

# Displacement Risk in King County

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 King County

**DCHS**

Department of Community  
and Human Services

# Types of Displacement

## Direct/physical displacement

- Households forced to move for reasons such as eviction, foreclosure

## Indirect/economic displacement

- Households indirectly compelled to move by rising housing costs, loss of cultural/social networks

## Exclusionary neighborhood change

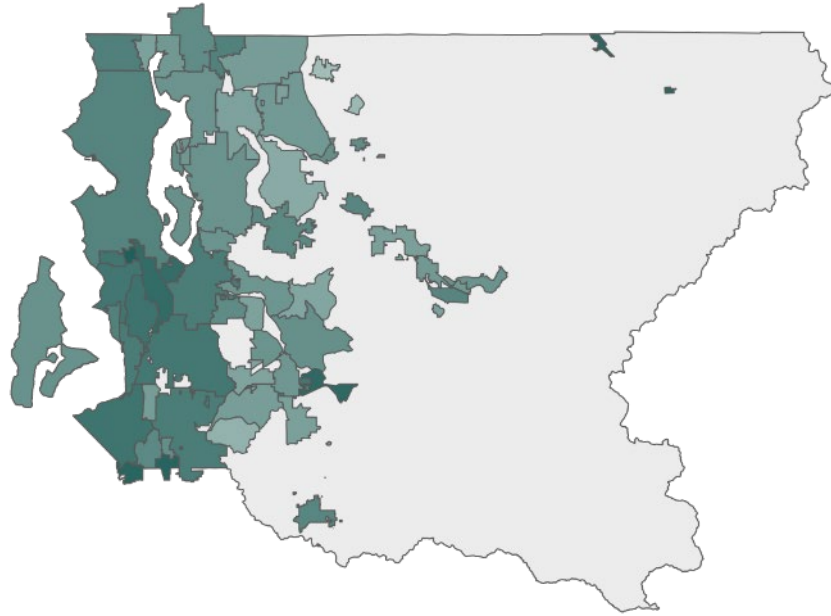
- Households unable to move into neighborhoods due to factors like rising housing costs

# Measurement of Displacement

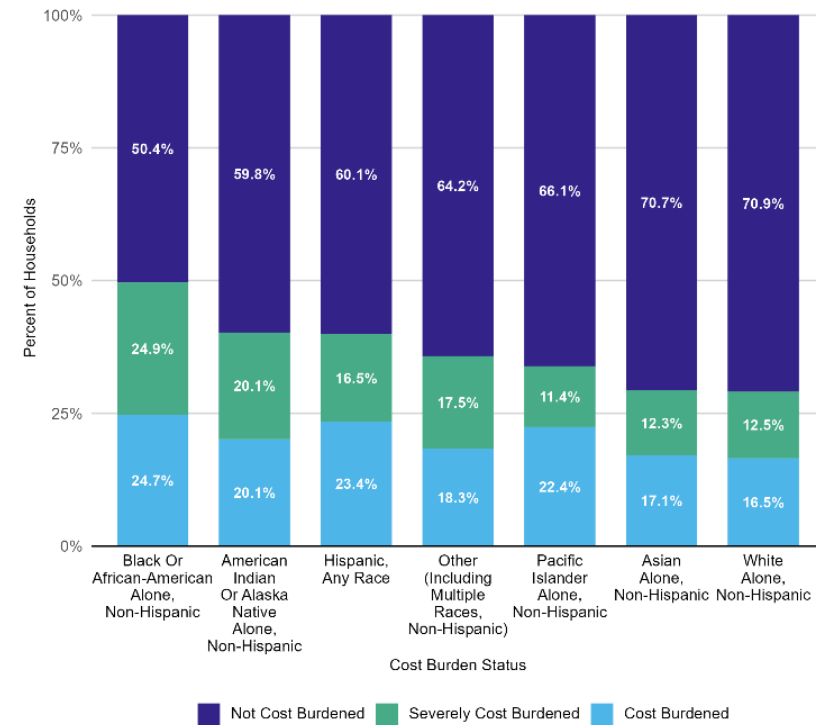
- Displacement is difficult to predict and measure
  - Particularly the case for indirect/economic displacement and exclusionary neighborhood change
  - For these categories, we often instead measure displacement risk using different indicators

# Cost Burden

**Percent Households Cost Burdened, by Jurisdiction**  
CHAS 2015-2019.



**Cost Burden, by Race/Ethnicity**  
CHAS 2015-2019

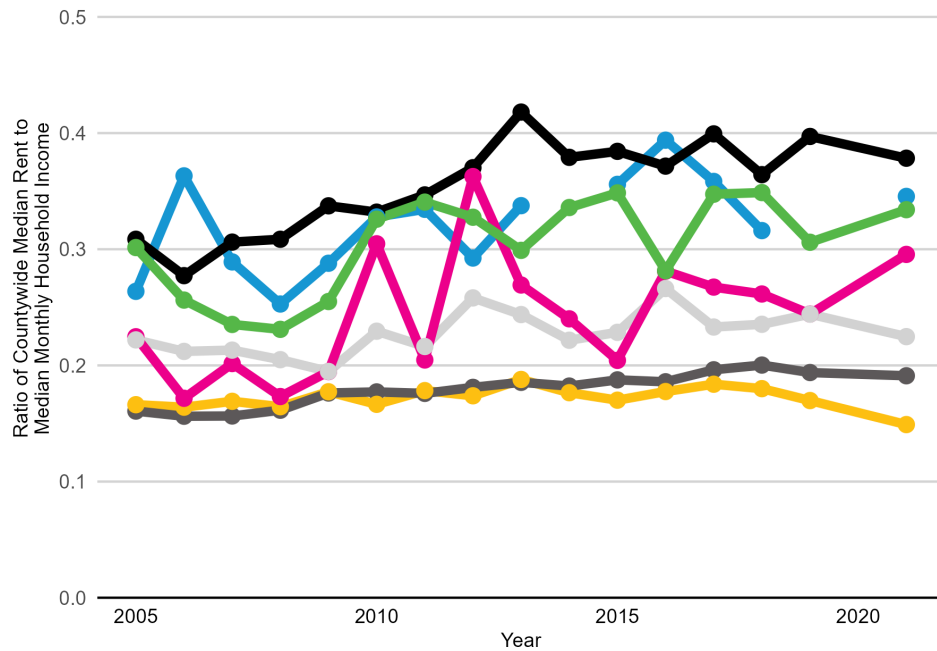


Note: Households with cost burden not computed not shown here.

# Ratio of Rent to Income

## Ratio of Countywide Median Rent to Median Monthly Household Income, by Race

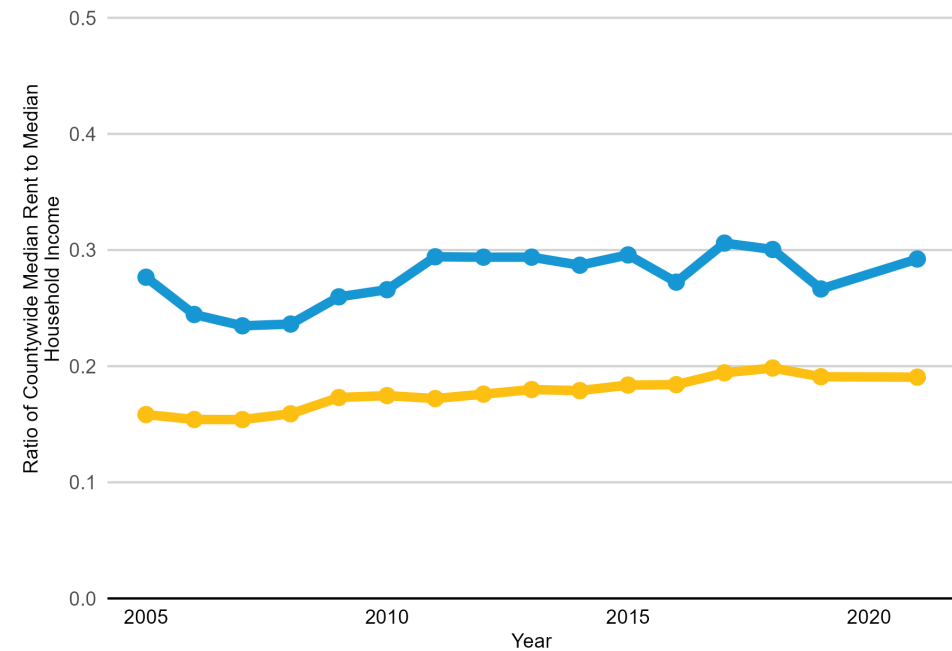
1-year ACS, 2005 to 2021



- American Indian/Alaska Native
- Asian
- Black
- Multiple Races
- Native Hawaiian/Pacific Islander
- Other Race Not Listed
- White

## Ratio of Countywide Median Rent to Median Monthly Household Income, by Hispanic or Latina/o/x Ethnicity

1-year ACS, 2005 to 2021

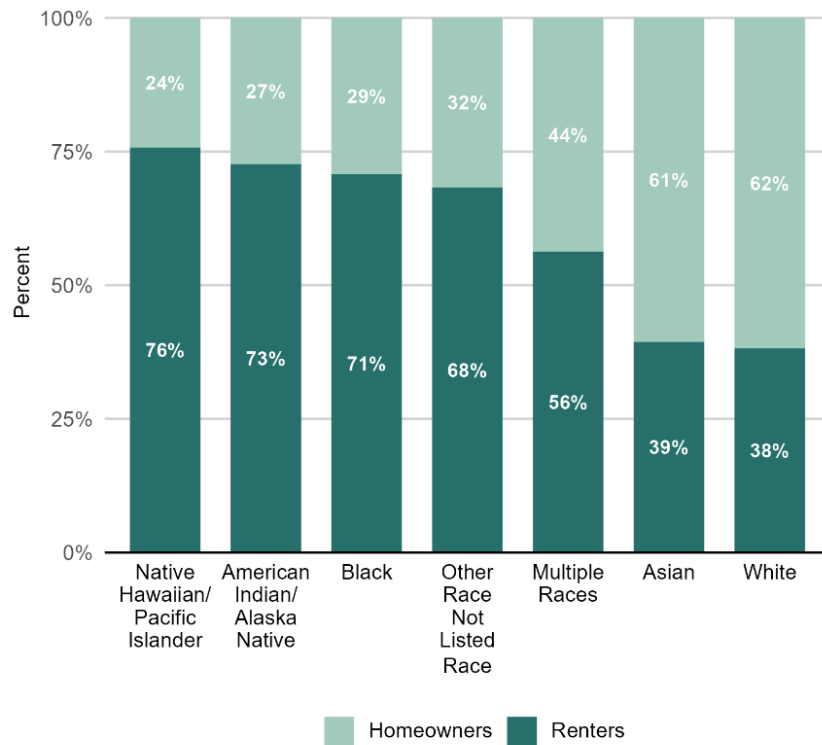


- Hispanic or Latina/o/x
- White Not Hispanic or Latina/o/x

# Homeownership Rates

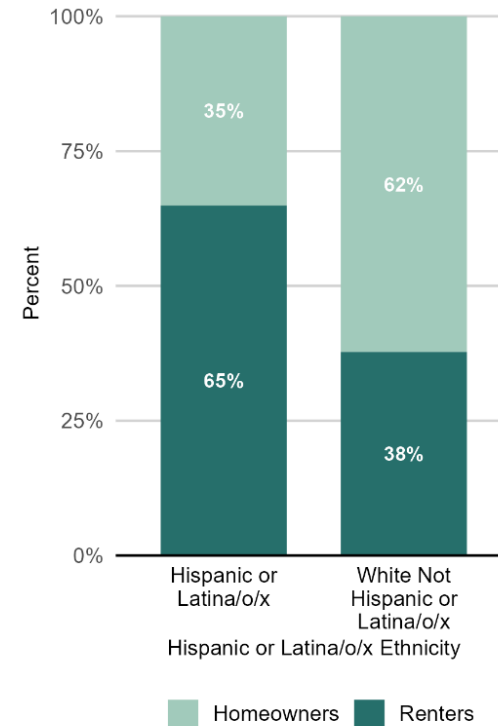
## Homeownership Rates, by Race

1-year ACS 2021



## Homeownership Rates, by Hispanic or Latina/o/x Ethnicity

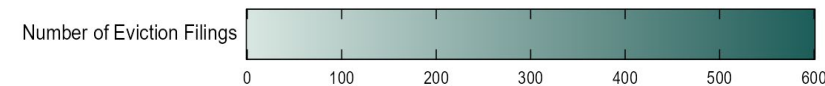
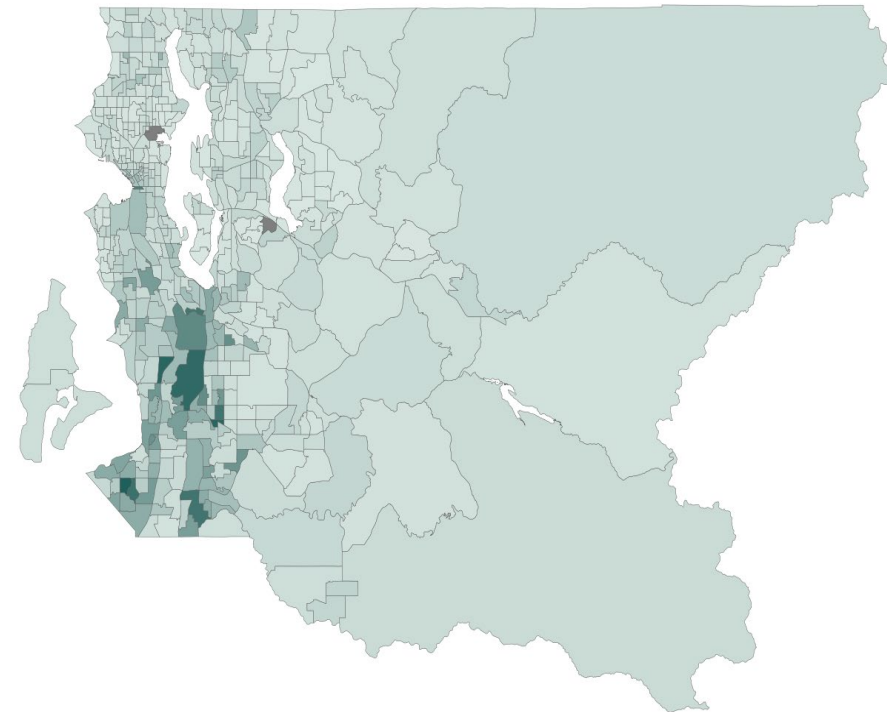
1-year ACS 2021



# Eviction Rates

- Top ten jurisdictions in King County with the highest per capita eviction filing rates were all in South King County or rural Southeast King County

Eviction Filings from 2015 to 2023, by Census Tract  
King County Evictions Database

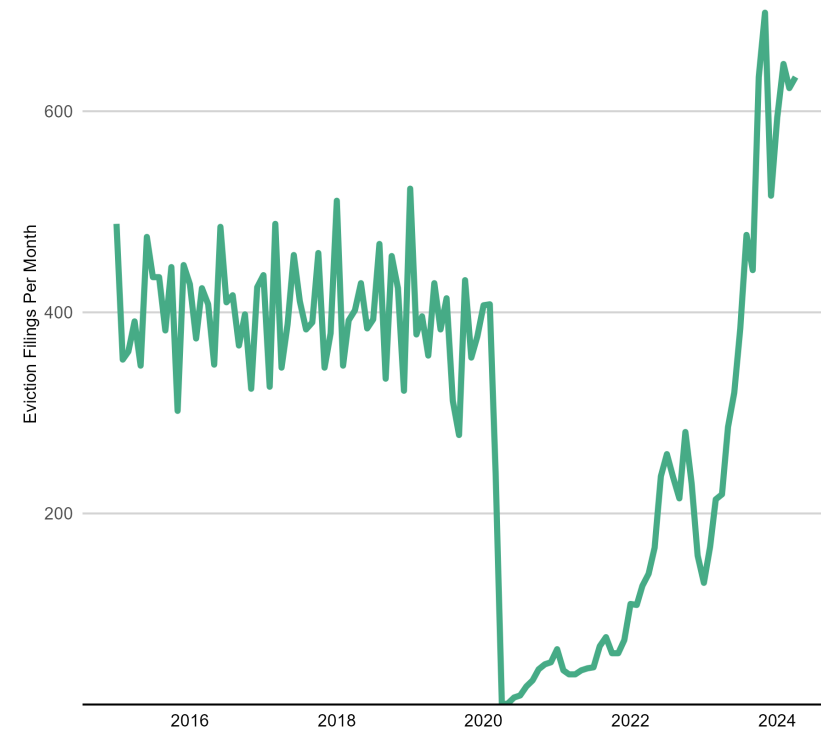


# Eviction Rates

- Evictions have risen sharply in recent months after pandemic era decline

## Eviction Filings per Month from January 2015 to January 2024

King County Evictions Database

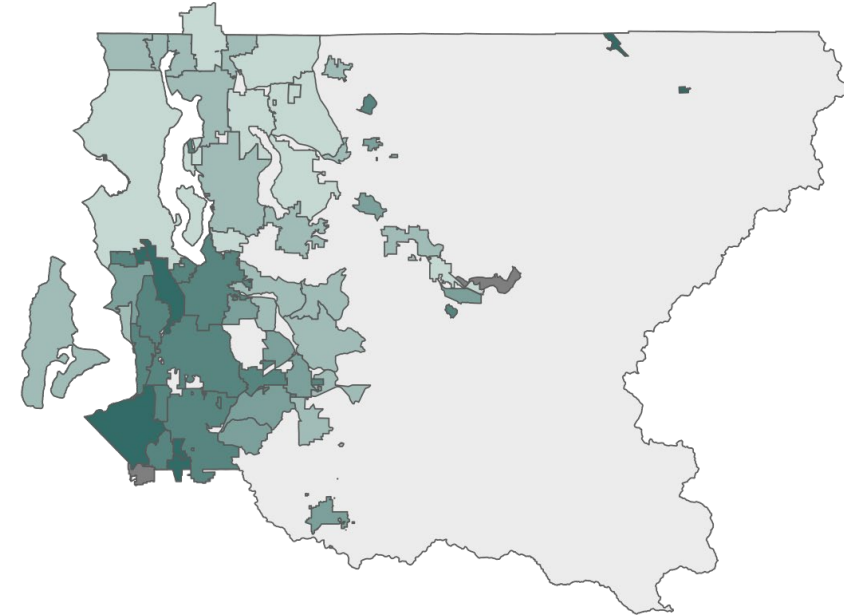




# Foreclosures

- Per capita foreclosure rates highest in South King County jurisdictions

Foreclosures Per 1,000 Homeowner Households  
King County Assessor's Office



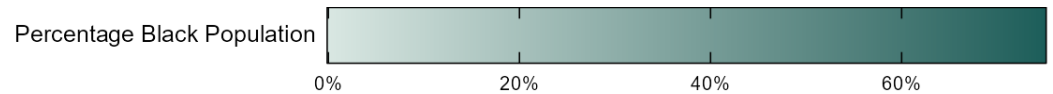
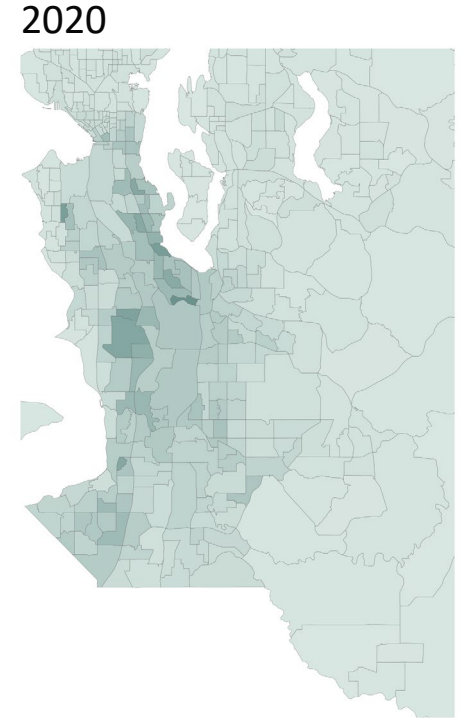
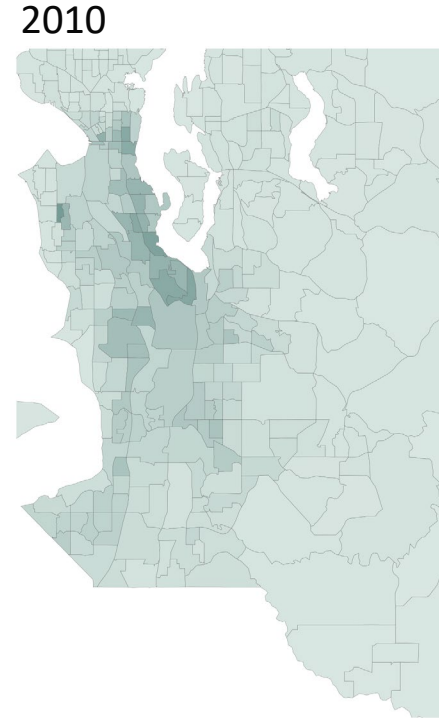
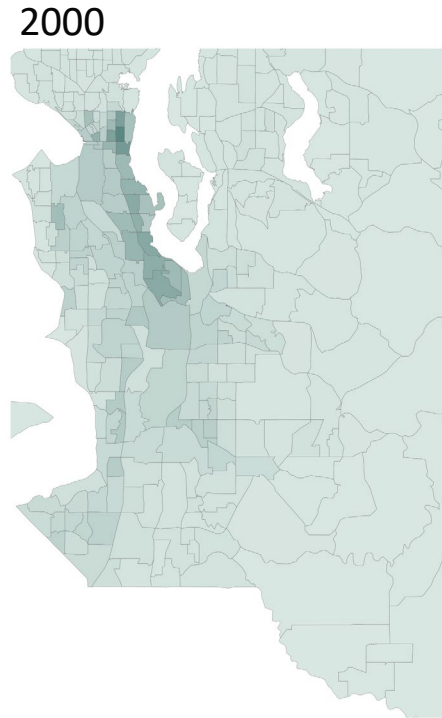
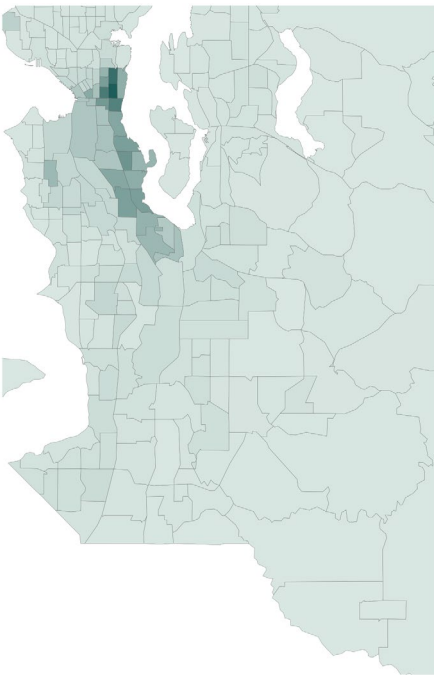
Number of Foreclosures per  
1,000 Homeowner Households



Note: Number of foreclosures is for entire period of 2015 to 2022, while number of homeowner households is taken from 2021 ACS data. The total number of homeowner households in a jurisdiction in this 7 year period was higher than the number of homeowners in 2021, but data on the unique number of homeowner households over the 7 year period is not available. Color scale cuts off at 25, but 4 small jurisdictions have higher values: Skykmoish (95), Algona(48), Pacific(34), and Baring (27).

# Demographic Change

Percentage Black Population by Census Tract, Decennial Census



# Key Takeaways

- Displacement risk is highest in areas of South King County and rural Southeast King County
- BIPOC households, particularly Black and American Indian/Alaska Native households, are at much higher risk of displacement than White households
- Recent rises in eviction rates indicate an increase in forced displacement



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