

# VISION 2050



## Equity Planning Guidance

Equity Advisory Committee | June 2, 2022



Puget Sound Regional Council

# Goals

- Verify what staff heard from EAC at May meeting
- Share a policy guidance example
- Brainstorm relevant resources and discuss potential focus areas beyond the comprehensive plan



# Planning & [In]equity

A history of exclusionary zoning, urban renewal, highway construction...



Image: Museum of History & Industry, Seattle

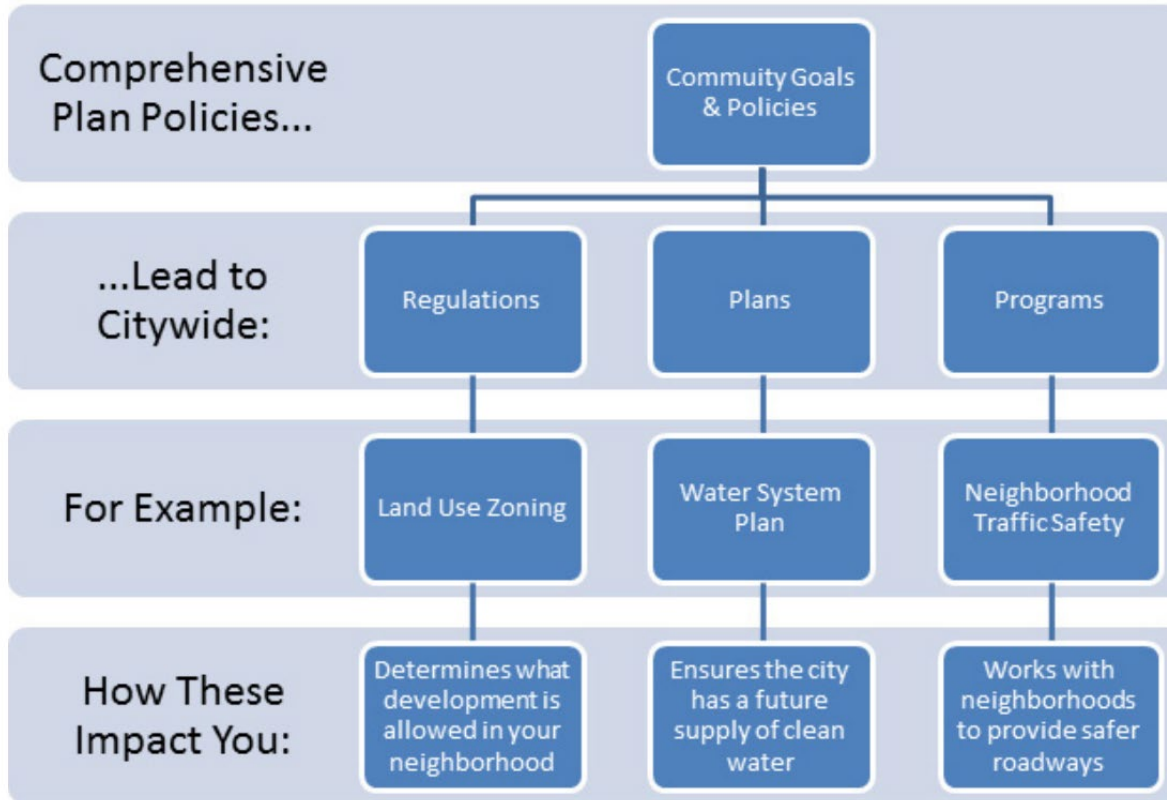


Image: State Historical Society of Missouri

...but planning also provides tools to expand opportunities, mobility, housing, parks + open space



# Impacts of Comprehensive Plan Policies



# Regional Equity Strategy

**Racial Equity Impact Assessment:** Equity assessment and understanding community impacts, opportunities and benefits

**Data:** Equity Tracker, Displacement Risk and Opportunity mapping

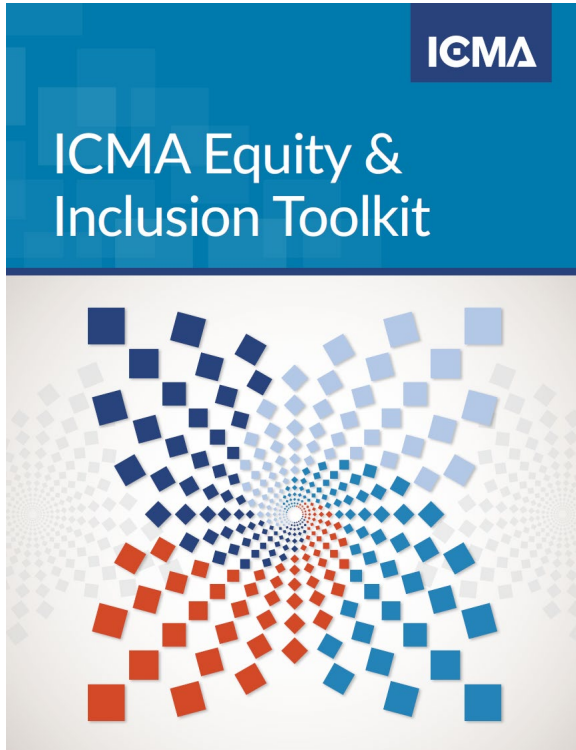
**Public Participation:** Equitable Engagement Guidance

**Equity Planning Guidance:** Policies to recognize and address barriers





# Existing Resources











**PolicyLink**

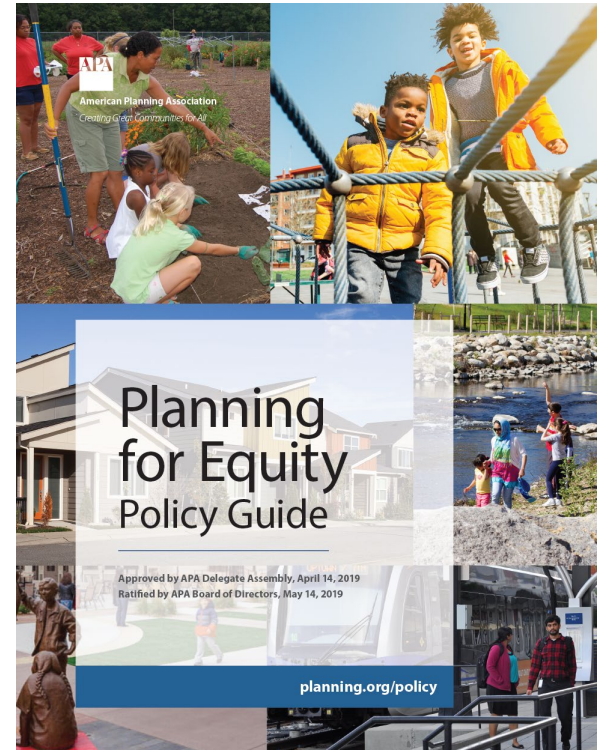
All Tools Affordable Housing Economic Opportunity Health Equity & Place Land Use & Environment

### Equity Tools

Equity Tools

#### Land Use and Environment

	<b>Brownfields</b> Encourages redevelopment of brownfields – abandoned, idled, or underutilized commercial or industrial sites. (Created July 2007)
	<b>Commercial Stabilization</b> Techniques employed by organizations to preserve cultural organizations and longstanding commercial enterprises that define the historic character of communities. (Created July 2002)
	<b>Community Mapping</b> Mapping can be used to advocate for community benefits, convey development opportunities, track vacant properties, and more. (Created April 2001)
	<b>Developers Exactions</b> Requires new commercial
	<b>Commercial Linkage Strategies</b> A range of programs and fees that tie economic development to the construction of affordable housing. (Created July 2002)
	<b>Community Land Trusts</b> This alternative property ownership model encourages permanent affordability and wealth-building. (Created June 2001)
	<b>Community Reinvestment Act</b> Congressional mandate that financial institutions help meet credit needs of the communities in which they operate. (Created November 2001)
	<b>Foreclosed Properties</b> Use this tool to steer neighborhoods

A collage of images showing community activities: people gardening, children on a playground, a modern house, a river scene, and a transit station. Overlaid on the collage is the text "Planning for Equity Policy Guide" and "planning.org/policy".

American Planning Association  
Creating Great Communities for All

## Planning for Equity Policy Guide

Approved by APA Delegate Assembly, April 14, 2019  
Ratified by APA Board of Directors, May 14, 2019

[planning.org/policy](http://planning.org/policy)



# Project Phases

**Phase 1:** Resources and sample policies organized by VISION 2050's main policy areas to support jurisdictions in this process.

These policy areas include: Regional Collaboration, Regional Growth Strategy, Environment, Climate Change, Development Patterns, Housing, Economy, Transportation, and Public Services

**Phase 2:** Identify other plans and planning processes in the region where equity could be better addressed or centered in the work



# May EAC Meeting Feedback

- Importance of community representation and hearing from people often excluded from the planning process
- Resources to make it straightforward to center equity in planning, and the value of best practices and case studies.
- Equity beyond comprehensive planning, including transit planning





# Needs Identified by Local Planners

“How should we practically implement equity/social justice into our comprehensive plan?”

“Examples of how equity has been or could be integrated into each element would be useful (including implementation strategies)”

“Provide specific guidance and training on how to incorporate the ideas and strategies within into the comprehensive plans”



# Planning Guidance by VISION Policy Area

## Regional Collaboration

- Prioritize access to opportunity to address past inequities

## Environment, Climate Change

- Prioritize reduction of impacts to vulnerable populations

## Growth + Development Patterns

- Inclusive engagement
- Health disparities

## Housing

- Residential displacement

## Economy

- Commercial displacement, barriers for economically disadvantaged communities

## Transportation

- Mobility choices, racial and social equity as a core objective

## Public Services

- Equitable access to services



# Planning Guidance - Content

## Policy by chapter - Equity-related items from the comp plan checklist

- Background
- Highlight external planning resources
- Provide examples (especially local ones) where available
- Relevant data resources



# Example: Residential Displacement

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

- Background
- Highlight external planning resources
- Provide examples (especially local ones) where available
- Relevant data resources



# Example: Residential Displacement

External Planning Resources:

- PSRC Housing Innovations Program: [Increase Neighborhood Stability by Mitigating Residential Displacement](#)
- [Local Housing Solutions](#)

The screenshot shows the homepage of the Local Housing Solutions website. At the top, there is a navigation bar with links for 'About', 'Contact', 'Sign Up for Updates', and 'My Account'. Below the navigation bar, a main banner features a photograph of a modern house with an American flag. The text on the banner reads: 'Local Housing Solutions is a one-stop resource for comprehensive, balanced, and equitable local housing strategies.' Below the banner, there are four circular icons with corresponding text: a video camera icon for 'Learn the Basics of Housing Affordability', a house icon for 'Build a Housing Strategy', a puzzle piece icon for 'Choose an Issue You Care About', and a document icon for 'Select a Policy You Want to Learn About'.

The infographic is titled 'Increase Neighborhood Stability by Mitigating Residential Displacement'. It features a photograph of a modern residential building. The main heading is 'Increase Neighborhood Stability by Mitigating Residential Displacement'. Below the heading, there is a section for 'Objective' which states: 'Create opportunities for residents to stay in their neighborhoods as housing markets change.' This is followed by a section titled 'WHAT IS DISPLACEMENT?' which explains that displacement occurs when housing or neighborhood conditions force residents to move. It also discusses gentrification as a process of changing the character of a neighborhood through the influx of more affluent residents and businesses. At the bottom, it notes that PSRC developed a displacement risk tool to identify areas at greater risk of residential displacement based on neighborhood conditions. To the right of the main text is a green sidebar titled 'RELATED TOOLS' which lists various resources such as 'Affordability covenants', 'Alternative homeownership models', 'Commercial linkage fees', 'Community engagement plans', 'Density bonuses', 'Direct household assistance', 'Foreclosure resources', 'Incentive zoning', 'Inclusionary zoning', 'Local housing fund', 'NETS', 'Micro units and SROs', 'Mixed use development', 'Mobile/manufactured homes', 'Multifamily development', 'Nontaxifit partnerships', 'Preservation and rehabilitation', 'TDR for affordable housing', 'Tenant protections', and 'Uplifts and rezones'.

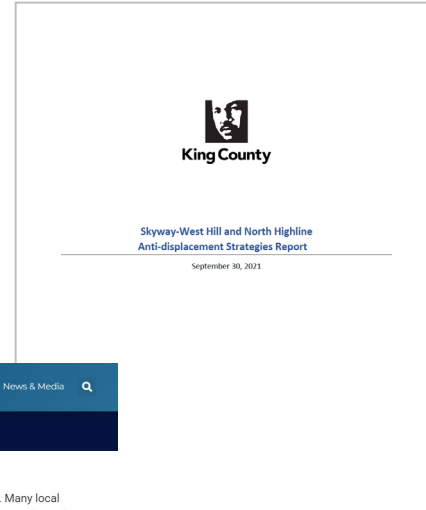




# Example: Residential Displacement

## External Planning Resources (cont.):

- [Urban Displacement Project](#)
- [All-In-Cities Policy Toolkit](#)
- [King County Anti-Displacement Strategies Report](#)



This is a screenshot of the "All-In Cities" website, an initiative of PolicyLink. The header includes navigation links for "About", "Where We Work", "Toolkit", "News and Resources", and "Become All-In". A search bar is also present. Below the header, a paragraph states: "Housing is theynchpin for opportunity: the location and quality of the home you can afford not only affects your living space and household budget—it determines the quality of your schools, the length of your commute, and more. All-in cities work to expand housing opportunity and prevent displacement of low-income communities of color." Under the heading "Key strategies", there are three boxes: "Increase Affordability" (Expand and preserve affordability through zoning, incentives, and development), "Opportunity Housing" (Ensure public policies and investments foster healthy, economically-integrated neighborhoods), and "Protect Tenants" (Secure vulnerable renters and prevent displacement through services, legal protections, and rent stabilization policies). Under "Policy tools", there are six boxes: "Community land trusts", "Just cause", "Housing trust funds", "Legal assistance to prevent evictions", "Inclusionary zoning", and "Tenant/community opportunity to purchase". A red button labeled "VIEW ALL TOOLS" is at the bottom.

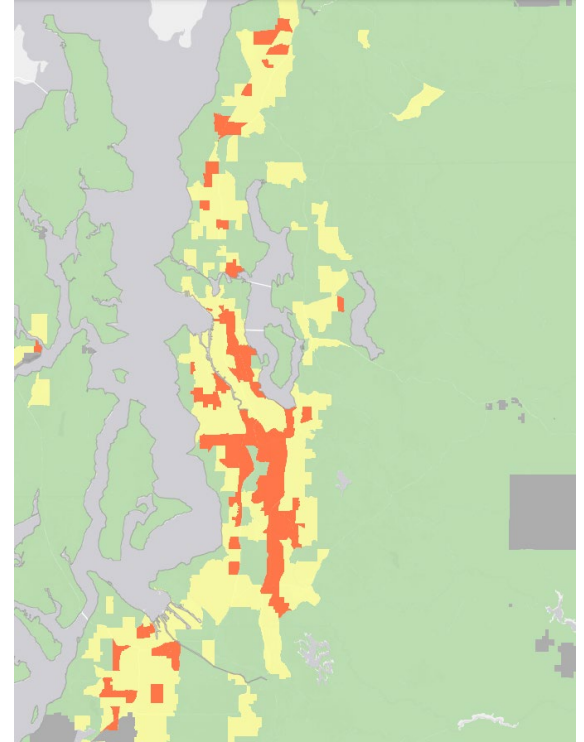
This is a screenshot of the "Urban Displacement Project" website. The header includes navigation links for "About", "Research", "Blog", and "News &amp; Media". Below the header, the text "Research: Policy" is displayed. A paragraph states: "Anti-displacement policies can mitigate the impacts of investment and disinvestment on communities. Many local governments have innovated approaches to keep residents and businesses in place. This research area profiles and evaluates these policies and programs from around the world." Below this, a "Filter by:" section has three buttons: "Reports", "Policy Tools Maps", and "Sensitive Communities". Three map thumbnails are shown: "Housing Market Interventions and Residential Mobility in the San Francisco Bay Area", "Sensitive Communities", and "LA - Policy Map".



# Example: Residential Displacement

## Data Resources:

- PSRC Displacement Risk mapping
- Commerce Displacement Risk methodology (forthcoming)
- Community focus groups + discussion



# Project Phases

**Phase 1:** Resources and sample policies organized by VISION 2050's main policy areas to support jurisdictions in this process.

These policy areas include: Regional Collaboration, Regional Growth Strategy, Environment, Climate Change, Development Patterns, Housing, Economy, Transportation, and Public Services

**Phase 2:** Identify other plans and planning processes in the region where equity could be better addressed or centered in the work



# Questions

- Do you know of existing resources or examples we should explore?
- Thinking about how you live, work, and get around in your community, do you see any examples of inequity that could be addressed through planning?
- Do you have any additional feedback on this suggested approach to the Equity Planning Guidance?



# Next Steps

## Phase I: Comprehensive Planning Guidance

- Develop draft materials + share with committee
- Fall 2022 publication
- Passport to 2044 webinar series

## Phase II: Additional Planning Resources

- Identify focus areas and timeline for additional guidance





# Thank You

Liz Underwood-Bultmann, AICP  
Principal Planner  
[LUnderwood-Bultmann@psrc.org](mailto:LUnderwood-Bultmann@psrc.org)

Erin Hogan  
Associate Planner  
[EHogan@psrc.org](mailto:EHogan@psrc.org)

