

Anti-Displacement Work Group

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Presentation to the Seattle Planning Commission
September 25, 2025



City of Seattle

Defining Displacement

Displacement occurs when households are forced to move involuntarily for economic or physical reasons or are prevented from moving into a neighborhood because of high rents or home prices. Displacement is distinct from residential mobility, which includes voluntary household movement.

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, residents can no longer weather rising rents or the costs of homeownership, like property taxes.

Cultural displacement occurs as residents relocate because their cultural community is leaving, and culturally relevant businesses and institutions lose their customer base or membership.

Commercial displacement is when these pressures affect small businesses, many of which rent their space and are subject to market prices.



Engagement of Innovation + Performance (IP) Team



What is the City already doing that has the potential to mitigate displacement?



What evidence is there to support what the City is doing?



How can the City improve existing interventions?



Are there gaps in the City's efforts to mitigate displacement?



IP Approach + Insights

Research Approach

Literature
Review

Existing
Program
Inventory

Quantitative
Data
Collection

Qualitative
Data
Collection

Insights

Seattle has built a strong foundation of anti-displacement interventions with 22 programs/policies across 6 departments



Unprecedented investments in affordable housing



Well-rounded portfolio of interventions



Strong coordination within department programs



Rich baseline of data for monitoring displacement



High to moderate evidence base for majority of programs/policies



Promising track record for centralizing affordability program applications



Recommended Actions

- 1 Use Data to Actively Monitor Displacement Risk
- 2 Target Outreach & Community Engagement
- 3 Improve Service Design
- 4 Explore a Holistic Strategy to Preserve Naturally Occurring Affordable Housing



Anti-Displacement Executive Order (EO) – January 2025

Convenes ADWG to:

1. Improve the Displacement Risk Dashboard

- ✓ Advise on improving the data and features in the Displacement Risk Dashboard
- ✓ Establish process for using the Dashboard to inform AD strategies and program adjustments

2. Craft coordinated AD Outreach & Comms Strategy

- ✓ Identify ways to coordinate outreach on AD resources
- ✓ Establish a single online portal for public to find these resources

3. Develop Evaluation Framework for AD programs and policies

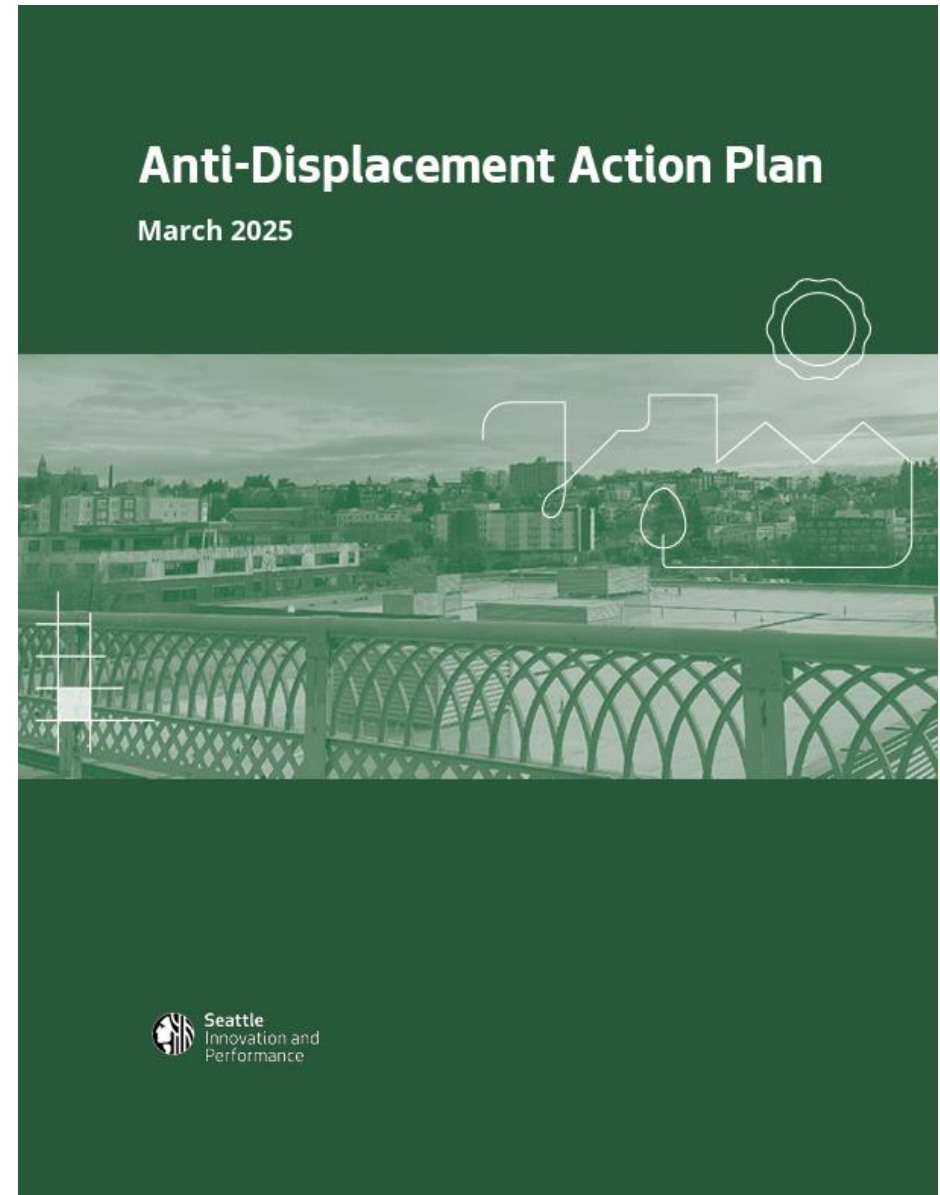
and

Create Implementation Plan w/timelines for follow-through on this work



Anti-Displacement Action Plan – March 2025

<https://www.seattle.gov/documents/departments/performance/publications/antidisplacementactionplan.pdf>

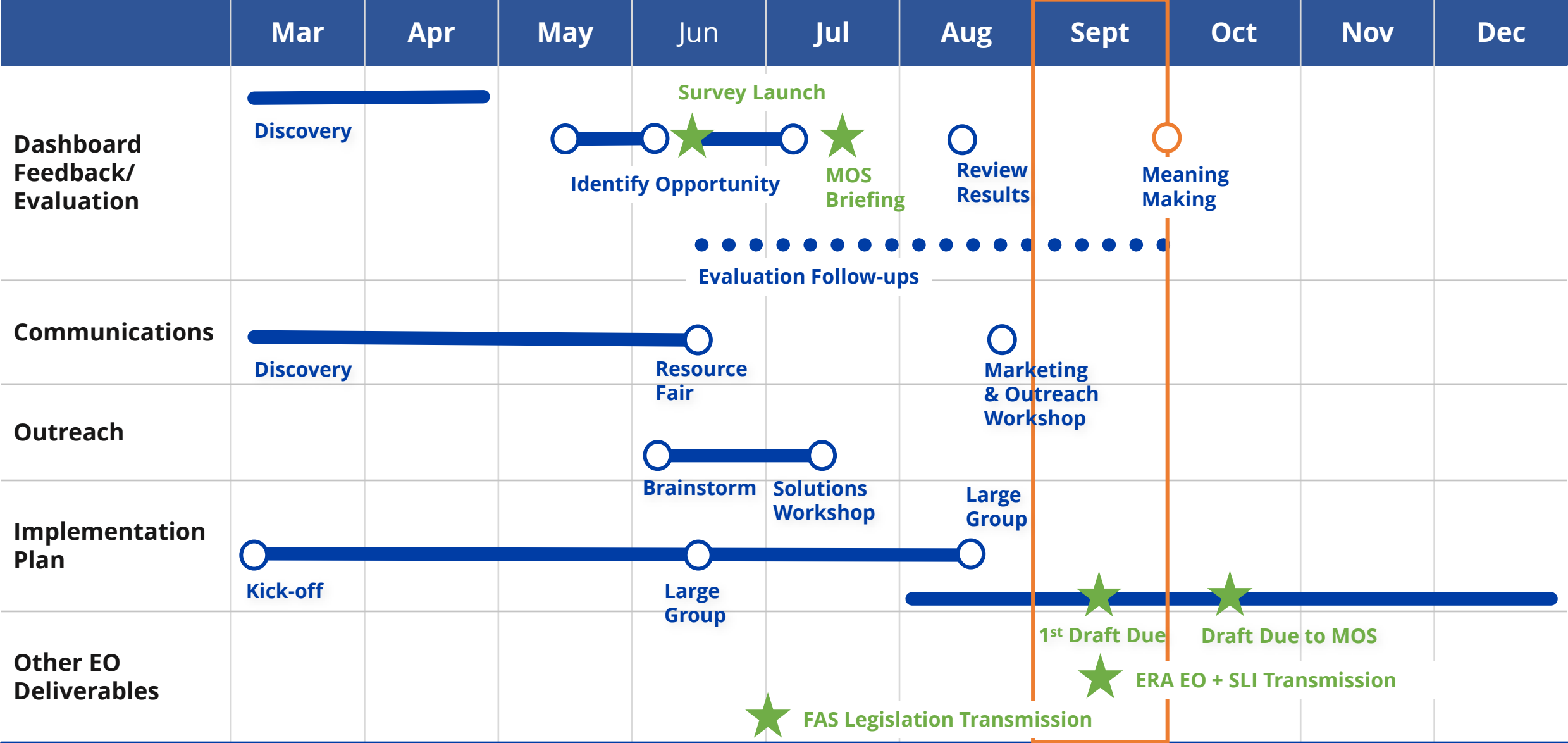


High-Level Calendar

	Q1 2025	Q2 2025	Q3 2025	Q4 2025	Q1 2026	Q2 2026	-	Q2 2027
Anti-Displacement Work (ADWG) Group Activities	Test Displacement Risk Dashboard & set up ADWG Develop implementation plan ★ Proposed implementation plan due to Mayor's Office Ongoing monitoring							
Other Key Department Milestones		FAS draft legislation on predatory homebuying due to Mayor's Office ★			EDI year-end progress report due to Mayor's Office ★ OH plan for preserving naturally occurring affordable housing due to Mayor's Office ★			OPCD annual housing report due to Mayor's Office ★



ADWG Timeline



Anti-Displacement Implementation Plan - December 2025 (in progress)

Executive Order: *“By year end 2025, OPCD and the ADWG, along with other department staff as needed, shall submit to the Mayor’s Office a proposed plan with timelines to implement actions contained in Section 1 and Section 2a-c as outlined above.”*

Purpose: Provide clarity of actions and timelines of the ADWG in 2026 and beyond.

Audience: Internal to the City.

Anti-Displacement Implementation Plan: Content Overview

ADWG Deliverables/Activities	Other Implementation Plan Deliverables
• Tested & Finalized Displacement Risk Dashboard • Coordinated Outreach/Comms Strategy • Online Resource Approach • Evaluation Approach	• Emergency Rental Assistance • Plan for Subsidized Housing Map • CiviForm Assessments/Onboarding

Next Steps

- Meaning Making Workshop for Dashboard – October 7
- Draft Implementation Plan Due to Mayor's Office – October 15
- Final Implementation Plan Due to Mayor's Office – December

Questions?

Thank you for your time!



City of Seattle

Displacement Pressures

Where are rents, sale prices, and development activity rising, especially in lower-cost neighborhoods?

Permit Applications

Permits Issued

Apartment Vacancy

Apartment Rent Price Change

Tenant Relocation

Home Prices

Permit Applications

These charts show the number of units in permit applications that were submitted by application year).

Key takeaways: The volume of units applied for across Seattle peaked in 2020 before falling nearly 80% by 2024. This reflects the decline of interest in developing large multifamily projects across Seattle. Neighborhoods which saw a high concentration of units in application between 2021 and 2024 include Ravenna/Bryant, Ballard, Cascade/Eastlake, First Hill, University District, North Beacon Hill and Pioneer Square/International District.

Why this is relevant: Tracking permit activity helps us understand where residential construction is happening and how much new housing is being added. Increasing housing supply to meet demand is key to reducing upward pressure on rents and home prices so that existing residents and newcomers can afford to live in Seattle.

While expanding the housing supply is essential for bringing costs down and reducing overall displacement pressure, new units are typically more expensive than older units, including those replaced when projects involve demolition. Surges in permit activity can also help identify neighborhoods where investors expect real estate values to rise; this can point to increased displacement risk within the neighborhood for lower income households unless sufficient conditions and measures are in place to mitigate displacement.

Click left to read more

Select how you want to view the data

Filter maps and charts by neighborhood

- All -

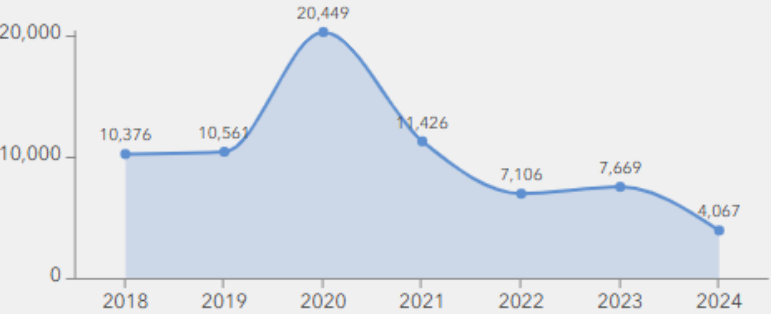
Community Reporting Areas

View the map by permit issuance year

2020 - 2024

2018 to 2024 available

Units by Application Year



Neighborhood	Number of Units Applied For					
	2020	2021	2022	2023	2024	5 Year Total
Cascade/Eastlake	5,209	406	479	1,440	46	7,580
Capitol Hill	1,286	604	126	801	2	2,819
North Beacon	1,339	751	325	21	20	2,456

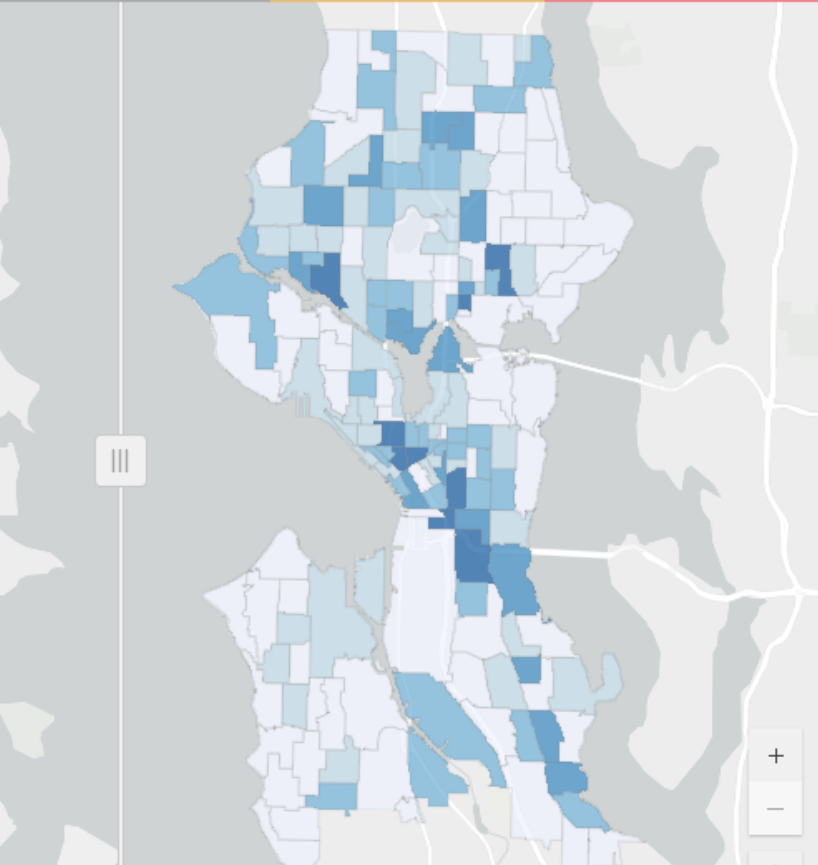
MAP LEGEND

Map 1: Number of Units Applied for

≤100 101-250 251-500 501-1K >1K-3.2K

Map 2: Concentration of Units in Permit Application Activity

Average or Below Above Average Very Above Average



1 Displacement Pressures

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Click left to read more

View by Units

View by Buildings

Select how you want to view the data

Filter maps and charts by neighborhood

- All -

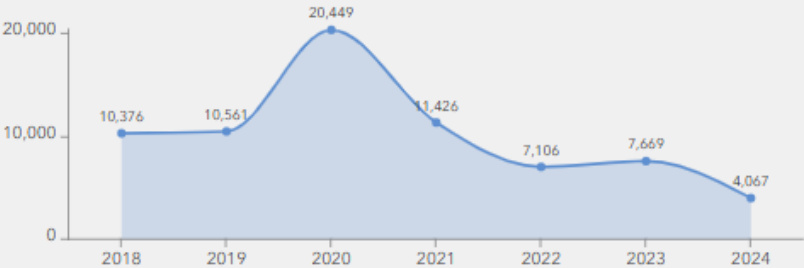
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North Beacon Hill/Jefferson	1,339	751	325	21	20	2,456
Ravenna/Bryant	811	262	433	863	51	2,420
First Hill	955	562	189	235	423	2,364
University District	1,348	18	683	33	7	2,089

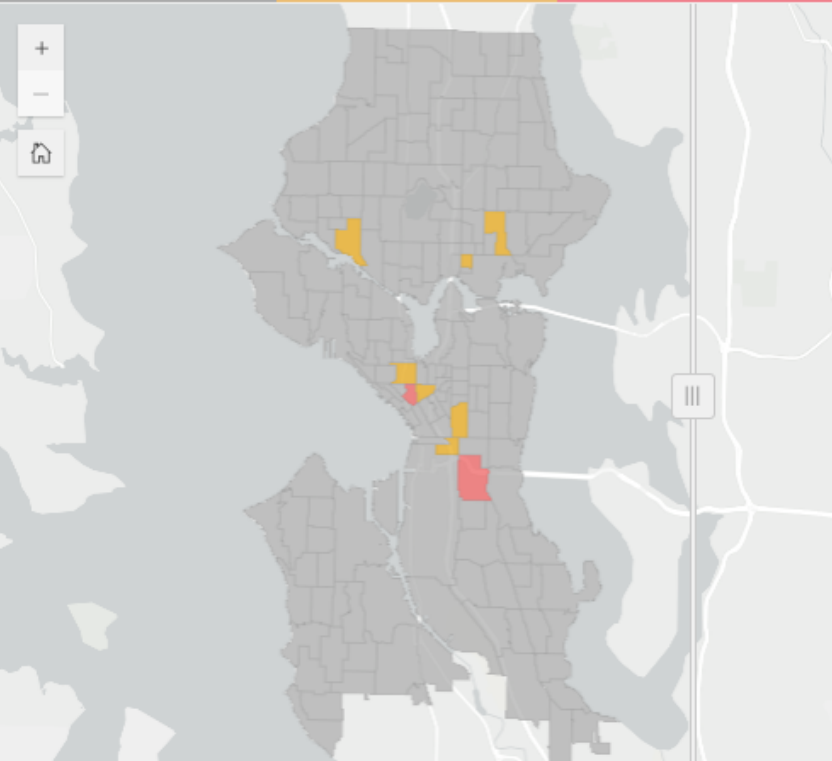
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Average or Below Above Average Very Above Average



City of Seattle, King County, WA State Parks GIS, Esri, TomTom, Garmin, SafeGraph, METI... Powered by Esri

Use the slider to look at the other map



2 Displacement Vulnerability

Who is impacted the most and where are displacement pressures concentrated?

People of Color Population

Low-Income Households

Cost-Burdened Low-Income

Persons of Color Population

Percentage of the total population who are People of Color (POC)

Key takeaways:

TBD

Why this is relevant: POC communities are affected by a legacy of discrimination in housing. POC households are more likely to have low incomes and little wealth, and to experience high rates of cost burden and low rates of homeownership. Monitoring demographic patterns and trends, including changes in the POC population is important for understanding [...displacement and exclusion].

Click left to read more

Select how you want to view the data

Filter map and charts by neighborhood

- All -

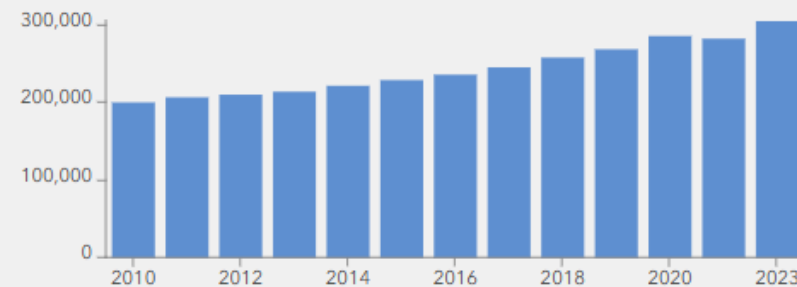
Community Reporting Areas

Filter map by year

2023

2010 to 2023 available

Persons of Color Population



Neighborhood	Percentage of population who are People of Color				
	2019	2020	2021	2022	2023
South Beacon Hill/NewHolly	87.4%	87.0%	86.9%	0.0%	85.4%
Beacon Hill	78.9%	77.8%	77.5%	0.0%	77.0%
Rainier Beach	75.9%	72.6%	70.6%	0.0%	71.9%
Pioneer Square/International	66.6%	64.1%	63.5%	0.0%	66.2%
South Park	67.7%	66.9%	66.4%	0.0%	65.2%
Highland Park	60.4%	61.8%	60.2%	0.0%	62.8%

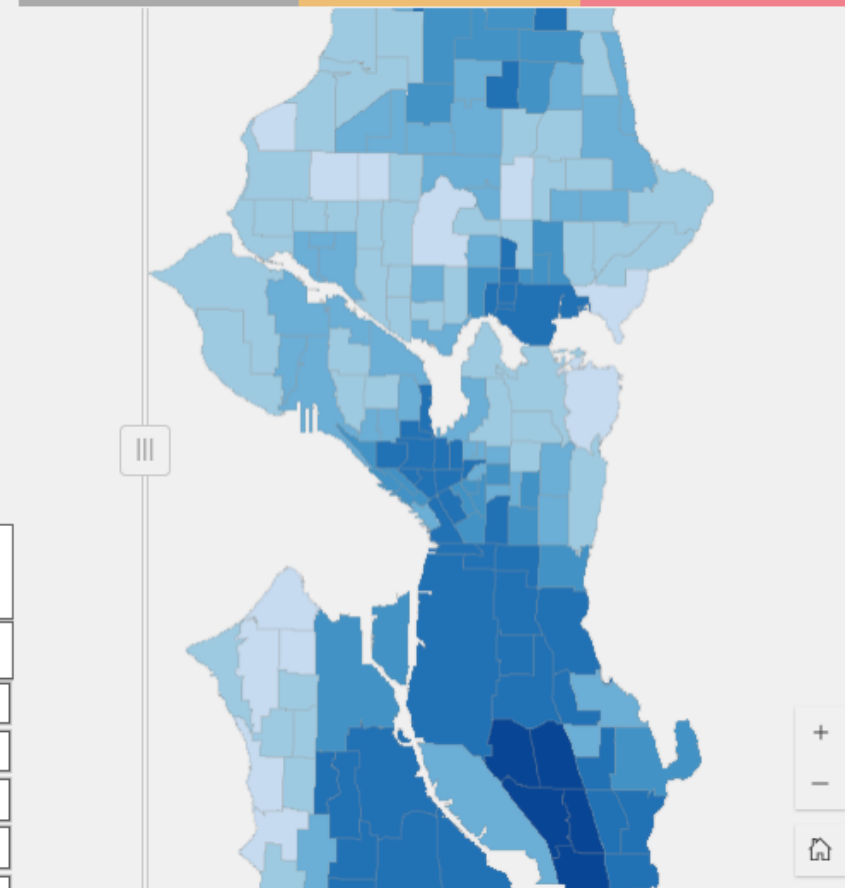
MAP LEGEND

Map 1: Low-Income as a Percent Share of Households

Up to 10% >10-20% >20-30% >30-40% >40-50% >50-75% >75%

Map 2: Concentration of Low Income Households

Average or Below Average Above Average Very Above Average



Use the slider to look at the other map

MAP LEGEND 1

Single-family home prices and home price change



Select how you want to view the data

Filter maps and charts by neighborhood

- All -

Community Reporting Areas

View the map by year issued

2023

2003 to 2023 available

Neighborhood	Home Prices				
	2019	2020	2021	2022	2023
Madison Park	\$1.99M -4.2 %	\$2.3M 15.6%	\$2.53M 9.8%	\$2.55M 1%	\$2.6M 0%
Laurelhurst/Sand Point	\$1.44M -3.4 %	\$1.76M 21.9%	\$1.87M 6.5%	\$2.12M 13%	\$1.9M -10.3%
North Capitol Hill	\$1.46M -18.1 %	\$1.94M 32.3%	\$2.15M 11.1%	\$2.35M 9.3%	\$1.8M -21.3%
Miller Park	\$1.31M -11 %	\$1.36M 3.7%	\$1.86M 37%	\$1.95M 4.9%	\$1.6M -19.7%

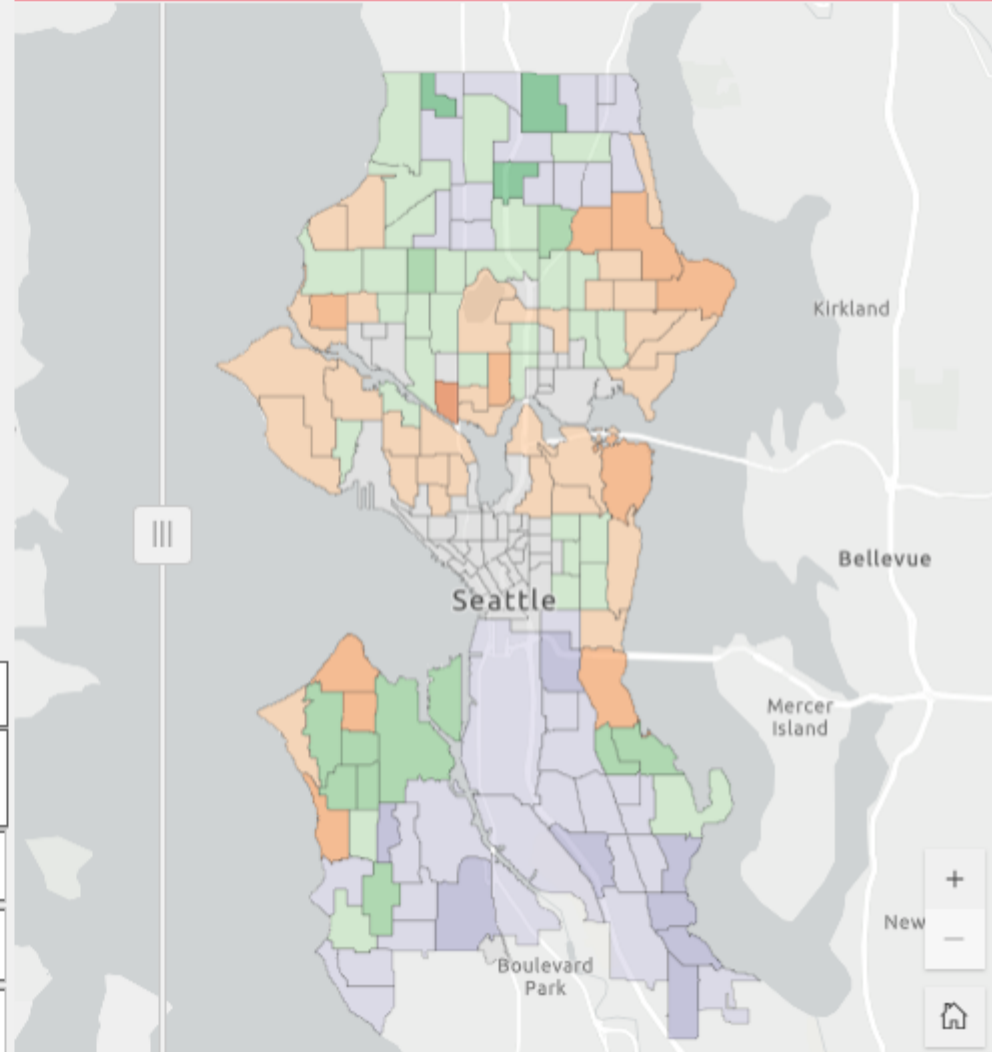
MAP LEGEND 2

Relative price and change

High-priced neighborhoods or no significant price increase

Increase in low or medium priced neighborhoods

Significant increase in low or medium priced neighborhoods



Use the slider to look at the other map



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