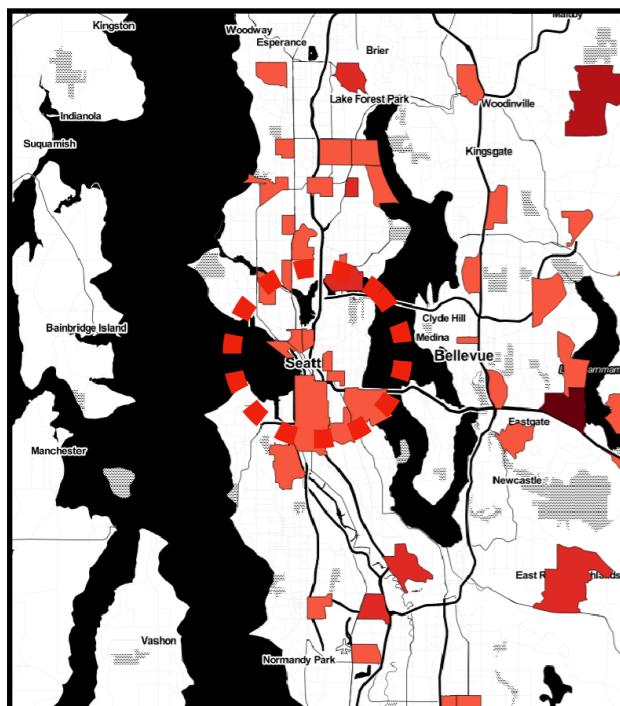


Neighborhood Change & Migration

Tier 1

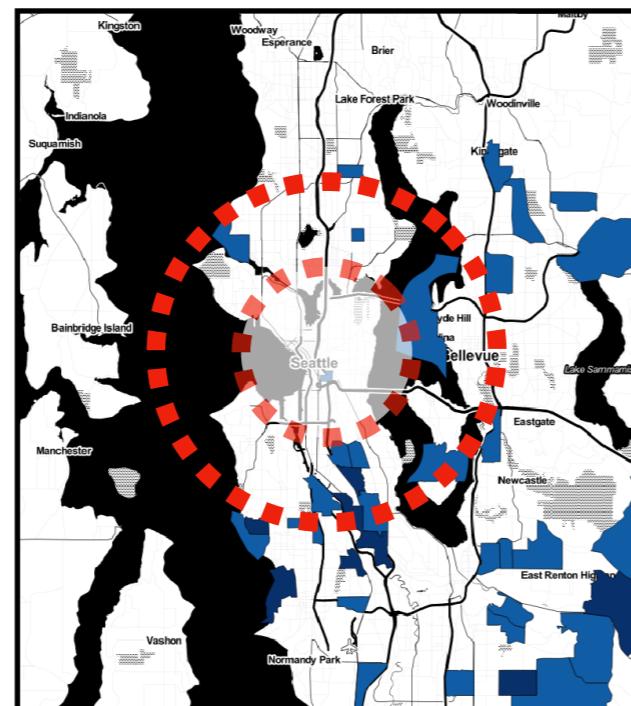
White migrants from
out-of-county



Over the past five years, White and wealthier residents migrating from out of King County are settling largely in the urban core and wealthier neighborhoods to the north, increasing demand & housing costs.

Tier 2

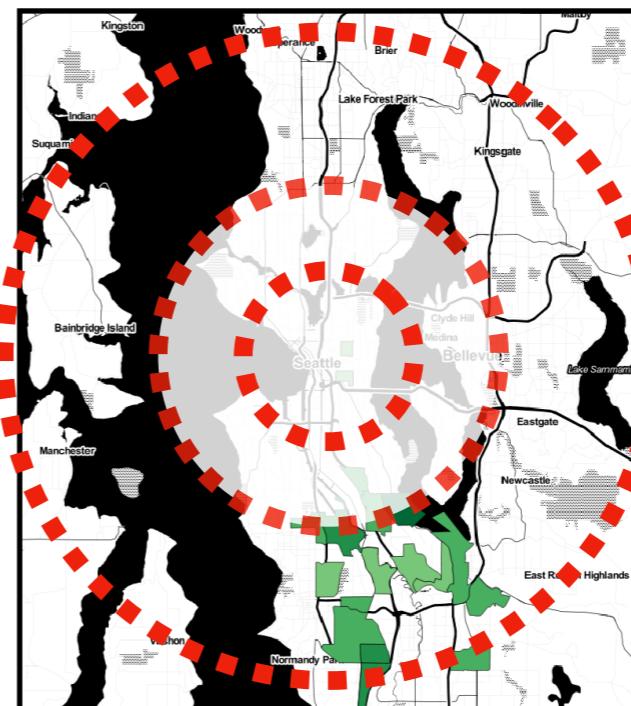
White migrants from
within-county



Whites from inside King County seeking affordable housing are moving to familiar & traditionally diverse neighborhoods just outside the core, increasing demand & housing costs while triggering displacement for legacy residents.

Tier 3

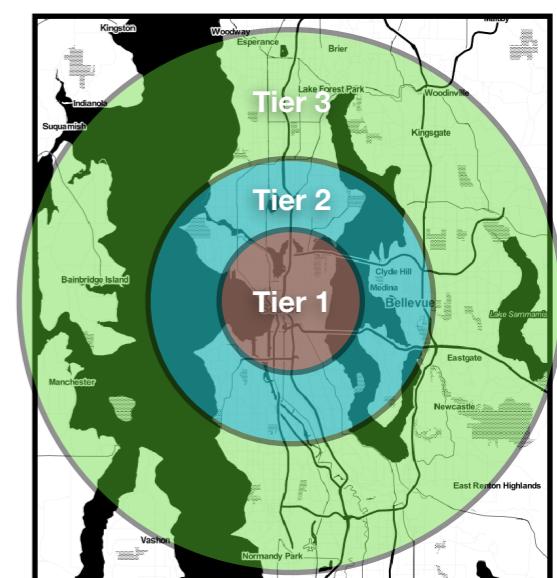
Black migrants from
within-county



Black households from inside King County are migrating further away & to the south.

Seattle's recovery from the Great Recession and subsequent neighborhood change was driven largely by the "tech effect" and the "back to the city" movement where high-earning workers migrated into the city core, driving up demand, and subsequent housing costs. This triggered a large migration into what we call different "tiers" of the metro area. These tiers have distinct population characteristics and temporal trends, which define the housing affordability crisis that we see today and characteristics of the population that are affected most by these events.

The **Tier Theory** posits that the core of Seattle (tier 1) is experiencing in-migration from mostly out-of-state residents and experiencing increases in populations with high wages. This has driven middle-earning households into nearby areas (tier 2) that were once largely lower-income, racially-diverse populations. These legacy residents have then migrated even further away (tier 3) into traditionally white and rural areas. In the end, these transitions have made certain neighborhoods unaffordable for different groups of people and we can model which populations can and cannot move to these different areas.



Data Source: 2010 to 2015 ACS 5-year estimates. Each tract represents the 5-year average mobility destinations for white and black households coming from either outside the county or from within the county. Each tract shows high rates of mobility (2 standard deviations or more above the King County average).

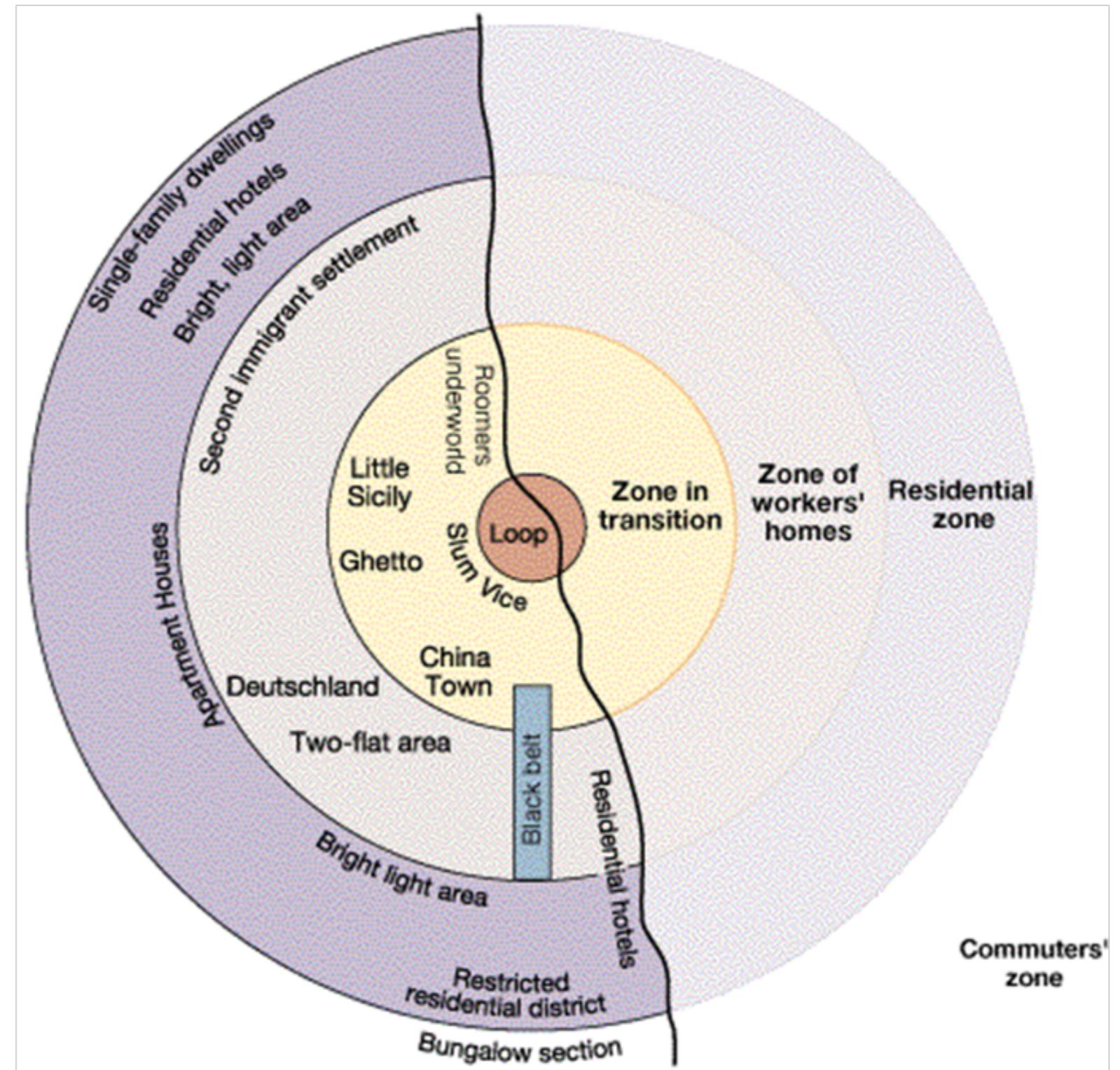
Ecology of the City

Invasion/Succession

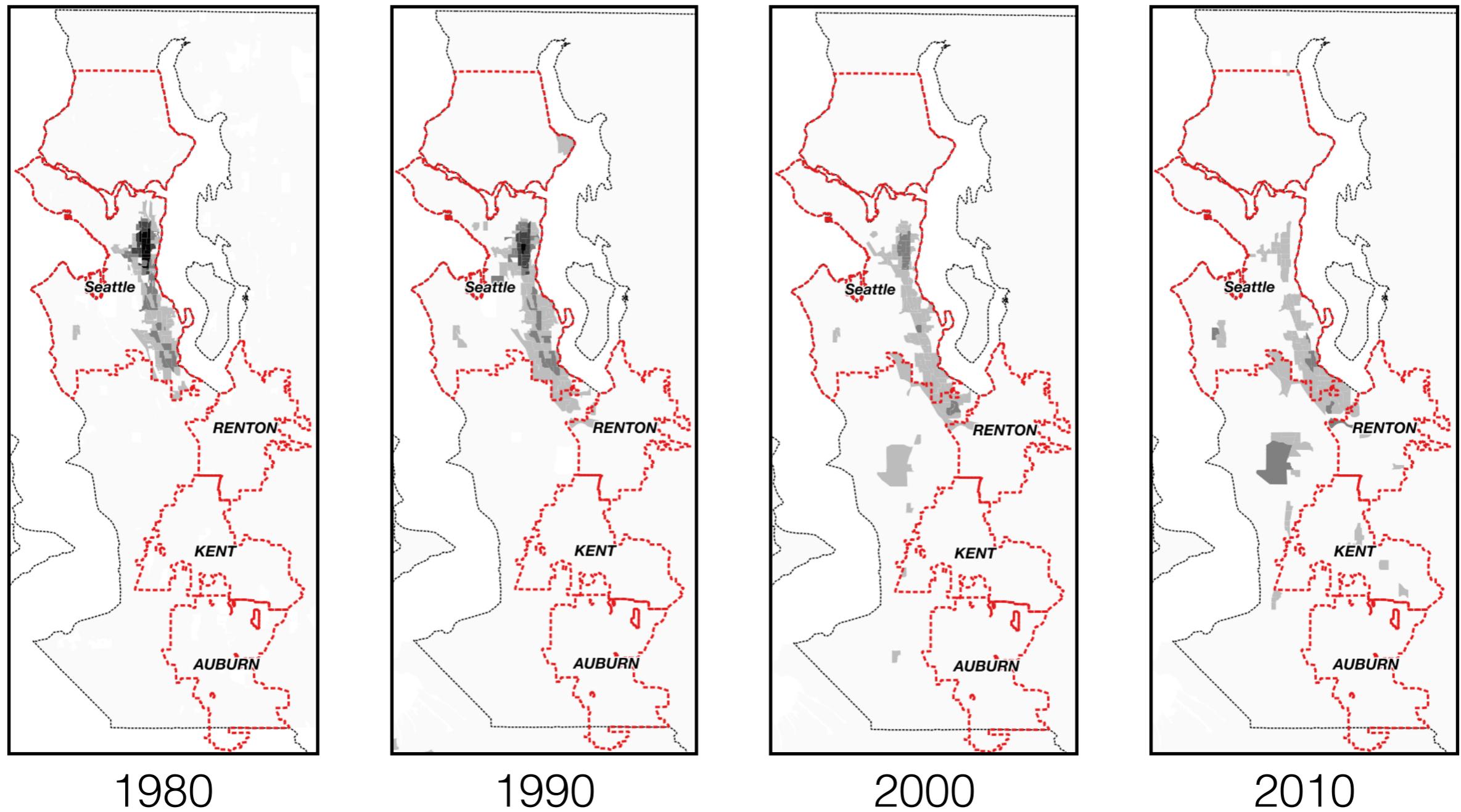
- Concentric Zone Theory (Burgess)
 - Competition
 - Conflict
 - Accommodation

Political Economy

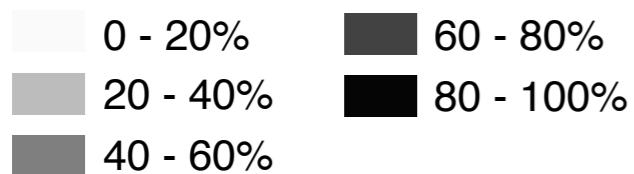
- Growth Machine (Logan and Molotch)
 - *“...the city's growth is guided by a coalition of monied land interests.”*



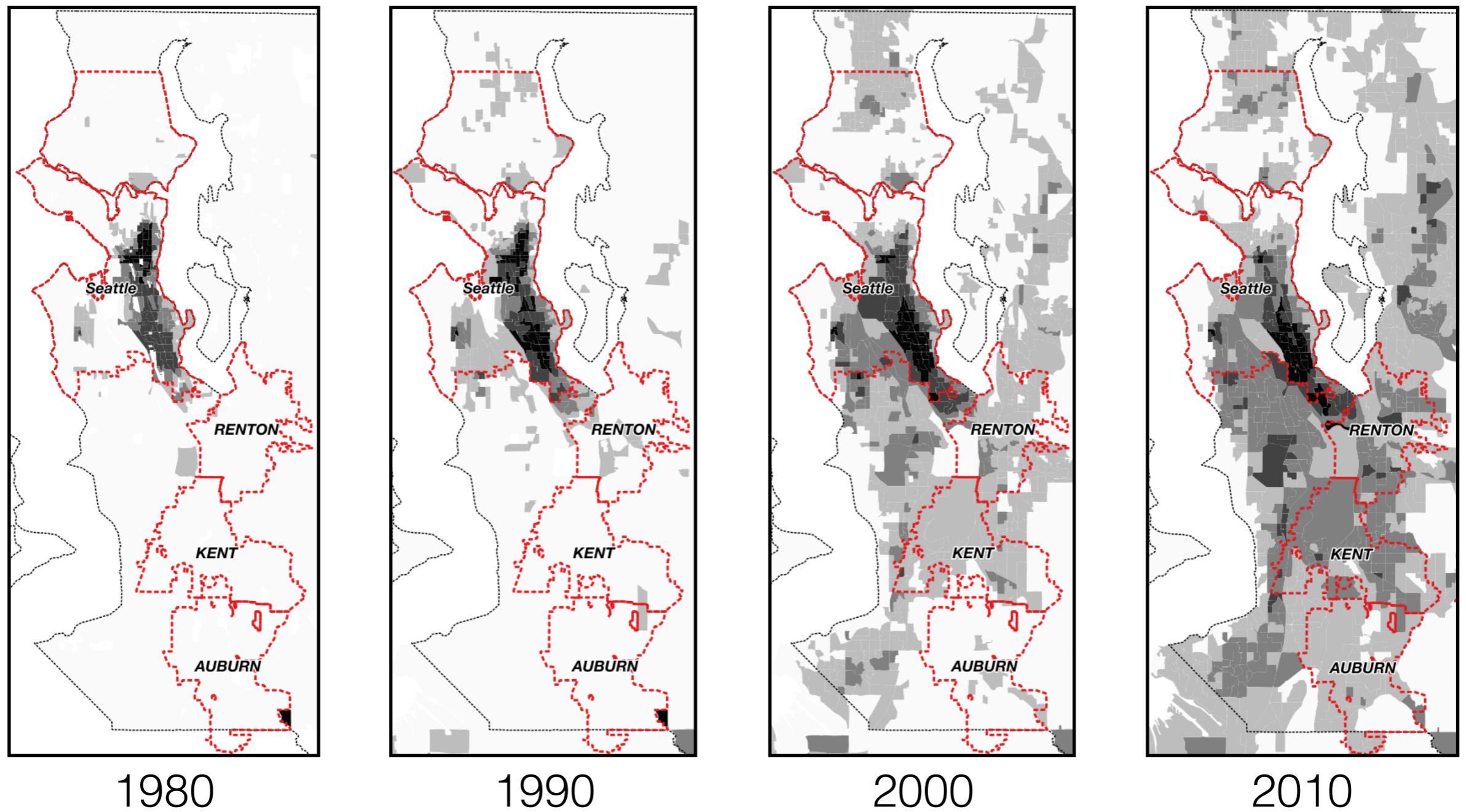
Black Change



Percent Black



Non-White Change Over 40 Years



Percent Non-white

