



Puget Sound Regional Council

Equity Advisory Committee | Remote Only

Date: Thursday, October 6, 2022 from 5:30-7:30 pm

Optional: Post-Meeting Q&A from 7:30-8:00 pm

1. Welcome and Roll Call (5:30) – *Co-Chairs*

2. Reports

- a. Meeting Summary for September 1, 2022*
- b. EAC Member Report Out
- c. Staff Announcements

3. Discussion Item (5:45)

- a. Updates on the Development of the Equity Tracker* – *Brian Lee & Mary Richards, PSRC*

4. Break (6:30)

5. Discussion Item (6:40)

- a. Equity Planning Resources for Comprehensive Planning* – *Liz Underwood-Bultmann & Erin Hogan, PSRC*

6. Zoom Poll (7:25)

7. Adjourn (7:30)

8. Next meeting: November 3, 2022

Optional Post-Meeting Q&A (7:30) – *Charles Patton, PSRC*

*Supporting materials attached.

Members can access the attendance sheet [here](#) to complete and submit to finance@psrc.org for compensation.

Zoom Remote Connection Details

- To join the webinar, please click the following link: <https://psrc-org.zoom.us/j/82963912047?pwd=NIN0WW45OGhwT01VTndFdEJ3N0Zndz09> and enter Passcode: 530892.

- To join by phone, call 833 548 0282 or 877 853 5257 and enter Webinar ID: 829 6391 2047 and Passcode: 530892.
- If you need a sign language interpreter or communication aid, call 206-464-7090 or TTY Relay 711.
- العربية | Arabic, 中文 | Chinese, Deutsch | German, Français | French, 한국어 | Korean, Русский | Russian, Español | Spanish, Tagalog, Tiếng việt | Vietnamese, email LanguageHelp@psrc.org.



Puget Sound Regional Council

Equity Advisory Committee Meeting Summary

Date: September 1, 2022

Location: Remote Only

Presentations from the meeting are available on the [Equity Advisory Committee webpage](#). Audio recording of the meeting is available by request.

Introductions & Welcome

Chris Stearns, from King County, and Shannon Turner, from Kitsap County, called the meeting to order at 5:30 pm. The co-chairs welcomed everyone, and asked Mikayla to begin the roll call for attendance.

EAC Member Report Out

Committee members were given an opportunity to share out about upcoming events or projects in their region. Mindy Woods updated the committee that September is National Suicide Prevention month and encouraged her peers to share resources throughout the region. She is also shared that the City of Edmonds is utilizing American Rescue Plan funds for motel vouchers for unhoused community members, and the city has agreed to create additional resources to expand shelter access in south Snohomish County. Debbie Lacy communicated that Eastside for All and several partners would be hosting a webinar on YouTube Live titled, Just Sustainabilities: Policy, Planning, and Practice, on September 16. Chris Stearns shared that the Puyallup Tribe would be hosting a Pow Wow from September 2-4 at Chief Leschi Schools. Shannon Turner communicated that the NAACP Chapter 1134 would be hosting their annual Freedom Fun Banquet on September 10, and that tickets were available.

Staff Announcements

Charles updated members that a more streamlined compensation process will be implemented at the next meeting, with a link on the agenda cover to a fillable form. He also shared that PSRC has a new website, with improved accessibility features. Charles communicated that PSRC won the 2022 Achievement in Leadership Award from the National Association of Regional Councils for the equity program within the agency and throughout the region. He stressed that the commitment and work from the Equity Advisory Committee members was a key component of why PSRC won the award, and he thanked the committee for their dedication and time. Charles began a dialogue with members about whether they would be continuing on with the committee into 2023, highlighted beginning outreach for new members, and asked members to provide feedback as to their experience with the EAC.

Anti-Displacement Organizations Feedback

PSRC staff are finalizing outreach materials and preparing for the engagement process with CBOs working in the anti-displacement space. PSRC staff provided an update on the team's progress and asked for feedback on interview questions prior to beginning outreach.

You can view the presentation [here](#).

Questions? Contact Noah Boggess, Senior Public Engagement Specialist, at nboggess@psrc.org.

Legacy of Structural Racism Interactive Report

PSRC is developing an interactive report that will provide a historical overview of structural racism in the Puget Sound region and how this history informs existing disparities related to transportation, housing, economics, etc. At the September meeting, PSRC staff provided a briefing on the Legacy of Structural Racism Interactive Report and asked the Equity Advisory Committee about how to improve it.

You can view the presentation [here](#).

Questions? Contact Charles Patton, Program Manager – Equity Policies and Initiatives, at cpatton@psrc.org.

Adjourn

At the close of the meeting, members participated in a poll to evaluate the meeting. The meeting adjourned at 7:30 pm.

Members Represented at the Table

See attached attendance roster.

PSRC Staff and Other Guests Present

Mikayla Svob, PSRC
Charles Patton, PSRC
Noah Boggess, PSRC
Jeff Dade, Forterra Community Development
Jason

PSRC Equity Advisory Committee - Attendance Roster

[illegible]



Puget Sound Regional Council

DISCUSSION ITEM

October 6, 2022

TO: Equity Advisory Committee

FROM: Brian H. Y. Lee, Ph.D., Program Manager, PSRC

SUBJECT: Updates on the Development of the Equity Tracker

IN BRIEF

PSRC staff met with the committee twice about the Equity Tracker, once in February to provide an introduction and another time in April to discuss details on three key elements (data, context, and solutions). Following the April session, staff engaged with committee members so that they can examine draft webpages, provide feedback, and offer suggestions. In this October session, staff will report on what we heard from members and provide updates on our data development and research efforts.

DISCUSSION

Background

PSRC is developing an Equity Tracker centered on [VISION 2050](#). It will use data to help measure wellbeing for different communities in our region. This resource will track progress on equity-related [VISION 2050](#) goals and policies and help hold PSRC and others accountable as we work towards a region where race no longer predicts life outcomes and people have improved choices and opportunities.

The Equity Tracker will complement existing PSRC [Data](#) and [Equity](#) resources, which support agency work programs and help center equity in regional plans and strategies. As a pillar of the Data and Research component of the [Regional Equity Strategy](#), the Equity Tracker will help elevate equity in agency work. Further, it will enhance PSRC's ability to support members and stakeholders in pursuit of their own equity objectives.

PSRC staff is taking an iterative approach to develop the Equity Tracker and starting with a bounded set of priorities for the initial version. We envision subsequent versions to include additional features and functionalities.

Engagement with the Equity Advisory Committee (EAC)

In the [February EAC meeting](#), PSRC staff introduced the Equity Tracker project and discussed with members about options for future engagement. Members,

- Expressed a desire to learn more about “data, context, and solutions,” the three main components for each life outcome being measured and tracked; and
- Identified testing draft products and providing feedback on specific materials through surveys as top choices for involvement in the development process.

Based on this feedback, PSRC staff provided additional details on the data, context, and solutions elements of the Equity Tracker in the [April EAC meeting](#). Subsequently, we offered an opportunity for members to examine draft webpages, provide feedback on their experiences accessing various data, and offer suggestions on content.

In this October session, PSRC staff will report on development progress made since April. They include:

- What we heard from EAC members regarding the draft webpages and how this set of feedback is shaping development;
- The new PSRC website and opportunities for the Equity Tracker and other data resources;
- Data preparation work to help improve measurements of disparities; and
- Research on environmental and climate-related indicators and data sources.

Next Steps

PSRC staff will continue to develop the Equity Tracker and engage with EAC members again when we have updates.

Lead Staff

For more information, please contact Brian H. Y. Lee, Ph.D., Program Manager, at BLee@psrc.org, or Mary Richards, Associate Planner, at MRichards@psrc.org.



Puget Sound Regional Council

DISCUSSION ITEM

October 6, 2022

TO: Equity Advisory Committee

FROM: Liz Underwood-Bultmann, Principal Planner
Erin Hogan, Associate Planner

SUBJECT: Equity Planning Resources for Comprehensive Planning

IN BRIEF

At the May and June meetings, PSRC staff introduced the Equity Planning Resources component of the Regional Equity Strategy and asked for committee input on the general direction and approach to developing these resources. Staff has developed a partial draft based on that input, and the Equity Advisory Committee will discuss draft materials at their October meeting.

DISCUSSION

PSRC develops data, guidance, and resources to support implementation of VISION 2050 through local plans. The Regional Equity Strategy will include planning resources and best practices to support comprehensive plan updates.

VISION 2050 includes [policies and actions](#) throughout the plan to advance a more equitable region. Surveys of local planners have identified the need for additional guidance and examples of how equity could be integrated into comprehensive plan elements. Beyond VISION 2050, recent changes to the state Growth Management Act also require additional focus on inequities in housing. Resources are in development this year to support comprehensive plan updates due in 2024.

Staff last visited the Equity Advisory Committee in the spring to discuss the outline and approach for this work. At the May meeting, the committee emphasized the importance of community representation and hearing from people often excluded from the planning process, providing resources to make it straightforward to center equity in planning, and the value of best practices and case studies. The committee also discussed how to address equity in other types of planning, including how transit agencies serve communities.

The first phase of this project will focus on resources for local comprehensive plans. PSRC will work on additional resources in the future for other types of plans, such as transit planning.

Attachment A includes a draft of the introduction and sections on regional collaboration, growth and development, and housing. Additional sections will focus on transportation, the environment, the economy, and public services.

Discussion Questions:

- Do you have any additional feedback on preliminary sections of the Equity Planning Resources? Is additional information needed?
- Do you know of existing resources or examples we should include?

Following additional feedback from the committee, staff will complete a full draft of the planning resources for committee and public review, with the goal of final publication by the end of 2022.

Lead Staff

For more information, please contact Liz Underwood-Bultmann at lunderwood-bultmann@psrc.org or Erin Hogan at ehogan@psrc.org.



Equity Planning Resources



Puget Sound Regional Council

Introduction

Inequities exist and continue to persist in this region and, in some cases, are worsening over time. A long history of discrimination continues to cause disinvestment and denial of opportunity. The legacy of structural racism often places Black and brown lives on completely different trajectories than those of the region's white residents. On average, people of color and people living in poverty have less access to quality education; are more likely to be unemployed, underemployed or working in lower-paying jobs; are more likely to pay too much for housing; and are more likely to have worse health outcomes. Inequities affect individuals, communities, and the entire region.

There is a clear relationship between equity and long-range planning. Planning has created and perpetuated discrimination through overtly discriminatory practices, such as redlining, restrictive covenants, and urban renewal. Discrimination has also happened in more subtle and pervasive practices, like excluding marginalized voices from decision-making and using language that encodes bias, prejudice, or exclusion. On the other hand, planning and investments can also play key roles in making communities healthier and more equitable. While there are multiple facets to inequality, local governments can promote equity through planning and explicitly remove barriers in policies and regulations that perpetuate inequity.

VISION 2050 includes [policies and actions](#) throughout the plan to advance a more equitable region. VISION 2050 also includes an action (RC-Action-3) to develop the Regional Equity Strategy, to identify strategies to center equity in regional and local planning work, including planning resources for local governments, guidance on community engagement, racial equity impact assessment resources, and a regional equity data tracker.

PSRC develops data, guidance, and resources to support local planning and implementation of VISION 2050. Surveys of local planners identified a need for additional guidance and examples of how equity could be integrated into plan elements. Beyond VISION 2050, recent changes to the state Growth Management Act require local jurisdictions to examine racially disparate impacts, displacement, exclusion and displacement risk in housing policies. PSRC's



Puget Sound Regional Council
PRELIMINARY DRAFT Equity Planning Guidance | September 2022

[Equity Advisory Committee](#) also encouraged developing resources to make it straightforward to center equity in planning.

This document compiles resources and example policies organized by VISION 2050's main policy areas to support jurisdictions in this process. PSRC's [Plan Review Manual](#) translates the policies in VISION 2050 to the local planning context. The comprehensive plan checklist includes provisions to address equity throughout local plans. For aspects of the checklist that address equity, this guidance provides background information, relevant planning resources, example policies, and data resources for local governments.

These resources are a starting place to address equity in planning, and each community will need to determine its own approach. The comprehensive planning process is an opportunity to hear from everyone, including community members, nonprofit partners, city staff, elected officials, and others on meaningful actions for a more equitable city and region.



Regional Collaboration

The Regional Collaboration policies in VISION 2050 emphasize the value of coordinated planning to achieve shared outcomes. Among those shared goals is for all people to have the means to attain the resources and opportunities that improve their quality of life and enable them to reach their full potential.

Racial and Social Equity

- ☑ *Prioritize services and access to opportunity for people of color, people with low incomes, and historically underserved communities to ensure all people can attain the resources and opportunities to improve quality of life and address past inequities (MPP-RC-2)*

Committing to prioritizing equity and eliminating past harms is a powerful statement for local governments. Prioritizing equity can be implemented through many means, including emphasizing specific implementation actions or programs, budgetary decisions, and community engagement.

A racial equity impact tool can be an effective tool to evaluate equity in new policies and programs. An equity impact tool is a systematic examination of how different groups will likely be affected by a proposed action or decision. Equity impact tools seek to reduce, eliminate, and prevent discrimination and inequities, which are often unconsciously replicated when they are not consciously addressed.

These tools are used to minimize unanticipated adverse consequences in a variety of contexts, including the analysis of proposed policies, institutional practices, programs, plans and budgetary decisions. These tools are often used during the decision-making process and are used to inform decisions. Equity impact tools can also be used for monitoring and ongoing assessment.

Planning Resources

- PSRC Racial Equity Impact Assessment [forthcoming]
- Government Alliance for Race and Equity: [Racial Equity Toolkit](#)
- King County: [Equity Impact Review Tool](#)
- PSRC [Equitable Engagement for Comprehensive Plans](#). Engagement techniques, such as focus groups, can also be an effective technique for gathering information about lived experiences and ideas from the community.



Local Examples

Policy Example	Why this works
<p>F-243a Results from the King County Equity Impact Review Tool will be used as an important consideration to identify and assess the impacts of proposed service changes, and the county's Equity and Social Justice principles should be used to improve residents' access to the determinants of equity.</p> <p>King County Comprehensive Plan</p>	<ul style="list-style-type: none"> • Incorporates use of equity impact review tool in decision-making • Follow-through on principles to address equity and social justice in action
<p>Pol. EQU 1.1 The City should analyze social equity impacts in the development of strategic plans, policies, programs, and budgets. Structured questions and equity impact analyses will be used to ensure that equity is considered in decision-making processes.</p> <p>Burien Comprehensive Plan</p>	<ul style="list-style-type: none"> • Incorporates regular analysis of social equity impacts in decision-making, including equity impact review tools
<p>CI G1 Provide opportunities for inclusive and equitable community involvement.</p> <p>POLICIES CI 1.1 Promote racial and social justice, human and civil rights, and mutual respect to reduce intolerance, and reach out and bring people together in ways that build bridges between individuals and between groups.</p> <p>Seattle Comprehensive Plan</p>	<ul style="list-style-type: none"> • Emphasizes the importance of community engagement in decision-making • Supports holistic efforts to promote racial and social justice

Data Resources

- [Census Bureau](#)
- PSRC [Central Puget Sound Demographic Profile](#)
- PSRC Community Profiles: [to be relaunched]
- PSRC Equity Tracker: [forthcoming]



Development Patterns & the Regional Growth Strategy

Growth and development can exacerbate challenges currently facing historically marginalized communities. The Development Patterns and Regional Growth Strategy chapters cover policies to address participation in the planning process, access to opportunity, health disparities, and displacement.

Access to Opportunity

- ☑ *Reduce disparities in access to opportunity and expand employment opportunities to improve the region's shared economic future (MPP-DP-2, Ec-8, Ec-13)*

VISION 2050 acknowledges and works to remedy historic inequities that have kept many low-income residents and people of color from accessing opportunities to improve their quality of life. Greater social and economic opportunity for current and future residents will result in stronger communities and a stronger region.

Planning Resources

- Enterprise Community Partners: [Advancing Mobility from Poverty Toolkit](#)

Local Examples

Policy Example	Why this works
Policy EC-2.2 Encourage investment in, and alignment of, public efforts to reduce racial, gender, ethnic and disability-related disparities in income and employment opportunity. Tacoma Comprehensive Plan	<ul style="list-style-type: none">Focus on active investments in addressing disparitiesEmphasis on economic opportunity
ED-101a King County is committed to promoting equity and equality of opportunity in all economic development policies and programs, and to integrating these as factors into decision and policy-making efforts. King County Comprehensive Plan	<ul style="list-style-type: none">Support for equality in access to economic mobility

- City of Seattle: [Seattle 2035 Growth and Equity Analyzing Impacts on Displacement and Opportunity Related to Seattle's Growth Strategy](#)



Data Resources

- Stanford University: [Measuring Mobility Toolkit](#)
- PSRC Opportunity Mapping
- Harvard University: [Opportunity Atlas](#)

PSRC's Opportunity Mapping Tool assesses the conditions in neighborhoods across the region. Decades of research demonstrates that neighborhood conditions and access to opportunity play a significant role in life outcomes. The premise of opportunity mapping is that all people should have fair access to the critical structures and social infrastructure to succeed in life, and that connecting people to opportunity creates positive, transformative change in communities.

The tool combines measures of five key elements of neighborhood opportunity and positive life outcomes: education, economic health, housing and neighborhood quality, mobility and transportation, and health and environment. The neighborhood indicators are combined to create an overall "opportunity score" for each census tract, and areas are categorized between very low and very high access to opportunity. The tool can provide information on existing disparities in the region that may be exacerbated as a result of policy and planning decisions. It can provide a lens to evaluate planning and siting decisions. Communities should consider access to opportunity as they plan for the future.

Inclusive Engagement

- ☑ *Support inclusive engagement to ensure land use decisions do not negatively impact historically marginalized communities (MPP-DP-8)*

VISION 2050 supports inclusive community involvement to ensure plans and policies identify the needs of diverse communities, protect and enhance cultural resources, and embrace community cohesion in the face of change.

Local planning should underscore the importance of community representation and hearing from people often excluded from the planning process. Early inclusive engagement is also a key part of a racial equity assessment, outlined in the Regional Collaboration section.

Planning Resources

- [PSRC Equitable Engagement for Comprehensive Plans](#)
- [International Association for Public Participation](#)
- PSRC Housing Innovations Program: [Community Engagement Plans](#)



Local Examples

Policy Example	Why this works
<p>Policy LU-1.1.1 Recognize and support people of color, indigenous and immigrant populations, and other individuals or groups who have historically been underrepresented in community goal-setting and implementation.</p> <p>Policy LU-1.1.2 Encourage the involvement of historically-marginalized groups when discussing policies that will impact their neighborhoods and communities. Provide outreach in multiple formats and languages.</p> <p>Policy LU-1.1.3 Consider the impact of City policies, programs and projects on groups whose voices may not regularly be heard.</p> <p>Kenmore Comprehensive Plan</p>	<ul style="list-style-type: none"> • Centering those who will be most impacted • Emphasis on multiple formats and languages for community engagement
<p>CI 1.3 Develop well-designed, responsive, culturally-relevant community involvement plans.</p> <p>CI 1.4 Build community capacity for meaningful and authentic community involvement, enhance the ability of community members, including those of marginalized communities, to develop the knowledge and skills to effectively participate in planning and decision-making processes.</p> <p>CI 1.5 Provide a wide range of opportunities for obtaining information and involvement in decision-making processes.</p> <p>Seattle Comprehensive Plan</p>	<ul style="list-style-type: none"> • Supports community involvement plans for an intentional approach to engagement • Emphasizes that multiple techniques are necessary to hear from community
<p>Pol. EQU 1.4 When developing strategic plans, policies, and/or programs, the City should meaningfully engage with the communities who will be most impacted by the plan, policy, or program. Outreach and engagement efforts should actively seek input from voices that are historically underrepresented in civic decision-making processes, including BIPOC</p>	<ul style="list-style-type: none"> • Specific focus on meaningful engagement with most impacted communities • Identifies specific demographic groups often underrepresented in the planning process



Policy Example	Why this works
<p>communities, immigrant communities, low-income communities, LGBTQIA+, people with disabilities, and unhoused people. The City will meet communities where they are by adjusting and adapting to provide more inclusive outreach and engagement.</p> <p>Burien Comprehensive Plan</p>	

Data Resources

- Census Bureau
- PSRC Community Profiles [to be relaunched]
- Cooperative Extension: [Using Focus Groups for Community Development](#)

Health Disparities

- ☑ *Reduce health disparities and improve health outcomes (MPP-RC-3, DP-18)*

How residents live, work, and get around affects their physical, social, and mental well-being. Communities that are compact, with jobs, parks, services and amenities, and transit in walking distance, have better health and social well-being outcomes. Health risks and outcomes vary by place, race, and income. People of color and those with low incomes suffer from poorer health outcomes because they face more barriers to affordable, quality housing, health care, and healthy foods. Local plans should identify and address community-specific health disparities to improve health outcomes for all residents.

Planning Resources

- Tacoma Pierce County Health Department: [Healthy Community Planning Toolbox](#)
- Tacoma Pierce County Health Department: [Tools for Healthy Rural Communities Resources](#)
- American Planning Association: [Planning and Community Health](#)
- WA American Planning Association: [Resource Guide for Healthy Community Planning](#)
- Centers for Disease Control: [Healthy Community Design Checklist Toolkit](#)
- PSRC [Food Policy Blueprints](#)

Local Examples

- Health Equity Guide: [Tacoma Creates Tools to Advance Health in All Policies](#)
- Puyallup South Hill Neighborhood: [Health Impact Assessment](#)



- Bonney Lake includes data on health outcomes in their comprehensive plan to support their plan analysis:

3.8 COMMUNITY HEALTH

A recent report released by the Tacoma/Pierce County Public Health Department indicates that the residents of Bonney Lake have a lower prevalence of coronary heart disease and asthma than the average for Washington and Pierce County; however, the City's residents have other health risk like obesity, diabetes and poor mental health at higher rates than the averages for Washington.

RISK	WASHINGTON	PIERCE COUNTY	BONNEY LAKE
Obesity (Adults)	25.6%	28.9%	27.4%
Coronary Heart Disease (Adults)	3.4%	3.8%	2.5%
Asthma (Adults)	15.0%	15.4%	14.0%
Diabetes (Adults)	7.2%	8.2%	8.2%
Poor Mental Health Days (Adults)	9.8%	11.0%	11.0%
Motor Vehicle Mortality (per 100,000)	7.6%	6.8%	7.2%

Table 2-3: Bonney Lake Health Risk¹⁸

Policy Example	Why this works
<p>OBJECTIVE 1.2 Promote the mental and physical health of all community members.</p> <p>Policy LU-1.2.7 Continue to support projects that improve the quality of both the built and natural environments to support a thriving community and reduce disparate health and environmental impacts, especially to low-income and disadvantaged communities. Clean air, water and soil, and a healthy ecosystem are critical for human health.</p> <p>Kenmore Comprehensive Plan</p>	<ul style="list-style-type: none"> Emphasizes reducing health disparities Focuses on the role of the built and natural environment in health outcomes
<p>Seek to reduce health inequities and proactively address issues of equity, social and environmental justice when evaluating and implementing its land use policies, programs and practices.</p> <p>King County Comprehensive Plan</p>	<ul style="list-style-type: none"> Focus on proactively addressing disparities through implementation



Data Resources

- Tacoma Pierce County Health Department: [Healthy Community Planning Toolbox](#)
- WA Department of Health: [Washington Tracking Network](#)

Housing Capacity & Displacement

- ☑ **Metropolitan Cities:** *Provide additional housing capacity in response to rapid employment growth, particularly through increased zoning for middle density housing (MPP-RGS-7)*

This policy area is specific to displacement in the Metropolitan cities of Seattle, Bellevue, Everett, Tacoma, and Bremerton, but middle housing tools can be applicable in all types of jurisdictions.

The [Home in Tacoma](#) project evaluated middle density, housing policy, and access to opportunity in Tacoma. The [City of Olympia](#) analyzed middle density housing and their website provides significant research, analysis, and policy examples on middle density housing.

Additional information about Displacement is available in the **Housing** section.



Housing

Housing access and affordability are goals of the state Growth Management Act and key policy areas in VISION 2050, the region's long-range plan for growth. Past and current housing practices have perpetuated substantial inequities in wealth, ownership, and opportunity, and they continue to create barriers to rectifying these conditions.

Displacement

- ☑ *Identify potential physical, economic, and cultural displacement of low-income households and marginalized populations and work with communities to develop anti-displacement strategies when planning for growth (MPP-H-12, H-Action-6)*

Success of both VISION 2050 and local plans depends on accommodating new growth without displacing existing residents and businesses to provide current and new residents the benefits of increased services, amenities, and infrastructure associated with growth.

Displacement occurs when housing or neighborhood conditions force residents to move. Displacement can be physical, when building conditions deteriorate – or economic, as costs rise. Communities of color, low-income communities, and renter neighborhoods are at a higher risk of displacement.

Many areas with current and future high-capacity transit investments have higher displacement risk than other parts of the region. Cities and counties need to act swiftly to mitigate displacement risk and support inclusive growth near transit so both existing and future residents are able to benefit from the opportunities these major transit investments can provide.

Planning Resources

- PSRC Housing Innovations Program: [Increase Neighborhood Stability by Mitigating Residential Displacement](#)
- WA Department of Commerce [Guidance for Developing a Housing Action Plan](#)
- [Local Housing Solutions](#)
- [Urban Displacement Project](#)
- [All-In-Cities Policy Toolkit](#)

Local Examples

Policy Example	Why this works
H-124 King County shall work with partners to reduce and prevent displacement of very-low to moderate-income households from transit-oriented locations, to the extent possible; and	<ul style="list-style-type: none">• Focus on both preventing and reducing displacement• Connects affordable housing to transit investments



Policy Example	Why this works
<p>shall strive to align affordable housing investments and transit investments in order to increase the quality of life of disinvested communities as measured by the Determinants of Equity.</p> <p>King County Comprehensive Plan</p>	
<p>Policy 3.8A Encourage cooperation between the State, County, City, and other groups concerned with mobile home issues to increase opportunities for tenant ownership of mobile home parks.</p> <p>GOAL 3.9 Minimize the impacts of mobile home relocation on low and moderate income residents.</p> <p>Policy 3.9A Assist with identifying relocation options for mobile home park tenants forced to move due to mobile home park closure. Policy 3.9B Ensure that sufficient relocation plans are in place prior to the closure of any mobile home park.</p> <p>SeaTac Comprehensive Plan</p>	<ul style="list-style-type: none"> Focus on displacement strategies for mobile home parks, which are often particularly at-risk to development pressures

- City of Seattle: [Seattle 2035 Growth and Equity Analysis: Analyzing Impacts on Displacement and Opportunity Related to Seattle's Growth Strategy](#)
- King County: [Skyway-West Hill and North Highline Anti-displacement Strategies Report](#)

Data Resources

PSRC [Displacement Risk Mapping](#)

PSRC's Displacement Risk Mapping tool is used to identify what neighborhoods in the region are at higher risk of displacement so policy makers can prevent it from happening in the future. Current neighborhood conditions can indicate areas where economic, physical, and cultural displacement may be more likely to occur.

Displacement risk is a composite of indicators representing five elements of neighborhood displacement risks: socio-demographics, transportation qualities, neighborhood characteristics, housing, and civic engagement. The data from these five displacement



indicators were compiled into a comprehensive index of displacement risk for all census tracts in the region.

The Washington State Department of Commerce is also working on forthcoming guidance about racially disparate impacts in housing, which will discuss other methods to assess displacement.

Homeownership

- ☑ *Promote homeownership opportunities while recognizing historic inequities in access to homeownership opportunities for communities of color (MPP-H-5)*

A history of public policies and private practices throughout the 20th century often excluded people of color from the housing market and has had lasting effects on housing access and homeownership, leading to substantial disparities in wealth and other outcomes.

Black homeownership in the central Puget Sound region fell from 36 percent of households in 2000 to 30 percent today. This trend is steeper than the decline in the national rate for Black homeownership, which has dropped to 42 percent from 46 percent in 2000. Lower Black homeownership rates in the central Puget Sound may be, in part, due to the extreme lack of affordability throughout the region. Disparities in household income — \$57,300 for the typical (or median) Black household compared to \$95,000 for white households — contribute to the racial gap in homeownership as well, though white residents are more likely to own their own home than Black residents across all income levels. Providing access to the housing market, along with preserving existing units to avoid displacement, are critical strategies to support homeownership.

Planning Resources

- Housing Development Consortium: [Black Home Initiative](#)
- PSRC Housing Innovations Program: [Alternative Homeownership](#)
- PSRC Housing Innovations Program: [Preservation and Rehabilitation](#)

Local Examples

Policy Example	Why this works
Policy H-4.11 Align plans and investments to support homeownership rates and locational choice for people of color and other groups who have been historically under-served and under-represented.	<ul style="list-style-type: none">• Identifies specific opportunities to expand homeownership• Focus on addressing groups historically excluded from the housing market
Policy H-4.12 Facilitate a variety of ownership opportunities and choices by allowing and	



Policy Example	Why this works
<p>supporting the creation of condominiums, cooperatives, mutual housing associations, limited equity cooperatives, community land trusts and sweat equity.</p> <p>Tacoma Comprehensive Plan</p>	
<p>HO-43 Encourage individual homeowners to reinvest in their homes by providing information and referrals to other appropriate agencies, such as the King County Home Repair program.</p> <p>Redmond Comprehensive Plan</p>	<ul style="list-style-type: none"> Emphasizes services to support preservation of existing units

Data Resources

- National Association of Real Estate Brokers: [2020 State of Housing in Black America](#)
- PSRC [Regional Housing Needs Assessment](#)
- Homestead Community Land Trust: [Closed Doors Report](#)

