

Middle Housing Peer Meeting

Peer Meeting

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HOUSING PROGRAM MANAGER, GROWTH MANAGEMENT SERVICES

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Washington State
Department of
Commerce

Today's Agenda

Time	Topic
2:00	Welcome and introductions: (All) Informal Introductions - please update your name as it displays to include your name and jurisdiction
2:05	Contracting with Community Based Organizations – Sophie Glass from Triangle and Associates
2:20	Racially Equity Work/Research Service - Dave Osaki/Laura Hodgson/Jeremy Walker <ul style="list-style-type: none">• Beginning the Work - Data and Lived Experience• Published Resources (Online @ Commerce Website)<ul style="list-style-type: none">▪ Draft RDI Guidance - Released for Public Comment September 2022▪ Sept 22, 2022 Draft RDI Guidance Open House Video• City Example (Data)
2:50	Contracting Update - Mary
2:55	Middle Housing Technical Assistance Team - Small Groups <ul style="list-style-type: none">• Small Group Discussion<ul style="list-style-type: none">○ What TA are you looking for?○ What do you think will be challenging?○ What materials do you need now?
3:15	Report out from small groups
3:25	Housekeeping (All) <ul style="list-style-type: none">• Next meeting• Topics
3:30	Adjourn

Community Based Organizations



Middle Housing Grant Requirement Community Based Organizations

(ii) Subcontract with multiple community-based organizations that represent different vulnerable populations in overburdened communities, as defined in RCW 70A.02.010, that have traditionally been disparately impacted by planning and zoning policies and practices, to engage in eligible activities as described in (b) of this subsection.

Middle Housing Grant Requirement (cont.)

Community Based Organizations

(b) Grant recipients must use grant funding for costs to conduct *at least three of the following activities*:

...

(iii) Conducting outreach, including with the assistance of community-based organizations, to inform and solicit feedback from a representative group of renters and owner-occupied households in residential neighborhoods, and from for-profit and nonprofit residential developers;

Environmental Justice

RCW 70A.02.010

(14)(a) "Vulnerable populations" means population groups that are more likely to be at higher risk for poor health outcomes in response to environmental harms...."

(b) "Vulnerable populations" includes, but is not limited to:

(i) Racial or ethnic minorities;

(ii) Low-income populations;

(iii) Populations disproportionately impacted by environmental harms; and

(iv) Populations of workers experiencing environmental harms.

Community Based Organizations

- **Benefits**
 - People feel more comfortable engaging through a familiar organization
 - Access those with more direct lived experience
 - Long term relationship building/partnership
 - May be familiar with other organizations or groups to conduct outreach
- **Use of Funds**
 - To be used by the CBO, not the grantee
 - Common CBO use of funds might be translation services, events, informational materials, meeting expenses (facility rental), child care, adult care, travel
 - Approx. \$2,000 per CBO
- **Questions:** Ask your technical team member

Racial Equity Work



Racial Equity Analysis Work Data and Lived Experience

Draft Racially Disparate Impact (RDI) guidance speaks to data and community engagement informing one another

DATA

- Use a variety of data sources and approaches, assess current housing patterns to determine if there are racially disparate impacts, displacement and exclusion in housing
- Analysis should provide information on the nature, degree and related factors of disparate impacts as well as identify areas at higher displacement risk

RDI Evaluation Methodology: Policy and Regulation Evaluation

Understand your community: Identify measures to evaluate racially disparate impacts, exclusion and displacement and populations at risk

Analyze data: Examine data for racially disparate impacts, exclusion and displacement and identify areas of higher displacement risk

Evaluate policy: What policies contribute to disparate impacts, displacement or exclusion?

Revise policy: What new or improved policies are needed to undo impacts? Prevent displacement?

Review and revise regulations: What regulations and programs are needed to address and undo impacts?



Community
engagement
throughout

Commerce - Research Services

- Technical assistance with data and analysis



Distinct Count of Data Measure			
Dataset	Racially Disparate Impacts	Displacement Risk	Grand Total
Local Data	11	6	17
ACS	10	4	14
CHAS	5	2	7
PSRC		3	3
Policy Map	2		2
Washington Environmental Health Disparities Map	1		1
Redfin	2	1	3
Zillow	3	1	4
AFFHT	2		2
Decennial Census	1	2	3
Costar		1	1
FEMA	1		1
Google Maps		1	1
HUD		1	1
Mobile Home Relocation Assistance Program	1		1
National Equity Atlas	1		1
PUMS	1		1
SSS		1	1
The Eviction Lab	1		1
USALEEP	1		1
WA OSPI	1		1
Washington School Improvement Framework	1		1
Washington State Housing Finance Commission	1		1
WCRER		1	1
Grand Total	29	16	45

City of Enumclaw - Example

- South-Central King County
- 2022 Population - Approximately 12,910
- 2010 Population - 10,669
- Housing Units (2022 OFM) 5,553 Housing Units
 - One unit 3,713
 - Two or more units 1,344
 - Mobile Homes 496



Measures of Racially Disparate Impacts

Direct Measures

- Homeownership rates by race/ethnicity
- Housing cost compared to HH income, broken down by race/ethnic
- Cost burden status by race and ethnicity
- Rate of more than one occupant per room
- **Housing tenure by race or ethnicity**

Race/ Ethnicity	% Owner Units		% Renter Units	
	Estimate	MoE*	Estimate	MoE*
White	87.4%	+/- 5.3	88.4%	+/- 6.1
Black or African American	0.4%	+/- 0.6	1.0%	+/- 1.7
American Indian/Alaska	0.7%	+/- 1.0	0.7%	+/- 1.2
Asian	2.2%	+/- 2.7	0.0%	+/- 2.1
Hawaiian/Pacific Islander	0.0%	+/- 1.2	0.0%	+/- 2.1
Some other race	2.4%	+/- 2.1	6.6%	+/- 4.5
Two or more races	7.0%	+/- 5.0	3.3%	+/- 3.3
Hispanic or Latino	6.5%	+/- 4.8	17.0%	+/- 7.3
White along (not Hispanic)	85.9%	+/- 5.5	79.7%	+/- 8.0

*MoE = Margin of Error

Source of Data: ACS 2020 (Table S2502)

Other Data for Racially Disparate Impacts

Cost burden status by race and ethnicity (CHAS data)

Owner-occupied

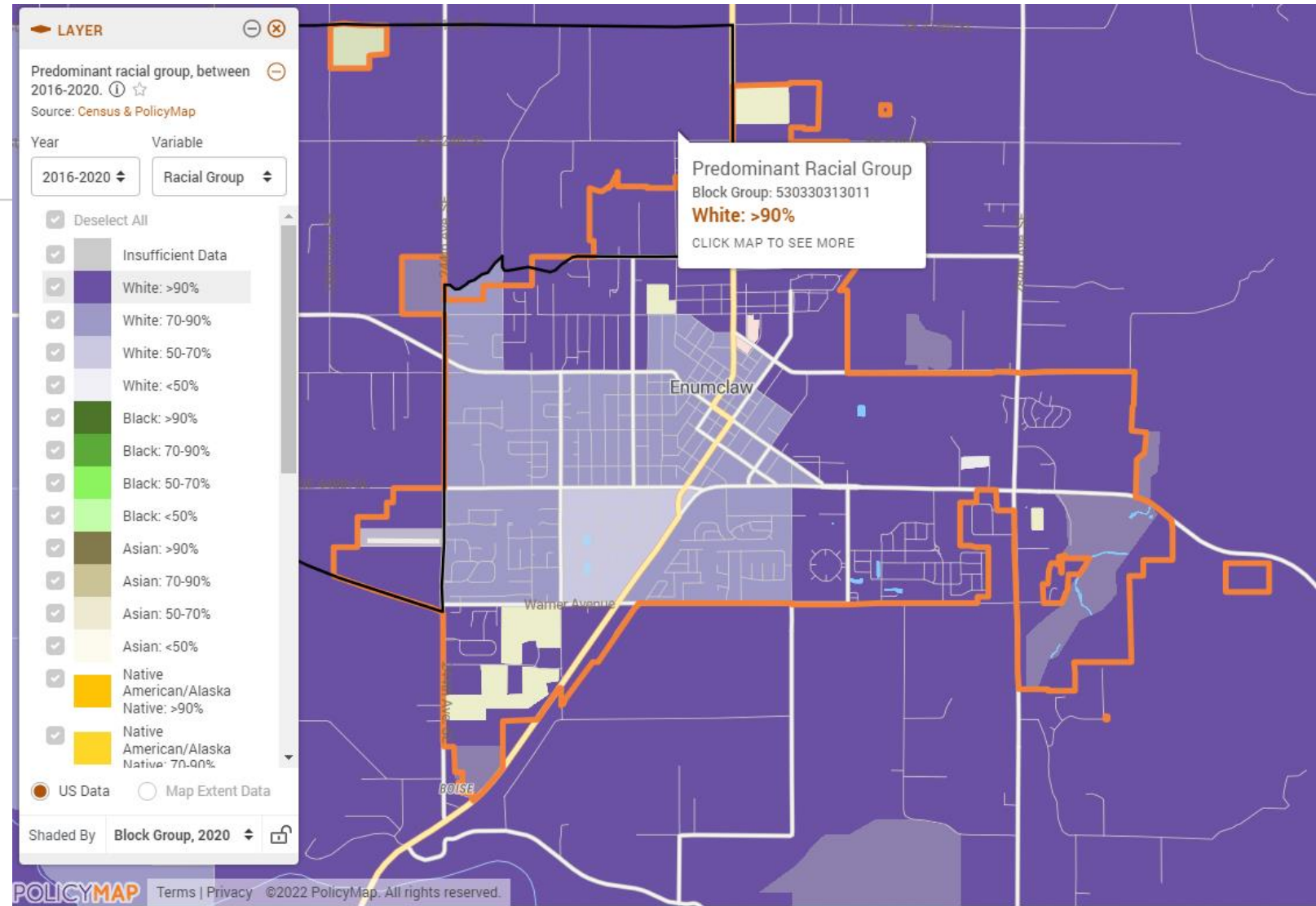
Race	Total Homeowners	Total Cost Burdened	% Cost Burdened	MoE for Total Cost Burdened
White alone, not Hispanic	2775	345	12.4%	112
Black or African-American	0	0	0.0%	19
Asian	45	10	22.2%	17
American Indian/Alaska	15	0	0.0%	31
Pacific Islander	0	0	0.0%	19
Hispanic, any race	140	25	17.9%	39

Renter-occupied

Race	Total Renters	Total Cost Burdened	% Cost Burdened	MoE for Total Cost Burdened
White alone, not Hispanic	1595	290	18.2%	137
Black or African-American	15	15	100.0%	31
Asian	0	0	0.0%	19
American Indian	0	0	0.0%	19
Pacific Islander	0	0	0.0%	19
Hispanic, any race	270	30	11.1%	35

Measures of Exclusion

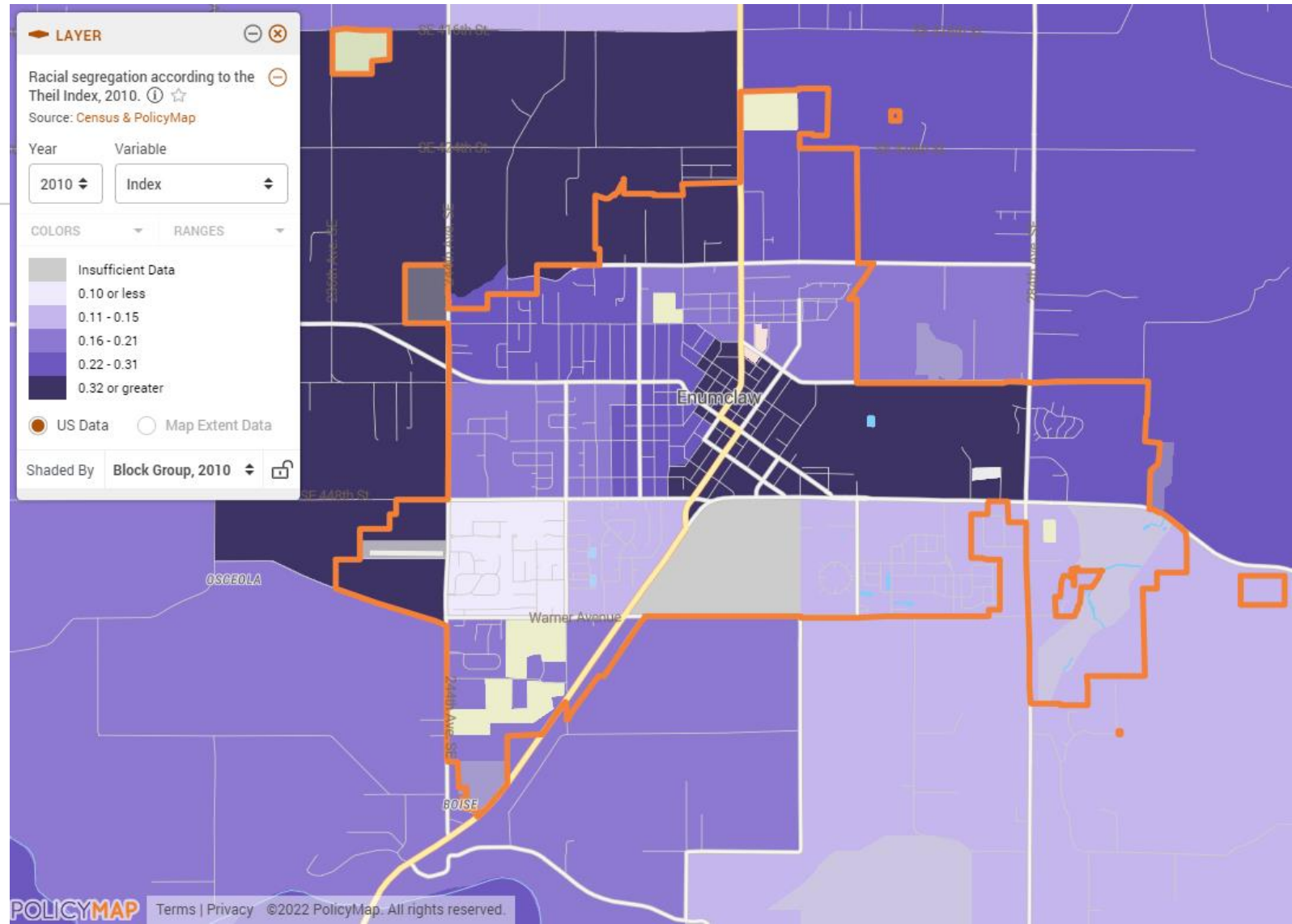
- **Over- or under-representation of a subgroup**
- Concentration of dispersion of affordable housing
- Segregation by neighborhood
- Ratio of jobs to workers (by race or wages/affordability)



Predominant race/ethnicity

Measures of Exclusion

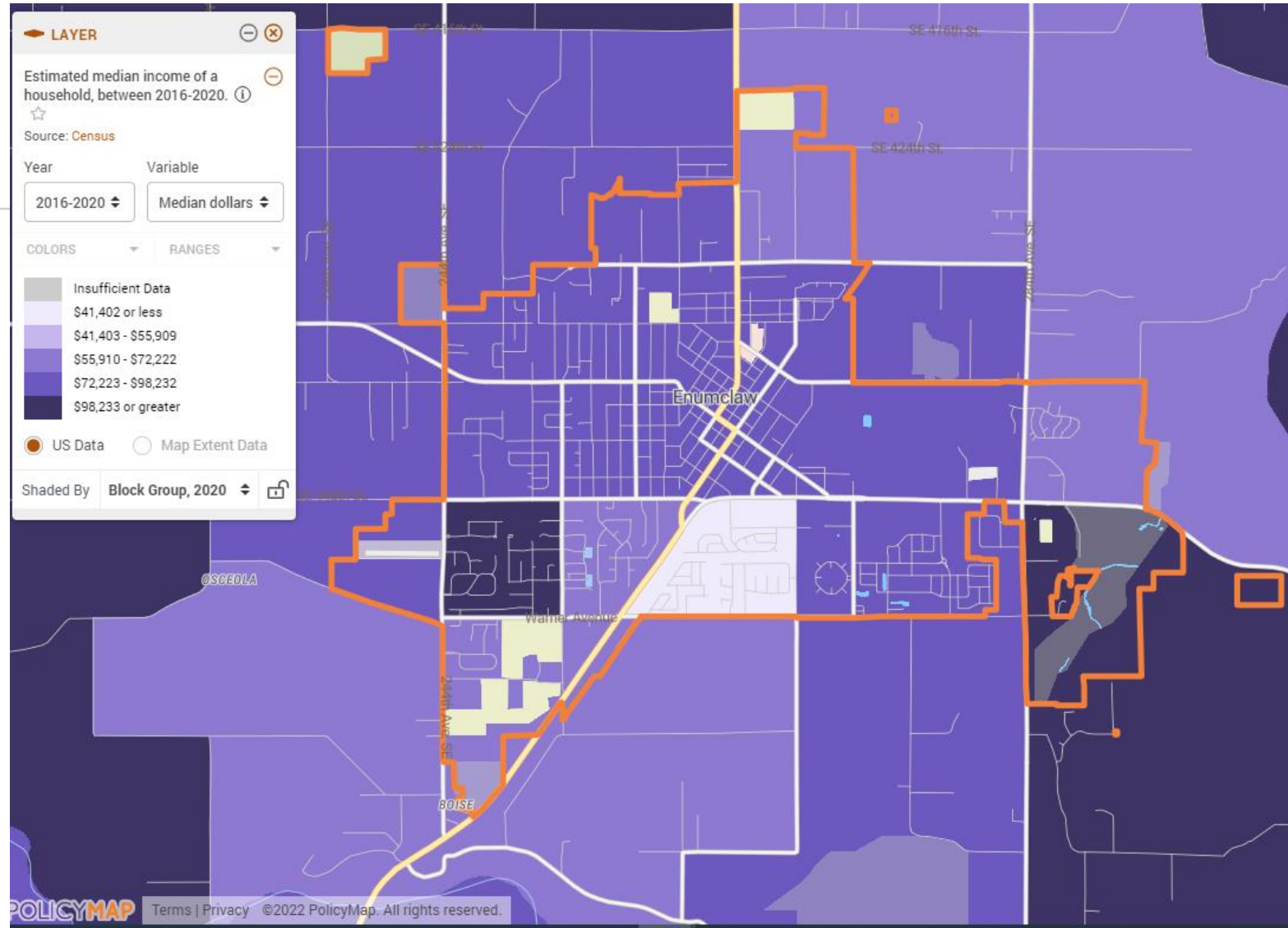
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Racial segregation according to the Theil Index, 2010.

Measures of Exclusion

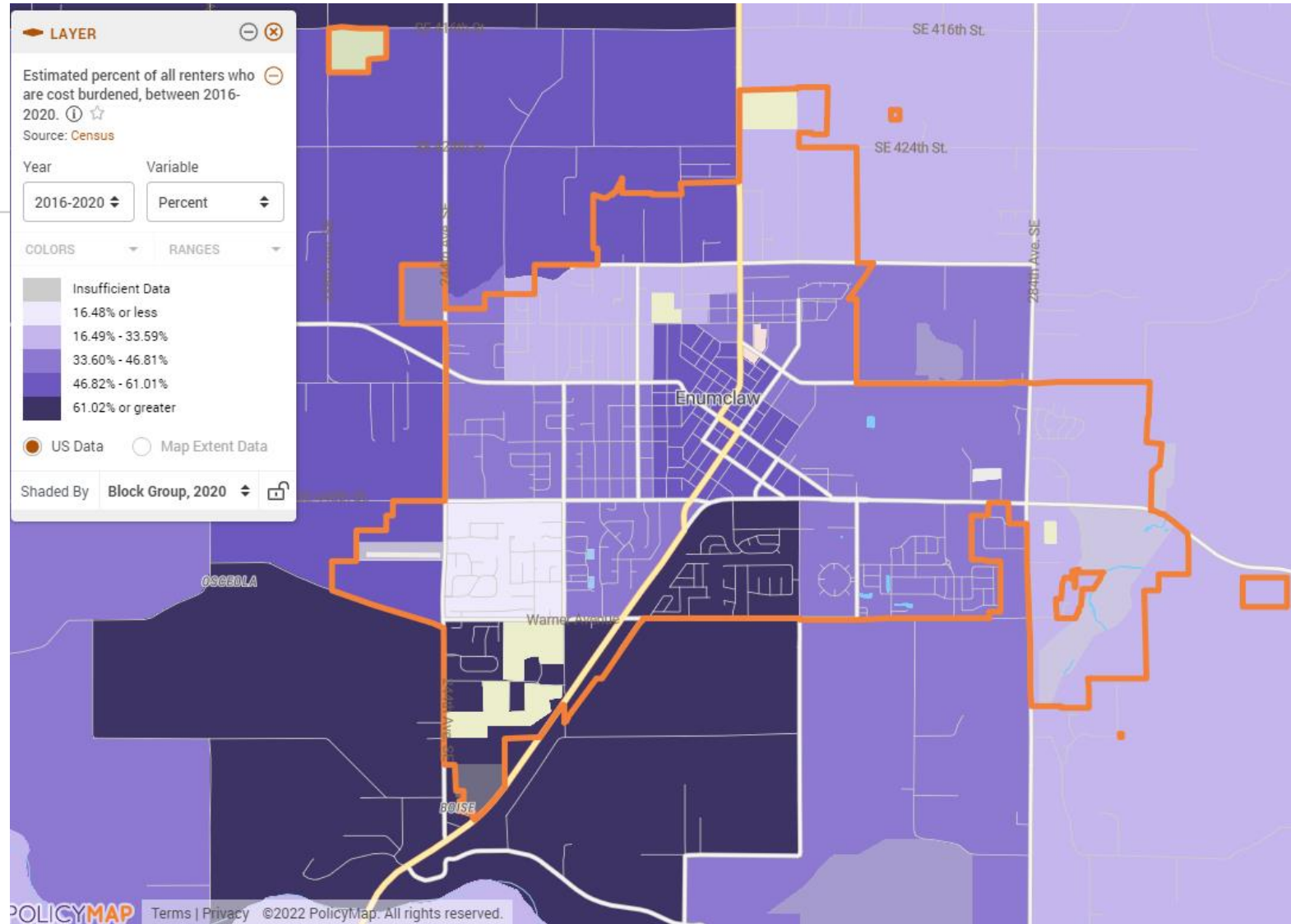
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Estimated median income

Measures of Exclusion

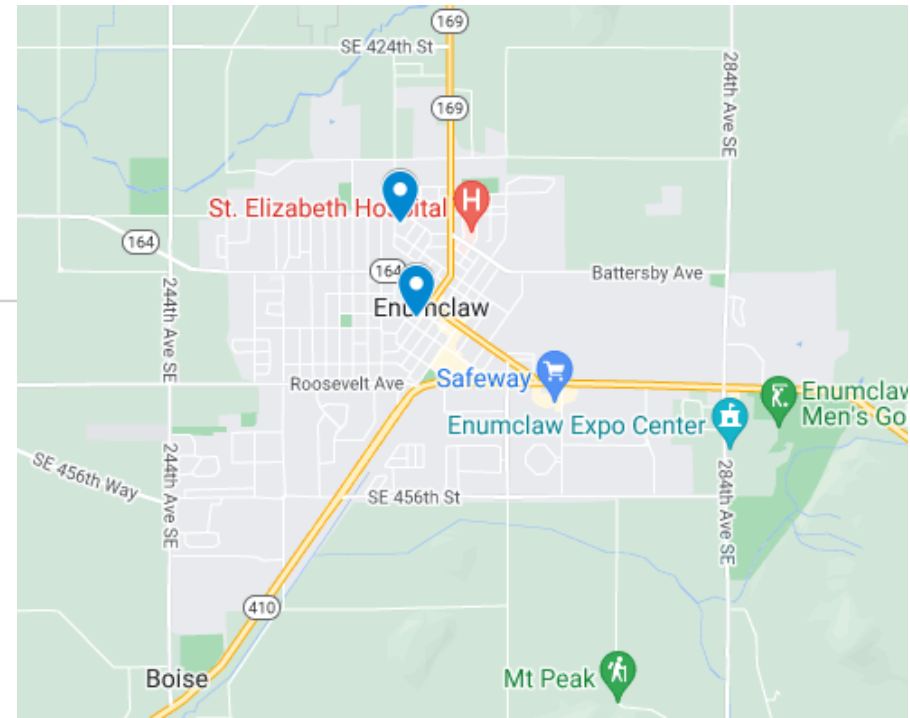
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Estimated renters who are cost burdened

Measures of Displacement

- **Foreclosures (here: properties subject to foreclosure)**
- **Evictions**
- Tenant relocation applications
- Expiring affordable housing covenants
- Condemnations
- Units lose to natural disaster or eminent domain
- Deterioration in housing quality



KING COUNTY EVICTION TRACKER

HOME > FOR THE PUBLIC > FREE LEGAL ASSISTANCE > HOUSING JUSTICE PROJECT > HJP-HEAT MAP

Demographic data by zip code from 2013-2017 5 year ACS Census Survey

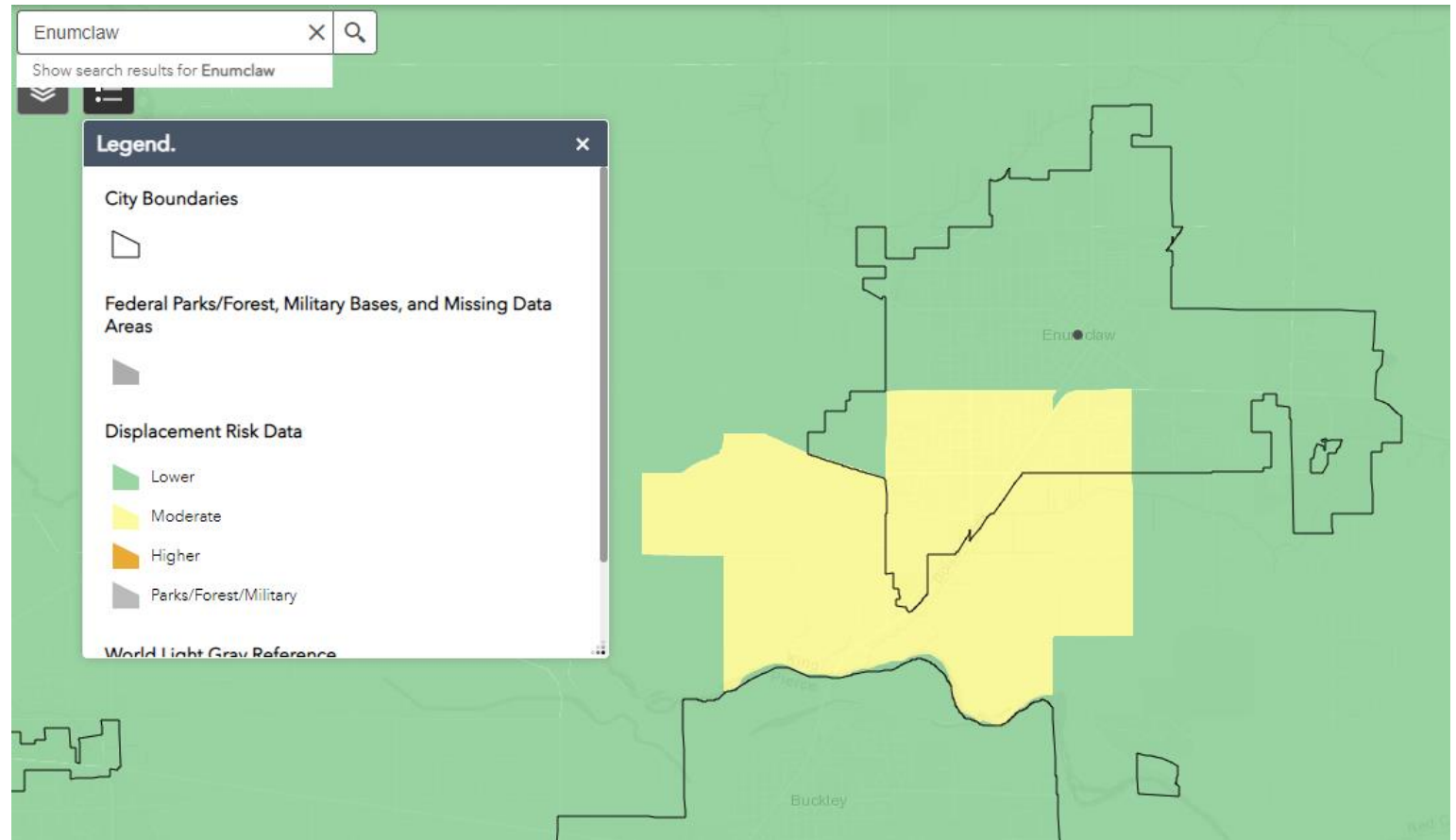
Eviction filing data compiled by the King County Bar Association for the Housing Justice Project

Income Demographics by Zip Code

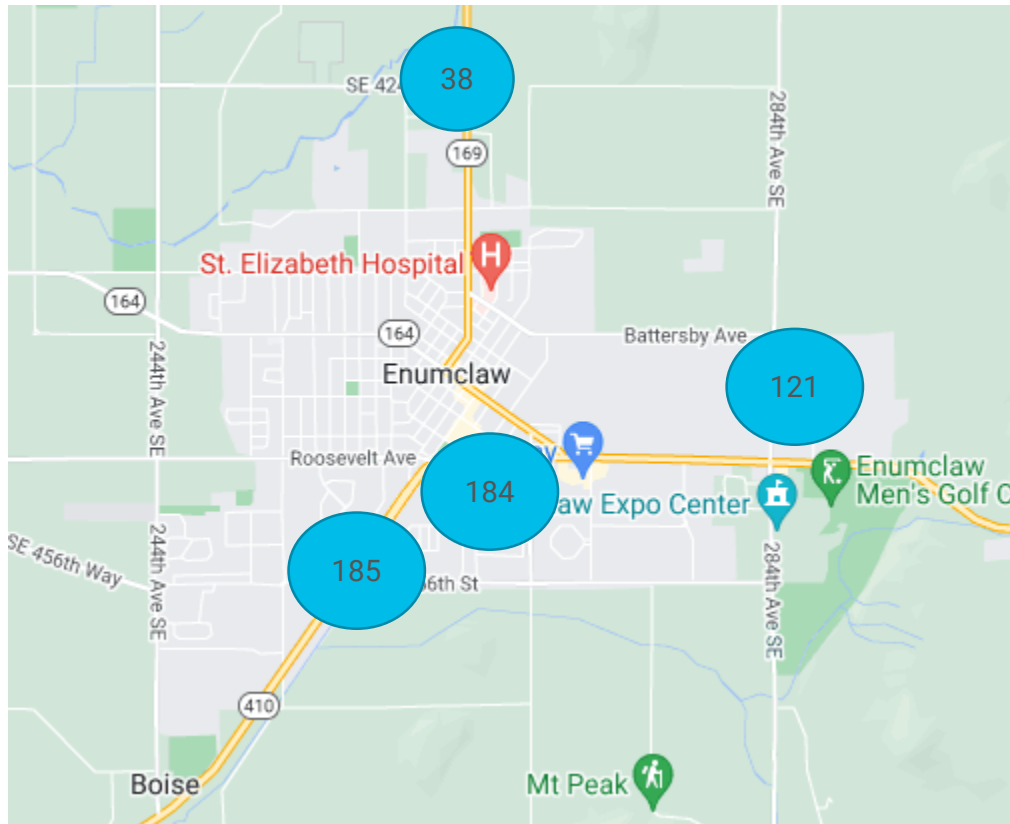
Zip Code	# of Filings	Population	Median Income	% Below Poverty Line	Population Below Poverty
98022	20	21,537	\$65,296	11.9%	2,566
Total	20	21,537		11.9%	2,566

Areas at Risk of Displacement

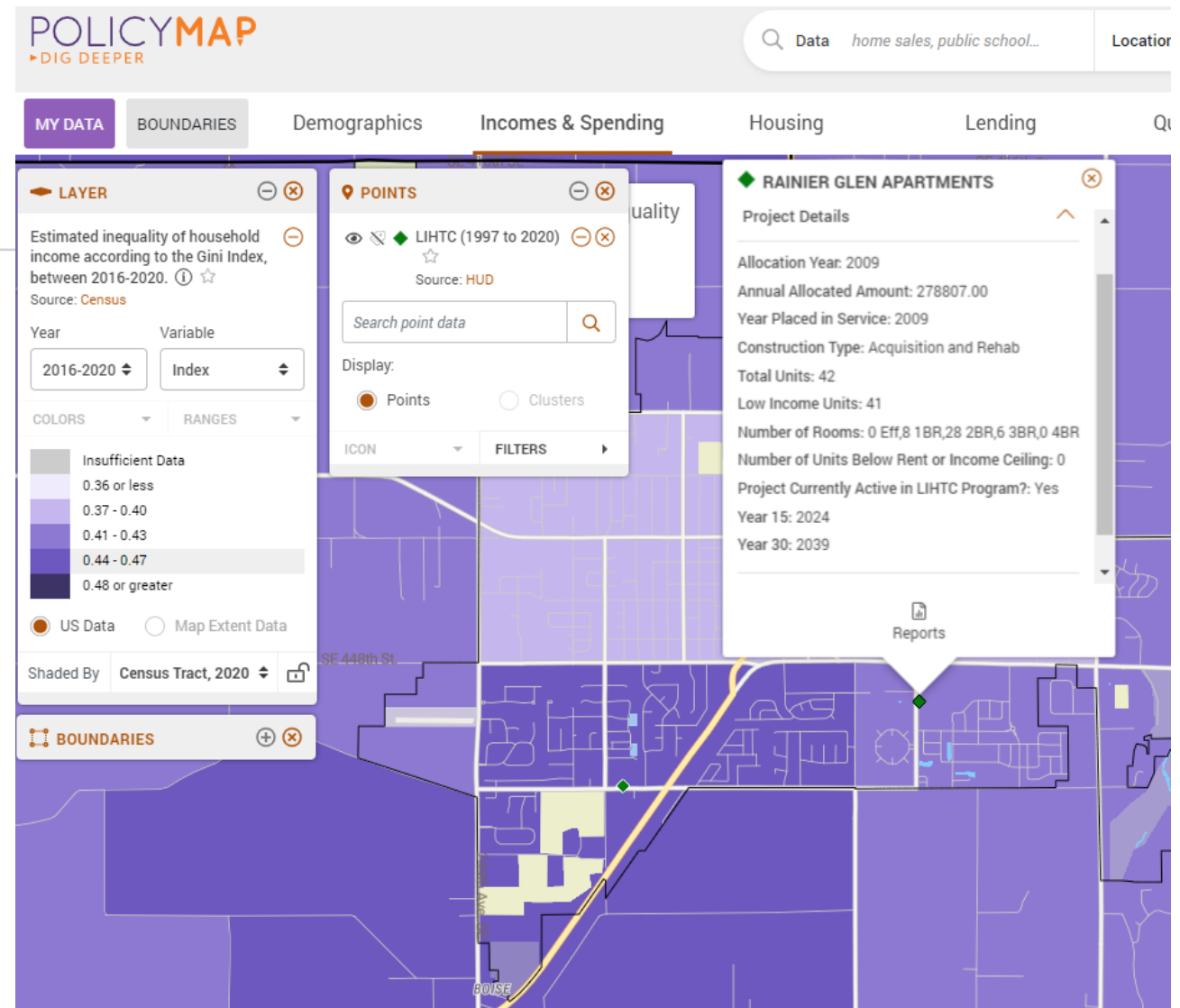
- Create your own analysis using:
 - Sociodemographic factors,
 - Market factors, and/or
 - Proximity to amenities
- Use PSRC's anti-displacement risk map



Location of existing affordable housing



Location of active and closed manufactured/mobile home communities (Source: Commerce)



Location of affordable housing and information on property (Source: PolicyMap)

Contracting Update



Contracting Update

With Commerce	With Jurisdiction		Fully Executed
Bothell	Bellevue	Shoreline	Burien
Edgewood	Enumclaw	Snoqualmie	Eatonville
Fife	Everett	SSHA3P	Ruston
Gig Harbor	Kenmore	Tacoma	Snohomish
Monroe	Lakewood	Tukwila	Seattle*
University Place	Newcastle		
Mill Creek	Redmond		
	Renton		

Commerce Technical Assistance



Middle Housing Team Technical Assistance Contacts

Dave Osaki	Shane Hope	Joe Tovar
Dave.Osaki@commerce.wa.gov	Shane.Hope@commerce.wa.gov	Joe.Tovar@commerce.wa.gov
Eatonville, Edgewood, Enumclaw, Fife, Gig Harbor, Milton, Redmond, Seattle, Shoreline, SSHA3P, University Place	Lakewood, Newcastle, Renton, Ruston, Tacoma, Tukwila	Bellevue, Bothell, Burien, Everett, Kenmore, Monroe, Snohomish, Snoqualmie, Mill Creek

Middle Housing/Equity Analysis Commerce Technical Assistance (if desired)

- Meet with City staff and consultant
- Review draft documents/deliverables
- Attend meetings, including planning commission and city council meetings
- Help draft staff reports
- Provide informational materials about middle housing
 - Examples of other jurisdictions' work
 - Photos and graphics that city staff may use
 - Other material that city staff may use/adapt
- Provide data assistance
- Design standards and sample development regulations cities may use or adapt

Breakout - Small Group Discussion

- Breakout with your assigned Middle Housing Contact
- Please select a note taker in your small group and discuss one or some of the following questions:
 - What Technical Assistance are you looking for?
 - What do you think will be challenging?
 - What materials do you need now?

Small Group Report Out

- What were the common takeaways from your discussion?
- Did any questions come up *in addition to these*:
 - What Technical Assistance are you looking for?
 - What do you think will be challenging?
 - What materials do you need now?

Resources and Housekeeping



Commerce Website - Published Resources

- [Draft Racially Disparate Impact \(RDI\) Guidance](#)
- [Sept 22, 2022 RDI Open House Video Recording](#)
- [Periodic Update Resources](#)
 - Frequently Asked Questions
 - GMA Update Schedule Map
 - General checklists (both city and county)
 - Checklist for Critical Areas

Upcoming Trainings

- **Upcoming RDI final draft Guidance Training Webinar - tentatively scheduled for November 29, 2022**
- [Sign up on the HB 1220 update page for updates and reminders](#)
- **Eastern Washington Planners Forum - Oct. 26th**
- [PSRC Passport to 2044 Series:](#)
 - Housing: Session 1 - RDI - October 26, 2022 10:00 a.m.–12:00 p.m.
 - Equity: Session 1 – Equity Resources for Local Plans & Equitable Community Engagement: November 8, 2022, 10:00 a.m.–12:00 p.m.
 - Coordination with Tribes: November 15, 2022, 10:00 a.m.–12:00 p.m.
 - Planning for Critical Areas: November 30, 2022, 10:00 a.m.–12:00 p.m.

Next Meeting and Topics

Let's pick our next meeting date.

What topic should we cover next?

Don't forget to start requesting technical assistance.



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Thank you