

# Heightened Displacement Risk Indicators

Justine Marcus

Graduate Student Researcher,  
The Urban Displacement Project, UC Berkeley

Diana Canzoneri

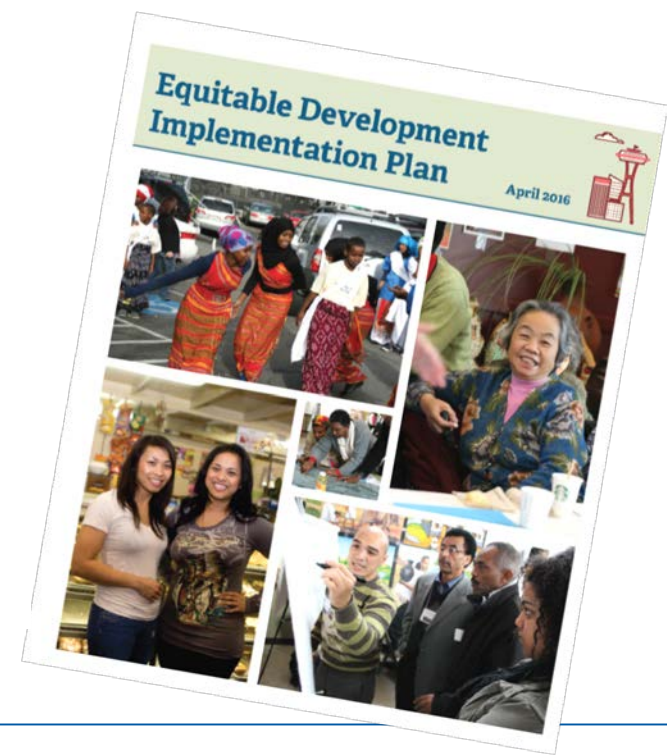
Demographer & Senior Policy Analyst,  
Office of Planning & Community Development

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# Agenda

- Review Heightened Displacement Risk Indicators purpose and criteria
- Share process and progress to date
- Present potential indicators
- Q&A

“Monitoring is fundamental for ensuring accountability and making meaningful and sustained progress on equitable development.” -EDI Plan



## Equitable Development Monitoring Program

Heightened Displacement  
Risk (HDR) Indicators

Equitable Outcome  
Indicators

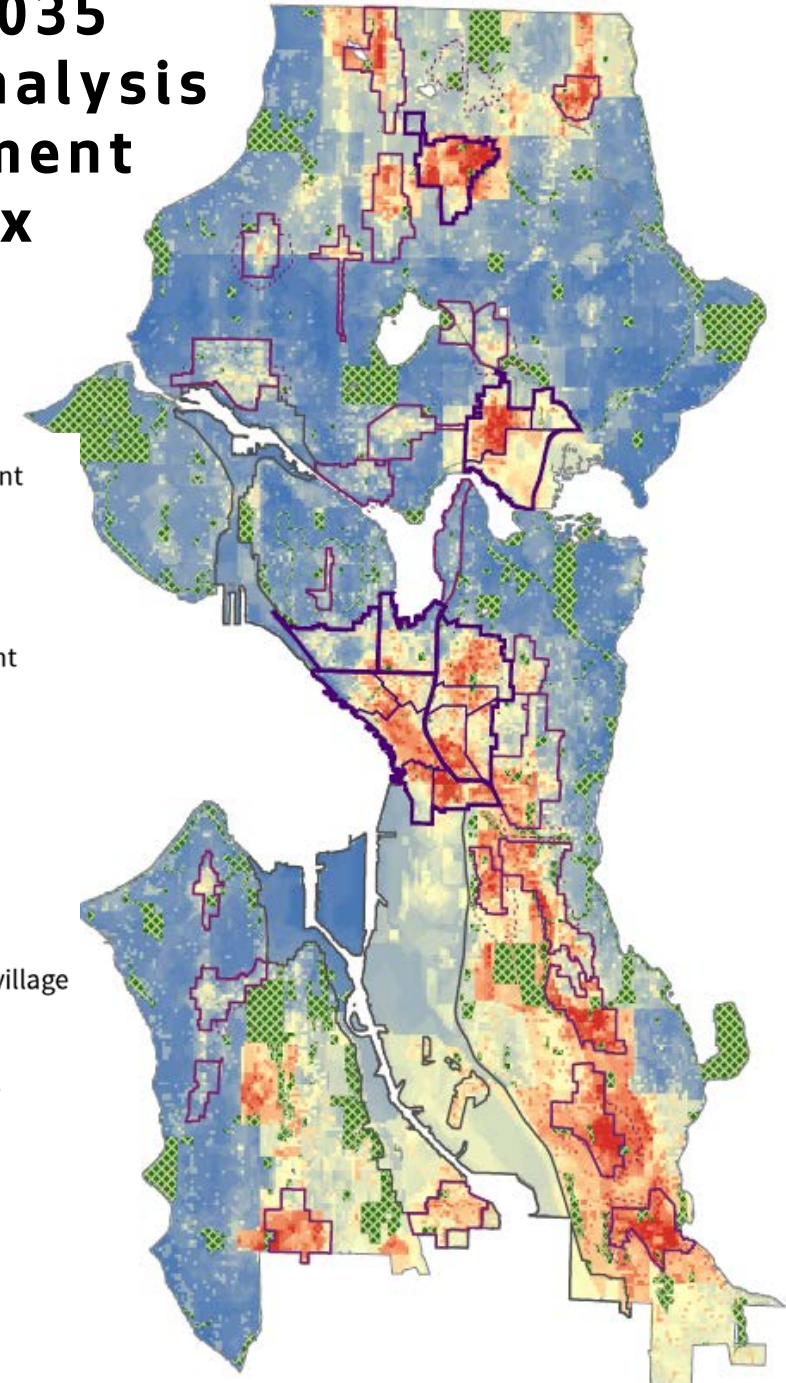
# Unique Role of the Heightened Displacement Risk Indicators

- Indicate that displacement is very likely occurring, or that heightened displacement pressure may exist, with an emphasis on indicators that can provide early evidence of displacement.

# Key Criteria for the HDR Indicators

- Need to complement the displacement risk index (see right) in the Seattle 2035 Equity Analysis.

## Seattle 2035 Equity Analysis Displacement Risk Index



# Key Criteria for the HDR Indicators

- Actionable by the City: help the City be as effective and timely as possible in our efforts to reduce displacement risks and mitigate the impacts of displacement.
- Useful for Community-Based Organizations: Organizations can use indicators to serve their communities, help create compelling grant proposals, and advocate for strong and effective action.



# Selection of Meaningful Indicators

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# Roles of Seattle Planning Commission & Equitable Development Advisory Committee

The Seattle Planning Commission and the Equitable Development Advisory Board

- are advising on the development of the indicators, and
- will be using the results of the monitoring to make recommendations to City decision-makers.



# Community & Stakeholder Engagement

- Advice from Planning Commission and EDI Advisory Board, as well as representatives from 13 additional boards and commissions
- City staff, inter/intra-departmental discussions, and consultation with other agencies
- Input received, and insights gleaned, from engagement with community members
  - Surveying residents at events and festivals
  - Workshops with community practitioners
  - Focus groups with community liaisons
  - Previous insights shared by communities



# UDP Process & Progress to Date

- Refine criteria to evaluate potential Indicators
- Review relevant academic literature on potential indicators of displacement
- Synthesize existing feedback from City staff, boards and commissions, community stakeholders, and local researchers on potential indicators of displacement
- Meet with various City and County staff to assess data availability and reliability
- Assess value of other public and proprietary datasets.

# Criteria

- Does the indicator measure the aspects of displacement appropriate for the HDR Indicators?
- Does the indicator meet quality & availability standards?
  - Data already available over time at no or low cost to acquire
  - Reasonably easy for City staff to calculate and report
  - Derived from source data that is reliable and of good quality
  - Able to be compared across geographies
- Does the indicator serve the unique purpose of the HDR Indicators?

# Indicator Categories

- **Residential Displacement (Economic)**: Indicators that residents can no longer afford escalating rents or costs of ownership and have to move out
- **Residential Displacement (Physical)**: Indicators of non-financial forces prompting moves
- **Private Market Investment**: Indicators of private market investment interest
- **Commercial Displacement**: Indicators of displacement of neighborhood-serving businesses
- **Cultural Displacement**: Indicators of displacement of culturally related businesses, institutions, or communities

# Residential Displacement (Economic)

- **Above-Average Rent Increase**: above-average percent increases in neighborhood rent, compared to broader city, by unit type
- **Housing Cost Burden**: share of households that are housing cost burdened and severely cost burdened, by tenure, race, and seniors 65+
- **Foreclosures**: number of foreclosures, measured by Notice of Trustee Sales
- **Private Market Affordable Housing**: estimated shares of private rental housing units affordable at 30%, 50%, and 80% of AMI, by unit-size
- **Loss of Section 8 Households**: percent change of Section 8 voucher households renting in neighborhood
- **Homebuyer Demographics**: race of new homeowners, compared to current neighborhood racial demographics
- **Tenant Services**: number of tenants accessing eviction prevention and/or rental assistance programs via contracted service providers

# Residential Displacement (Physical)

- **Evictions**: number of unlawful detainer court records
- **Expirations of Income-Restricted Affordable Housing**: number of income-restricted affordable housing units (HUD, SHA, etc.) lost due to subsidy expiration
- **Condo Conversions**: number of units represented in licenses requesting conversions of rental apartments to condominiums
- **Tenant Relocation Assistance Ordinance Requests**: number of units represented in permits flagged for TRA0 (permits are flagged if changes may require tenants to move due to demolition, substantial renovation, or change of use)
- **Remodel or Renovation Permits**: number of units represented in permits for remodel or renovation, by home type
- **Poor Quality Rental Housing**: number of Rental Registry Inspection Ordinance (RRIO) inspection failures

# Private Market Investment

- **Housing Sales, Value**: percent change in median sales price and/or median price per square foot
- **Vacant/ Redevelopment Sales**: percent change in number of sales for vacant parcels or parcels noted as redevelopment
- **Rent Forecast**: percent change in median estimated market rate rent
- **Flipping**: percent change in number of sales within less than 2 years of ownership, with an increase in sales price
- **New Construction permits**: Percent change in number of new construction permits

# Commercial & Cultural Displacement

- **Increase in Discretionary/ Infrequent Businesses**: increase in discretionary/infrequent establishments (e.g., specialty food, cafes, home furnishing stores, etc.)
- **Loss of Cultural Spaces**: number of cultural spaces closed



# Upcoming milestones

- The Urban Displacement Project will be providing our recommendations to the City this July on the best indicators to track.
- OPCD will select Heightened Displaced Risk Indicators to begin tracking in our Equitable Development Monitoring Program. We will first report on these in March 2020.

# Q&A

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# Archived Slides

# Purpose of monitoring reports

- Provide essential information to aid City officials in making policy, planning, and investment decisions.
- Provide the public and community organizations with data for informing advocacy and action.

# Equitable Development Framework: Strong People, Strong Communities

Strategies to achieve community stability and resilience in the face of displacement, and great neighborhoods with access by all:



Advance economic mobility and opportunity



Prevent residential, commercial, and cultural displacement



Build on local cultural assets



Promote transportation mobility and connectivity



Develop healthy and safe neighborhoods



Provide equitable access to all neighborhoods

## Two types of indicators:

- Heightened Displacement Risk Indicators: short-term measures to provide indicators of heightened displacement risk
- Long-term measures to gauge achievement of equitable outcomes

# Phased Approach and Timeline

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# Phased Approach & Timeline



## Phase 1:

- Identify easy-to-measure (“low-hanging fruit”) outcome indicators
- Aiming to report findings on these indicators in the first quarter of 2019
- Anticipating ~3 months for SPC & EDI Advisory Board to then offer officials recommendations based on findings

## Phase 2:

- Develop indicators of heightened displacement risk, with assistance from consultant
- Make improvements to initial equity indicators
- Second report in first half of 2020 reports on both types of indicators

## Phase 3:

- Systemize and enhance reporting
- Fill key data gaps, potentially with in partnership with communities



# What is Equitable Development?

*Public and private investments, programs, and policies in neighborhoods to meet the needs of marginalized people and reduce disparities, taking into account past history and current conditions, so that quality of life outcomes such as access to quality education, living wage employment, healthy environment, affordable housing and transportation, are equitably distributed for the people currently living and working there, as well as for new people moving in.*

# Key Takeaways

- Provide **context** about aspects we can't measure
- Recognize **nuanced barriers** to equitable access to local services and amenities
- Incorporate **stories** to ground the report in community experience
  - First Report will include community & resident features
- Elevate the importance of **community and cultural assets**
- Find ways to **engage community** in the reporting process beyond basic input

# Commitment to Continued Engagement

- How community organizations and practitioners envision using the Monitoring Report:
  - Useful for both for information and accountability
  - Access to raw data for tailored analysis and goal-setting
  - Building their own performance metrics
  - Boost their capacity to secure funding
- Broad desire for continued involvement, including policy recommendations and qualitative data collection

# Who We Engaged (examples)

- Community Events: NewHolly, Lao Festival in Rainier Beach, Yesler Terrace
- Participants in People's Academy for Community Engagement (PACE)
- Community liaisons and residents in South Park & Northgate/Lake City (focus groups)
- Equitable Development Initiative Convening: 80+ community practitioners
- Boards & Commissions Workshop, September: Planning Commission; EDI Interim Advisory Board; Commissions/Councils for the Arts, People with Disabilities, Human Rights, Immigrant & Refugee, Indian Services, Renters, Women, LGBTQ, African American Elders; Housing Authority and Transit Advisory Boards, among others.

# **“Phase One” Outcome Indicators**

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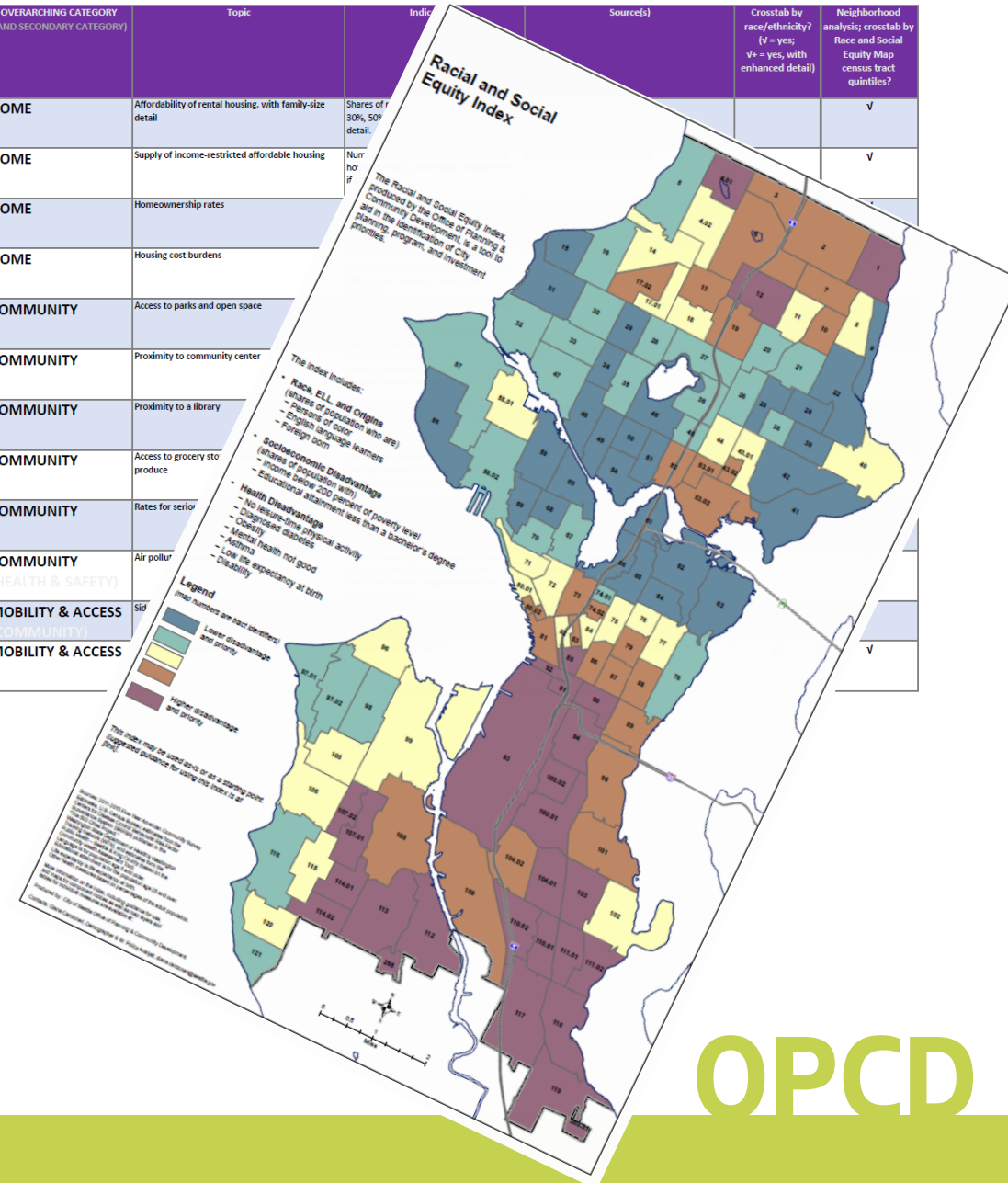
Walk through

# “Phase One” Outcome Indicators

Diana:

- Walks Commissioners through list of near-final indicators
- Describes Race and Social Equity Index that staff will use as part of neighborhood-level analysis

Related Equity Driver(s) From EDI Implementation Plan Framework	OVERARCHING CATEGORY (AND SECONDARY CATEGORY)	Topic	Indicator	Source(s)	Crosstab by race/ethnicity? (v = yes, v+ = yes, with enhanced detail)	Neighborhood analysis; crosstab by Race and Social Equity Map census tract quintiles?
D2: Prevent residential, commercial, and cultural displacement. D4: Equitable Access to All Neighborhoods	HOME	Affordability of rental housing, with family-size detail	Shares of 30%, 50% detail.			v
D2: Prevent residential, commercial, and cultural displacement. D6: Equitable Access to All Neighborhoods	HOME	Supply of income-restricted affordable housing	Nur...			v
D3: Advance economic mobility and opportunity D3: Develop healthy and safe neighborhoods.	HOME	Homeownership rates				
D1: Advance economic mobility and opportunity D2: Prevent residential, commercial, and cultural displacement. D3: Develop healthy and safe neighborhoods.	HOME	Housing cost burdens				
D3: Develop healthy and safe neighborhoods.	COMMUNITY	Access to parks and open space				
D3: Build on local cultural assets. D3: Develop healthy and safe neighborhoods.	COMMUNITY	Proximity to community center				
D1: Advance economic mobility and opportunity D3: Build on local cultural assets. D3: Develop healthy and safe neighborhoods.	COMMUNITY	Proximity to a library				
D3: Develop healthy and safe neighborhoods.	COMMUNITY	Access to grocery store				
D3: Develop healthy and safe neighborhoods. D4: Safe Neighborhoods: Close disparities of accidents, crime and emergency response times	COMMUNITY	Rates for senior				
D3: Develop healthy and safe neighborhoods.	COMMUNITY	Air pollu				
D4: Promote transportation mobility and connectivity. D3: Develop healthy and safe neighborhoods.	MOBILITY & ACCESS (HEALTH & SAFETY)	Sid				v
D4: Promote transportation mobility and connectivity.	MOBILITY & ACCESS					



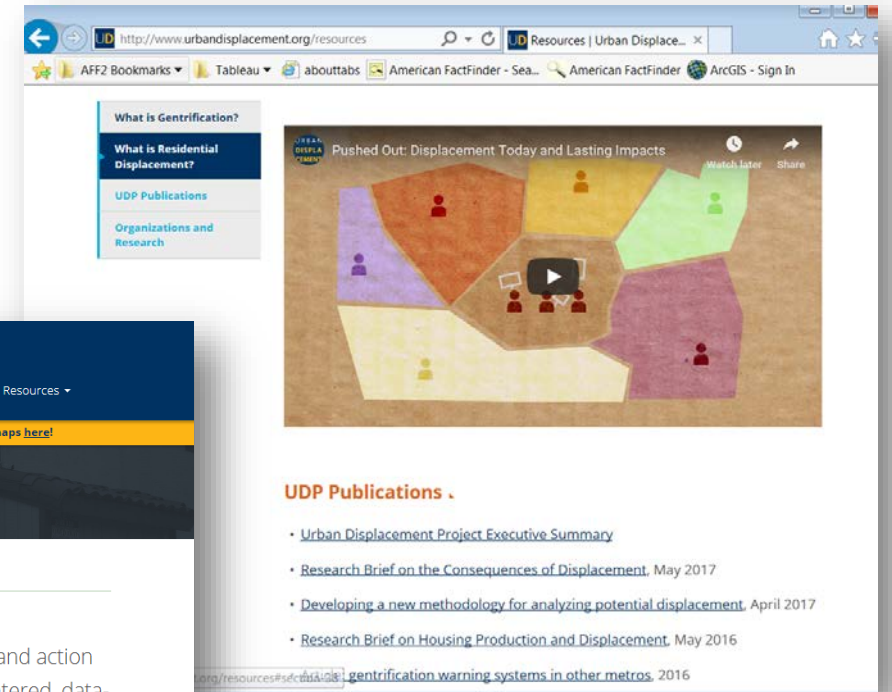
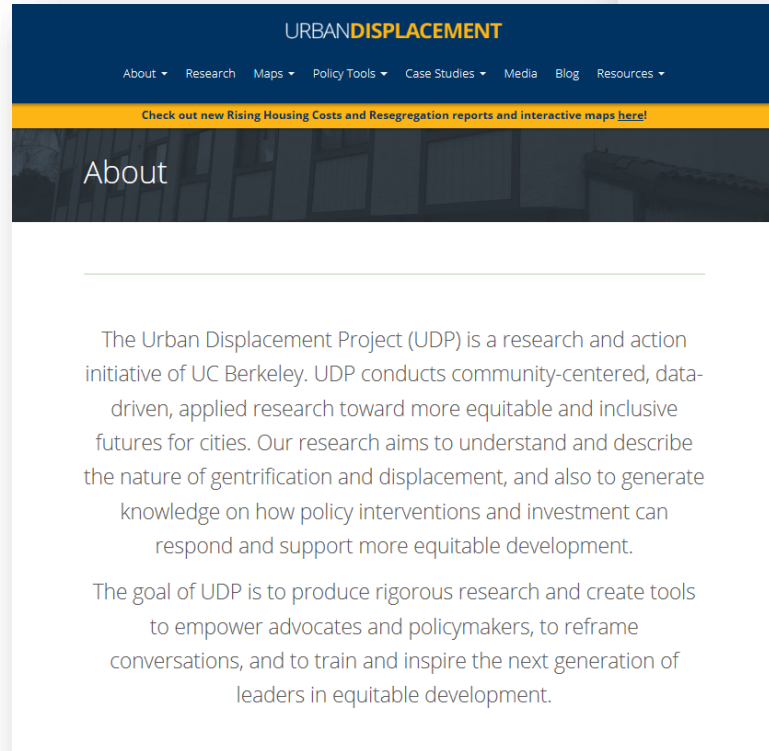
# Heightened Risk Indicators for “Phase Two” Report

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Review criteria for indicators

# Heightened Risk Indicators for "Phase Two" Report

- OPCD hoping to contract with UC Berkeley's Urban Displacement Project to recommend heightened risk indicators



- Invitation of Planning Commission to review and make suggestions on Draft Criteria for Heightened Risk Indicators