



RESOLUTION NO. 40871

1 BY REQUEST OF MAYOR WOODARDS, AND COUNCIL MEMBERS USHKA
2 AND WALKER

3 A RESOLUTION relating to housing displacement; affirming the City of Tacoma's
4 support of the use of data-informed tools to prevent displacement of local
5 residents and strongly encourages the City's partners to use these tools to
6 ensure more residents are able to stay in Tacoma with a focus on
7 households from "low" and "very low" opportunity areas of the City, as well
8 as Black, Indigenous, and People of Color households, and directing the
9 City Manager to evaluate options to assist in preventing displacement of
10 residents.

11 WHEREAS, displacement of long-time residents of the City has been an
12 ongoing problem, especially in "low" and "very low" opportunity neighborhoods as
13 defined by the City of Tacoma's Equity Index, and among Black, Indigenous, and
14 People of Color ("BIPOC") households, and

15 WHEREAS, with the City's housing market booming and rents increasing
16 faster than wages, low-income and BIPOC renters in up-and-coming areas of the
17 City are at risk of displacement, and

18 WHEREAS community prioritization for housing allows housing providers to
19 prioritize certain applicants, based on data that shows a disproportionate impact of
20 displacement on those applicants, when leasing or selling units in communities at
21 high-risk of displacement, and

22 WHEREAS direct displacement of current residents occurs when residents
23 are no longer able to afford to remain in their homes due to rising rents or property
24 taxes, or residents are forced out due to causes such as lease non-renewals and

25
26



1 evictions to make way for new development, or physical conditions that render
2 their home uninhabitable,¹ and

3 WHEREAS indirect displacement occurs when housing being vacated by
4 low-income residents is no longer affordable to other low-income households,² and

5
6 WHEREAS, according to the Home in Tacoma Housing Action Plan,
7 incomes have not kept up with housing costs, and from 2016 to 2019, median rent
8 increased by 21 percent, while median renter income increased by only
9 12 percent,³ and

10
11 WHEREAS, similarly, the median home value of owner occupied housing
12 increased by 44 percent compared to a 22 percent increase in median income for
13 owner households, and it is becoming increasingly difficult for renters to afford to
14 rent or buy in the City as wages fail to keep up with rising housing costs, and

15
16 WHEREAS the City of Tacoma’s plan to address the housing affordability
17 crisis, the Affordable Housing Action Strategy (“AHAS”), outlines that many City
18 residents have expressed concern around the potential effects of higher housing
19 costs – namely that changing housing market conditions could price out long-time
20 residents and community-based businesses from their neighborhoods, or make it
21 difficult to stay in or buy a home within the City,⁴ and

22
23
24 ¹ <https://sites.utexas.edu/gentrificationproject/gentrification-and-displacement-in-austin/>

25 ² Ibid. Citation 1.

26 ³ https://www.cityoftacoma.org/UserFiles/Servers/Server_6/File/cms/Planning/Affordable%20Housing/AHAS%20Planning%20Actions/Tacoma%20Housing%20Action%20Plan%20full%206-8-2021.pdf

⁴ <https://cms.cityoftacoma.org/cedd/housing/affordablehousingactionstrategy.pdf>



1 WHEREAS, on June 30, 2020, the City Council adopted Resolution
2 No. 40622 that directed the City Manager to prioritize anti-racism in the evaluation
3 of new policies and programs, as well as the sustained and comprehensive
4 transformation of existing services,⁵ and

6 WHEREAS, on November 24, 2020, the City Council adopted Resolution
7 No. 40697 that directed the City Manager to use the Down Payment and
8 Foreclosure Assistance disparity study funded in the proposed 2021-2022 Biennial
9 Budget to identify disparities caused by historic racism or displacement caused by
10 gentrification that resulted in disproportionate homeownership and the
11 inaccessibility of communities of color, and particularly Black communities, to build
12 generational wealth,⁶ and

14 WHEREAS households in Pierce County who identify as BIPOC are
15 disproportionately impacted by housing precarity and displacement, and according
16 to the Supporting Partnerships for Anti-Racism Communities (“SPARC”) report,
17 Black/African-American people represent 26.3 percent of the Homeless
18 Management Information System populations in Pierce County, despite only
19 making up 6.6 percent of the general population in Pierce County,⁷ and

24 ⁵ [https://cityoftacoma.legistar.com/LegislationDetail.aspx?ID=4579947&GUID=A7AD32E5-
A284-457C-96E5-B5D7A68B4B27&Options=ID|Text|Attachments|Other|&Search=40622](https://cityoftacoma.legistar.com/LegislationDetail.aspx?ID=4579947&GUID=A7AD32E5-A284-457C-96E5-B5D7A68B4B27&Options=ID|Text|Attachments|Other|&Search=40622)

25 ⁶ [https://cityoftacoma.legistar.com/LegislationDetail.aspx?ID=4700520&GUID=EA0011B8-
B213-42FA-9643-79F8578006B9&Options=&Search=](https://cityoftacoma.legistar.com/LegislationDetail.aspx?ID=4700520&GUID=EA0011B8-B213-42FA-9643-79F8578006B9&Options=&Search=)

26 ⁷ [https://www.piercecountywa.gov/DocumentCenter/View/67289/SPARC-Tacoma---Pierce-
County-Report-February-2018?bidId=](https://www.piercecountywa.gov/DocumentCenter/View/67289/SPARC-Tacoma---Pierce-County-Report-February-2018?bidId=)



1 WHEREAS, precarity is defined as resilience to economic and
2 environmental shocks and is measured as a composite score of low-income
3 displacement and eviction risk combined with unemployment data and COVID-19
4 infections,⁸ and

5
6 WHEREAS, according to the Housing Precarity Risk Model⁹ from the
7 University of California, Berkeley Urban Displacement Project, 24 percent of all
8 renters (29,265 out of 122,460) in Pierce County live in high-precarity
9 neighborhoods,¹⁰ and

10
11 WHEREAS, among all Black or African-American renters in Pierce County,
12 39 percent live in high-precarity neighborhoods, and the percentage for Asian and
13 Latinx renters is just below this;¹¹ among all White renters, only 18 percent live in
14 high-precarity neighborhoods in Pierce County,¹² and

15
16 WHEREAS, Hilltop, the City’s historically Black and African-American
17 neighborhood, is at particular risk of residents being displaced, with many
18 residents having already left the 98405 zip code, and

19 WHEREAS a transportation study from the Federal Transit Administration,
20 titled Proposed Strategies to Increase Affordability & Stem Displacement on Hilltop
21 (2017), found that “many Hilltop residents, particularly renters, cannot keep pace
22

23

24 _____
25 ⁸ <https://bids.berkeley.edu/news/berkeley-udp-releases-housing-precarity-risk-model-hprm>
26 ⁹ <https://www.urbandisplacement.org/maps/housing-precarity-risk-model/>
¹⁰ https://docs.google.com/spreadsheets/d/1UPwWbWbcQ1M2APhs8Ib_6euj67iqpdCHX3NRm5SVhE4/edit#gid=1860792350

¹¹ Ibid. Citation 10.
¹² Ibid. Citation 10.



1 with rising housing costs,” and the study found that 45 percent of Hilltop
2 households are spending more than 30 percent of their income toward housing
3 costs, compared with 39 percent citywide,¹³ and
4

5 WHEREAS, according to a representative of the Tacoma Urban League,
6 quoted by the Seattle Times, 35 percent of African-Americans moved out of the
7 Hilltop neighborhood between 2010 and 2015,¹⁴ and

8 WHEREAS the City has a legacy of policies and practices that have
9 compounded the issue of displacement of residents, including, but not limited to:
10

- 11 1. Racially restrictive residential redlining;
- 12 2. Racially restrictive housing covenants;
- 13 3. Disinvestment in non-White neighborhoods, especially historically Black
14 neighborhoods;
- 15 4. Urban revitalization starting in the 1990s through current development of
16 high-opportunity transit in Hilltop; and
- 17 5. Maintaining low housing supply through exclusive single-family zoning in
18 roughly 75 percent of the City, and
19
20
21
22
23
24

25 ¹³ <https://www.documentcloud.org/documents/4324639-Tacoma-City-Council-Hilltop-Strategies.html>

26 ¹⁴ <https://www.seattletimes.com/seattle-news/as-tacomahilltop-changes-residents-are-priced-out/>



1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26

WHEREAS, these policies have led to staggering statistics, with Pierce County being:

- 1. Number one in the state for eviction risk, with 18 percent of Black adults being named in an eviction;¹⁵ and
- 2. Number one in the state for unemployment rate and change in unemployment (2019-2020),¹⁶ and

WHEREAS the City of Tacoma’s Equity Index was generated by the Kirwan Institute for the Study of Race & Ethnicity for the City’s Office of Equity and Human Rights, and is applied across all City Departments, including being considered in every legislative proposal, and

WHEREAS the Equity Index is a tool used by the City of Tacoma to identify disparities based on census block group data,¹⁷ which uses 29 indicators within five social determinant categories based on the Tacoma 2025 Strategic Plan to determine where the greatest community needs are located, and

WHEREAS census block group scores are labeled on a scale from “very high” to “very low,” and areas with the highest opportunity are labeled “very high” and areas with the lowest opportunity are labeled “very low,” and

¹⁵ https://us02web.zoom.us/rec/play/ddJoNnL-2-oNX72KR7R_JwNOU-COW6Js65ISOAbIEesfm2iTnhAbg3NuLWHb04ugoREw8hjDLXriGTa.8T2IJP5QagRcah2y?startTime=1630609862000&_x_zm_rtaid=2H5JV3wuTjqdp0khNmL6bA.1633727808775.b5f4bd09064b75a31121205edd02f259&_x_zm_rhtaid=172

¹⁶ Ibid. Citation 15.

¹⁷ <https://www.cityoftacoma.org/cms/One.aspx?portalId=169&pageId=175030>



1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26

WHEREAS those individuals potentially affected by this proposal include people at high risk of displacement in the City, specifically households from “low” or “very low” opportunity areas, and

WHEREAS the City of Tacoma’s support of the use of data-informed tools will reduce racial and other inequities, disparities, or discrimination to under-represented communities by encouraging housing providers in the City to prioritize individuals who have been disproportionately impacted by residential displacement, with a focus on households in “low” and “very low” opportunity areas of the City as defined by the City of Tacoma Equity Index, and to BIPOC households; Now, Therefore,

BE IT RESOLVED BY THE COUNCIL OF THE CITY OF TACOMA:

Section 1. That the City of Tacoma’s support of the use of data-informed tools to prevent displacement of local residents, such as community prioritization, with a focus on households from “low” and “very low” opportunity areas of the City, as well as Black, Indigenous, and People of Color households, is hereby affirmed.

Section 2. That the City of Tacoma strongly encourages the City’s housing partners to use data-informed tools, such as community prioritization, to ensure more residents are able to stay in the City with a focus on households from “low” and “very low” opportunity areas of the City, as well as Black, Indigenous, and People of Color households.



1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26

Section 3. That the City Manager, is hereby directed to evaluate options to assist in preventing displacement of residents.

Adopted _____

Mayor

Attest:

City Clerk

Approved as to form:

City Attorney