

Anti-Displacement & Next Steps for Comprehensive Plan Implementation

Select Committee on the Comprehensive Plan
Seattle City Council

July 30, 2026



City of Seattle

Overview

- Equity and anti-displacement in the Comprehensive Plan
- Anti-displacement definitions, data, and strategies
- Phase 2 zoning: Centers and Corridors displacement analysis
- Phase 3 zoning: Approach to displacement for the SEIS
- Updated schedule

One Seattle Plan

2024 Comprehensive Plan Update

VISION FOR GROWTH AND INVESTMENT OVER THE NEXT 20 YEARS

Four Key Moves:

**Housing &
Affordability**

**Community &
Neighborhoods**

**Equity &
Opportunity**

**Climate &
Sustainability**

One Seattle Plan 13 Policy Elements

Growth Strategy
Land Use
Transportation
Housing
Capital Facilities
Utilities
Economic Development
Climate and Environment
Parks and Open Space
Arts and Culture
Container Port
Shoreline Areas
Community Involvement



Background - Growth Strategy

In December 2025, the City completed a milestone with the adoption of the major update to the Seattle **Comprehensive Plan**.

The Plan includes an updated **growth strategy** designed to expand the supply and diversity of housing in all neighborhoods.

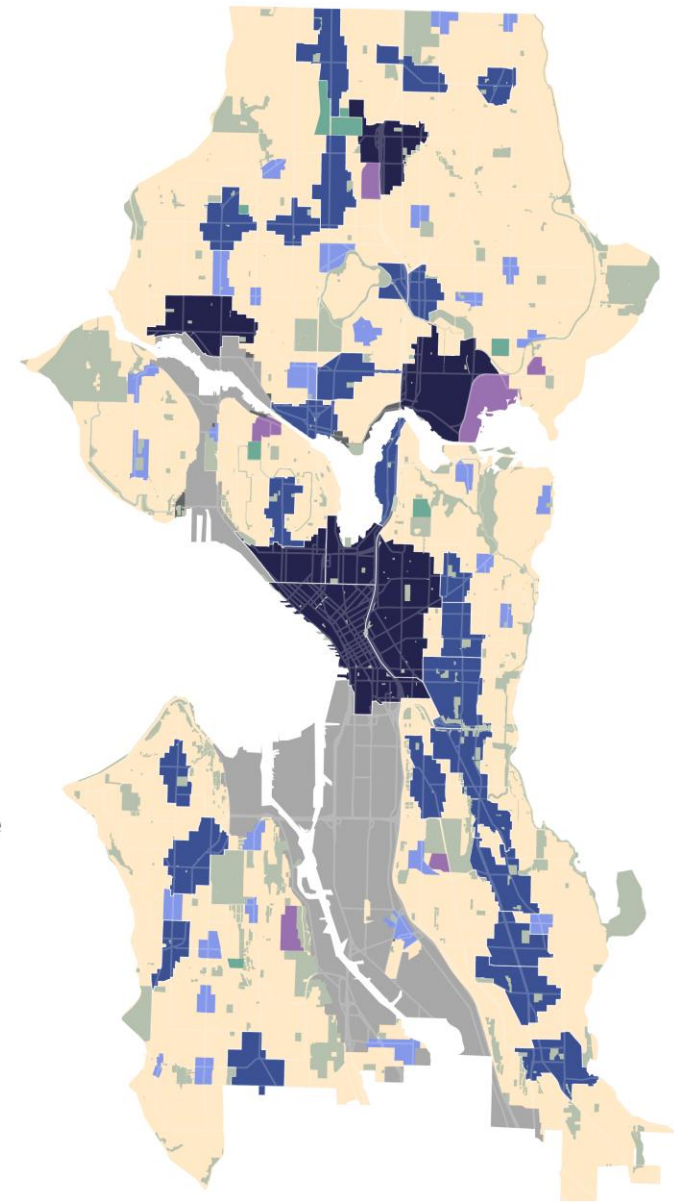
The growth strategy is implemented through several phases of **zoning legislation**.

Place types

- Regional Center
- Urban Center
- Neighborhood Center
- Manufacturing & Industrial Center
- Urban Neighborhood

Other areas

- Industrial outside Manufacturing & Industrial Centers
- Major Institution
- Parks and open space
- Cemetery



Displacement Pressure

A key challenge: While expanding housing supply reduces upward pressure on prices overall, there can be localized impacts where new development replaces existing housing or businesses.

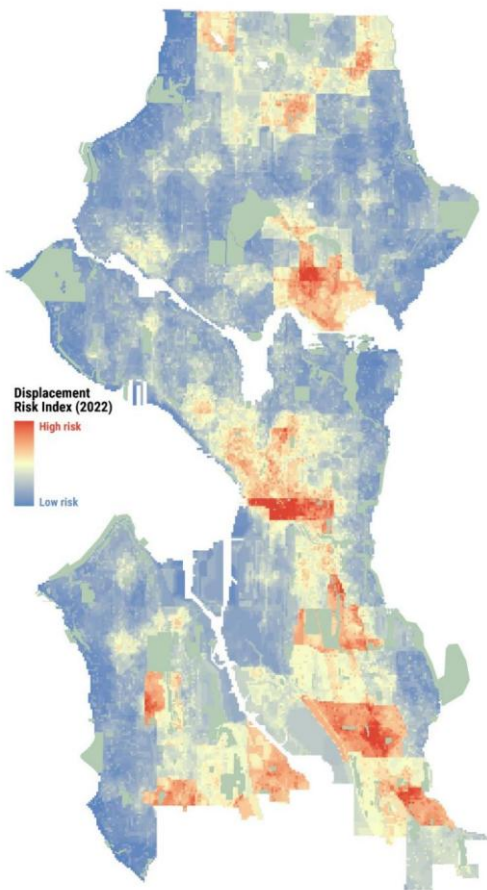
Types of Displacement:

- **Physical displacement** can occur through eviction, acquisition, rehabilitation, or demolition of housing or when covenants expire on rent-restricted housing.
- **Economic displacement** happens as housing becomes less affordable and residents can no longer weather rising rents or the costs of homeownership, like property taxes.
- **Commercial displacement** is when these pressures affect small businesses, many of which rent their space and are subject to market prices.
- **Cultural displacement** occurs as residents relocate because their cultural community, including culturally relevant businesses and institutions, is leaving.

Data Tools for Monitoring & Addressing Displacement Risk

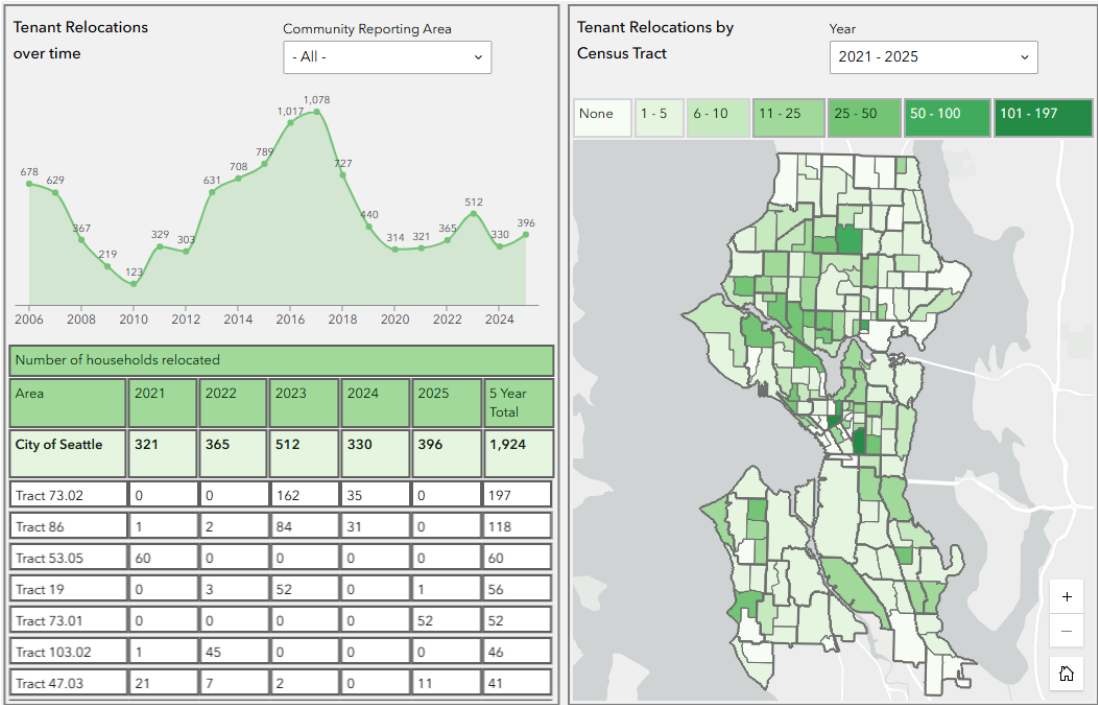
Displacement Risk Index

Consolidated, long-range view useful for informing long-range plans and investments



Displacement Risk Dashboard

Regular updates for spotting changes in *individual indicators*



Anti-Displacement Strategies

The City has a range of existing anti-displacement efforts in several categories:



PLAN

Plan ahead by anticipating displacement pressures and responding with appropriate policies and programs



PRODUCE

Produce new housing for people of all incomes



PROTECT

Protect residents from displacement pressures by giving them more freedom and time to make the choice to stay or move



PRESERVE

Preserve existing affordable housing and reduce the likelihood they exit the affordable housing stock

The City's Anti-Displacement Action Plan details the programs in each category

Centers and Corridors Legislation - Displacement Analysis

Resolution 32183 calls for new zoning legislation to be accompanied by 1) analysis of potential displacement impacts and 2) identification of strategies to reduce displacement pressure.

Centers and Corridors zoning legislation response to Resolution 32183 included:

- OPCD memo sent to the Select Committee on March 13, 2026
- Identifies ways that zoning changes will reduce displacement citywide, including:
 - Increasing supply and diversity of housing
 - Expanding housing capacity in areas at low risk of displacement
 - Generating new affordable homes through MFTE and MHA
- Highlights the City's anti-displacement toolbox of strategies to address potential local impacts

Phase 3: Additional Zoning Changes

In April 2026, Mayor Wilson announced her intention to pursue a next phase of zoning changes, **Taller, Denser, Faster**, that emphasizes the following guiding vision:

Affordable, abundant housing. Address housing affordability challenges by significantly expanding housing supply. Add zoning capacity for all kinds of new housing in more places.

Do not wait. Deliver zoning changes as soon as possible, including Implementing HB 1491 (TOD bill) sooner than required.

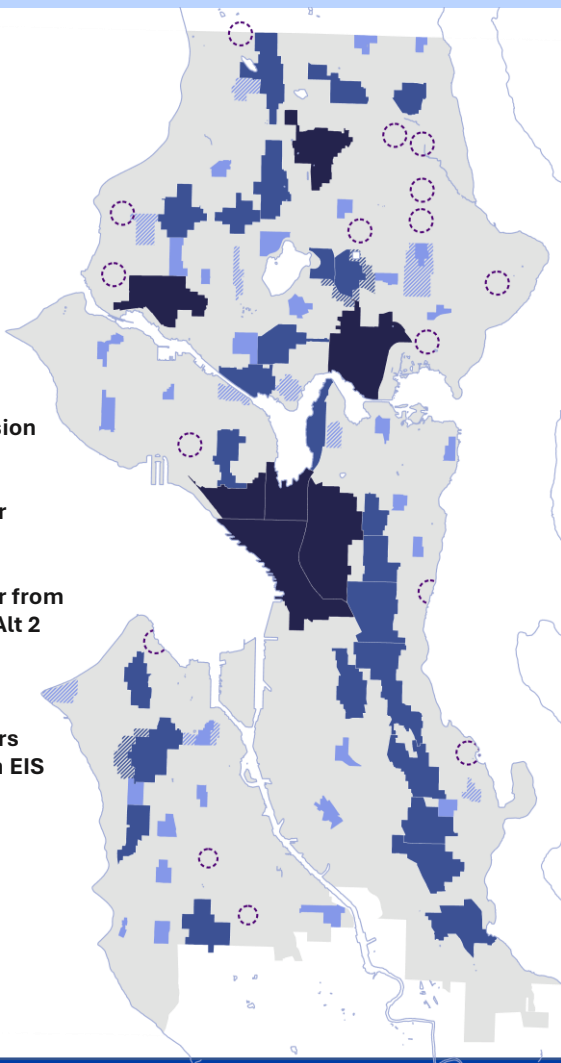
Thriving complete neighborhoods. Increase housing options near transit and community amenities (parks, schools, libraries, shops, etc.)

Environmental justice. Add healthy and safe housing options on quiet streets off roads with heavy traffic.

An SEIS will study potential zoning changes in several areas

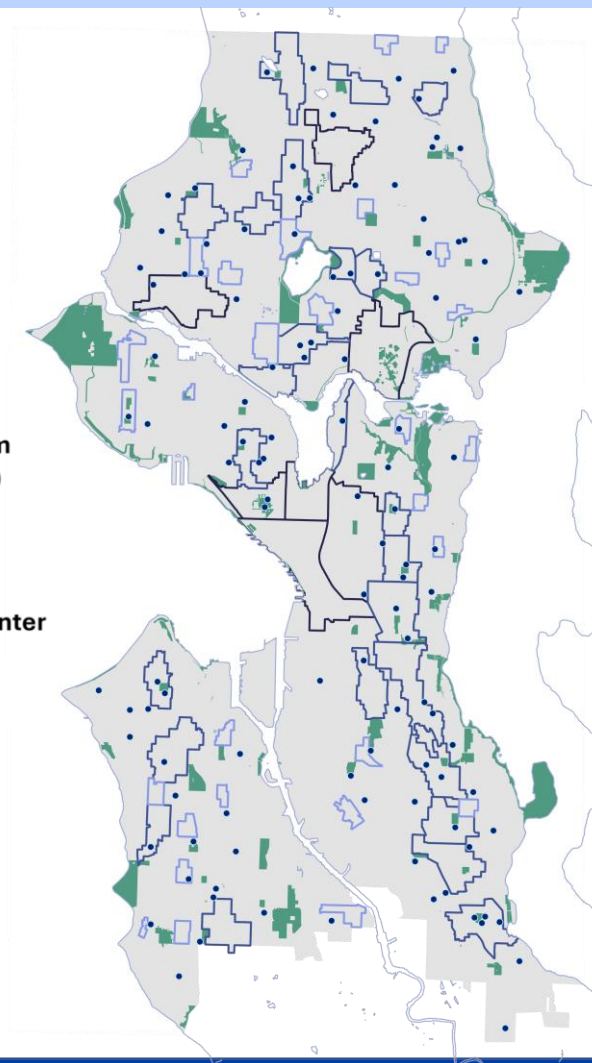
Growth Centers

- Regional Center
- Urban Center
- Urban Center expansion (Alt 3)
- Neighborhood Center
- New or expanded Neighborhood Center from Council Resolution (Alt 2 and 3)
- Additional new Neighborhood Centers studied in Comp Plan EIS scoping (Alt 3)



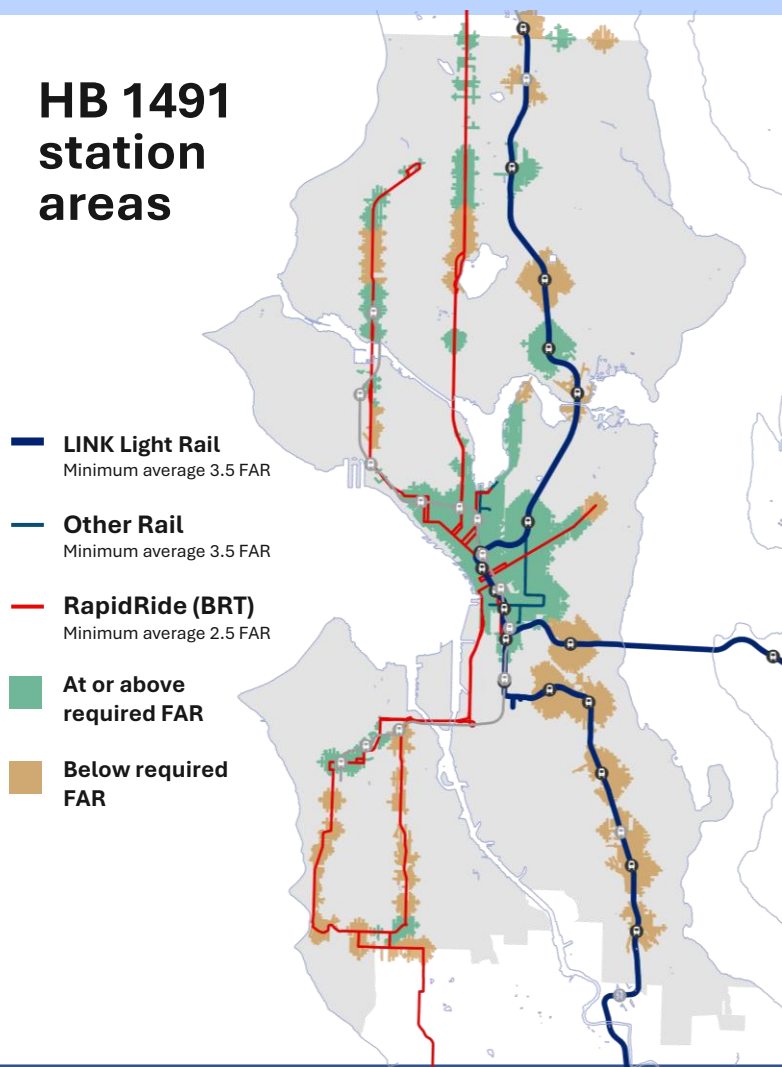
Near parks and schools

- Public School
- Public space (from Outside Citywide)
- Regional Center
- Urban Center
- Neighborhood Center

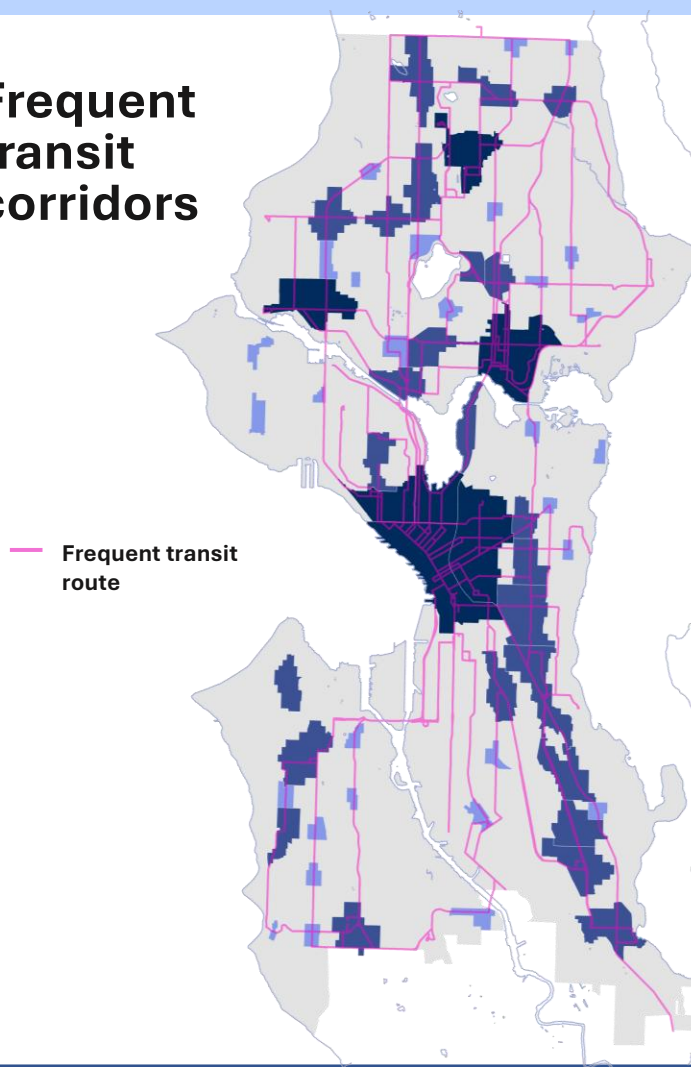


An SEIS will study potential zoning changes in several areas

HB 1491 station areas



Frequent transit corridors



Early Stakeholder Engagement (April-June 2026)

Q2 2026: Subject Area Convenings

Early engagement with stakeholders centered on thematic subject areas relevant to the *Taller, Denser, Faster* phase.

- **Urbanist, Land Use, and Housing Stakeholder Convening – April 22**
- **Environment, Sustainability, and Trees Convening – June 4**
- **Anti-Displacement & Equity Convening – June 16**

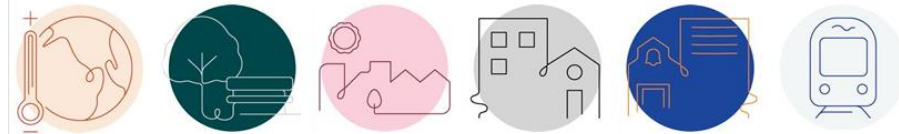
Anti-Displacement Measures

OPCD will study all the impacts of zoning changes in the Supplemental EIS (SEIS), including potential displacement impacts.

We can address displacement through:

- **Zoning choices** – e.g., keep zoning increases low, or not upzoning in areas of high displacement risk.
- **Non-zoning mitigation measures** – other investments and programs like the Equitable Development Initiative (EDI) or support for legacy homeowners.

3 ENVIRONMENT, IMPACTS, & MITIGATION MEASURES



Source: City of Seattle, 2023.

Zoning Themes - Stakeholder Feedback

Zoning Themes

Equitable Distribution of Density

Focus zoning changes in areas with low displacement risk and high opportunity. Limit zoning changes in areas at high risk of displacement.

Balanced package of changes to support community

Low density alone does not prevent displacement and may limit community led options for development. Provide anti-displacement protections with upzones in at-risk areas.

Zoning for Community-Led Development

Zone for building types feasible to community-based developers and allow for flexibility in type, such as co-housing and family sized units; remove barriers for faith-based and cultural organizations.

Affordability & Zoning

Performance based approach, incentives, and requirements for affordable housing tied to zoning capacity increases.

Overlays Approach

Consider zoning overlays to achieve equitable development outcomes.

City Process Reform

Permitting and departmental process improvements highlighted as a need, to help community organizations better navigate.

Mandatory Housing Affordability (MHA)

If the City updates MHA requirements, seek to preserve overall funding levels for affordable housing and do not increase displacement pressure on high-risk neighborhoods.



Non-Zoning Themes - Stakeholder Feedback

Non-Zoning Themes

Land Acquisition + Land Banking

Support a community led and controlled land acquisition process, paired with preservation funding and utilization of tools such as community land trusts, Tenant Opportunity to Purchase Act, etc.

Legacy Homeowner Support and Stabilization

Legacy homeowners need greater access to repair assistance, funding, and tax relief to preserve and maintain their homes or add housing to their land.

Multi-year Funding Commitments + Capital Needs to Address Gaps

Need a stable capital stack, and pre-development supports, operations support, and acquisition funding to realize equitable and affordable development projects.

Tenant Protections + Tenant Rights

Support for right to return, community preference, relocation assistance, eviction prevention, rental assistance, and longer notice periods; expand Tenant Resource Line and provide access to legal / navigator services.

Cultural/Commercial Stabilization + Support for Community Developers

Protect cultural organizations and community anchors from displacement. Provide technical assistance, funding, and pre-development support for small developers/non-profits.

Environmental Justice & Health

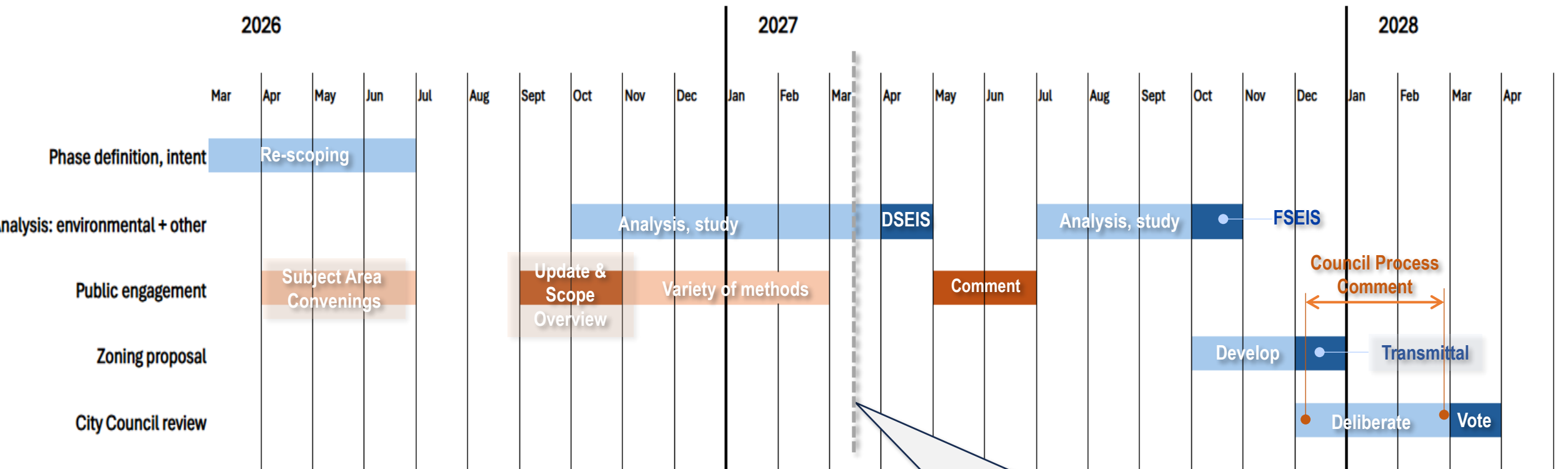
Protect tree canopy, reduce pollution, health impacts. Communities at risk of displacement face environmental justice threats.

Preserve and enhance Equitable Development Initiative

Explore scaling up, better integrating with other fund sources, enhance pre-development funding.



What's Next: Draft Timeline for Phase 3



Note: this timeline is approximate, subject to change, and shown here as best-case scenario

Assumes Comp. Plan appeal processes and deliberations on Phase 2 are substantially complete.