

# Racially Disparate Impacts Undoing Past Injustices

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DAVID OSAKI, Washington State Department of Commerce

GROWTH MANAGEMENT SERVICES

OCTOBER 11, 2023



Washington State  
Department of  
**Commerce**

# We strengthen communities



HOUSING AND HOMELESSNESS



INFRASTRUCTURE AND BROADBAND



SMALL BUSINESS ASSISTANCE



ENERGY



PLANNING AND TECH ASSISTANCE



COMMUNITY SERVICES AND FACILITIES



CRIME VICTIMS AND PUBLIC SAFETY



ECONOMIC DEVELOPMENT

# HB 1220 Housing Element amendments (2021) RCW 36.70A.070(2)(e)-(h)

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- Identify local **policies and regulations that result in racially disparate impacts, displacement, and exclusion**
- Identify/implement **policies and regulations to address/begin to undo racially disparate impacts, displacement, and exclusion**
- Identifies **areas that may be at higher risk of displacement** from market forces that occur with changes to zoning development regulations and capital investments; and
- **Establishes antidisplacement policies**
  - Investments in low, very low, extremely low, and moderate-income housing
  - Inclusionary zoning
  - Community planning requirements
  - Tenant protections
  - Land disposition policies




# What do we mean by Racially Disparate Impacts, Displacement, and Exclusion?

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- **Racially Disparate Impacts:** When policies, practices, rules or other systems result in a disproportionate impact on one or more racial groups
- **Exclusion in Housing:** The act or effect of shutting or keeping certain populations out of housing within a specified area, in a manner that may be intentional or unintentional, but which leads to non-inclusive impacts.
- **Displacement:** The process by which a household is forced to move from its community because of conditions beyond their control.
  - **Types of Displacement: Physical, Economic, Cultural**
- **Displacement Risk:** The likelihood that a household, business or organization will be displaced from its community.

See Commerce's [Guidance to Address Racially Disparate Impacts](#), 2023



# Examples: Policies, Programs and Actions with Racially Disparate Impacts (20th Century to Present)

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- **Homeowners Refinancing Act of 1933:** Redlining downgraded certain neighborhoods (often with racial and ethnic minorities), limiting access to receiving financial services such as mortgage loans.
- **Racial covenants/deed restrictions:** Excluded certain races and religious groups from residing in certain neighborhoods, creating exclusive areas for white people.
- **Servicemen's Readjustment Act of 1944 (GI Bill):** Black veterans could not fully access homeownership loan benefits due to discriminatory loan approval practices, and because redlining and racial covenants were still in practice.
- **Housing Act of 1949 (Urban Renewal):** Cities used funds to improve "blighted" areas. This program displaced more than one million people, often in communities of color and lower income neighborhoods.
- **Federal Highway Act of 1956:** Interstate highway construction divided established neighborhoods and displaced residents, often communities of color.
- **Zoning (Early 20th Century to Present):** Large lot single family zoning made purchasing higher-priced homes in single-family neighborhoods difficult for people of color, thereby perpetuating patterns of exclusion.

See Commerce's [Guidance to Address Racially Disparate Impacts](#), 2023

# Recommended approach to address racially disparate impacts requirements

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See Commerce's [Guidance to Address Racially Disparate Impacts, 2023](#)



# State Planning Goals

## RCW 36.70A.020

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### HOUSE BILL 1181 - (2023)

(11) **Citizen participation and coordination.** Encourage the involvement of citizens in the planning process, *including the participation of vulnerable populations and overburdened communities*, and ensure coordination between communities and jurisdictions to reconcile conflicts

**"Overburdened community"** and **"Vulnerable populations"** are defined in the GMA.

# Commerce resources

[www.commerce.wa.gov/planning-for-housing](http://www.commerce.wa.gov/planning-for-housing)



Serving Communities ▾ Building Infrastructure ▾

## Support Materials for Racially Disparate Impacts, Exclusion and Displacement Work

- In 2023, Commerce leveraged funding from the Legislature to compile data for local governments completing the racially disparate impacts, exclusion, displacement and displacement risk analysis work required under the new housing element requirements. The following data is or will soon become available to support jurisdictions:
  - **Racially Disparate Impact (RDI) Data Toolkit:** This RDI Data Toolkit provides local jurisdictions with a base level of data to use in their analysis, particularly in identifying racially disparate impacts and exclusion.
    - Data is available for 2024 jurisdictions.
    - Data for 2025-2027 jurisdictions is forthcoming.
  - **Statewide displacement risk map:** Outside of the Central Puget Sound area, there is no widely available displacement risk map local governments may use to understand displacement risk. Commerce has developed a draft statewide displacement risk map for public review through September 2023. **Commerce encourages feedback on this statewide displacement risk map at the webinar or by email to [laura.hodgson@commerce.wa.gov](mailto:laura.hodgson@commerce.wa.gov) by September 29, 2023.**
    - [DRAFT Statewide Displacement Risk Map](#)
    - [Displacement Risk Map webinar recording](#) (Vimeo) and [presentation](#) (PDF)
    - [DRAFT Displacement Risk Data](#) (Excel) used in the map
    - [Commerce and PSRC Displacement Risk Maps Comparison Memo](#) (PDF)
  - **Examples of RDI analysis from 2021-2023 grantee work:** During the 2021-2023 biennium, the Legislature funded a middle housing grant program in the Central Puget Sound region for cities to use towards middle housing planning. The grant included a requirement to analyze racially disparate impacts, displacement and exclusion. Example analyses performed by grantees will be loaded under the "Equity Displacement and Exclusion" section on this [EZView webpage](#).

- [2019-2023 housing laws](#)
- [HB 1220 Housing Element resources](#)
- [RDI Guidance](#)
- [Talking Race for planners toolkit](#)
- [Statewide Public opinion survey on housing](#)
- [Communications tools](#)
  - – Videos, PPTs, fact sheets on basic housing topics
- [Middle housing resources](#)
  - PPTs, videos, FAQs
  - Pro-Forma
- [ADU Guidance](#)



# Our presenters today

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- Henry Jennings, Long Range Planning, Snohomish County
- Chris Pasinetti, AICP, Community Development Director, City of Enumclaw\*
- Elise Keim, Senior Planner, City of Shoreline\*
- Alyssa Torrez, Senior Planner, City of Tacoma\*

\* City received 2022 Commerce middle housing/racial equity analysis grant

# Thank you



Washington State  
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[www.commerce.wa.gov](http://www.commerce.wa.gov)


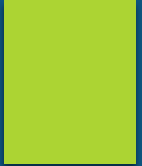


David Osaki

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[www.commerce.wa.gov/planning-for-housing](http://www.commerce.wa.gov/planning-for-housing)



**“It’s Private, It’s  
Restricted, It’s Secluded!”**

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**Racially Restrictive Covenants in Snohomish  
County, Washington**

**2024 Comprehensive Plan Update**

# Content Warning

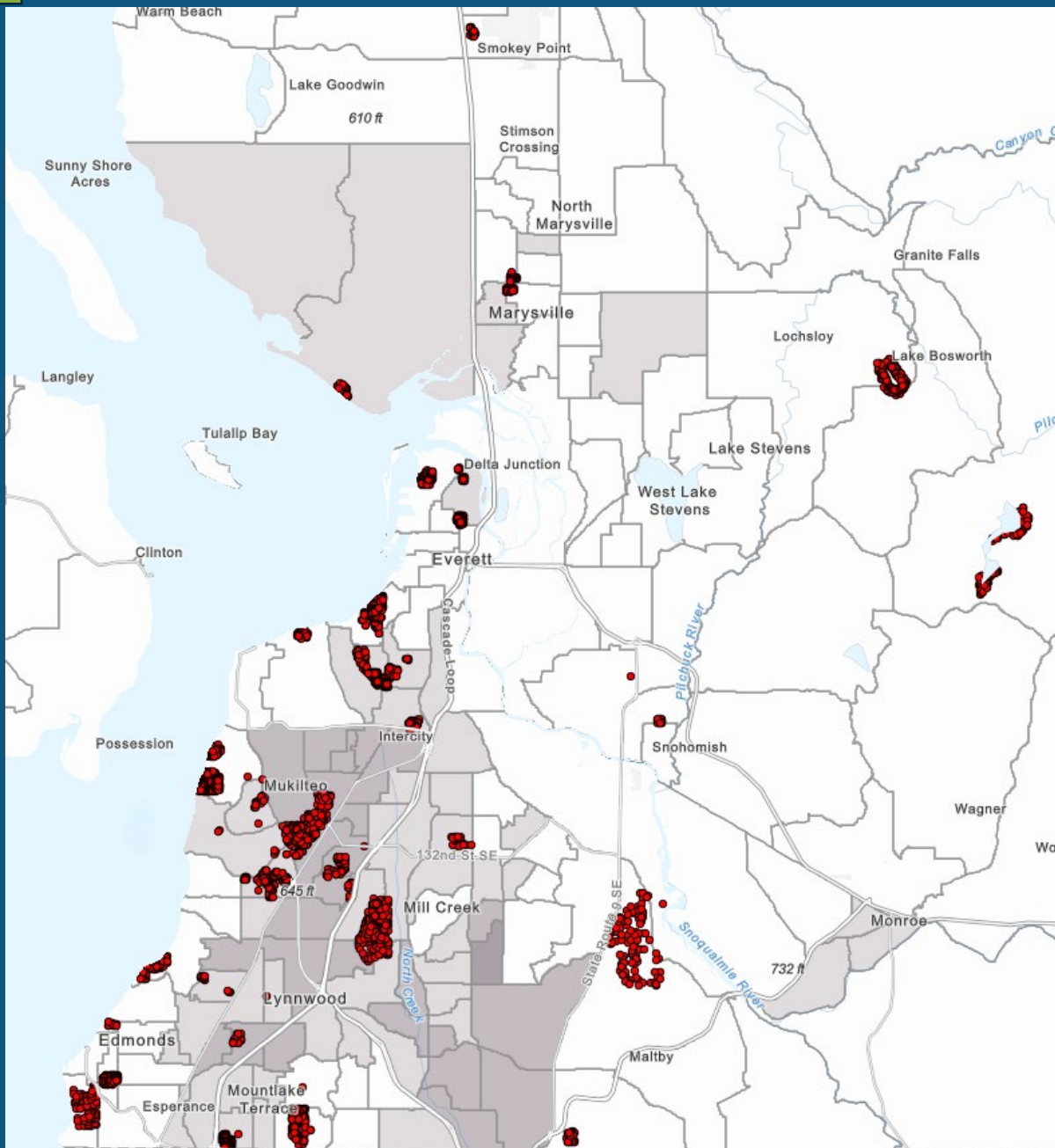


- This presentation contains depictions of overtly racist and exclusionary language from unaltered legal and advertising documents
- While uncomfortable, it is essential to acknowledge past practices and policies that have negative impacts
- The information contained in this presentation is informing current actions to address and begin to undo racially disparate impacts



# Racially Restrictive Covenants

- Legally enforceable between 1927 and 1968
- About 4000 restricted properties currently located throughout Snohomish County
- Almost 50,000 restricted properties across seven Puget Sound counties
- Location data provide by the University of Washington Racial Restrictive Covenants Project



# History in Planning

- People of color have historically been subject to racist and discriminatory practices built into the housing system that have denied equal opportunities for homeownership.
- The homeownership rate for communities of color in Washington is 19% lower than white households.

143,000 

Households of color would need to become homeowners for the homeownership rate for families of people of color to equal the non-Hispanic white homeownership rate in Washington

# Restrictive Covenants

Seattle Daily Times (published as THE SEATTLE DAILY TIMES) - June 28, 1932 - page 20  
June 28, 1932 | Seattle Daily Times (published as THE SEATTLE DAILY TIMES) | Seattle, Washington | Page 20

**LAKE Forest Park—Lovely modern English cottage. Restricted community. Beach privilege. KEnwood 6153-R-4.**

Seattle Daily Times (published as THE SEATTLE DAILY TIMES) - July 23, 1948 - page 26  
July 23, 1948 | Seattle Daily Times (published as THE SEATTLE DAILY TIMES) | Seattle, Washington | Page 26

**OLYMPUS TERRACE—Frontage and view unsurpassed between Seattle and Everett, lights, water, private parking at water level. Restrictive covenants protect values of \$900 to \$2,200 for these large lots. Open Saturday and Sunday. Mukilteo Highway one mile north Paine Field. Watch for sign and red arrows or call CAPitol 4824.**

Advertisements for restricted property  
in the Seattle Time, 1932 and 1948

- ▶ Developers and sellers placed restrictions in deeds and plat documents
- ▶ Sellers often advertised these communities as having restrictions that “protect value”

Racial Restrictive Covenants. The Seattle Civil Rights and Labor History Project.

<http://depts.washington.edu/civilr/covenants.htm>

View Ridge. The Seattle Civil Rights and Labor History Project.

<http://depts.washington.edu/civilr/covenants.htm>



**Snohomish County**

# Legal Enforcement

## RESTRICTIONS

All Tracts shall be strictly Residential

No Nationality other than of the Caucasian Race shall be permitted to own any of these Tracts

No building shall be permitted whose floor plan has less than 800 sq. ft. and whose estimated cost is less than \$7500.

No building shall be erected nearer than 65 ft to nor farther than 22.5 ft from the front lot line.

Septic tanks shall be used for waste disposal

No noxious or offensive trade shall be carried on upon any tract.

There shall be no further subdivision of these tracts.

Restriction on the face of the Plat of Puget View Tracts, Recorded in 1947

Form L88

## Statutory Warranty Deed

THE GRANTORS, KENNETH A. HARRIS and MIRIAM G. HARRIS, his wife,

for and in consideration of Ten Dollars and other valuable consideration

in hand paid, conveys and warrants to CHARLES T. KENMIR and V. PATRICIA KENMIR, his wife,

the following described real estate, situated in the County of Snohomish, State of Washington:

Easterly 60 feet of Southerly 120 feet of Lot 29 as measured along the Easterly line of said Lot 29, Block 1, Shelby, according to plat thereof recorded in volume 10 of plats, page 98, records of Snohomish County, Washington. EXCEPTIONS: Conditions, covenant and agreement, limitation and restriction as hereafter set forth contained in deeds executed by Puget Mill Company, under auditor's file Nos. 501626 and 502909. That neither the said premises or any house, building or improvement thereon erected, shall at any time be occupied by persons of the Ethiopian race, or by Japanese or Chinese or any other Malay or Asiatic race, save and except as domestic servants in the employ of persons not coming within this restriction. Provides for reversion of title in event of breach.

Restriction in the deed of a property in the Plat of Shelby



Snohomish County





# Social Enforcement

12 The Seattle Times Wednesday, Sept. 27, 1967

**DON DUNCAN:**

**Neighborhood Posh, By Gosh, Would Ban Governor**



When a friend bought a home recently in a posh East Side development, he was surprised to learn that in addition to a large mortgage he also had acquired a bundle of restrictive covenants.

No backyard clotheslines. No forts or tree houses for the kids. No repainting the house a different color without approval of the building committee. No boats parked in front of the garage. No tents pitched in the back yard for campouts. And no leisurely landscaping of his pad. The covenant spelled out that everything must be landscaped, picture-book pretty, within 90 days.

**WE ASKED THE PROSECUTOR'S** office how enforceable these restrictive covenants are, and a spokesman said they had the force of law behind them—except.

The “except” is that only a few developments have an enforcing committee of super-snoops. Hence, little violations occur. And bent rules become precedent after a time.

In addition, the character of neighborhoods changes, despite the best intentions of men.

While restrictive covenants may state, in clear legal language, that certain restrictions apply until 1992, and for designated ten-year periods hereafter, a lot of economic changes can take place in a generation.

Man's effort to control his environment is not new, of course. And the idea of home and castle being synonymous dates to some of our earliest poets.

**THERE HAVE, OF COURSE,** been voices raised against those who would force conformity or become overly snooty because of their dwellings.

Henry David Thoreau, the philosopher of Walden Pond, wrote, “Any man more right than his neighbors constitutes a majority of one.” Robert Frost, the poet, wrote, “Something there is that doesn't love a wall.” And Oliver Herford rapped the upturned nose of Mrs. Rich with “In each backyard she viewed with pity, the short and simple flannels of the poor.”

John Williamson, an officer of Pioneer National Title Insurance Co. here, said his firm has made a few costly mistakes in trying to insure restrictive covenants.

Covenants and zoning laws are mutually binding, he said. But whichever is the more restrictive usually has the weight of the law behind it.

Court cases involving covenant violations are heard only by a judge, without a jury. Judges are interested in an equitable settlement. They apply discretion and conscience.

Williamson said the vast majority of new subdivisions in the Seattle area have some modest covenants—perhaps to preserve a view, or to keep out gasoline service stations.

**EVEN A SINGLE** property owner, subdividing his land, may draw up covenants to satisfy his esthetic senses—such as spelling out the color of rooftops so they won't offend when he looks out the window.

Although a few “exclusive” areas in Seattle had racial or religious restrictions when they were established, these would be hard to enforce in today's marketplace.

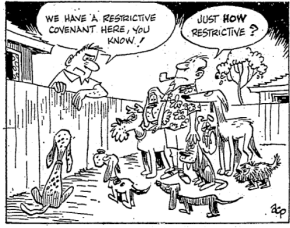
For one thing, it would be bad publicity to broadcast discriminatory practices. For another, since 1950 it has been illegal to get a federally backed loan (G. I. or F. H. A.) for any house in an area with racial restrictions.

“But these can be circumvented subtly,” Williamson said. “Suppose the big attraction of an exclusive neighborhood is its golf course. The golf-club membership committee could, without actually saying so, set up religious or ethnic restrictions and simply not invite a potential home owner to join.”

“When the prospective buyer finds himself frozen out of the golf club, he doesn't go through with the sale. The area is kept ‘pure.’ I don't like that sort of thing, of course.”

Gov. Dan Evans probably would be drummed out of some “high-class” Seattle-area neighborhoods. Recently the governor designed and built a tree house on the governor's-mansion lawn for the use of his children.

There have been no complaints. And why should there? When a covenant becomes more important than people, it needs re-examining.



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pretty, within 90 days.

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Snohomish County

# Social Enforcement

- ▶ Common advertising terms for restricted communities included “selective,” “secluded,” and even more abstract statements like “a community of the kind of people you are proud of”

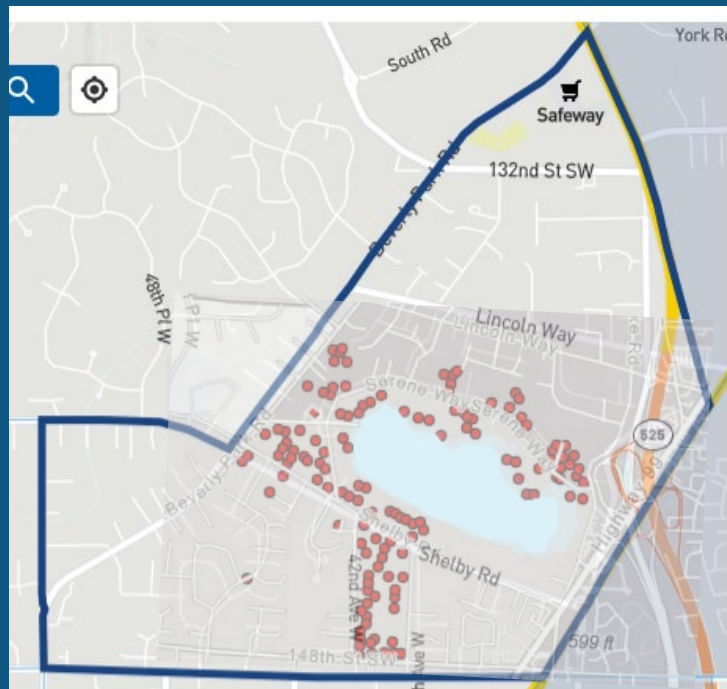
BEAUTIFUL ·  
RESTRICTED  
WEDGWOOD  
5-RM. RAMBLER  
\$12,500  
Winding streets lined with tall fir trees and cool green lawns provide a picture-book setting for this charming home, enhanced with every provision for comfort. Situated on huge corner lot in this lovely restricted district of Seattle's outstanding personalities. Spacious rooms. Solid Oak Floors. Full Basement. Finest A. C. Oil Furnace. A PROUD ADDRESS FOR YOU AND YOUR FAMILY. See Mr. Splik, VE. 5555; Eves., VE. 3576.



Snohomish County

# Climate and Economic Justice Screening Tool

Tract "A," #53061042004



**Tract information**  
Number: 53061042004  
County: Snohomish County  
State: Washington  
Population: 4,423

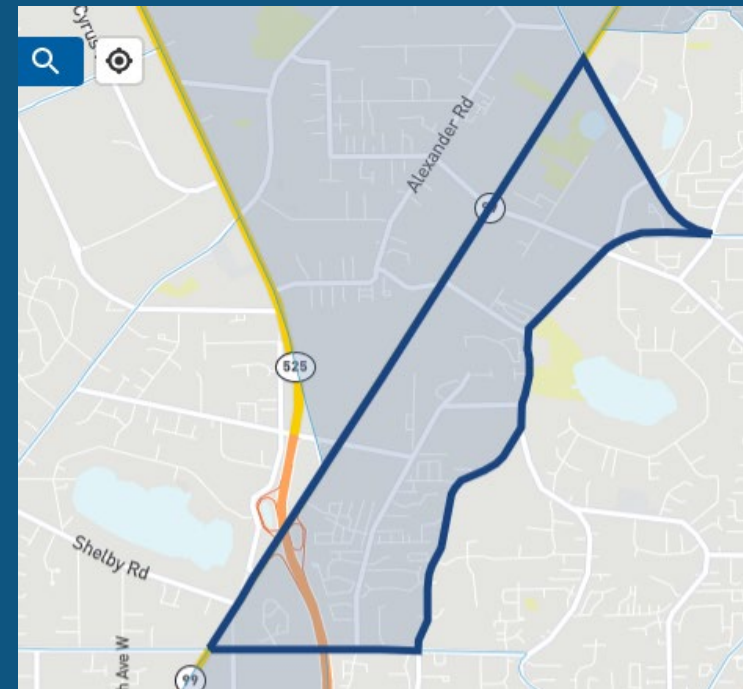
**Tract demographics**  
Race / Ethnicity ([show](#) ▾)  
Age ([show](#) ▾)

Identified as disadvantaged?  
**NO**

This tract is not considered disadvantaged. It does not meet any burden thresholds **OR** at least one associated socioeconomic threshold.

[Send feedback](#) ✉

Tract "B," #53061041812



**Tract information**  
Number: 53061041812  
County: Snohomish County  
State: Washington  
Population: 6,900

**Tract demographics**  
Race / Ethnicity ([show](#) ▾)  
Age ([show](#) ▾)

Identified as disadvantaged?  
**YES**

This tract is considered disadvantaged because it meets more than 1 burden threshold **AND** the associated socioeconomic threshold.

[Send feedback](#) ✉

# Snohomish County



“Neither the said premises of any house, building, or improvement thereon erected, shall at any times be occupied by persons of the Ethiopian race, or by Japanese or Chinese, or any other Malay or Asiatic Race”  
(Plat of Shelby, Developed by Pope and Talbot).

- ▶ The Plat of Shelby and Shelby Divisions 2, 3 and 4 ring Lake Serene, West of the S.R. 525 and Highway 99 interchange.
- ▶ These four subdivisions are all located in unincorporated Snohomish County, and are just beyond the boundary of the Urban Core Subarea.
- ▶ Collectively, these plats cover 201 individual properties, all contained within census tract 53061042004.

# Demographic and Economic Distribution

## ▶ Tract A

Race/Ethnicity	
White	66%
Black or African American	5%
American Indian and Alaska Native	0%
Asian	19%
Native Hawaiian or Pacific Islander	0%
Other	1%
Two or more races	6%
Hispanic or Latino	1%

## ▶ Tract B

Race/Ethnicity	
White	38%
Black or African American	11%
American Indian and Alaska Native	0%
Asian	20%
Native Hawaiian or Pacific Islander	1%
Other	6%
Two or more races	6%
Hispanic or Latino	22%

### Low income

People in households where income is less than or equal to twice the federal poverty level, not including students enrolled in higher ed

**17th**  
below 65th  
percentile

### Low income

People in households where income is less than or equal to twice the federal poverty level, not including students enrolled in higher ed

**68th**  
above 65th  
percentile



**Snohomish County**

# Looking Forward



- The information in this presentation is being used to inform new plans, policies, and procedures in the 2024 Comprehensive Plan Update and beyond
- Snohomish County's proposed Land Use Element contains a suite of equity policies
- Proposed inclusionary zoning code





# Questions

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[Henry.Jennings@snoco.org](mailto:Henry.Jennings@snoco.org)

**2024 Comprehensive Plan *Update***

# Racially Disparate Impacts

Washington APA

October 2023



**Jacobs**

Challenging today.  
Reinventing tomorrow.





# Scope

- Racially Disparate Impact (RDI) report (RCW 36.70 A.070(2)(e))
- Policy and regulatory amendments to undo racially disparate impacts

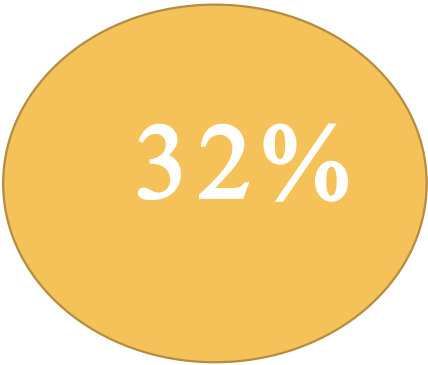


# What We Found

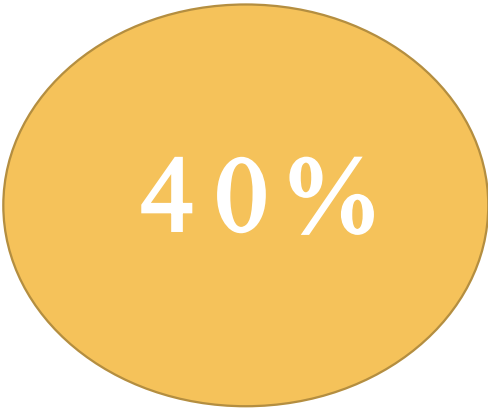
- Racially Disparate Impacts
  - Cost burdened households
  - Home ownership & tenure
  - Exclusion
- Displacement Risk
  - One (of three) census tracts
  - Higher concentration of middle housing, multi-family and manufactured home parks
- Lack of affordable housing for:
  - Young adults,
  - Retirees,
  - People living with disabilities, and
  - Households of color



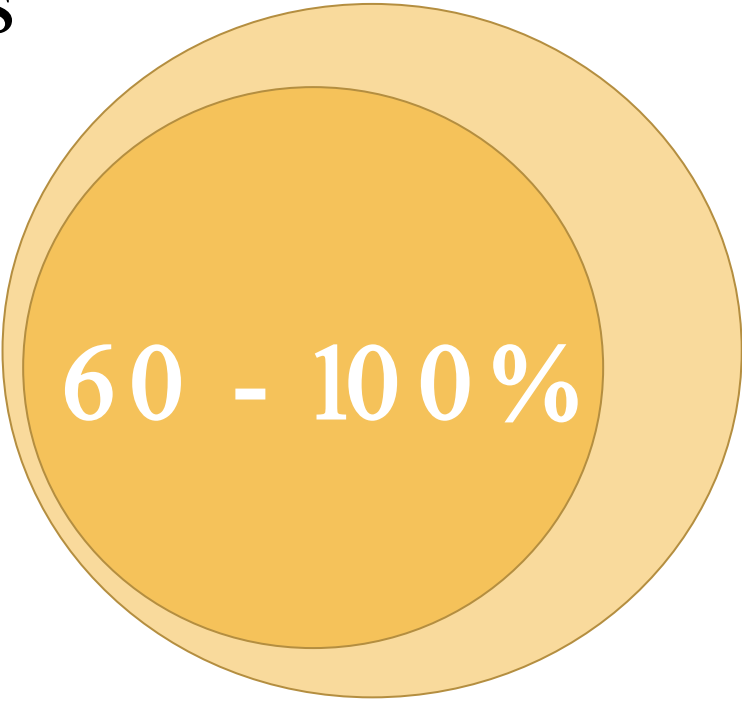
# Cost Burdened Households



- All households



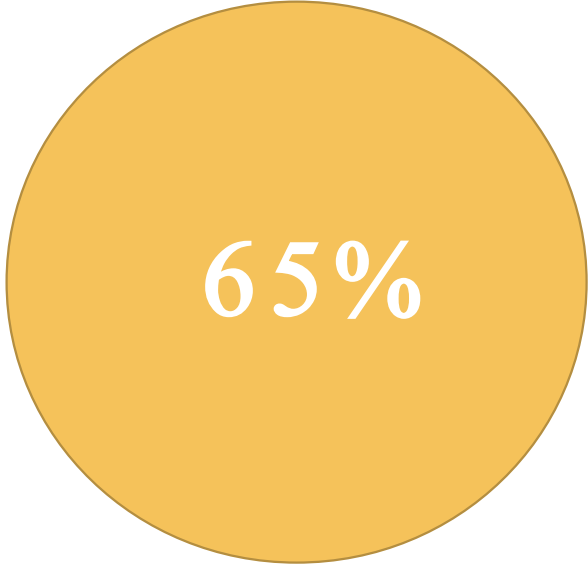
- Renters



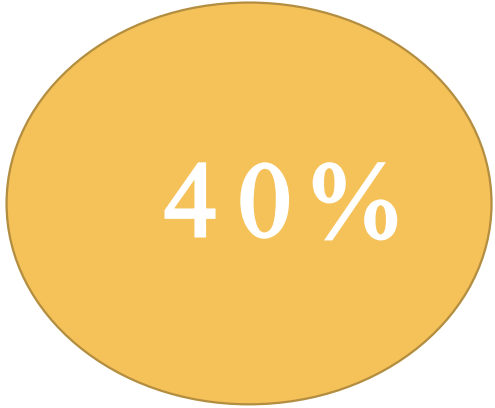
- American Indian/Alaska Native
- Black or African American
- Hispanic



# Home ownership



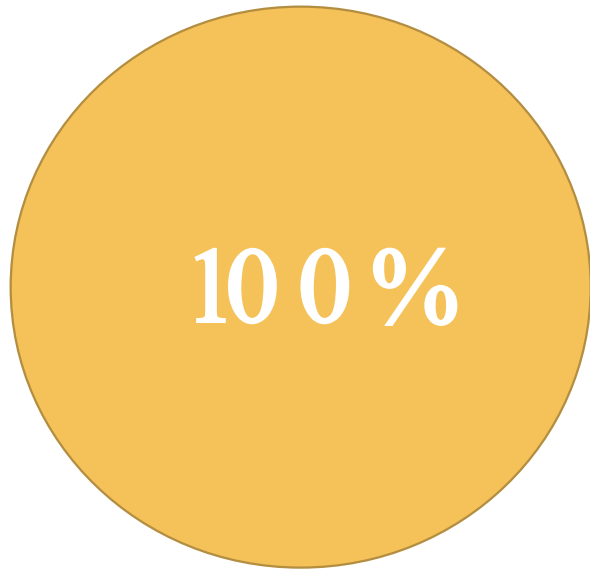
- All households



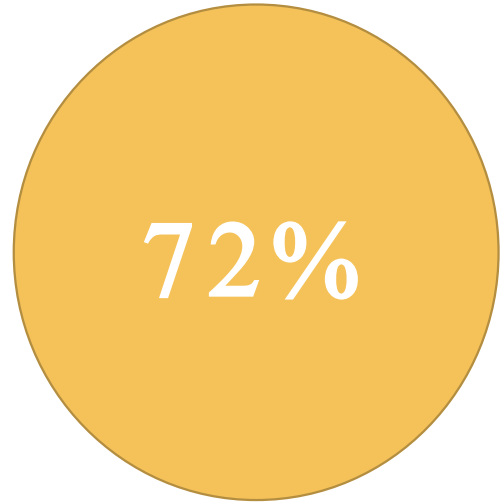
- Black or African American
- Hispanic



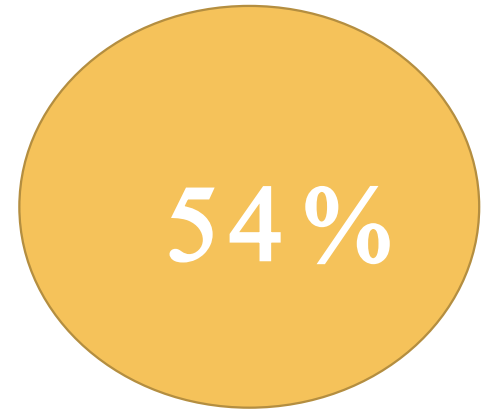
# In c o m e D i s p a r i t y



- Median household income



- Hispanic or latino household income



- Black or African American
- American Indian or Alaska Native

# What We Found



## Comprehensive plan policies

Helpful and not so helpful



## Zoning

Large lot sizes – 8,400 – 15,000 square feet

Predominantly single family use

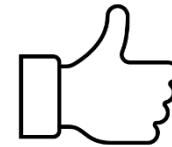
Limited areas for middle housing



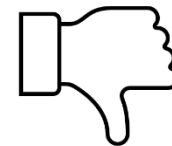
## Development regulations

Duplex limitations – distance, conditional use

Design standards for duplexes, manufactured housing, cottages



**Goal LU- 5:**  
Provide sufficient land in appropriate residential land use designations to encourage a variety of housing choices and densities for all stages of life and income



**Goal ED-3**  
Encourage or attract upper-middle-income residential development

# What We Didn't Find

Racial covenants

- Seattle Civil Rights and Labor History Project  
<https://depts.washington.edu/civilr/covenants.htm>
- Review of recorded subdivisions

Disinvestment

Business displacement

Capital plans or fees that resulted in disparate impacts

Overtly disparate policies or regulations

Racial Restrictive Covenants  
Project Washington State

- Impact fees for manufactured homes, duplexes and multi-family are discounted as compared to single family homes

# What Worked

Ask the community

Educate the planning commission

- APA [“Planning for Equity Guide”](#)
- Housing affordability statistics

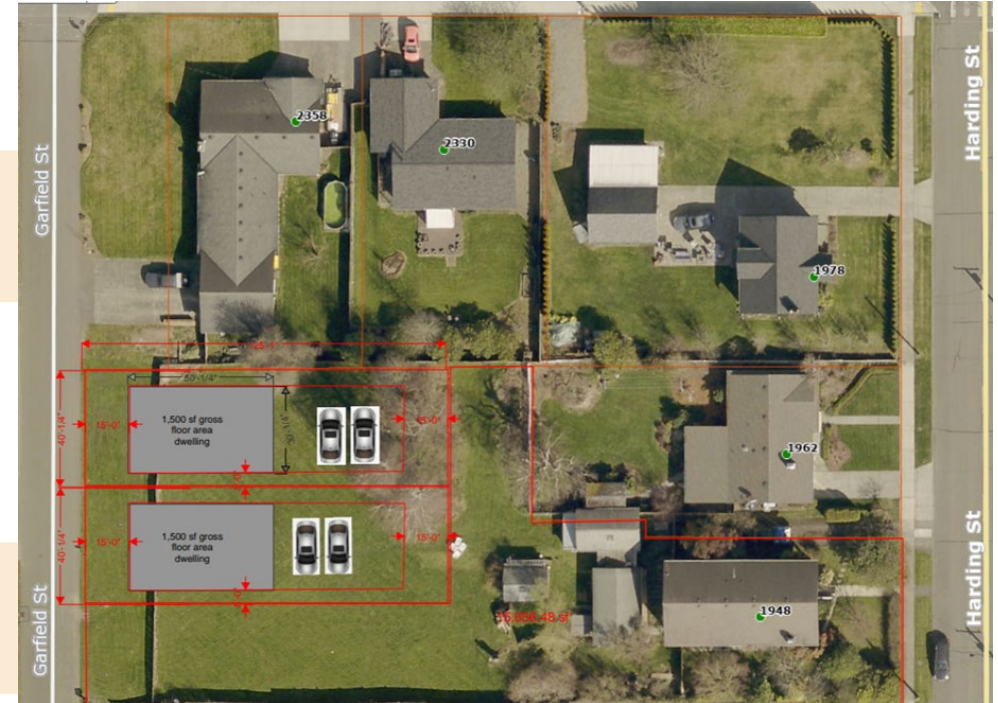
Provide a menu of choices

Find the low hanging fruit

- Cottage overlay vs reducing lot sizes

Thoughtful messaging

- Housing affordability is a problem for the entire community, not just one group
- Acknowledge historic injustice, do not assign blame





# Housing Survey

5. If you are not satisfied, what would you like to change about your current housing situation?
- a. Open-ended answer like to be able to make into a place & not continue to live in van

14. What housing types do you think Enumclaw needs more of? Select all that apply.

- a. Single-family homes
- b. Duplexes/triplexes/quadplexes
- c. Accessory dwelling units/mother-in-law units
- d. Townhomes
- e. Cottages
- f. Apartments
- g. Some other type of housing (Write in)

LOW-INCOME HOUSING!!

# Difficult subjects

1

Talking about racially disparate impacts.

2

Increasing density or allowing more diverse housing types in single family neighborhoods.





# Summary – items we learned

- Difficult topic for some communities
- Impacts are not isolated to specific communities
- Ask the right questions
- Provide a variety of options
- Thoughtful messaging – not assigning blame
- Anecdotal information can be as damaging
  - These things have social and economic impacts to the community

# What is proposed?



**Resolution** to consider actions with the comprehensive plan update (September 2023):



**Cottage overlay** allowing reduced lot sizes (3,500- 5,000 sf) for small homes in all residential zones.



**Duplexes** allowed in all residential zones with size limits.



**Simplified design standards** for small homes, duplexes and cottages (<2,500 sf).



**Comprehensive plan policy amendments**

# Contact information

- Chris Pasinetti, AICP, Director of Community Development
- [cpasinetti@ci.Enumclaw.wa.us](mailto:cpasinetti@ci.Enumclaw.wa.us)
  
- Erika Shook, AICP, Senior Planner, Jacobs
- [Erika.shook@jacobs.com](mailto:Erika.shook@jacobs.com)



# Draft Racial Equity Analysis

Shoreline, WA



# Agenda

- Introduction to Shoreline
- Racial Equity Analysis Methodology
- Findings
- Draft Policies & Actions
- Next Steps
- Lessons Learned



# Shoreline, WA

- Just North of Seattle
- Incorporated 1995
- 60,000 Residents
- Two Light Rail Stops (2024)





# Building an Anti-Racist Community

- Resolution 467
- Co-Create a Vision of this Anti-Racist Community
- Build Relationships
- Education
- Advocacy
- City to Reflect Community



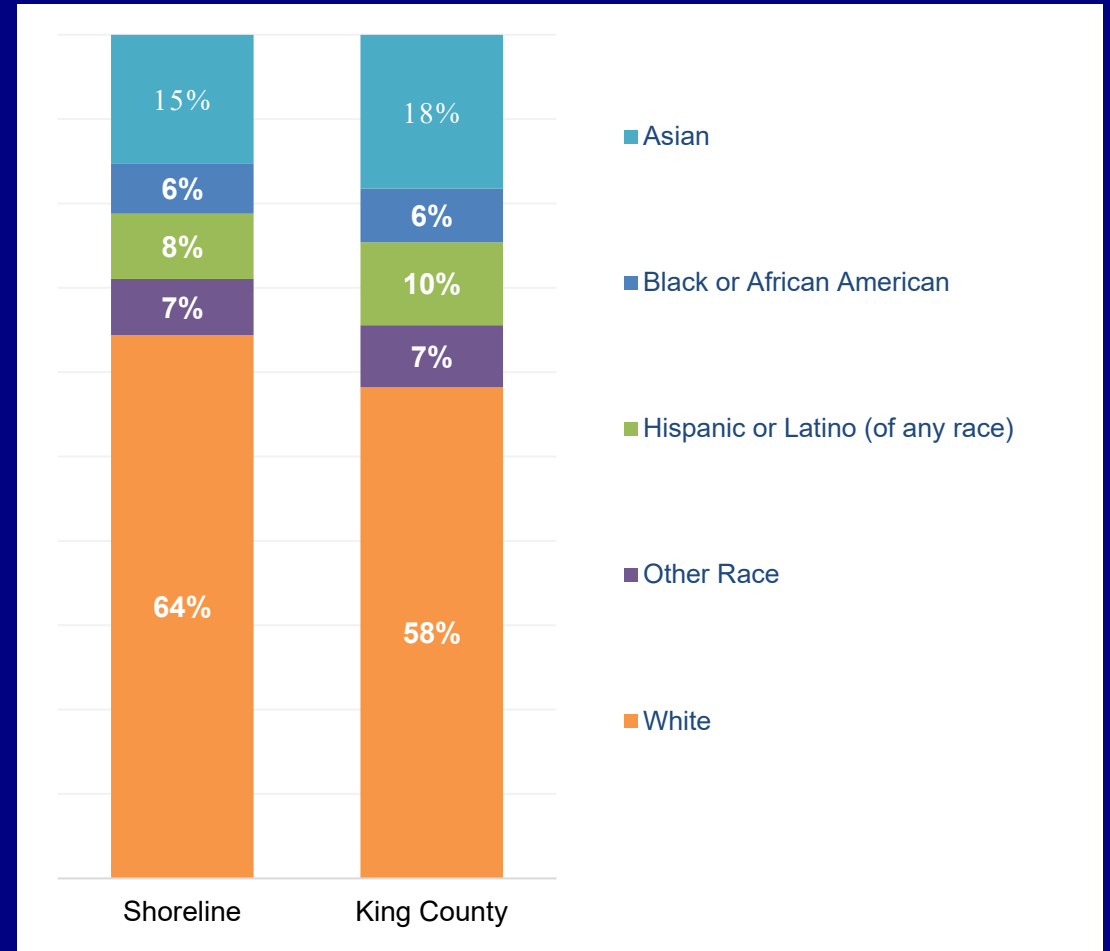


# Racial Equity Analysis: Methodology

- History
- Demographics
- Housing by Racial Group
- Spatial Analysis
- Multifactor Displacement Risk Analysis
- Policy Analysis
- Community Involvement

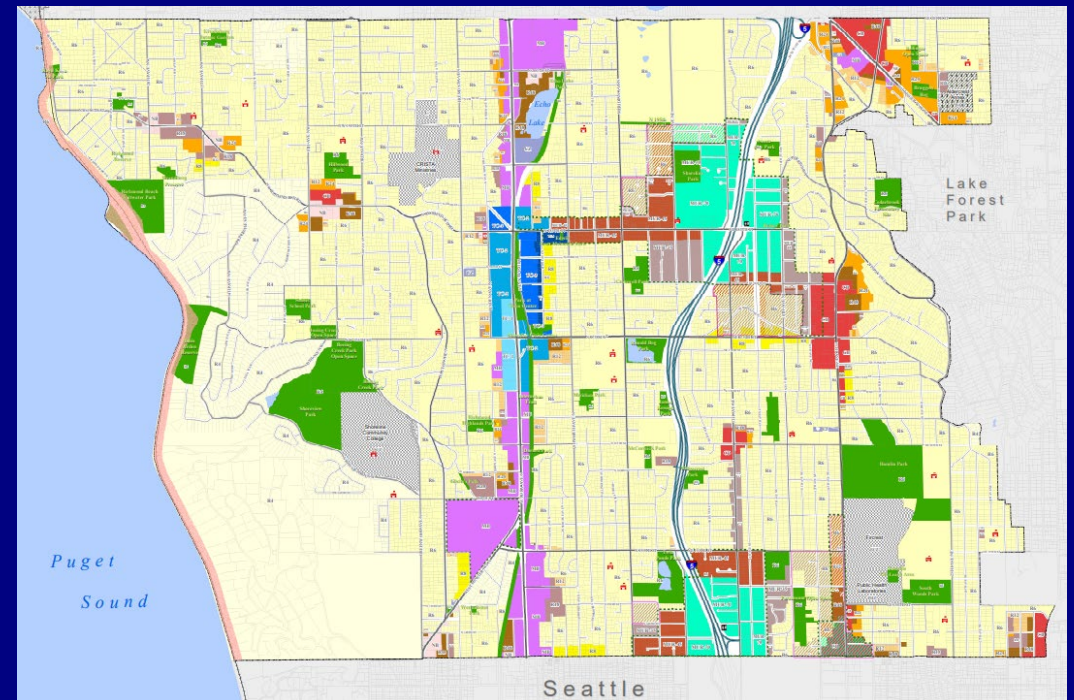
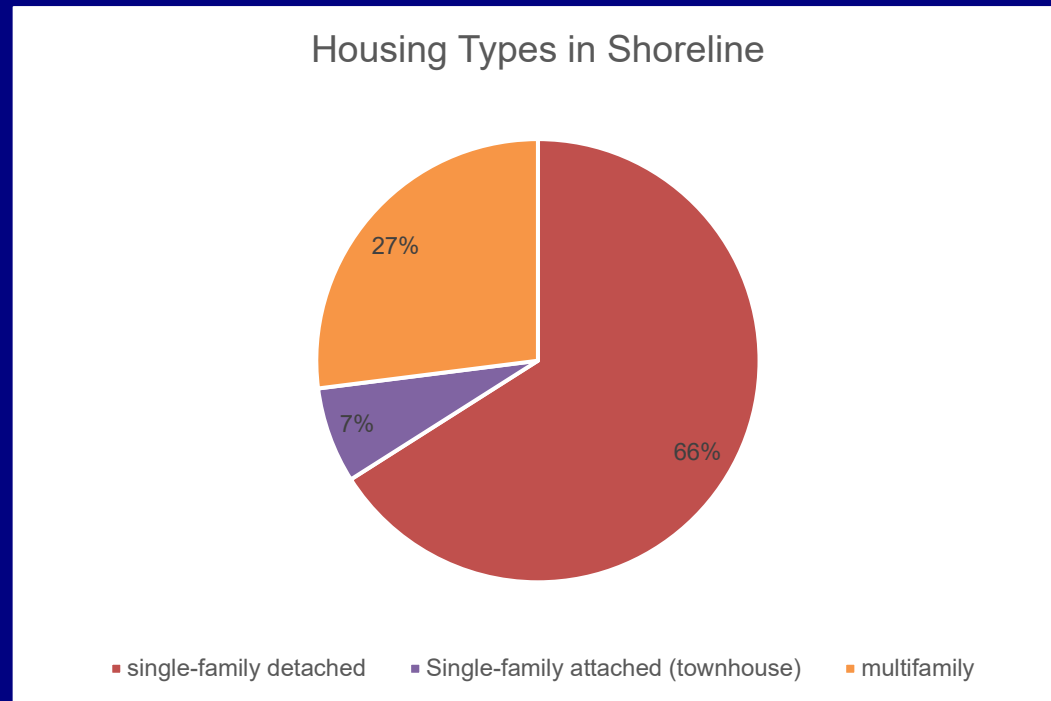
# Demographics

- Shoreline is Older and Whiter than King County
- Growing and Diversifying
- 29% Limited English Proficiency



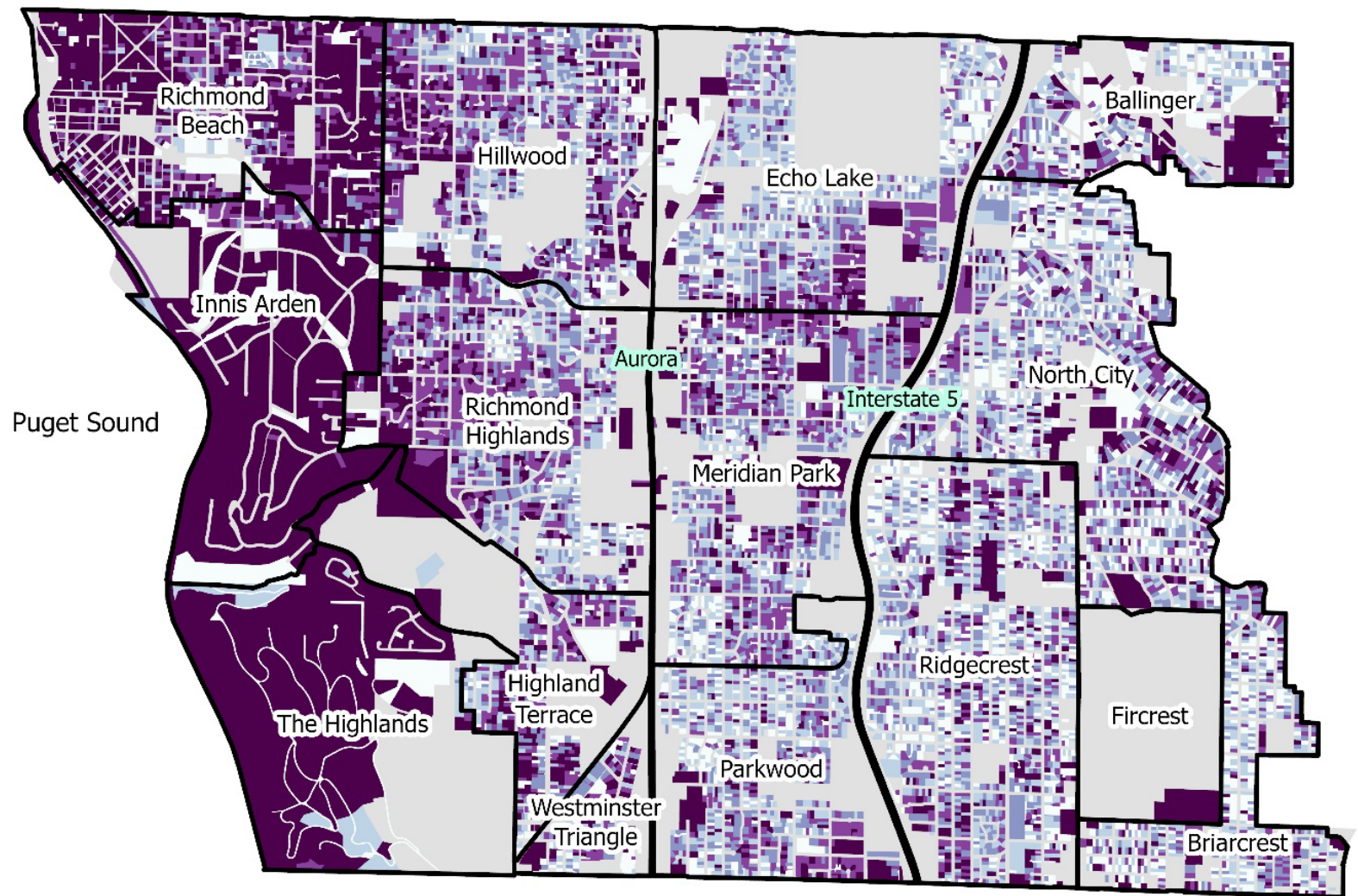
# Housing

- 66% housing stock in single-family detached homes
- 57% of housing units built between 1950-1980
- New residential growth mostly in multifamily units

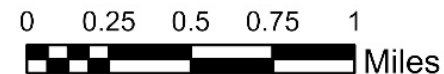
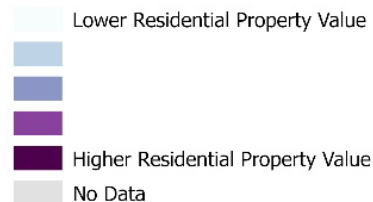


# Residential Property Values

High-value properties concentrated along waterfront

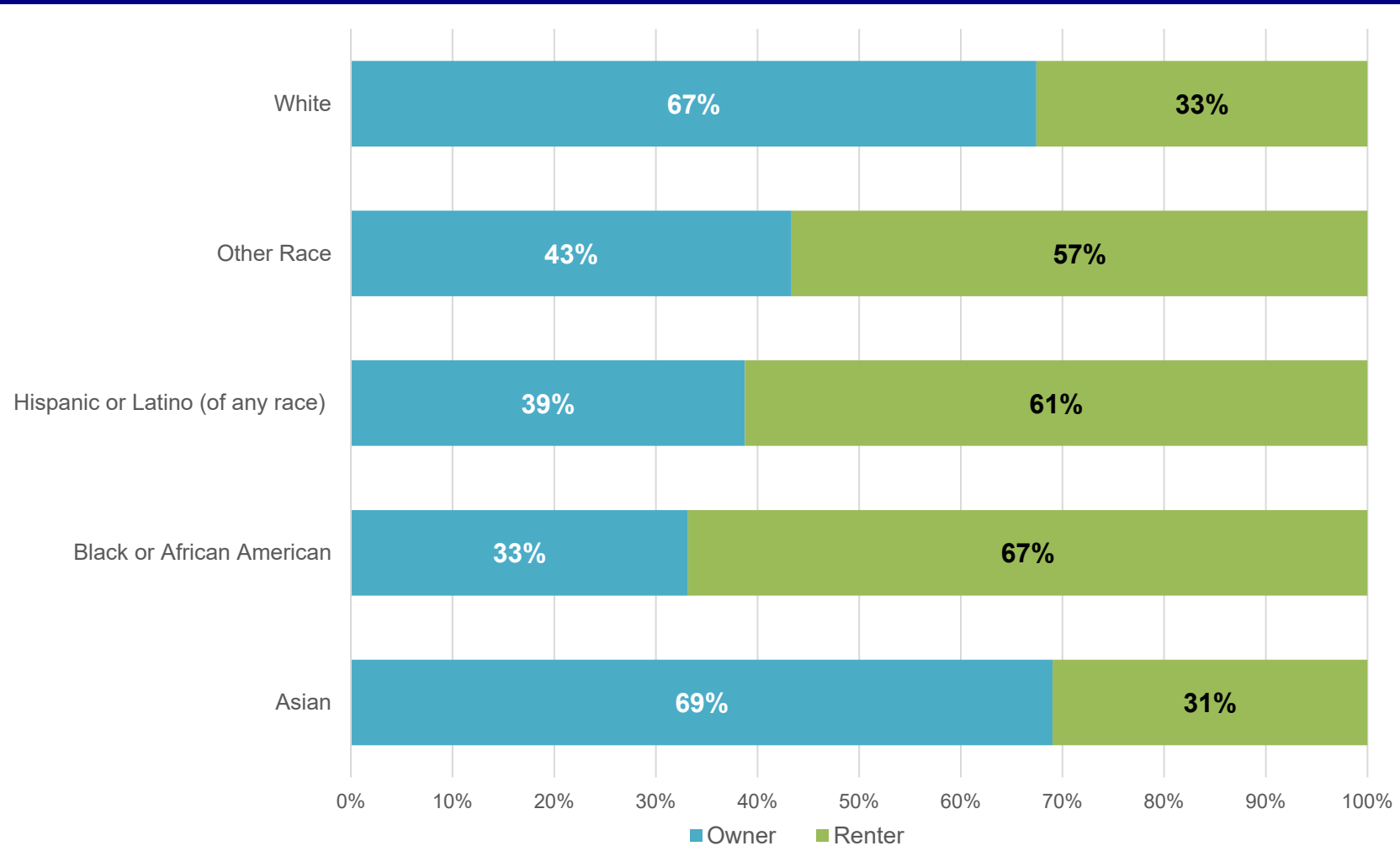


## Legend



# Household Tenure by Race and Ethnicity

Percent owner and renter households by race and ethnicity, 2019



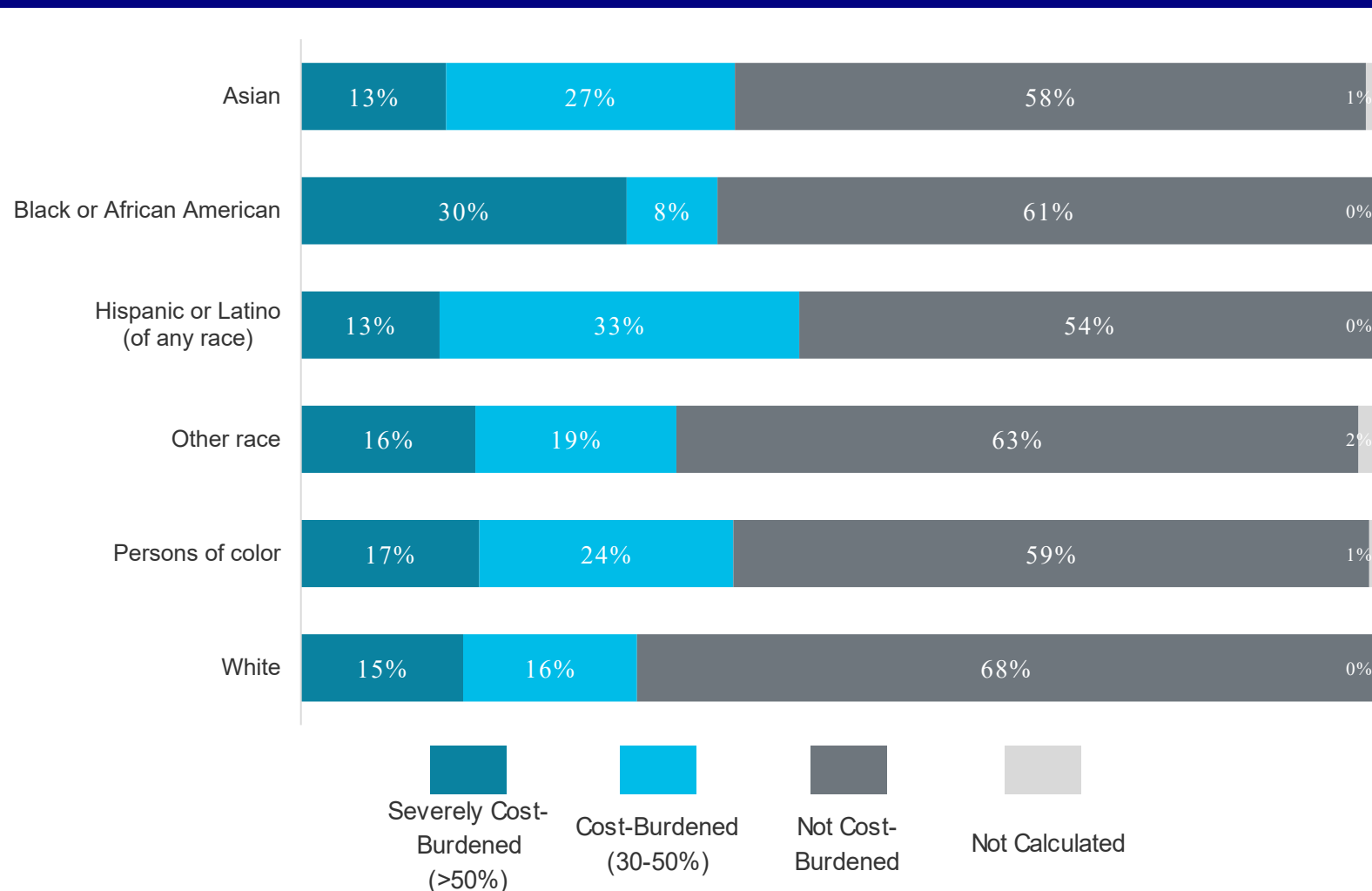
64% of homes are owner-occupied

Homeownership is greatest among White and Asian households

Sources: US HUD, 2015-2019  
Comprehensive Housing Affordability Strategy (CHAS) (Table 9)

# Cost Burden by Race and Ethnicity

Shoreline percent of all households experiencing housing cost burden, 2019.



White households least cost burdened

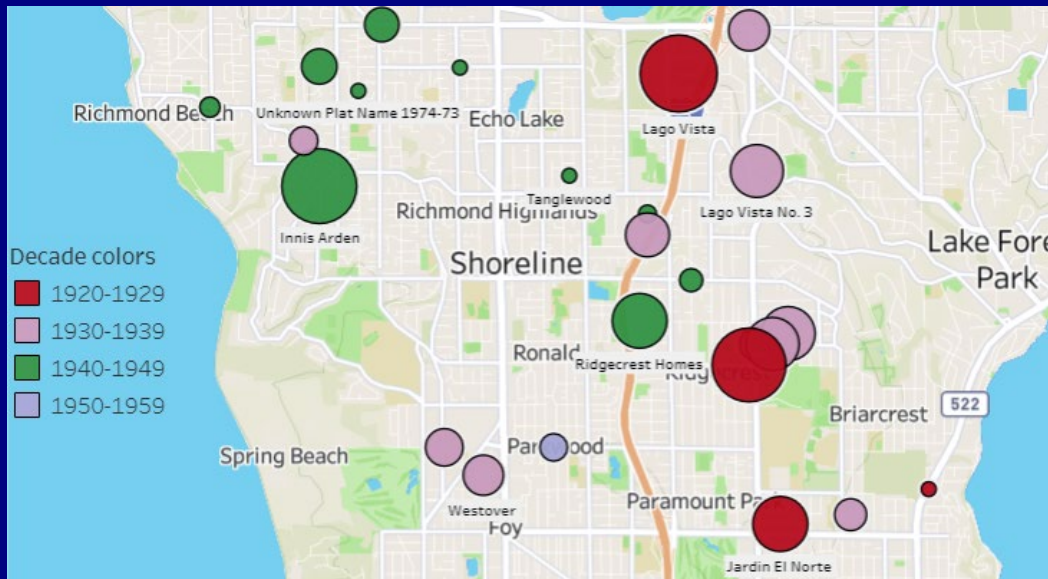
Hispanic/Latino households most cost burdened

Black households most severe cost burden

Source: US HUD, 2015-2019 Comprehensive Housing Affordability Strategy (CHAS) (Table 9); Washington Department of Commerce, 2023

# Housing Exclusion

- 26 Plats
- 2,376 Properties
- 1928-1950

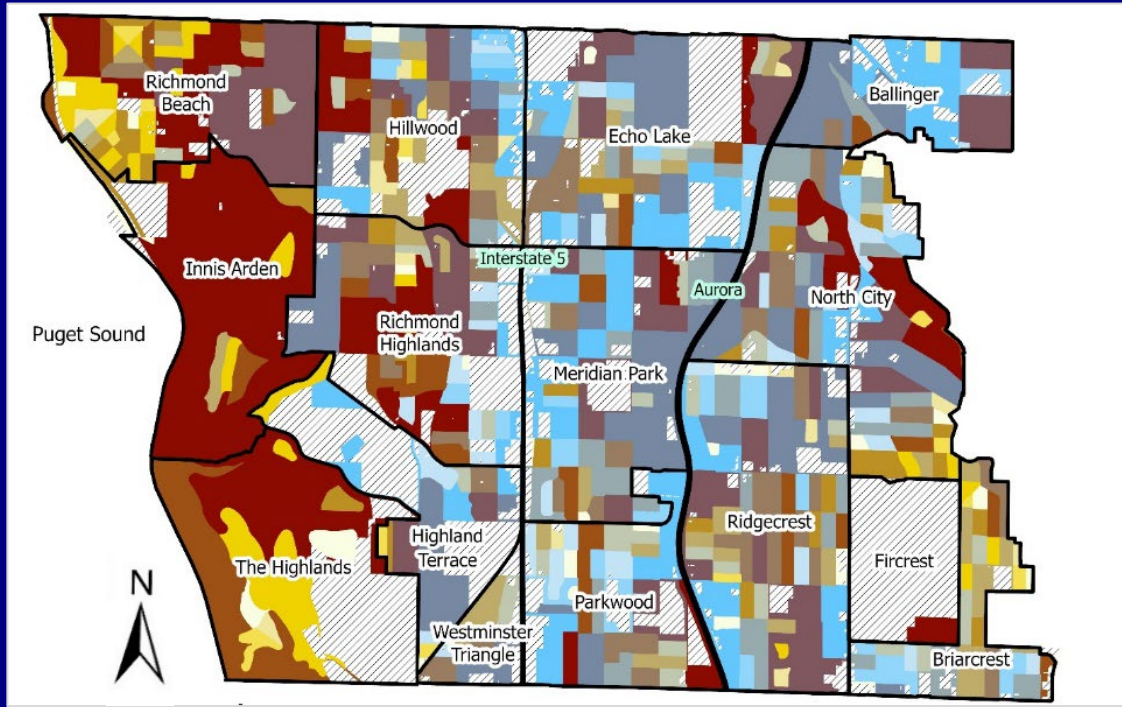


## RESTRICTIONS

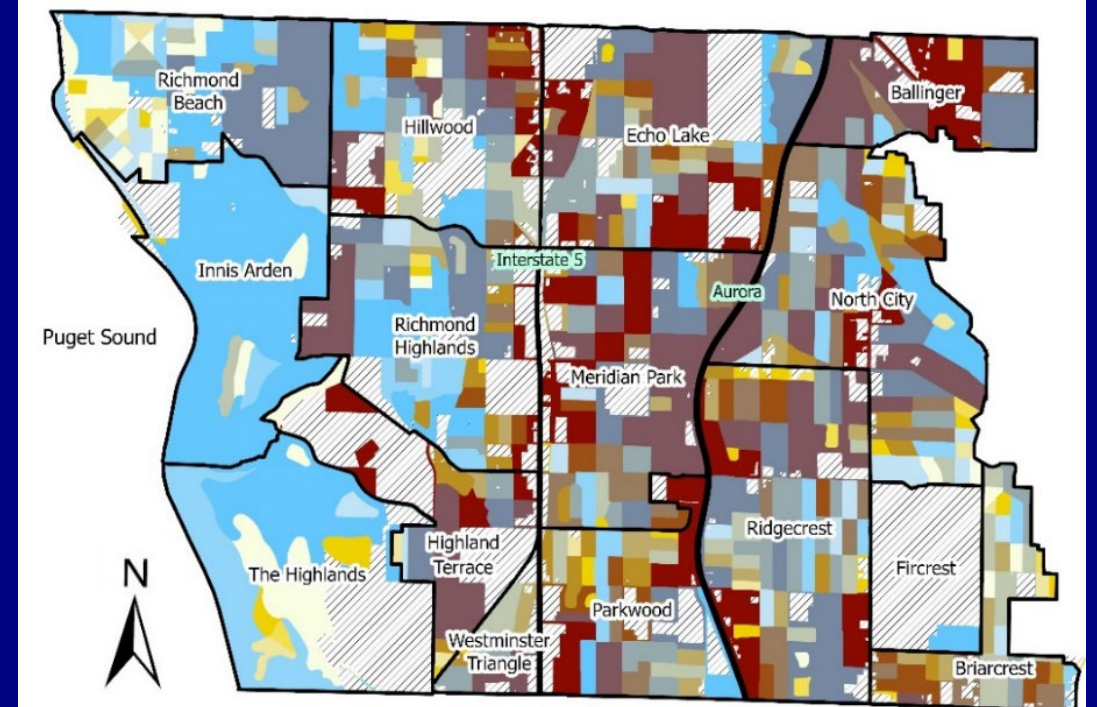
*ONLY SINGLE DETACHED RESIDENCE COSTING NOT LESS THAN \$2000 TOGETHER WITH GARAGES MAY BE ERECTED UPON THESE TRACTS, PROVIDED, NO RESIDENCE TOGETHER WITH GARAGE, MAY BE ERECTED UPON ANY AREA CONTAINING LESS THAN 10,000 SQUARE FEET. UNTIL SEWER CONNECTIONS ARE AVAILABLE, EACH RESIDENCE SHALL BE SERVED WITH A SEPTIC TANK. NO PART OF THE PROPERTY HEREBY PLATTED SHALL BE USED FOR TRADE, MANUFACTURE OR BUSINESS PURPOSES OF ANY KIND, BUT SHALL BE USED FOR RESIDENTIAL PURPOSES ONLY BY WHITE PERSONS, EXCEPT THAT SERVANTS, NOT OF THE WHITE RACE BUT ACTUALLY EMPLOYED BY WHITE OCCUPANT, MAY RESIDE ON SAID PROPERTY.*



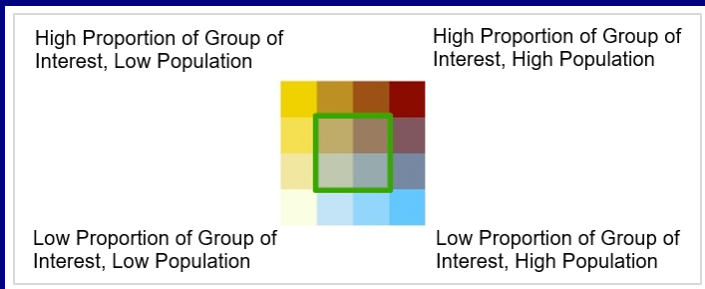
# Racial Distribution Today



White Distribution

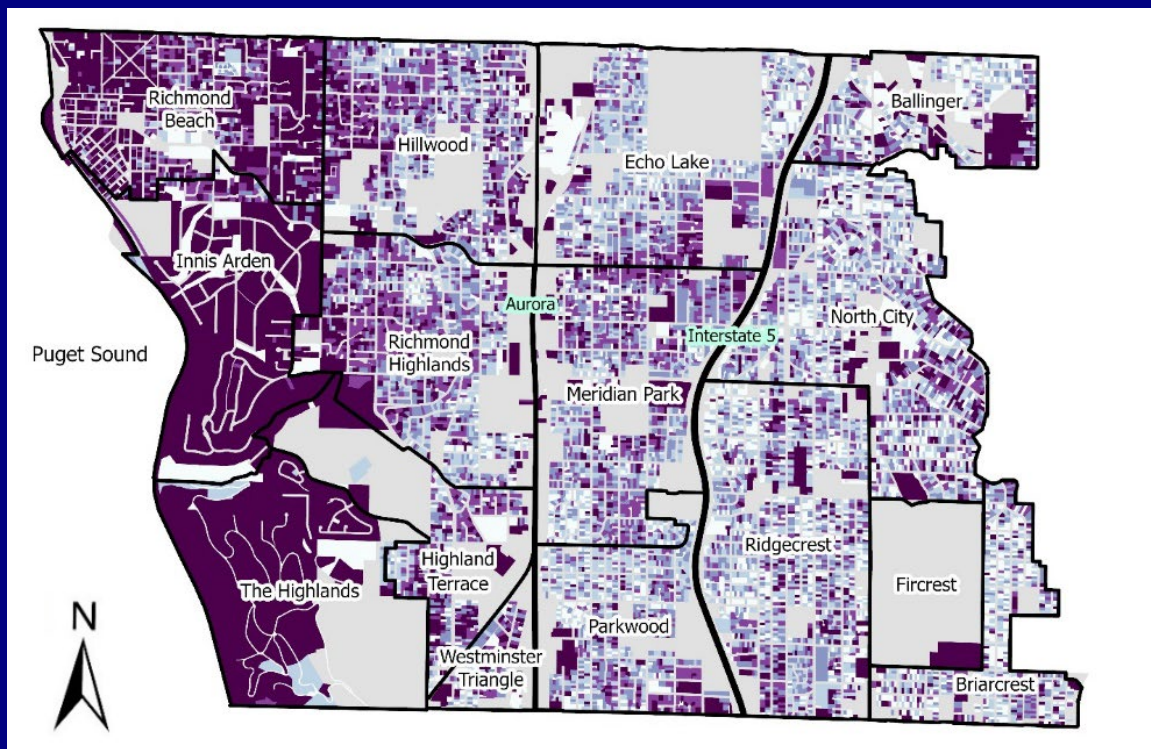


BIPOC Distribution

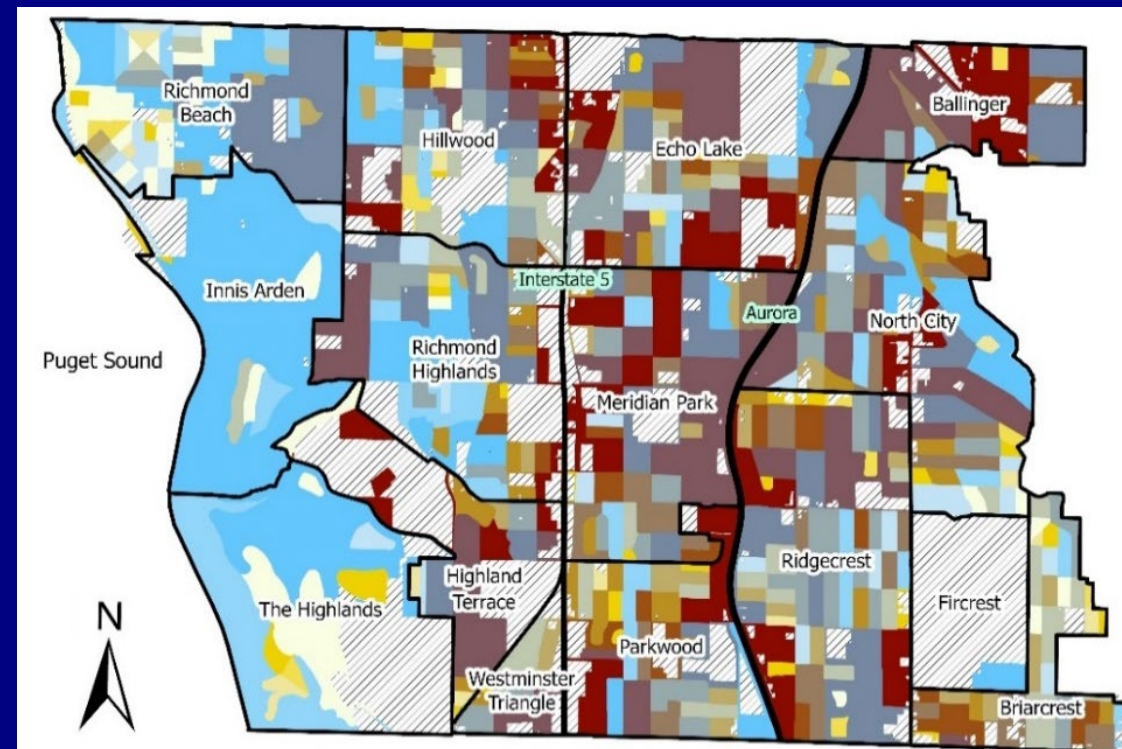


Areas in Red – high concentration of group  
Areas in Blue – low concentration of group

# Comparison

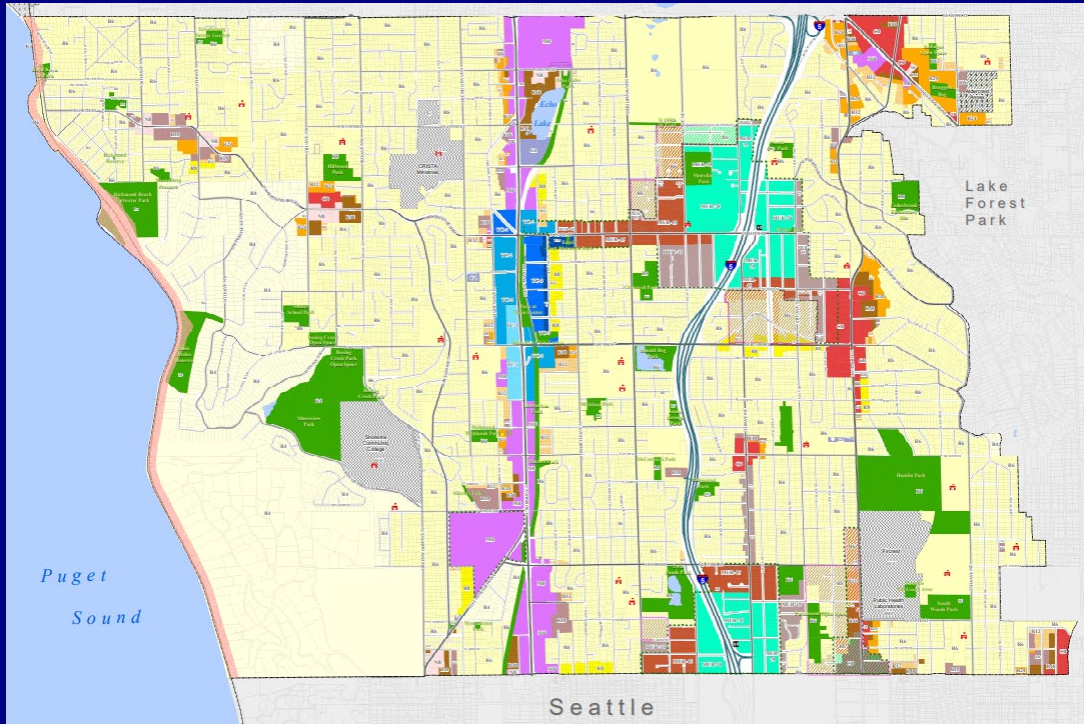


Residential Property Values

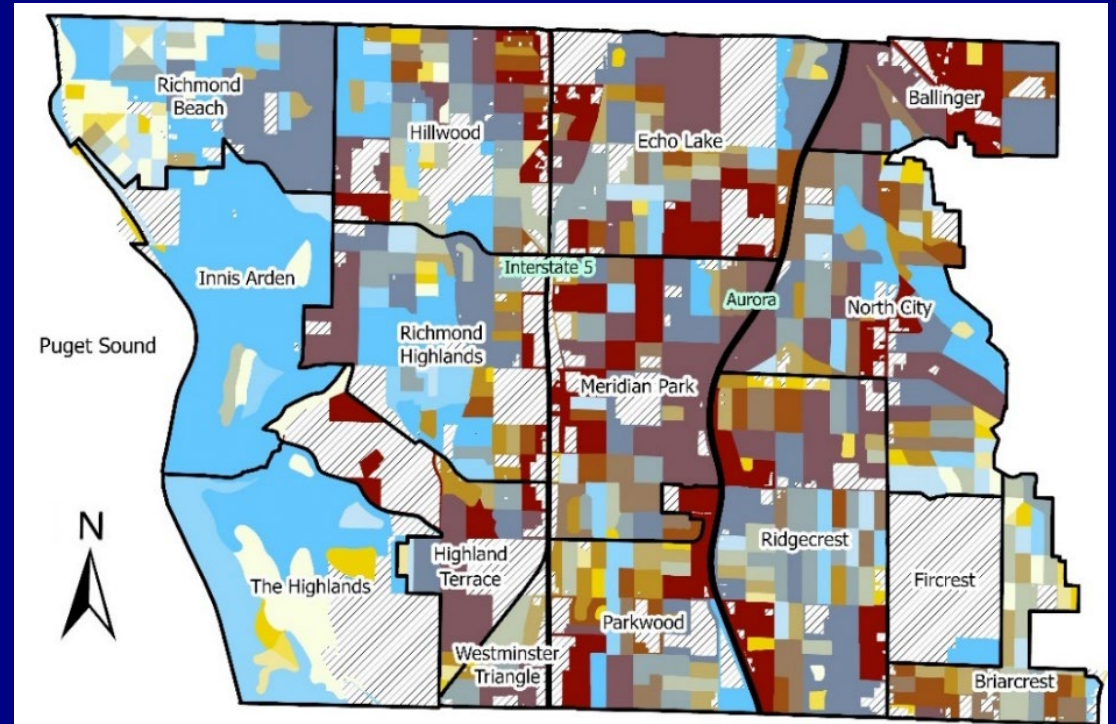


BIPOC Distribution

# Comparison



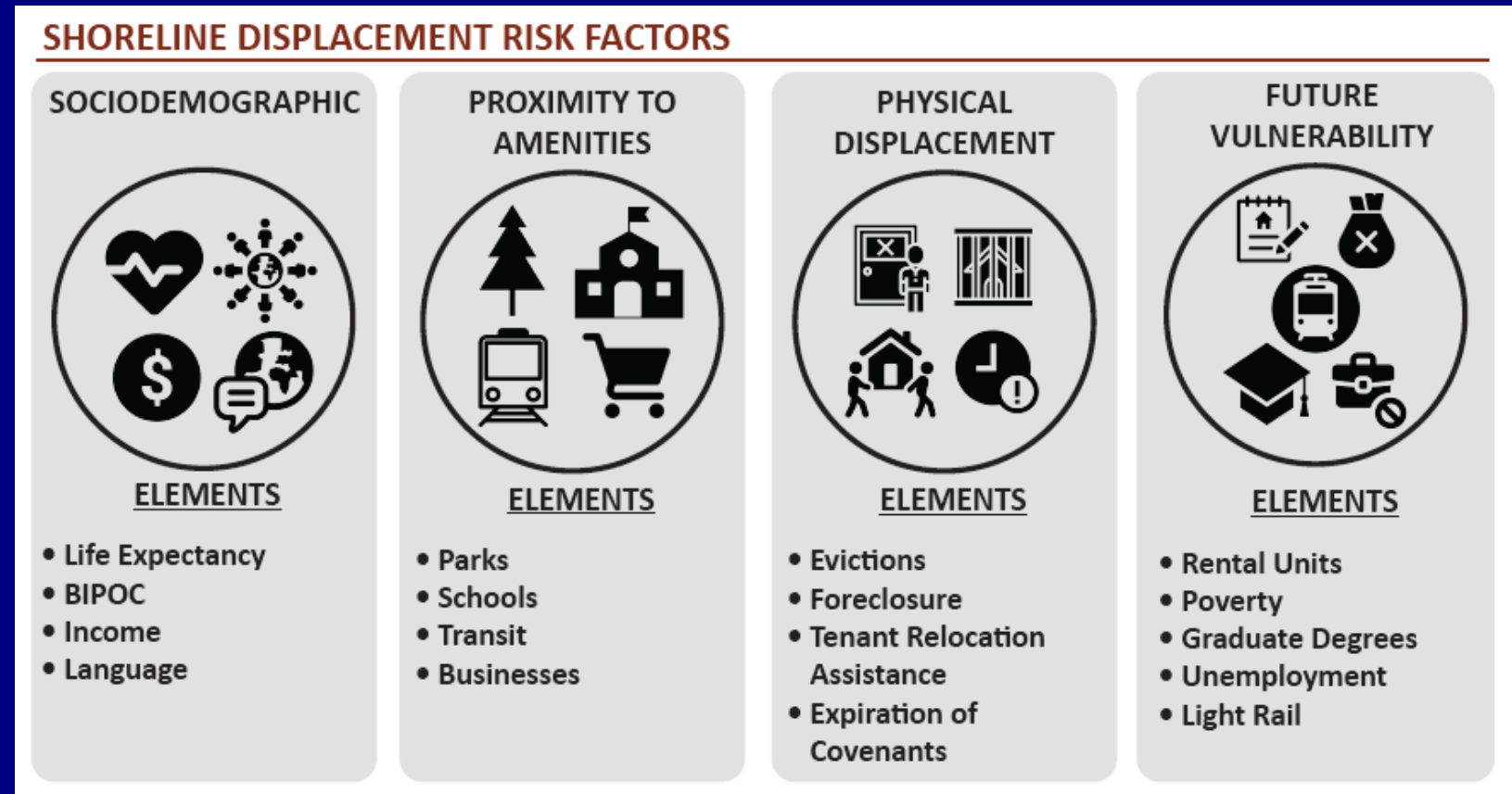
Zoning



BIPOC Distribution

# Multifactor Displacement Risk Analysis

- Multiple Measures
- Composite Scores
- Mapping

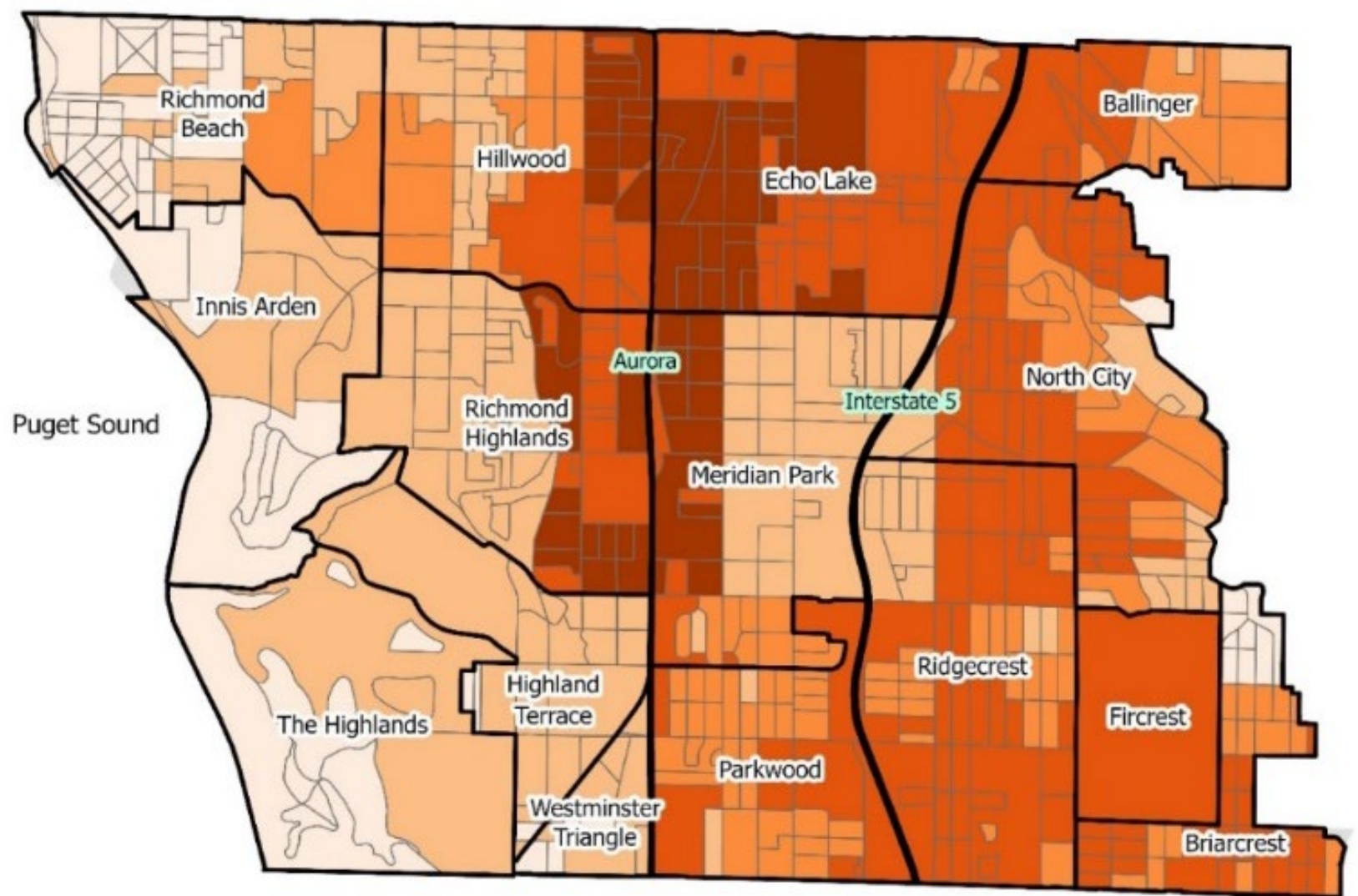


# Mapped Displacement Risk

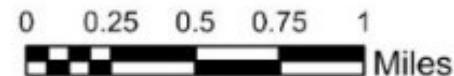
Displacement risk highest around Aurora

Lower income areas at higher risk

Attractive redevelopment areas at higher risk



## Legend



# Community Input

## Who we Heard from

- Focus Groups
- Community Based Organizations
- Virtual Public Meeting

## What we Heard

- Lack of Affordable Housing
- Lack of Variety of Housing Types
- Lack of Anti-Displacement Policies





# Findings Summary

- BIPOC households: lower rates of homeownership
- BIPOC households: more cost burdened
- Uneven distribution of racial groups
- Displacement risk along Aurora

# Draft Policies & Actions

## Policies

- Increase Affordable Housing Production
- Preserve Existing Affordable Housing
- Anti-Displacement
- Benefits Distribution

## Actions

- Housing Trust Fund
- Inclusionary Zoning
- Long-Term Affordability
- Community Land Trusts
- Home Repair and Rehabilitation Assistance
- Right to Return Policy
- Community-Led Investments
- Equity Mapping



# Next Steps

- Comprehensive Plan Update
- Share Draft Policy Recommendations with Community
- Listen and Revise



# Lessons Learned

- This Takes Time
- Identify Community Contacts Early
- Locally Relevant Data
- Continuous Outreach
- Communicating Complex Topics
- Data  $\neq$  Lived Experiences

# Questions

Elise Keim, AICP, Senior Planner

City of Shoreline

206-801-2553

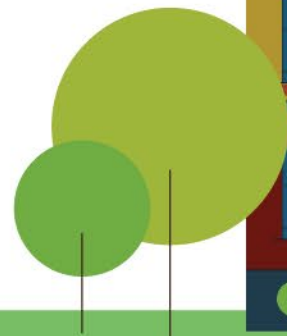
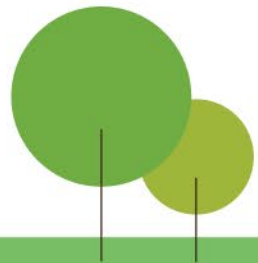
[ekeim@shorelinewa.gov](mailto:ekeim@shorelinewa.gov)



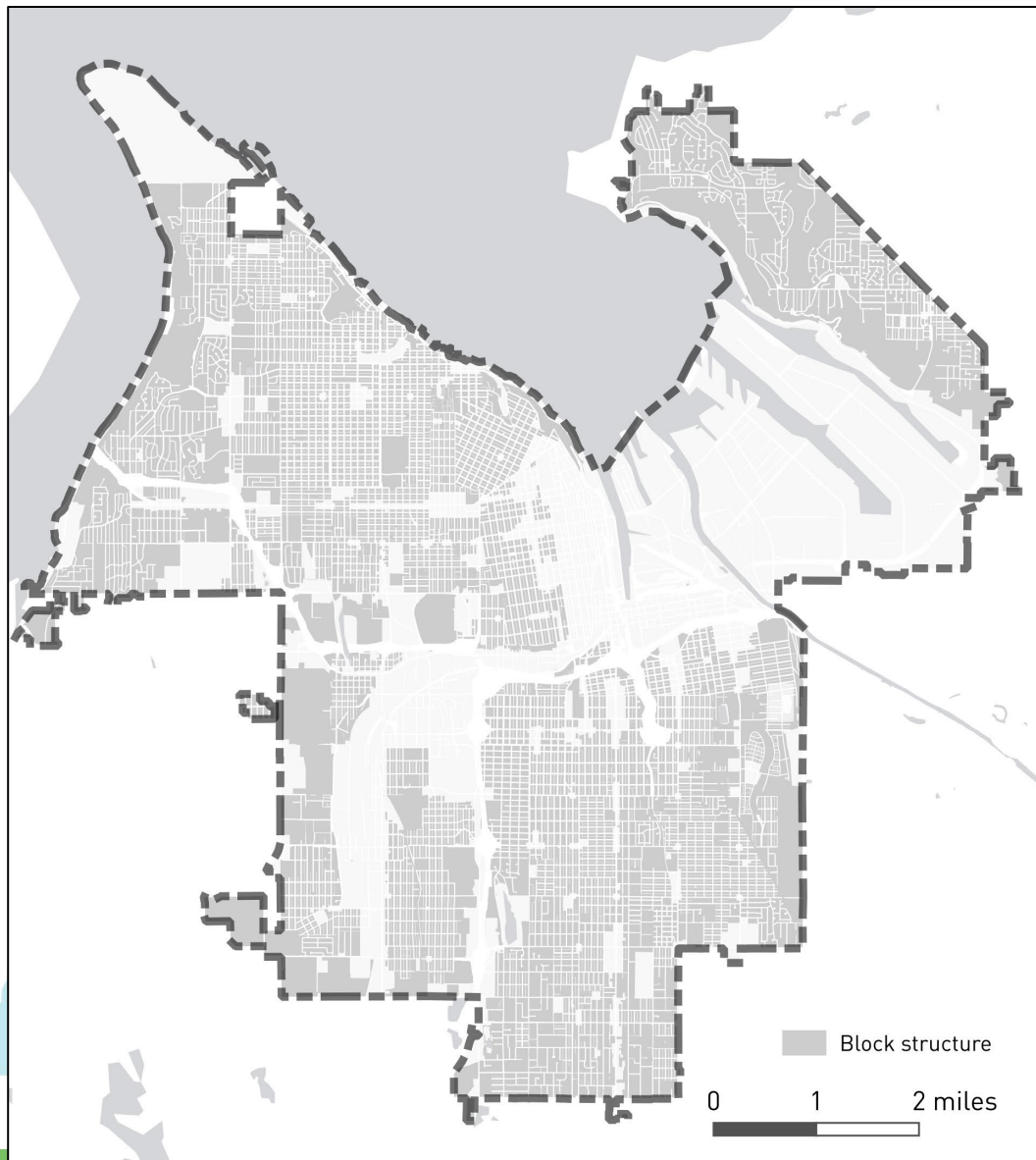


# Affordable Housing

*Home In Tacoma*



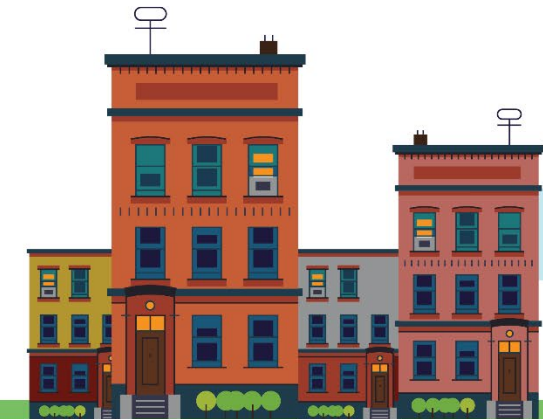
# Tacoma's Housing Rules



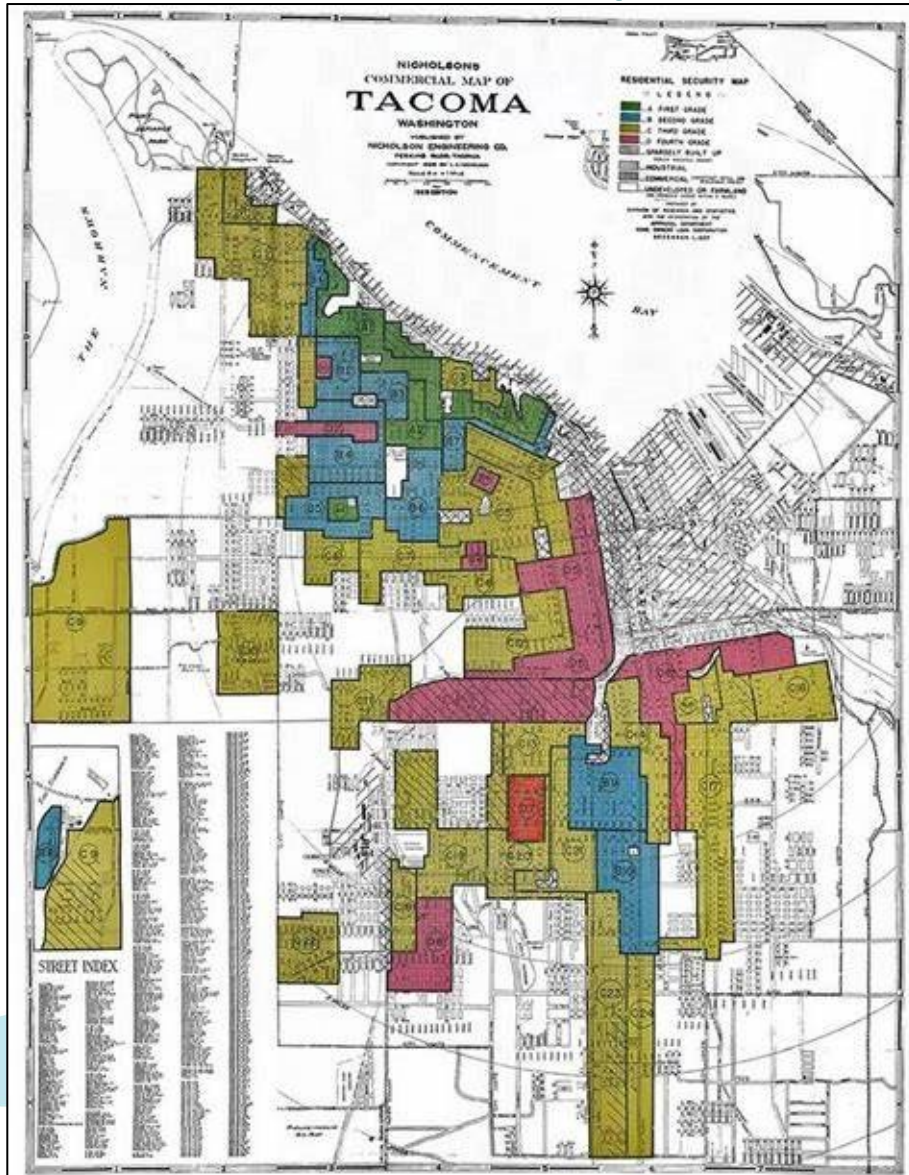
About  $\frac{3}{4}$  of our housing land supply is zoned single-family—that's about to change

SUMMARY OF ZONING REGULATIONS							
DISTRICT	USE	HEIGHT FEET	FRONT YARD	SIDE YARD	REAR YARD	LOT AREA PER FAMILY	
"R-1"	ONE-FAMILY DWELLINGS PARKS, PLAYGROUNDS, SCHOOLS, COMMUNITY CENTERS, LIBRARIES, CHURCHES, AGRICULTURE.	35	2½	25 FT.	7½ FT.	25 FT.	7500 SQ. FT.
"R-2"	ONE-FAMILY DWELLINGS USES PERMITTED IN "R-1" DISTRICTS. HOME OCCUPATIONS, COLLEGES, UNIVERSITIES.	35	2½	20 FT.	7½ FT.	25 FT.	5000 SQ. FT.
"R-3"	TWO-FAMILY DWELLINGS USES PERMITTED IN "R-2" DISTRICTS.	35	2½	20 FT.	7½ FT.	25 FT.	5000 SQ. FT. FOR ONE-FAMILY DWELLINGS. 5000 SQ. FT. EACH UNIT OF A TWO-FAMILY DWELLING.
"M-1"	MULTIPLE-FAMILY DWELLINGS	7	15 FT.				5000 SQ. FT. - ONE-FAMILY

Tacoma's 1953 Zoning Code



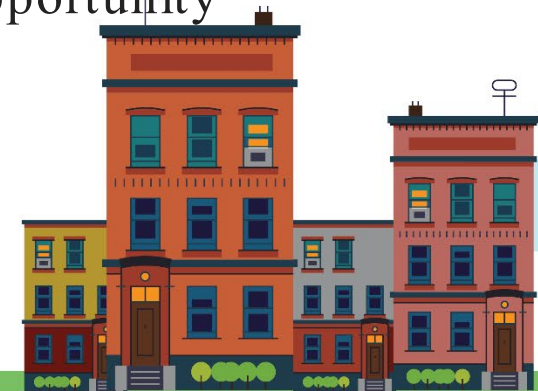
# Tacoma History- Redlining



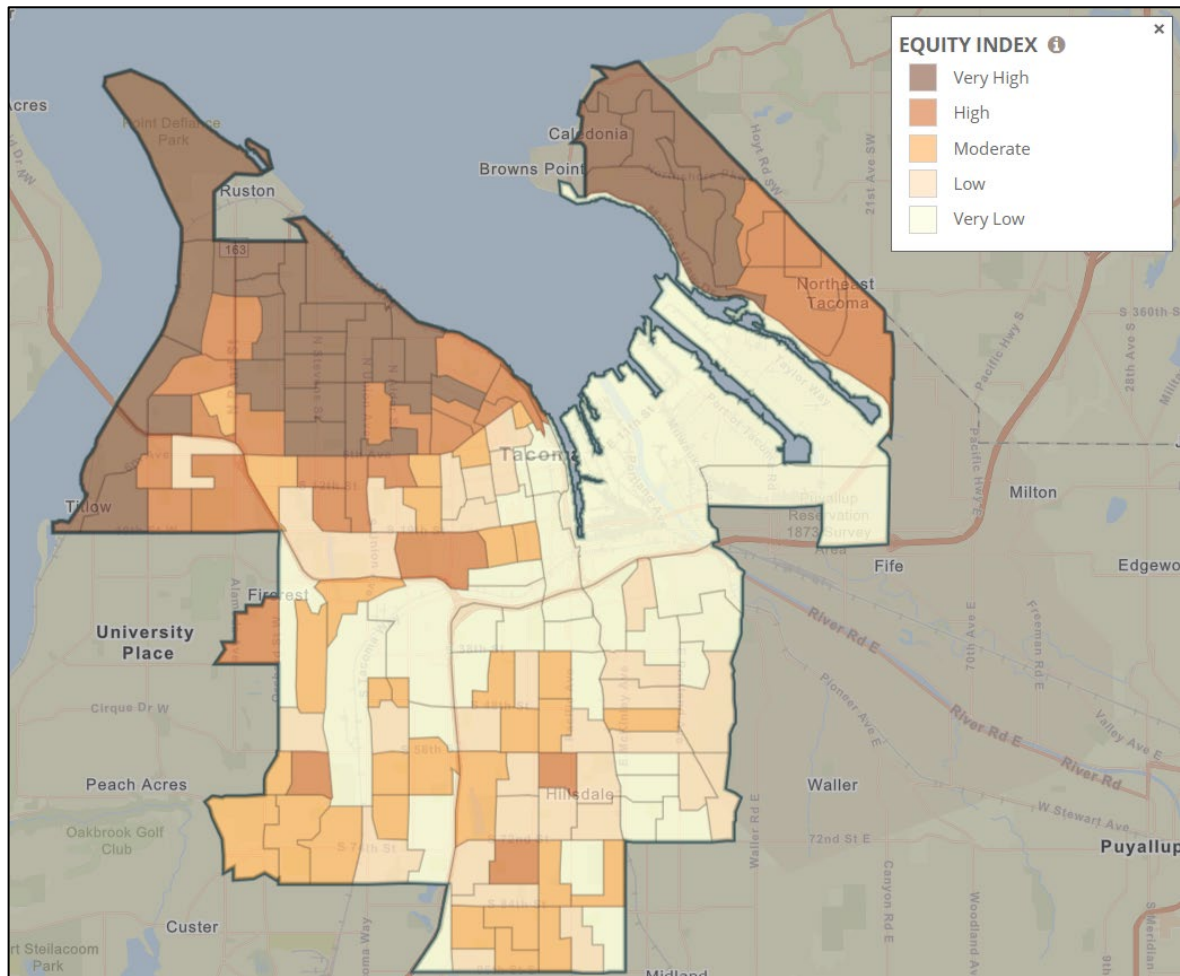
*“There are several Negro families (three known) who open property and live in this area. This constitutes a sufficient hazard to justify a 4<sup>th</sup> grade rating.”*

Still feeling the effects of decades of intentional disinvestment that harmed communities of color at disproportional rates.

- Tacoma is 40% people of color
- Tacoma residents of color today have lower incomes and are less likely to be homeowners
- Residents of color are more likely to live in areas with fewer opportunities and high opportunity areas are disproportionately white



# Tacoma Equity Index Map



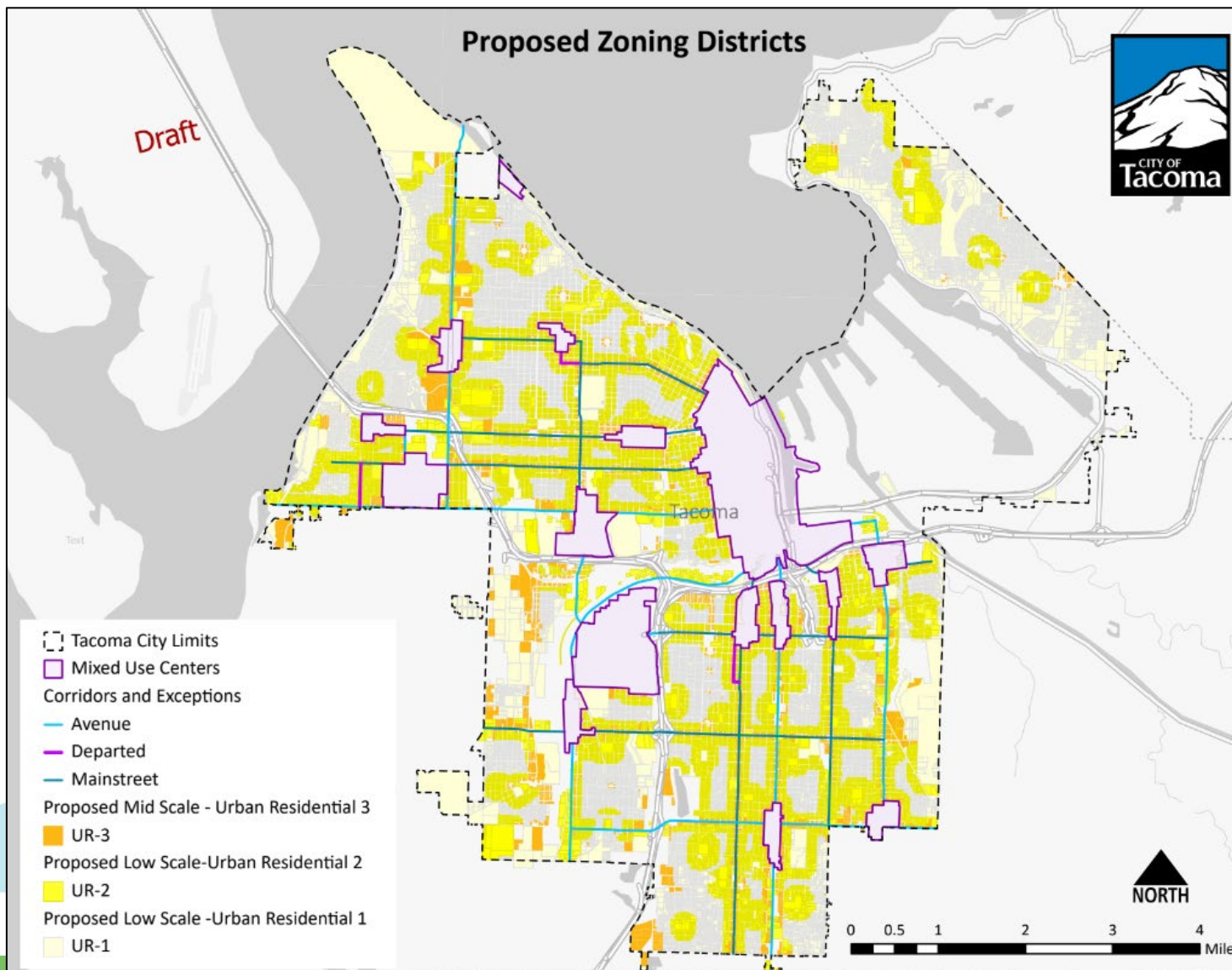
The **Equity Index** is a **mapping** tool that shows us where there are areas of higher opportunity and where there are areas of lower opportunity

- Developed in 2018
- Updated every 2 years
- 32 data points
- 5 determinant categories (Accessibility, Livability, Education, Economy, and Environmental Health)

[Home Page - Tacoma Equity Map \(caimaps.info\)](http://caimaps.info)



# Tacoma's housing growth strategy- Housing Choice



Home in Tacoma

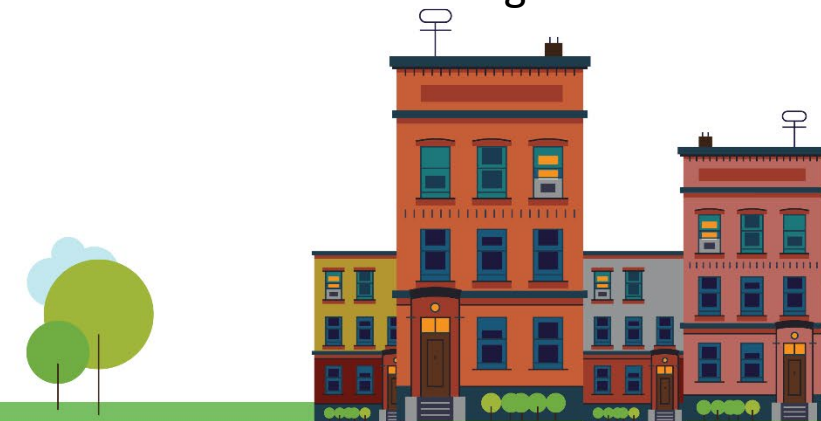
New strategy to support middle housing citywide

Goals

- Increase Housing Supply
- Increase Housing Affordability
- Increase Housing Choice

Actions

- Diversify Housing Types
- Promote Affordable Housing







# Home in Tacoma and the Affordable Housing Action Strategy (AHAS)

## AHAS Objectives

**Objective 1:**  
More homes for more people

**Objective 2:**  
Keep housing affordable and in good repair

**Objective 3:**  
Help people stay in their homes and communities

**Objective 4:**  
Reduce barriers for people who often encounter them

## Home In Tacoma

Updating Tacoma's housing rules to promote housing supply, choice and affordability

- Residential zoning and standards
- Affordable housing regulatory tools
- Actions to support growth

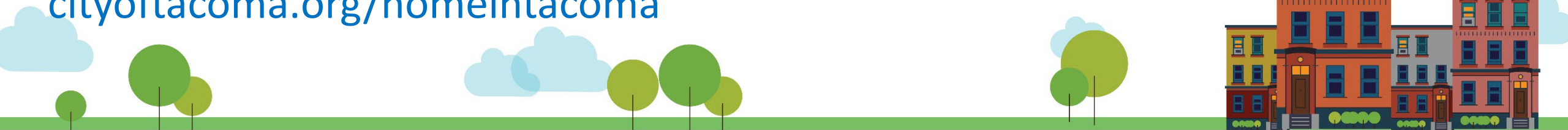


# Engagement

- Environmental Impact Statement: ~100 comments
- Home In Tacoma survey: ~1100 responses
- Online engagement portal
  - Social Pinpoint Ideas Wall
  - 300+ comments and growing
- Developer engagement
- Community events and meetings
  - Neighborhood Councils
  - Commissions



[cityoftacoma.org/homeintacoma](http://cityoftacoma.org/homeintacoma)





# Equitable Engagement

- Housing Equity Champions
  - 24 participants
  - Volunteers from groups facing disproportionate housing challenges
  - Historically underrepresented in government decision-making
- Council District Meetings
  - In-person City Council District meetings
  - Over 1,000 community members engaged
  - Thousands of comments received
- Language Ambassadors
  - Representing Slavic, Spanish and Vietnamese communities
  - Attended events and identified additional outreach activities

