



Racially Disparate Impacts Report

Prepared by Nick Moore, Town Planner

Prepared for Eatonville Town Council and;

Eatonville Planning Commission and;

Washington State Department of Commerce

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EXHIBIT LIST

1. Racial Equity Analysis
2. Menu of Policy Suggestions to Reduce Racially Disparate Impacts
3. Public Engagement Summary

BACKGROUND

In 2021 the State of Washington Legislature passed, and the Governor signed into law, House Bill 1220 amending certain Growth Management Act (“GMA”) housing provisions, including Housing Element requirements.

Included in the HB 1220 amendments were:

- The GMA Housing goal (RCW 36.70A.020 (4)) was amended to be more affirmative, striking the work “Encourage” and replacing it with “Plan for and accommodate...” as follows,

“(4) Housing. Encourage the availability of Plan for and accommodate housing affordable housing to all economic segments of the population of this state, promote a variety of residential densities and housing types, and encourage preservation of existing housing stock.”

- Additional Housing Element requirements were added including, but not limited to:
 - Projected housing needs for all economic segments of the population, specifically adding units for moderate, low, very low and extremely low income households as well as emergency housing, emergency shelters and permanent supportive housing.
 - Adequate provisions for existing and projected housing needs for all economic segments of the population, including how to assess zoning regulations to allow and encourage housing to meet the projected housing needs in each income level.
 - Include provisions for sufficient capacity of housing, including consideration of duplexes, triplexes, and townhomes within the urban growth area boundary
 - Identify local policies and regulations resulting in racially disparate impacts, displacement and exclusion, including zoning that may have a discriminatory effect, disinvestment and infrastructure availability.
 - Identify and implement policies that begin to undo racially disparate impacts, displacement and exclusion.
 - Identify areas that may be at higher risk of displacement from market forces that occur with changes to zoning development regulations and capital investments and establishes anti-displacement policies.

Following the passage of HB 1220, Engrossed Substitute Senate Bill (ESSB) 5693, the 2022 supplemental operating budget, was passed. Section 189 of ESSB 5693 directed the Washington State Department of Commerce to develop a grant program to support the adoption of ordinances authorizing middle housing types, along with conducting a racial equity analysis. For the purposes of the grant, middle housing types include duplexes, triplexes, fourplexes, fiveplexes, sixplexes, townhouses, courtyard apartments, cottage housing and stacked flats.

ESSB 5693 grant funding was made available to 82 cities and towns in the central Puget Sound region (“Region”), which consists of King, Snohomish, Pierce and Kitsap counties. Specifically, ESSB 5693 offers grant funding for local government analysis and study of middle housing policy and regulatory amendments needed to allow middle housing on at least 30 percent of lots currently zoned as single family residential. ESSB 5693 also provided funding for local jurisdictions to conduct a racial equity analysis and establish anti-displacement policies.

For the racial equity analysis specifically, ESSB 5693 stated,

“(c) Before updating their zoning ordinances, a city must use a racial equity analysis and establish antidisplacement policies as required under RCW 36.70A.070(2)(e) through (h) to ensure there will be no net displacement of very low, low, or moderate-income households, as defined in RCW 43.63A.510, or individuals from racial, ethnic, and religious communities which have been subject to discriminatory housing policies in the past.”

RCW 36.70A.070(2)(e) through (h), referenced in the above budget proviso language, states,

“(e) Identifies local policies and regulations that result in racially disparate impacts, displacement, and exclusion in housing, including:

(i) Zoning that may have a discriminatory effect;

(ii) Disinvestment; and

(iii) Infrastructure availability;

(f) Identifies and implements policies and regulations to address and begin to undo racially disparate impacts, displacement, and exclusion in housing caused by local policies, plans, and actions;

(g) Identifies areas that may be at higher risk of displacement from market forces that occur with changes to zoning development regulations and capital investments; and

(h) Establishes antidisplacement policies, with consideration given to the preservation of historical and cultural communities as well as investments in low, very low, extremely low, and moderate-income housing; equitable development initiatives; inclusionary zoning; community planning requirements; tenant protections; land disposition policies; and consideration of land that may be used for affordable housing.”

The middle housing grant does not require adoption or public hearings on middle housing or racial equity analysis amendments. Rather, the grant requires information and analysis to be developed, which could then be further developed and refined as work on the periodic review update due December 31, 2024 continues.

The Town of Eatonville applied for and received \$60,000 in ESSB 5693 grant funds. Work conducted under the grant must be completed by June 15, 2023.

This staff report summarizes the racial disparity and equity analysis work and related findings as part of the middle housing grant.

Racial Equity Analysis: Summary of RDI Data from the Department of Commerce

The Town's grant agreement with the Washington State Department of Commerce provides for the City's review and study of authorizing middle housing in single-family zones and also the preparation of a racial equity analysis. Grant funding does not require that the City adopt a middle housing ordinance or an ordinance related to racial equity analysis, but lays the groundwork for future work on these topics as part of the City's required 2024 GMA Periodic Update to be completed by December 31, 2024

Existing zoning regulations, regardless of intent, can perpetuate racially disparate impacts of past practices. To meet the GMA's goal of accommodating housing affordable to all economic segments of the population, jurisdictions are also required to have sufficient development capacity to accommodate a variety of housing types that offer housing at a variety of price points (RCW 36.70A.070(2)(c)).

To also ensure the benefits of housing policy extends to all Washingtonians in a fair and transparent manner, the GMA requires jurisdictions to thoroughly review and improve housing policies to address and begin to undue racially disparate impacts.

5. On October 23, 2020, the Puget Sound Regional Council adopted VISION 2050. VISION 2050 is the Puget Sound region's ("Region") four county (King, Pierce, Snohomish and Kitsap) growth plan and strategy. VISION 2050 includes the multi-county planning policies ("MPP's") required by the GMA. VISION 2050 also identifies actions and strategies to guide how and where the Region will grow through 2050. VISION 2050 informs updates to countywide planning policies and local comprehensive plans prepared and adopted by cities and counties. VISION 2050 | Puget Sound Regional Council (psrc.org)

6. Compared to prior PSRC regional growth documents (e.g. VISION 2040), VISION 2050 places greater emphasis on equity and several other subject areas, including affordable housing. VISION 2050's housing policies respond to the urgency of changing demographics and the need to increase and diversify the region's housing supply. VISION 2050 identifies coordinated strategies, policies, and actions to ensure that the region's housing needs are met.

7. Examples of VISION 2050's housing related multi-county planning policies (MPP's) and local actions that incorporate equity and displacement include:

MPP's

MPP-H-3

Achieve and sustain – through preservation, rehabilitation, and new development – a sufficient supply of housing to meet the needs of low-income, moderate-income, middle-income, and special needs individuals and households that is equitably and rationally distributed throughout the region.

MPP-H-5

Promote homeownership opportunities for low income, moderate-income, and middle-income families and individuals while recognizing historic inequities in access to homeownership opportunities for communities of color.

MPP-H-6

Develop and provide a range of housing choices for workers at all income levels throughout the region that is accessible to job centers and attainable to workers at anticipated wages.

MPP-H-12

Identify potential physical, economic, and cultural displacement of low-income households and marginalized populations that may result from planning, public investments, private redevelopment, and market pressure. Use a range of strategies to mitigate displacement impacts to the extent feasible.

Local Actions

H-Action-5



Affordable Housing Incentives: As counties and cities plan for and create additional housing capacity consistent with the Regional Growth Strategy, evaluate and adopt techniques such as inclusionary or incentive zoning to provide affordability.

H-Action-6

Displacement: Metropolitan Cities, Core Cities, and High Capacity Transit Communities will develop and implement strategies to address displacement in conjunction with the populations identified of being at risk of displacement including residents and neighborhood-based small business owners.

8. In February 2022, the PSRC adopted the “Regional Housing Strategy”. The Regional Housing Strategy ensures that all people have a range of safe and affordable housing choices in order to create a healthy and prosperous future for the region, including eliminating racial disparities in access to housing. The Regional Housing Strategy is intended to support the GMA and VISION 2050, and also uses a racial equity lens to assess disparities, engage residents and minimize burdens to vulnerable communities

Included in the PSRC Regional Housing Strategy are actions, some of which relate to equity and displacement, including:

- Expand and strengthen tenant assistance and protections, and their enforcement to provide opportunities for residents to continue to live in their communities
- Increase access to home ownership, with an emphasis on BIPOC homeownership
- Increase services and amenities to provide access to opportunity in low opportunity areas experiencing housing growth
- Leverage growth near transit and higher opportunity areas to incentivize and/or require the creation and preservation of long-term affordable housing
- Create and sustain long-term funding sources to create and preserve housing for very low-income households and unhoused residents
- Identify public, private, and philanthropic funding to increase affordable housing and access to housing for lower-income families

In discussing these and other strategies, the PSRC Regional Housing Strategy notes the critical role that every resident and every community plays in addressing the collective responsibility of providing housing. It adds that the complexity of addressing the full range of housing needs



and challenges requires a coordinated regional-local approach and will require action from cities, counties, residents, businesses, and other agencies and stakeholders to work together to meet the needs.

9. Countywide Planning Policies (“CPP’s”) are a GMA requirement adopted at the county level. The CPP’s address specific topics identified in the GMA and must be consistent with the MPP’s. CPP’s are intended to ensure comprehensive plan consistency across jurisdictions within the county.

The most recent version of the Pierce County CPP’s was adopted on May 17, 2022.

10. Following the direction of the PSRC MPP’s, the Pierce County CPP’s place emphasis on housing, equity and displacement. CPP policies focusing on equity and displacement include the following:

Equity: All people can attain the resources and opportunities that improve their quality of life and enable them to reach full potential. Those affected by poverty, communities of color, and historically marginalized communities are engaged in decision-making processes, planning, and policy making. Also referred to as “social equity”.

These CPPs represent a significant contribution to a process designed to define and direct the collective vision of our community. The policies are significant both in substance and in the commitment they represent by local governments of Pierce County. Guiding these policies are the central principles that the CPPs shall:

- Be consistent with the Growth Management Act (GMA), other state laws, the Multicounty Planning Policies (MPPs), and the overall regional Vision 2050 described in VISION 2050;
- Establish a framework for continuing coordination and collaboration between all jurisdictions of Pierce County;
- Be consistent with the Growth Management Act (GMA), other state laws, the Multicounty Planning Policies (MPPs), and the overall regional Vision 2050 described in VISION 2050;
- Establish a framework for continuing coordination and collaboration between all jurisdictions of Snohomish County;
- Incorporate equity and inclusion into all aspects of countywide and local planning;

- Allow for flexibility in local implementation; · Support attaining an environmentally, socially, and economically/fiscally sustainable county within Snohomish and within the regional context;
- Establish a framework for mitigating and adapting to climate change;
- Address and maintain quality of life; and
- Enhance the built environment and human health.

AH-3. Determine the extent of the need for housing affordable for all economic segments of the population, with special attention paid to the historically underserved, both existing and projected for its jurisdiction over the planning period, and shall encourage the availability of housing affordable to all economic segments of the population for each jurisdiction.

AH-7. Support and encourage homeownership opportunities for low-income, and middle-income families and individuals while recognizing historic inequities in access to homeownership opportunities for communities of color.

AH-8. Jurisdictions should identify potential physical, economic, and cultural displacement of low-income households and marginalized populations that may result from planning, public investments, private redevelopment, and market pressure, and use a range of strategies to prevent and minimize, the cultural and physical displacement and mitigate its impacts to the extent feasible.

8.1 Metropolitan Cities, Core Cities, and High Capacity Transit Communities will develop and implement strategies to address displacement in coordination with the populations identified of being at risk of displacement, including residents, local community groups, and neighborhood-based small business owners.

Exhibit 1- Racial Equity Analysis

Racial Equity Data in Eatonville, WA

For several reasons, exploring a topic like racial inequity in a town like Eatonville is complicated. One, the town is largely homogenous, 2020 numbers indicate that the town is predominantly white at 80% and Hispanic or Latino at 12%. Two, historically marginalized communities such as the African American, American Indians and Native Alaskans are not high in population in the town of Eatonville, and data is very difficult to collect on those groups with accuracy.

Table 1-1

Race or Ethnic Category	Eatonville			Pierce County		
	2015	2020	Change	2015	2020	Change
American Indian and Alaska Native	9	0	-9	8,003	8,071	68
Asian	8	32	24	48,962	56,167	7,205
Black or African American	5	0	-5	53,391	59,311	5,920
Hispanic or Latino (of any race)	87	373	286	81,898	100,534	18,636
Native Hawaiian and Other Pacific Islander	0	0	0	11,029	12,560	1,531
Other Race	0	15	15	1,137	2,352	1,215
Two or more races	123	167	44	51,798	66,879	15,081
White	2,598	2,420	-178	565,734	585,988	20,254
Total	2,830	3,007	177	821,952	891,862	69,910

Source: US Census Bureau, 2011-2015 and 2016-2020 American Community Survey 5-Year Estimates (Table DP05); Washington Department of Commerce, 2023

With a coefficient variation of 30% the data above can only tell us so much. We know that African Americans do reside in Eatonville, as a member of the African American community attended a Middle Housing focus group.

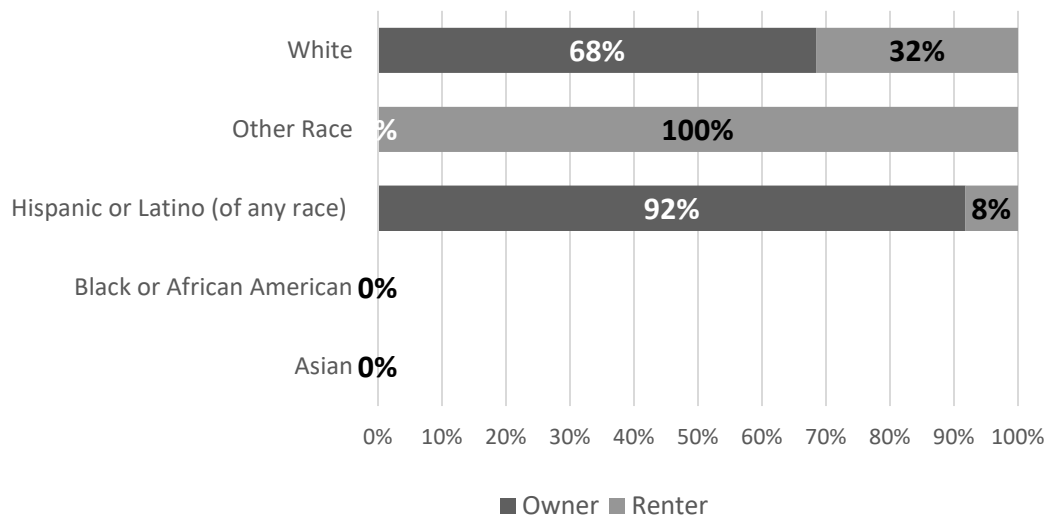
Income and Home Ownership

Below is a chart of the Town of Eatonville’s Tenure data. An analysis of the data below shows that Hispanics have the highest homeownership rate in Eatonville. The housing types by race are unknown, however, income levels shown below in figure 1-3. suggest that a higher proportion of moderate and above median incomes for Hispanics than any other Eatonville group corresponds well with homeownership in town.

For people of color (non-hispanic minorities). Homeownership rates are low, and incomes are disproportionately low or very low (chart 1-3)

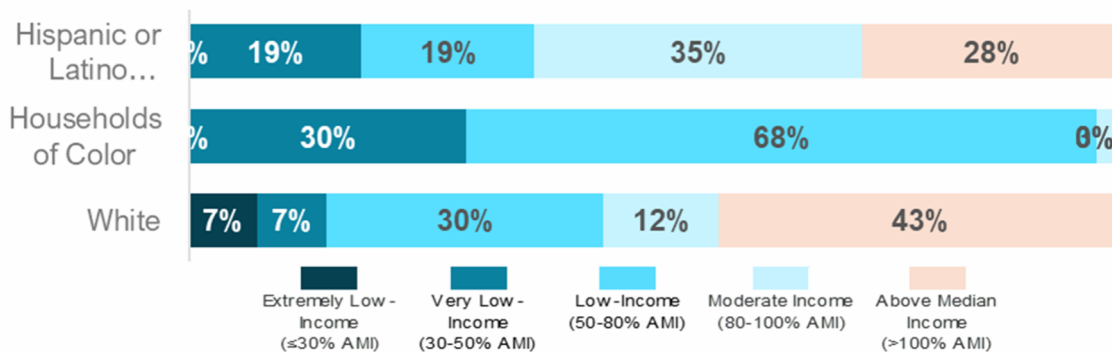
Eatonville percent owner and renter households by race and ethnicity, 2019

Chart 1-2



Sources: US HUD, 2015-2019 Comprehensive Housing Affordability Strategy (CHAS) (Table 9)

Table 1-3

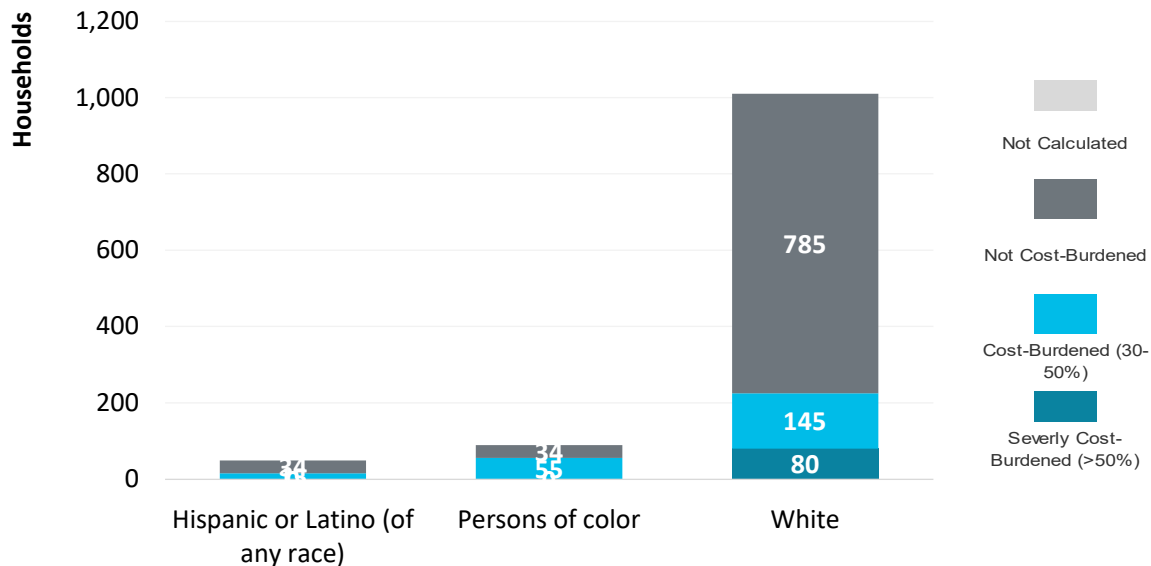


Sources: US HUD, 2015-2019 Comprehensive Housing Affordability Strategy (CHAS) (Table 1)

Cost burden

The data remains consistent with racial demographics and cost burden in correspondence with income and homeownership among different races in Eatonville. 23% of white townspeople, 31% of Hispanics, and 62% of people of color are cost-burdened (see chart 1-4)

Chart 1-4



Source: US HUD, 2015-2019 Comprehensive Housing Affordability Strategy (CHAS) (Table 9); Washington Department of Commerce, 2023

In analyzing income, tenure, and cost burden among races in Eatonville, it would be appropriate to focus any racial equity initiatives toward the “people of color” group. Among whites and Hispanics, there isn’t a significant statistical disparity.

It is difficult to identify subgroups throughout the people of color category and lump them into a single identifiable group. As previously mentioned, this group is also small and very diverse. However, as the data indicates, these groups tend to be low-income, renters, and disproportionately cost-burdened, so we can potentially make the town more racially equitable and help the people of color groups by formulating policy solutions assisting the low-income, renters, and cost-burdened peoples of the town rather than specific racial groups.

Displacement:

Displacement is part of Eatonville’s history, although it was not local policy but rather a federal order that forced over 100 Japanese mill workers into internment camps in Puyallup. On February 19, 1942 President Roosevelt signed Executive Order 9066 interned over 120,000 Japanese Americans. Sadly, most of them never came back. Research was done to discover if there were specific policies in

Eatonville put in place after the war that would prevent them from coming back was not particularly fruitful. However, put in a historical perspective, a case could be made that many of them had their homes and private property seized after internment (Cool, 2017), plus social exile kept them from ever coming back and joining larger Japanese communities for support.

Eatronville does keep a special section of the cemetery and built the “Tofu House” in remembrance of the once beloved Japanese community (see images 1-4)

Image 1



Image 2



Image 3

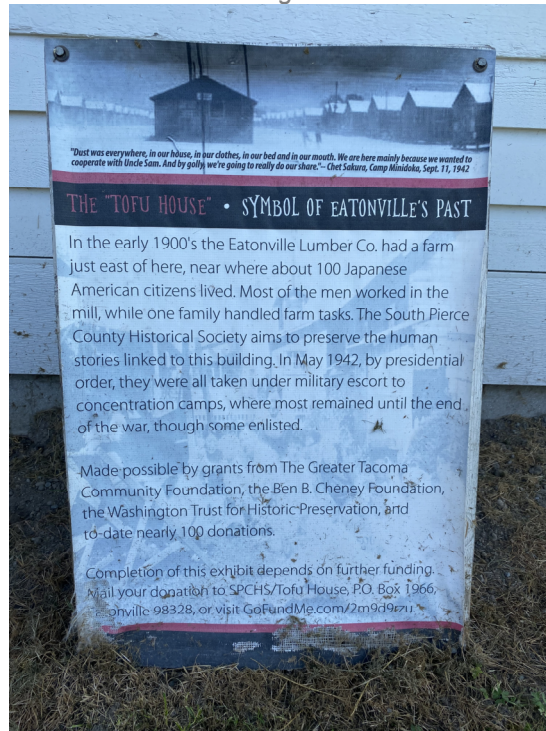


Image 4

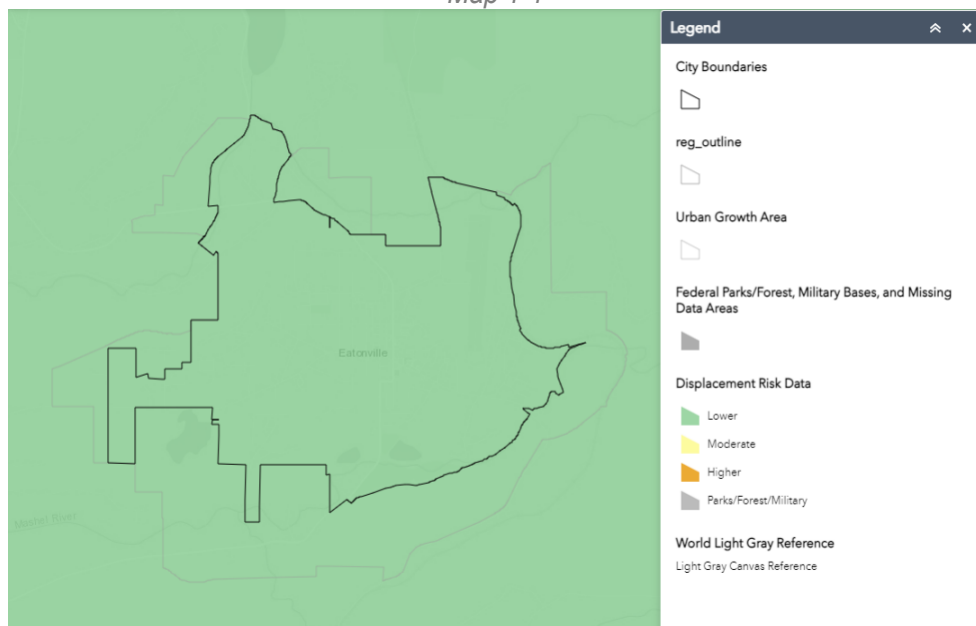


The Japanese expulsion was an extreme case, but policies, whether blatant or subtle still cause the displacement of marginalized people and minorities to this day.

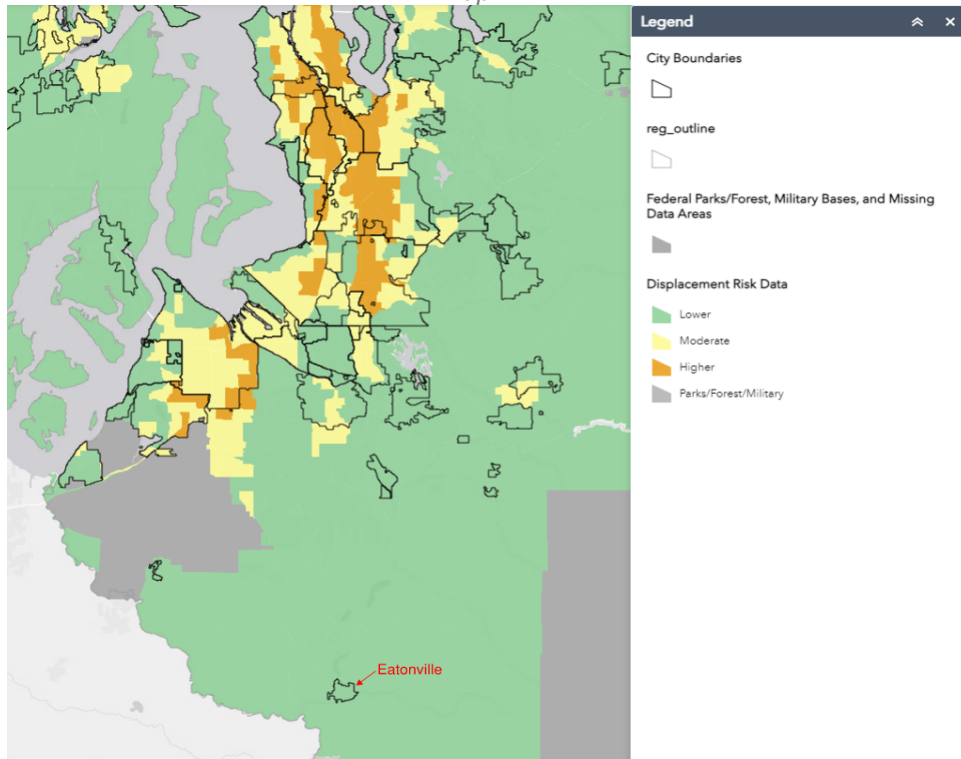
Puget Sound Regional Council's Displacement Risk Areas Data (see Map 1-1), Eatonville constitutes a lower Displacement Risk than many other urbanized areas in Pierce County and the greater Puget Sound Area (see Map 1-2). However, In the town of Eatonville, currently, displacement could be caused by the direct encouragement of single-family development rather than higher-density development such as multi-family or middle housing. Policy 3a.1b in the 2015 Comprehensive plan as referenced in Exhibit 2, encourages only single-family development in areas with lots large enough to do middle housing development. Policies that solely encourage single-family development in high-value areas could displace populations by moving in higher-income households and encourage current lower-income residents to sell to developers. Current renters may be pushed out of their residences as these areas are redeveloped.

A further evaluation of population data has shown an increase of the Hispanic population in Eatonville by 429% from 2015 to 2020. This gives credence to the public sentiment that (see public engagement summary) that Eatonville is actually a haven in the county for the displaced, as housing prices are relatively lower than the greater Puget Sound area while services are still accessible. This influx of the Hispanic population could be displaced families from more expensive areas in the region.

Map 1-1



Map 1-2



Local Policies and Regulations that May Result in Disparate Impacts, Exclusion, Segregation, or Displacement

Policy, Goal or Code	Text	Possible Impact	Reason
Policy 1. f	The effect of the proposed use on the small town image of Eatonville.	Exclusion	"small town image" could have historically racist roots as many rural small towns have been historically white and exclusive in nature
Policy1a	The type of land use and the design of new development should be compatible with existing developments and land uses and should preserve Eatonville's small town image	exclusion	decreases design flexibility for new developments and potential for creativity to design more affordable neighborhoods

<p>Policy 3a 1.a</p>	<p>Preserve and protect low-density, single-family neighborhoods that provide opportunities for home ownership, that are attractive to households with children and other residents, that provide residents with privacy and open spaces immediately accessible to residents, and where the amount of impervious surface can be limited</p>	<p>Exclusion, Segregation</p>	<p>excludes lower-income households as much of the residential land in Eatonville is low density, upper middle class development. Preserving and protecting these areas prevents development of more affordable housing for certain lower income families.</p>
<p>Policy 3a 1.b</p>	<p>Designate as single-family residential areas those areas that are predominantly developed with single-family structures and are large enough to maintain a low-density development pattern.</p>	<p>exclusion, displacement</p>	<p>Prevents higher density development by designating specific areas single family low-density. New developemnts in this area could displace lower income households.</p>
<p>Policy 3a 1.c</p>	<p>Preserve the character of single-family residential areas and discourage the demolition of single-family residences and displacement of residents in a way that encourages rehabilitation and provides housing opportunities throughout the town. The character of single-family areas includes use, development, and density characteristics</p>	<p>exclusion</p>	<p>Excludes lower income households by discouraging demolition of single family homes for higher density development</p>
<p>Policy 3a 1.d</p>	<p>Affirm and encourage residential use by one household as the principal use in single-family residential areas and the primary use permitted outright.</p>	<p>exclusion</p>	<p>prevents development of more affordable multi-unit properties in single family districts</p>
<p>Policy 6a-3</p>	<p>Protect the character of single-family residential neighborhoods by focusing higher intensity land uses in designated centers and corridors.</p>	<p>segregation</p>	<p>higher intensity developemnts in other areas of town will segregate low-income households from higher income households in lower density neighborhoods.</p>



H-3 Objective 3a	Provide for the elimination of the effects of discrimination in housing based on age, sex, income, religion, national origin, and/or disability.	exclusion	add race to verbiage
Single Family Land Use Designation	The predominant land use in the Comprehensive Plan for Eatonville is single family residential as shown in Figure 10-3. This is natural, since Eatonville is a rural residential community. In addition to land designated for single-family residential development, additional lands have been designated for multifamily development.	Exclusion	Makes up most of the land use in the City. It limits most middle-income housing in most of the City and results in SFR development on large lots and low densities. This results in exclusive and expensive neighborhoods that exclude lower-income households. This regulation may also result in segregation because lower-income households are limited to those areas that are designated for higher densities and a variety of housing types.
EMC 18.04.010-025 C	Principally Permitted Uses. Principally permitted uses are as follows: 1. One single-family dwelling per lot; 2. Crop and tree farming; 3. Group homes class I-A.	Exclusion	excludes lower and middle income housing types with SFR being the only dwelling type principally allowed in single family zones.
EMC 18.04.010-020	Development Standards	Exclusion	Minimum Lot sizes, side yard setbacks and lot widths in SF1 and SF2 zones and the side setbacks in SF3 zone are large and not conducive for development of more affordable housing

<p>EMC 16.27.010</p>	<p>designated manufactured home” may be used as a single-family dwelling unit; provided, that it meets all of the following criteria:</p> <p>A. It is a “new manufactured home,” which means any manufactured home required to be titled under RCW Title 46, which has not been previously titled to a retail purchaser, and is not a “used mobile home” as defined in RCW 82.45.032(2); and</p> <p>B. It is set upon a permanent foundation, as specified by the building official, and the space from the bottom of the home to the ground is enclosed by load-bearing concrete</p>	<p>Exclusion</p>	<p>Preventing single-wide manufactured homes and restricting foundation types greatly increases the cost. Manufactured homes are usually used as an affordable housing option especially for lower-income home ownership and these regulations prevent affordable construction and therefore affordable home ownership for lower-income families.</p>
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Exhibit 2

Menu of Policy Suggestions to Reduce Racially Disparate Impacts

Identifier	Measure	Effectiveness	Ease	Effort
A	Allow Duplexes in all single family zones	high. This would mitigate exclusion by offering more housing types at lower costs and increasing the supply of housing for lower income households	complex, although it is only one amendment it is possible that there will be immense political opposition to such an amendment	moderate, this is a simple code change but will require immense amount of public education.
B	Replace SF-3 zone with SF-4 Zone that allows triplexes and fourplexes and institutes a minimum density of 4 du/acre.	moderate, this will increase density with new development, however, much of SF3 is already developed so new development will be mostly infill	moderate, the SF3 zone is already eatonvilles highest density single family zone	low-moderate,
C	Provide density bonuses for affordable and low income housing in multi-family and commercial zones	moderate. This would mitigate for exclusion, displacement, and disparate impacts. It may not result in construction of additional affordable housing	moderate, it will only require revisions to multi-family and commercial zones and the public recognizes need for these types of policies.	High, requires an amendment to comprehensive plan and be subject to legal review.
D	Reduce side yards to 5 ft. in all residential zones	low, increases space for more units in single family zones, however developers need not build middle or low-income housing	moderate, requires amendments to all residential zones and public sentiment may not be supportive	low, simple amendment from 8 ft. to 5 ft.
E	Expand Zoning for RV parks	moderate. This is the most affordable option in town for housing, especially for more elderly and single individuals. Can't guarantee development but these offer low maintenance rental properties	complex- requires land use designation change if expansion is not in C2 zone or require RV parks in single family zones.	high, comprehensive plan amendments especially land use designations will be heavily scrutinized
G	Allow tiny houses and single wide manufactured homes	moderate. This allows cheaper building and construction options for affordable housing developers and home seekers/builders	simple, this requires one amendment to the EMC	low/ public opposition to this would be low and only one change to EMC manufactured home code is required.
H	increase density in multi-family zones	high/current density requirements restrict the development of more units in the very scarce multi-family zones	simple, this an amendment to both MF zones	moderate/ would need to study if there are lots in MF zones that could be intensified
J	decrease parking requirements in multifamily zones	high/less parking required in MF zones will allow more units	simple, this one amendment to EMC	moderate/lots available for multifamily in Eatonville may not have adequate off-site parking

Exhibit 3: Public Engagement

The public engagement piece of the Middle Housing was a long process. It took a few different methods to finally garner enough attention to have meaningful discussions and bring in diverse people and opinions. Additionally, not everything quite went according to plan. Many of the organizations I contacted had little interest in Middle Housing or were too busy with their own events to help in any meaningful way. Fortunately, Kylee Hutchings, the director of the Eatonville Family Agency, was willing to get involved, which added an important perspective to our focus groups held on 5/4. Overall, the input received from all outreach methods has been incredibly insightful and sufficient to provide a complete Middle Housing analysis for the town of Eatonville. In the sections to follow, the entire public outreach process will be outlined along with corresponding results.

Personal Outreach (phonecalls, drop-ins, etc)

This method was fruitful as I got Kylee Hutchings of the Eatonville Family Agency and Dan Phillips, who runs the Trinity Aviation Academy located at the Airport, to join our focus groups and provide important insight and opinion. The Eatonville Family Agency is vital to the well-being of the town as it "...provides services and programs to help our community members in need. We provide a food bank, backpack food program for school students, clothing bank, senior citizen activities, DSHS basic food assistance, holiday food and toys, school supplies, and so much more".

As for the Trinity Aviation Academy, not only is it an educational organization located in town it is also closely tied to the issues surrounding the airport and it is also a religious institution.

"We exist specifically to provide the flight and aircraft mechanic training unique to missionary pilots and mechanics. Missionary pilots bring the Good News of the Gospel and humanitarian aid to isolated people throughout the world. Traditional modes of transportation can be time-consuming, dangerous, or impossible in remote areas. Missionary pilots can transport people and goods quickly and safely."

Kylee and Dan participated in the focus group.



High School Leadership Class Seminar on Land Use, Zoning and Middle Housing

This was an incredibly valuable activity for the Town. We received informative feedback, and the kids learned about land use, the comprehensive plan and middle housing.

From the start of this process, it was important that I received input from the town's younger generation. Younger generations tend to be more aspirational, and progressive and if a new topic they haven't been introduced to is presented, they may not have any experiential bias. The results were very interesting.

I started with a brief overview of planning, bringing the zoning map out and explaining basic concepts. I then described the comprehensive plan and the purpose of the middle housing study. The high schoolers generally had the same sentiment as the adults I spoke to in town. They weren't very interested in adding more middle housing, as they were much more concerned about the town losing its character. That also ties in with the concern about growth.

I mentioned higher-density single-family development or potentially cottage home communities, which they were much more amenable to.

However, the conversation about housing affordability did warrant some concessions from them. One student mentioned that her family would like to live in town, however, it is cheaper to live in Ashford, 20 miles to the southeast (so her family has been displaced by high real estate prices). That provoked a good conversation about housing availability, housing types, and having a good mix of housing types to accommodate those of every socio-economic background.

Ultimately, the kids came away from the conversation with new perspective on how planning is crucial for the social and economic health of a city. In turn, I think I learned more from them. Growing up in Graham, there wasn't a lot of pride in town from the younger people. Eatonville is different, at least from the class I spoke to, I sensed a lot of pride in the town, and I wasn't quite expecting that. They love the small-town character, and change is not something they are looking forward to. The mere mention of townhomes, duplexes, triplexes, etc. unsettled them greatly. Obviously, the adults had more nuance for the explanation of why it's unsettling, but seeing it as such a gut-level and almost visceral reaction was informative and made me want to take great care when approaching this issue.

Participation Mailer

The best method in Eatonville to get participation in civic matters seems to be via the mail. Earlier in the year, before adopting the recommended changes for the Shoreline Master Program, we sent out a mailer describing the proposed changes and asked to comment if there were any concerns. Fortunately, there were no concerns but we received a lot of interest and many people came into the office to talk about the update. I figured that a mailer might also work for Middle Housing if I wanted to get enough participants for the focus groups. It certainly did, and after about a month of coordination, we had enough people and set aside a time that worked for everyone, which ended up being 5/4 at 5pm.



Focus Group –

Our focus group done on 5/4 was a large success, as it was the culmination of months of efforts to attract citizens to get involved and provide a voice. We had 10 people and lasted approximately 3.5 hours, from 5 pm-8:30 pm. Before the event, I provided an introductory packet (see below introduction) emailed to each participant, including a zoning map, zoning matrix, statistics from the RDI tool, middle housing examples, and the middle housing project background slideshow.

Middle Housing Focus Groups Introduction

Eatonville Visitors Center, Thursday May 4, 2023

As we explore new and innovative ways to increase the housing supply to support growth and demand economically and equitably, the Washington State Department of Commerce has provided the Town of Eatonville Funds via the “Middle Housing” grant. As the town contemplates its options, I have sent letters to Eatonville residents and business owners, conducted personal interviews, and even involved the local high school leadership class as I looked for input from the town's future. However, it is very important that we as a town come together and discuss these issues in a coordinated group discussion.

Thursday’s conversation will cover several topics as they relate to middle housing and the topics the state would like us to explore:

1. Current Middle Housing supply and potential needs for Middle Housing.
2. Lots suitable for Middle Housing and location to transportation, amenities, and high opportunity areas.
3. Potential policy changes to increase the middle housing supply for consideration in the periodic update.
4. A conversation about potential racial inequities in Eatonville and housing policies/programs that could reduce racially disparate impacts.
5. Displacement: are specific neighborhoods being forced out of town due to certain social and economic conditions. What policies can help reduce this?

Please see the attached documents for a more detailed look into the goals of the Middle Housing analysis and recommendations. I have included some examples of housing types and some data on housing types, income levels, racial makeup etc. as well a zoning map and matrix with short zone descriptions and policy suggestions. I will also be printing all of these out and creating physical packets for everyone that will be provided at the meeting.



I look forward to meeting with you all! Prior to the meeting, if you have any questions please do not hesitate to ask.

Here is a summary of our conversation, driven by the 5 items listed in the introduction.

- **Opened by discussing the definition of middle housing and its potential need in Eatonville**
- **Potential middle housing needs – Looked at the RDI map that showed potential supply gaps.**
- **Very concerned about water supply and increased housing supply**
- **Group was Focused heavily on the effect of extra middle housing on character, property values, and increased density, basically a consensus among the group.**
- **Displacement- didn't see any conditions or policies. In fact, they consider Eatonville to be a haven for many displaced peoples from larger metropolitan areas**
- **Policy effects on market forces – large theme**
- **Income level by housing type discussion**
- **Upzoning and duplexes in single-family zones**
- **Racial equity conversation, potential archaic code- our participant Pamela Nolan-Sims, an African American woman who moved here recently in the last few years, feels that the people of Eatonville have been nothing but inviting toward her and her family.**
- **Very difficult to find RDI when minority groups in Eatonville are scattered throughout the town and not concentrated into specific areas, although the data says non-hispanic people of color in town are disproportionately low-income.**
- **Explored potential archaic, racially discriminatory code. I couldn't find anything blatant prior to the meeting, however we discussed the history of race in the town of Eatonville and the current racial situation.**
- **Age – who really needs middle housing? – elderly need to be within walking distance of services. Middle Housing is Lower maintenance**
- **Perhaps younger people trying to find something more comfortable than the available multifamily**
- **Respect property rights and established uses for what you buy into**

Conclusion

The activities concluded with a public hearing in which I summarized these activities at the 5/15 planning commission meeting. Despite advertisement and word of mouth, we had only had one member come in person, Sally King, who was also at the focus group. She did, however, give a strong testament to the value of the meeting and followed of with a few questions. The mayor followed that with the testament of Dan Phillips, whom also spoke to how grateful he was to have a space to speak on the middle housing issues.



Although the public engagement activities did not go quite well, we realized what would work and what wouldn't and with a limited time frame accomplished a lot and received great input from the townspeople. These exercises were incredibly enlightening and will ultimately do a lot of good for the town.

References

Cool, Nolan (2017). *Leaving home behind: The fates of Japanese American houses during incarceration*. National Museum of American History. [Leaving home behind: The fates of Japanese American houses during incarceration | National Museum of American History \(si.edu\)](#)