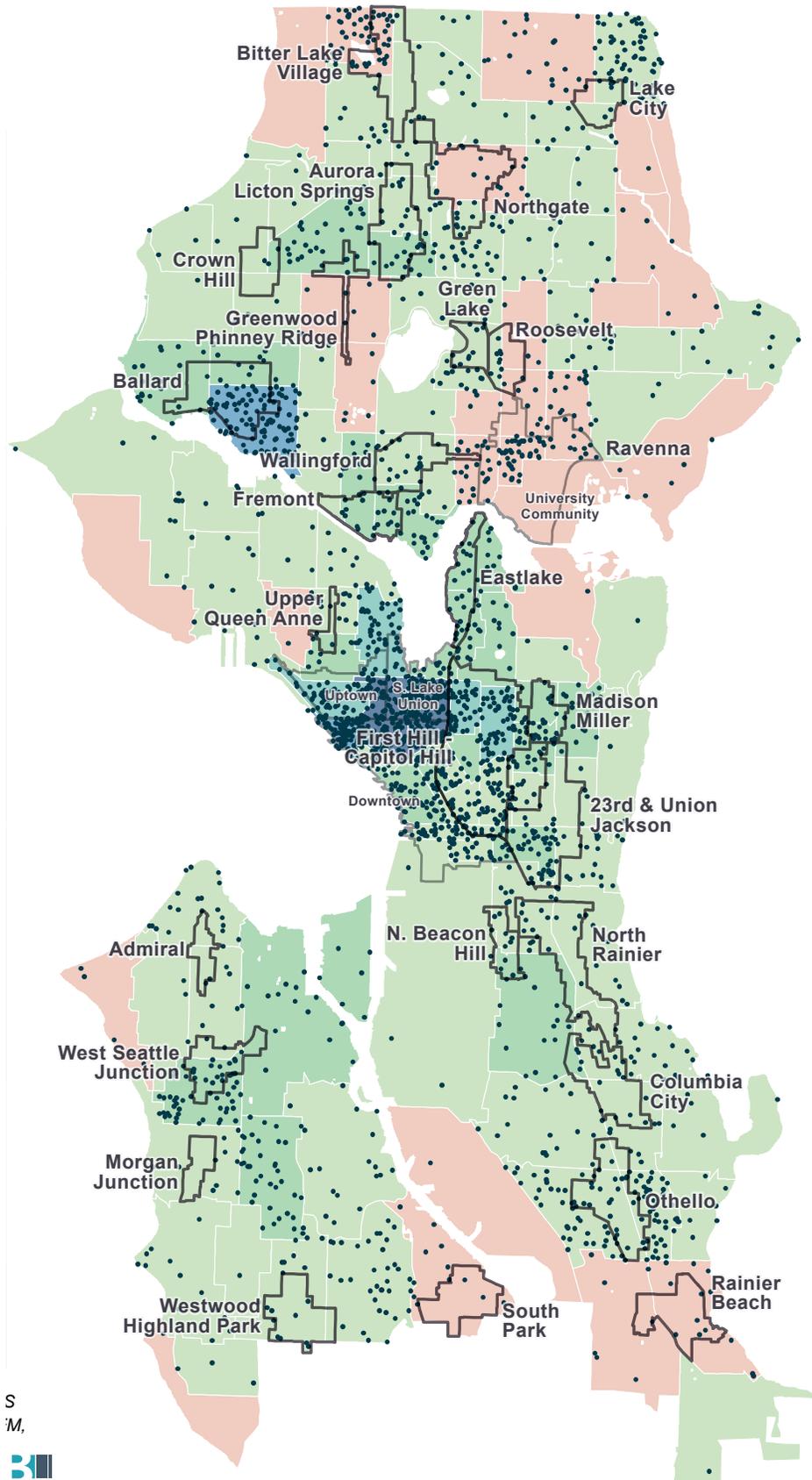
Exhibit M–24   Gain or Loss of Households with Income >80% AMI and Net Housing Production by Census Tract, 2000 Compared to 2010–2014

Source: City of Seattle; HUD CHAS (based on U.S. Census 2000 and ACS Five-Year Estimates, 2010–2014); OFM, 2016; BERK, 2017.

High Displacement Risk
High Access to Opportunity
r = 0.811*

Low Displacement Risk
High Access to Opportunity
r = 0.897*

High Displacement Risk
Low Access to Opportunity
r = 0.263

Low Displacement Risk
Low Access to Opportunity
r = 0.574*

Exhibit M–25   Gain or Loss of Households with Income >80% AMI and Net Housing Production by Displacement Risk and Access to Opportunity Typology, 2000 Compared to 2010–2014

Source: City of Seattle; HUD CHAS (based on U.S. Census 2000 and ACS Five-Year Estimates, 2010–2014); OFM, 2016; BERK, 2017.
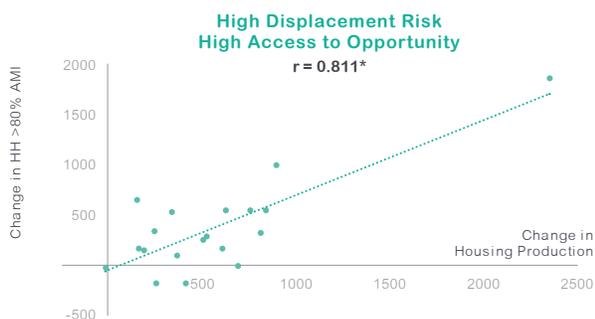
* Indicates a weak, moderate, or strong correlation. All values under ±0.3 indicate no meaningful statistical relationship.

Exhibit M–26
Change in the Number of
Households with Income >120%
AMI by Census Tract, 2000 to
2010–2014, and Net Housing
Production, 2000 to 2012

Urban Centers/Villages
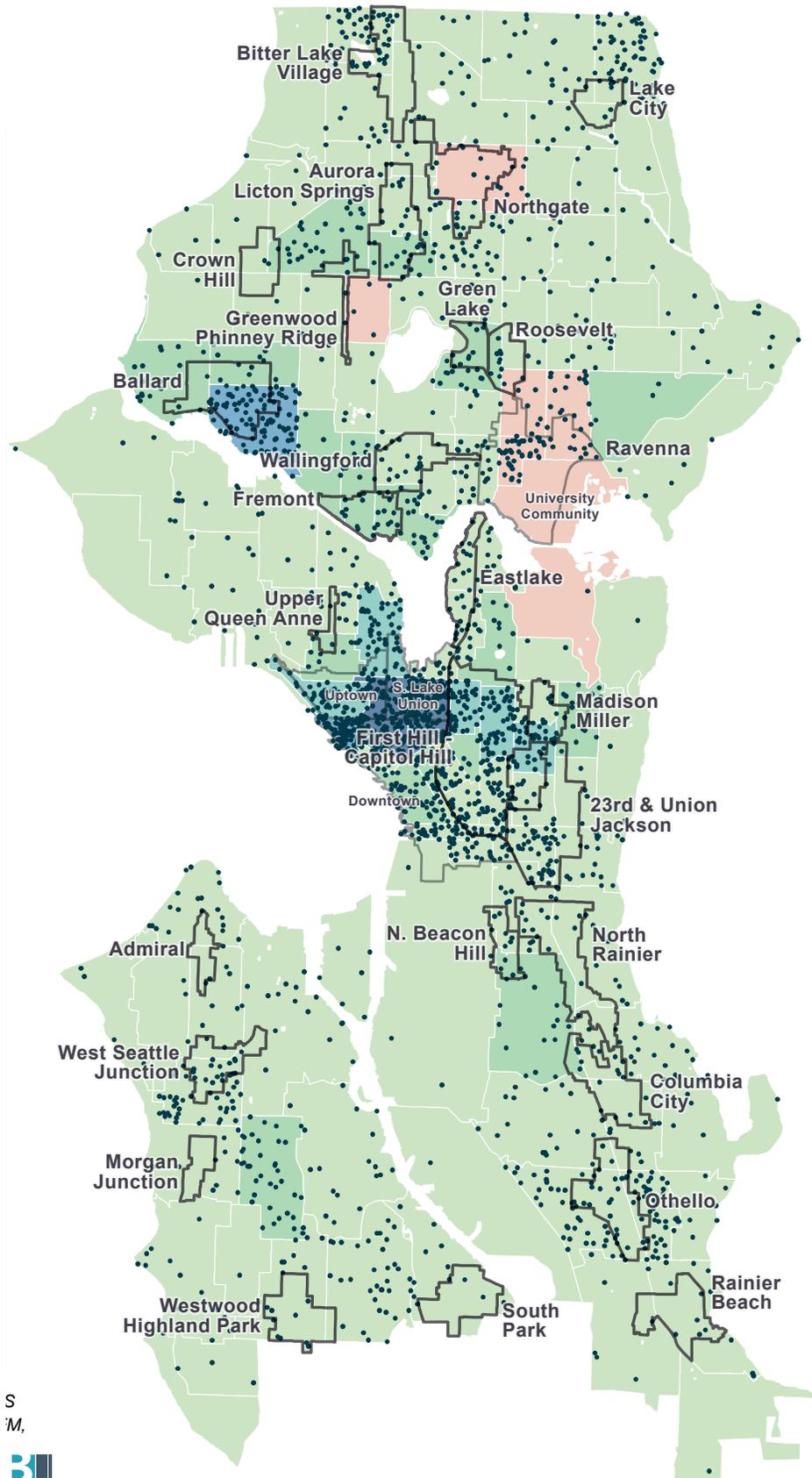
☐ In MHA Study Area

☐ Outside MHA Study Area

**Housing Production
(Net Change in Housing
Units 2000–2012)**

∴ 1 Dot = 20 Units

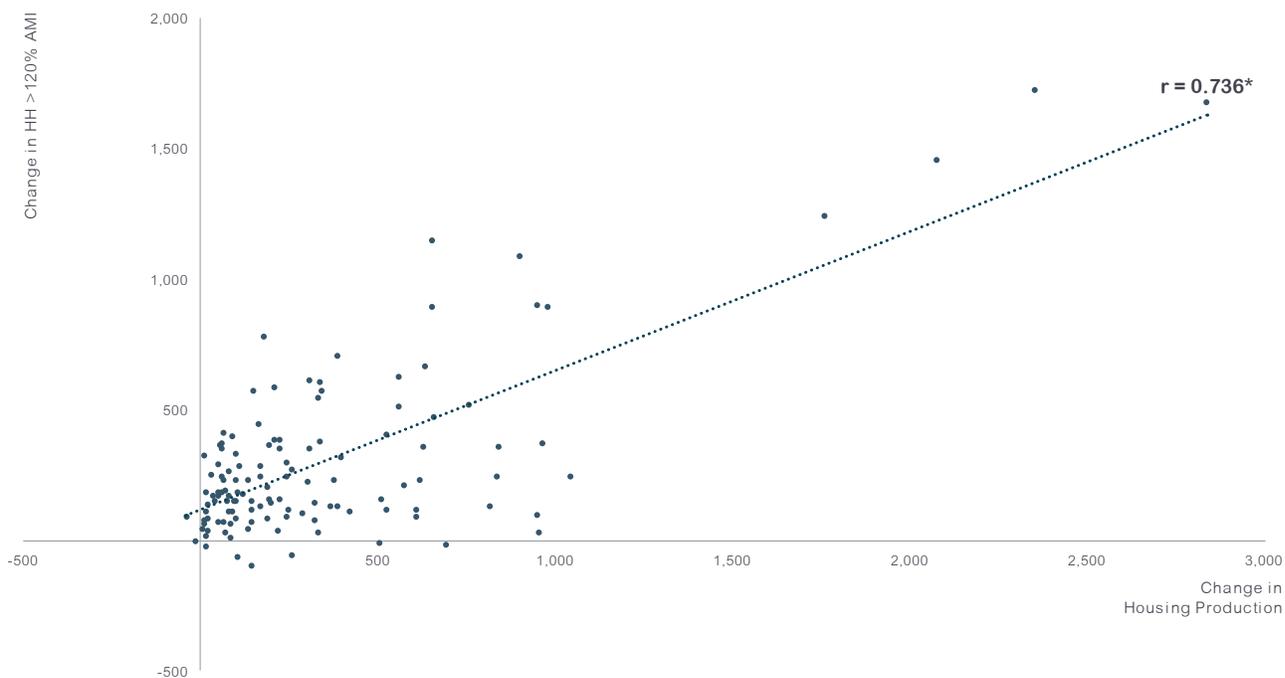**Change in Households
with Income >120% AMI,
2000 to 2010–2014**

▨	-95 to 0
▨	1 to 400
▨	401 to 800
▨	801 to 1200
▨	1201 to 1600
▨	1601 to 2000

*Source: City of Seattle; HUD
CHAS (based on U.S. Census
2000 and ACS Five-Year
Estimates, 2010–2014); OFM,
2016; BERK, 2017.*

Bitter Lake
Village

Lake
City

Aurora
Licton Springs

Northgate

Crown
Hill

Green
Lake

Greenwood
Phinney Ridge

Roosevelt

Ballard

Ravenna

Wallingford

University
Community

Fremont

Eastlake

Upper
Queen Anne

Uptown   S. Lake
Union

Madison
Miller

First Hill
Capitol Hill

Downtown

23rd & Union
Jackson

Admiral

N. Beacon
Hill

North
Rainier

West Seattle
Junction

Columbia
City

Morgan
Junction

Othello

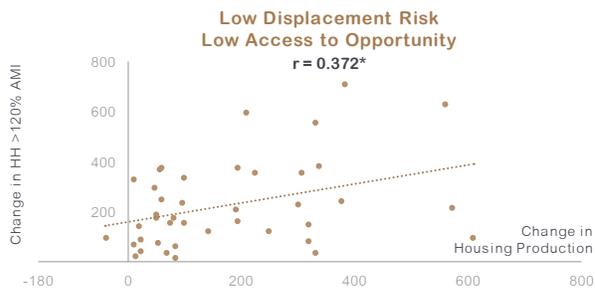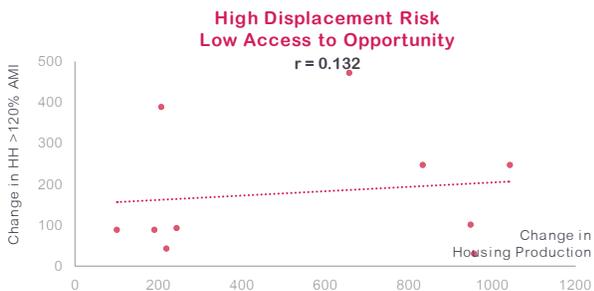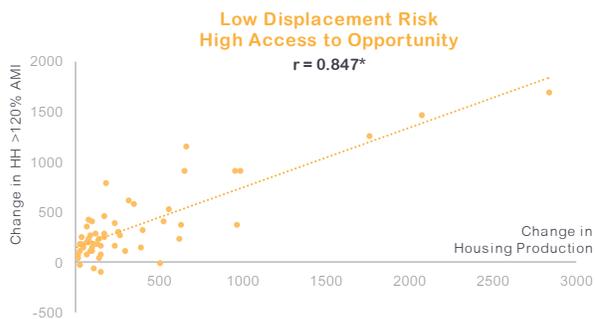Westwood
Highland Park

South
Park

Rainier
Beach

r = 0.736*

Exhibit M–27   Gain or Loss of Households with Income >120% AMI and Net Housing
Production by Census Tract, 2000 Compared to 2010–2014

Source: City of Seattle; HUD CHAS (based on U.S. Census 2000 and ACS Five-Year Estimates, 2010–2014); OFM, 2016; BERK, 2017.
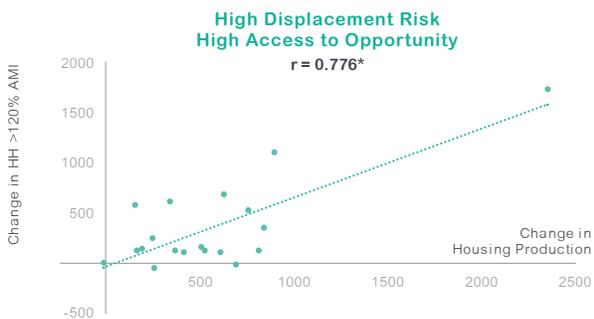

Exhibit M–28   Gain or Loss of Households with Income >120% AMI and Net Housing Production by
Displacement Risk and Access to Opportunity Typology, 2000 Compared to 2010–2014

Source: City of Seattle; HUD CHAS (based on U.S. Census 2000 and ACS Five-Year Estimates, 2010–2014); OFM, 2016; BERK, 2017.

* Indicates a weak, moderate, or strong correlation. All values under ±0.3 indicate no meaningful statistical relationship.

Exhibit M–29

Change in Black/African
American Population by
Census Tract, 2000 to
2011–2015, and Net Housing
Production, 2000 to 2013

Urban Centers/Villages

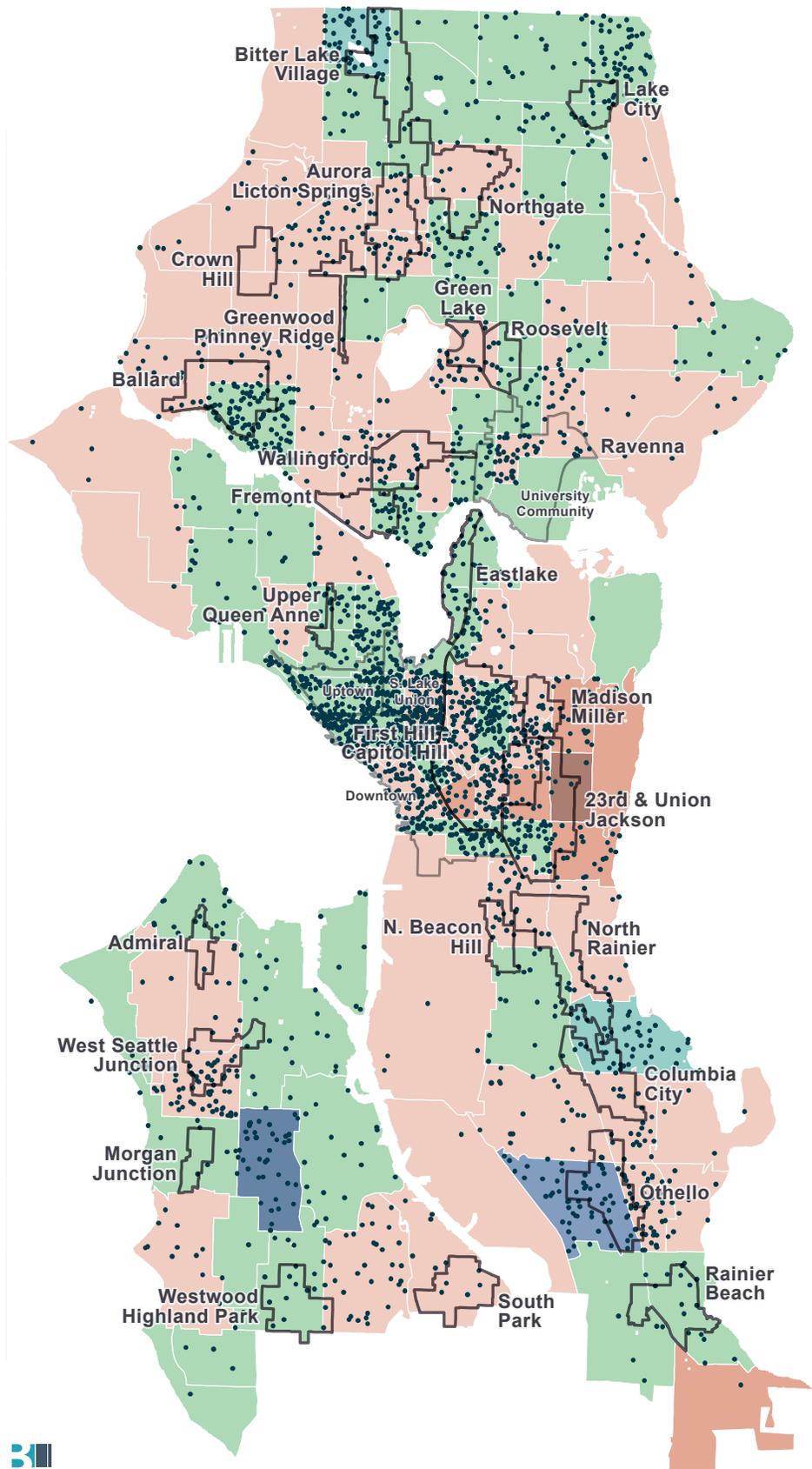☐ In MHA Study Area

☐ Outside MHA Study Area

**Housing Production
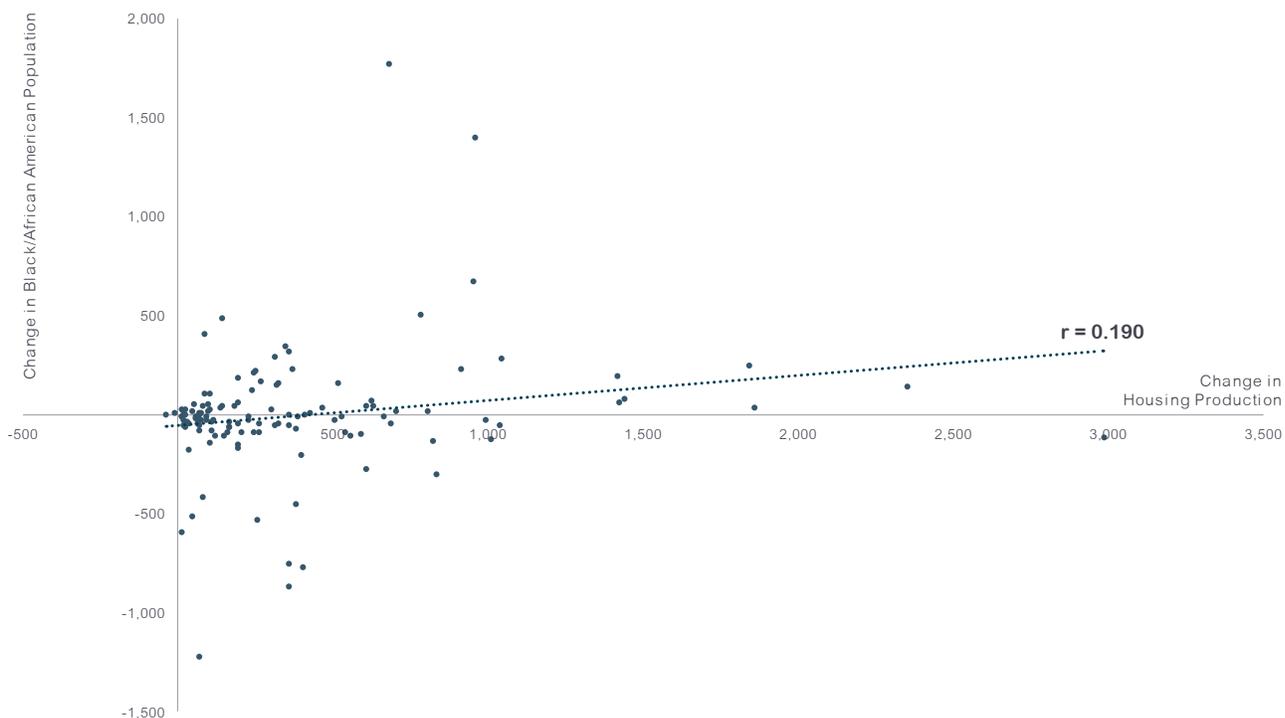(Net Change in Housing
Units 2000–2013)**

⠂⠄⠁ 1 Dot = 20 Units

**Change in Black/African
American Population,
2000 to 2011–2015**

■	-1222 to -1000
■	-999 to -500
■	-499 to 0
■	1 to 500
■	501 to 1000
■	1001 to 1500
■	1501 to 2000

*Source: City of Seattle; U.S.
Census 2000 and ACS Five-
Year Estimates, 2011–2015;
OFM, 2016; BERK, 2017.*

Exhibit M–30   Gain or Loss of Black/African American Population and Net Housing
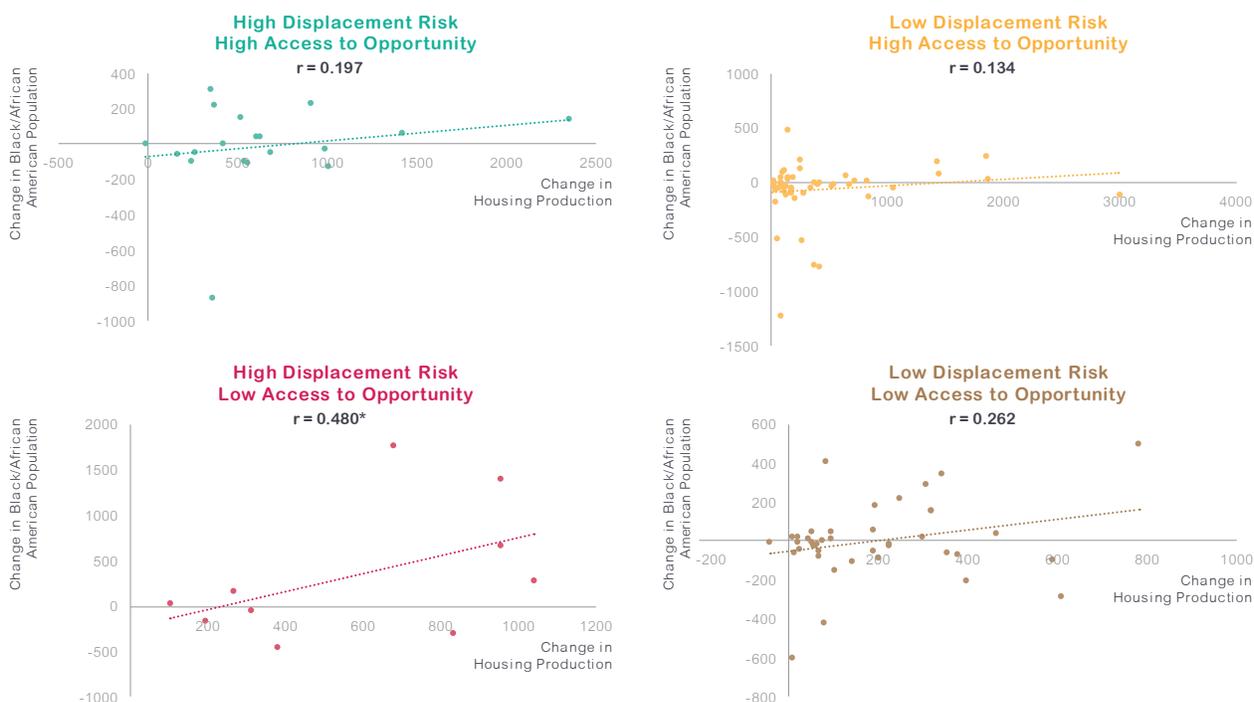Production by Census Tract, 2000 Compared to 2011–2015

Source: City of Seattle; U.S. Census 2000 and ACS Five-Year Estimates, 2011–2015; OFM, 2016; BERK, 2017.

Exhibit M–31   Gain or Loss of Black/African American Population and Net Housing Production by
Displacement Risk and Access to Opportunity Typology, 2000 Compared to 2011–2015

Source: City of Seattle; U.S. Census 2000 and ACS Five-Year Estimates, 2011–2015; OFM, 2016; BERK, 2017.

* Indicates a weak, moderate, or strong correlation. All values under ±0.3 indicate no meaningful statistical relationship.

Exhibit M–32
Change in Population of Color
by Census Tract, 2000 to
2011–2015, and Net Housing
Production, 2000 to 2013

Urban Centers/Villages
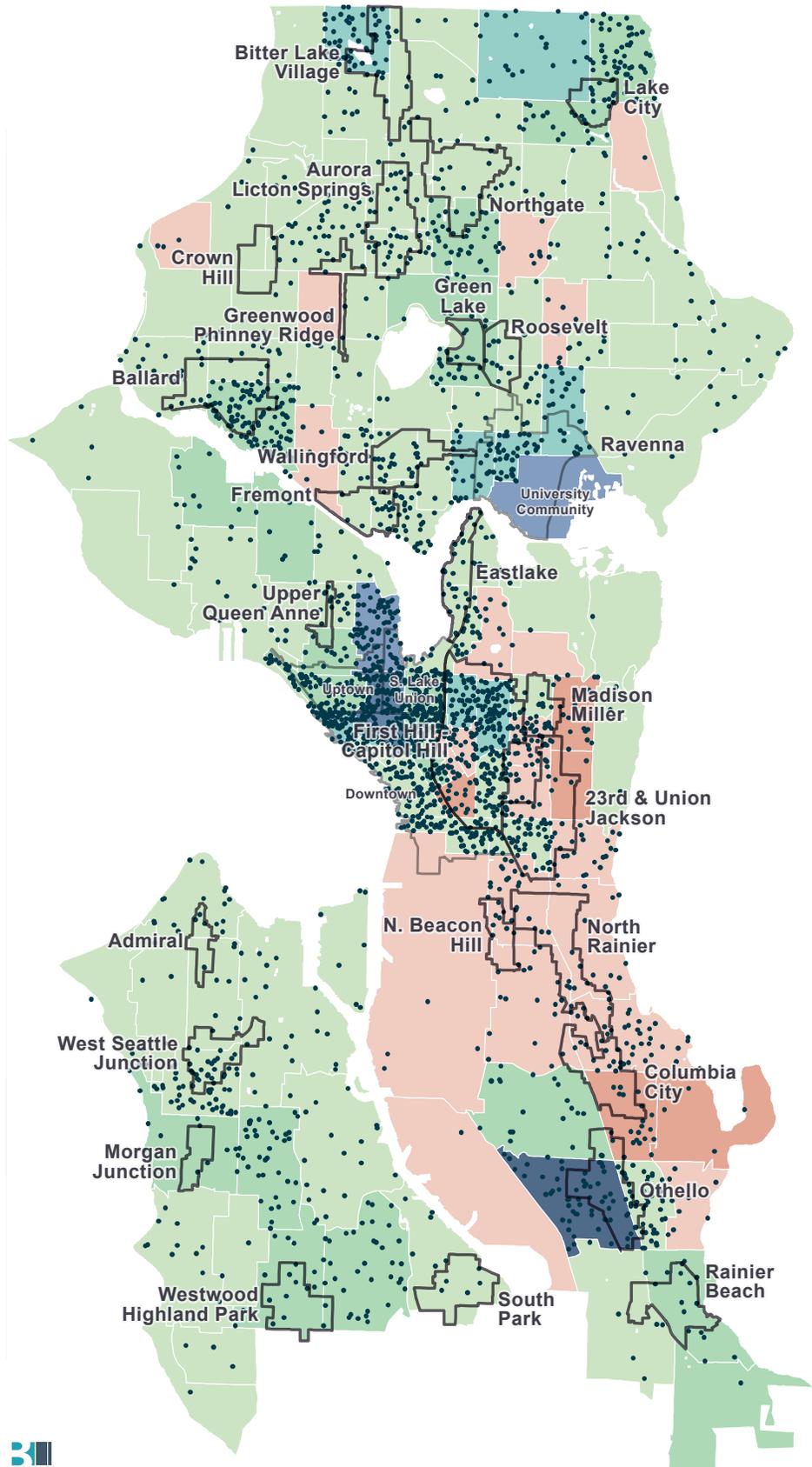
☐ In MHA Study Area

☐ Outside MHA Study Area

**Housing Production
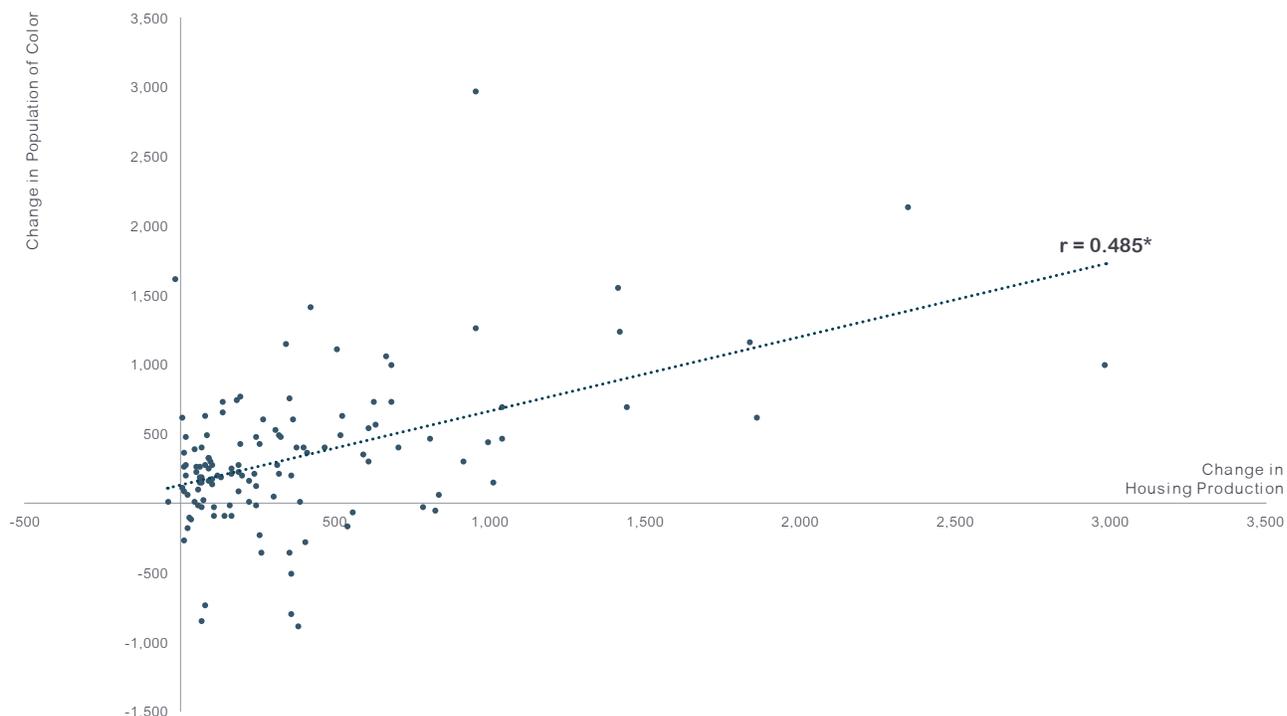(Net Change in Housing
Units 2000–2013)**

· 1 Dot = 20 Units

**Change in Population
of Color, 2000 to
2011–2015**

- -879 to -500
- -499 to 0
- 1 to 500
- 501 to 1000
- 1001 to 1500
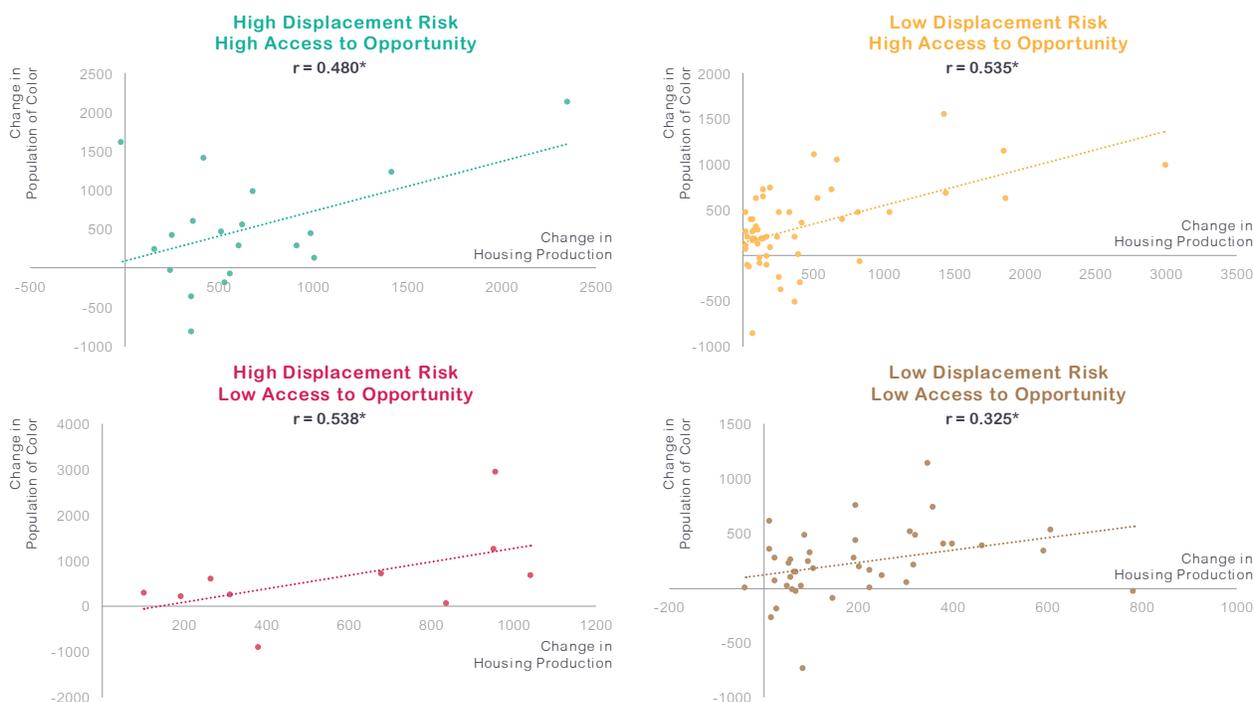- 1501 to 2000
- 2001 to 2500
- 2501 to 3000

*Source: City of Seattle; U.S.
Census 2000 and ACS Five-Year
Estimates, 2011–2015; OFM,
2016; BERK, 2017.*

Exhibit M–33   Gain or Loss of Population of Color and Net Housing Production
by Census Tract, 2000 Compared to 2011–2015

Source: City of Seattle; U.S. Census 2000 and ACS Five-Year Estimates, 2011–2015; OFM, 2016; BERK, 2017.

Exhibit M–34   Gain or Loss of Population of Color and Net Housing Production by Displacement
Risk and Access to Opportunity Typology, 2000 Compared to 2011–2015

Source: City of Seattle; U.S. Census 2000 and ACS Five-Year Estimates, 2011–2015; OFM, 2016; BERK, 2017.

* Indicates a weak, moderate, or strong correlation. All values under ±0.3 indicate no meaningful statistical relationship.

Exhibit M–35
Change in Hispanic/
Latino Population by
Census Tract, 2000 to
2011–2015, and Net Housing
Production, 2000 to 2013

Urban Centers/Villages

☐ In MHA Study Area
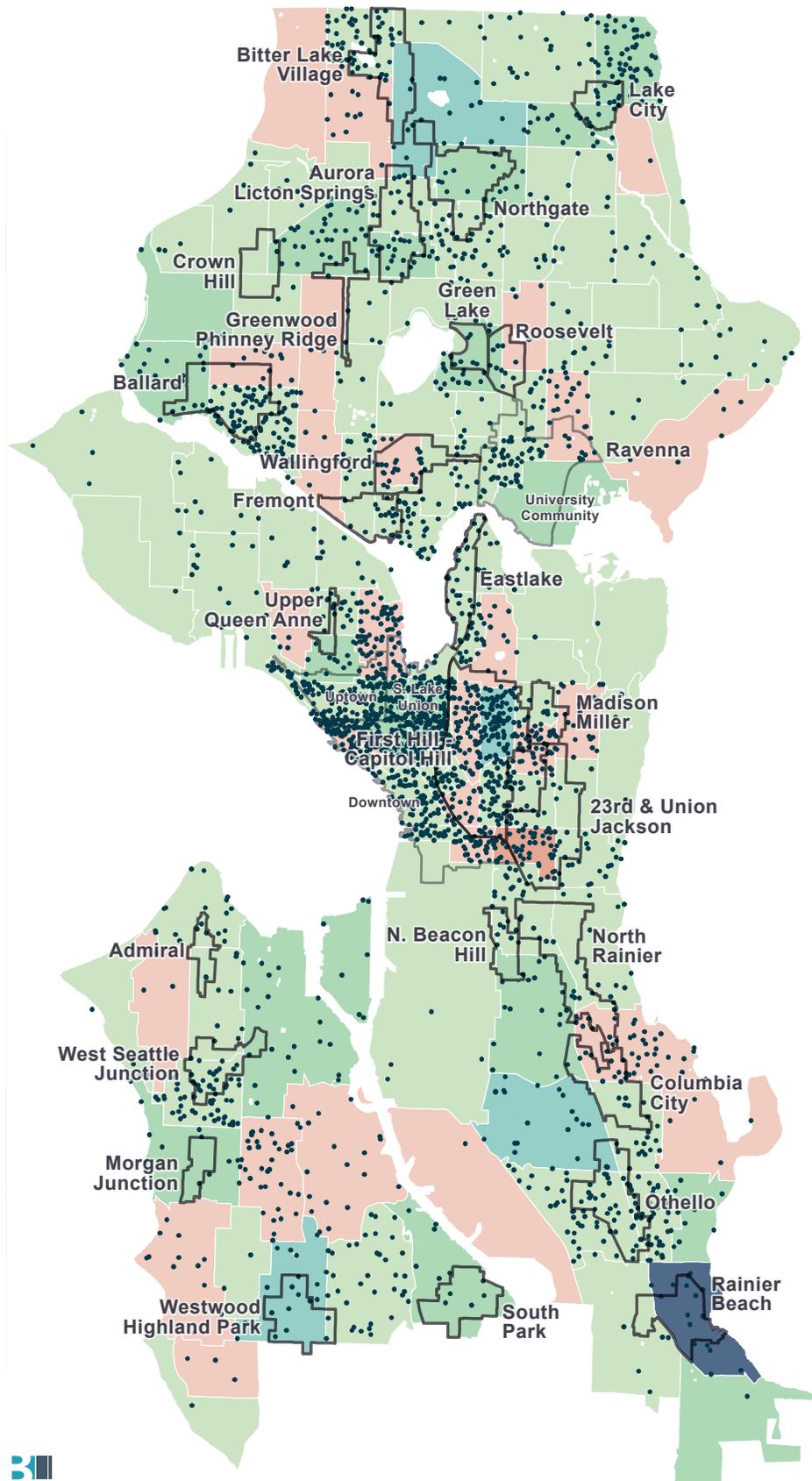
☐ Outside MHA Study Area

**Housing Production
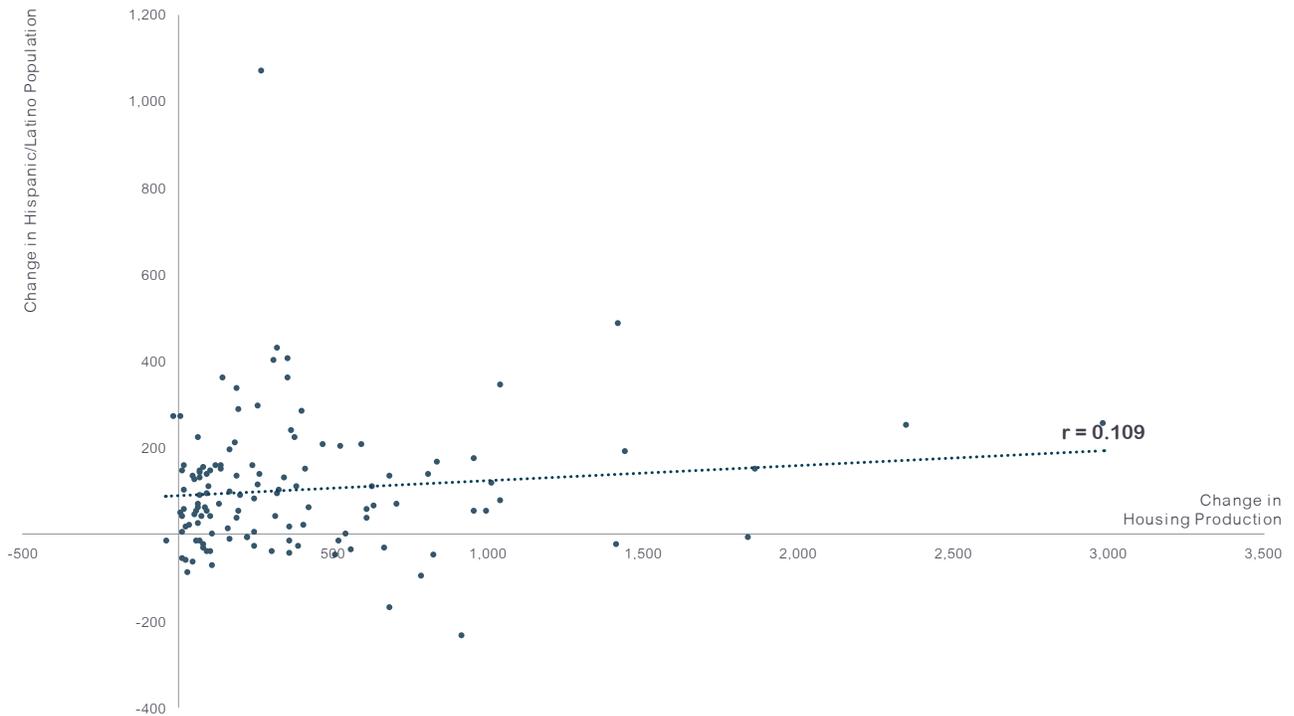(Net Change in Housing
Units 2000–2013)**

∴ 1 Dot = 20 Units

**Change in Hispanic/
Latino Population,
2000 to 2011–2015**

- -233 to -200
- -199 to 0
- 1 to 200
- 201 to 400
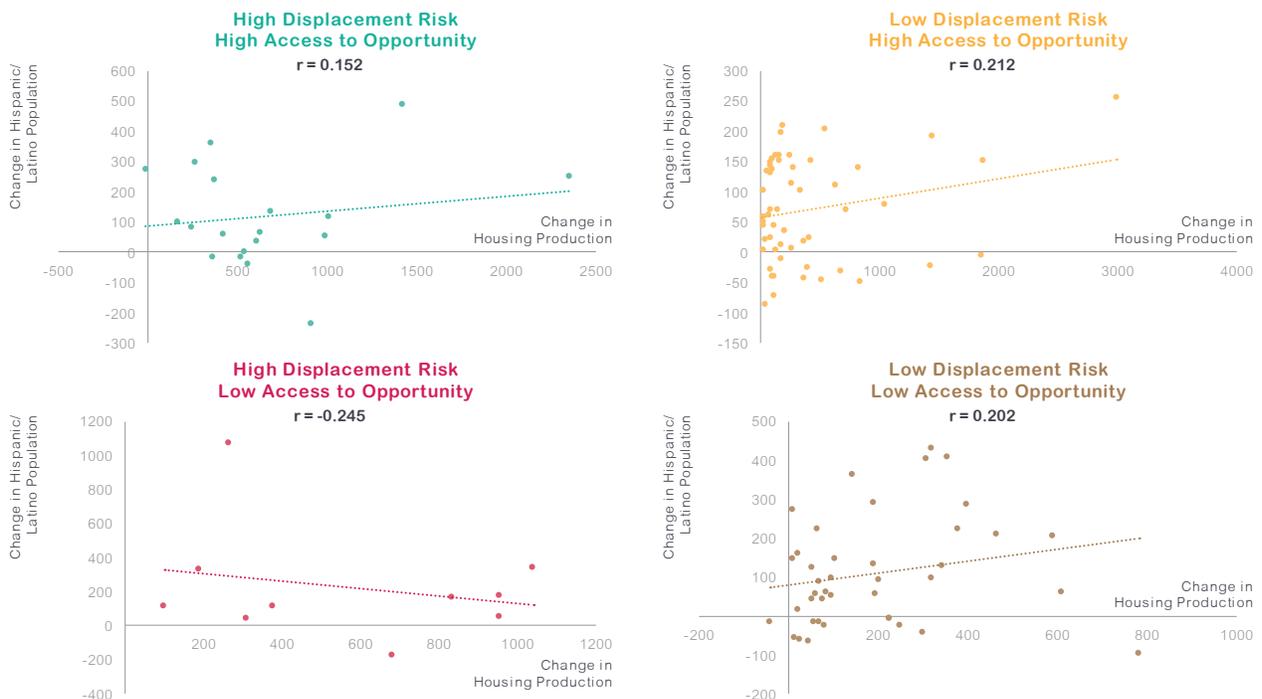- 401 to 600
- 601 to 800
- 801 to 1000
- 1001 to 1200

*Source: City of Seattle; U.S.
Census 2000 and ACS Five-
Year Estimates, 2011–2015;
OFM, 2016; BERK, 2017.*

Exhibit M–36   Gain or Loss of Hispanic/Latino Population and Net Housing Production
by Census Tract, 2000 Compared to 2011–2015

Source: City of Seattle; U.S. Census 2000 and ACS Five-Year Estimates, 2011–2015; OFM, 2016; BERK, 2017.

Exhibit M–37   Gain or Loss of Hispanic/Latino Population and Net Housing Production by Displacement
Risk and Access to Opportunity Typology, 2000 Compared to 2011–2015

Source: City of Seattle; U.S. Census 2000 and ACS Five-Year Estimates, 2011–2015; OFM, 2016; BERK, 2017.

* Indicates a weak, moderate, or strong correlation. All values under ±0.3 indicate no meaningful statistical relationship.

Exhibit M–38
Change in Asian Population
by Census Tract, 2000 to
2011–2015, and Net Housing
Production, 2000 to 2013

Urban Centers/Villages
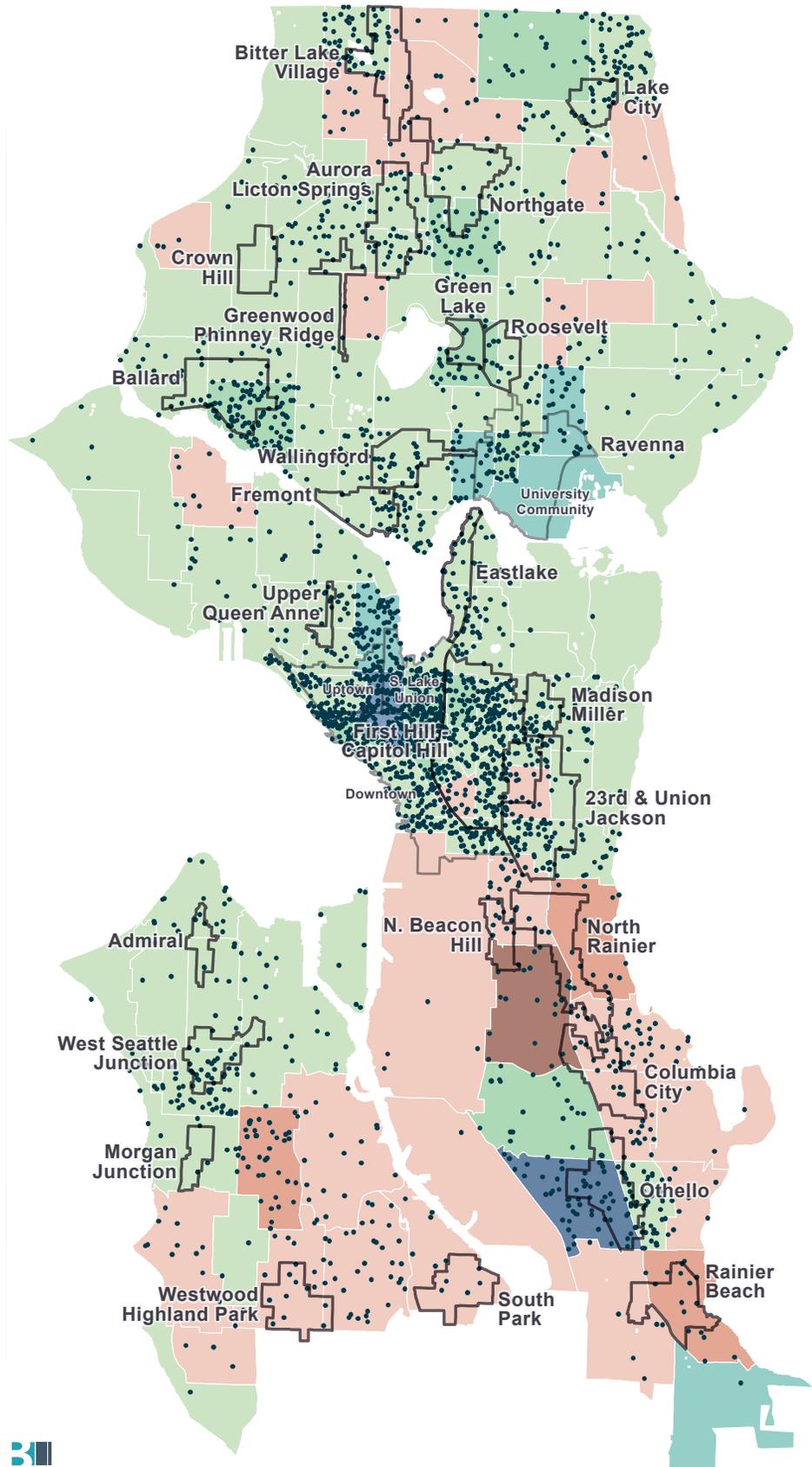
☐ In MHA Study Area

☐ Outside MHA Study Area

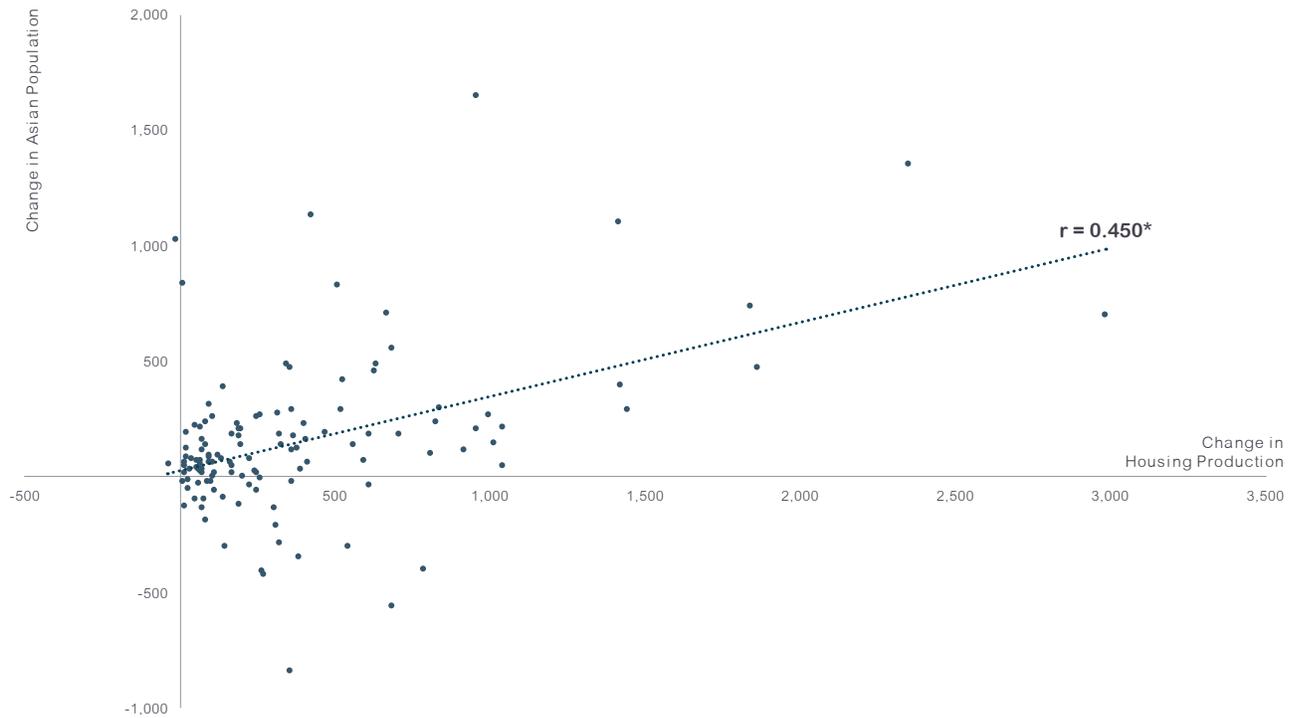**Housing Production
(Net Change in Housing
Units 2000–2013)**

· ˙ ∴ 1 Dot = 20 Units

**Change in Asian
Population, 2000 to
2011–2015**

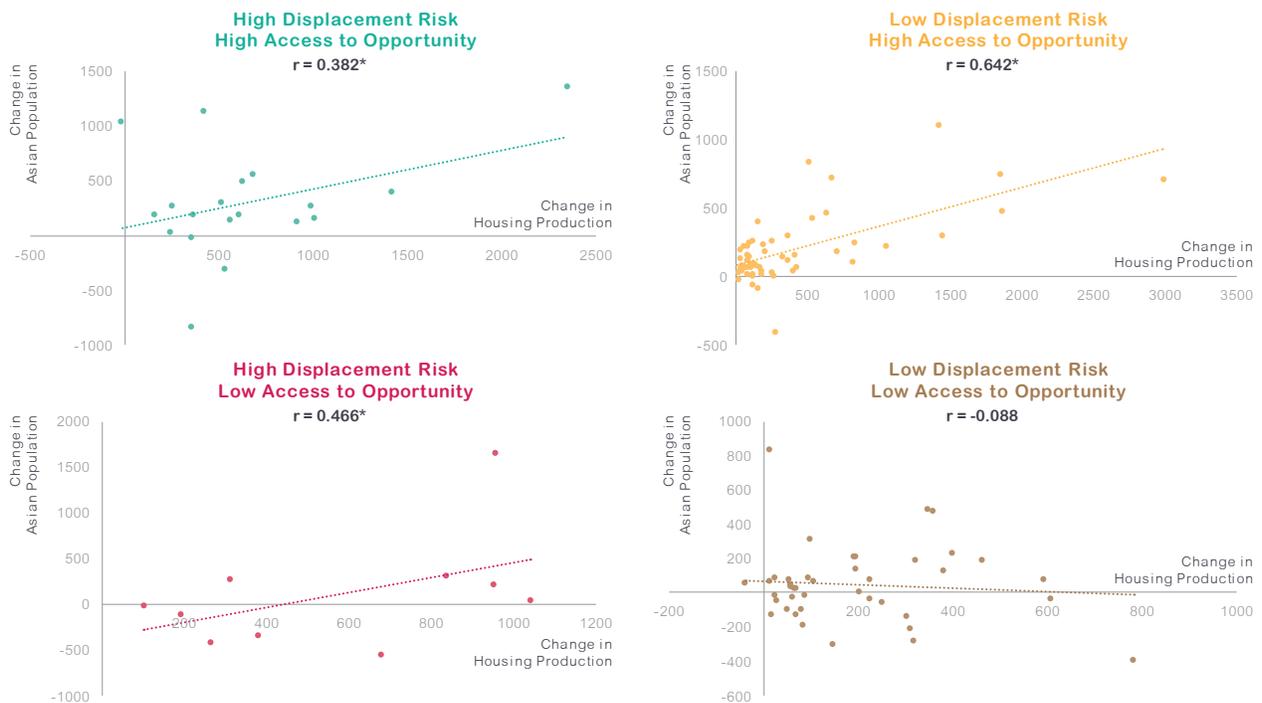|	
▧	-838 to -800
▧	-799 to -400
▧	-399 to 0
▧	1 to 400
▧	401 to 800
▧	801 to 1200
▧	1201 to 1600
▧	1601 to 2000

*Source: City of Seattle; U.S.
Census 2000 and ACS Five-Year
Estimates, 2011–2015; OFM,
2016; BERK, 2017.*

r = 0.450*

Exhibit M–39   Gain or Loss of Asian Population and Net Housing Production by
Census Tract, 2000 Compared to 2011–2015

Source: City of Seattle; U.S. Census 2000 and ACS Five-Year Estimates, 2011–2015; OFM, 2016; BERK, 2017.

**High Displacement Risk
High Access to Opportunity**
r = 0.382*

**Low Displacement Risk
High Access to Opportunity**
r = 0.642*

**High Displacement Risk
Low Access to Opportunity**
r = 0.466*

**Low Displacement Risk
Low Access to Opportunity**
r = -0.088

Exhibit M–40   Gain or Loss of Asian Population and Net Housing Production by Displacement
Risk and Access to Opportunity Typology, 2000 Compared to 2011–2015

Source: City of Seattle; U.S. Census 2000 and ACS Five-Year Estimates, 2011–2015; OFM, 2016; BERK, 2017.

* Indicates a weak, moderate, or strong correlation. All values under ±0.3 indicate no meaningful statistical relationship.

HALA

Exhibit M–41

Change in American Indian/
Alaska Native Population
by Census Tract, 2000 to
2011–2015, and Net Housing
Production, 2000 to 2013

Urban Centers/Villages

☐ In MHA Study Area
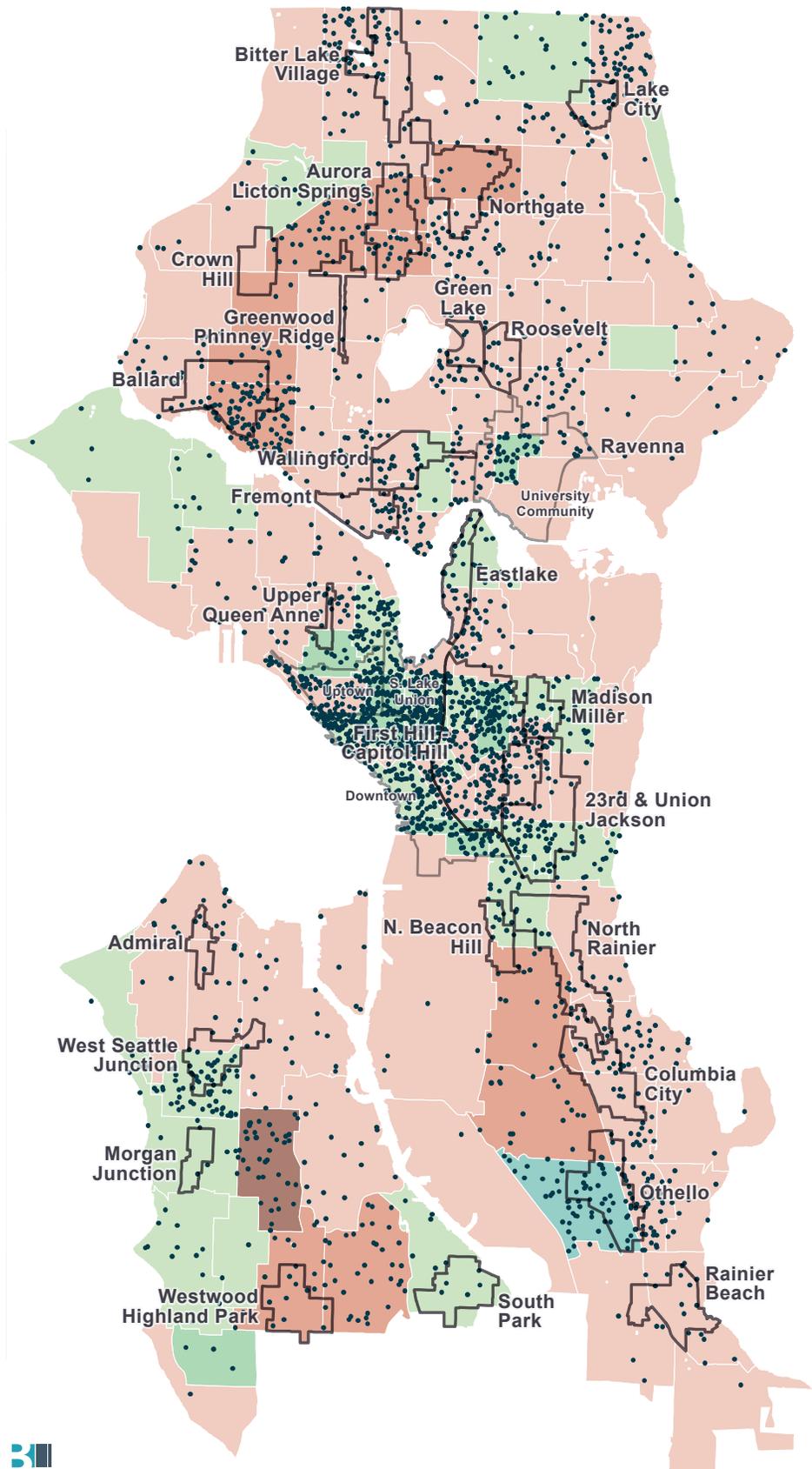
☐ Outside MHA Study Area

**Housing Production
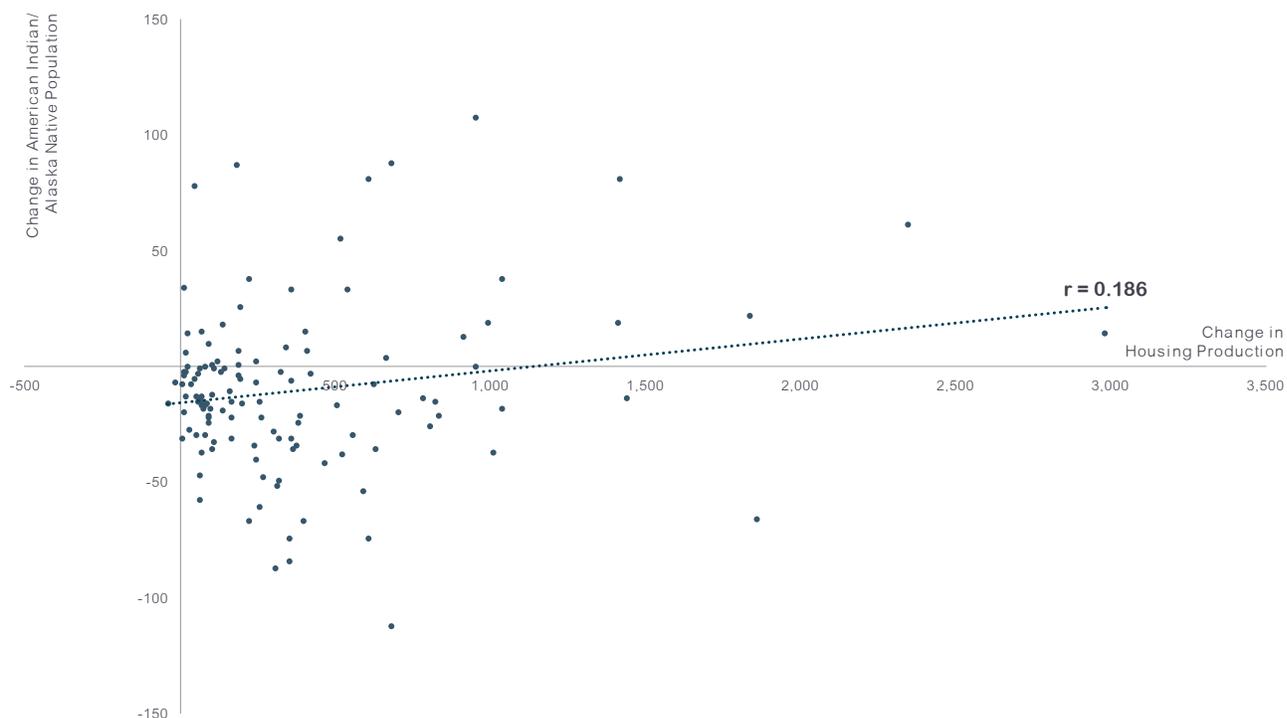(Net Change in Housing
Units 2000–2013)**

∴ 1 Dot = 20 Units

**Change in American Indian/
Alaska Native Population,
2000 to 2011–2015**

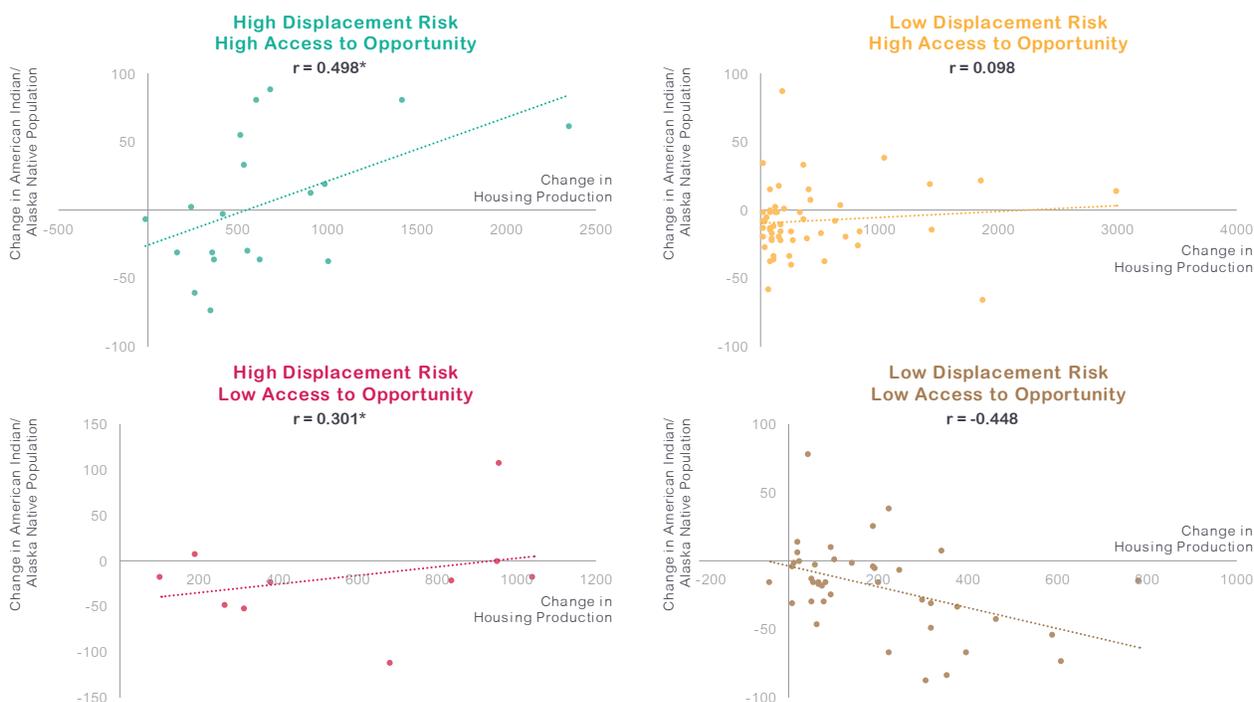|	
■	-112 to -100
■	-99 to -50
■	-49 to 0
■	301 to 50
■	601 to 100
■	101 to 150

*Source: City of Seattle; U.S.
Census 2000 and ACS Five-
Year Estimates, 2011–2015;
OFM, 2016; BERK, 2017.*

Exhibit M–42   Gain or Loss of American Indian/Alaska Native Population Population and Net Housing Production by Census Tract, 2000 Compared to 2011–2015

Source: City of Seattle; U.S. Census 2000 and ACS Five-Year Estimates, 2011–2015; OFM, 2016; BERK, 2017.

Exhibit M–43   Gain or Loss of American Indian/Alaska Native Population Population and Net Housing Production by Displacement Risk and Access to Opportunity Typology, 2000 Compared to 2011–2015

Source: City of Seattle; U.S. Census 2000 and ACS Five-Year Estimates, 2011–2015; OFM, 2016; BERK, 2017.

* Indicates a weak, moderate, or strong correlation. All values under ±0.3 indicate no meaningful statistical relationship.

Exhibit M–44

Change in Native Hawaiian/
Other Pacific Islander Population
by Census Tract, 2000 to
2011–2015, and Net Housing
Production, 2000 to 2013

Urban Centers/Villages

☐ In MHA Study Area
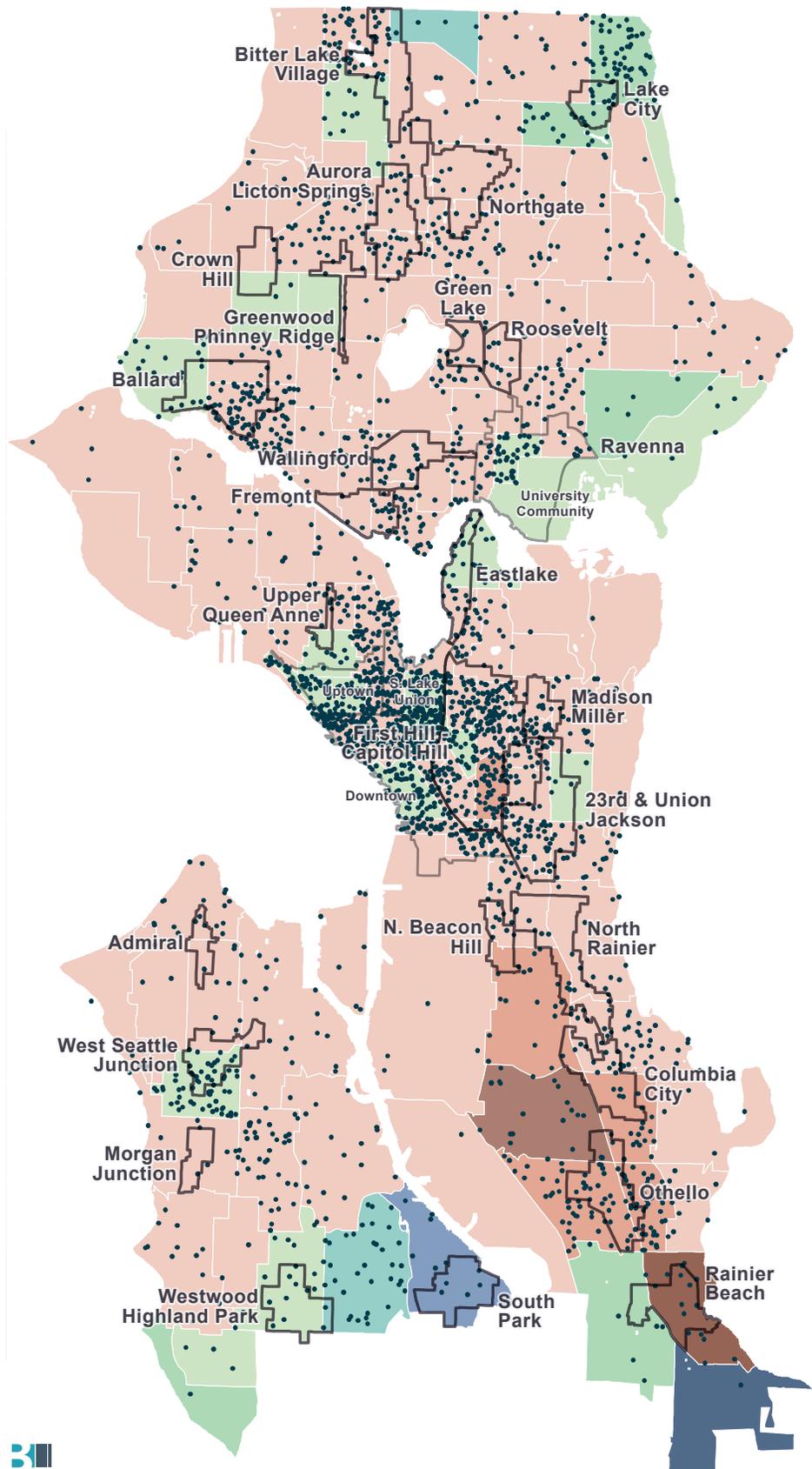
☐ Outside MHA Study Area

**Housing Production
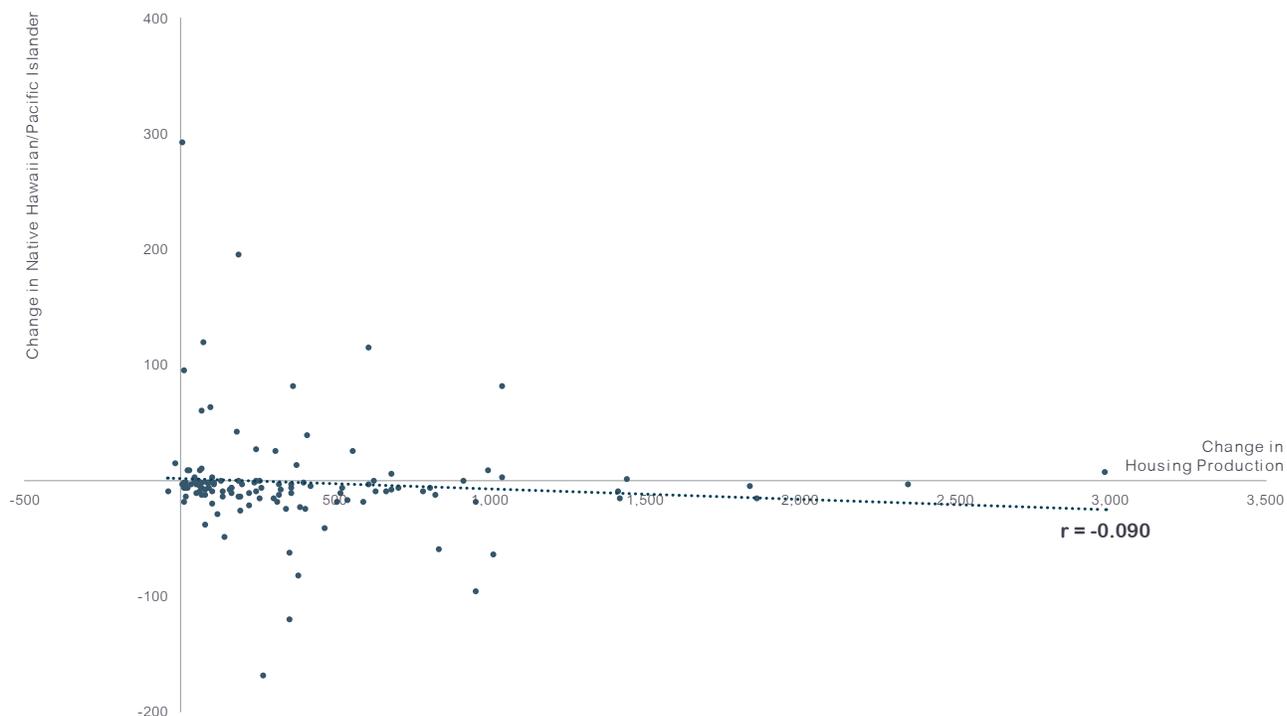(Net Change in Housing
Units 2000–2013)**

⠂ 1 Dot = 20 Units

**Change in Native Hawaiian/
Other Pacific Islander
Population, 2000 to 2011–2015**

|	
■	-168 to -150
■	-149 to -100
■	-99 to -50
■	-49 to 0
■	1 to 50
■	51 to 100
■	101 to 150
■	151 to 200
■	201 to 250
■	251 to 300

*Source: City of Seattle; U.S.
Census 2000 and ACS Five-Year
Estimates, 2011–2015; OFM,
2016; BERK, 2017.*

Exhibit M–45   Gain or Loss of Native Hawaiian/Other Pacific Islander Population and Net
Housing Production by Census Tract, 2000 Compared to 2011–2015

Source: City of Seattle; U.S. Census 2000 and ACS Five-Year Estimates, 2011–2015; OFM, 2016; BERK, 2017.
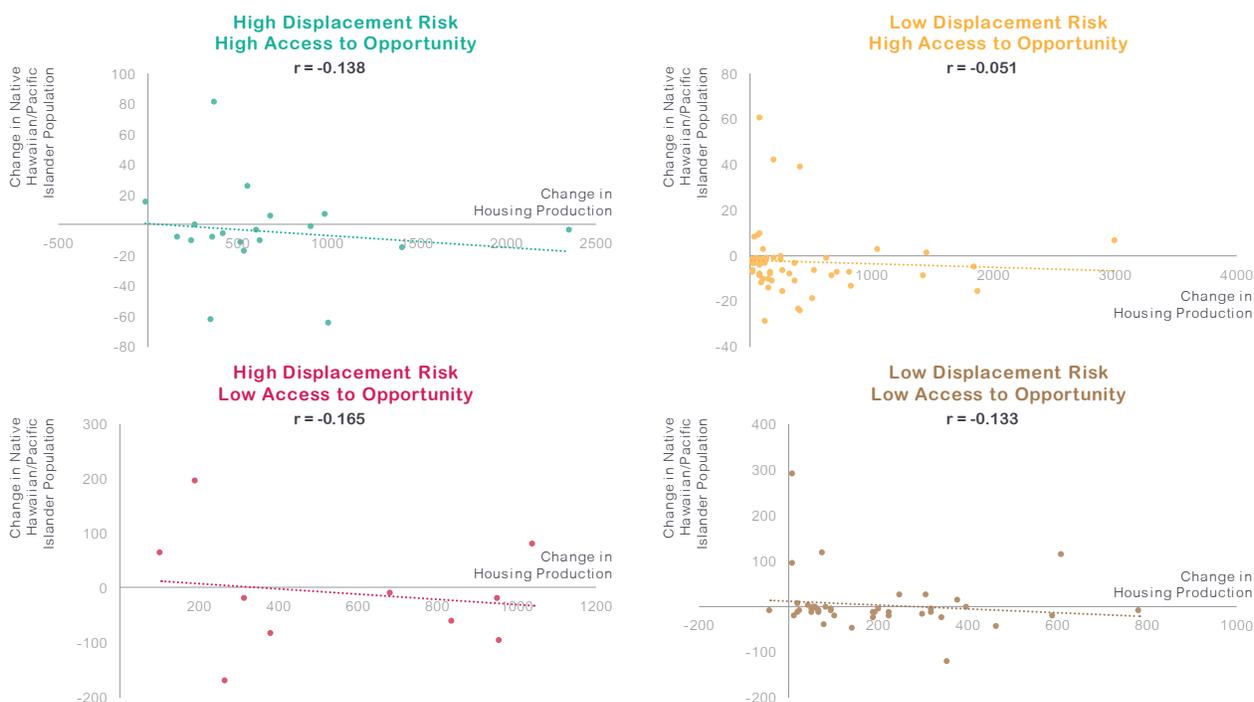
Exhibit M–46   Gain or Loss of Native Hawaiian/Other Pacific Islander Population and Net Housing Production
by Displacement Risk and Access to Opportunity Typology, 2000 Compared to 2011–2015

Source: City of Seattle; U.S. Census 2000 and ACS Five-Year Estimates, 2011–2015; OFM, 2016; BERK, 2017.

* Indicates a weak, moderate, or strong correlation. All values under ±0.3 indicate no meaningful statistical relationship.

Exhibit M–47

Change in Non-Hispanic
White Population by
Census Tract, 2000 to
2011–2015, and Net Housing
Production, 2000 to 2013

Urban Centers/Villages

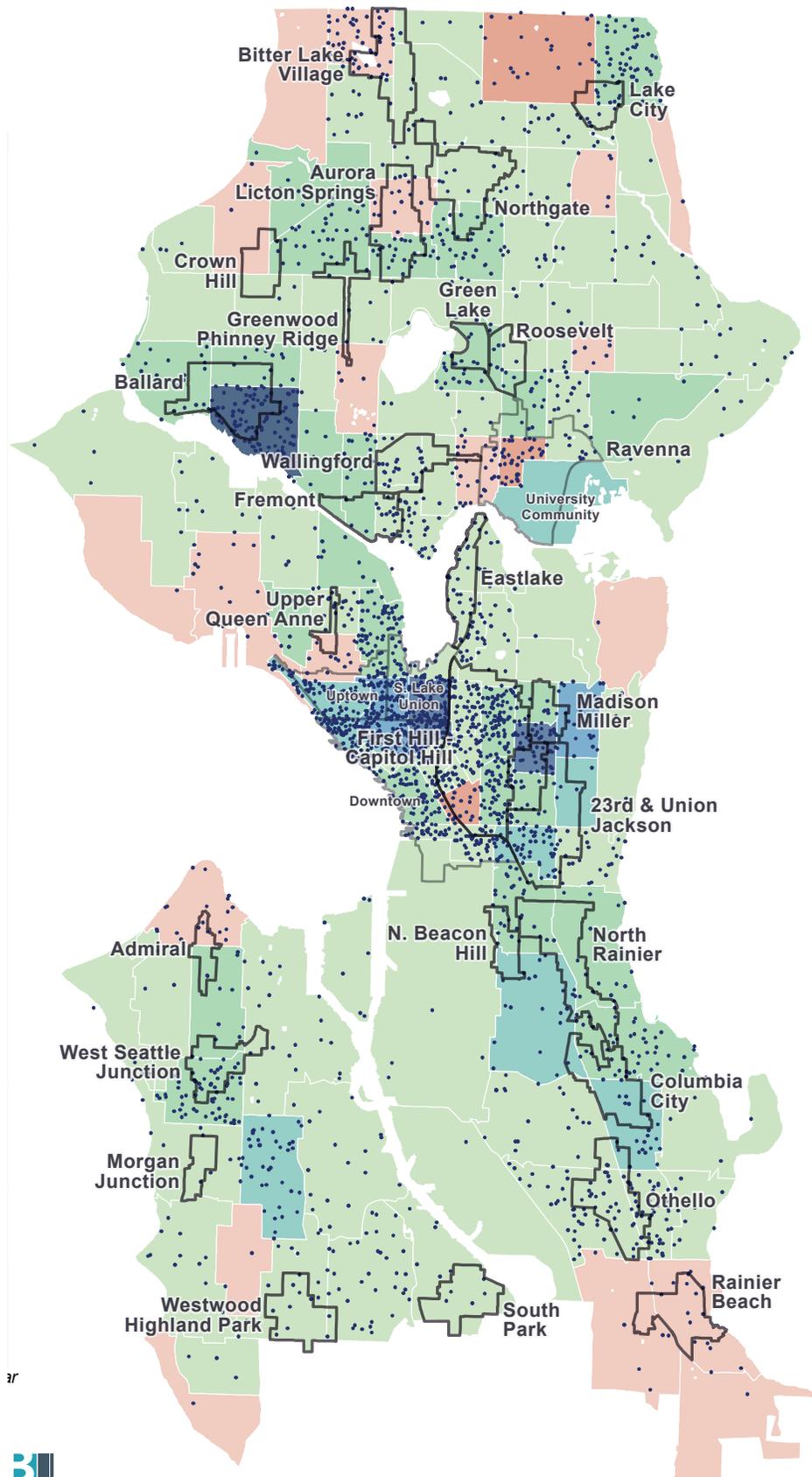☐ In MHA Study Area

☐ Outside MHA Study Area

**Housing Production
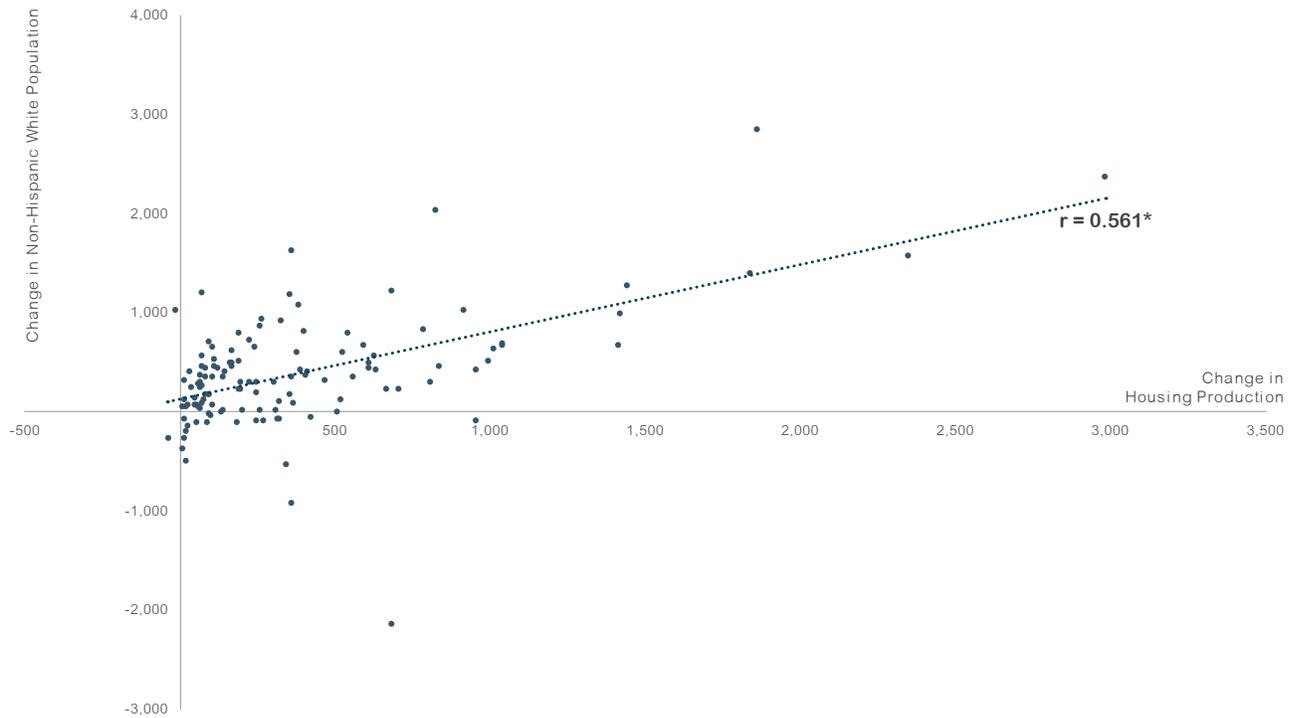(Net Change in Housing
Units 2000–2013)**

1 Dot = 20 Units

**Change in Non-Hispanic
White Population,
2000 to 2011–2015**

- -2138 to -500
- -499 to 0
- 1 to 500
- 501 to 1000
- 1001 to 1500
- 1501 to 2000
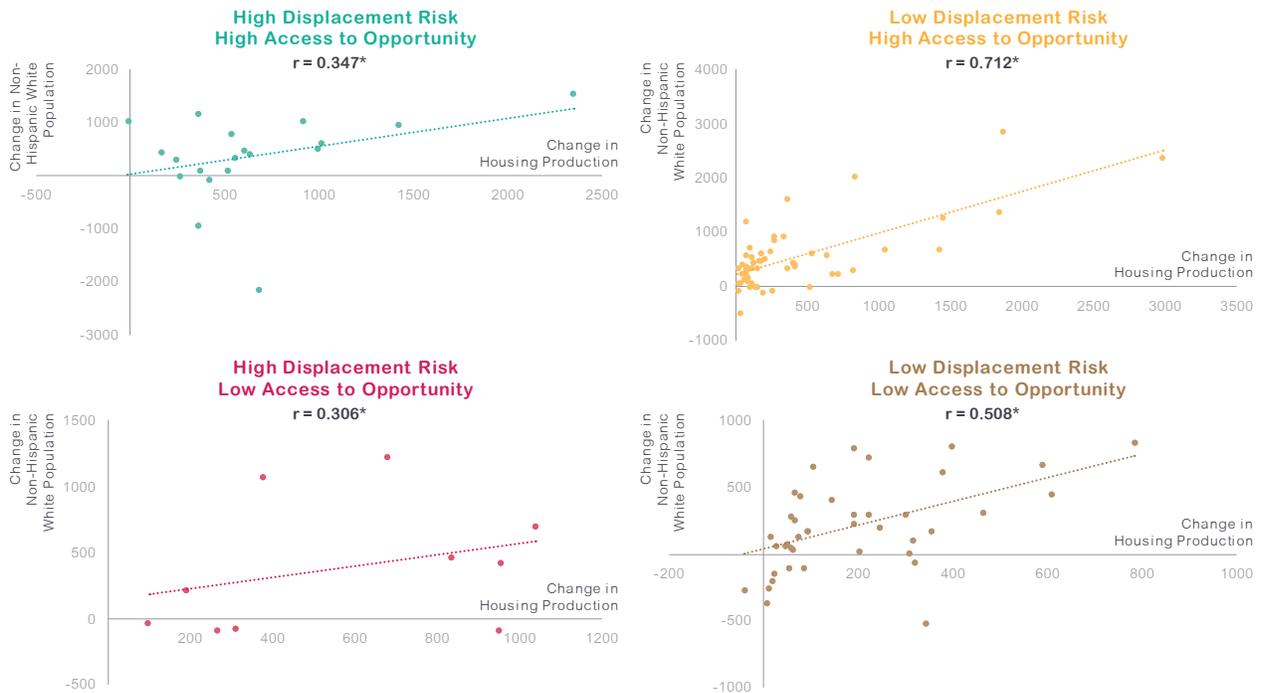- 2001 to 2500
- 2501 to 3000

*Source: City of Seattle; U.S.
Census 2000 and ACS Five-Year
Estimates, 2011–2015; OFM,
2016; BERK, 2017.*

Exhibit M–48 Gain or Loss of Non-Hispanic White Population and Net Housing Production by Census Tract, 2000 Compared to 2011–2015

Source: City of Seattle; U.S. Census 2000 and ACS Five-Year Estimates, 2011–2015; OFM, 2016; BERK, 2017.

Exhibit M–49 Gain or Loss of Non-Hispanic White Population and Net Housing Production by Displacement Risk and Access to Opportunity Typology, 2000 Compared to 2011–2015

Source: City of Seattle; U.S. Census 2000 and ACS Five-Year Estimates, 2011–2015; OFM, 2016; BERK, 2017.

* Indicates a weak, moderate, or strong correlation. All values under ±0.3 indicate no meaningful statistical relationship.

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