

The background image shows a city skyline during sunset or sunrise. On the left, a large residential building with many lit windows is prominent. In the center, a tall building under construction is being worked on by a crane. To the right, the Space Needle is visible, and other modern buildings are silhouetted against the bright sky.

The Changing City

Housing, Residential Mobility, and Neighborhood Stratification in Seattle

Tim Thomas, PhD



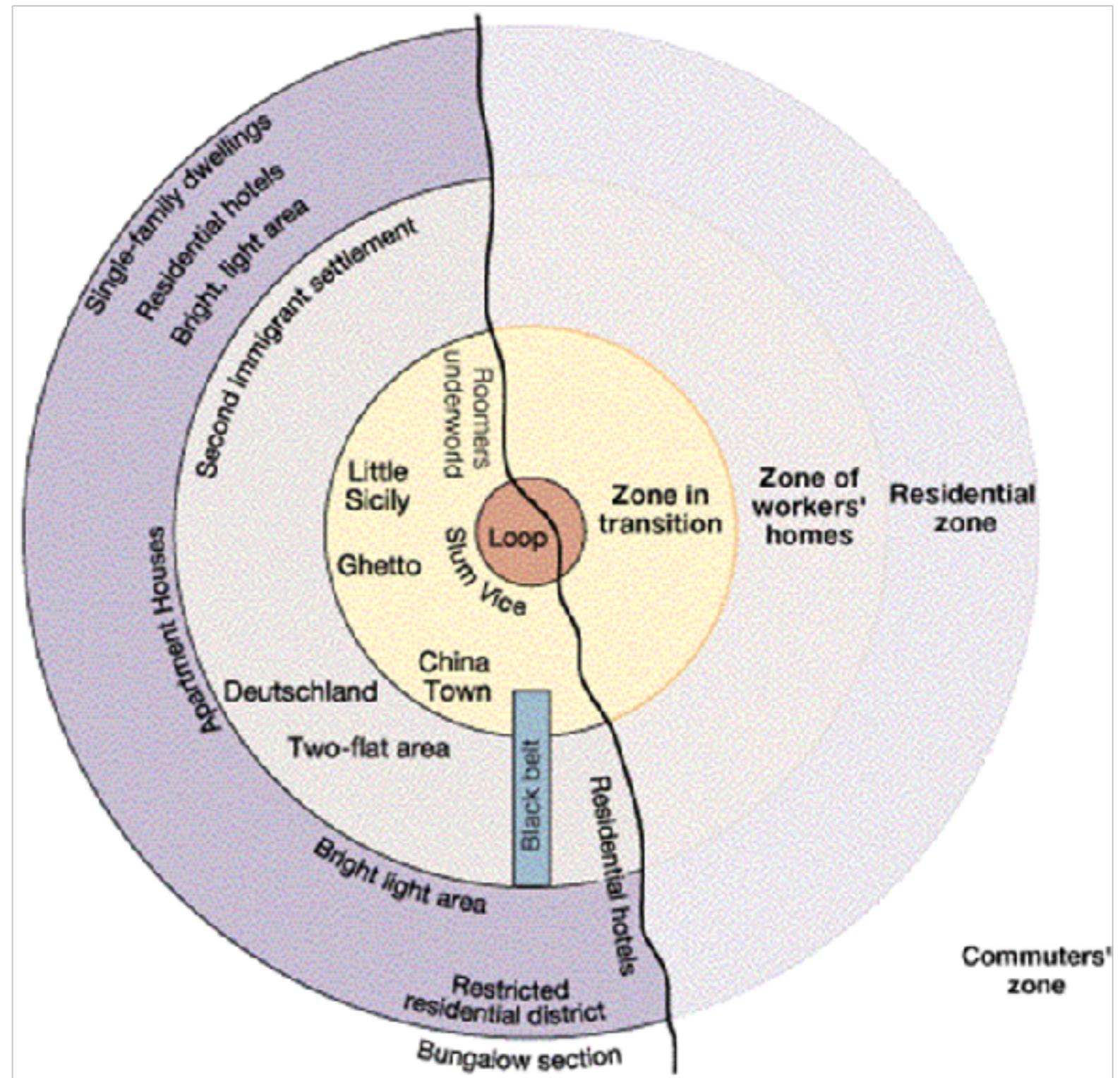
Ecology of the City

Invasion/Succession

- Concentric Zone Theory
 - Competition
 - Conflict
 - Accommodation

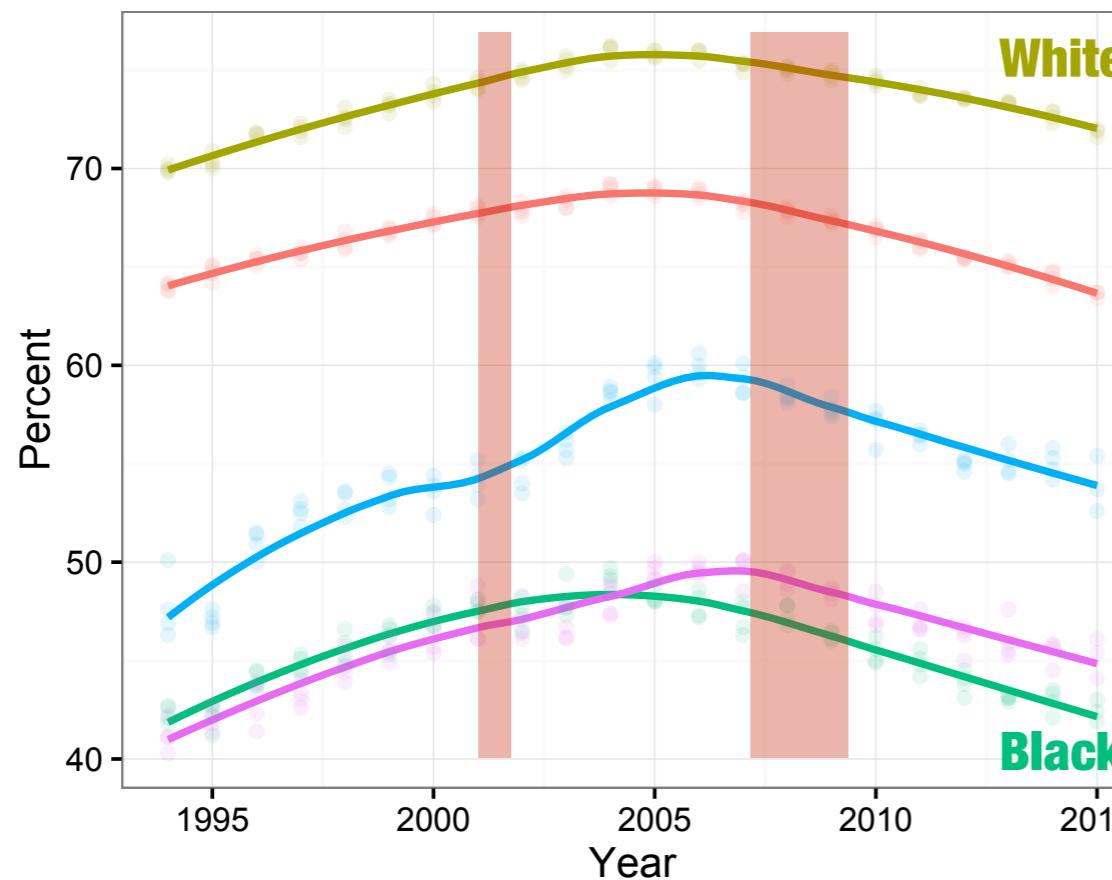
Political Economy

- Growth Machine
 - “...the city's growth is guided by a coalition of monied land interests.”
 - Monied win, poor & minority lose

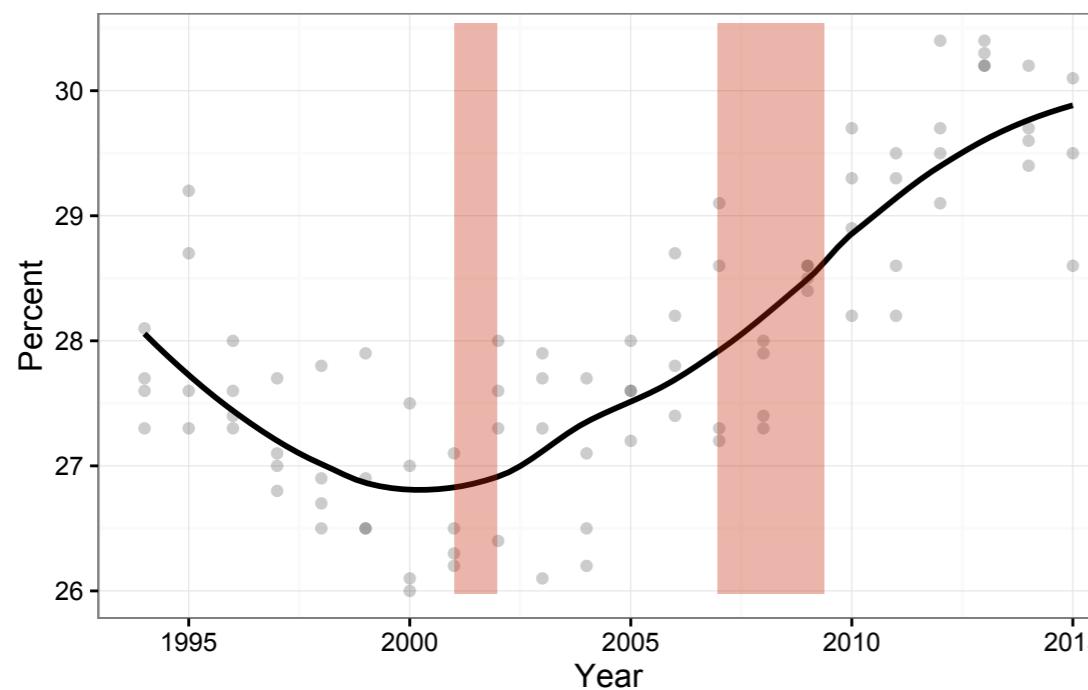


Recession Periods

United States Percent Homeownership by Race

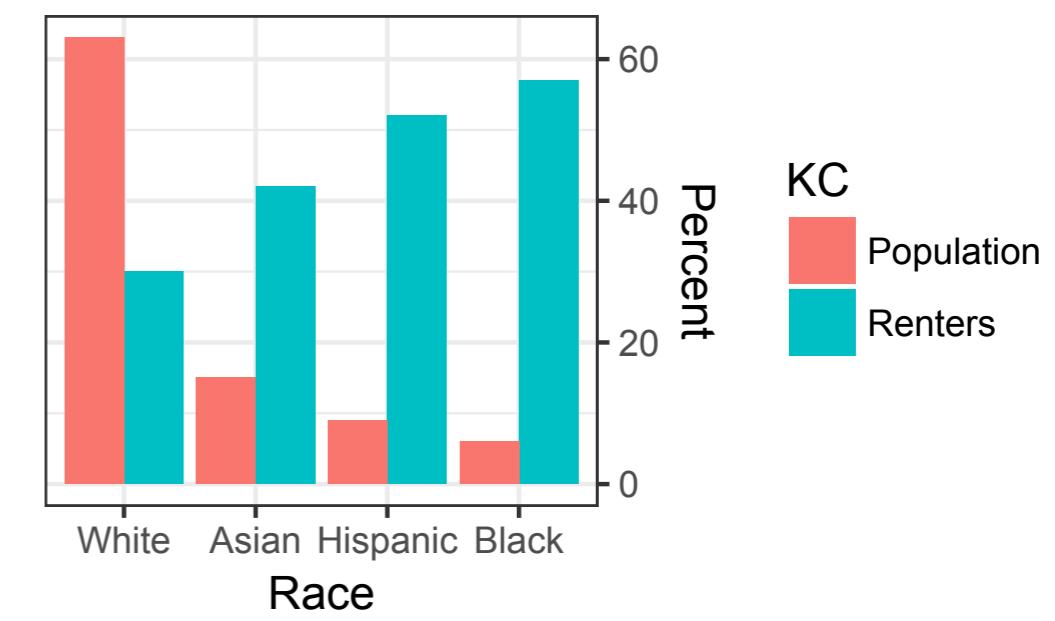


Black & White Homeownership Gap



Owning & Renting Gap

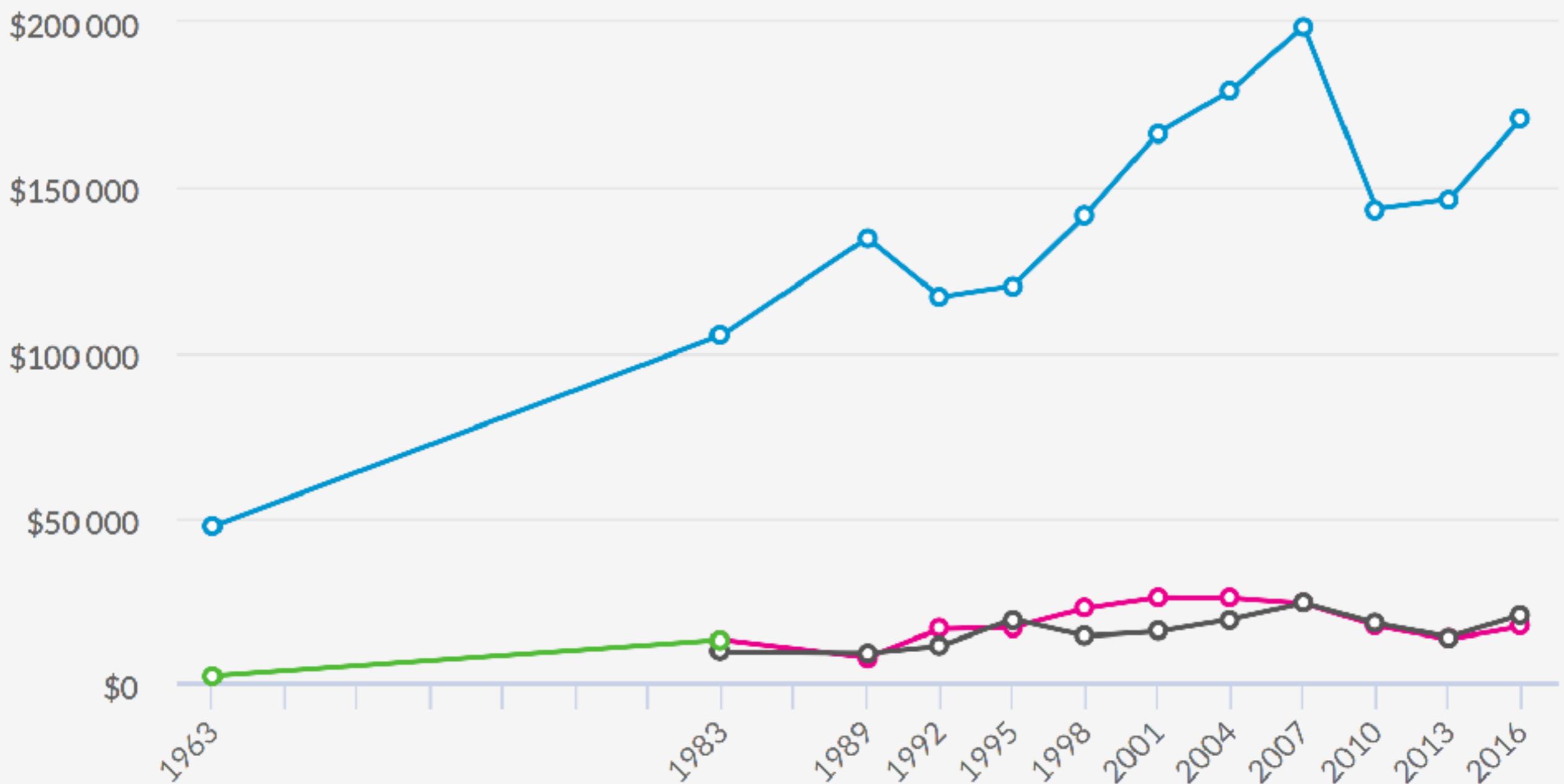
United States Total Pop & Renters



Wealth Gap

Median Family Wealth by Race/Ethnicity, 1963–2016

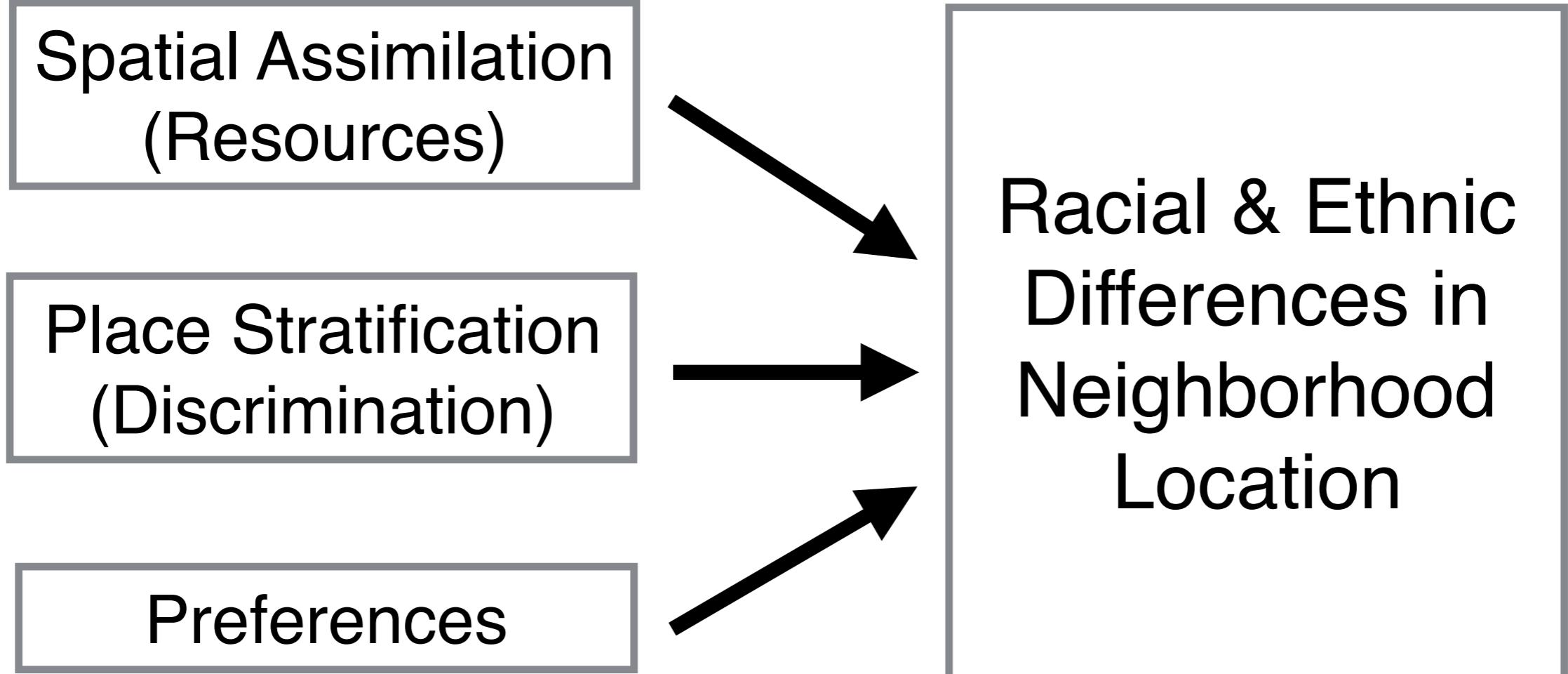
White Black Hispanic Nonwhite



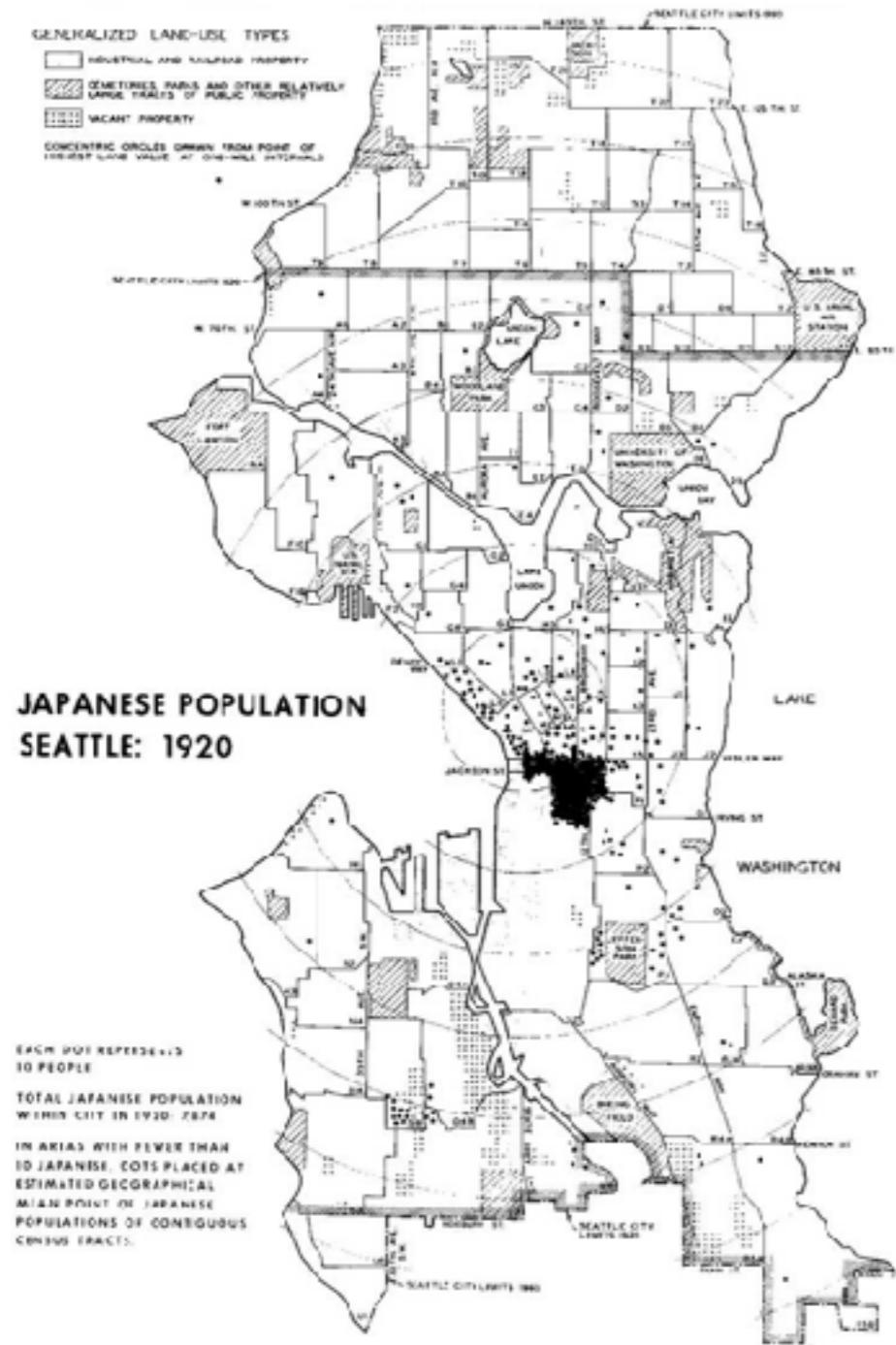
Source: <http://apps.urban.org/features/wealth-inequality-charts/>

Segregation

The Big 3



Seattle's Segregation 1920



Source: Seattle Civil Rights & Labor History Project

Redlining Seattle

**Home Owners Loan Cooperation
(HOLC) Map: 1930 - 1940**

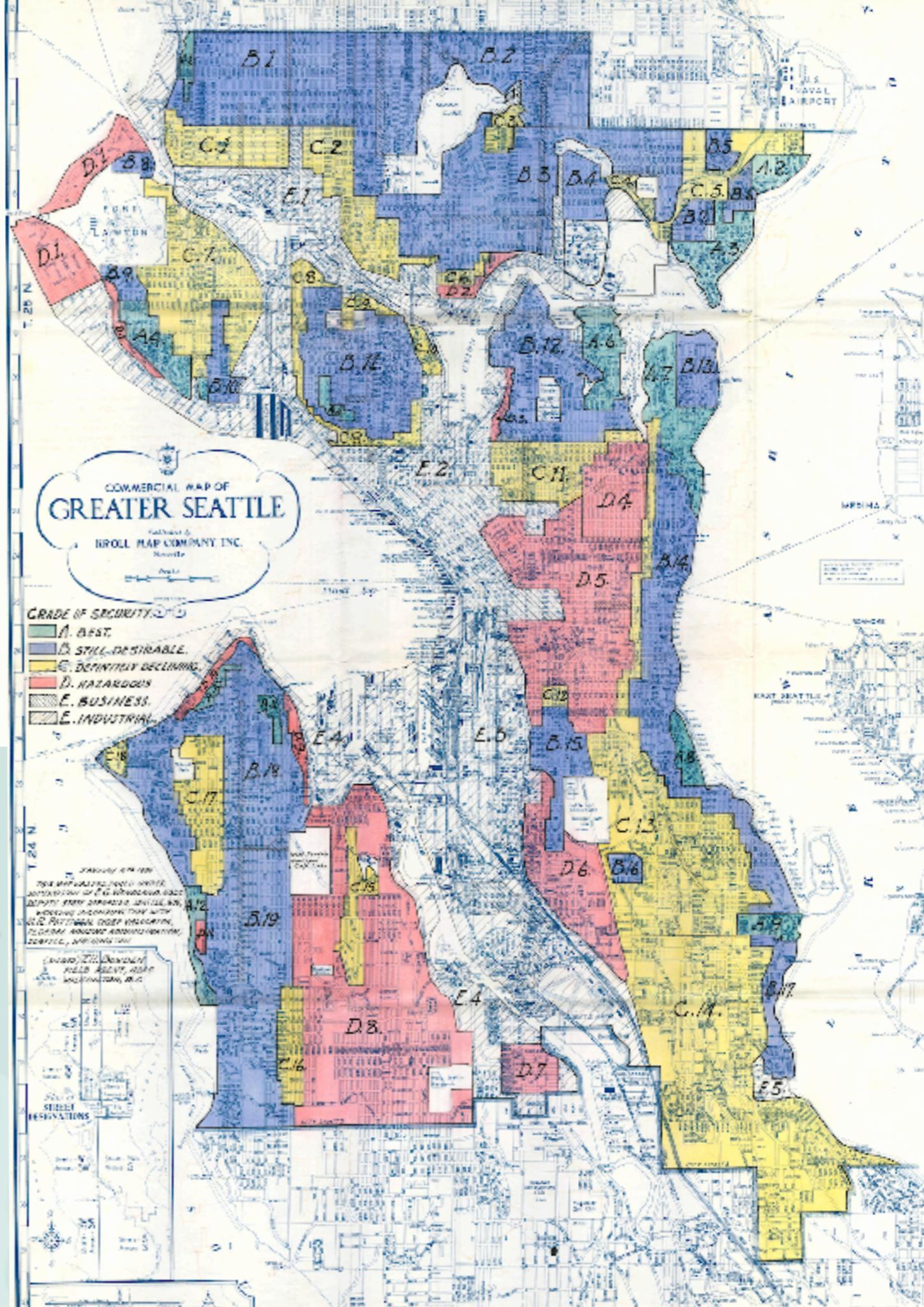
Source: Mapping Inequality <https://dsl.richmond.edu>

A "Best"

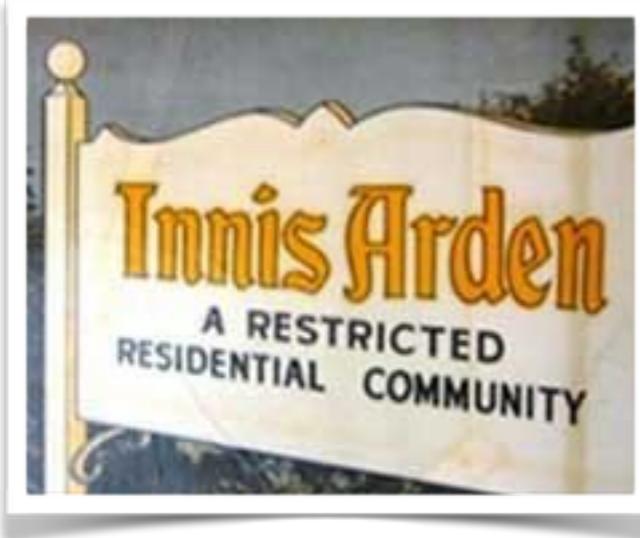
B "Still Desirable"

C "Definitely Declining"

D "Hazardous"



Restrictive Housing Covenants



Over 400 restrictive housing covenants in Seattle

said Tracts to a corporation or association formed by residents or owners of property in Innis Arden No. 2, or to a corporation or association formed by residents or owners of Innis Arden, for community purposes, in the activities of which corporation or association residents of Innis Arden No. 2 shall have the right to participate, subject to reasonable restrictions and requirements imposed by such corporation or association.

14. **RACIAL RESTRICTIONS**...No property in said addition shall at any time be sold, conveyed, rented or leased in whole or in part to any person or persons not of the White or Caucasian race. No person other than one of the White or Caucasian race shall be permitted to occupy any property in said addition or portion thereof or building thereon except a domestic servant actually employed by a person of the White or Caucasian race where the latter is an occupant of such property.

15. **ANIMALS.** No hogs, cattle, horses, sheep, goats, or similar livestock shall be permitted or maintained on said property at any time. Chicken hens, pigeons, rabbits and other similar small livestock, not exceeding a total of twenty-five in number, shall be permitted but must be kept on the premises of the owner. Not more than one dog and cat may be kept for each building site. No pen, yard, run, hutch, coop or other structure or area for the housing and keeping of the above described poultry or animals shall be built or maintained closer

Neighborhoods with Restrictive Covenants

Seattle

Alki
Ballard
Beacon Hill
Bitter Lake
Blue Ridge
Broadmoor
Bryant
Capitol Hill
Central District
Duwamish
Eastlake
Greenlake
Greenwood
Haller Lake
Hawthorne Hills
Lake City
Lakeridge Laurelhurst
Loyal Heights
Madrona
Magnolia
Maple Leaf
Matthews Beach
Montlake
Olympic Hills
North Beach/Blue Ridge
North College Park
Northgate
Pinehurst
Queen Anne
Queen Anne Lower
Queen Anne North
Rainier Valley Ravenna
Sandpoint
Sheridan Beach
Vashon Island
Victory Heights
View Ridge
Wedgewood
West Seattle/High Point
Windermere

Eastside

Ames Lake
Arrowhead Point
Bellevue
Clyde Hill
Inglewood
Juanita
Kirkland
Lake Alice
Lake Sammamish
Mercer Island
North Bend
Redmond
Sammamish

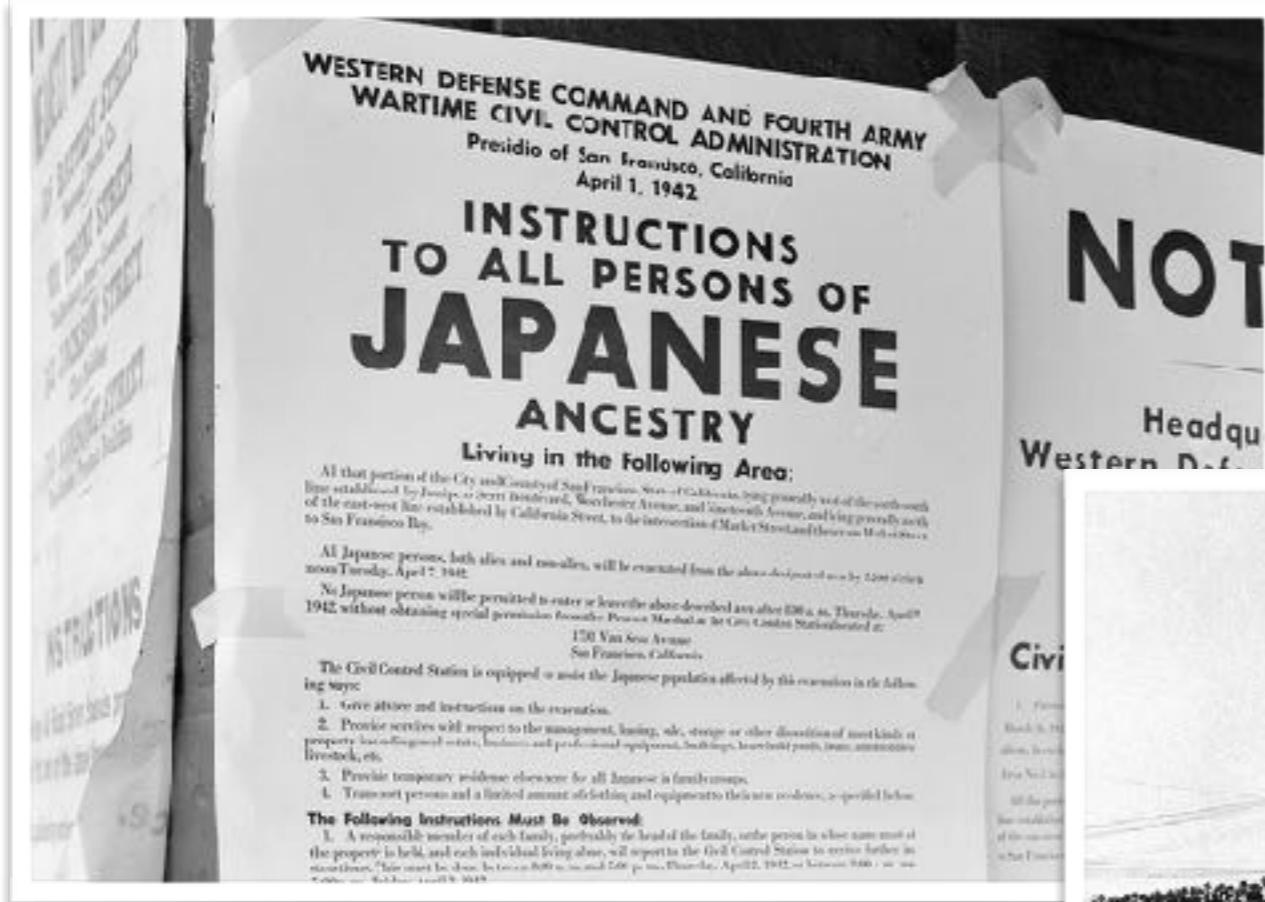
North King Co.

Ballinger (Shoreline)
Briarcrest (Shoreline)
Echo Lake (Shoreline)
Hamlin Park (Shoreline)
Hillwood (Shoreline)
Innis Arden (Shoreline)
Kenmore
Lake Forest Park
North City (Shoreline)
Richmond Beach (Shoreline)
Richmond Highlands (Shoreline)
Ridgecrest (Shoreline)
Westminster Triangle (Shoreline)

South King Co.

| | |
|----------------|------------------|
| Arbor Heights | Maple Valley |
| Arroyo Heights | McMicken Heights |
| Auburn | Normandy Park |
| White Center | Redondo |
| Boulevard Park | Renton |
| Burien | Riverton Heights |
| Des Moines | SeaTac |
| Evansville | Shorewood |
| Kent | Tukwila |
| Lake Dolloff | |

1942 Japanese Internment



1942 Relocation Notice

Seattle Mass
Evacuation



1942 Japanese Internment



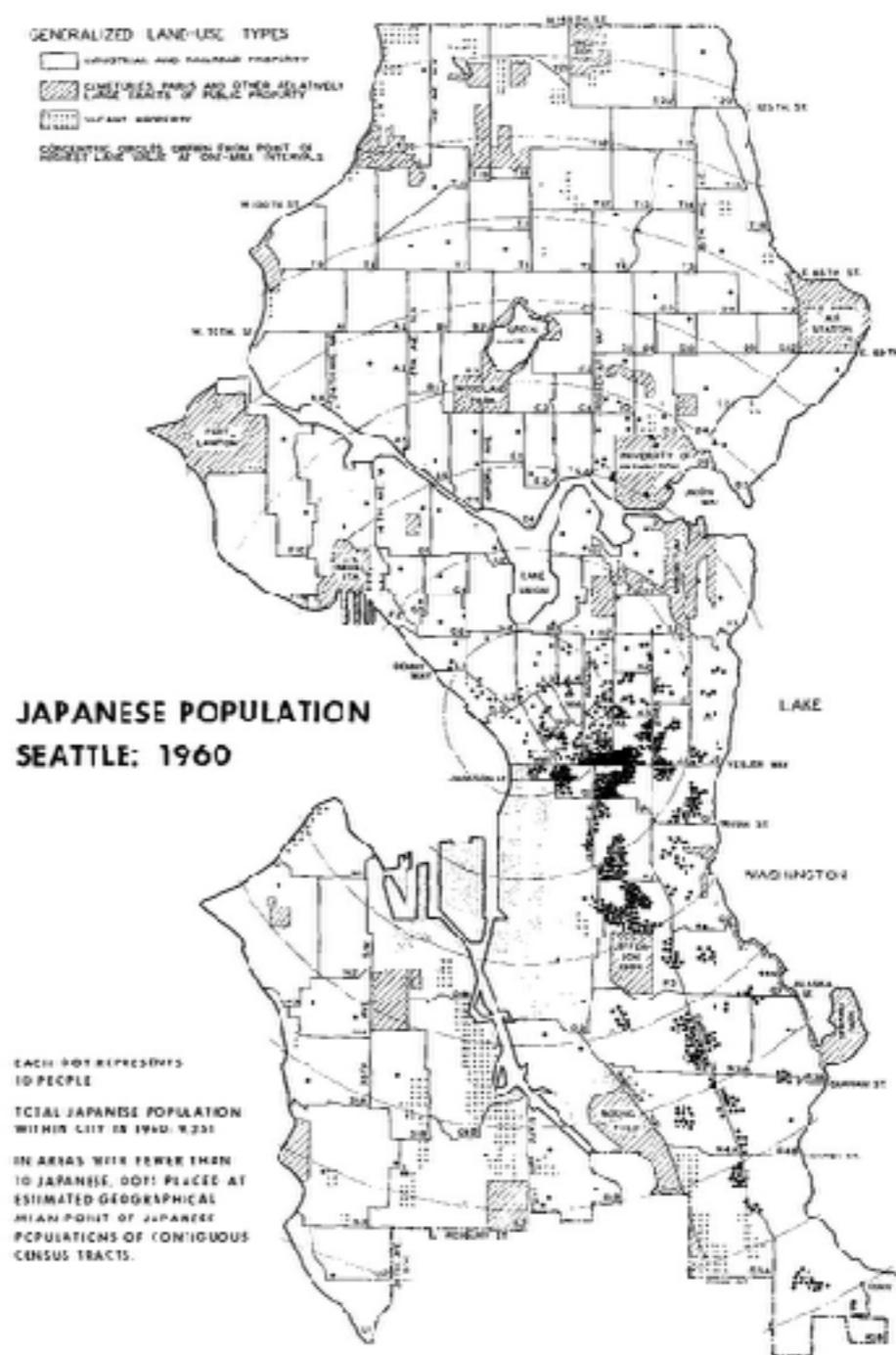
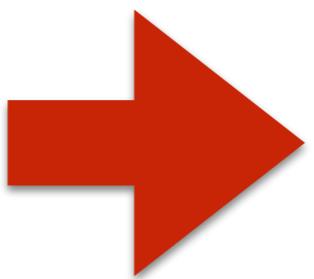
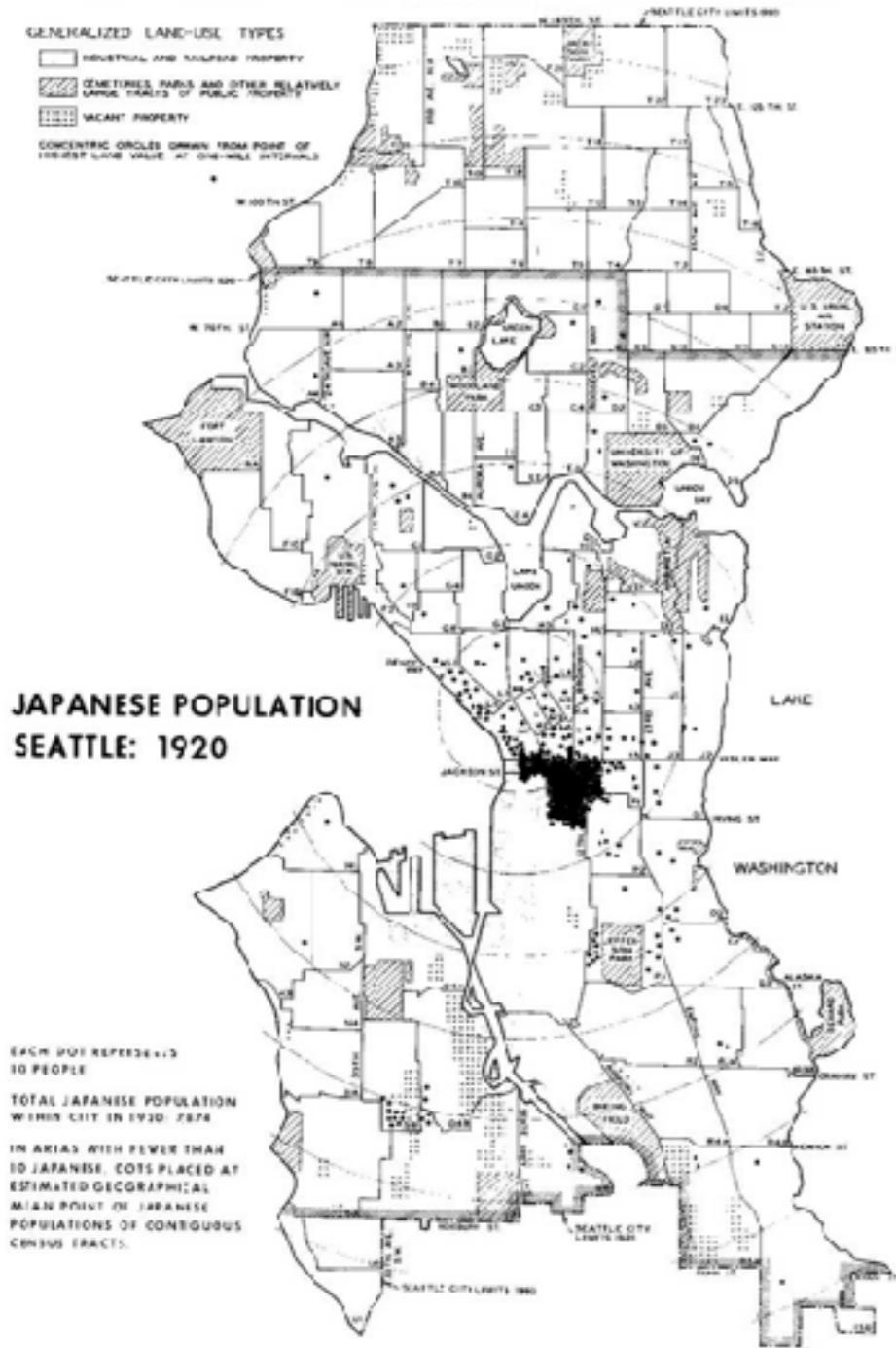
Manzanar Relocation Center
(Photo by: Dorthea Lang)

1942 Japanese Internment



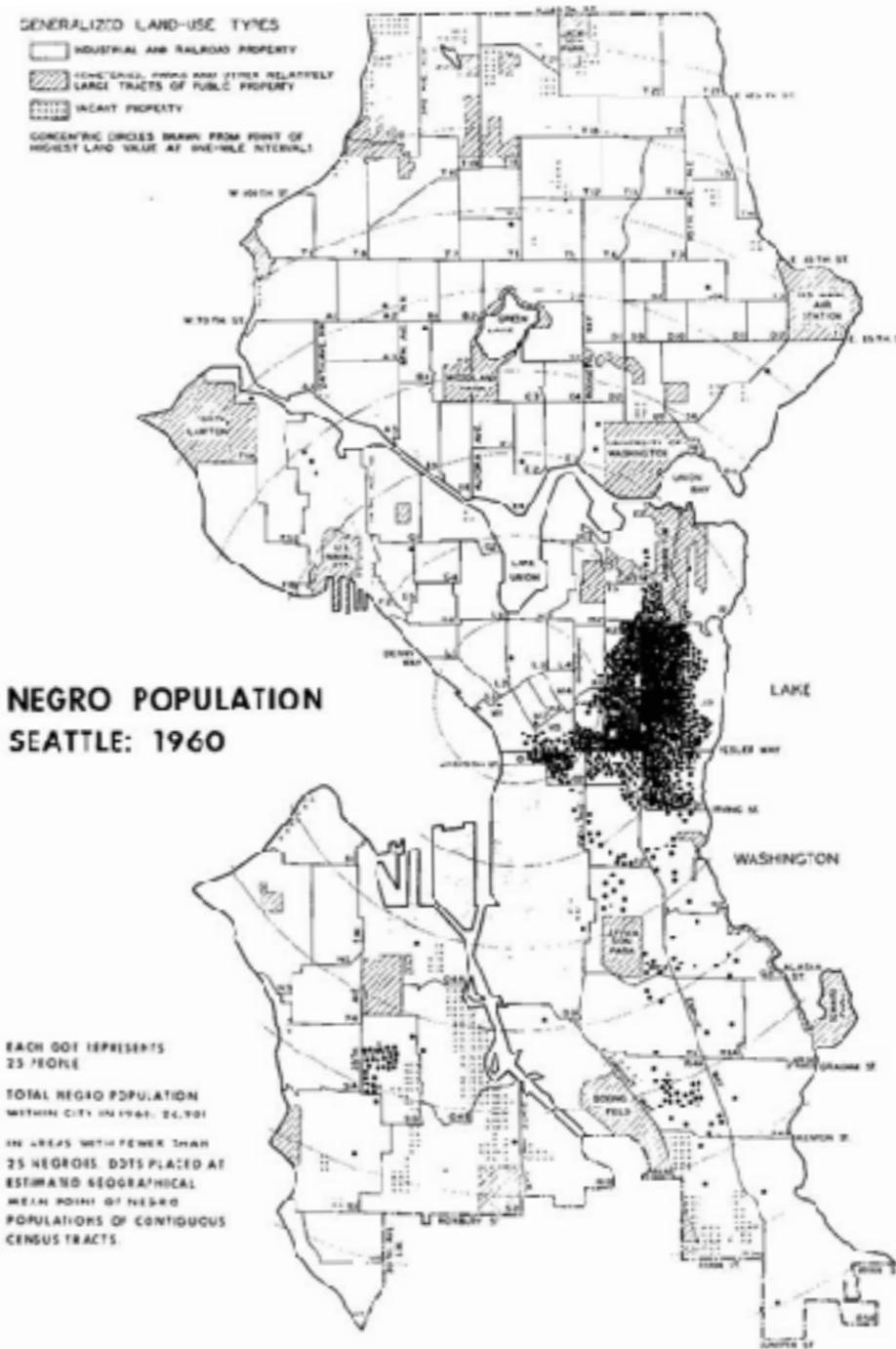
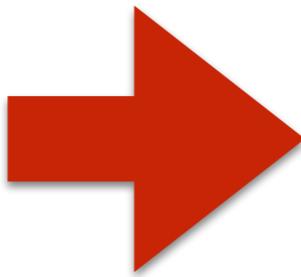
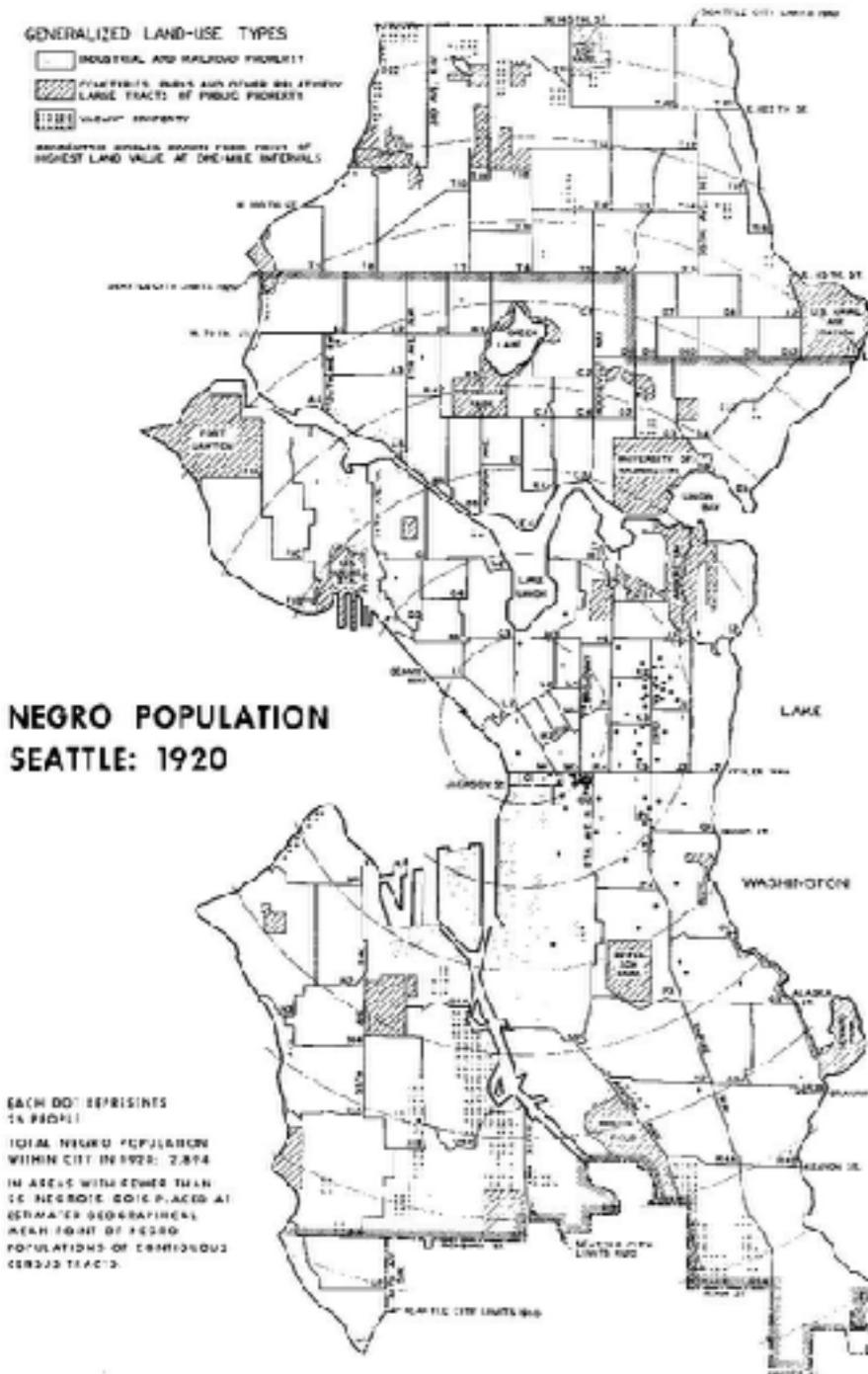
Family Return: Hunt, Idaho (AP Photo)

Japanese Population 1920 to 1960



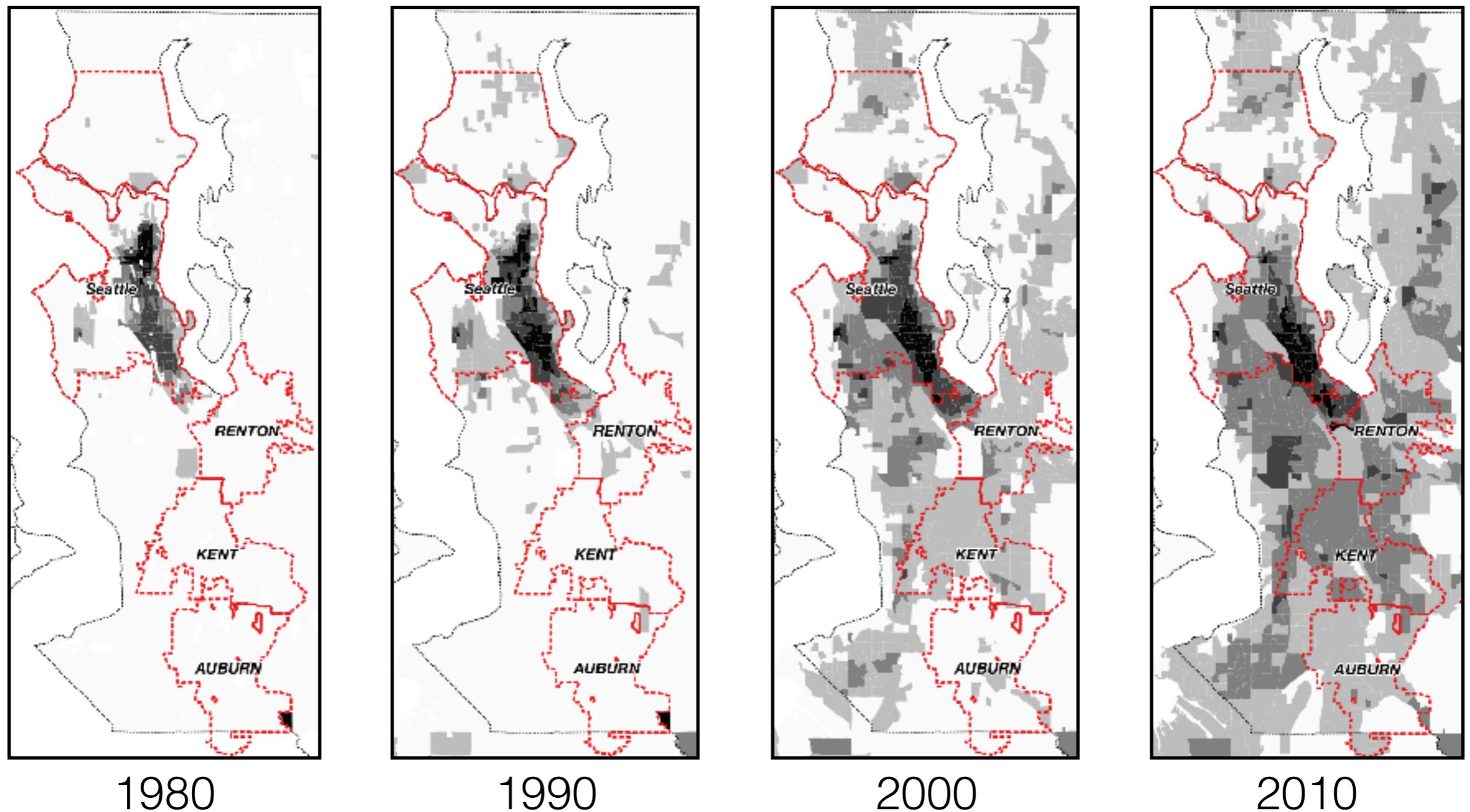
Source: Seattle Civil Rights & Labor History Project

Black Population 1920 to 1960



Source: Seattle Civil Rights & Labor History Project

Non-White Change Over 40 Years

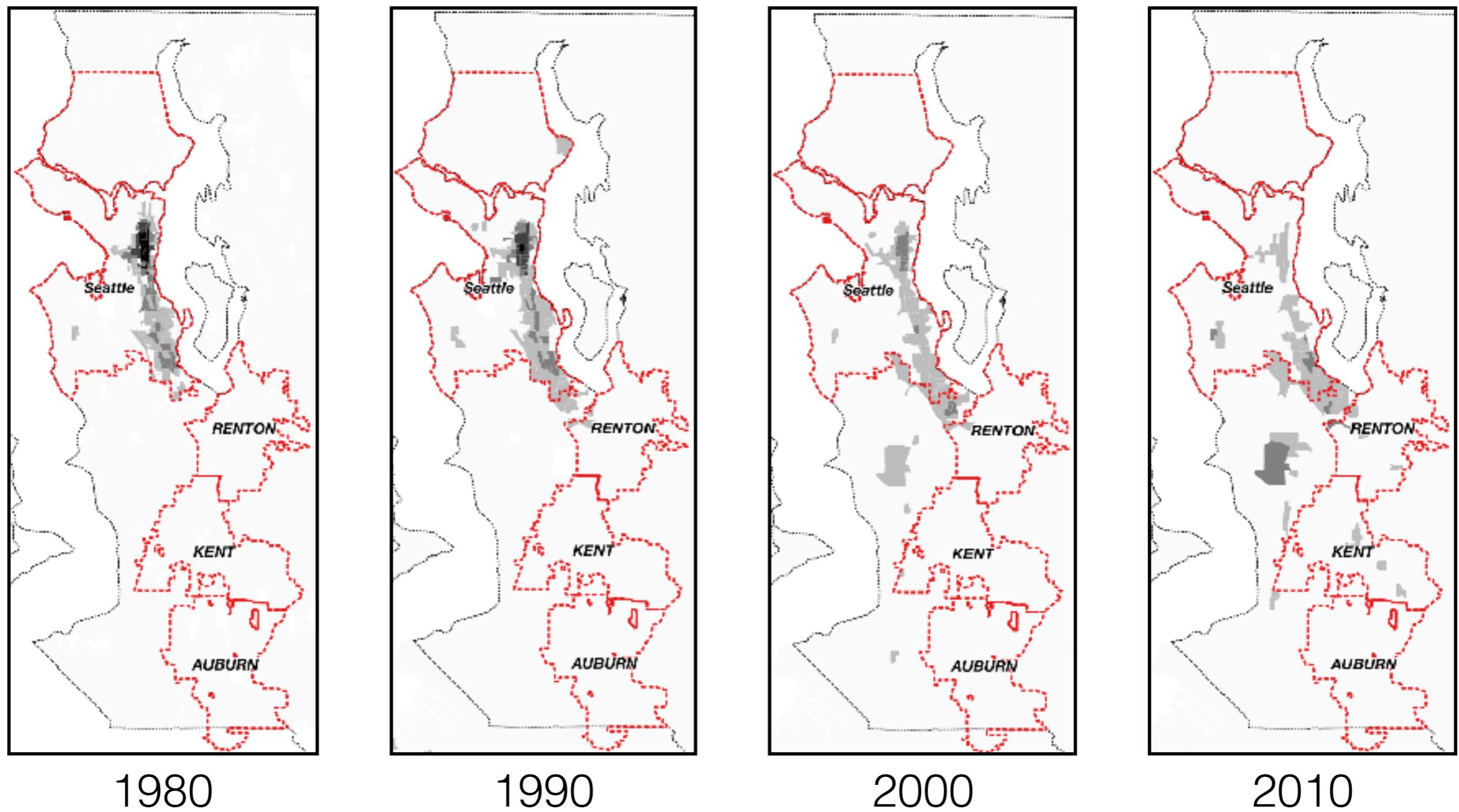


Percent Non-white



Tim Thomas, Department of Sociology, University of Washington, Source: U.S. Census

Black Change

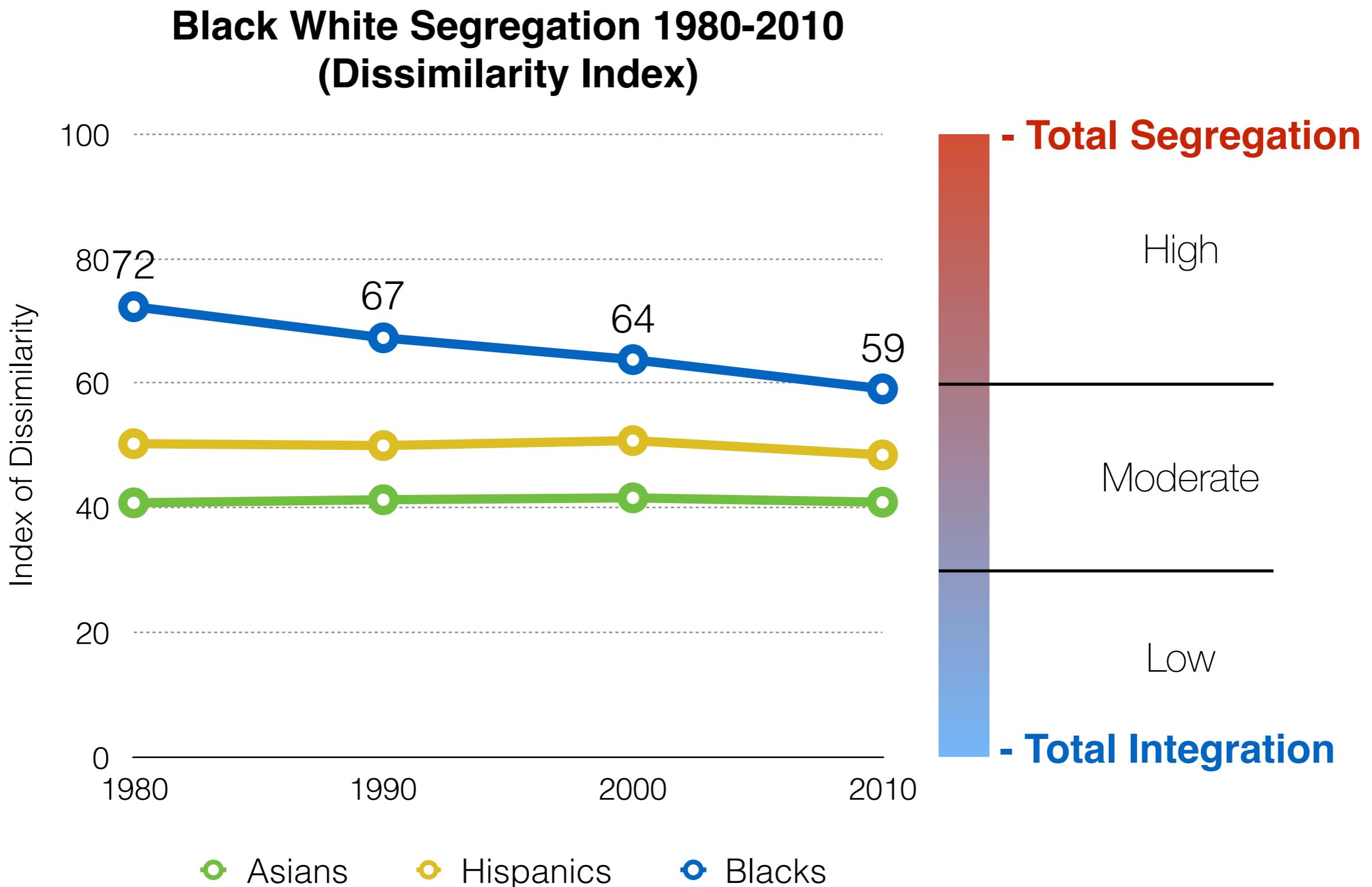


Percent Black



Tim Thomas, Department of Sociology, University of Washington, Source: U.S. Census

Segregation Declines...



Diversity or Micro-Segregation

Seattle's 98118 zip code the ...e country | KING5.com Seattle

www.king5.com/video/featured-videos Reader

Mint Calc CA PRC StataP SP YT Soc Met

Seattle's 98118 zip code the most diverse in the country



by JOHN SHARIFY / KING 5 News
[Bio](#) | [Email](#) | [Follow: @JohnSharify](#)

Posted on August 2, 2010 at 6:02 PM

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BUFFERS AND BARRIERS

Racial Buffers

- Hispanic and Asian neighbors provide a protection from whites leaving when blacks move in

Physical Barriers

- Built Environment - Commercial Land use and zoning buffers for different spaces
- Natural environment - topography
- Street design - High traffic corridors v. low-traffic residential streets
- Non-connecting streets



Racial Dot Map 2010

DIS-AGGREGATING CENSUS BOUNDARIES

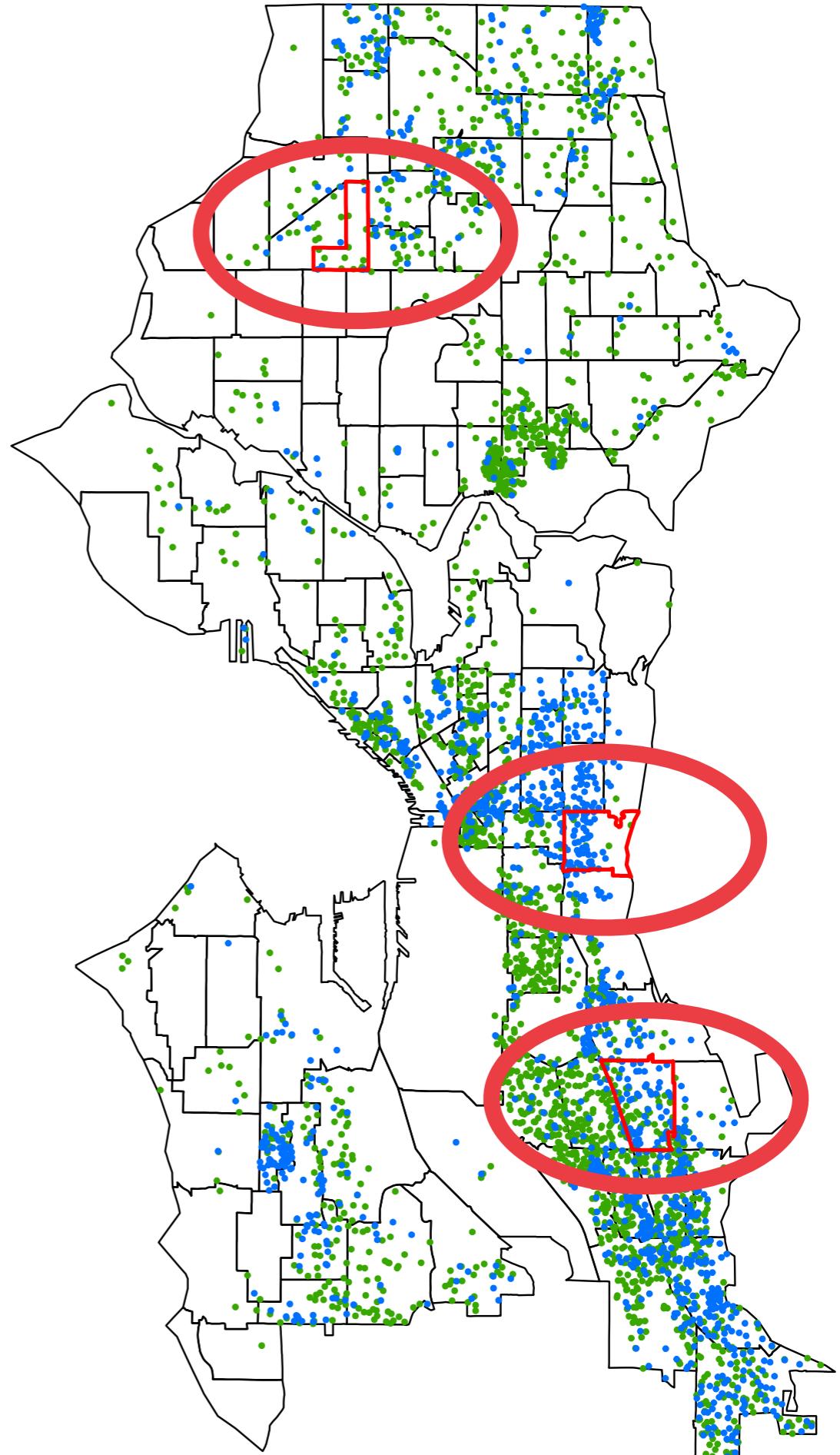
Dot Map 2010 Census Block

One Dot = 25 people

Red - White - 66.3%

Blue - African American - 7.7%

Green - Asian - 13.7%



1ST - GREENWOOD

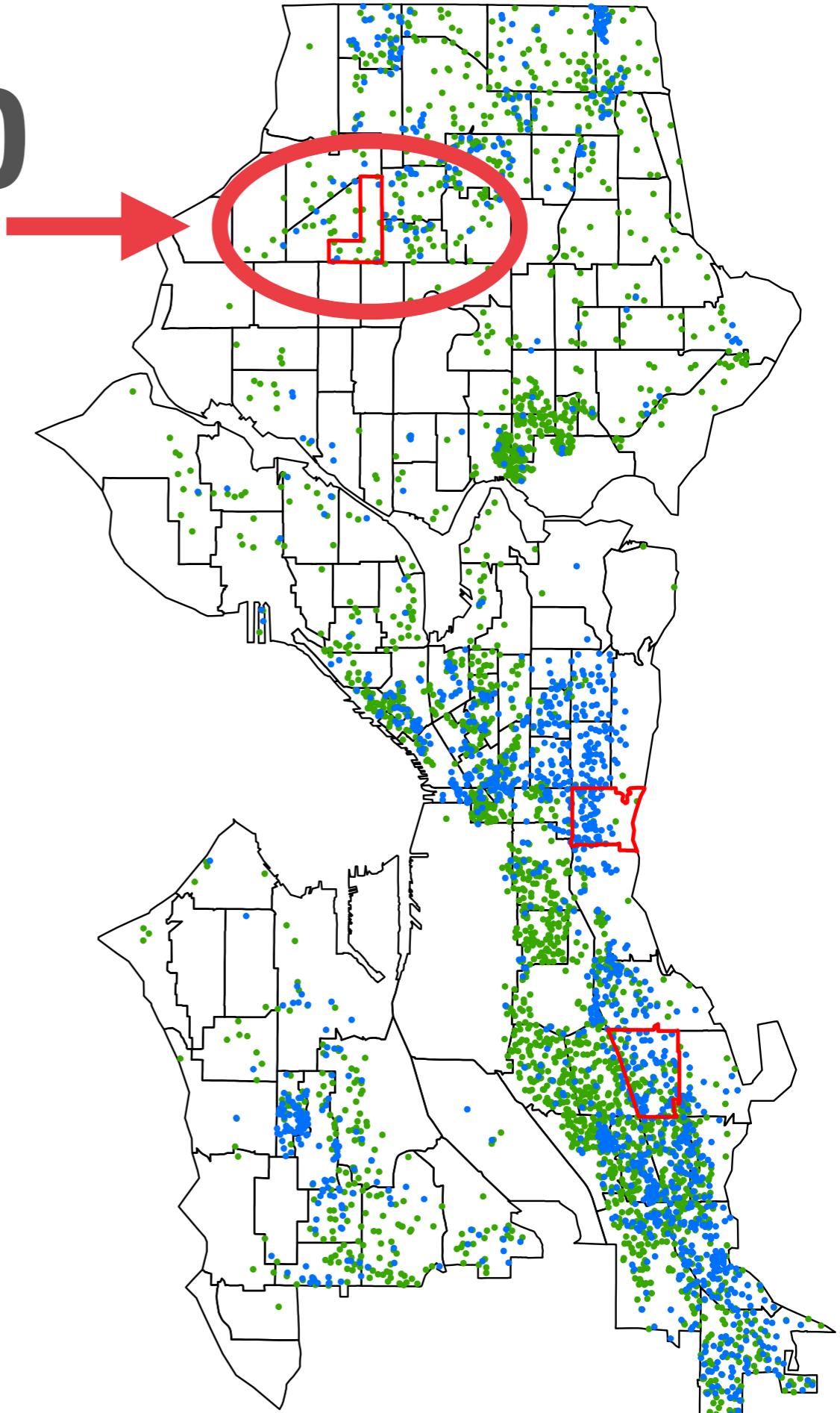
Dot Map 2010 Census Block

One Dot = 25 people

Red - White - 66.3%

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Green - Asian - 13.7%



GREENWOOD TRACT 1701

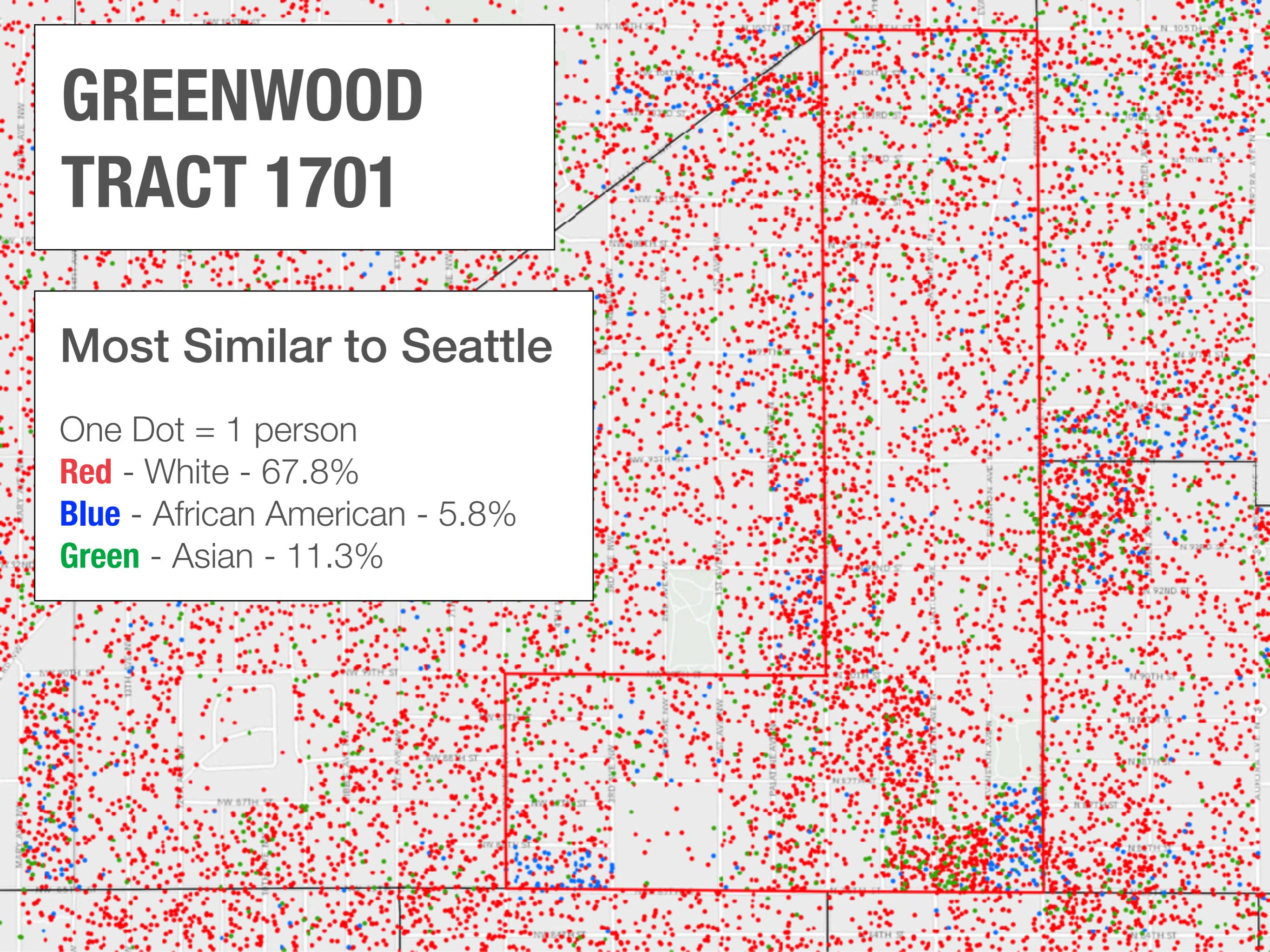
Most Similar to Seattle

One Dot = 1 person

Red - White - 67.8%

Blue - African American - 5.8%

Green - Asian - 11.3%



GREENWOOD TRACT 1701

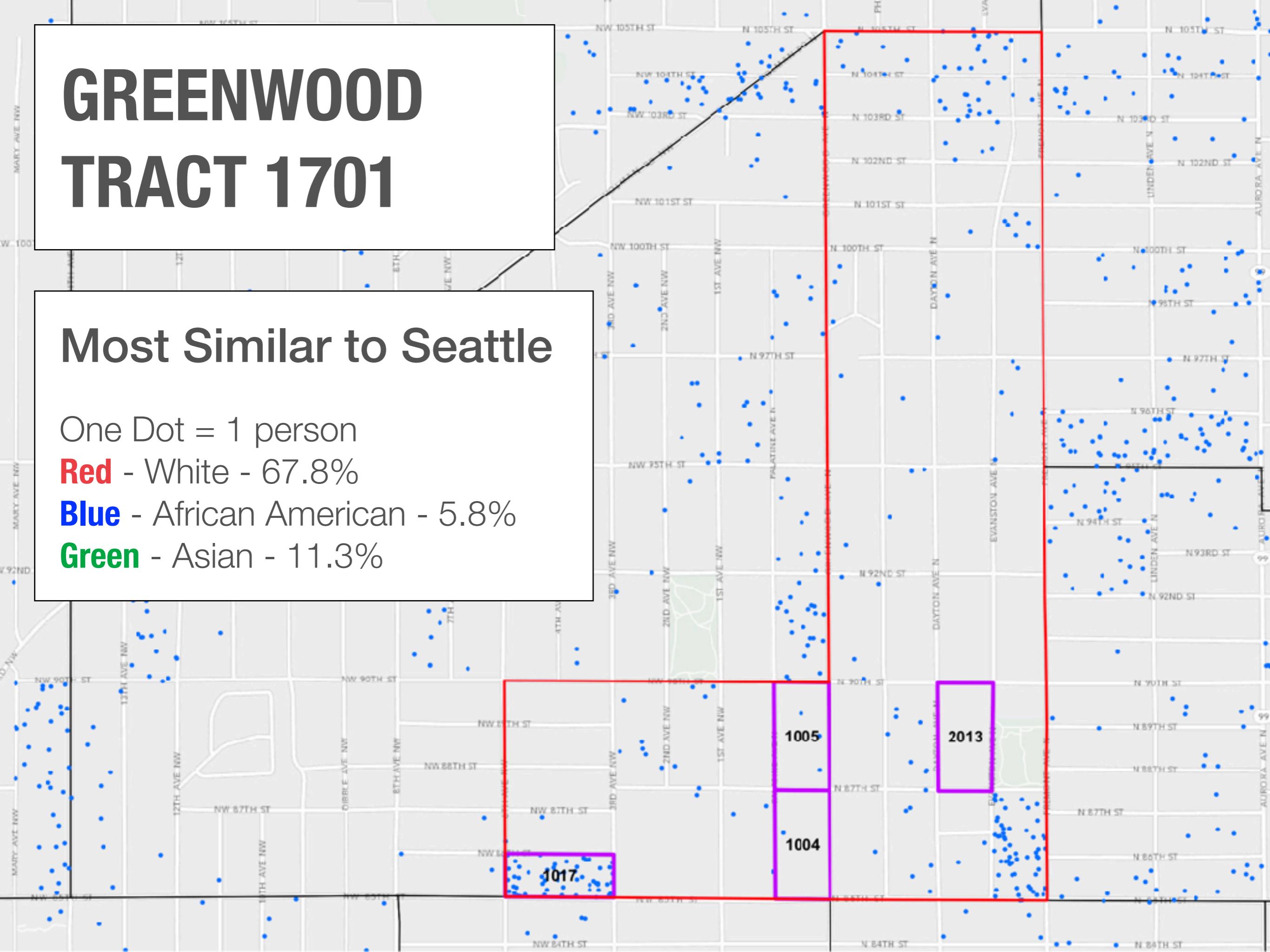
Most Similar to Seattle

One Dot = 1 person

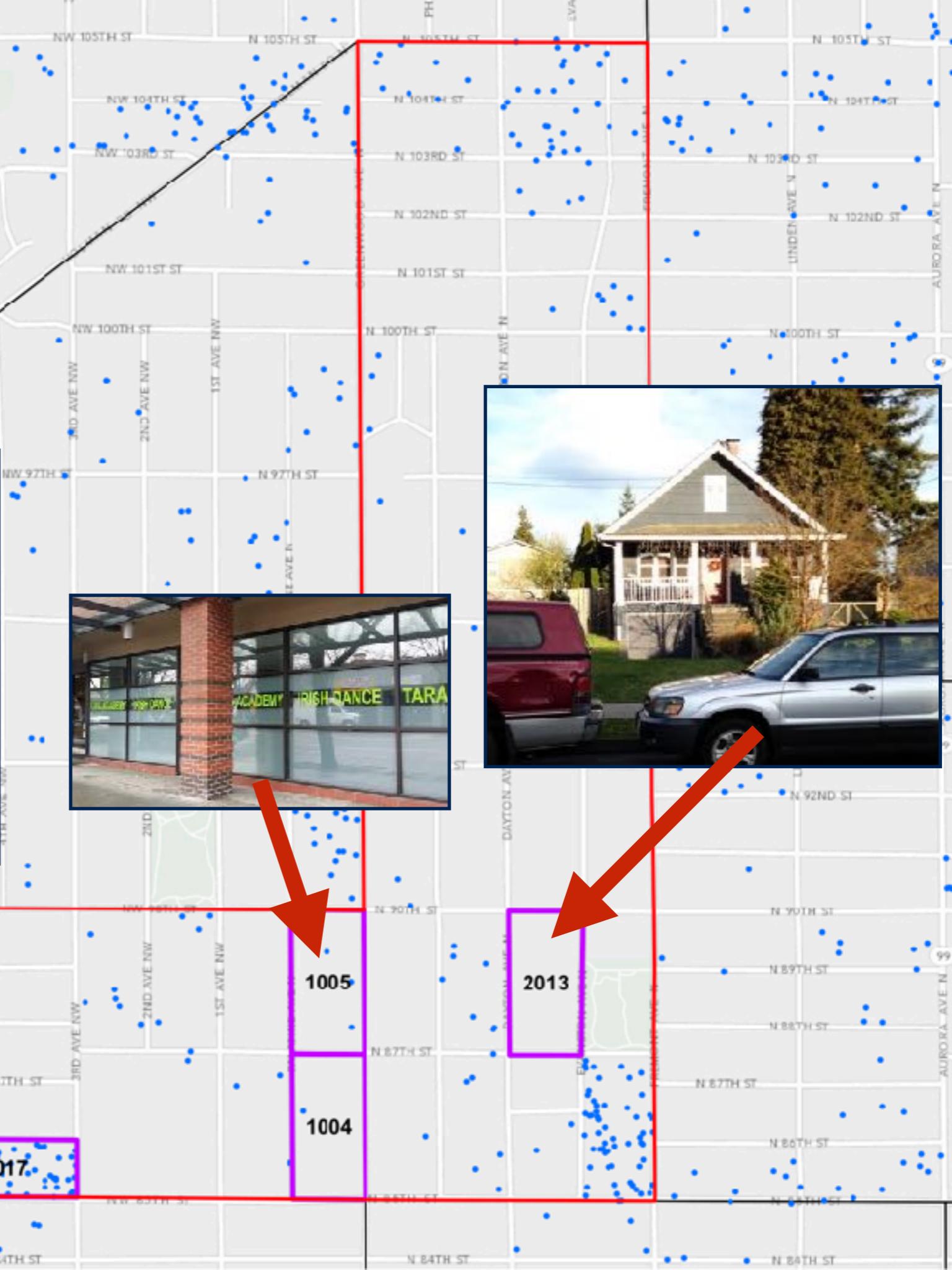
Red - White - 67.8%

Blue - African American - 5.8%

Green - Asian - 11.3%



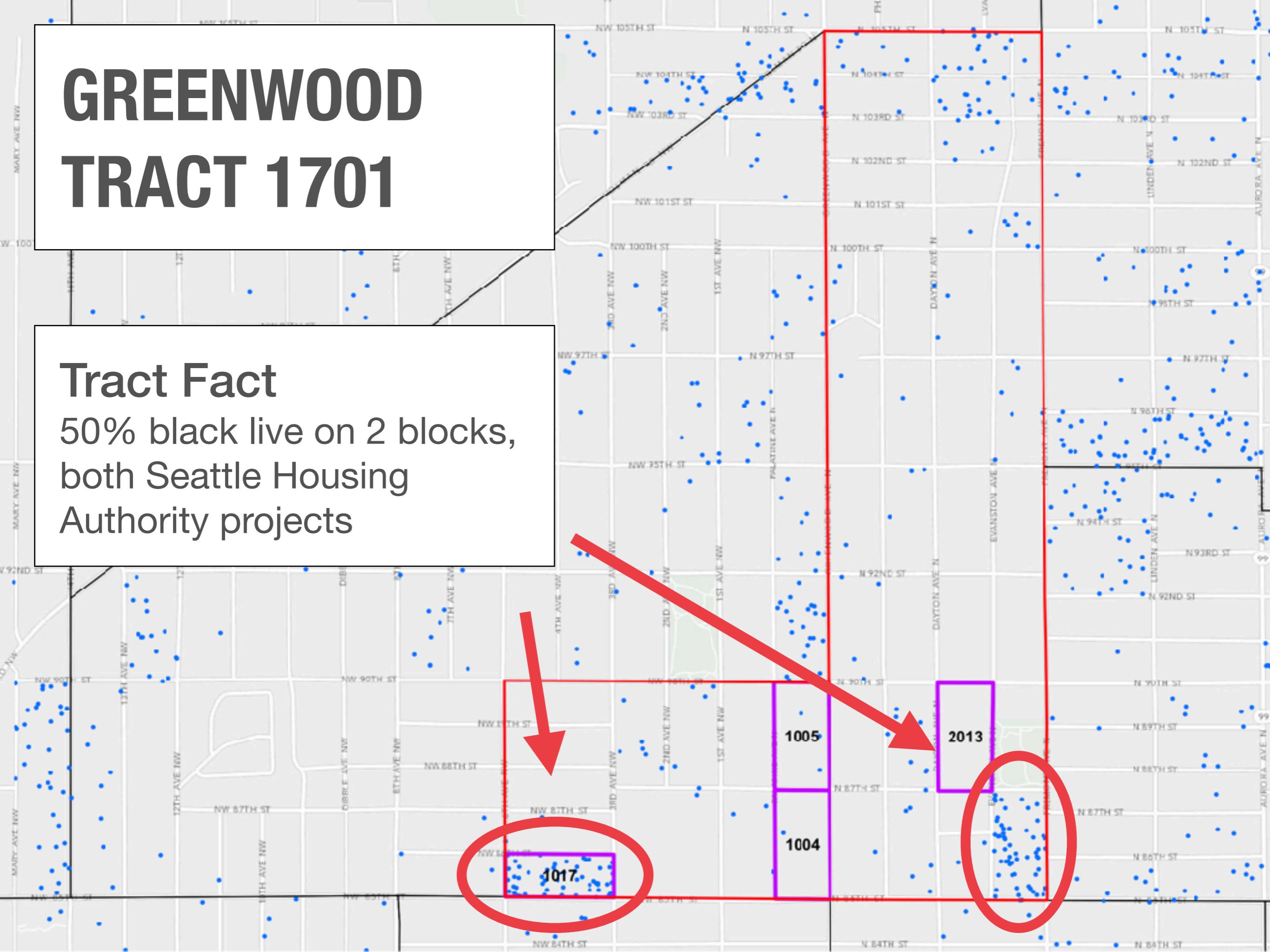
GREENWOOD TRACT 1701



GREENWOOD TRACT 1701

Tract Fact

50% black live on 2 blocks,
both Seattle Housing
Authority projects



2ND - CENTRAL DISTRICT

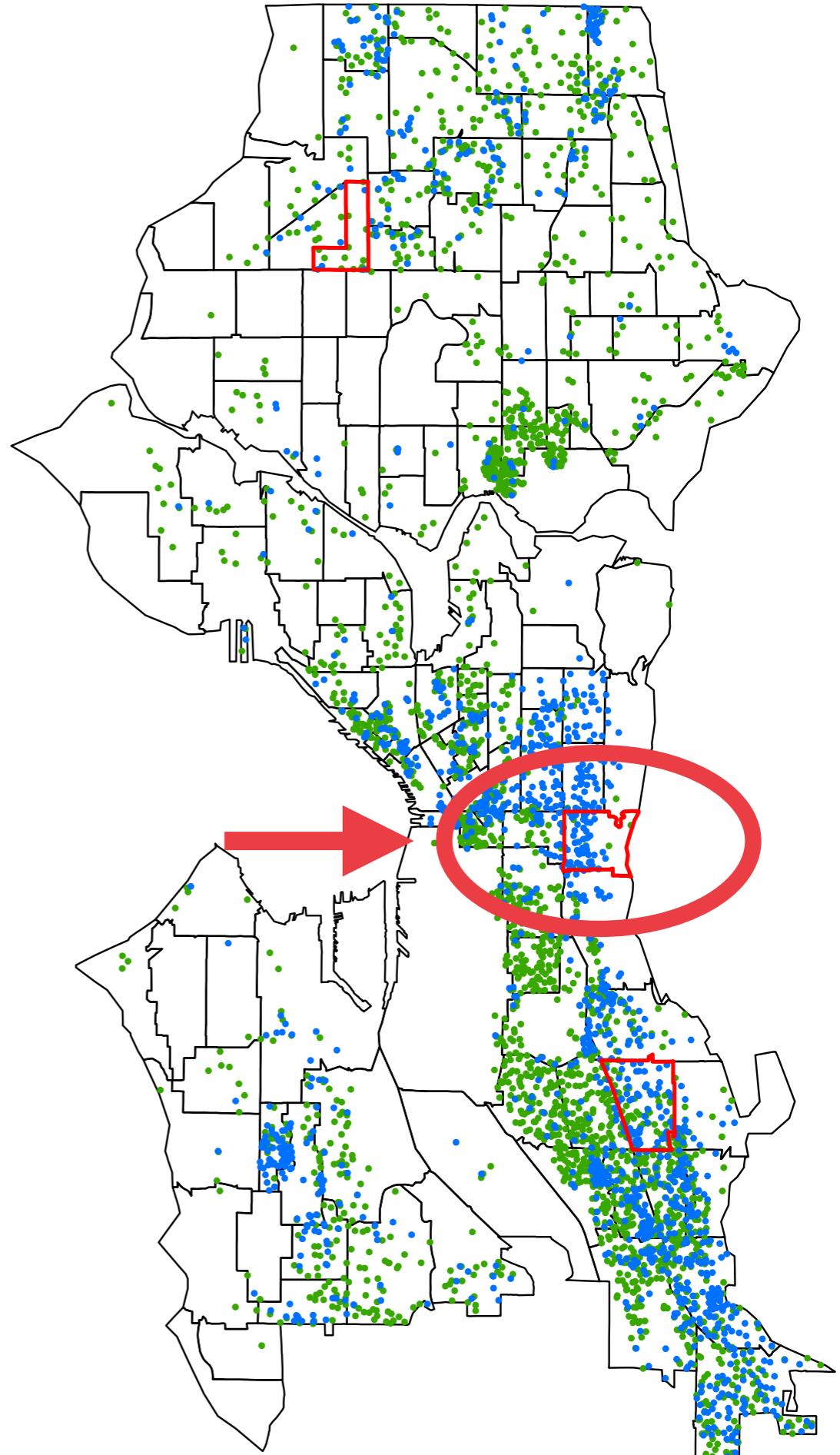
Dot Map 2010 Census Block

One Dot = 25 people

Red - White - 66.3%

Blue - African American - 7.7%

Green - Asian - 13.7%



CENTRAL DISTRICT TRACT 8900

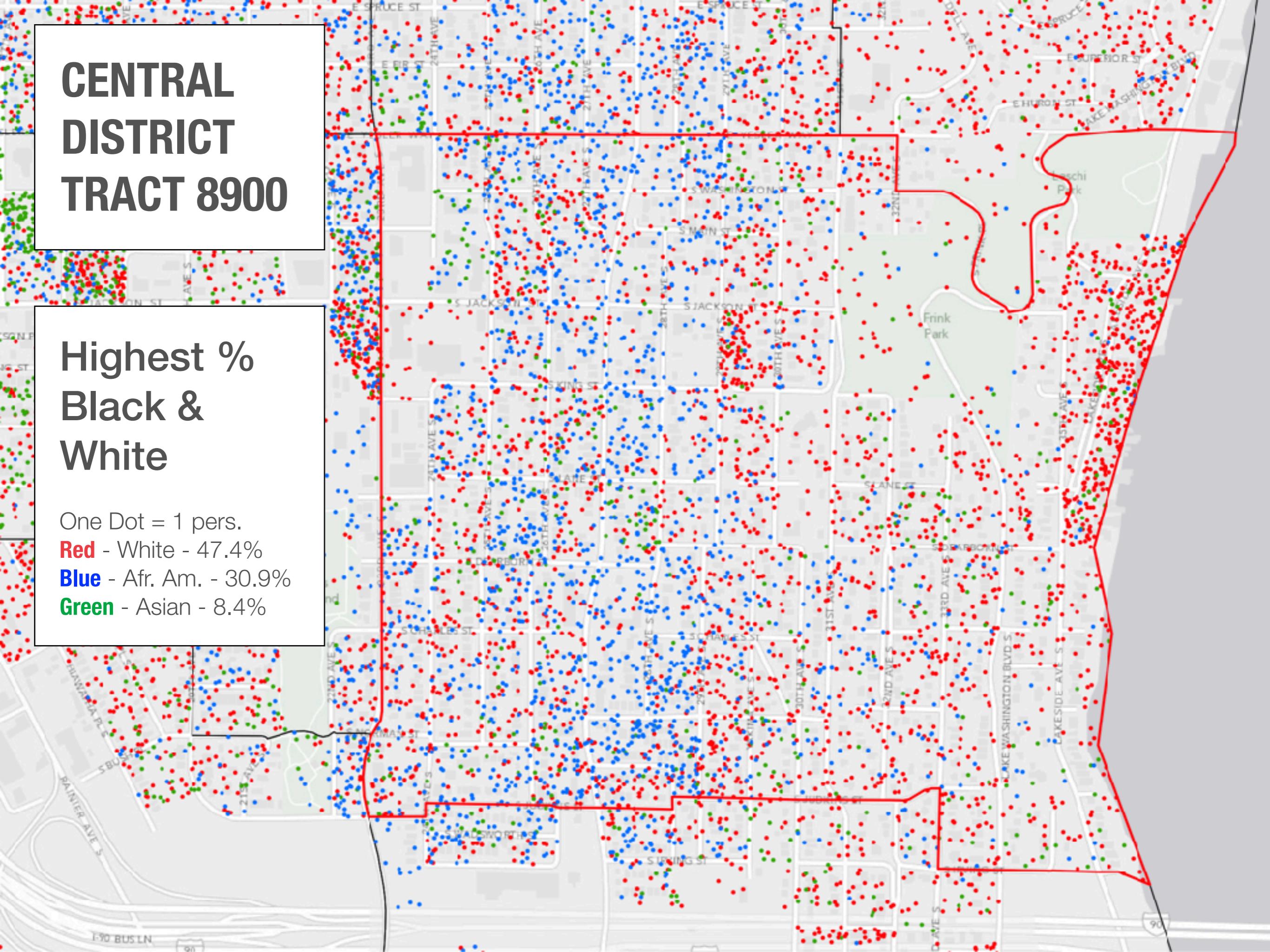
Highest %
Black &
White

One Dot = 1 pers.

Red - White - 47.4%

Blue - Afr. Am. - 30.9%

Green - Asian - 8.4%



CENTRAL DISTRICT TRACT 8900

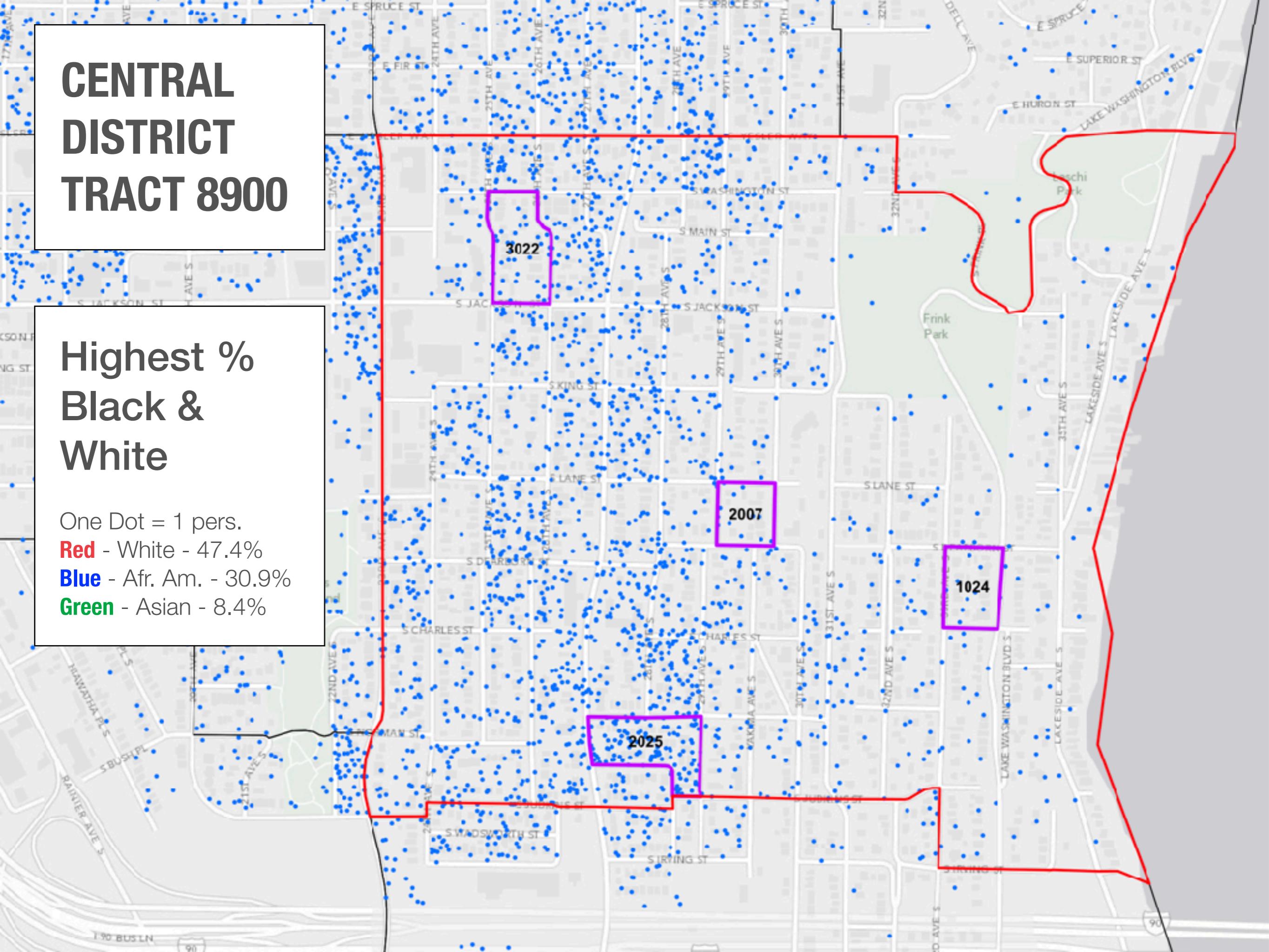
Highest % Black & White

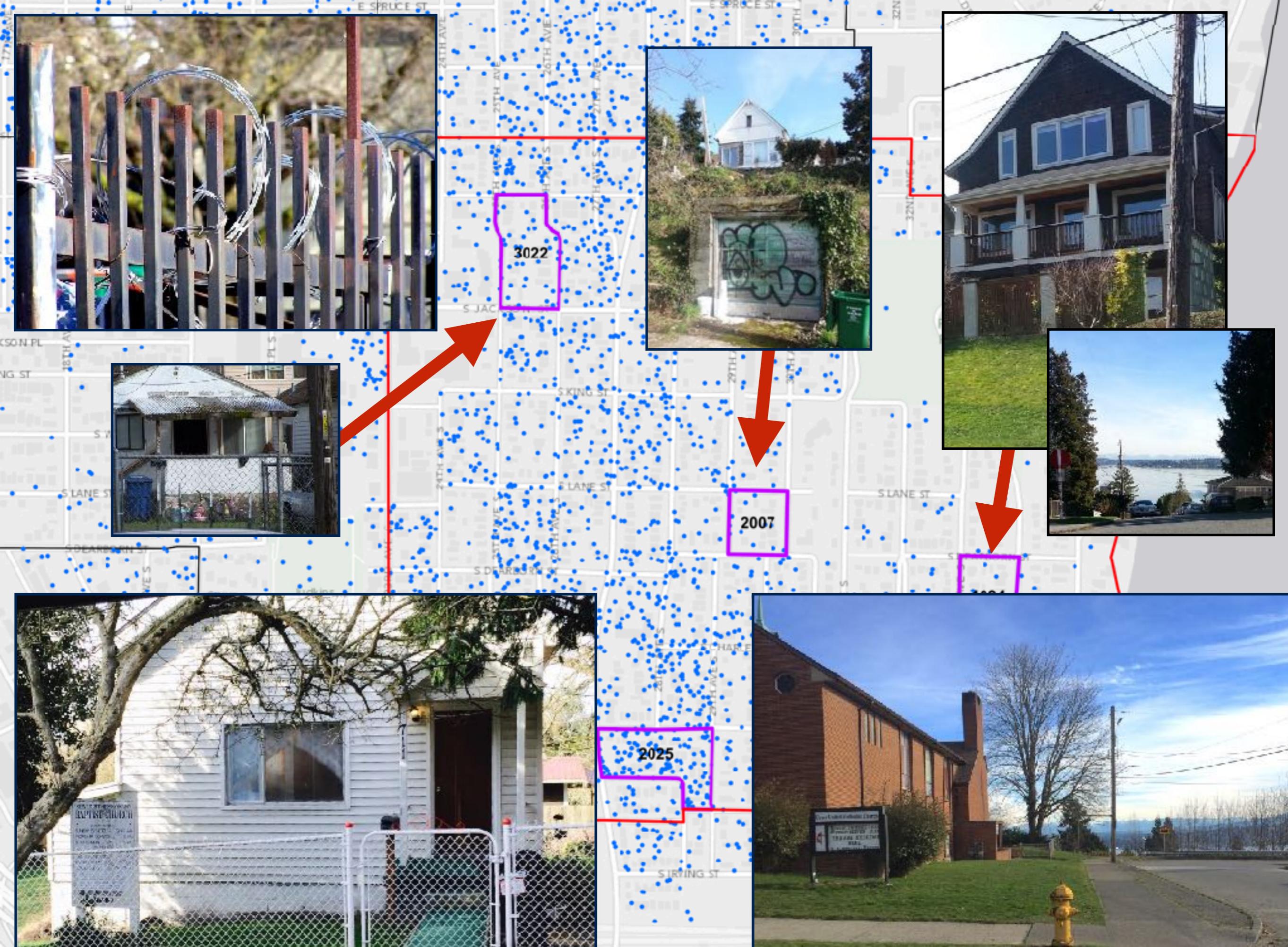
One Dot = 1 pers.

Red - White - 47.4%

Blue - Afr. Am. - 30.9%

Green - Asian - 8.4%

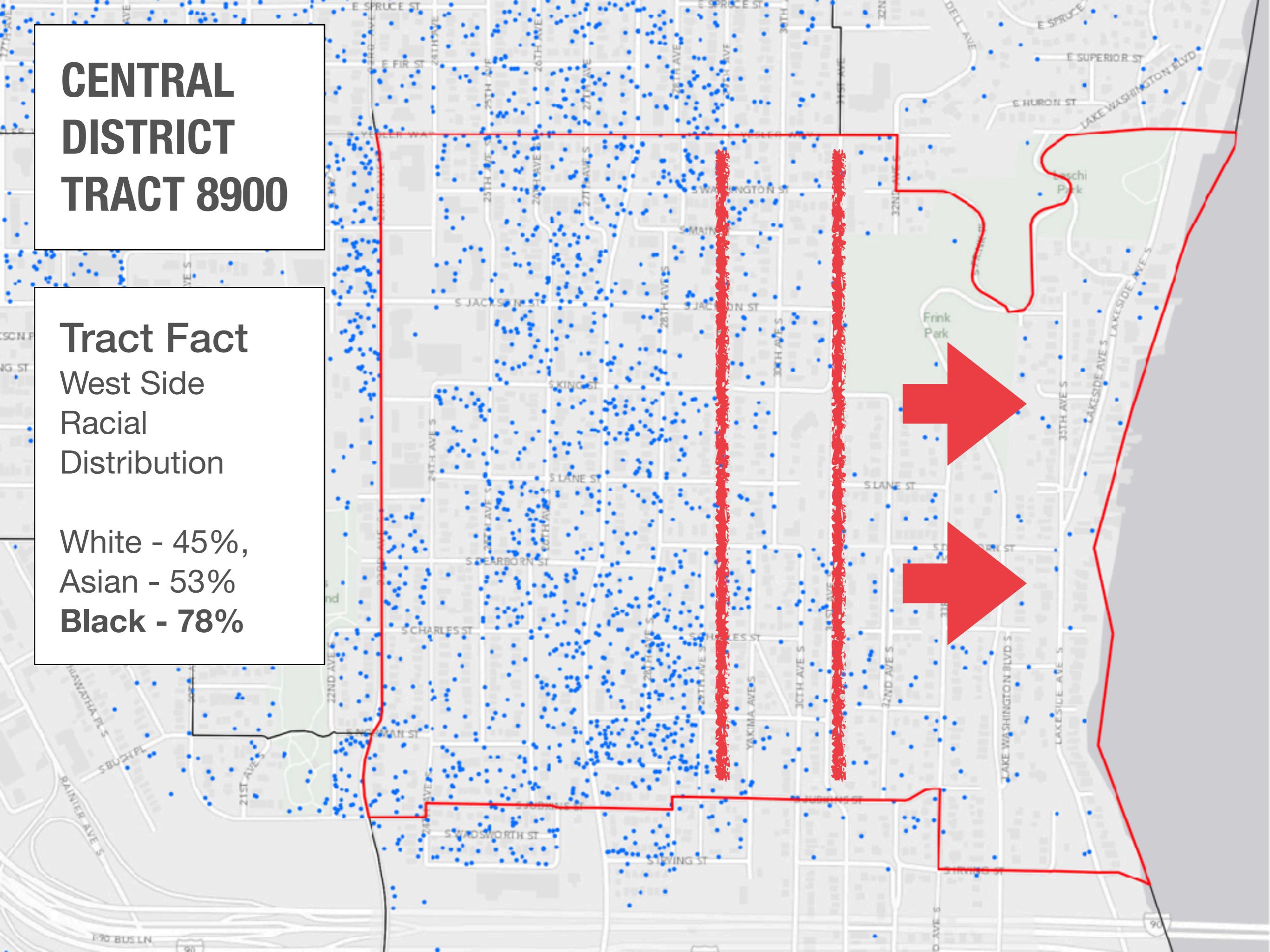




CENTRAL DISTRICT TRACT 8900

Tract Fact
West Side
Racial
Distribution

White - 45%,
Asian - 53%
Black - 78%



3RD - COLUMBIA CITY

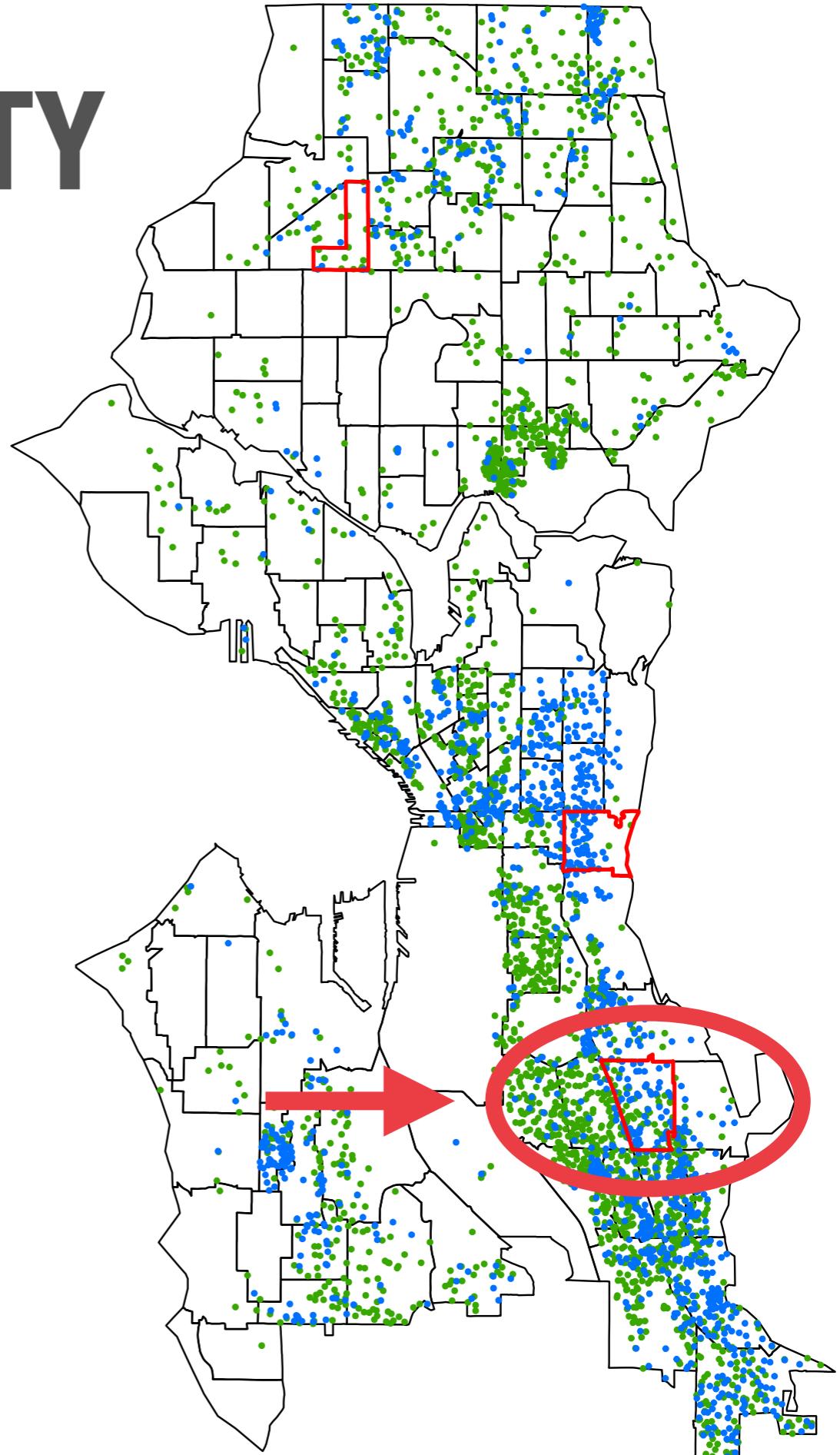
Dot Map 2010 Census Block

One Dot = 25 people

Red - White - 66.3%

Blue - African American - 7.7%

Green - Asian - 13.7%



COLUMBIA CITY TRACT 10300

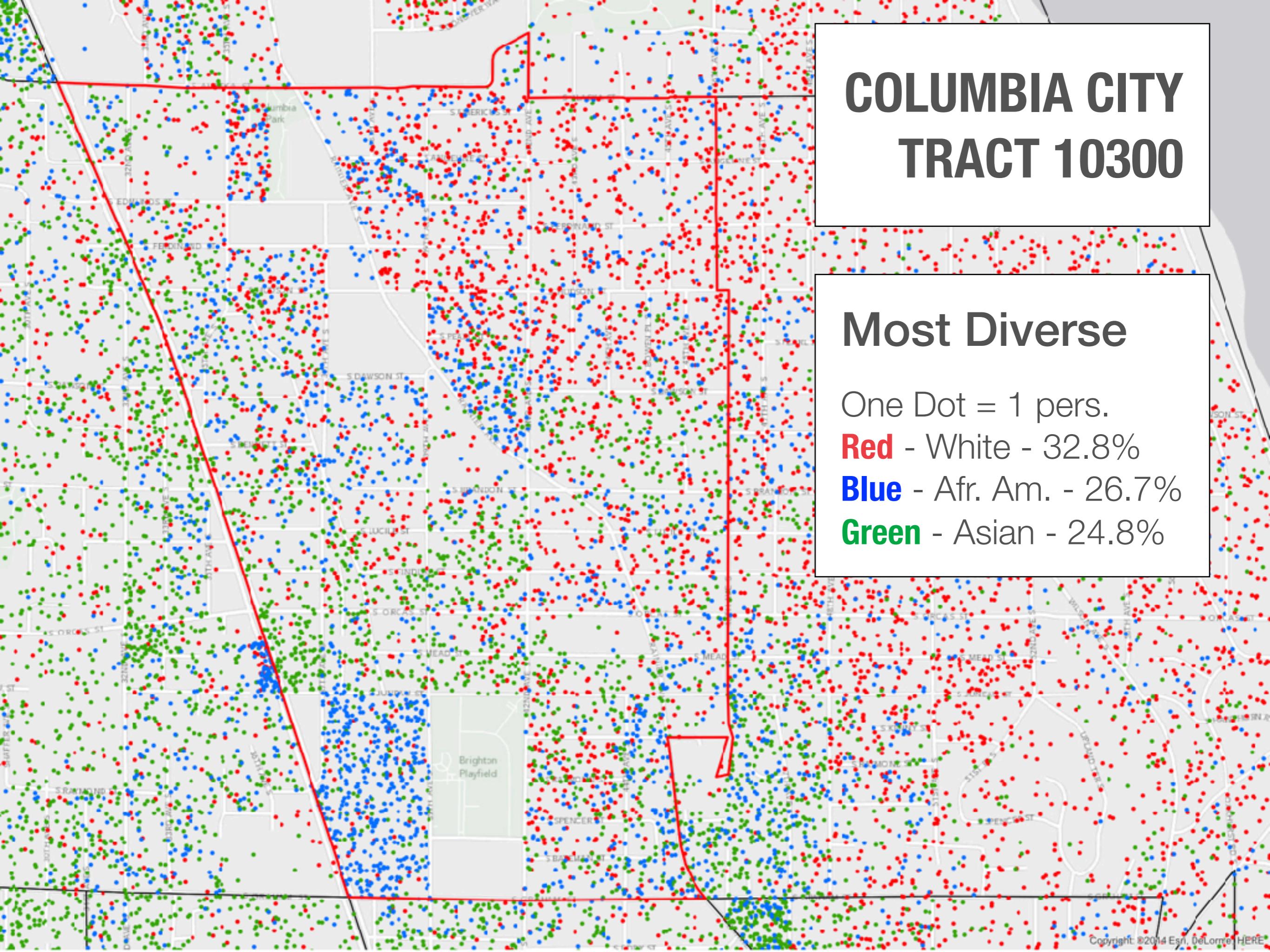
Most Diverse

One Dot = 1 pers.

Red - White - 32.8%

Blue - Afr. Am. - 26.7%

Green - Asian - 24.8%



COLUMBIA CITY TRACT 10300

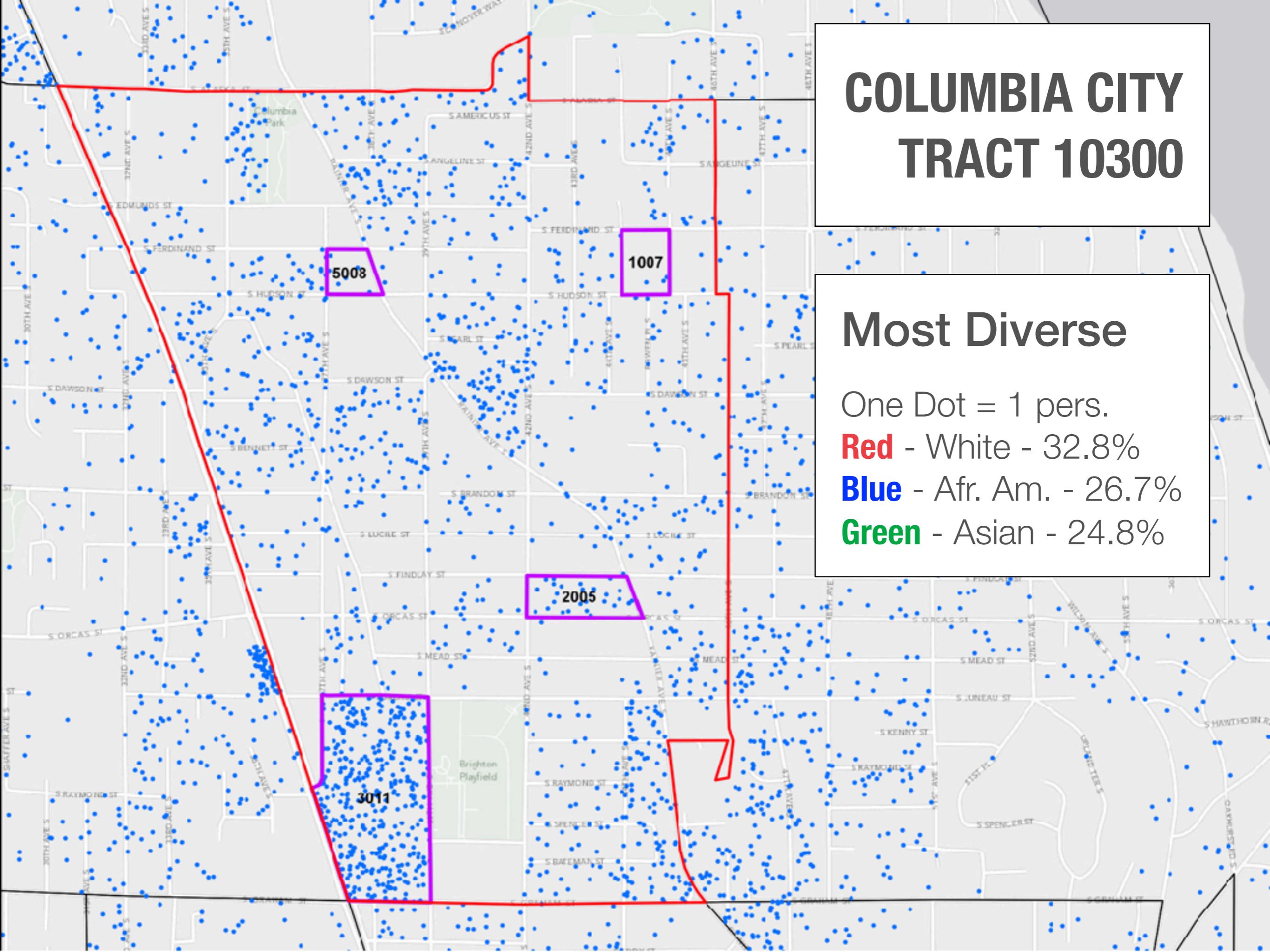
Most Diverse

One Dot = 1 pers.

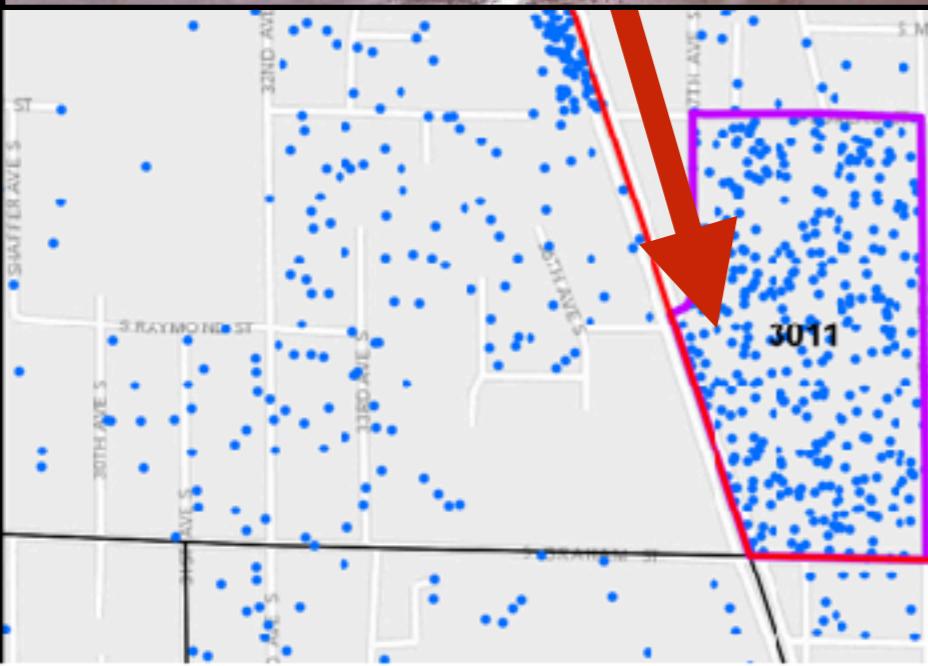
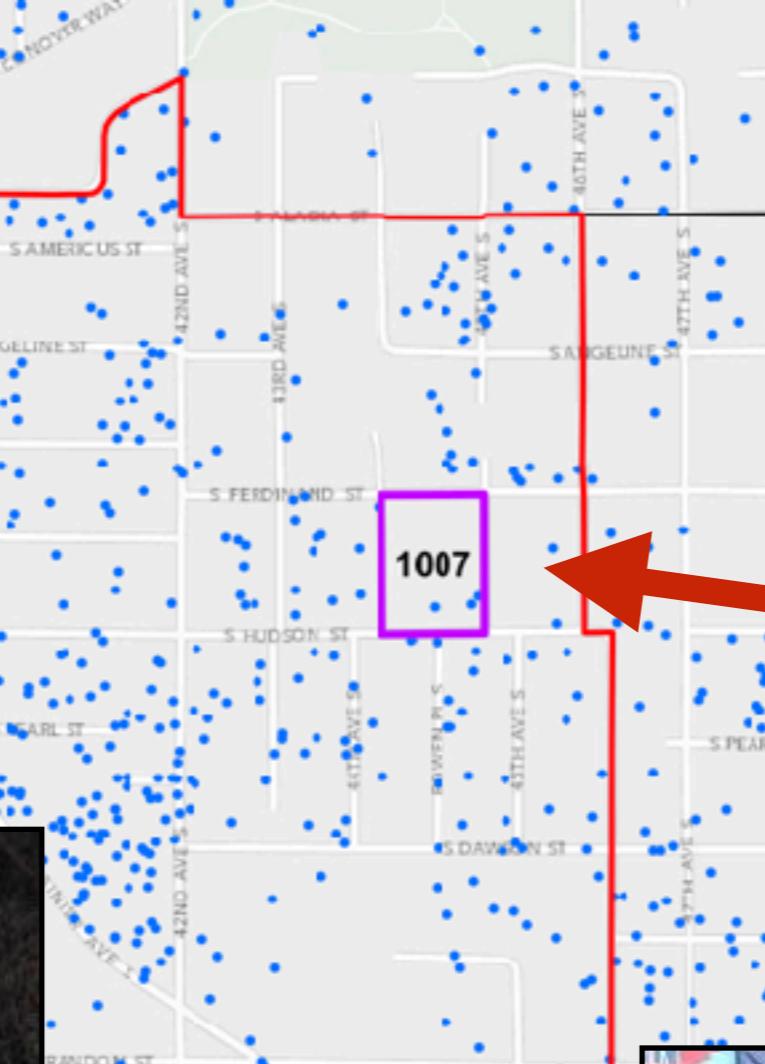
Red - White - 32.8%

Blue - Afr. Am. - 26.7%

Green - Asian - 24.8%



TY
800



COLUMBIA CITY TRACT 10300

Tract Fact

25% of the tract's
African Americans live
in 5% of the tract.

CROSS METRO ANALYSIS

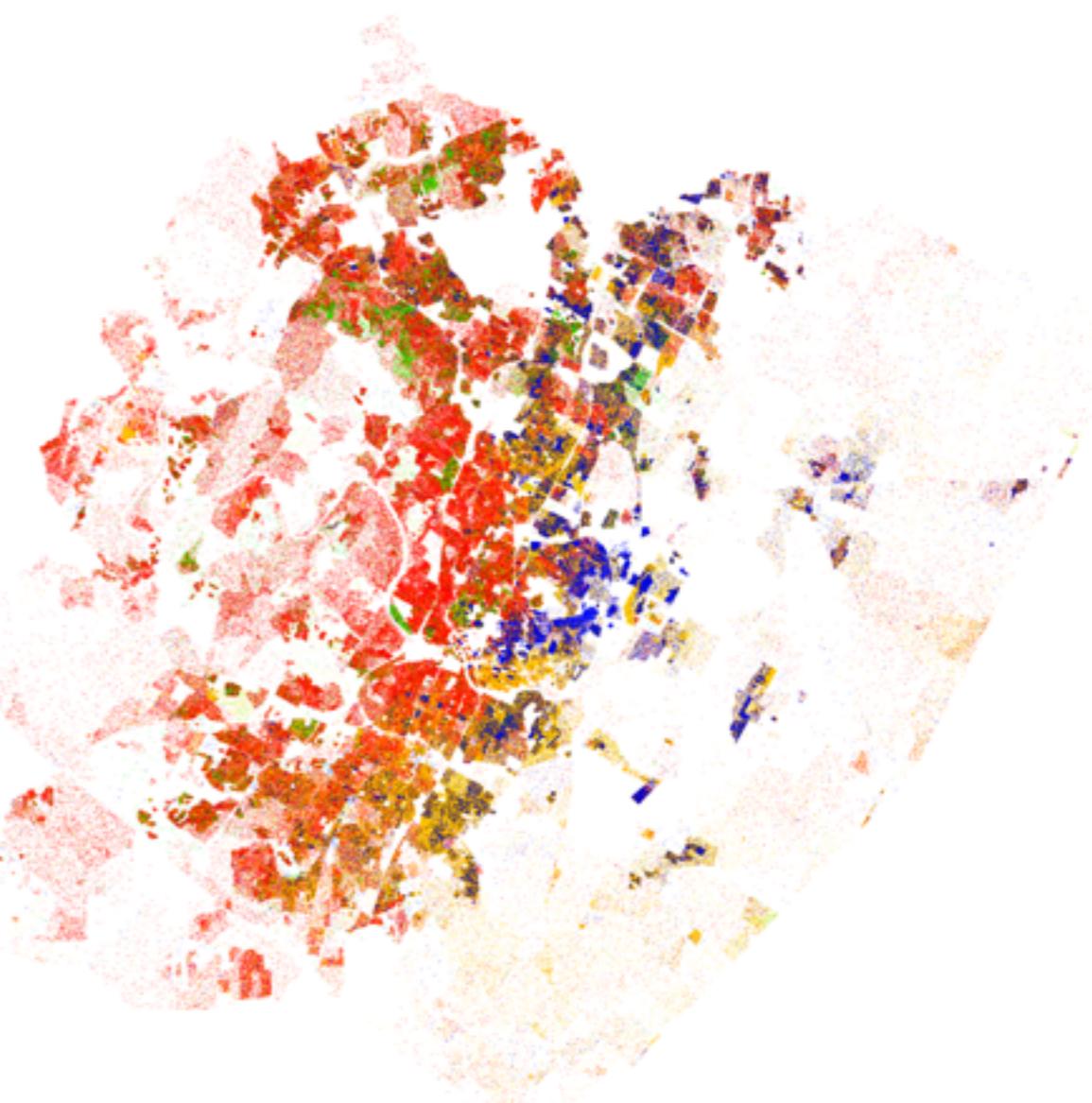
Seattle

1 Dot = 1 Person

- White
- African American
- Asian
- Hispanic



Austin



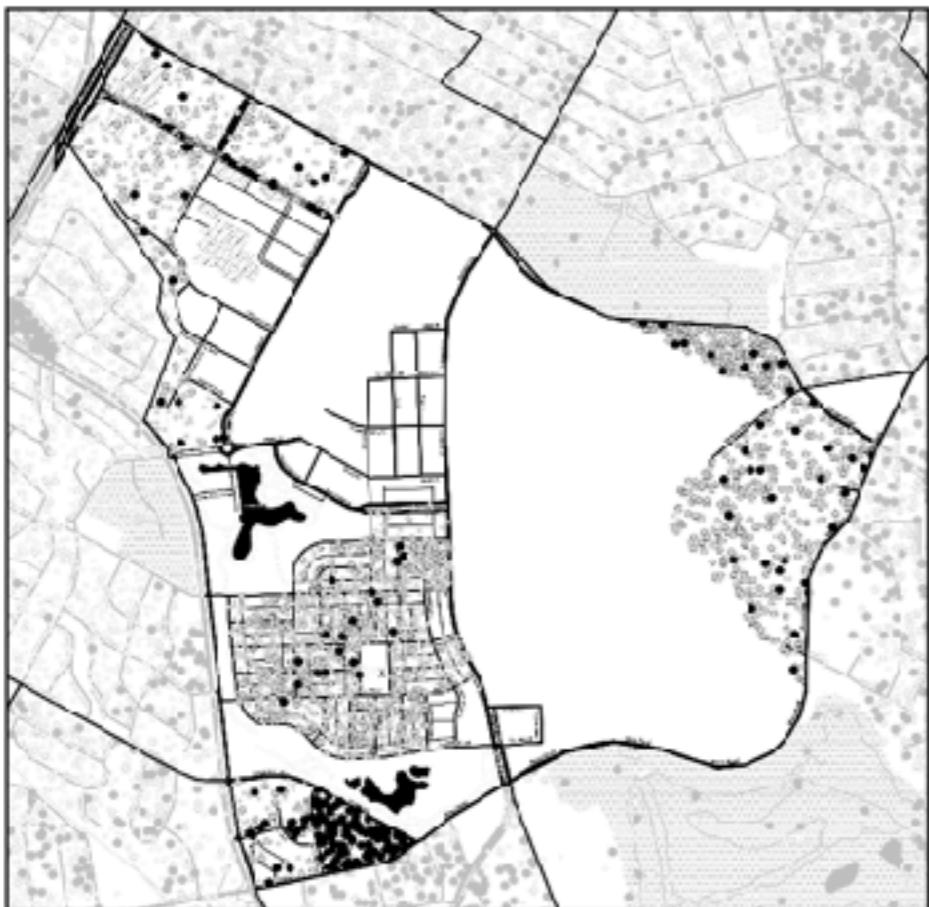
| | Dissimilarity(D) | | Entropy (H) | |
|-------------|----------------------|-------------|-----------------|-------------|
| | Tract | Block | Tract | Block |
| White/Black | 0.55 | 0.67 | 0.26 | 0.42 |
| White/Asian | 0.42 | 0.51 | 0.19 | 0.29 |
| White/Hisp. | 0.32 | 0.46 | 0.09 | 0.23 |

| | Dissimilarity(D) | | Entropy (H) | |
|-------------|----------------------|-------------|-----------------|-------------|
| | Tract | Block | Tract | Block |
| White/Black | 0.55 | 0.63 | 0.26 | 0.38 |
| White/Asian | 0.35 | 0.50 | 0.10 | 0.23 |
| White/Hisp. | 0.48 | 0.54 | 0.23 | 0.32 |

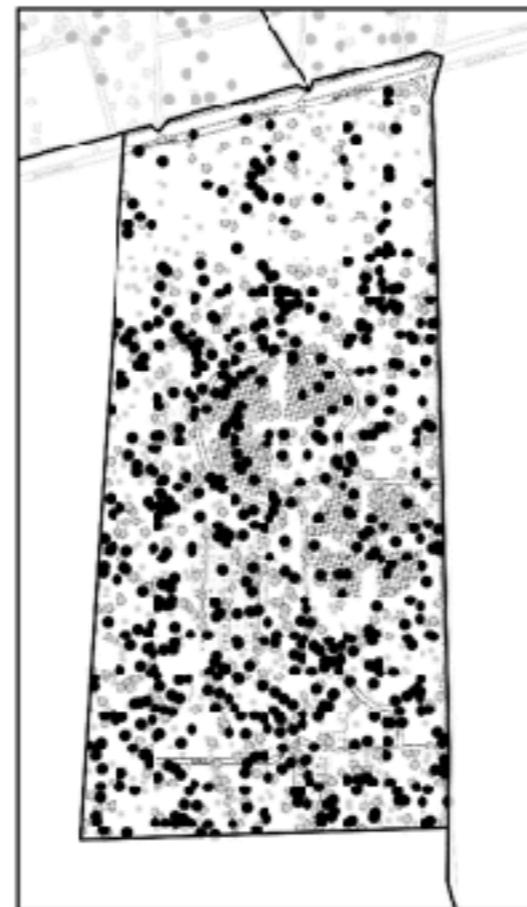
*Dissimilarity weighted by the size of the group of the city

AUSTIN DIVERSE TRACTS

Tract 306



Tract 2319



Tract 2113



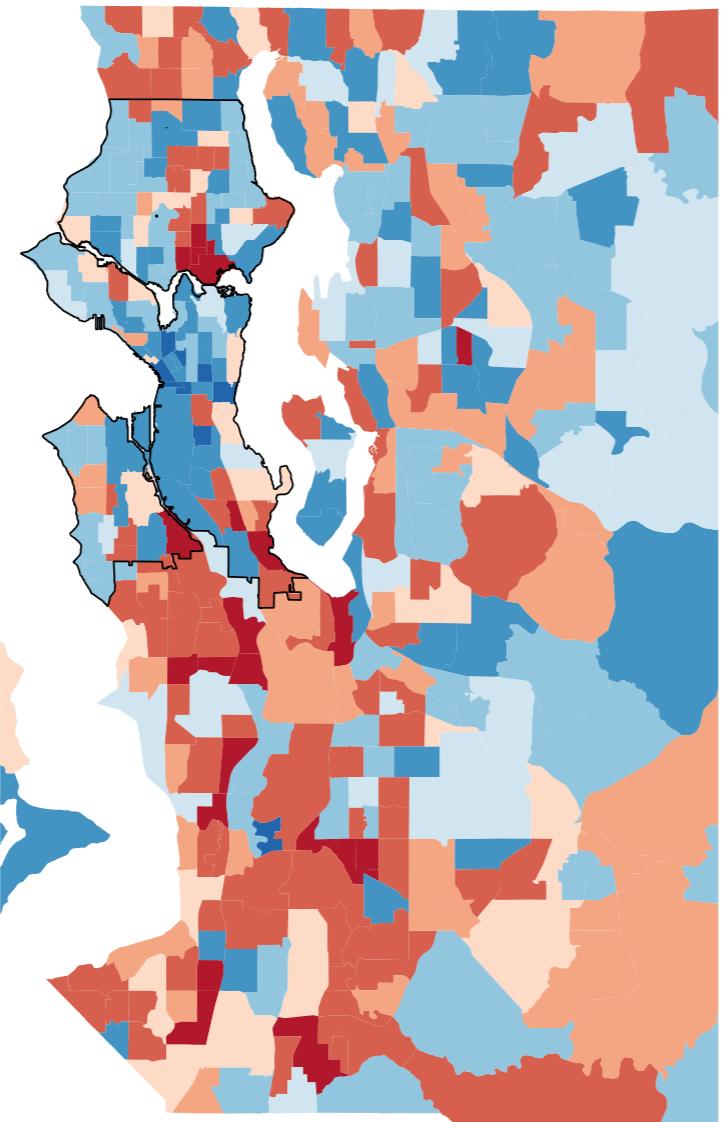
□ 2010 US Census Tracts • Black/African American ◆ Hispanic/Latino ◇ Asian △ White

Evictions

Neighborhood Change

Poverty

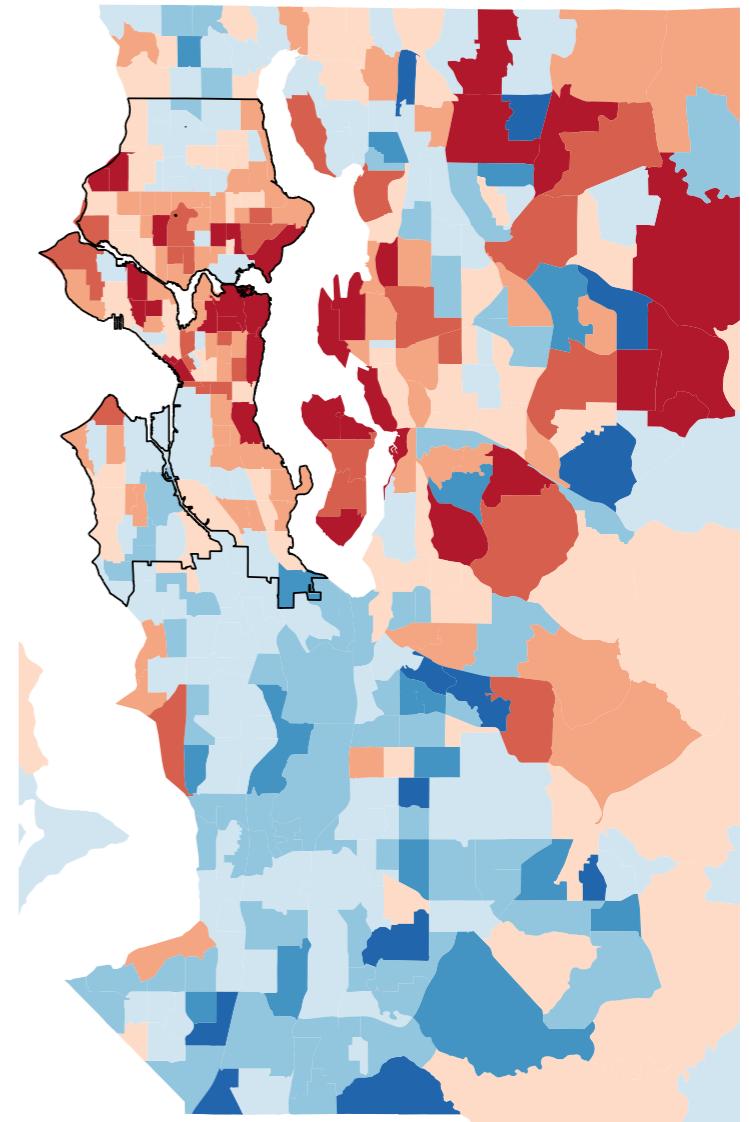
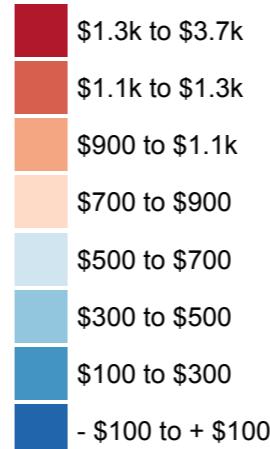
Median Poverty Δ
(med. = 2%)



Similar to Black and Latino change

Rent

Median Rent Δ
(med. = \$684)



Similar to Education and New Movers

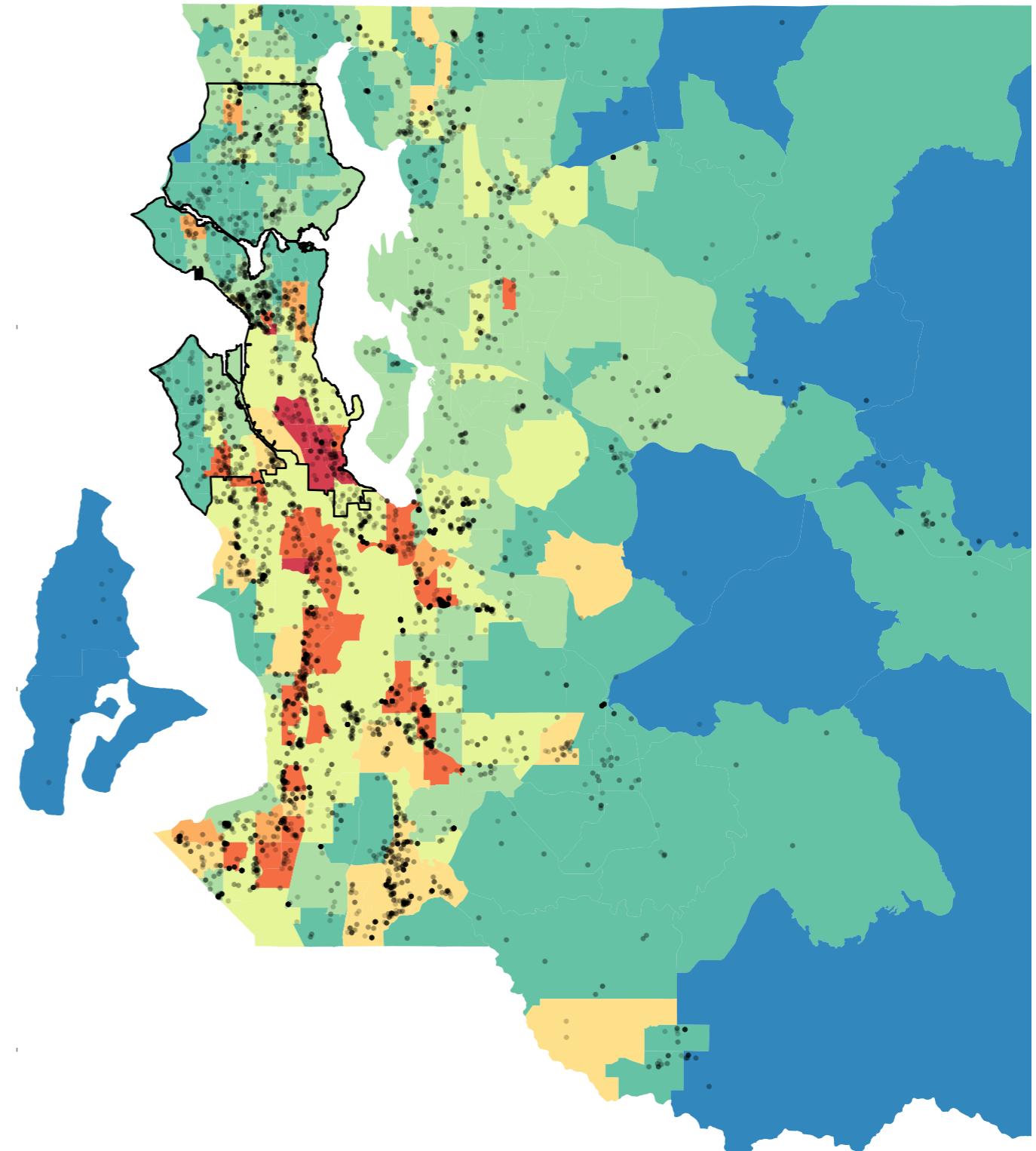
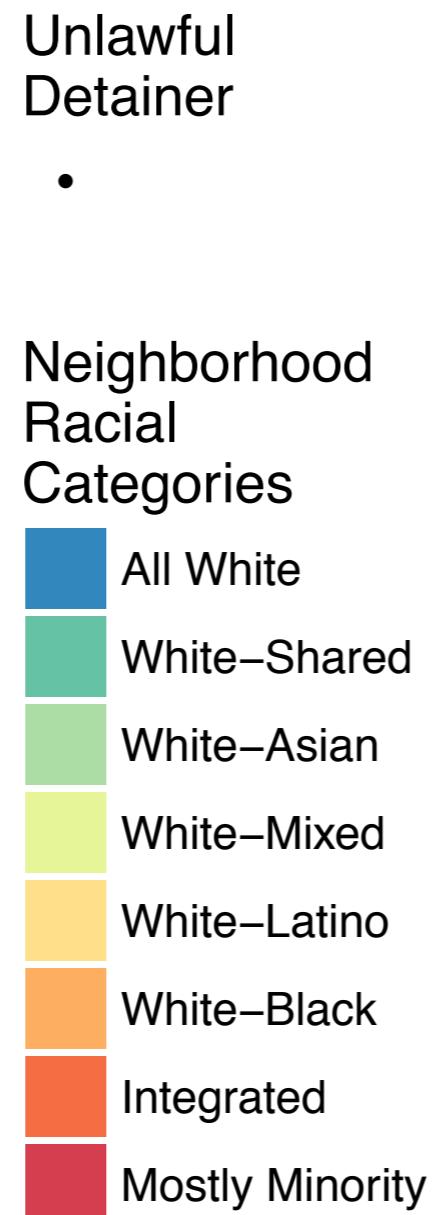
Evictions & Neighborhood Types

Regional Distribution

- S. King: 57%
- Seattle: 27%
- East: 15.2%
- Other: 0.6%

Neighborhood Types

- South:
 - Minority & integrated
- Seattle & East:
 - White & Asian



Eviction Rates Higher for Black and Female

Sex

- Female head:
 - **32%** > male heads

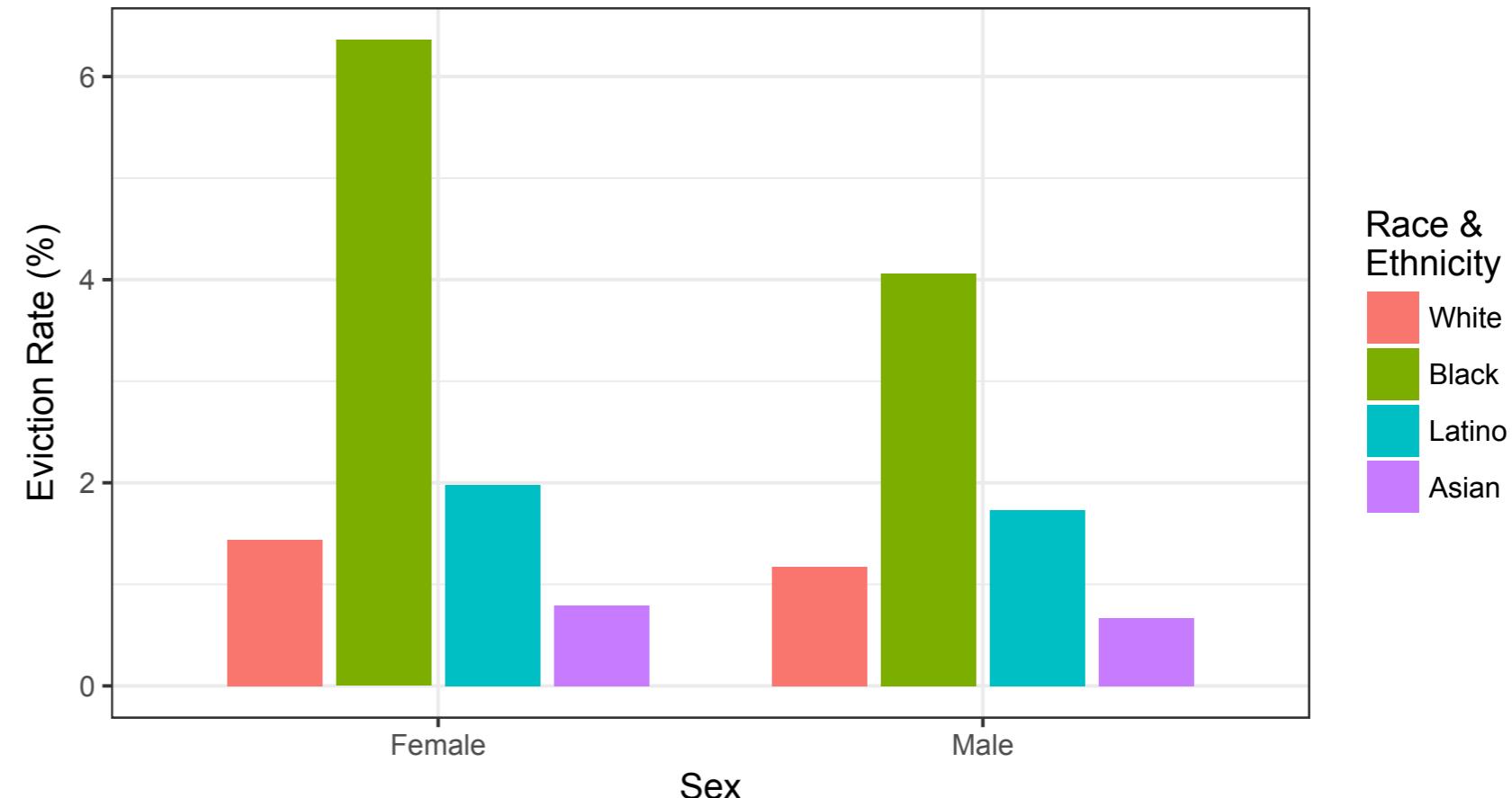
Race

- **Black** head:
 - **4x** > whites
- **Latino** head:
 - **1.4x** > whites

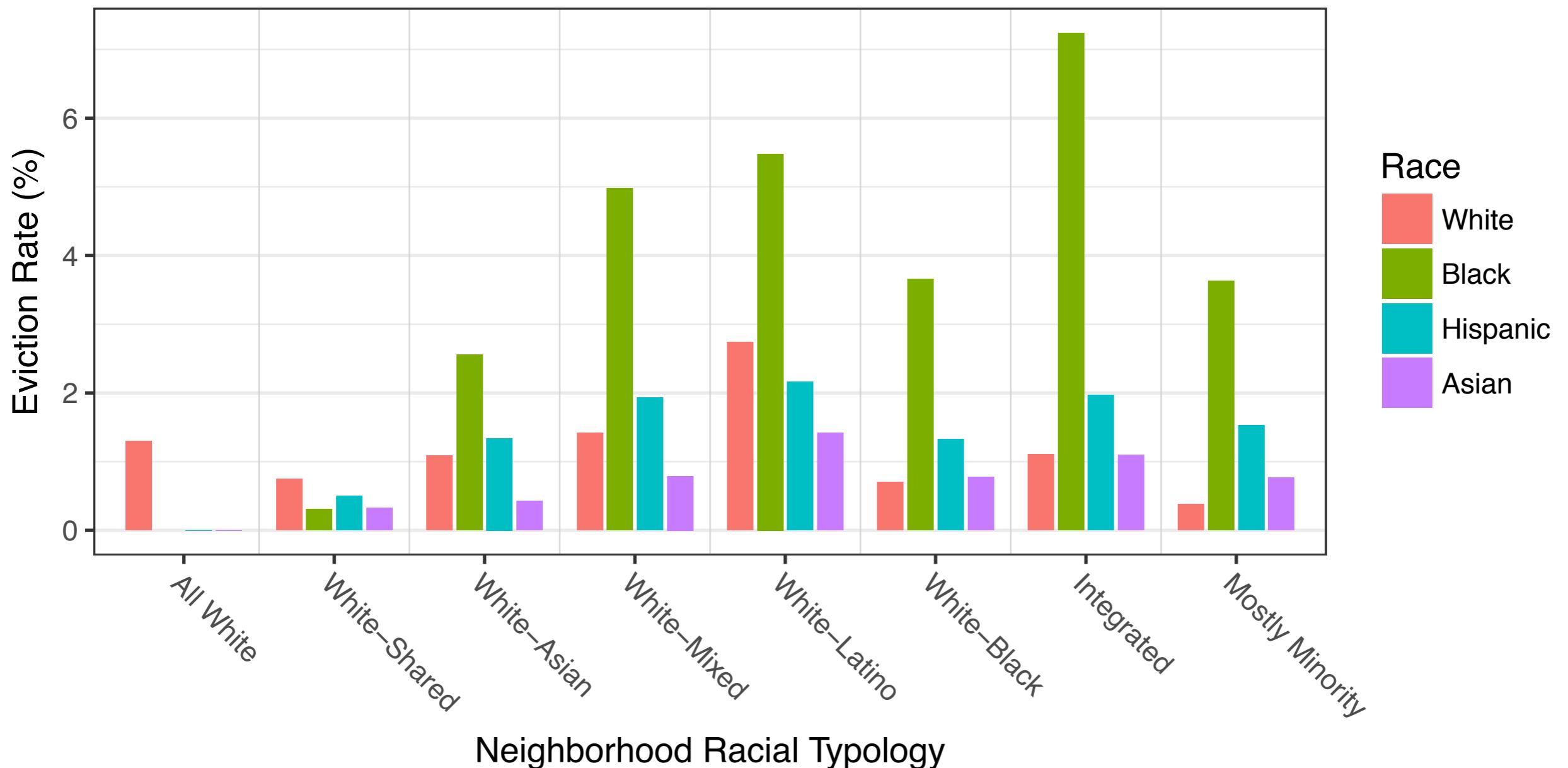
Sex & Race

- **Black female** head:
 - **4.4x** > white fem.
 - **5.4x** > white male
- **Black male** head:
 - **3.5x** > white male

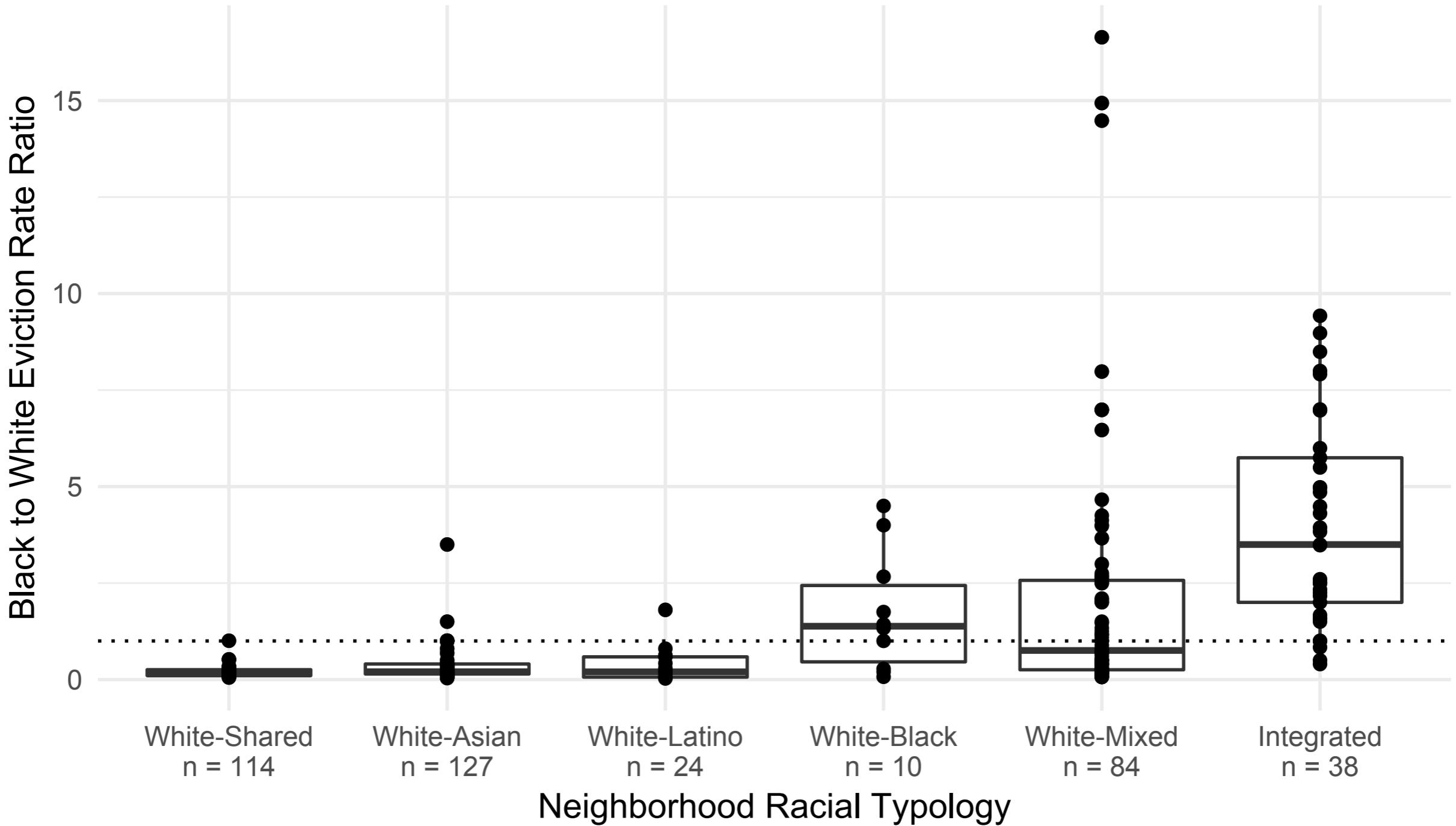
UD Rates by Sex & Race



Neighborhood Type

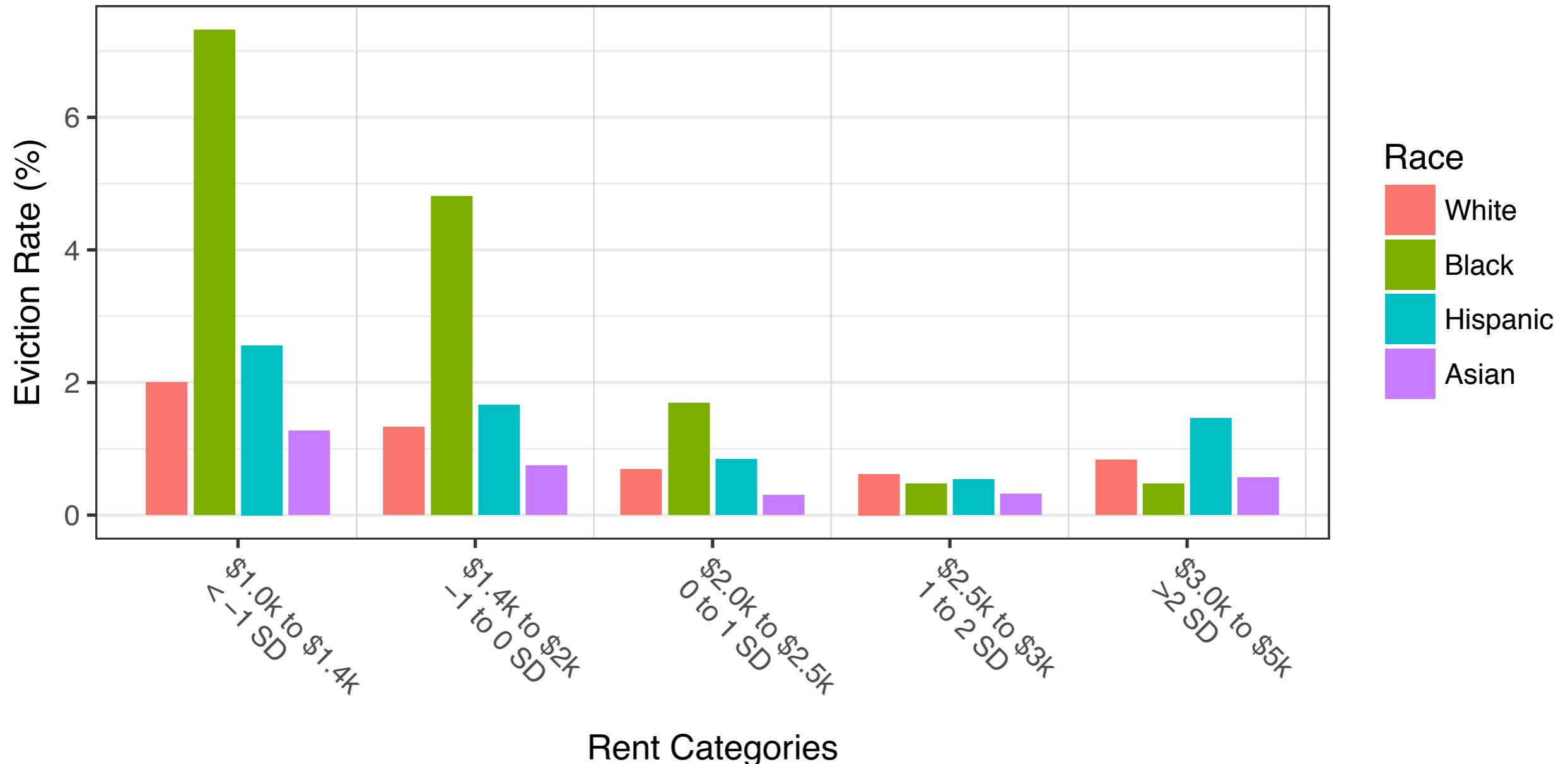


More Black Evictions in Diverse Neighborhoods



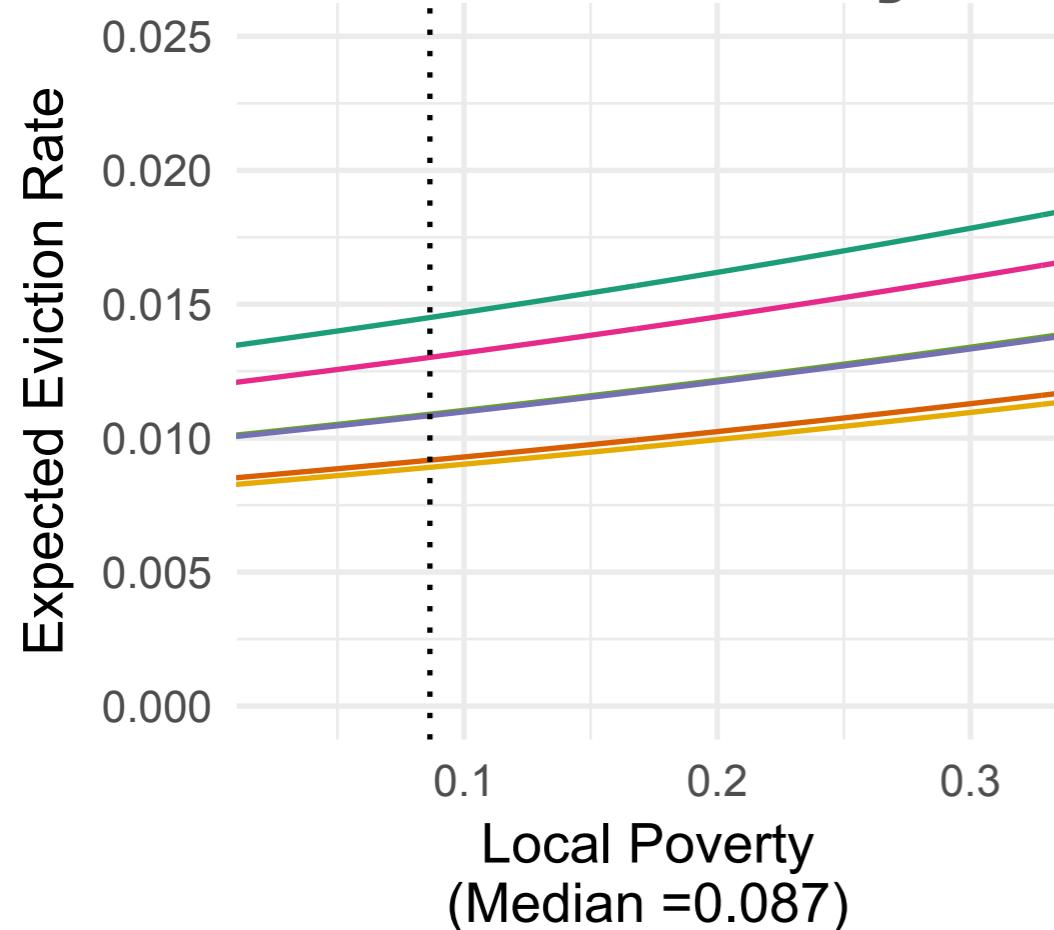
Evictions in Affordable Areas

2013 Rent



Local & Nearby Neighborhood Characteristics

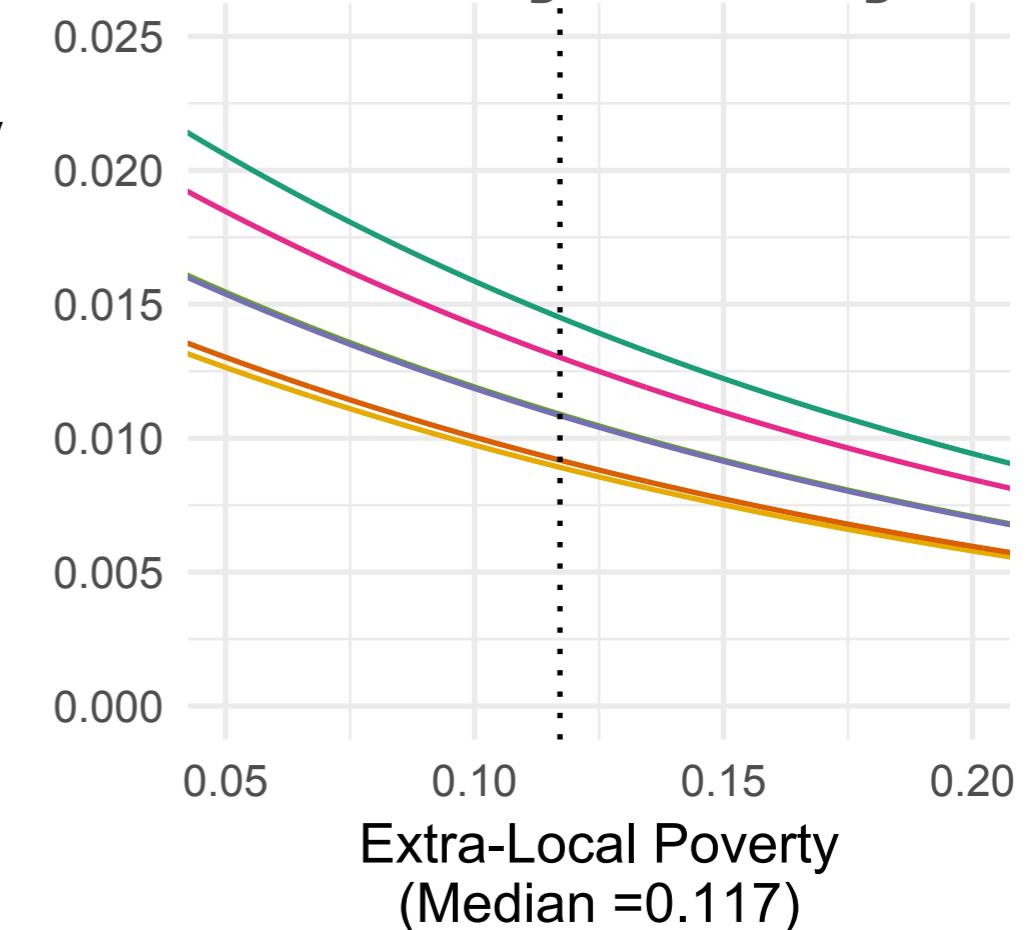
Local Poverty



Neighborhood Racial Typology

- White-Black
- White-Latino
- Integrated
- White-Mixed
- White-Asian
- White-Shared

Nearby Poverty



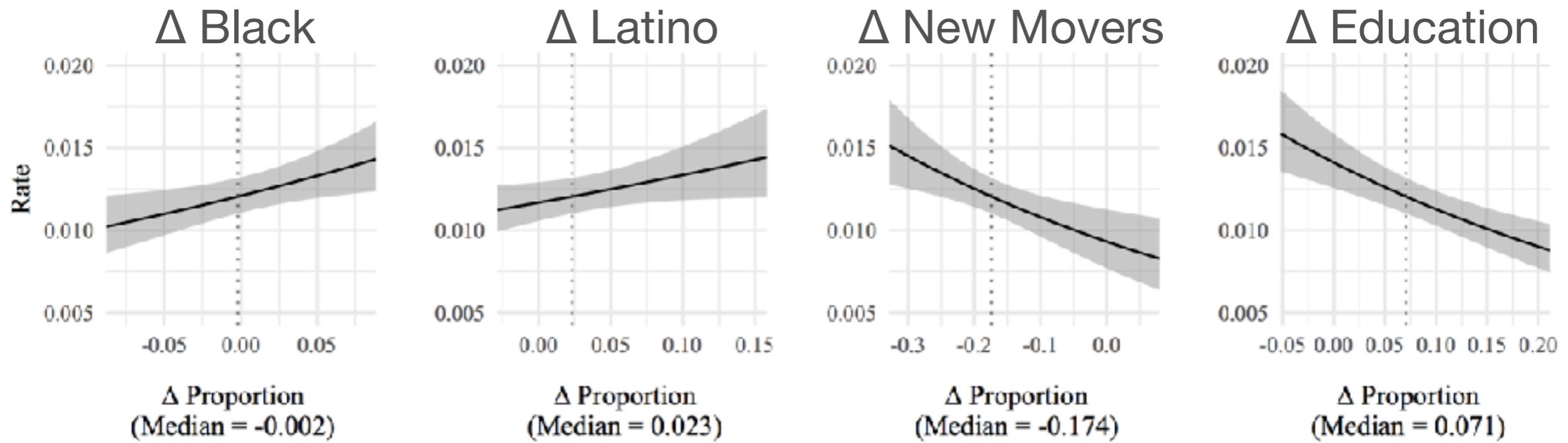
Local Contexts

- Local poverty and diversity matter most, net of local rent

Extra-Local Contexts

- Extremely strong effect!
- Nearby poverty (-), rent (-), and diversity (+)

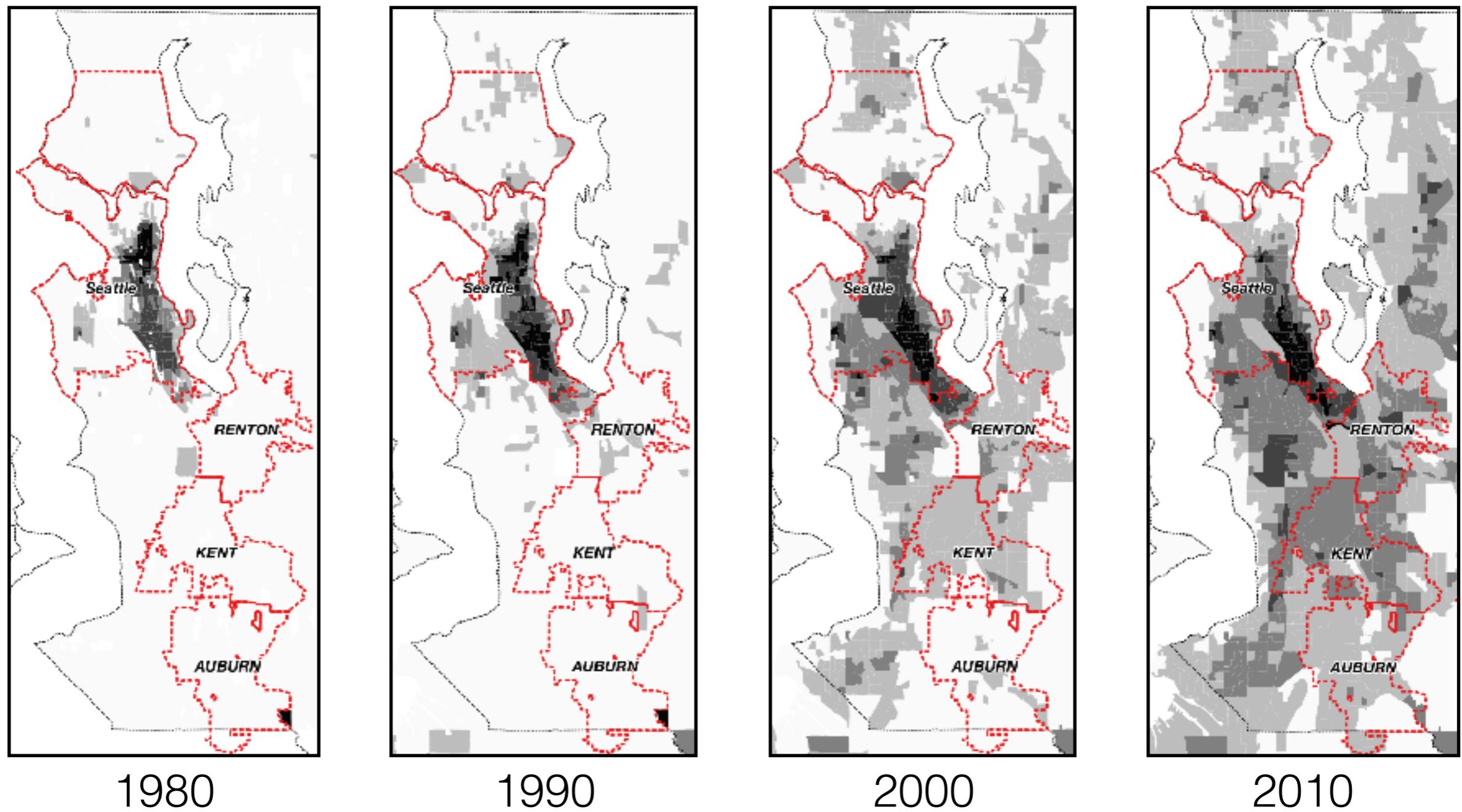
Neighborhood Change



Change Effects

- Δ Education conditional on Δ rent (-)
- Δ New movers = housing demand

Toward a Theory of Eviction Ecology



Percent Non-white

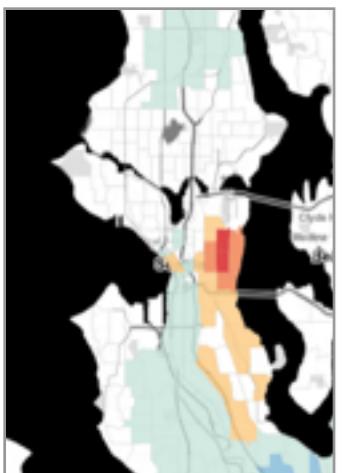
| | |
|----------|-----------------------|
| 0 - 20% | Lightest Gray |
| 20 - 40% | Moderately Light Gray |
| 40 - 60% | Moderately Dark Gray |

Non-White Mobility Over 40 Years

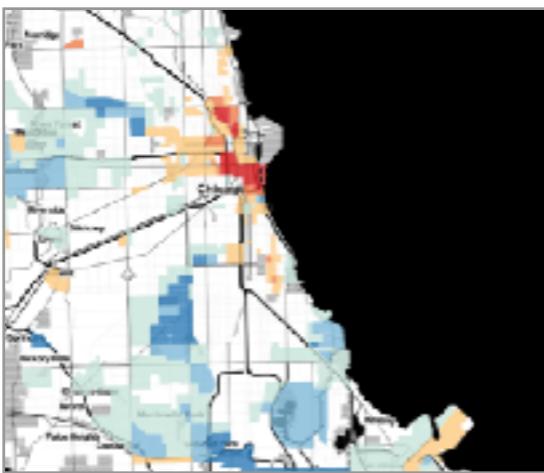
Tim Thomas, Department of Sociology, University of Washington, Source: U.S. Census

Forty Years of Black Decline in Urban Centers

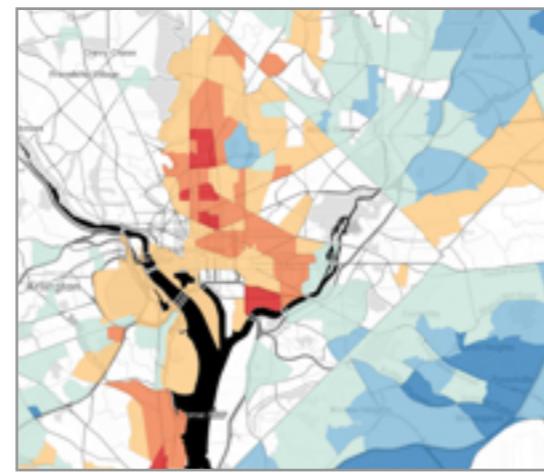
Seattle



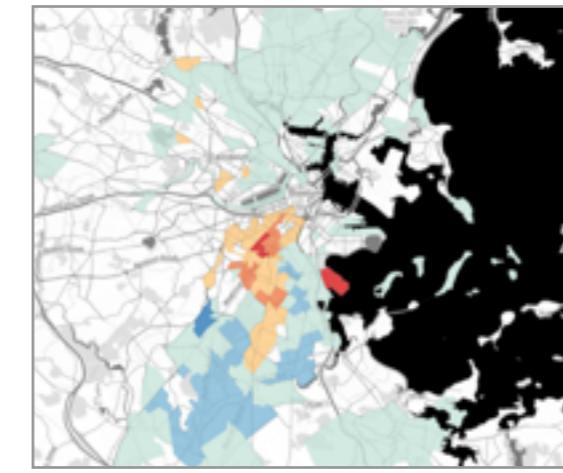
Chicago



Washington DC



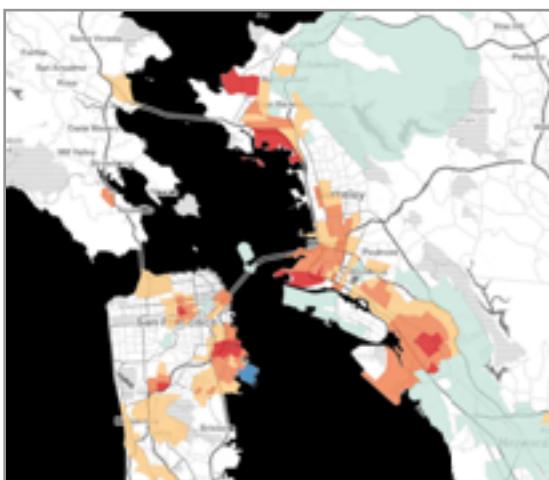
Boston



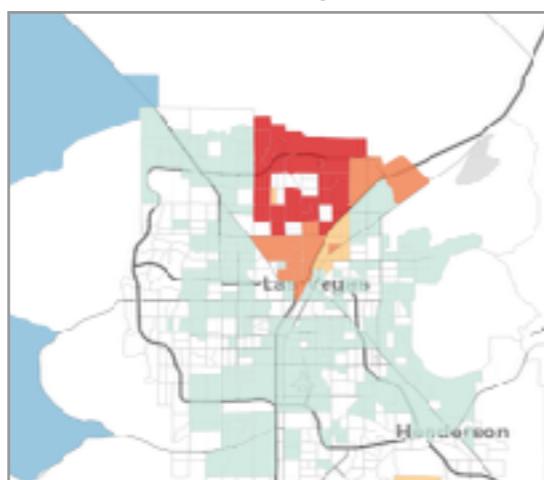
Percent Point
Change in Black

| |
|---------------|
| 0.50 - 0.99 |
| 0.25 - 0.50 |
| 0.05 - 0.25 |
| -0.05 - 0.05 |
| -0.25 - -0.05 |
| -0.50 - -0.25 |
| -0.98 - -0.50 |

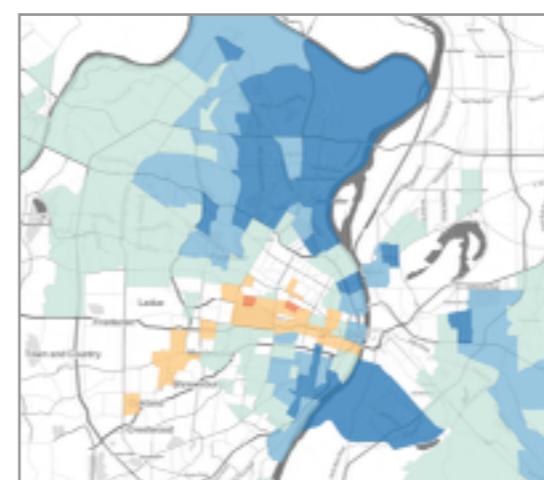
San Francisco



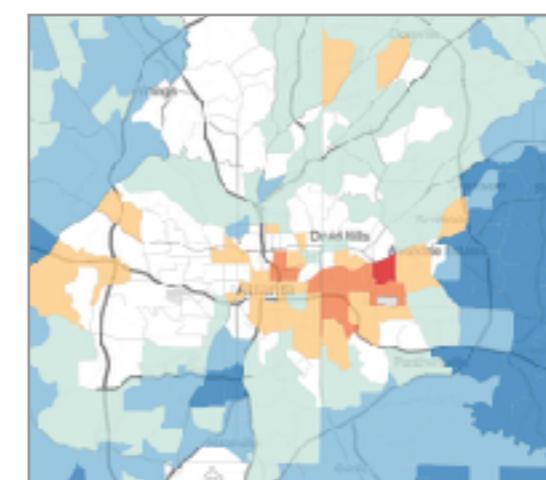
Las Vegas



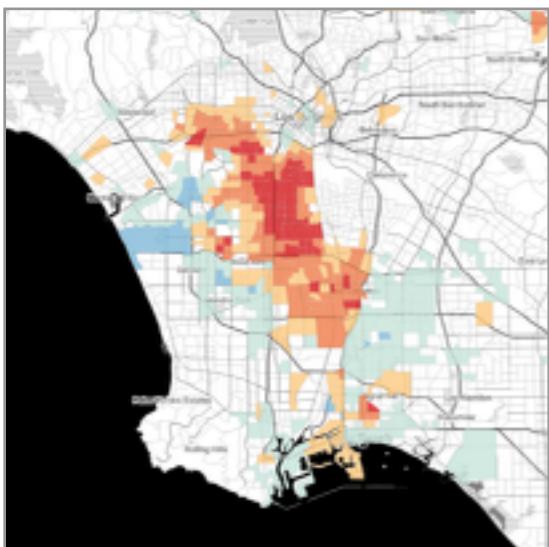
St. Louis



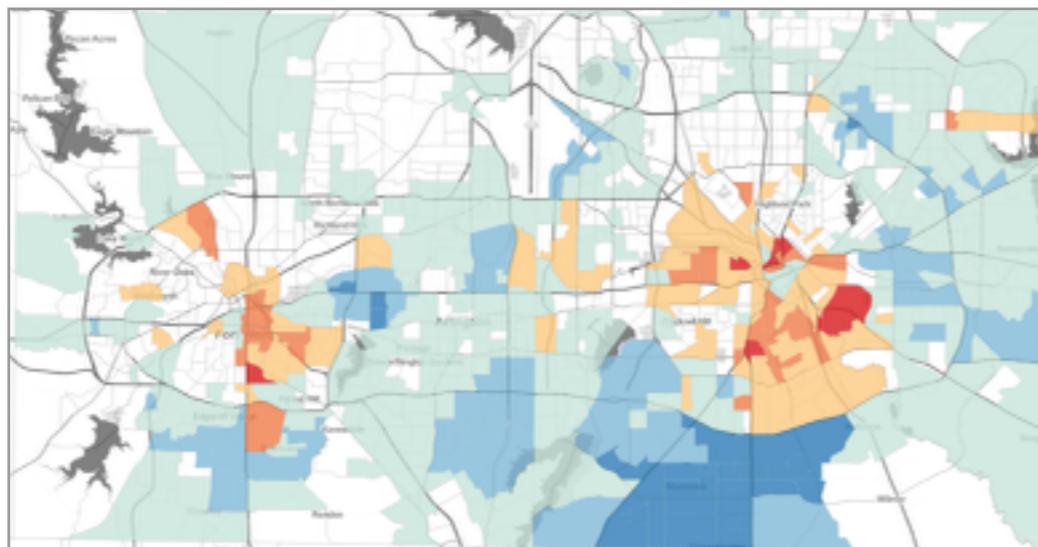
Atlanta



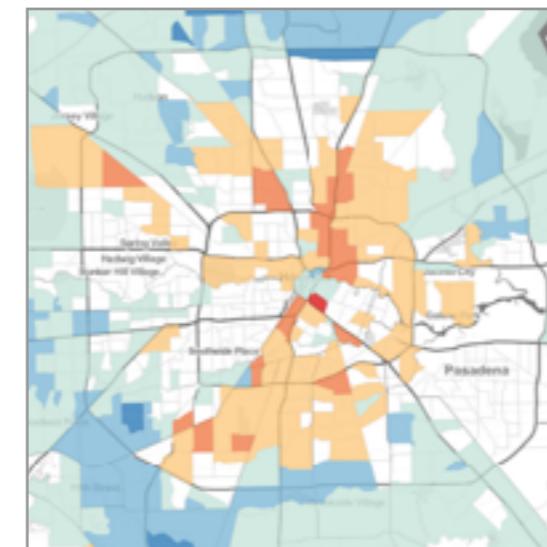
Los Angeles



Dallas / Fort Worth



Houston



Neighborhood Change

Tim Thomas, Ph.D
Post Doc
University of Washington - eScience Institute & Sociology

Demographic Estimation

Names & Case Numbers

- Public King County Courts request

| Case Number | First Name | Last Name |
|-------------|------------|-----------|
| 13-2-0058 | SALLY | MILLER |
| 13-2-0058 | ROBERT | WILSON |
| 13-2-0070 | TOMMIE | WILKERSON |
| 13-2-0074 | STEVEN | KELLY |
| 13-2-0074 | ITZEL | AVILA |

Demographic Estimation

Names & Case Numbers

- Public King County Courts request

Addresses

- Collected at King County Courts & geocoded

Sex

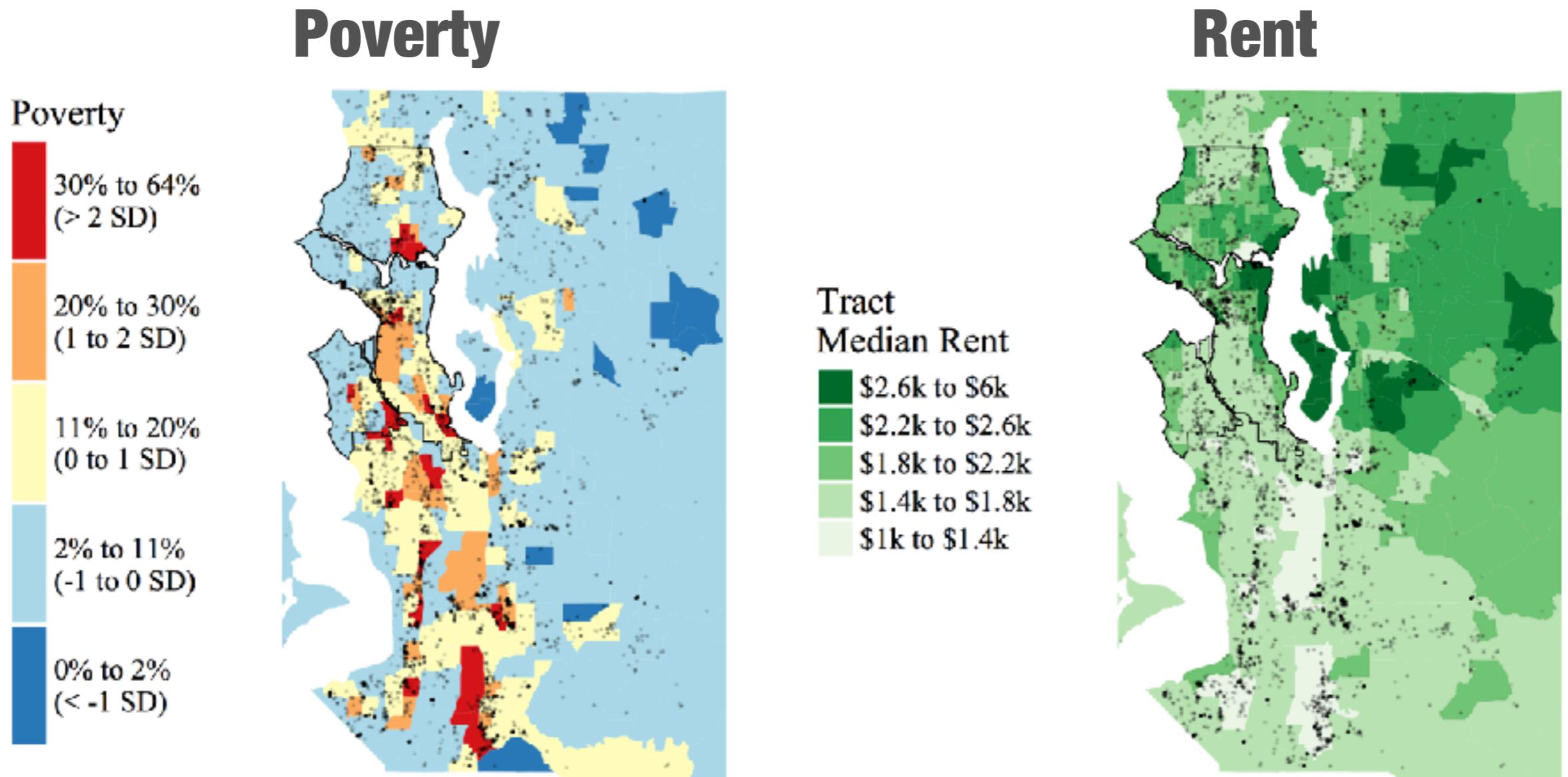
- Cross-referenced SSNR, Census, & Facebook

Race

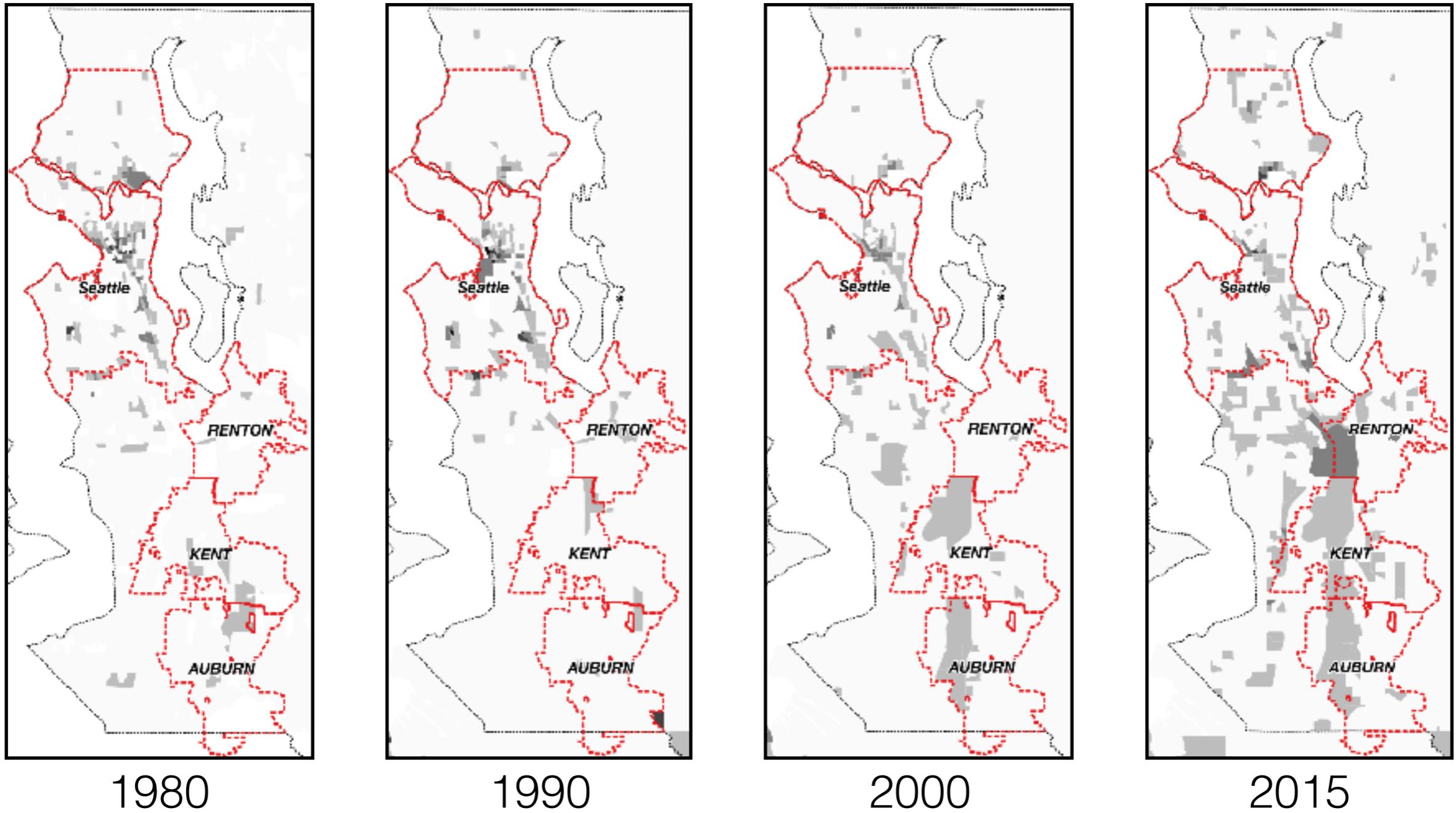
- Bayesian model using surname & neighborhood race

| Case Number | First Name | Last Name | Address | Sex | Race |
|-------------|------------|-----------|--|--------|--------|
| 13-2-0058 | SALLY | MILLER | 3200 East 5th St, Seattle, Washington | female | white |
| 13-2-0058 | ROBERT | WILSON | 3200 East 5th St, Seattle, Washington | male | white |
| 13-2-0070 | TOMMIE | WILKERSON | 113 K Street Southeast, Auburn, Washington | male | black |
| 13-2-0074 | STEVEN | KELLY | 4121 SW 65th Ave, Federal Way, Washington | male | white |
| 13-2-0074 | ITZEL | AVILA | 4121 SW 65th Ave, Federal Way, Washington | female | Latino |

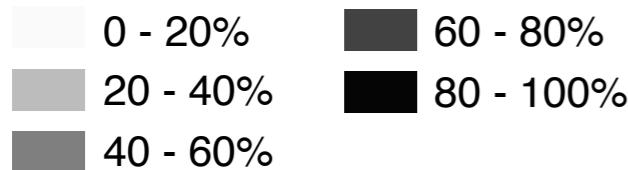
Local & Extra-Local Effects



Poverty

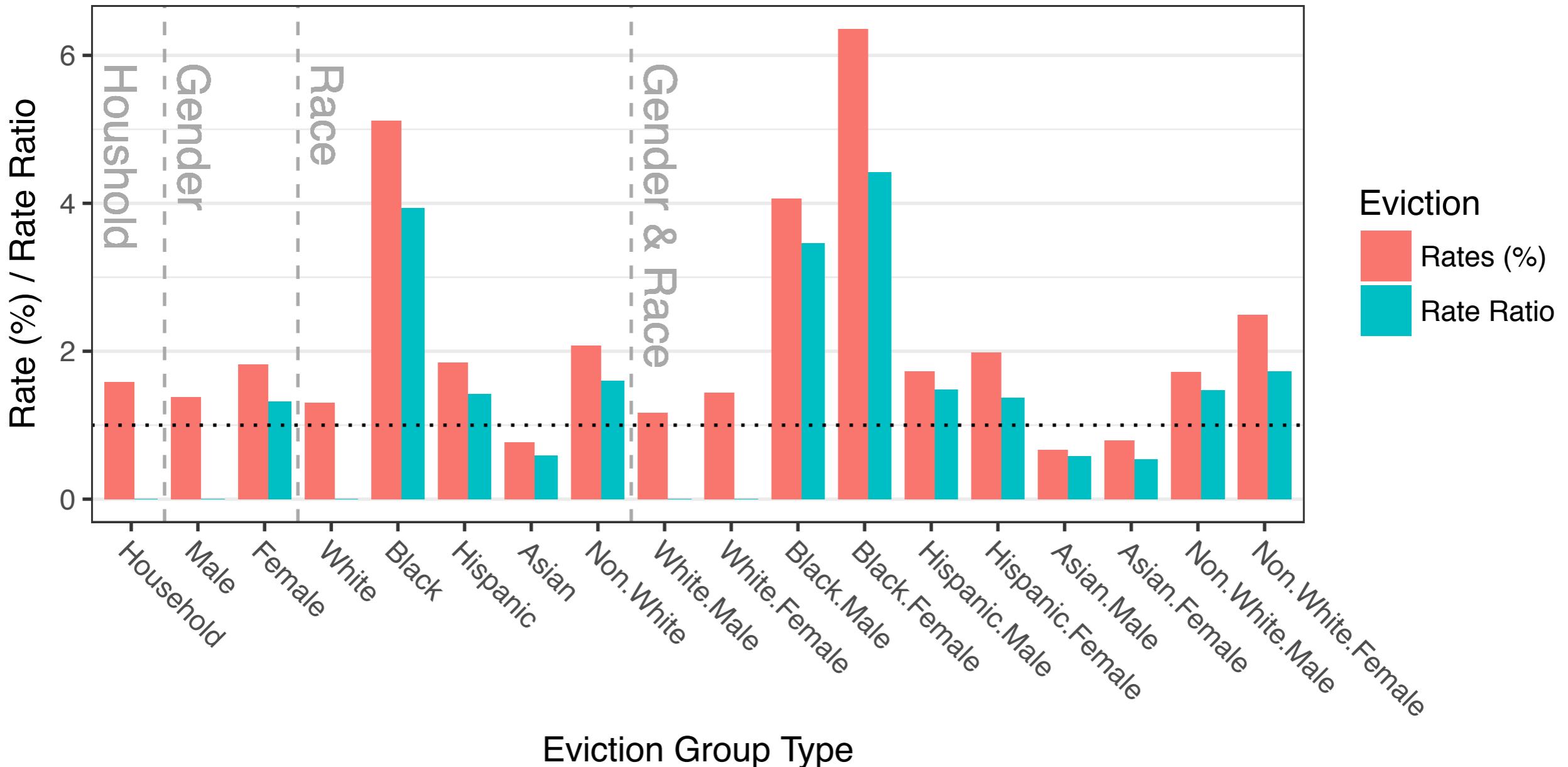


Percent Poverty

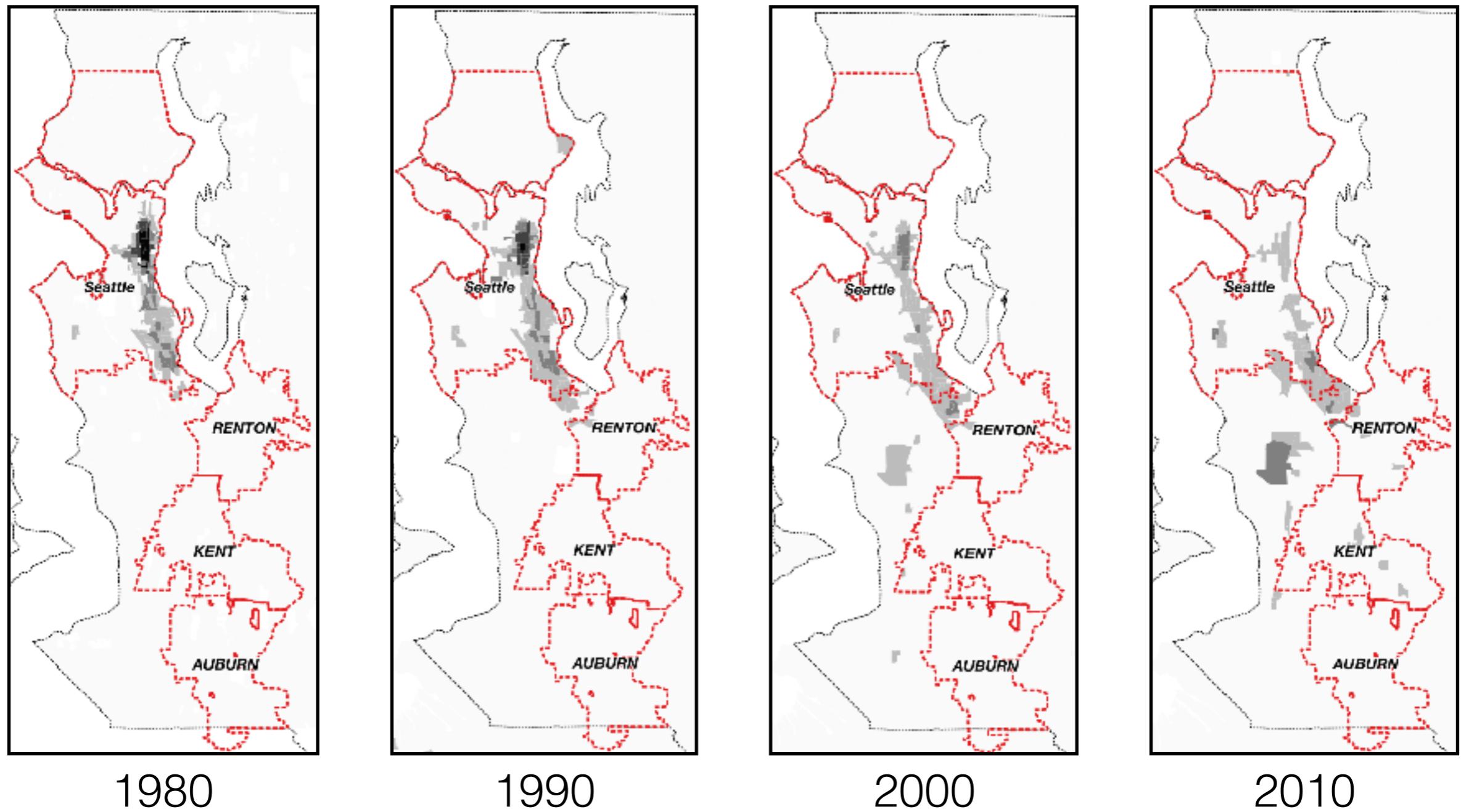


Tim Thomas, Department of Sociology, University of Washington, Source: U.S. Census

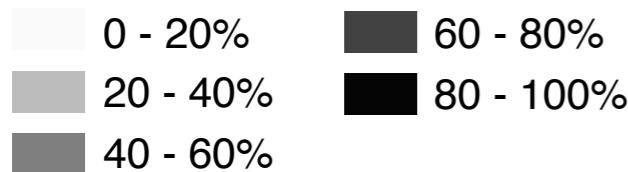
Individual



Black

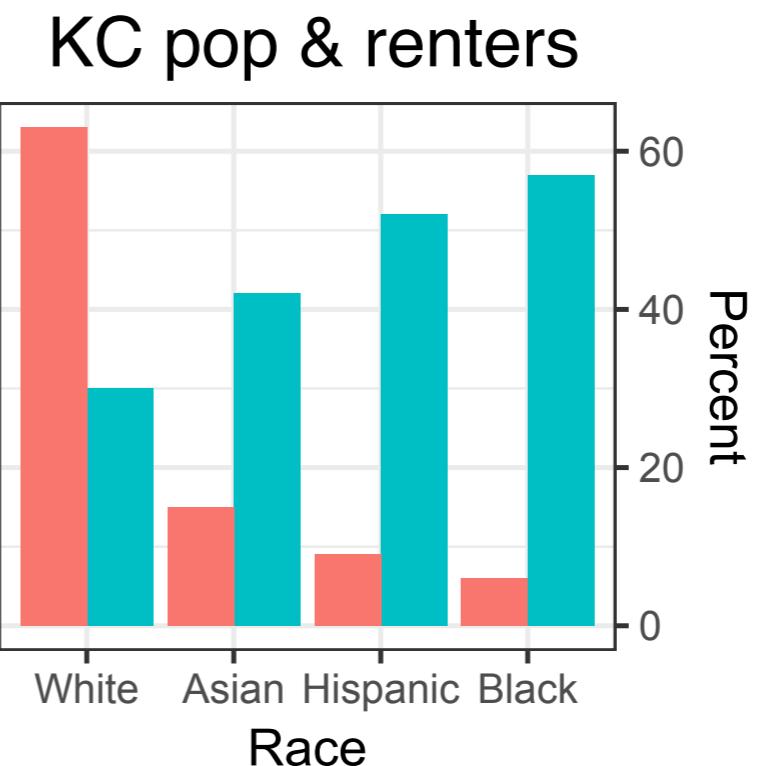
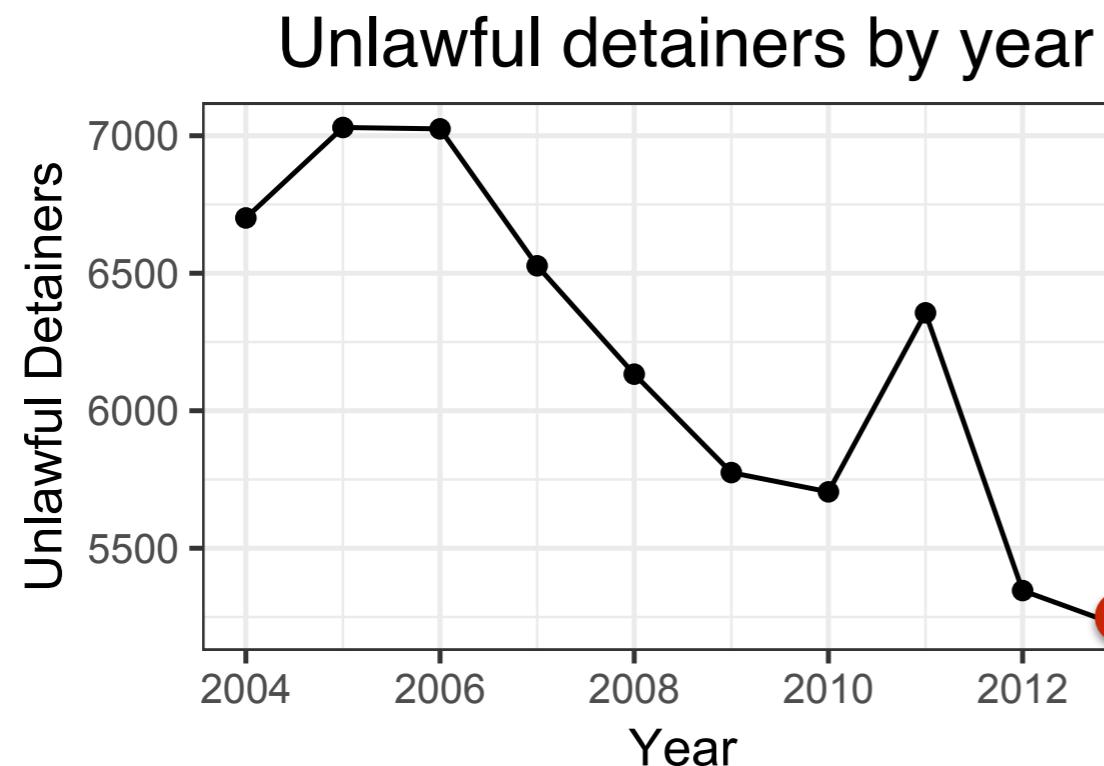


Percent Black



Tim Thomas, Department of Sociology, University of Washington, Source: U.S. Census

Evictions Data



2013 Unlawful Detainers

- Total cases = 5,225
- Total individuals = 7,242

King County Renting Population

- 322,514 Households
- 63% White, 12.2% Asian, 9.6% Latino, 9.6% black

Rent Burden

