



Tukwila Equity and Social Justice Commission

City of Tukwila – City Hall

6200 Southcenter Boulevard, Tukwila, WA 98188

NOTICE IS HEREBY GIVEN that the Equity and Social Justice Commission meeting will be held on **October 5, 2023, at 5:30PM.**

Join the meeting video on your computer or mobile app: [Click here to join the meeting](#)
Participate in the meeting by phone: **253-292-9750**, Phone Conference ID: 986 969 249#

For in-person, please join us at **5:30PM**
Tukwila Justice Center, 15005 Tukwila International Blvd, Tukwila, WA 98188

For assistance during the meeting, please call Jo Anderson, Equity and Social Justice Staff Liaison, at **206-658-7849**

MEETING AGENDA

Thursday, October 5, 2023 – 5:30PM

I Call to Order

II Introduction (2 minutes)

III Approval of Agenda (2 minutes)

IV Approval of Minutes, September 7, 2023 (2 minutes)

V Written Public Comments

VI Business Items

- Icebreaker Activity for Commissioners to Continue to Get to Know One Another

COMMISSION ACTION ITEM: Learn more about other Commissioners.

- City of Tukwila Board & Commissions Equity Training Planning

COMMISSION ACTION ITEM: Finalize logistics for the Saturday, October 7 training.

- Racial Restrictive Covenants Project Presentation (Pending Confirmation)



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COMMISSION ACTION ITEM: Learn about the activities conducted by the research team housed at the University of Washington and ensuing legislation.

- Equitable Development Discussion Continued

COMMISSION ACTION ITEM: Continue the discussion that began at the September meeting and document shared concerns and ideas.

VII Miscellaneous

VIII Adjournment



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MEETING MINUTES

Thursday, September 7, 2023 – 5:30PM

ATTENDEES:

Perri Doll
Dennis Nguyen
Aaron Draganov
Joe Duffie
Trish Kinlow
Kathy Hougardy

Kristen Schwabe-Fry
Joel Bush
Jo Anderson

I Call to Order

II Introduction (2 minutes)

III Approval of Agenda (2 minutes)

IV Approval of Minutes, August 3, 2023 (2 minutes)

V Business Items

- Get to know your fellow Commissioners.
Commissioners shared something about themselves.
- Comprehensive Plan Update Debrief, including Racial Restrictive Covenants

Commissioners requested an update on any major Comprehensive Plan news this fall, with a particular focus on community engagement and housing development impacts; transportation and parking identified as central issues.

Commissioners discussed the urgency to address inequities in development practices. Equitable practices such as being data informed, centering community needs, engagement with key stakeholders – at a local, regional, and state level - were discussed.

Commissioners requested a presentation from the Racial Restrictive Covenants Project.

- Racial Equity Priorities Update



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Jo Anderson provided an update on the four Equity Policy Priority Areas: Operationalizing a Racial Equity Toolkit, Operationalizing an Outreach Equity Toolkit, Equity Index, and Language Access. Trish Kinlow reported that a pilot using Pocketalk translation/interpretation devices is underway. Also, court orders are now available in Spanish, Somali, and Russian.

VI Miscellaneous

- Jo Anderson reported that about 10 board and commission members have signed up to attend the October 7 equity training. Logistics will be discussed at the next meeting.
- A request was made to create a shared space for documents.

VII Adjournment

Racial Restrictive Covenants Project Washington State

The language of segregation haunts the cities and suburbs of Washington State. Racist restrictions, although now void, remain in the property records of hundreds of neighborhoods, a toxic residue from the decades when racial segregation and exclusion was allowed, indeed promoted, by local governments throughout the state.

The Racial Restrictive Covenants Project involves teams of researchers at the University of Washington and Eastern Washington University. Authorized by the state legislature under HB 1335 (May 2021), this project is charged with identifying and mapping neighborhoods marked by racist deed provisions and restrictive covenants. With more than 50,000 restricted properties identified so far, the project provided the research for the newly enacted [Covenant Homeownership Account Act](#) that will compensate victims of restrictive covenants.

To-date we have identified more than [50,000 restricted properties](#) in hundreds of neighborhoods across the state. But our research is far from complete. We need help. More than 1,000 volunteers have been helping us confirm and record restrictions that our search methods are uncovering. Please see the [Read the deeds: volunteers](#) page and join us.

Source: <https://depts.washington.edu/covenants/>

City of Shoreline Public Education - The [UW's Racial Restrictive Covenant project](#) provided a [zoom webinar \(2022\)](#) about the history in King County and how folks could get involved.

From: James N. Gregory <gregoryj@uw.edu>

Sent: Monday, August 21, 2023 5:05 PM

To: Jo Anderson <Jo.Anderson@TukwilaWA.gov>; sophdowl <sophdowl@uw.edu>

Subject: Re: City of Tukwila ESJ Commission, Interest in Racial Restrictive Covenants Project

Thank you for getting in touch. We would be happy to join you at a future meeting, but September 7 will not work. Perhaps early October. We have been asked to give presentations to quite a number of local government agencies, churches, community groups, schools, and business groups. It is an important way to help communities address the lasting effects of restrictive covenants and other forms of housing discrimination. It has also helped us find volunteers. To date more than [1,000 people](#) have helped confirm deed restrictions.

I am copying project manager Sophia Dowling. She can help work out a date and plan.

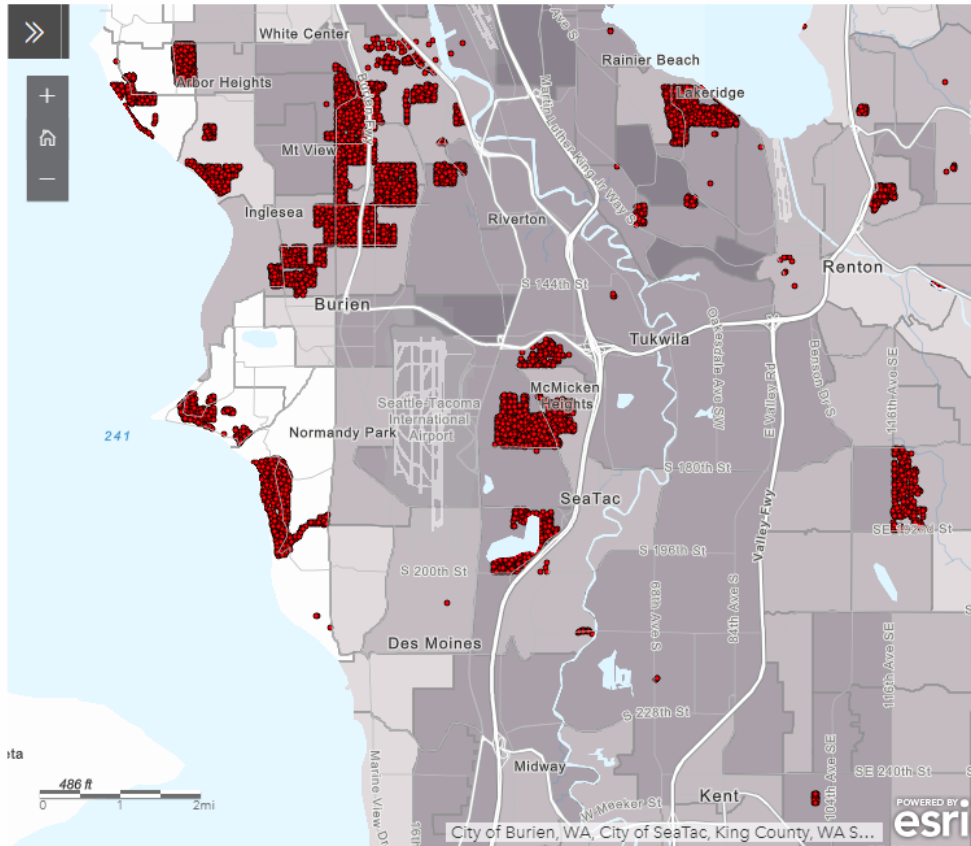
Best,

James N. Gregory
Professor, History
University of Washington
Seattle, WA 98195
206-543-7792 <http://faculty.washington.edu/gregoryj/>

Tracking Locations

These preliminary maps show some of the neighborhoods where racial restrictive covenants were added to property records in the first half of the 20th century. More than 34,000 properties were restricted in more than 340 subdivisions. Zoom and pan for a closer look. Click on any parcel to see the restriction. The gray scale coloring reflects the current racial demography of census tracts and block areas as reported in the 2020 census. The color white means the population is more than 65% nonHispanic White. (Note: the map will take several seconds to load).

[View larger map](#)



Source: Racial Restrictive Covenants Project Washington State; Restricted Properties – Seattle and King County; https://depts.washington.edu/covenants/map_parcel_king.shtml

In Tukwila, 3 locations are documented: McMicken Heights, Thorndyke, Tukwila Vista Villa.

Tukwila	McMicken Heights	McMicken Heights #2	No part of said property hereby conveyed shall ever be used or occupied by any Hebrew or by any person of the Ethiopian, Malay or any Asiatic Race, and the party of the second part his heirs, personal representatives or assigns, shall never place any such person in the possession of occupancy of said property of any part thereof, nor permit the said property, or any part thereof, ever to be used or occupied by any such person, excepting only employees in the domestic service on the premises of persons qualified hereunder as occupants and users and residing on the premises.	80
Tukwila	Thorndyke	Estella's Addition	The grantees agree that neither they, nor their heirs, personal representatives or assigns, shall ever rent to, sell to, or allow said premises to be occupied by any person of the Ethiopian, Malay, or any Asiatic Race, excepting only employees in the domestic service of persons qualified hereunder as occupants and users and residing on the premises.	11
Tukwila	Tukwila	Vista Villa	No race or nationality other than the white or Caucasian shall use or occupy any dwelling on any lot, except that this covenant shall not prevent occupancy by domestic servants of a different race or nationality employed by an owner or tenant.	52

Source: <https://depts.washington.edu/civl/covenants.htm>

Legislation

Compensation for impacted people: The newly enacted [Covenant Homeownership Account Act](#) that will compensate victims of restrictive covenants. On April 23, 2023 the Washington legislature passed the Covenants Homeownership Account Act (HB 1474), pioneering legislation that will provide compensation for victims of racial restrictive covenants, the instruments of housing exclusion and segregation that destroyed opportunities for generations of Black, Asian, Latinx, and Indigenous families. The law was based on research conducted by this project.

[HB 1474](#) AN ACT Relating to creating the covenant homeownership account 1and program to address the history of housing discrimination due to racially restrictive real estate covenants in Washington state.

The Covenants Homeownership Account Act was sponsored by 44 members of the House of Representatives and 14 members of the state Senate led by Rep. Jamila Taylor, Rep. Frank Chopp, and Senator John Lovick. A coalition of community groups including the Black Home Initiative Network and the Housing Development Consortium promoted the bill. 2,000 individuals signed in support and were willing to testify during legislature hearings. The bill passed with strong majorities in both houses due to huge outpouring of support which included endorsements by the Washington Realtors and the *Seattle Times*. The law is carefully tailored to the legal requirements of Washington, an anti-affirmative action state.

The statute is “harm based.” It establishes in its first paragraphs that Washington state and local governments caused financial harm by authorizing and enforcing racial restrictive covenants. It targets compensation in the form of mortgage assistance (interest-free down-payment loans) to families that were harmed by racist restrictions in housing opportunities in the years when such restrictions were government sanctioned (prior to the 1968 Fair Housing Act). Applicants must be first-time homebuyers with incomes at or below the area median. They must have been a Washington resident before 1968 or a descendant of someone who was. A still-to-be-appointed commission will work out the details but presumably Black, Asian, Indigenous, and Latinx families who meet the residential and other criteria will be eligible for an interest-free down-payment loan. This is because restrictive covenants usually specified “whites only,” thereby excluding everyone else.

And the size and number of compensation awards will be substantial. Funding will come from a \$100 Covenant Homeownership recording fee that will apply to all real estate transactions. The logic of this is that homeowners selling properties nowadays have benefitted from the wealth building opportunities that have been a biproduct of homeownership; opportunities denied to most families of color. This is a just and relatively painless fee that is going to raise a lot money. Roughly \$100 million will be available for loans each year which by one estimate means two to three thousand loans in the \$30,000-50,000 each year.

These are numbers that should start to reverse the race disparities in homeownership. In the most recent census, 66% of white households in Washington owned homes against only 33% of Black households. In Seattle/King County where prices have soared out of sight, only 27% of Black families are homeowners.

Language removal from deeds and HOA bylaws:

The effort was authorized and funded in 2021 by the Washington State Legislature under [HB 1335](#), which addresses the presence of the covenants and gives property owners and residents options for legally removing the language from their deeds. Gregory plans to ask for renewed funding to continue the effort and purchase a high-speed scanner to digitize property records and speed up the rest of the work.

HB 1335 allocated funds and authorized teams at the University of Washington and Eastern Washington University to *"review existing recorded covenants and deed restrictions to identify those recorded documents that include racial or other restrictions on property ownership or use against protected classes that are unlawful under RCW 49.60.224. For properties subject to such racial and other unlawful restrictions, the universities shall provide notice to the property owner and to the county auditor of the county in which the property is located. The universities shall provide information to the property owner on how such provisions can be struck pursuant to RCW 49.60.227."*

Effective January 1, 2019, this law (since modified by HB 1335) encouraged property owners to submit documentation that "strikes" any racially discriminatory language from property records. Proposed by State Representative Christine Kilduff, the law allowed a property owner to record a modification document that will provide notice in the land title records that the racially restrictive covenant is void and unenforceable. It will not delete the historic record. The modification document legally strikes, but does not physically erase, the void and illegal discriminatory provisions from the original document. As explained on this page, racial restrictions have been void and illegal since 1968.

In early 2006, State Senator Jeanne Kohl-Welles introduced and the legislature passed [SESB 6169](#) which declared that *"The continued existence of these discriminatory covenants, conditions, or restrictions is contrary to public policy and repugnant to many property owners. It is the intent of this act to allow homeowners' associations to remove all remnants of discrimination from their governing documents."* The law lowered the threshold for approving by-law changes involving such provisions, empowering the Board of Directors to make the changes and requiring the Board to act. "Upon the board's receipt of a written request by a member of the association ... the board must, within a reasonable time, amend the governing documents, as provided under this section."

Source: <https://depts.washington.edu/covenants/laws.shtml>

Equity Priority Areas Update

Progress update on the 4 Racial Equity Priority areas:

Operationalize a Racial Equity Toolkit

- Toolkit and Guide Completed
- Met with Economic Development, Finance, Police, Parks, Public Works
- Attended ICMA and PSRC Trainings
- Delivered learnings from first phase with the Integration Team.

Operationalize an Outreach Equity Toolkit

- Toolkit and Guide Completed

Develop an Equity Index

- Met with Community Attributes (Vendor)
- Met with City of Tacoma (Equity Index Implementation Team)
- Met with PSRC Program Manager for Data Solutions & Research, Brian Lee
- Submitted application to the UW Evans School for capstone project consideration

Language Access:

- Completed staff survey regarding knowledge of language access tools and languages spoken among staff
- Finalized 'Vital Documents' list
- Researched local city strategies – Auburn, Burien, Kent, Renton, Seattle
- Joined the Municipal Language Access Network (MLAN) - a collaboration of government employees to share resources and develop best practices for the improvement of language access.
- Draft Language Access Plan and Racial Equity Toolkit



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COUNCIL AND SUBCOMMITTEE MEETING SCHEDULE

<i>FIN</i>	Finance & Governance Committee	<u>2nd and 4th Mondays</u>	<u>5:30 PM</u>
<i>PCD</i>	Planning & Community Development Committee	1 st and 3 rd Mondays	5:30 PM
<i>TIS</i>	Transportation & Infrastructure Services Committee	1 st and 3 rd Mondays	5:30 PM
<i>CSS</i>	Community Services & Safety Committee	2 nd and 4 th Mondays	5:30 PM
<i>REG</i>	Regular Council Meeting	1 st and 3 rd Mondays	7:00 PM
<i>C.O.W.</i>	Committee of the Whole	<u>2nd and 4th Mondays</u>	<u>7:00 PM</u>

** Note – the Council traditionally does not hold meetings in the last half of December.*

The City of Tukwila offers hybrid format for its Council and Committee meetings. Those wishing to join the meetings electronically may access them with the information below. Those wishing to attend in person should visit:

- **Regular Council and Committee of the Whole** Meetings: Tukwila City Hall Council Chambers – 6200 Southcenter Boulevard
- **Planning & Community Development and Community Services & Safety** committee meetings: Hazelnut Conference Room – 6200 Southcenter Boulevard (knock on door to the east)
- **Finance & Safety and Transportation and Infrastructure Services** committee meetings: Duwamish Conference Room – 6300 Southcenter Boulevard (second floor, down the hall on the right)



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CITY COUNCIL REGULAR & COMMITTEE OF THE WHOLE MEETINGS

To listen to the meeting, dial: 1-253-292-9750, ACCESS CODE 670077847#

To view the meeting, [Join Microsoft Teams Meeting](#)

Those wishing to provide public comments may verbally address the City Council both onsite at Tukwila City Hall or via phone or Microsoft Teams for up to 5 minutes for items both on and not on the meeting agenda. To provide comment via phone or Microsoft Teams, please email citycouncil@tukwilawa.gov with your name and topic by 5:00 p.m. on the meeting date. Please clearly indicate that your message is for public comment during the meeting, and you will receive further instructions.



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PLANNING & COMMUNITY DEVELOPMENT COMMITTEE

1st Monday of the month:

To listen to the meeting, dial: 1-253-292-9750, ACCESS CODE 225 526 605#

To view the meeting, [Click here to join the meeting](#)

3rd Monday of the month:

To listen to the meeting, dial: 1-253-292-9750, ACCESS CODE 604 773 150#

To view the meeting: [Click here to join the meeting](#)

TRANSPORTATION & INFRASTRUCTURE SERVICES COMMITTEE

1st Monday of the month:

To listen to the meeting, dial: 1-253-292-9750, ACCESS CODE 439 818 817#

To view the meeting: [Click here to join the meeting](#)

3rd Monday of the month:

To listen to the meeting, dial: 1-253-292-9750, ACCESS CODE 478 777 930#



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FINANCE & GOVERNANCE COMMITTEE

2nd Monday of the month:

To listen to the meeting, dial: 1-253-292-9750, ACCESS CODE 965
223 169#

To view the meeting, [Click here to join the meeting](#)

4th Monday of the month:

To listen to the meeting, dial: 1-253-292-9750, ACCESS CODE 313
004 383#

To view the meeting: [Click here to join the meeting](#)

COMMUNITY SERVICES & SAFETY COMMITTEE

2nd Monday of the month:

To listen to the meeting, dial: 1-253-292-9750, ACCESS CODE 912
764 861#

To view the meeting, [Click here to join the meeting](#)

4th Monday of the month:

To listen to the meeting, dial: 1-253-292-9750, ACCESS CODE 944
274 640#

To view the meeting: [Click here to join the meeting](#)