

Transit Oriented Development that's Healthy, Green and Just:

Ensuring Transit Investment in Seattle's Rainier Valley Builds Communities Where All Families Thrive



Photo by Carina A. del Rosario

Outline



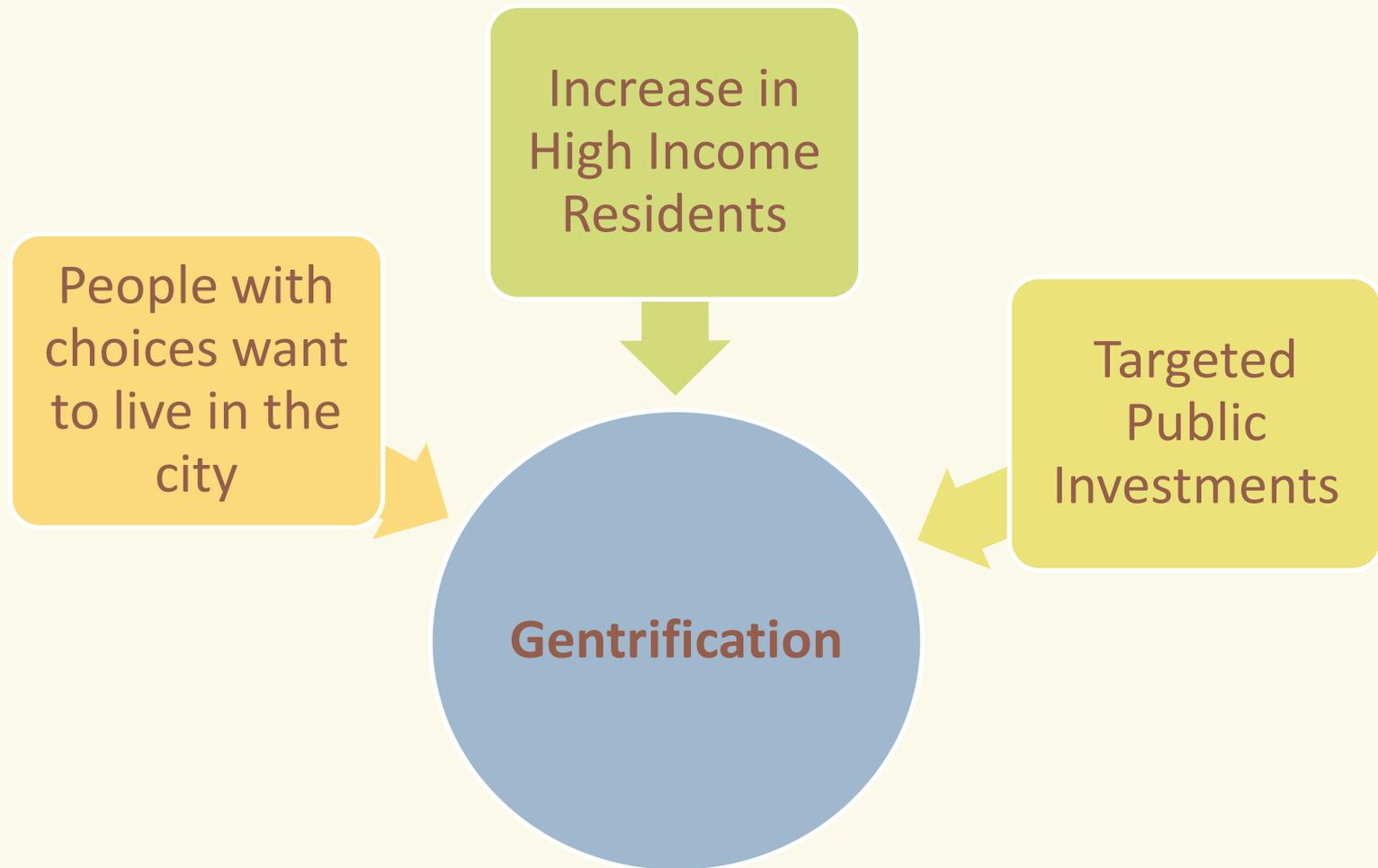
Photo by Carina A. del Rosario

1. Gentrification and potential displacement in Rainier Valley
2. Consequences of displacement
 - Our Communities
 - Our Environment
3. Othello – A Vision for Thriving in Place
4. Racial Justice Policy for TOD

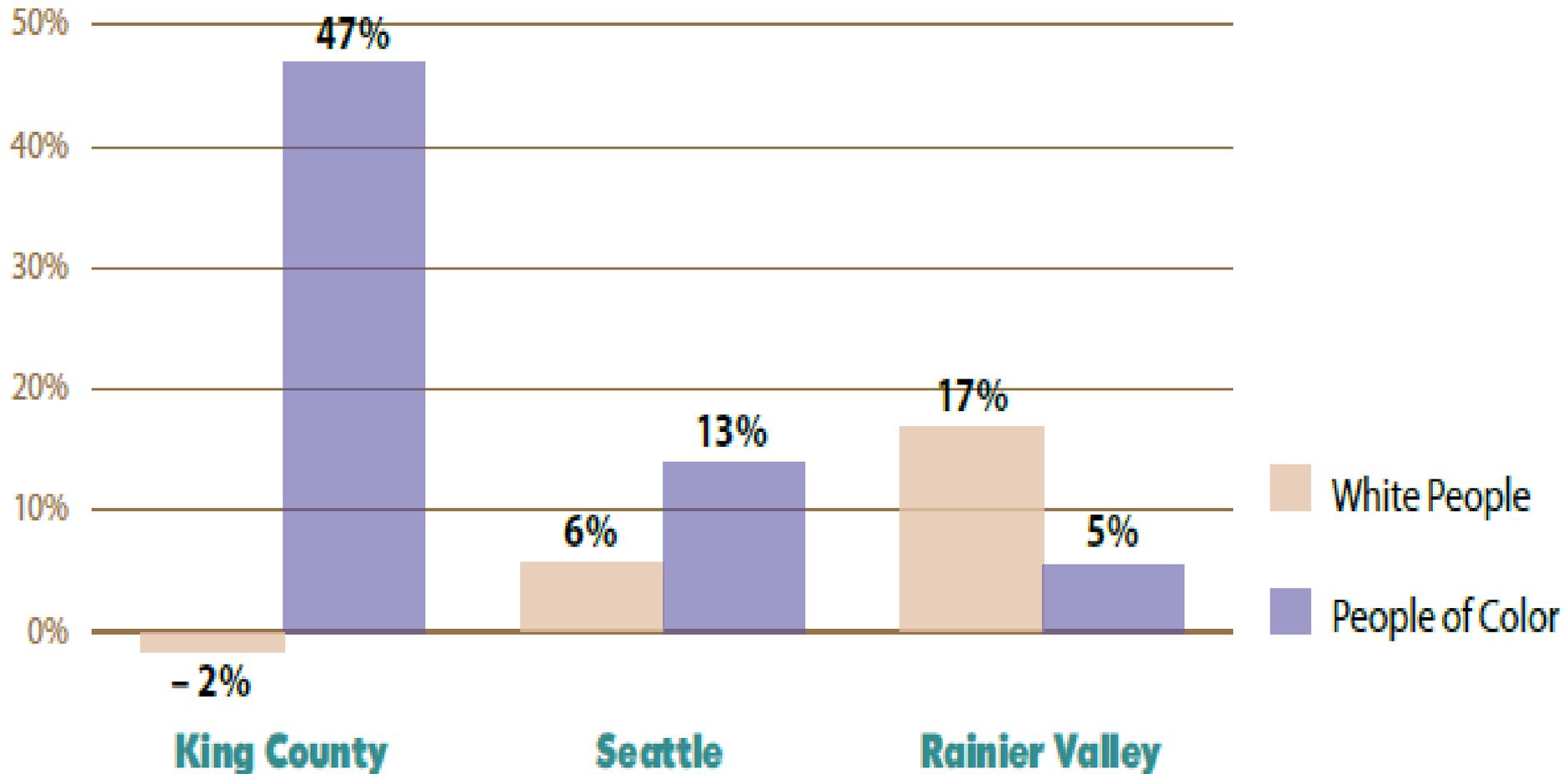


Gentrification in Rainier Valley

Gentrification in Rainier Valley



Gentrification in Rainier Valley



Source: Authors' analysis of U.S. Decennial Census 2000, 2010

Gentrification in Rainier Valley

- Sound Transit & PSRC: property values rising near station areas
- Dukakis Center findings: gentrification along light rail in US cities



Displacement Formula

Gentrification



**Destabilizing
Conditions**



Displacement

Destabilizing Conditions

- More people in poverty
- High numbers of low-income renters
- High rate of foreclosure
- Low-wage jobs
- High unemployment



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Consequences of displacement

Consequences of Displacement

- Expensive for already financially vulnerable families.
- Damaging to neighborhood identity and community ties.
- Unhealthy for adults and children.



Living Outside of Seattle Forces the Majority of Suburbanites into Cars

- Poor job access by transit
- Bus service fewer and farther between
- 9 to 5 commuter transit a mismatch for low-wage workers
- Limited ability to walk for day-to-day errands



Displacement Could Increase Overall Auto Use in the Region

Urban
Transit
Rider



Suburban
Car Driver



Transit Rider +
Urban Car Driver

Suburban
Car Driver

Getting the Most From TOD

ANNUAL EARNINGS	Rainier Valley Residents	King County Residents
Less than \$35,000	23% ride transit	13% ride transit
More than \$35,000	14% ride transit	10% ride transit

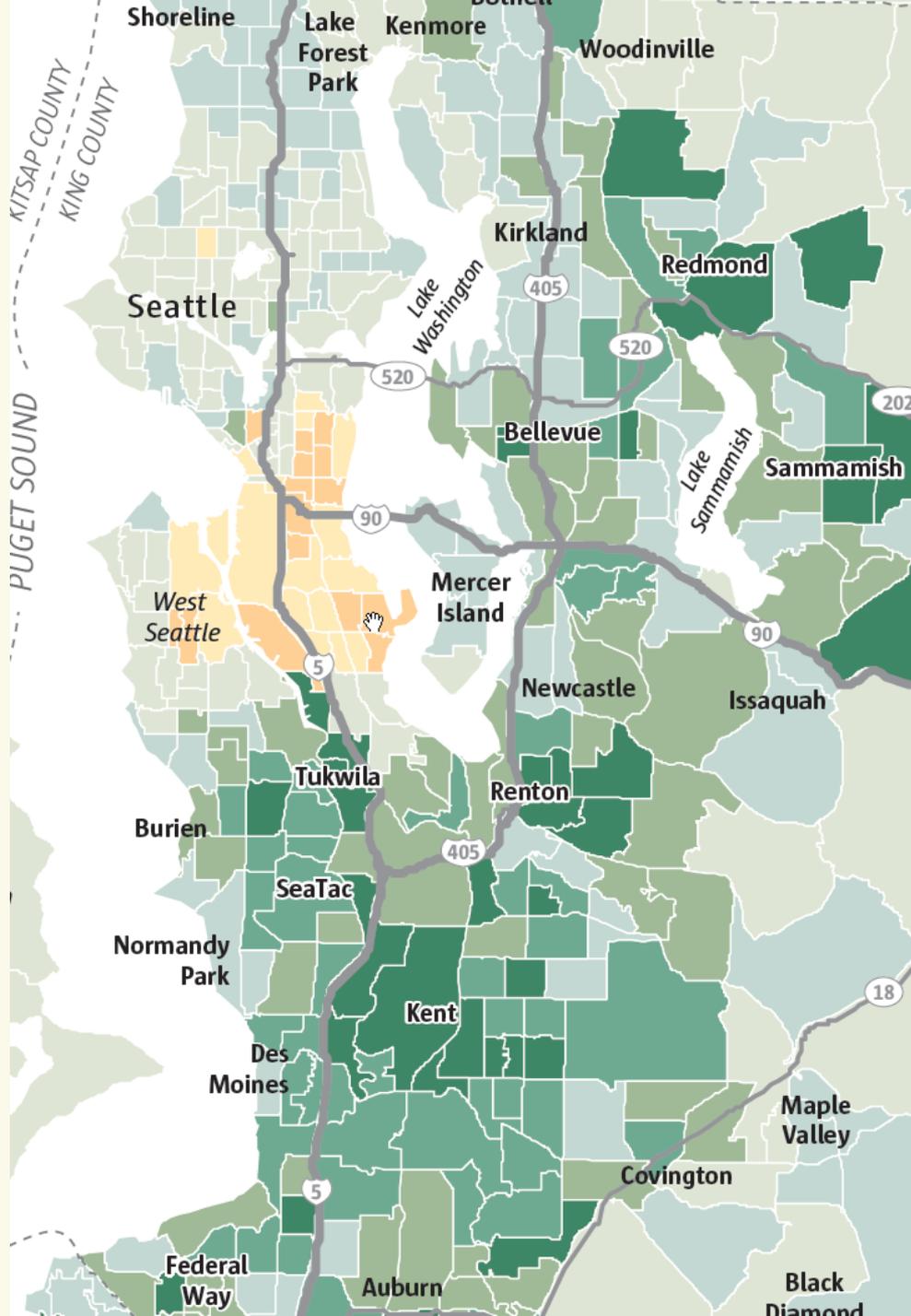
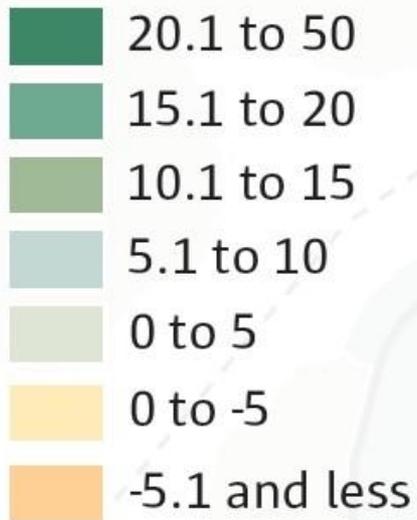
Source: Authors' analysis of American Community Survey 2006-2010

Missed Opportunity to Focus New Population Growth



Photo by Dan Lamont

Percentage-Point Change in Minorities



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Othello – A Vision for Thriving in Place

Othello Neighborhood Plan Highlights

- Maintain and grow key community assets
- Prevent displacement
- Expand access to living wage jobs
- Improve public safety and cultural competency of the SPD

Othello
NEIGHBORHOOD PLAN UPDATE



Outline



Photo by Ashley Haugen

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Racial Justice Policy for TOD

Racial Justice Principles for TOD

1. Existing Rainier Valley residents should benefit from TOD investment and be able to thrive in place.
2. Creating quality jobs for Rainier Valley residents should be a primary equity strategy.
3. Affordable housing should be incorporated into TOD that meets the needs of families and communities of color that scales as growth occurs.

Racial Justice Principles for TOD

3. Community-serving institutions and businesses are needed to stabilize existing low-income communities of color as gentrification occurs.
4. Racial equity outcomes, not racial diversity goals, should drive TOD Planning.

From Principles to Policy: Examples

- Preserve existing, privately-owned multi-family buildings that serve low-income families.
- Encourage higher quality jobs for low-wage industries prevalent at regional job centers throughout the rail corridor.
- Support and promote community-controlled development as a primary strategy to stabilize Rainier Valley residents.

Transit Oriented Development that's Healthy, Green and Just

www.pugetsoundsage.org/TOD

