

Community Discussions
Resident Preference Policy
as a Potential Anti-Displacement Strategy

CID Community Stabilization Workgroup, May 2, 2018

Seattle Office of Housing and Seattle Office for Civil Rights

Seattle is exploring the option of a preference for community residents when affordable housing is developed, which would provide another tool to address displacement in low-income communities.

To inform this work, we are asking for input about how a preference policy could fit into the community's efforts to advance racial equity and prevent displacement.



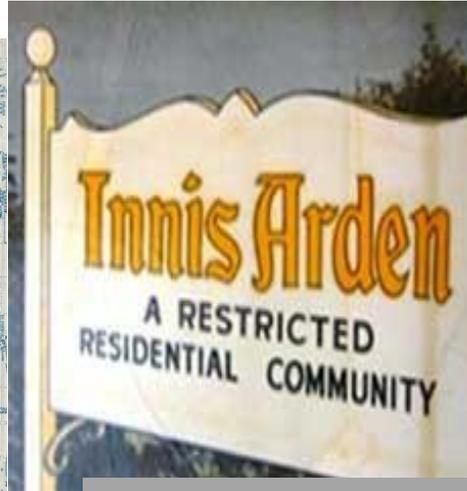
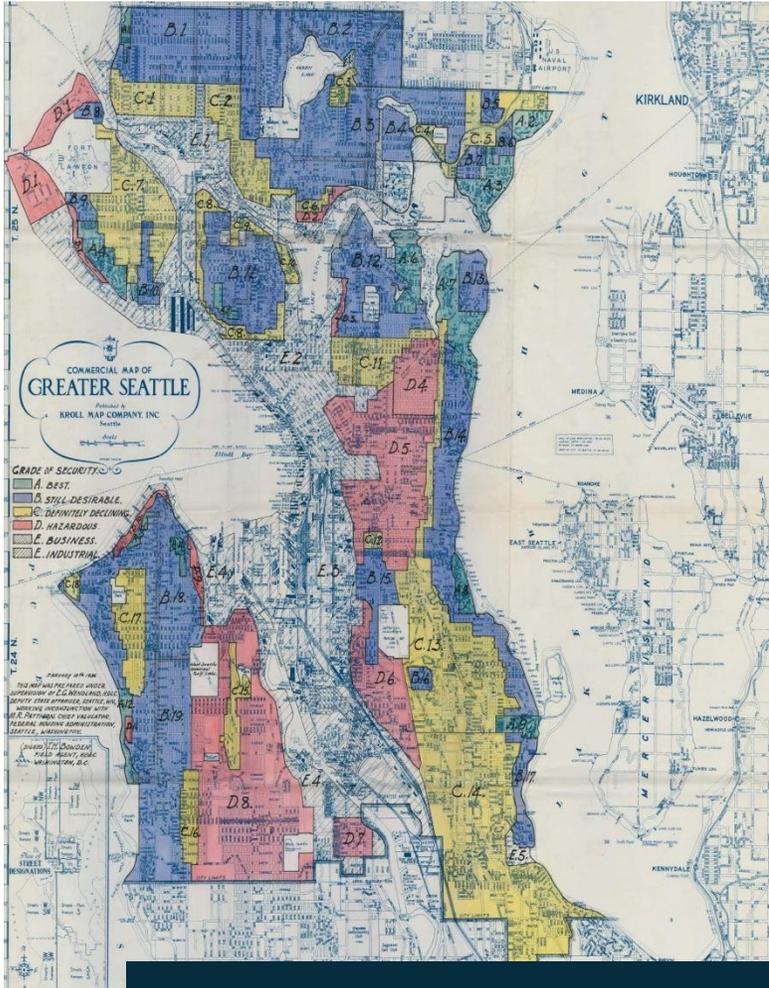
TOPICS

1. **Seattle's History of Racial Discrimination**
Discriminatory policies affecting communities of color
Current access to opportunity and displacement risk
Fair housing policy
2. **Housing Access**
Affirmative marketing requirements
Community resident preference policies in other cities
3. **Discussion**

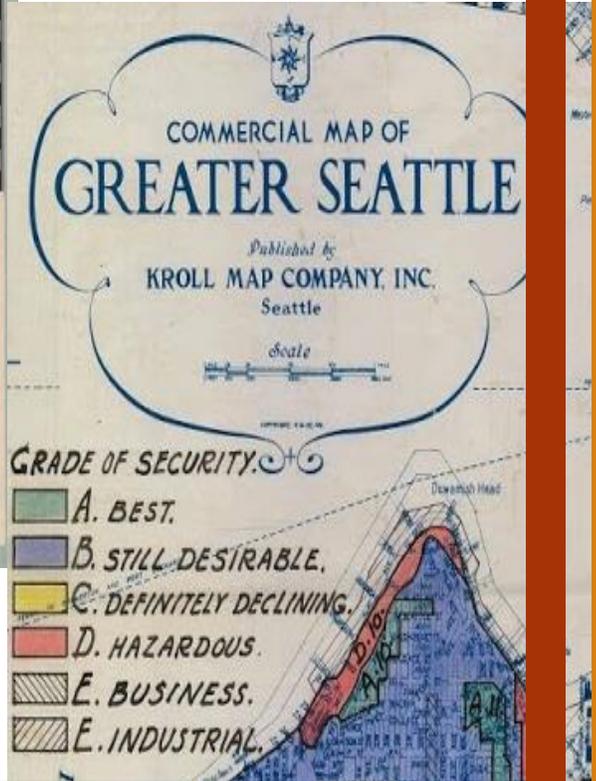
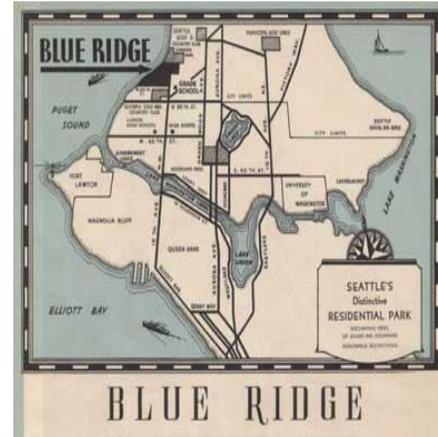
History of Seattle: Structural Racism and Discrimination

- 1800s – Colonization of Native American land
- 1870-1920s – Segregation of Asian Immigrants
- 1920s – Racial Covenants exclude people of color
- 1930s – Redlining blocks investment and wealth building
- 1940s – Internment of Japanese Americans
- 1960-1980 – White flight; Black and Brown concentration in cities

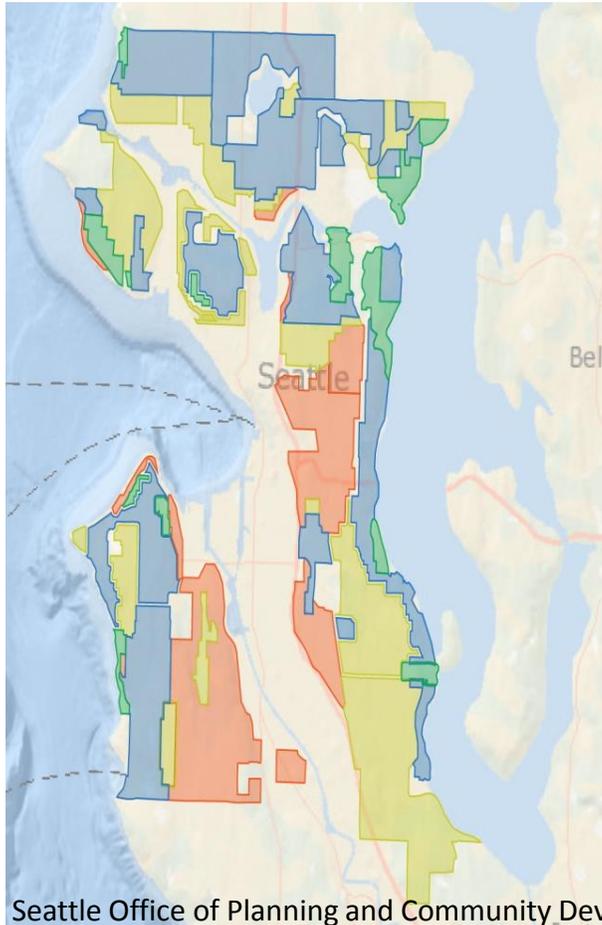
Seattle Racial Covenants and Redlining



Eastlake Deed: Said lot or lots shall not be sold, conveyed, or rented nor leased, in whole or in part, to any person not of the **White race**; nor shall any person not of the White race be permitted to occupy any portion of said lot or lots or of any building thereon, except a domestic servant actually employed by a White occupant of such building.



Impact of Racial Covenants and Redlining



**Home Owners' Loan Corporation
Grade of Desirability
1936**

**Current Racial
Segregation:
% People of Color**

A. Best (green)

15%

B. Still Desirable (blue)

22%

**C. Definitely Declining
(yellow)**

42%

D. Hazardous (red)

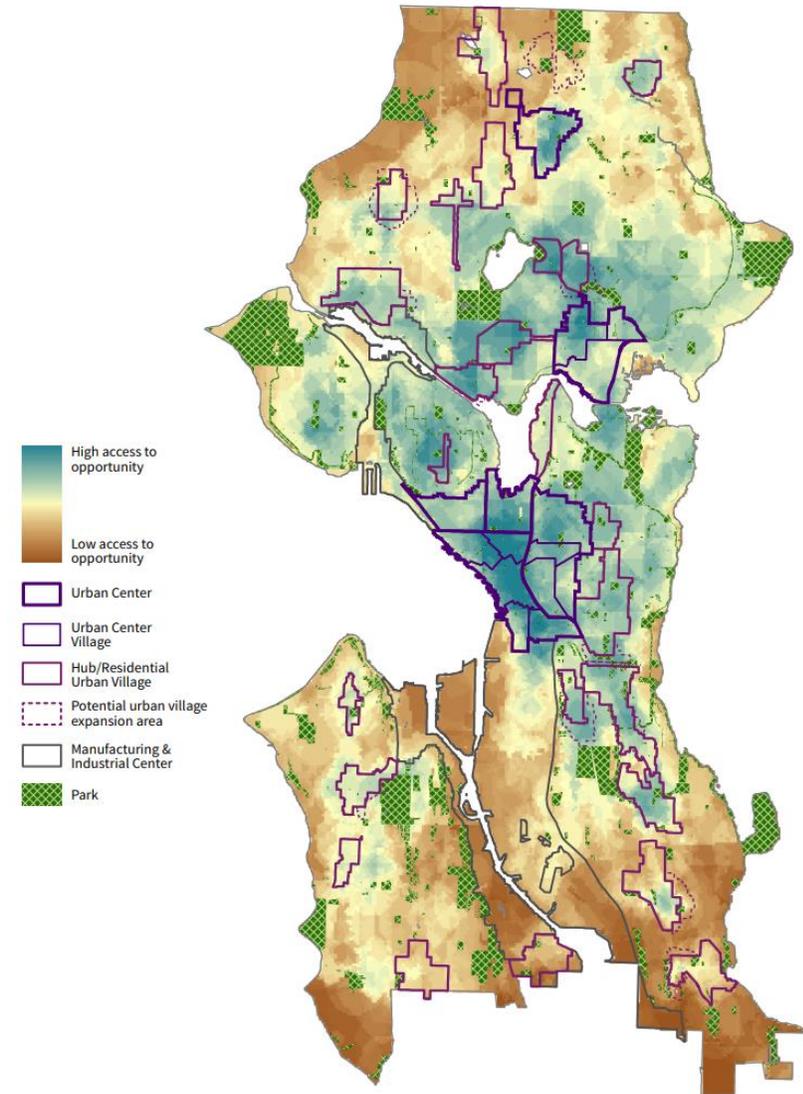
52%

Access to Opportunity

Marginalized populations have less access to key determinants of social, economic, and physical well-being

Index includes measures related to education, economic opportunity, transit, civic infrastructure, public health

Source: Growth and Equity:
Analyzing Impacts on Displacement and
Opportunity Related to Seattle's Growth
Strategy, Seattle OPCD, May 2016



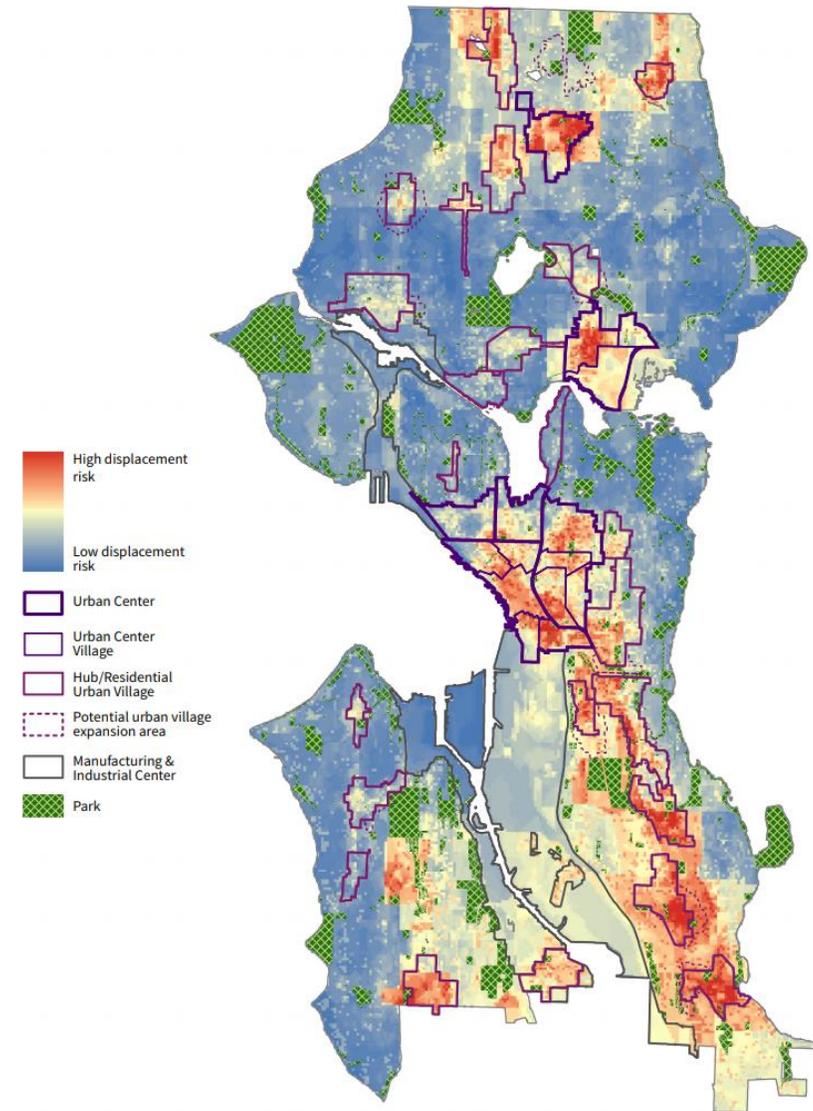
Displacement Risk

Index identifies areas where displacement of marginalized populations may be more likely

Includes measures of vulnerability, amenities, development potential, rent levels

Focuses on both physical (direct) and economic and cultural (indirect) displacement

Source: Growth and Equity:
Analyzing Impacts on Displacement and Opportunity
Related to Seattle's Growth Strategy, Seattle OPCD,
May 2016



Fair Housing History

- Role of the Civil Rights Movement and community organizing
- Fair Housing Act of 1964
- Seattle's Open Housing Ordinance – addressing discrimination
- 2015 HUD Rule – Affirmatively Furthering Fair Housing
- Disparate Impact – addressing barriers to housing
- Anti-Displacement

Affirmative Marketing

Goal: Provide equal access to housing choices regardless of race, national origin, familial status, disability, other protected class status

Applies to:

- City-funded housing: 6 buildings/600 units opening per year*
- City incentive programs: 30 buildings/600 units opening per year*

Examples: In addition to marketing to the general public:

- Early outreach to neighborhood and cultural community groups
- Advertisements in neighborhood and community publications
- Translated materials and language assistance

Impact: People unlikely to apply are aware of housing opportunity and are able to apply

*Based on recent trends for Rental Housing and MFTE programs

Community Resident Preference

Goal: Address historic and current displacement by providing preference for community residents during leasing or sales

Examples: New York City, Massachusetts, San Francisco, Portland

- % of units set-aside for people who live near the housing development (or work nearby, or previously lived nearby)
- Lottery to select residents (or “tie-breaker” for ownership housing)
- Variety of approaches

Intended Impact: Housing residents include current community residents at risk of displacement and reflect the demographic mix of the area

Discussion

- What do you see as the significant impacts of past housing policies that your community faces today?
- What do you see as appropriate responses to displacement in housing and in your community?
- Should Seattle consider a community resident preference policy? How does it help further the anti-displacement work underway?
- What would be the benefits and potential unintended consequences of a resident preference policy?