

# Welcome Home:

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

Prepared for the Puget Sound Regional Council

Prepared by Joaquín Bosch, Jeff Gunn, Jakie Lanzona, Cassie Paschall, and  
Katie Simmons



EVANS SCHOOL  
OF PUBLIC POLICY & GOVERNANCE

UNIVERSITY of WASHINGTON



Puget Sound Regional Council

**What does your ideal  
neighborhood look like?**

**Ice Breaker**

# Menti Link



# Agenda

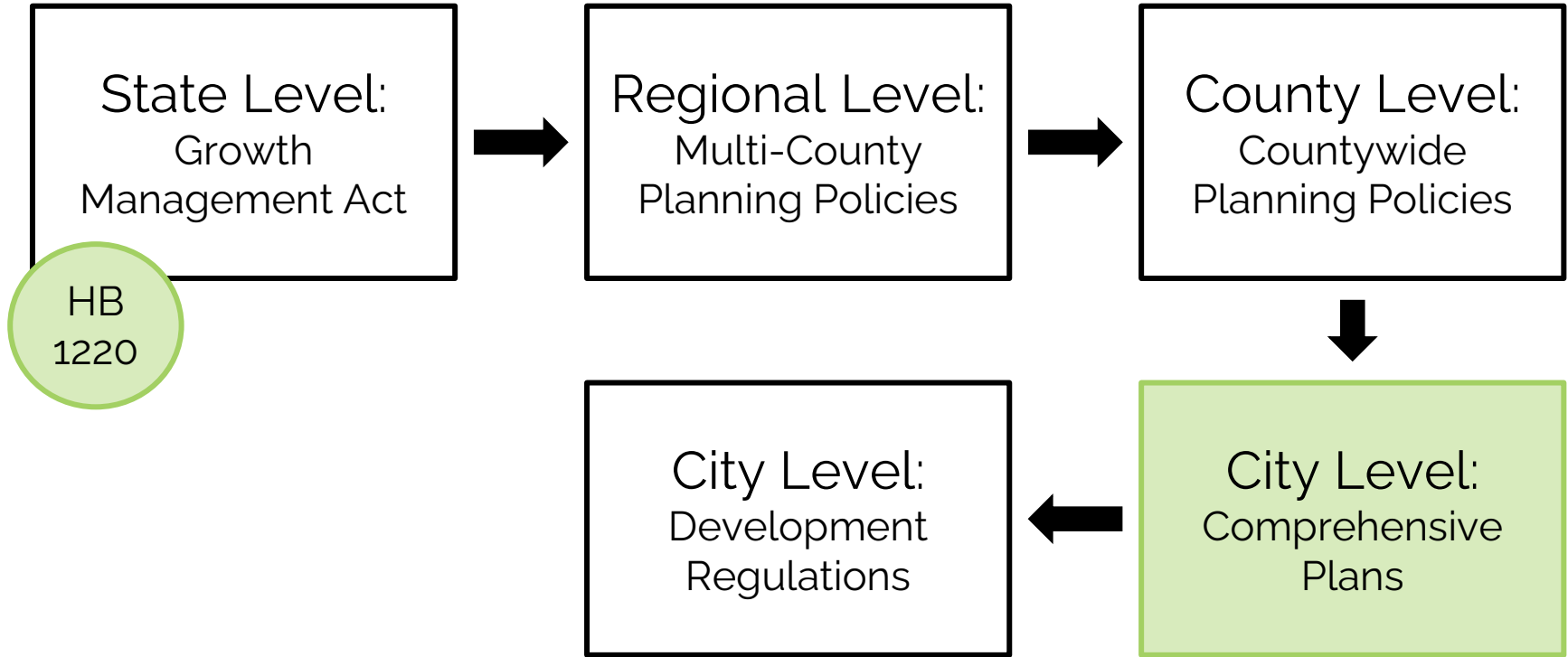
- Overview of Project
  - GMA
  - HB 1220
  - Comprehensive Planning
  - Definitions: Racially Disparate Impacts, Exclusion, Displacement
- What we reviewed
  - Interviews, processes, comprehensive plans
- What we found
  - Policy matrix
- Findings



# Context

- The Growth Management Act is the state law that defines how cities are allowed to grow.
- Cities are required to create Comprehensive Plans under this law.
- HB 1220 added a requirement that Comprehensive Plans must address racially disparate impacts, exclusion, and displacement.

# Background: Washington State House Bill 1220



# Definitions

- Displacement
  - The forced relocation of individuals or households from their homes due to various factors such as rising costs or redevelopment.
- Exclusion
  - Occurs when certain populations are prevented from accessing housing within a specified area, either intentionally or unintentionally.
- Racially disparate impacts
  - When housing or land use policies, practices, rules, or other systems lead to a disproportionate impact on one or more racial groups.

**What comes to mind when you  
you think about racially  
disparate impacts?**

**Discussion Question**



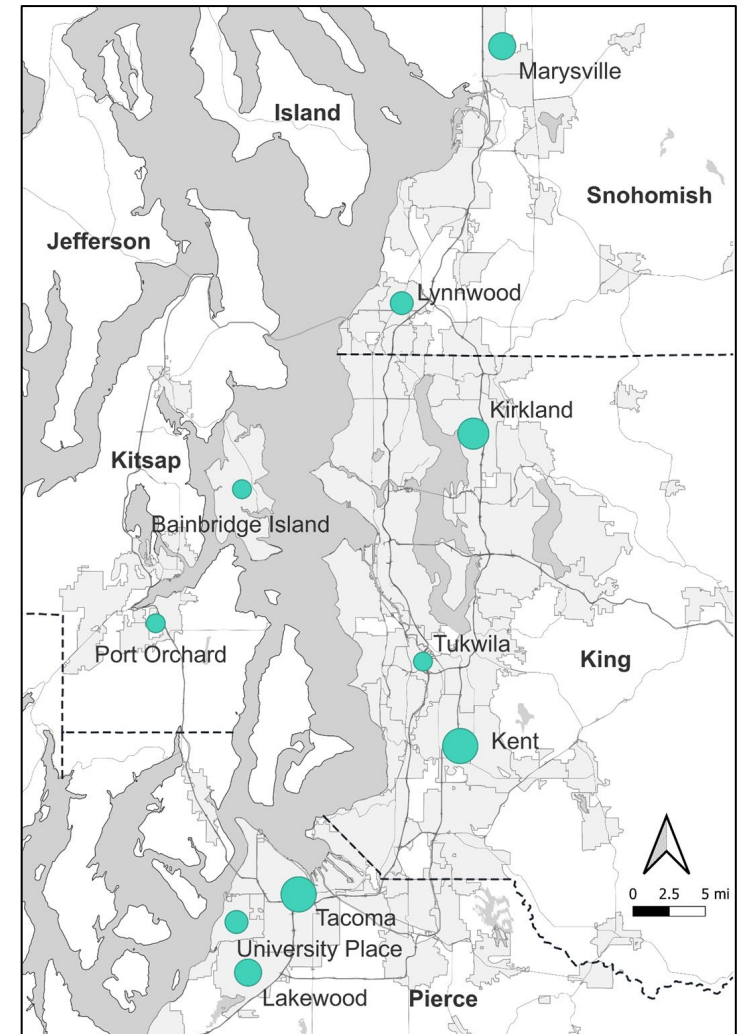
# What We Reviewed

# Strategies for Addressing Racially Disparate Impacts, Displacement, and Exclusion

- People
  - Tenant Protection, Homeownership Rates, Racially Disparate Impacts, Exclusion, Emergency Housing, Emergency Shelters
- Production
  - Incentives to Build Affordable Housing, Alternative Housing Models, Regulatory Barriers, Affordable Housing Requirements, Accessory Dwelling Units (ADU)
- Preservation
  - Manufactured Homes, Naturally Occurring Affordable Housing

# Location of Selected Cities

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



# Policy Analysis: Directive vs. Suggestive Language & Action vs. Outcome-Oriented

- Directive
  - “**Preserve** and maintaining existing manufactured housing parks”
- Suggestive
  - “**Consider** inclusionary zoning measures”
- Action-Oriented
  - “**Identify and remove** excessive regulatory barriers to housing production”
- Outcome-Oriented
  - “**Achieve** racially and socially equitable outcomes in housing”

# Policy Analysis: Detailed vs. General

- Who?
- What?
- Why?
- Where?
- When?
- How?



# Processes for Developing Comprehensive Plans

- Community Engagement
  - E.g. town hall meetings, partnering with local community based organizations, etc.
- Alignment with HB 1220 Requirements
  - E.g. Racially Disparate Impact analysis, estimate current and future housing stock need by income level, etc.
- Organization
  - E.g. how many languages in the plan offered in?, does the plan use plain language?, etc.
- Resources
  - E.g. financial, data, consulting, and informational

**How would you like your city to engage with you in city planning?**

**Discussion Question**

# Menti Link





# What We Found

# Example of Best Practice

## **Kent** **Policy H-1.9**

*Connect the Code Enforcement and Rental Housing Inspection programs with residential developers, property managers, and housing advocacy groups to increase outreach and education to homeowners and renters on the importance of preserving, upgrading, and rehabilitating housing with educational materials in multiple languages and annual classes and workshops.*

# Findings

- The demographics of cities did not predict which cities had the strongest policies
- Targeted community engagement is important
- Cities do not have a shared understanding of racially disparate impacts, displacement, and exclusion

# Recommendations For Planners

- Write Detailed, Specific, and Actionable Policies
- Make Comprehensive Plans Accessible to All Community Members
- Conduct nontraditional, targeted community engagement

# **Recommendations**

## **For Elected Officials and Government Leaders**

- Support planners and other municipal employees through regional collaboration
- Develop a shared understanding of displacement, racially disparate impacts, and exclusion
- Monitor Impact of HB 1220

**What do you want to see your city do to address racially disparate impacts, displacement, and/or exclusion?**

**Discussion Question**

# Thank you!

## Any Questions?