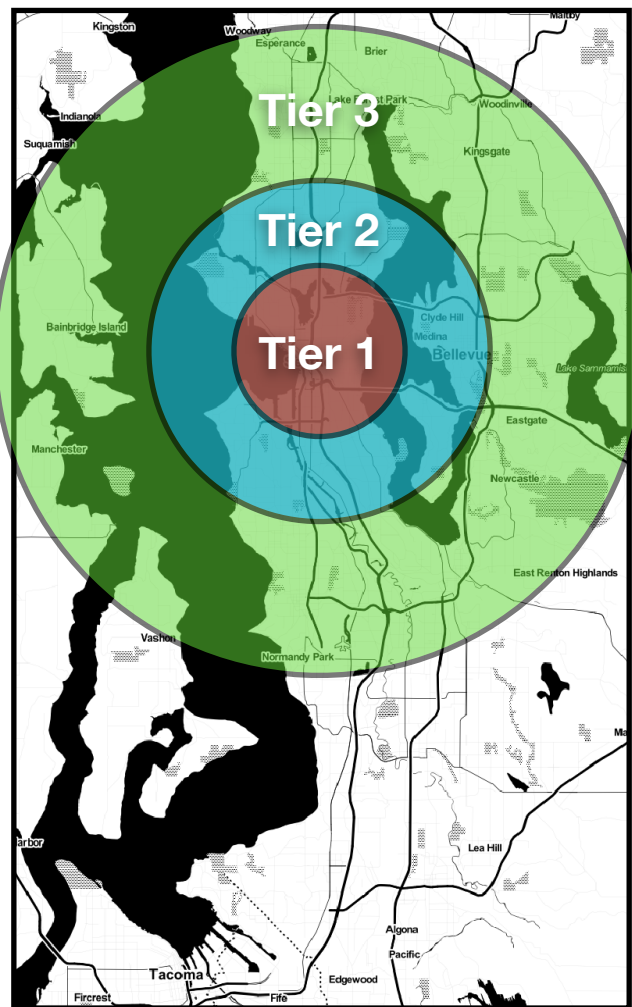


Neighborhood Change & Migration

Tier Theory

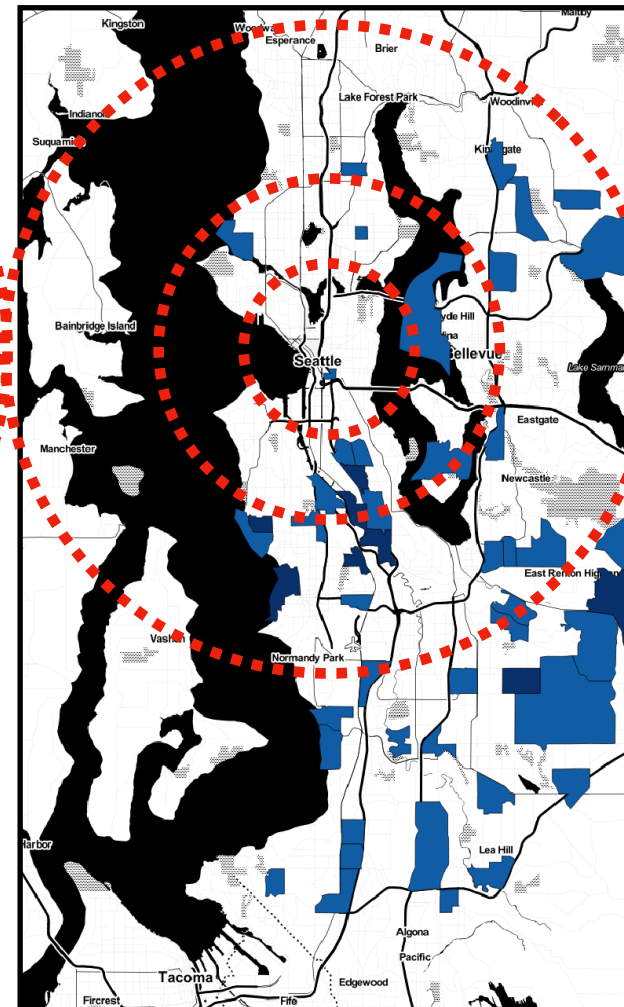


Tier 1 White migrants from out-of-county



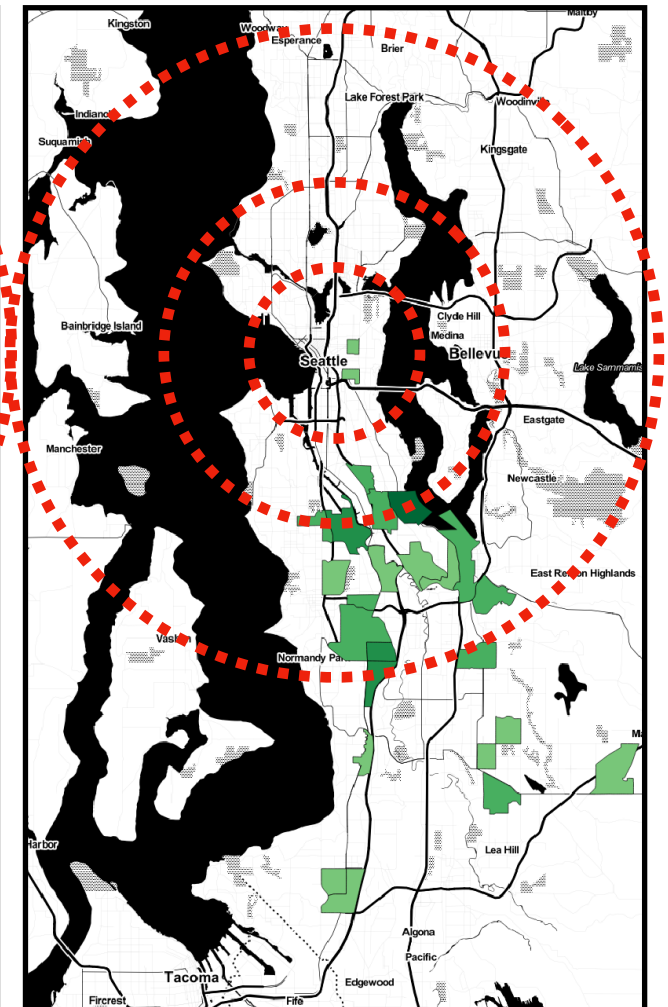
Over the past five years, White and wealthier residents migrating from out of King County are settling largely in the urban core and wealthier neighborhoods to the north, increasing demand & housing costs.

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.

Data Source: 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).