

Welcome Home:

*Addressing Racially Disparate Impacts, Exclusion, & Displacement in the
Puget Sound Region*

Prepared for the Puget Sound Regional Council

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Puget Sound Regional Council

Agenda

- Overview
- Key Takeaways
- Background on Washington's HB 1220
- What we Reviewed
 - Evidence-Based Strategies
 - Selected Comprehensive Plan policies and processes
 - Interviews
- How we analyze the data?
 - Drafting Processes
 - Policy Analysis
- Findings
- Recommendations



Overview of the Project

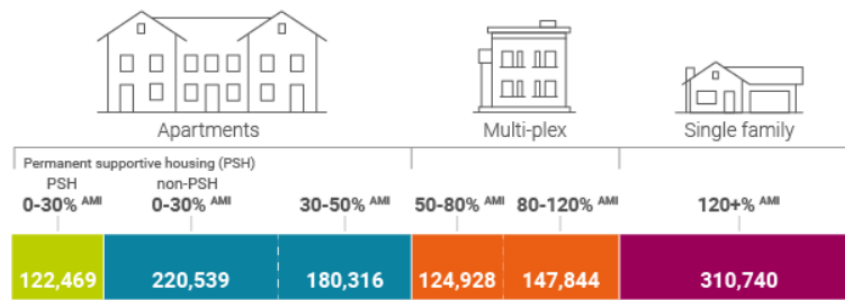
- Reviewed
 - Strategies for addressing displacement, racially disparate impacts, and exclusion
 - 10 cities' housing sections of their comprehensive plans in the Puget Sound
 - Interviews with 10 city planners



Overview of the Project

- Analyzed
 - the ways cities developed their comprehensive plans
 - The policies cities included in their comprehensive plans
 - Policy alignment with HB1220

Future housing needs broken down by area median income (AMI) groups



1.1 Million new homes will be needed in the next 20 years

In addition, there will also need to be:

91,357 Emergency housing beds (temporary housing)

Key Takeaways from the Report

- Main Finding:
 - Cities, to varying degrees, incorporated the main elements of the HB 1220 mandate, with those who did more targeted community engagement, having stronger policies
- Main Recommendation:
 - Fund the monitoring of the effects of HB 1220 and support process improvements to help cities reach their housing stock goals

Background: Washington State House Bill 1220

- Requires all comprehensive plans include policies to address and begin to address **displacement, exclusion, and racially disparate impacts** .
- Washington became the **first state** to mandate that these issues are addressed as part of the planning process.
- HB 1220 is a **critical amendment to the Growth Management Act** to ensure municipalities plan for and accommodate affordable housing at all income levels

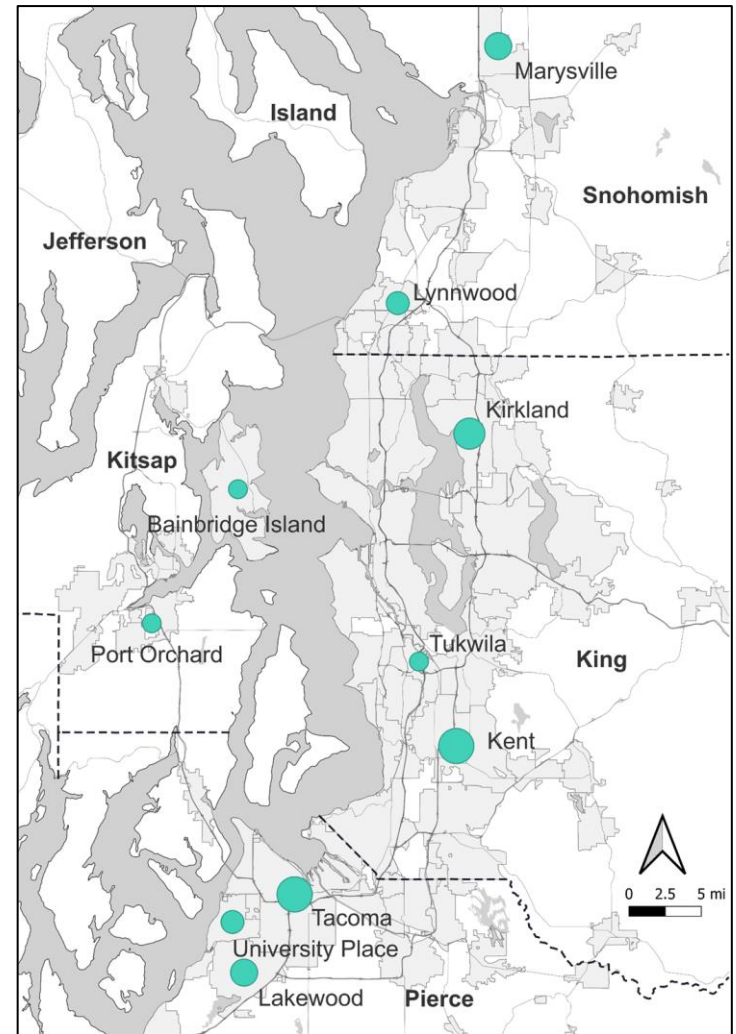
Evidence-Based Strategies for Addressing Racially Disparate Impacts, Displacement, and Exclusion

- People
 - E.g. Community Engagement
- Production
 - E.g. Incentives to Build Affordable Housing
- Preservation
 - E.g. Manufactured Homes



Location of Selected Cities

- Bainbridge Island
- Kent
- Kirkland
- Lakewood
- Lynnwood
- Marysville
- Port Orchard
- Tacoma
- Tukwila
- University Place



Data Collection: Comprehensive Plans and Interviews

- Reviewed housing elements of comprehensive plans
- Interviewed city planners from the selected cities



<https://marysvillewa.gov/352/Comprehensive-Plan>

Processes for Developing Comprehensive Plans

1. Community Engagement

E.g. town hall meetings, partnering with local community based organizations, etc.

1. Alignment with HB 1220 Requirements

E.g. Racially Disparate Impact analysis, estimate current and future housing stock need by income level, etc.

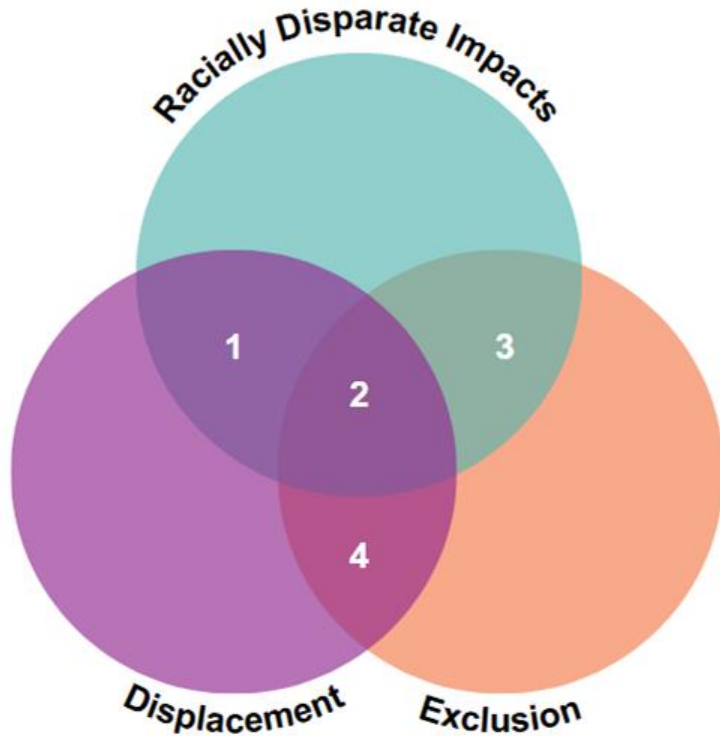
1. Organization

E.g. how many languages in the plan offered in?, does the plan use plain language?, etc.

1. Resources

E.g. financial, data, consulting, and informational

Policy Analysis: Category



1. Displacement & Racially Disparate Impacts

- a. E.g. Emergency Shelters

1. Displacement, Racially Disparate Impacts, & Exclusion

- a. E.g. Mixed-income Housing

1. Racially Disparate Impacts & Exclusion

- a. E.g. Accessory Dwelling Units (ADUs)

1. Exclusion & Displacement

- a. E.g. Manufactured Homes

Policy Analysis: Directive vs. Suggestive Language

Directive: “**Preserve** and maintaining existing manufactured housing parks”

Suggestive: “**Consider** inclusionary zoning measures”

Policy Analysis: Action vs. Outcome-Oriented

Action-Oriented: “**collaborate with other local, regional, and statewide entities to monitor success and progress of incentives, initiatives, and development to ensure policies are working as intended to address racially disparate impacts**”

Outcome-Oriented: “Achieve racially and socially **equitable outcomes in housing**”

Policy Analysis: Detailed vs. Concise

Who?

What?

Why?

Where?

When?

How?



Our Findings

Simplified Policy Analysis Matrix

Dark Green means “Good Practice”. Light Green means “Can improve”. White means “Not Identified”.

	Dimensions	Kent	Kirkland	Lakewood	Lynnwood	Marysville	Port Orchard	Tacoma	Tukwila	University Place
People	Tenant Protection									
	Homeownership Rates									
	Exclusion									
	Racially Disparate Impacts									
	Emergency Housing									
	Emergency Shelters									
Production	Regulatory Barriers									
	Alternative Housing Models									
	Affordable Housing Requirements									
	Tax Incentive Programs									
	Mixed-Income Housing									
	Accessory Dwelling Units (ADU)									
Preservation	Naturally Occurring Affordable Housing									
	Mobile Home Parks/Manufactured Homes									

Example of Best Practice Policy

Kent **Policy H-** **5.6**

Collaborate with other local, regional, and statewide entities to monitor success and progress of incentives, initiatives, and development and to ensure policies are working as intended to address racially disparate impacts, displacement risk, and 20-year population allocations. Amend strategies and actions as needed based on monitoring outcomes.

Findings

- 1. The demographics of cities did not predict which cities had the strongest policies**
- 1. Targeted community engagement is associated with strong policies**

Findings (continued)

- 3. All cities experience challenges funding affordable housing at all income levels**
- 4. A broad spectrum of policy tools were used to address HB 1220**
- 5. Cities do not have a shared understanding of racially disparate impacts, displacement, and exclusion**

Recommendations:

For Elected Officials and Government Leaders

- **Support Planners and Other Municipal Employees Through Collaborative Governance**
- **Develop a shared understanding of displacement, RDI, and exclusion**
- **Monitor Impact of HB 1220**

Thank you!

Any Questions?