



SSHAP Middle Housing Grant
Racial Equity Analysis & Suitability Assessment

PSRC Growth Management Policy Board | July 6, 2023

PHOTO OF DUPLEX FROM SIGHTLINE





WELCOME / Agenda

- Racial Equity Analysis
- Suitability Assessment
- Q&A

Racial Equity Analysis





RACIAL EQUITY ANALYSIS / Overview

Washington's Growth Management Act and HB 1220 Update

- Identify policies/regulations that result in racially disparate impacts, displacement, and exclusion in housing

SSHA³P Middle Housing Grant

- Includes a requirement to conduct a racial equity analysis and establish anti-displacement policies

Racial Equity Analysis Focus Areas

1. Housing exclusion and segregation
2. Racially disparate impacts in housing
3. Displacement Risk

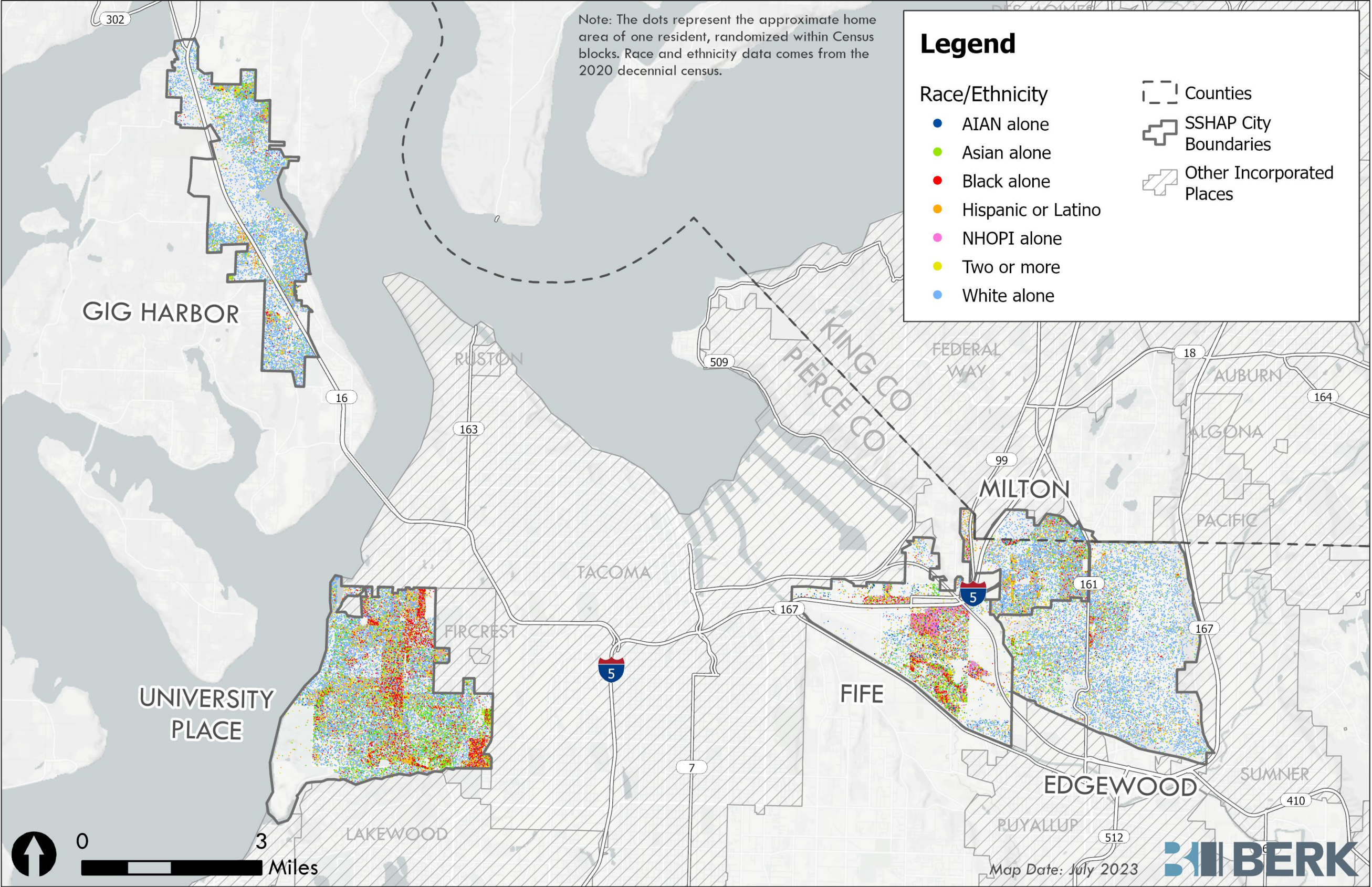


RACIAL EQUITY ANALYSIS / Evaluation Metrics

1. A **comparison of the racial profiles** of the jurisdictions and the county
2. A **location quotient** of the representativeness of areas within the cities
3. A **dissimilarity index** that compares the relative isolation or integration of each racial or ethnic group
4. A **housing affordability analysis** that looks at shortage and change in affordable units over time
5. An analysis of **redevelopment** potential at the parcel level
6. A **displacement risk** analysis at the Census tract level

RACIAL EQUITY ANALYSIS / Housing Exclusion and Segregation

Geographic distribution of population – by race and ethnicity – reveals patterns of concentration and highlight areas for further exploration

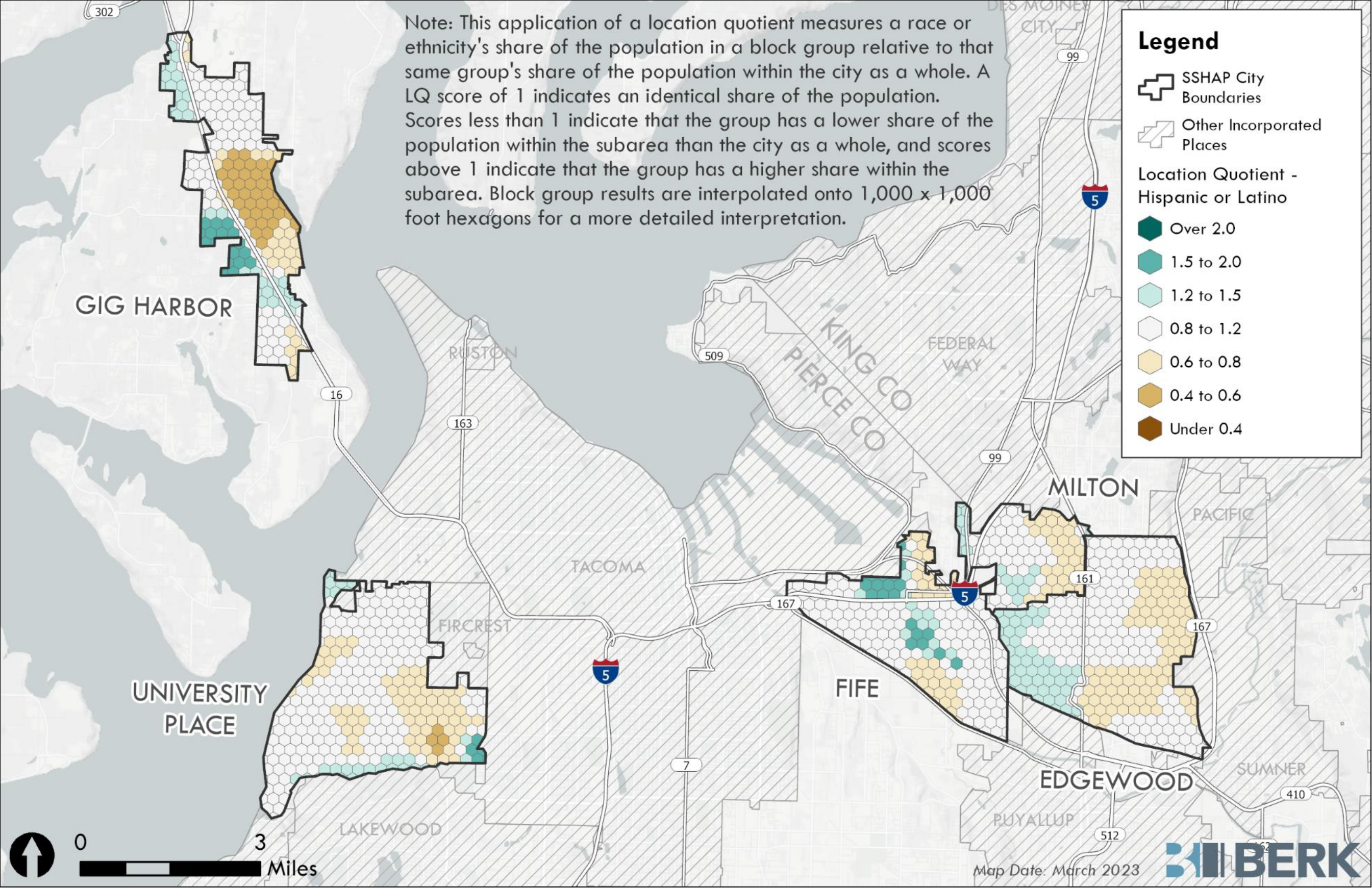


Dot Density Map of Population by Race and Ethnicity (2020)

RACIAL EQUITY ANALYSIS / Housing Exclusion and Segregation

Location quotient is a method to show the concentration of communities in relatively small areas (e.g., a Census block group) compared to a larger area.

It can help identify areas of potential segregation or exclusion

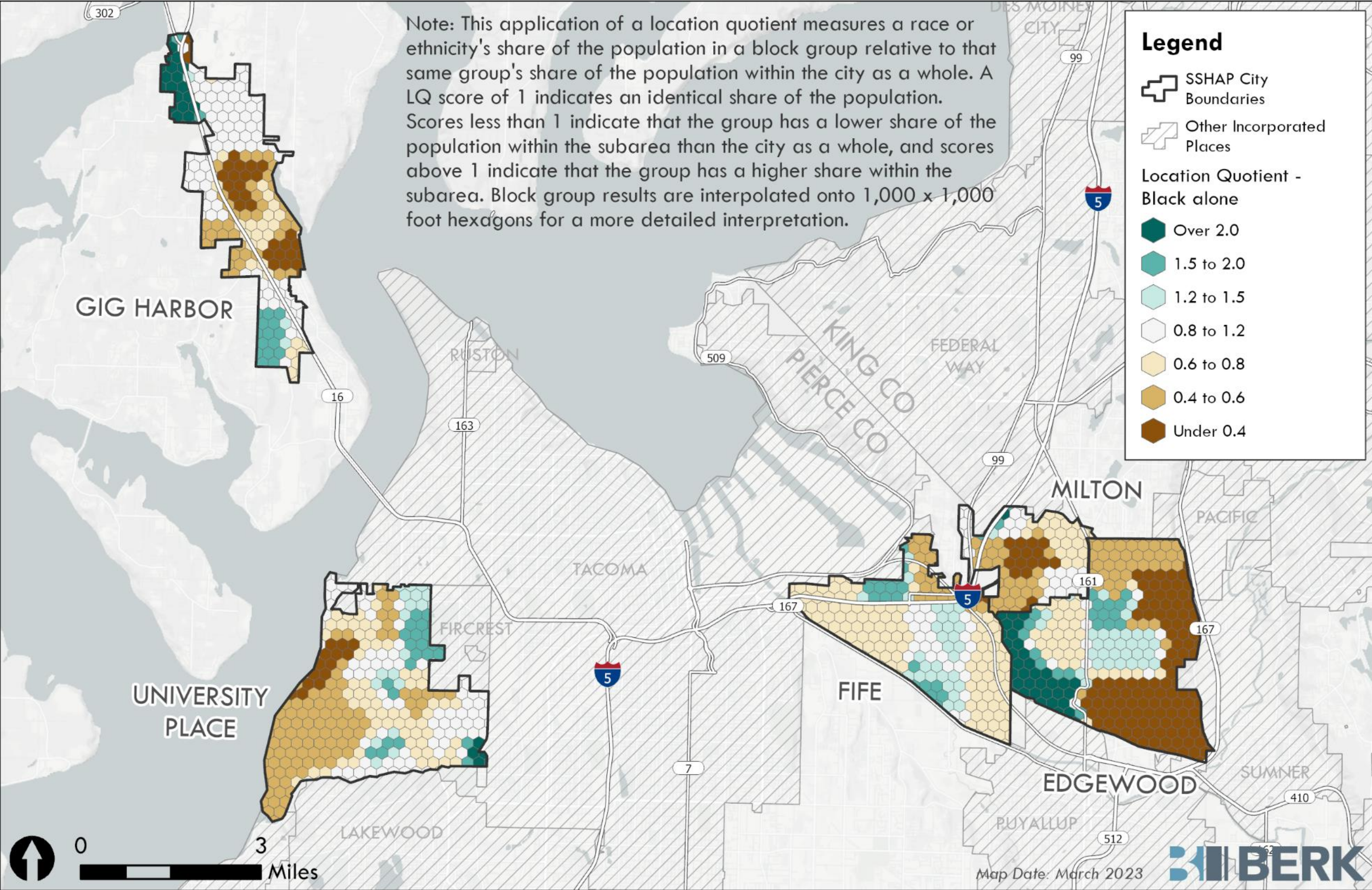


Location Quotient for Hispanic or Latino residents

RACIAL EQUITY ANALYSIS / Housing Exclusion and Segregation

Location quotient is a method to show the concentration of communities in relatively small areas (e.g., a Census block group) compared to a larger area.

It can help identify areas of potential segregation or exclusion

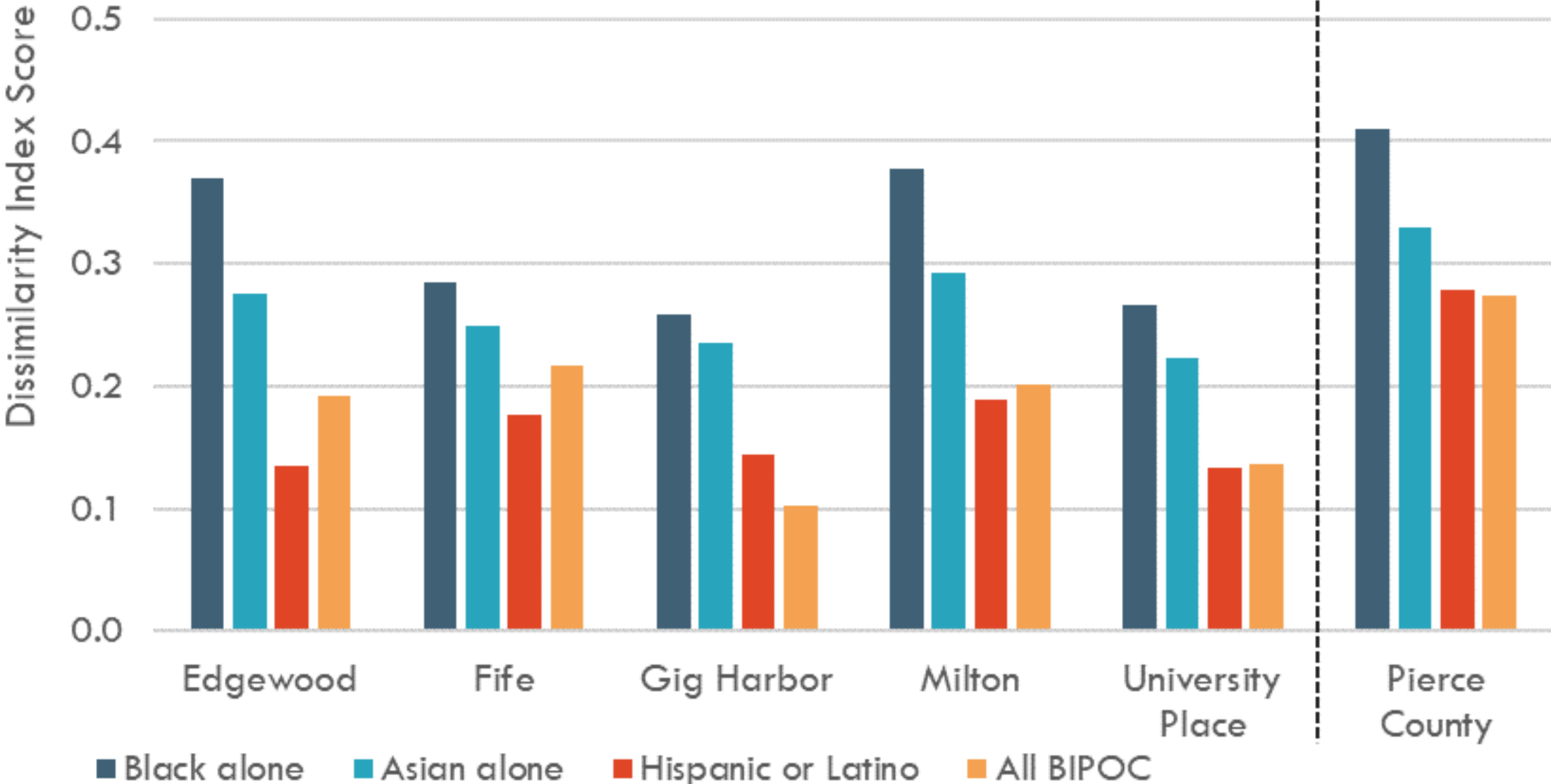


Location Quotient for Black residents

RACIAL EQUITY ANALYSIS / Housing Exclusion and Segregation

A **Dissimilarity Index** is a method for measuring segregation. As applied here, it compares each non-White race and ethnicity to the White alone population in each city.

Dissimilarity Index for SSHAP Cities and Pierce County as a Whole

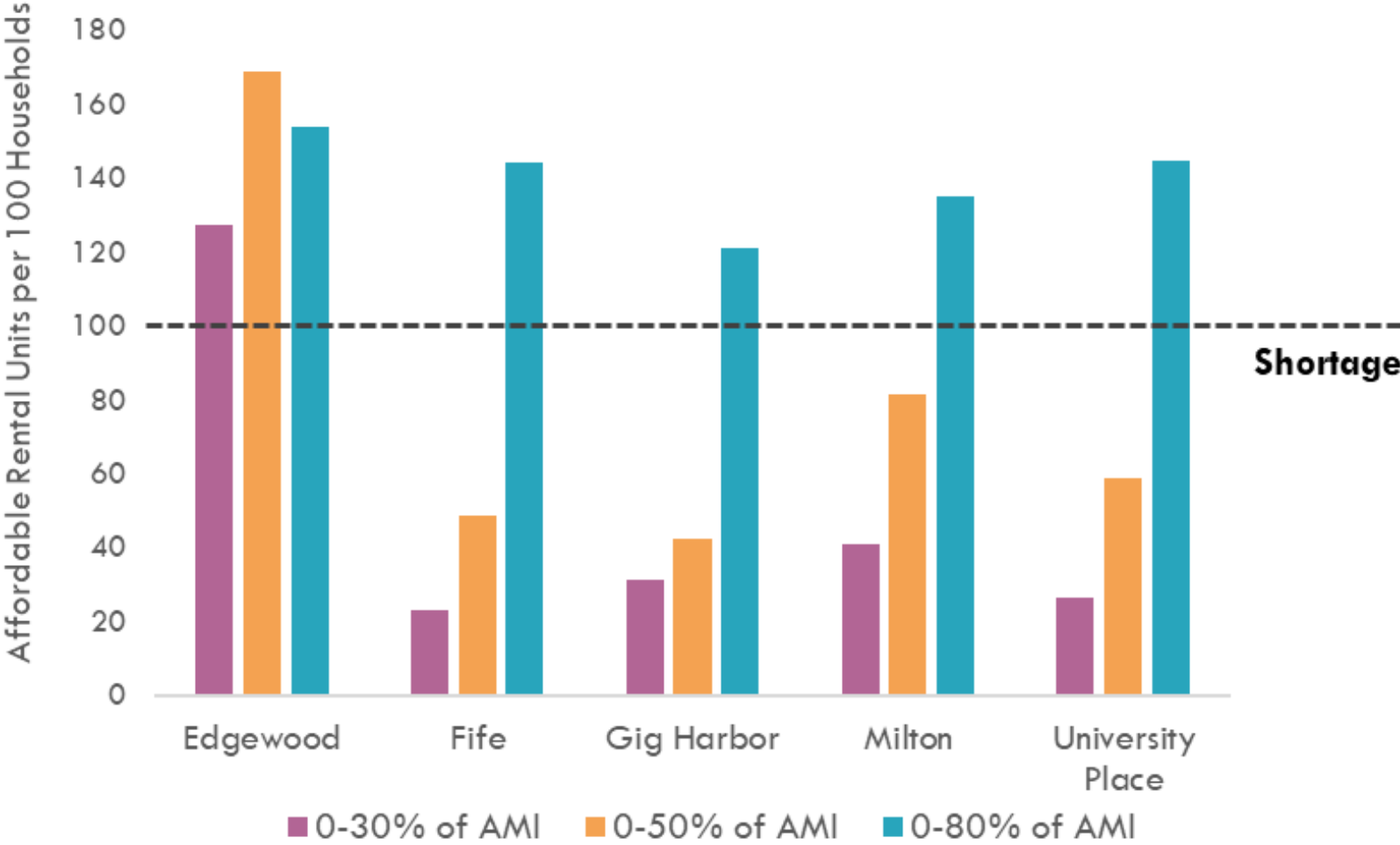


RACIAL EQUITY ANALYSIS / Displacement Risk

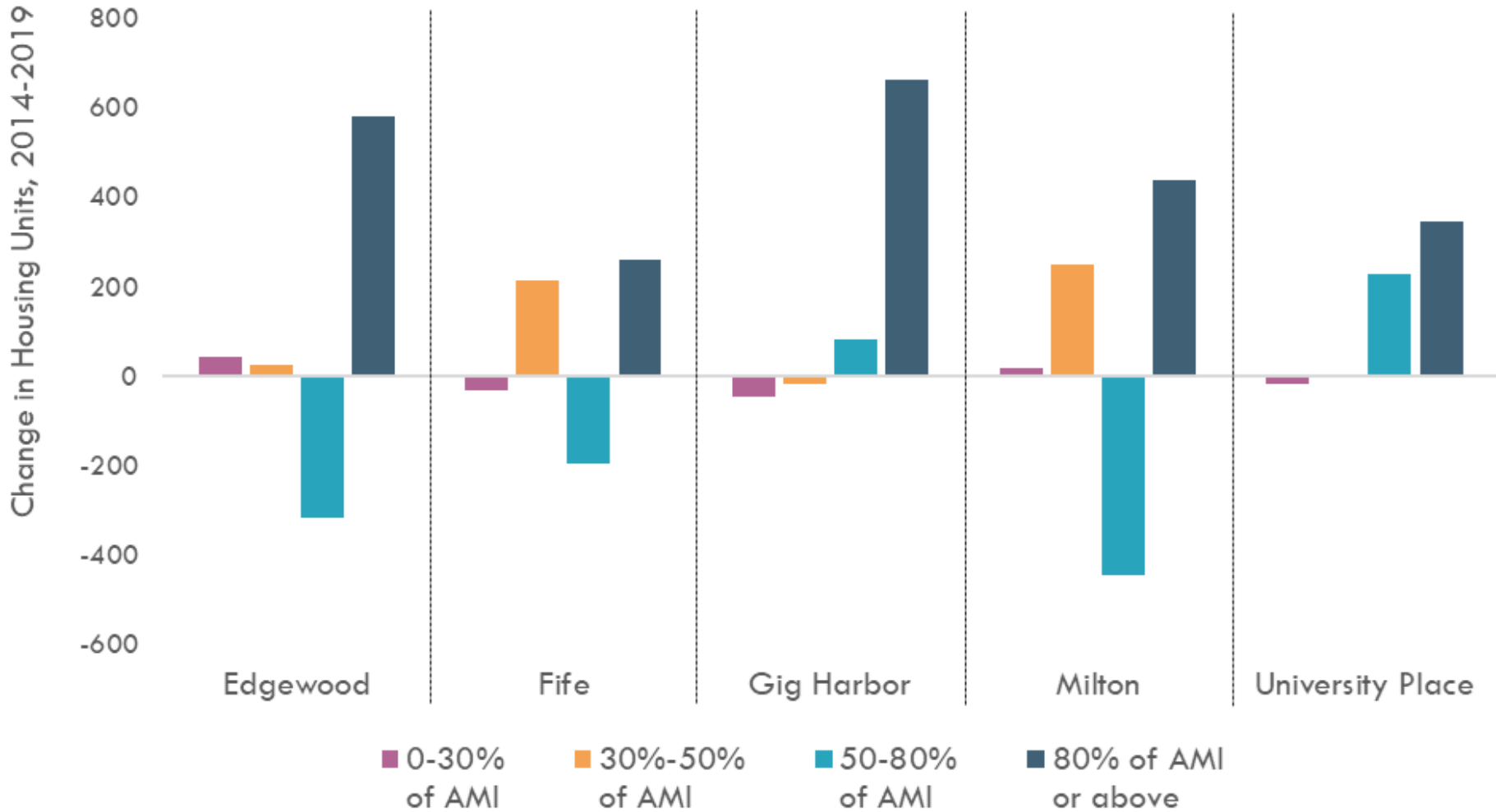
A loss or shortage of affordable housing can contribute to displacement risk for certain communities

Several SSHAP cities have experienced shifts in the relative affordability of their housing stock.

Affordable Rental Units per 100 Households (at same income level)

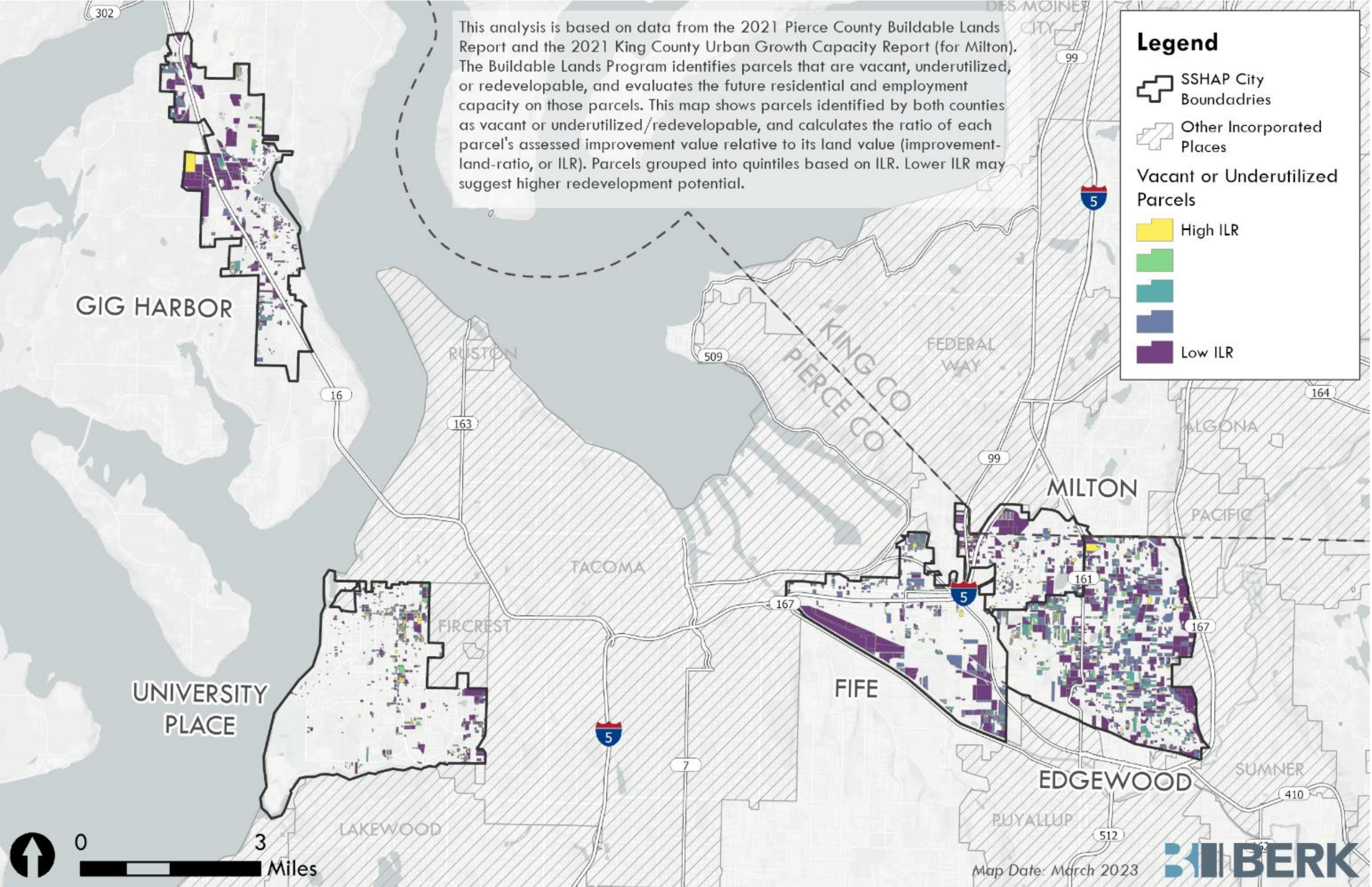


Change in Housing Units by Affordability Level, 2014-2019



RACIAL EQUITY ANALYSIS / Displacement Risk

Improvement-to-Land Value Scores for Vacant and Underutilized Parcels



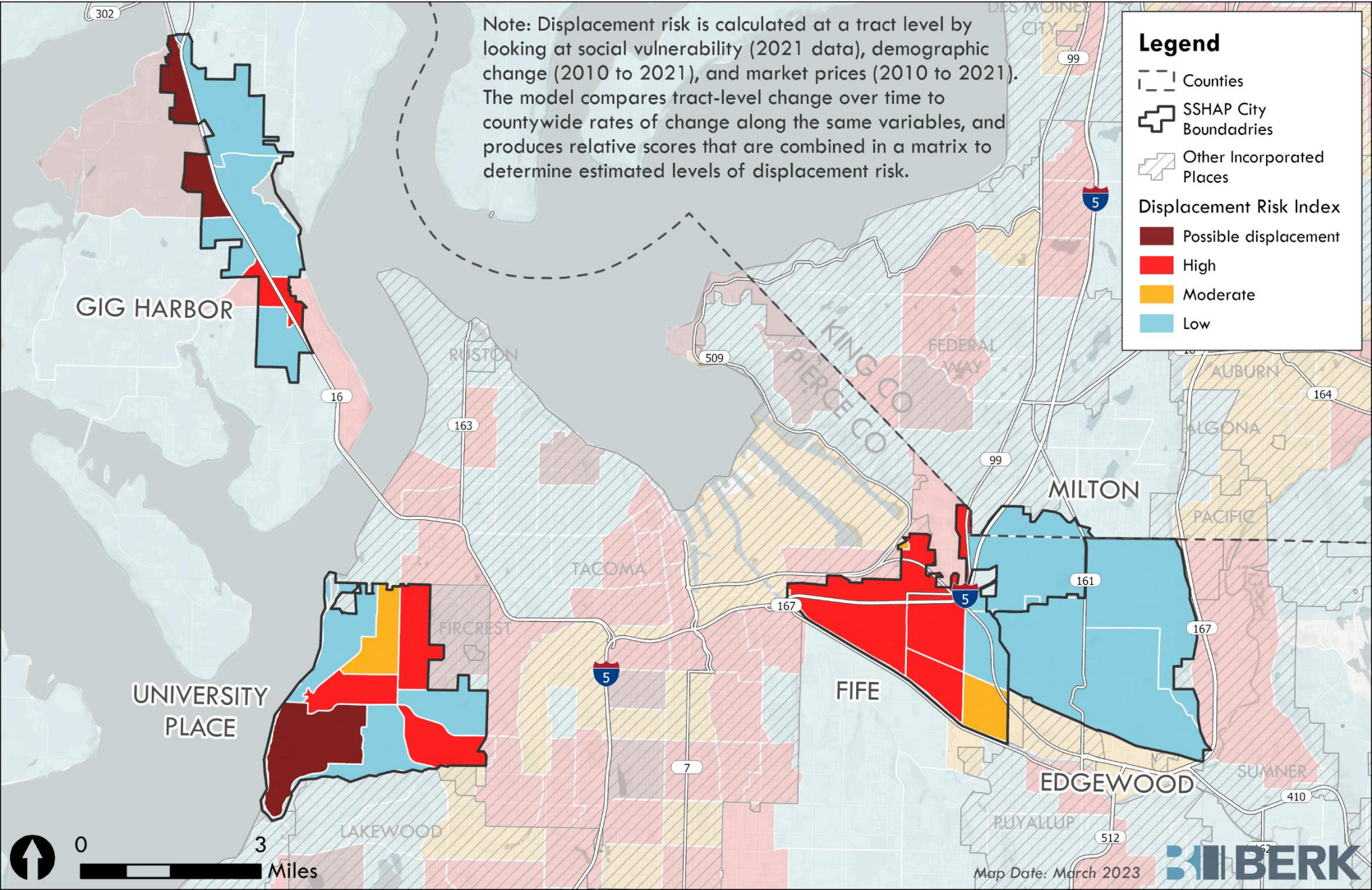
The **Buildable Lands Program** under the GMA evaluates growth capacity under existing conditions (vacant, partially utilized, and underutilized parcels).

An improvement-to-land value analysis is one method to identify redevelopment potential among parcels identified through buildable lands

RACIAL EQUITY ANALYSIS / Displacement Risk

Social vulnerability, demographic change, and market trends all contribute to displacement risk. This index quantifies and combines these risk factors in a matrix format to estimate overall risk at the tract level.

Displacement Risk Index at the Census Tract Level



Social Vulnerability	Demographic Change	Market Prices	Displacement Risk
Yes	Gentrification	Appreciated	Possible Displacement
		Accelerating	High
		Stable	High
	No	Appreciated	Moderate
		Accelerating	High
		Stable	Moderate
No	Disinvestment	Appreciated	Low
		Accelerating	Moderate
		Stable	Low
	Gentrification	Appreciated	Possible Displacement
		Accelerating	High
		Stable	Low
No	Appreciated	Low	
	Accelerating	Low	
	Stable	Low	
Disinvestment	Appreciated	Low	
	Accelerating	Low	
	Stable	Low	

Several disparate impacts emerged from our analysis:

1. Areas of **moderate** and **high displacement risk** often overlap with areas that have larger concentrations of BIPOC communities.
2. There is often a **disparity in homeownership** between White households and households with people of color
3. BIPOC households are **more likely to be housing cost-burdened** than White households
4. Black residents are experiencing a **relatively high level of segregation**, compared to other communities in each city
5. There are several pockets of **potential exclusion** of Asian and Black residents in several cities

Suitability Assessment





SUITABILITY ASSESSMENT / Overview

Suitability Assessment Focus Areas

1. Evaluate suitability of residential lands for additional middle housing development.
2. Identify barriers to middle housing development and recommend actions to address them.
3. Identify a minimum 30% of each city's single-family land supply where rezoning can promote development of middle housing types, as required by the Middle Housing Grant.

SUITABILITY ASSESSMENT / Approach

How did we evaluate suitability?

Two-layer approach:

- Site Characteristics and Location
- Land Use and Regulatory Conditions

Why this approach?

- Distinguish between “fixed” site characteristics and changeable regulations/policies.
- Inform prioritization of implementation strategies.

Topics Considered

Site Characteristics and Location	Land Use/Regulatory Conditions
<ul style="list-style-type: none">▪ Environmental conditions.▪ Presence of natural hazards.▪ Existing public services and infrastructure.▪ Access to significant public assets or amenities.	<ul style="list-style-type: none">▪ Types of residential uses allowed.▪ Achieved residential densities and prevailing housing types.▪ Zoning and development standards.



Limited Influence

Conditions are difficult and/or expensive to change.



Opportunities

Regulatory conditions are not fixed.

SUITABILITY ASSESSMENT / Approach

Modeling Process

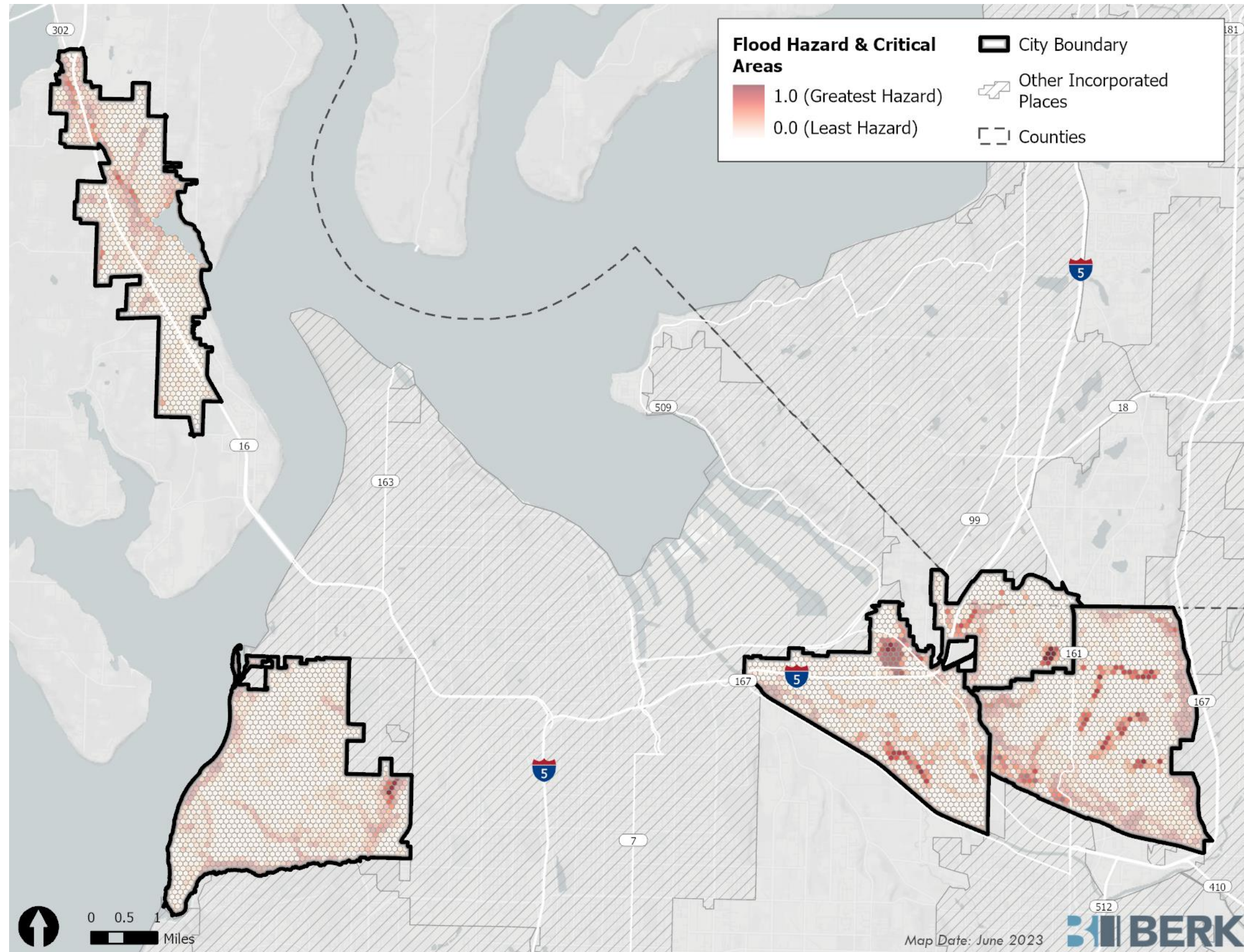
- Identify and apply specific suitability criteria.
- Apply weighting/ranking of criteria – what factors are most important?
- Normalize individual dataset and combine by area to calculate suitability scores for Site Suitability and Land Use.

Model Output Analysis

- Prioritize locations for zoning/regulation changes based on suitability scores.
- Tailor implementation strategies based on combined scores.

		Land Use Suitability	
		Low	High
Site Suitability	High	High Priority Opportunities for rezones and development code changes.	Medium Priority Opportunities for regulation/policy refinement or process improvements.
	Low	Deprioritize Significant barriers, hazards, or capital costs.	Low Priority Significant barriers or costs likely.

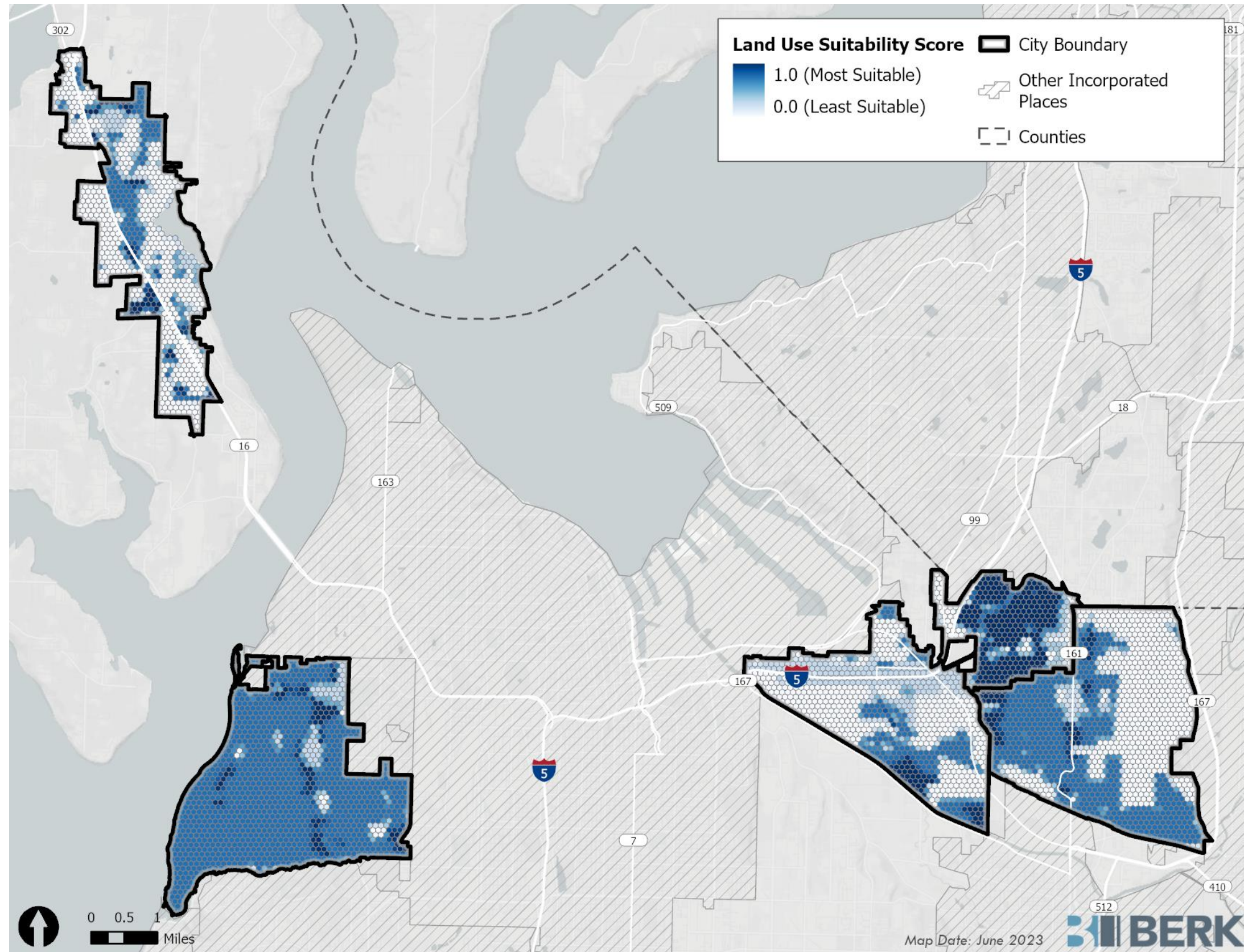
SUITABILITY ASSESSMENT / Output



Criteria Evaluation

- Mapping of scoring output for each of the established criteria.
- Score values are set to a standard scale (0.0 – 1.0) and normalized by jurisdiction.

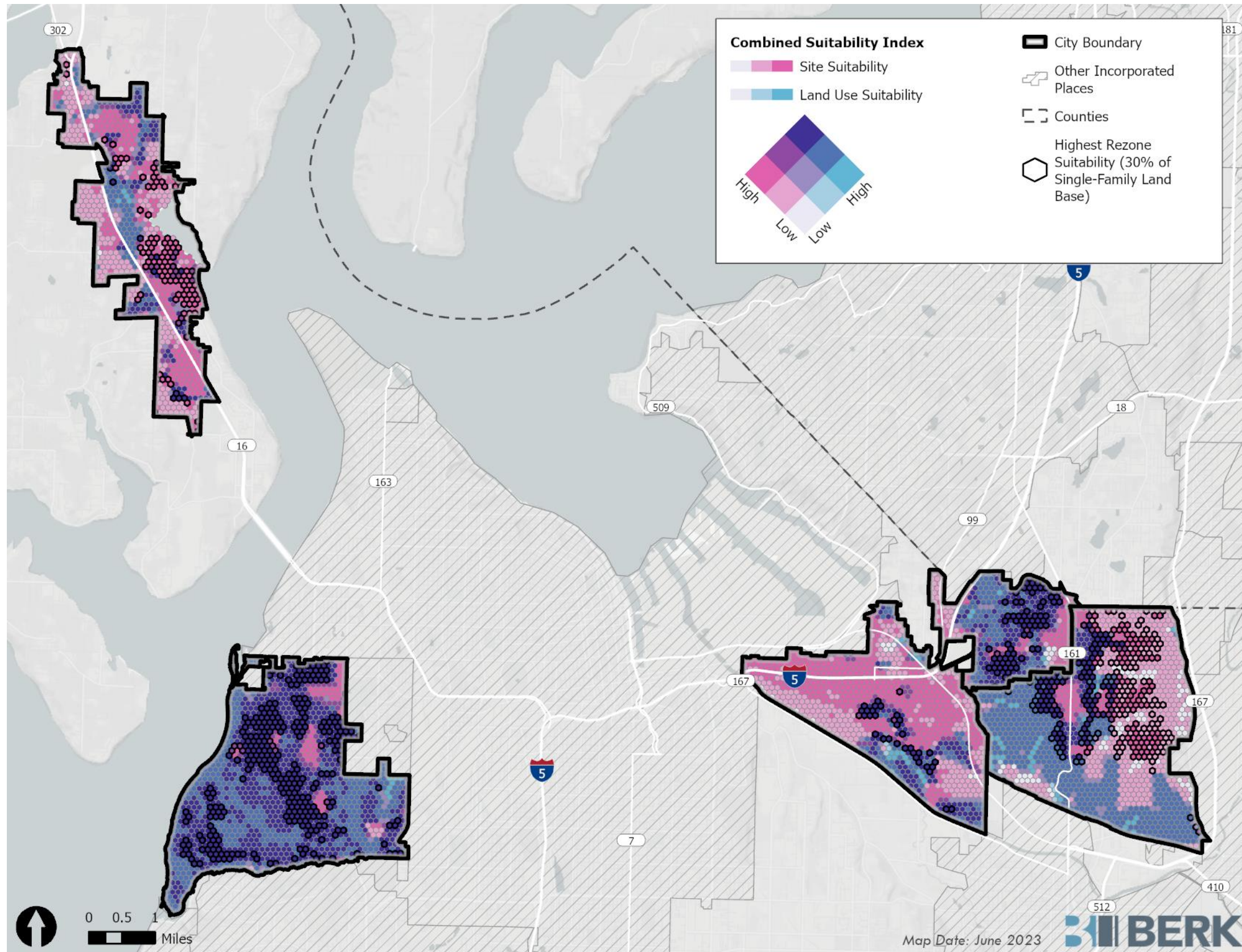
SUITABILITY ASSESSMENT / Output



Suitability Index – Land Use

- Individual criteria scores were combined and re-normalized to generate associated suitability indices.
- This example shows the Land Use Suitability Index, based on how local zoning regulations address middle housing types (permitted, prohibited, restricted, etc.).

SUITABILITY ASSESSMENT / Output



Composite Suitability Index

- Combines the Site Suitability and Land Use Suitability Indices.
- Highlights:
 - High site and land use suitability (dark purple)
 - High site suitability/Low land use suitability (bright pink)
 - Low site suitability/High land use suitability (bright blue)
 - Low site and land use suitability (white)



SUITABILITY ASSESSMENT / Findings

Suitability Assessment Key Findings

1. Each community's story is different – local regulations and planning context have a big impact on what is considered “suitable.”
2. Theoretical suitability and feasibility are not always aligned. Private property constraints (HOA's/covenants) and development code requirements can create challenges even where middle housing types are permitted.
3. Re-zoning is not the only solution to promote middle housing. More granular development code amendments can reduce barriers to middle housing types in areas not exclusively zoned for single-family.



THANK YOU

Q&A