

DATE: January 17, 2019
TO: **Seattle Planning Commission**
FROM: Diana Canzoneri & Connie Combs
RE: **Briefing in Advance**
January 24, 2018 7:30 – 9:00AM
Seattle City Hall, L280

Agenda Item: Equitable Development Monitoring Program

Background

The City of Seattle's Office of Planning and Community Development (OPCD) is working on launching a new Equitable Development Monitoring program. The monitoring program responds to direction in [Council Resolution 31577](#) (2015) and is outlined on pages 37 to 40 of the [Equitable Development Implementation Plan](#) (2016).

The monitoring program will measure and report on two sets of indicators.

- **Equitable Outcome Indicators:** indicators to gauge progress over time in achieving equitable development outcomes which will be updated annually or as feasible based on data sources.
- **Indicators of Heightened Displacement Risk:** specialized metrics to signal that substantial displacement of existing residents and/or organizations is occurring or is likely to happen very soon. These indicators will be compiled and updated on a frequent basis—generally at least annually—to facilitate a timely response

Seattle Planning Commission's Role

- The City Council Resolution 31577 also calls for The Seattle Planning Commission to annually review the findings on the Equity Measures, and with the collaboration of relevant commissions and community organizations, guide, monitor, and recommend revisions of the Comp Plan's equity goals, policies, and definitions, as appropriate.
- The EDMP work plan lists the Planning Commission as providing advice on the design of the indicators and developing recommendations for City departments and elected officials based on monitoring findings.

Contract with the Urban Displacement Project at UC Berkeley

The City is contracting with the Urban Displacement Project (UDP) at UC Berkeley for assistance in identifying the set of "heightened displacement risk" indicators. The UDP's will research and evaluate indicators that the City could use to identify heightened displacement risk then recommend which of these indicators the City should monitor.

OPCD is working with UPD to identify criteria for evaluating the "heightened displacement risk" indicators and is requesting the Commission's input on these criteria (see next page).

Questions for commissioners:

- **What feedback do Commissioners have on the draft criteria?**
- **RE: # 9: What are some specific ways you'd like the City to be able to use the monitoring data? Please flesh out specifics in examples or suggest additional uses.**

Draft Criteria for Indicators of Heightened Displacement Risk

- 1) Based on **available data, reasonably easy to measure, and repeatable** over time
- 2) Derived from source data that is **reliable and of good quality**
- 3) **Indicates that displacement is very likely occurring or provides a reasonable predictor of displacement in the near-term future** (i.e., within months or within 1-3 years)
- 4) **Complements the City's existing Displacement Risk Index** (from the Seattle 2035 Growth and Equity Analysis) which looks at displacement risk over a mid- to long term time span
- 5) **Provides insights on one or more of following aspects of displacement** from locations in Seattle:
 - a) **How much**—Quantifies the amount of displacement that is occurring or signals how intense displacement pressure is
 - b) **Where**—Identifies neighborhoods where a great deal of displacement is occurring or is likely to begin soon
 - c) **Who**—Tells us about the type(s) of households (e.g., low- to middle-income HHs with children, residents living in certain types of housing), cultural communities, or organizations (businesses, institutions, non-profit organizations, etc.) that are facing heightened displacement pressure
- 6) Can be described in a way that is **easy to understand**
- 7) Likely to be **compelling** to policy makers, City officials, and affected persons and communities
- 8) **Ability to be compared across geographies**—can be compared with other geographies in region and/or with other U.S. cities (optional)
- 9) **Actionable by City of Seattle: provides information that the City needs** in order to be as effective and timely as possible in efforts **to reduce displacement risks or mitigate the negative impacts of displacement**. Indicator results should be able to inform the creation or adjustment of policies, regulations, investments, plans, programs, or strategies towards these goals. For example:
 - Help us better understand the relationship between growth and displacement and monitor how our Growth Strategy may be affecting displacement
 - Inform Comp Plan amendments and updates
 - Maintain attention on the problem and inform City Budget.
 - Help target neighborhoods for anti-displacement efforts (e.g., EDI grants)
 - Inform changes to land use policies and zoning
 - Help target economic assistance to people and households at greatest risk
 - Inform policies to preserve and fund new income-restricted affordable housing
- 10) **Useful for community-based organizations:** provides information that community-based organizations can use to serve their communities, use in grant proposals, and advocate for strong and effective action