



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 **December 7, 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, December 7, 2023 – 5:30PM

I Call to Order

II Introduction (2 minutes)

III Approval of Agenda (2 minutes)

IV Approval of Minutes, November 2, 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.

- 2023 ESJC Expenses

COMMISSION ACTION ITEM: Discuss and take a vote on expending the remaining budget.

- Comprehensive Plan Update – Neil Tabor

COMMISSION ACTION ITEM: Commissioners will learn about the status of the plan.



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- Racial Restrictive Covenants Presentation Debrief and Action Steps

COMMISSION ACTION ITEM: Commissioners will debrief the November presentation and determine how to support the effort.

VII Miscellaneous

VIII Adjournment



Tukwila Comprehensive Plan & Housing

Equity & Social Justice Committee

December 7, 2023

Overview

- Comprehensive Plan (5 minutes)
- Housing Related Updates & Future Projects (5 minutes)
- Housing Element (5 minutes)
- Discussion (15 minutes)

Comprehensive Plan Timeline

- Draft Housing Element Review at Planning Commission (Live and online)
 - 6:30pm Thursday December 14th, 2023 (City Council Chambers)
- Draft Land Use Element Review at Planning Commission (Live and online)
 - 6:30 pm Thursday January 5th, 2024 (City Council Chambers)
- Tentative Open House at Sullivan Center
 - Evening of Thursday February 1st, 2024
- Public Hearing for Draft Plan at Planning Commission (Live and online)
 - 6:30pm Thursday March 14th, 2024. Continuance 3/28/2024 if necessary.
- Community Open House – TBD
- City Council Review
 - Summer & Fall 2024

Housing Related Updates

- Update of Accessory Dwelling Unit (ADU) Regulations
 - Allows two ADUs per lot instead of one
 - Increases ADU size allowed from 800 to 1,000 square feet
 - Removes owner occupancy requirement
 - Amends parking requirements
- Housing Market Study
- Miscellaneous updates
 - Parking around transit service
 - Procedural requirements for nonconforming lots

Future Projects

- Design Review Code Updates
 - Starting in early 2024
- Permitting Code Updates
 - Starting early 2024
- Middle Housing & Other Housing Code Updates
 - Starting mid 2024

Housing Element

- Update of 2015, current, Comprehensive Plan
- Integrates topics such as:
 - Housing production affordable to different income levels (AMI)
 - Mitigate displacement with new housing development
 - Undoing racially disparate impacts in housing
 - Aligning development standards with the market
 - Allowing for a broader array of housing types
- This update will also create a new Land Use Element, which did not exist previous plan updates

Housing Element

- Five draft goals are:
 - **Support housing growth** consistent with regional targets.
 - **Promote safe, healthy, and affordable housing choices** for residents of all income levels.
 - **Support collaborative efforts** with other jurisdictions and organizations to assess housing needs, coordinate funding, and preserve and create **affordable housing opportunities**.
 - Limit **displacement** impacts to vulnerable and historically underserved populations.
 - Promote housing options that support **personal fulfillment and a healthy social life** and are appropriate for people **in all stages of life**.
- Associated policies and implementation strategies support these goals as actionable steps.

Example Policies

- Modify residential zoning designations and development standards to align with city goals, and periodically assess the amount of housing produced under these standards.
- Expand capacity for moderate density housing, i.e., “missing middle housing”, in residential areas with low-density zoning throughout the city to increase home ownership and rental housing options.
- Support the creation of co-housing, housing cooperatives, co-living buildings, and other types of housing that provide community-oriented housing alternatives for families, seniors, young singles, religious communities, or other groups with specific needs.

Example Policies

- Support the long-term preservation of existing naturally occurring affordable housing developments by acting as a facilitator between affordable housing groups interested in purchasing units and property owners.
- Continue to develop relationships with populations that have been historically underserved and are at risk of displacement to better understand needs and risks.
- Review and update development code to support production of housing types that provide relatively affordable homeownership options, such as middle housing (including townhouses) and condominiums.

Discussion & Feedback

- What should the City prioritize in housing decisions?
- What is the most effective way for ESJ to provide input on housing and other planning issues?
- How often would you like updates on housing and planning issues?
- Any feedback or questions?

Reach us at 2044CompPlan@TukwilaWA.gov

Neil Tabor, Senior Planner

Neil.Tabor@TukwilaWA.gov
(206) 431-3659



Tukwila Equity and Social Justice Commission

City of Tukwila – City Hall

6200 Southcenter Boulevard, Tukwila, WA 98188

MEETING MINUTES

Thursday, November 2, 2023 – 5:30PM

ATTENDEES:

Perri Doll

Dennis Nguyen

Aaron Draganov

Joe Duffie

Kathy Hougardy

Joel Bush

Sophia Dowling

I Call to Order

II Introduction (2 minutes)

III Approval of Agenda (2 minutes)

IV Approval of Minutes, October 5, 2023 (2 minutes)

V Business Items

- Get to know your fellow Commissioners.

Commissioners shared something about themselves.

- Racial Restrictive Covenants Project Presentation

Sophia Dowling, University of Washington Graduate Student, presented a slide deck on the project. The final stage of the project will include working with municipalities to notify homeowners of restrictive covenants in 2024.

- 2023 Budget Update

The commissioners discussed potential expenses, including school snack packs and winter coats for asylum seekers at Riverton United Methodist Church. Staff will explore options and commissioners will discuss and vote at the next meeting.

VI Miscellaneous



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- Councilmember Hougardy announced that she is reapplying to the commission as a resident.
- **VII Adjournment**

Wed, Thurs, Jan 15, 1948

hetto" Page 3:

Is Blighted By
Restrictive Covenants

By Tracy Palma
These days of official business great Americans, whose leading
people are fast to a flock of federal property or millions used to
as an inflated market, are liberally exempt that millions of dead
or living are subjected to an additional "burden" in their path to
prosperity.

These fellow citizens of right
in their own homes and the same
with the same of their
property.

16. RACIAL RESTRICTIONS. No property
Addition shall at any time be conveyed,
or leased in whole or in part to any person or
not of the White or Caucasian race, or to any person
than one of the White or Caucasian race shall
occupy any building or structure erected or
erected on any lot or lots of land.



Thursday, February 12, 1948

THE NEW WORLD

Carl Brooks Calls On Seattle
To Fight Race 'Covenants'

He will not fight against restrictive covenants in Seattle and for a
national. Positive confidence will be placed in this work by Carl Brooks
for the city council.

The Racial Restrictive Covenants Project

University of Washington





Welcome Everyone!

1. Racial Restrictive Covenants and Our Project

2. Mapping and Data

3. Local Segregation History

4. The End of Restrictive Covenants

5. The Legacy of Covenants & New Bills

What is a racial restrictive covenant?

Racial restrictive covenants are agreements entered into by a group of property owners in a given neighborhood which legally bind them not to sell, lease, or rent their property to specified racial/religious groups.

(b) 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 or occupancy of said property or 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.

(12) No person of any race other than the White or Caucasian race shall use or occupy any building or any lot, except that this covenant shall not prevent occupancy by domestic servants of a different race domiciled with an owner or tenant.

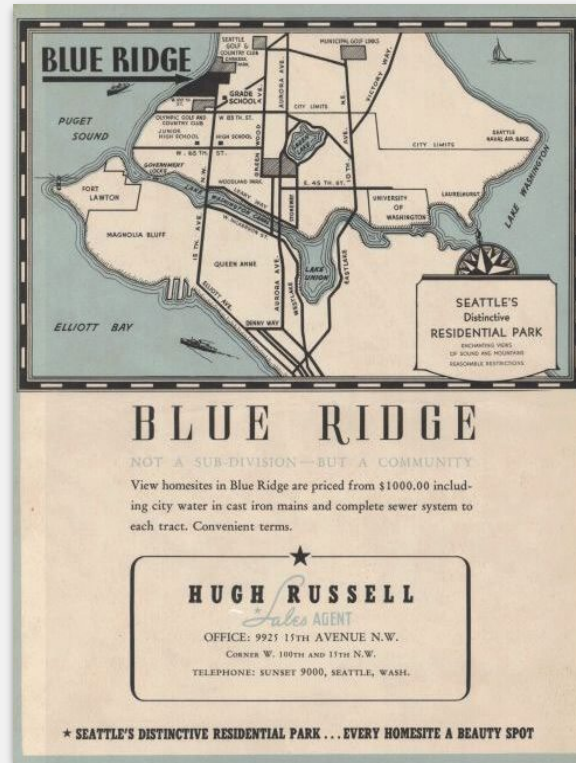
22. Racial restrictions: Said lots or structures shall not be rented, leased, or occupied by persons other than those of the white race, except domestic servants.

4. No person or persons of Asiatic, African, or Negro blood, lineage, or extraction shall be permitted to occupy a portion of said property, or any building thereon; except, domestic servant or servants may be actually and in good faith employed by white occupants of such premises.

5. The lot, nor any part thereof, shall not be sold to any persons either of whole or part blood, of the Mongolian, Malay or Ethiopian races, nor shall the same nor any part thereof be rented to persons of such races.

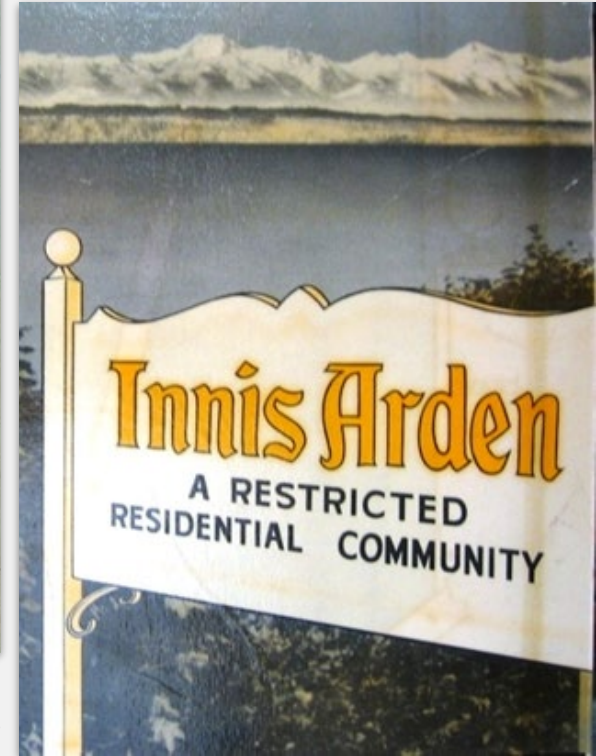
The Racial Restrictive Covenants Project

This project has been charged with identifying and mapping neighborhoods covered by racist deed provisions and restrictive covenants. To date the project has identified documents covering about 34,000 properties in King County and roughly 4,000 in Pierce County, 4,000 in Snohomish, with work in Thurston and other counties.



The advertising pamphlet for Blue Ridge, a restricted subdivision developed by William Boeing.

The sign at the entrance of Innis Arden advertised the area as a “restricted community.”



Redlining & The Real Estate Industry


Home Owners' Loan Corporation (HOLC) and Federal Housing Administration (FHA) were established in 1930s to rescue the housing industry and support homeownership (white homeownership)

Until 1950, the National Association of Real Estate Boards had a clause in their Code of Ethics against selling homes to a person of color because it would be destructive to the property values of the neighborhood

National Association of Real Estate Boards
Code of Ethics

ETHICS

National Association of Real Estate Boards



Article 23.
It is the duty of a Realtor to ascertain all pertinent facts concerning every property for which he accepts the agency, so that in offering the property he may avoid error, exaggeration, and misrepresentation.

Article 24.
A Realtor should never offer a property without the authorization of the owner.

Article 25.
The price at which a Realtor offers a property should not be higher than that which the owner has openly agreed to take.

Article 26.
Before a Realtor buys for a client property in the ownership of which the Realtor has an interest, he should disclose his interest to all parties to the transaction.

Article 27.
Before a Realtor sells property in the ownership of which he is interested, he should make it clear to the purchaser that he is acting solely for the owner.

Article 28.
A Realtor when acting as a broker should make it clear for which party he is acting, and he should not receive compensation from more than one party except with the full knowledge and consent of all parties to the transaction.

Article 29.
Under no circumstances should a Realtor permit any property in his charge to be used for illegal or immoral purposes.

Article 30.
In closing transactions, the Realtor should advise the use of legal counsel when the interest of any party to the transaction demands to insure it and in all cases preparation shall ensue.

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Article 31.
No instructions nor inducements from any client or customer relieve the Realtor from his responsibility strictly to observe this Code of Ethics.

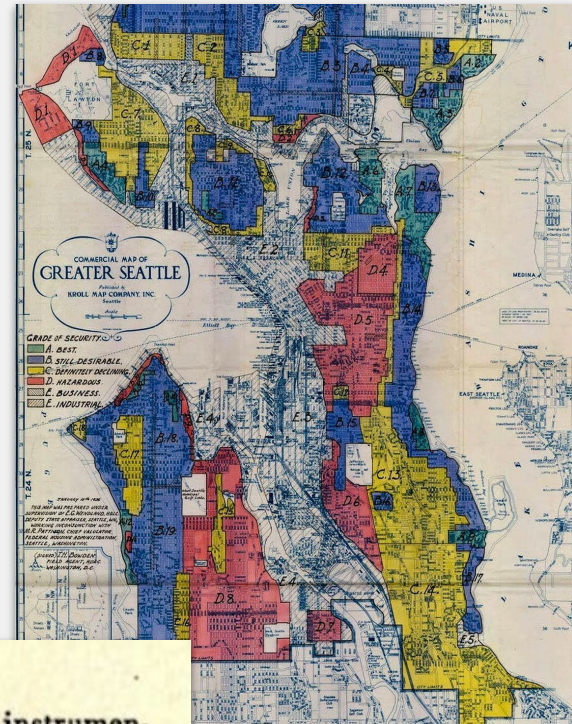
Addenda
1
Suggestions To The Public
(The following suggestions are made, not as a part of this Code of Ethics, but to indicate to the public how they can cooperate with Realtors so as to secure the best service.)
(1) Your relationship with a real estate broker should be considered confidential; it is unfair to a broker for you to quote to others the terms and practices which he has offered you in confidence.
(2) Competent counsel in connection with real estate transactions is valuable and proceeds from years of training and study; it should not be expected gratis.
(3) By retaining the services of a single broker and placing your confidence in him, you enable him to render you more intelligent and satisfactory service.
(4) Do not injure your property nor your broker's chances of serving you by quoting one price to the broker and another to a prospective purchaser.
(5) Do not list your property unless you are willing and ready to sell it.
(6) When you ask a Realtor for an opinion, you should expect it to be rendered in accordance with the best judgment, unbiased by your personal preferences.

2
The term *client* is used in this Code to denote one who retains a Realtor to re-

Article 32.
The term *customer* is used to denote one who transacts business with a Realtor but does not retain his services.

3
The Constitution of the California Real Estate Association contains the following provisions:
ARTICLE II
"The object for which the State Association is organized are:
"3. To promote and maintain the high standards of conduct in the transaction of the real estate business expressed in the Code of Ethics heretofore adopted by the State Association, and to enforce that Code among the members of the State Association in all their dealings.
ARTICLE IV
"Section 13. Any Member Board which shall neglect or refuse to maintain and enforce the Code of Ethics with respect to the business activities of its constituent members may, after due notice and opportunity for hearing, be expelled from membership in the State Association by the Board of Directors."
Additional copies of this Code may be obtained from the California Real Estate Association, 117 West Ninth Street, Los

Article 34.
A Realtor should never be instrumental in introducing into a neighborhood a character of property or use which will clearly be detrimental to property values in that neighborhood.



Redlining Map of Seattle

Finding Restrictions, OCR, Community Engagement

Finding restrictions out of the millions of property records is infeasible

The solution being to automate the process with OCR

We use a platform called Zooniverse which allows people to get involved in real ongoing research where volunteers can help us

The screenshot shows a digital document viewer with two pages of a deed. The left page is titled "WARRANTY DEED" and the right page is titled "QUIT CLAIM DEED". The interface includes navigation controls like arrows and a zoom-in (+) button. On the right side, there is a task description and a list of instructions for users.

TASK

The image to your left should be a King County property record that we believe contains a racial covenant. If you do not see one, click **NO** and go on to the next document.

- You will probably need to zoom in to read the text. Use the + control on the upper right-hand side of the image to zoom.
- Click and drag the image to focus on a certain part of the document.
- If you cannot answer a question, use the I can't figure this one out button to let us know about the image.
- The restriction, if it exists, should be on the pages before you. If you need to see a page before or page after to answer additional questions, use the small circles ◀ ○ ▶ underneath the image to toggle between pages.

Does this image contain or reference a racial covenant? Note that not all deeds will contain a covenant.

Yes

No

There are multiple covenants on this page.

I can't figure this out.

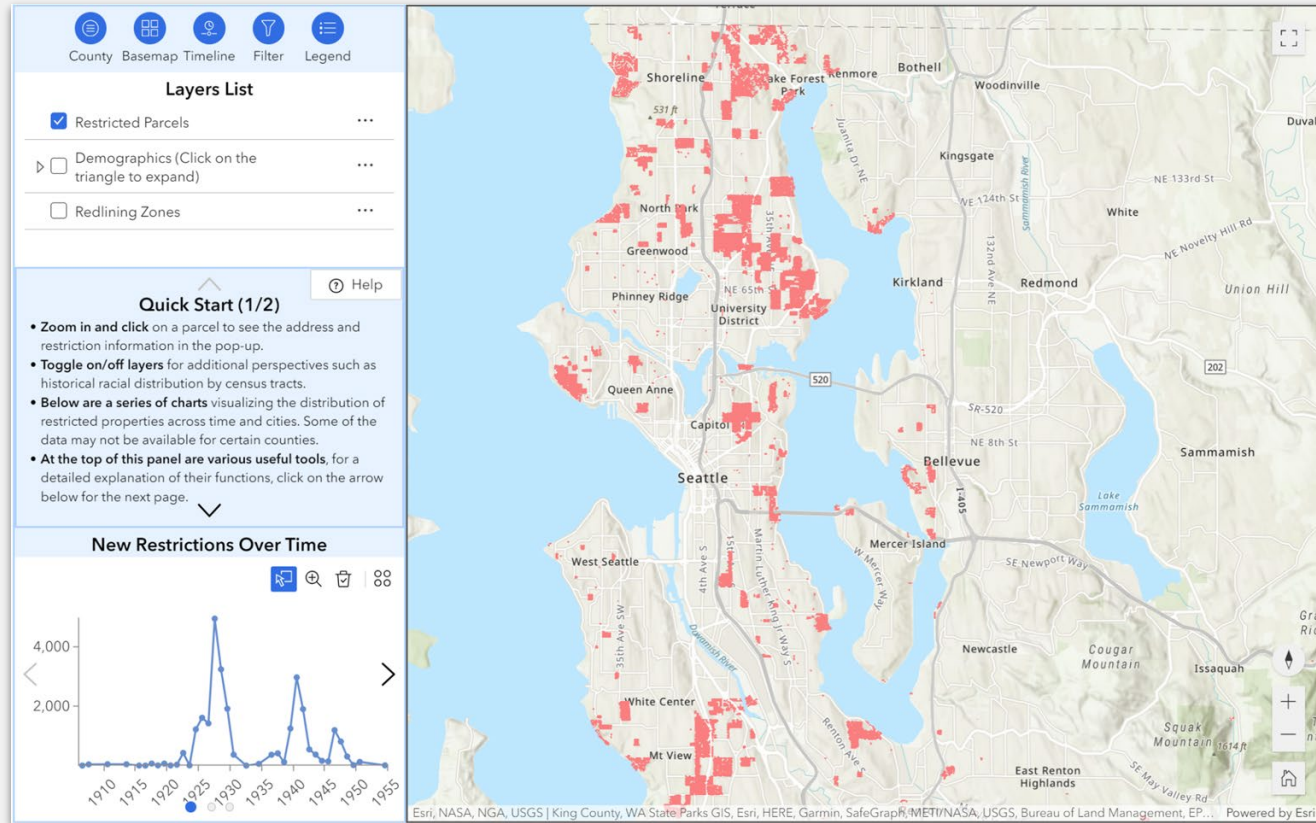
NEED SOME HELP WITH THIS TASK?

Mapping Restricted Neighborhoods

This is a screenshot of our interactive maps.

Areas that were newly subdivided between 1926 and 1952 were the most likely to be restricted by deed or covenant.

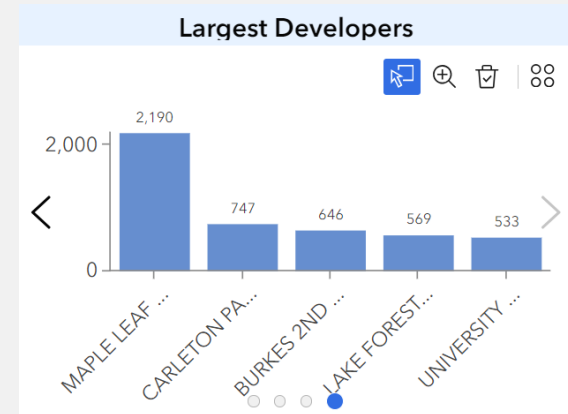
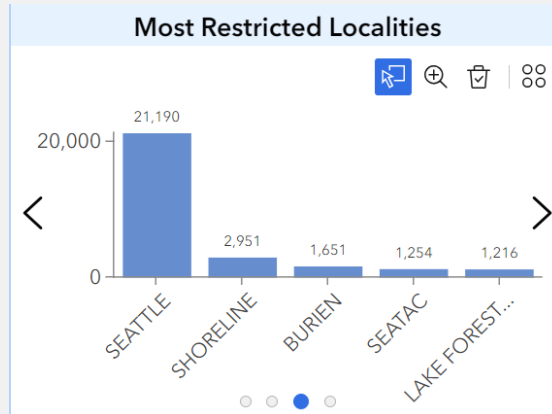
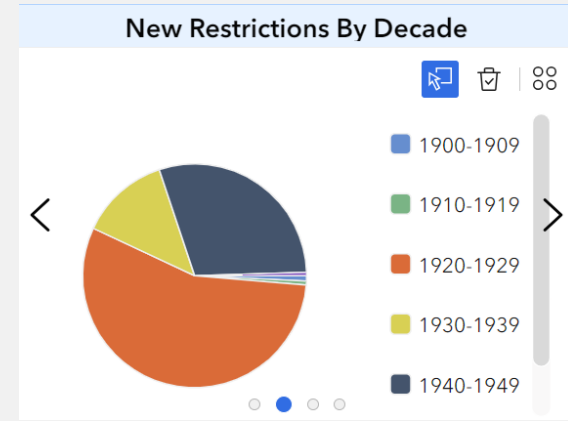
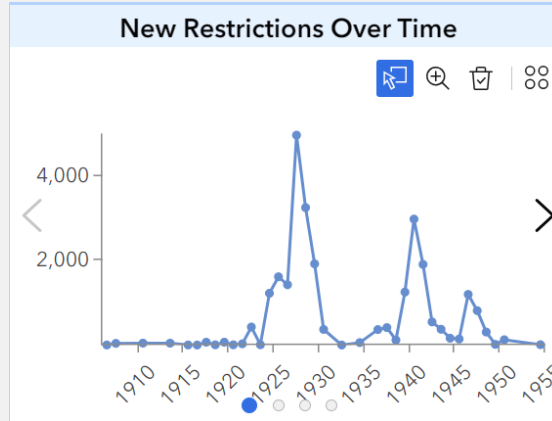
Please note that the maps are incomplete and many areas that appear to be open were in fact segregated by other means.



Mapping Restricted Neighborhoods

Depending on the data available (different counties have their own way of recording/formatting their records), these infographics are made available to help paint a picture of when and where restrictions are mostly concentrated.

Again, it's important to note that this is only based on the records we're able to find.

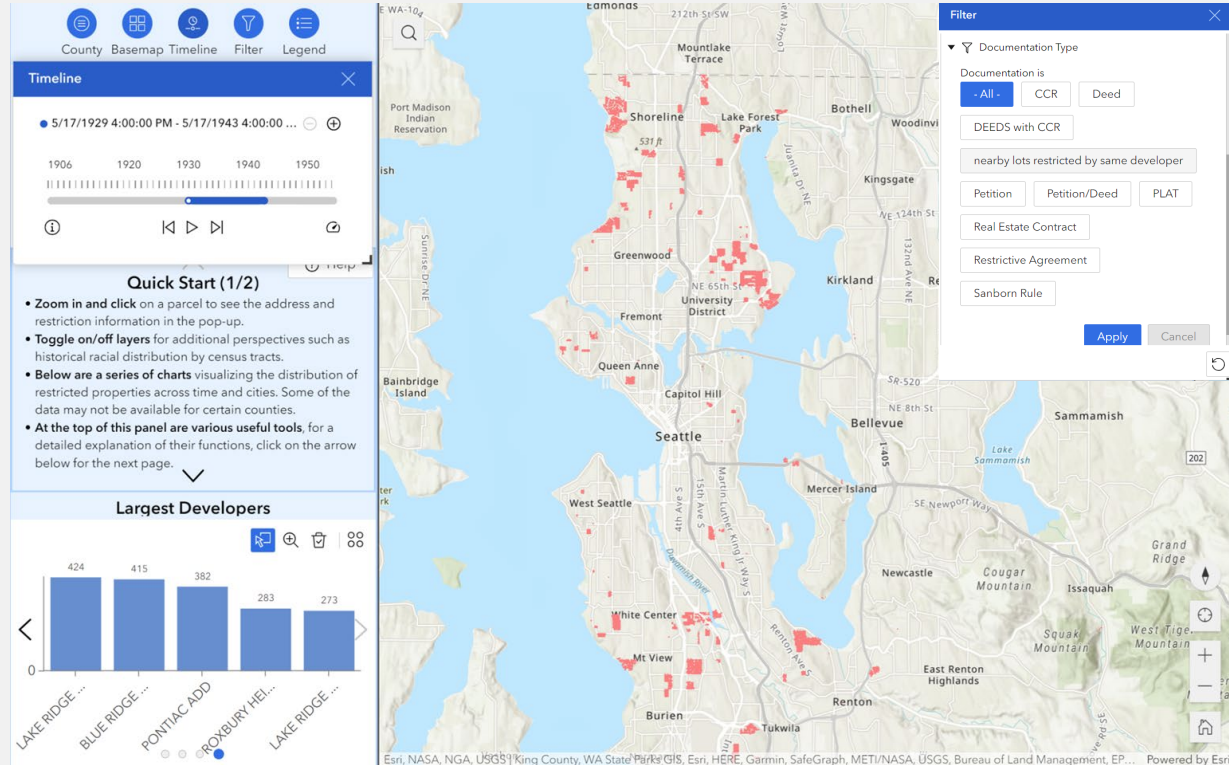


Mapping Restricted Neighborhoods

We made these interactive tools to help people explore the data in different ways.

Yet it's important to keep in mind that while maps and infographics are powerful tools for bringing historical records to life and drawing interest to the struggles faced by the local communities, they can only carry a fraction of the nuanced historical context.

—All maps lie, as we say in geography

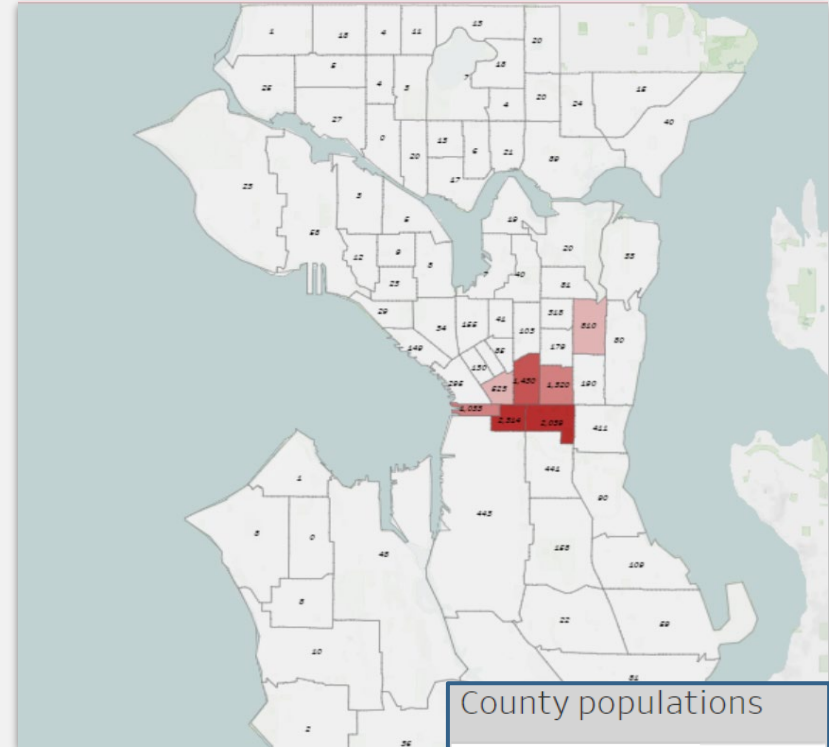


Seattle's History of Racial Exclusion

For generations, African Americans, Asian Americans, and Native Americans were shut out of most neighborhoods.

Indigenous Americans were banned from the city in the late 1800s.

Chinese people were driven out in 1886. Those who returned were expected to live in Chinatown or work as servants in the homes of wealthy White people.



This map depicts where non-whites lived in Seattle in 1940. The dark red tracts on the map indicate where the highest numbers of non-whites were.

Seattle Segregation vs. Southern Segregation

In most southern states, segregation of schools, buses, restaurants, and public facilities was required by law. That was not the case in Washington State. But local government agencies supported discrimination and segregation in various ways, including the certification of racial restrictive covenants and encouraging police to harrass Black folks seen in white neighborhoods.

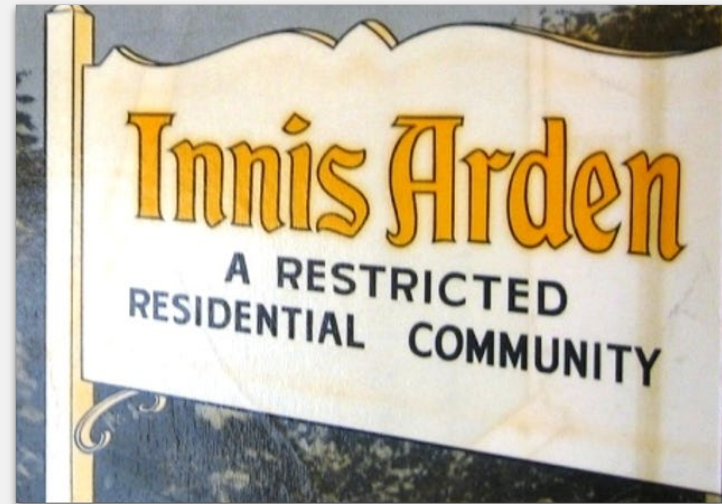
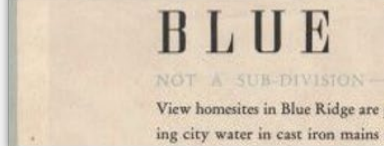
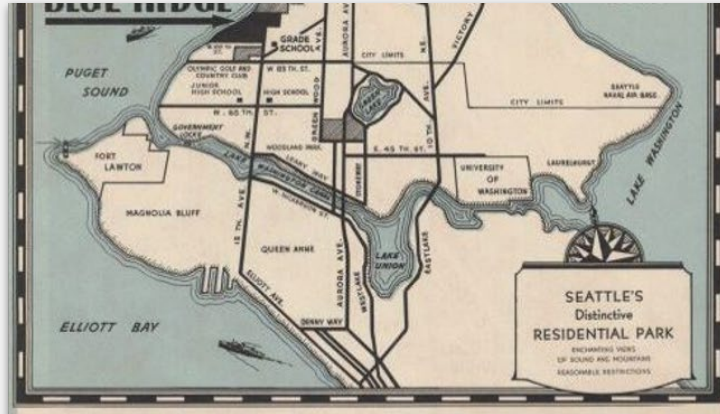


And Seattle's segregation practices extended beyond housing. Black and Asian Americans were often denied service in bars, restaurants, barber shops, even hospitals.



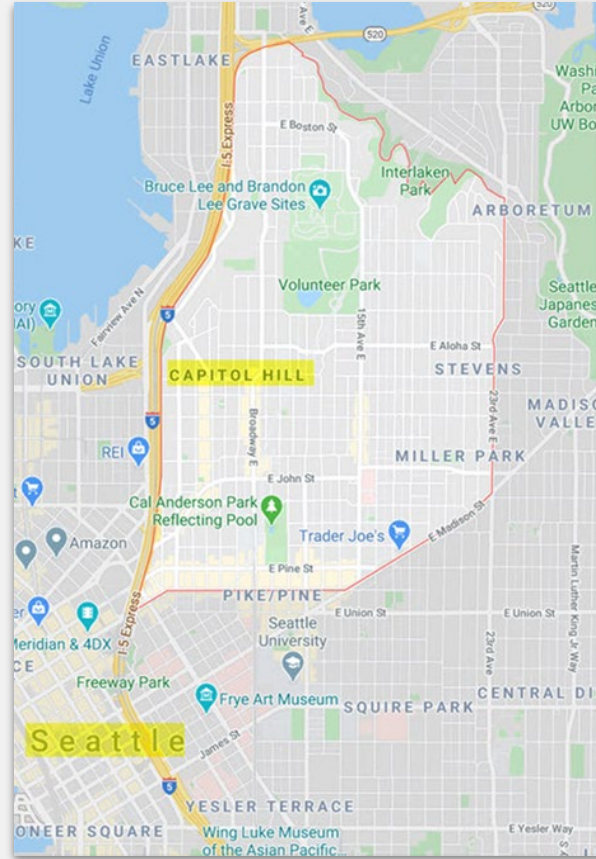
Bill and Bertha Boeing's Subdivisions

Bill and Bertha Boeing developed several subdivisions in Shoreline and Northwest Seattle. All of which were restricted to Whites only.



Capitol Hill Petitions

The Capitol Hill campaign began in 1927 led by the Capitol Hill Community Club. Over the next three years the Club gathered the signatures of 964 property owners ultimately restricting 958 lots to prevent Black people from buying, renting, or occupying homes in the district.



427 Alfred Ogner, et al Restriction

This Indenture Witnesseth: That for and in consideration of the sum of Five Dollars (\$5), in hand paid each to the other, receipt whereof is hereby acknowledged, and of the mutual benefits, protection, preservation and promotion of the value of the land and properties of the several makers of this indenture hereinafter described, being lands used and held for residence purposes in what is called the Capitol Hill District of Seattle, and comprising several Additions now of record in the Auditor's office in King County, State of Washington, the particular description of the lands and additions to which this instrument applies is contained in and follows the several signatures of the makers of this instrument.

The parties hereto signing and executing this instrument and the several like instruments relating to their several properties in said district, hereby mutually covenant, promise and agree each with the others, and for their respective heirs and assigns, that no part of the lands owned by them as described following their signatures to this instrument, shall ever be used or occupied by or sold, conveyed, leased, rented or given to Negroes, or any person or persons of the Negro blood.

This covenant shall run with the land and bind the respective heirs and assigns of the parties hereto, and of the several like instruments in said district, for the period of twenty-one (21) years, from and after the date of this instrument, the intent being on the part of each to and with the others executing like instrument, that there shall be privity of contract between all parties so executing like and similar instruments in said district, whether they sign each of the instruments or not.

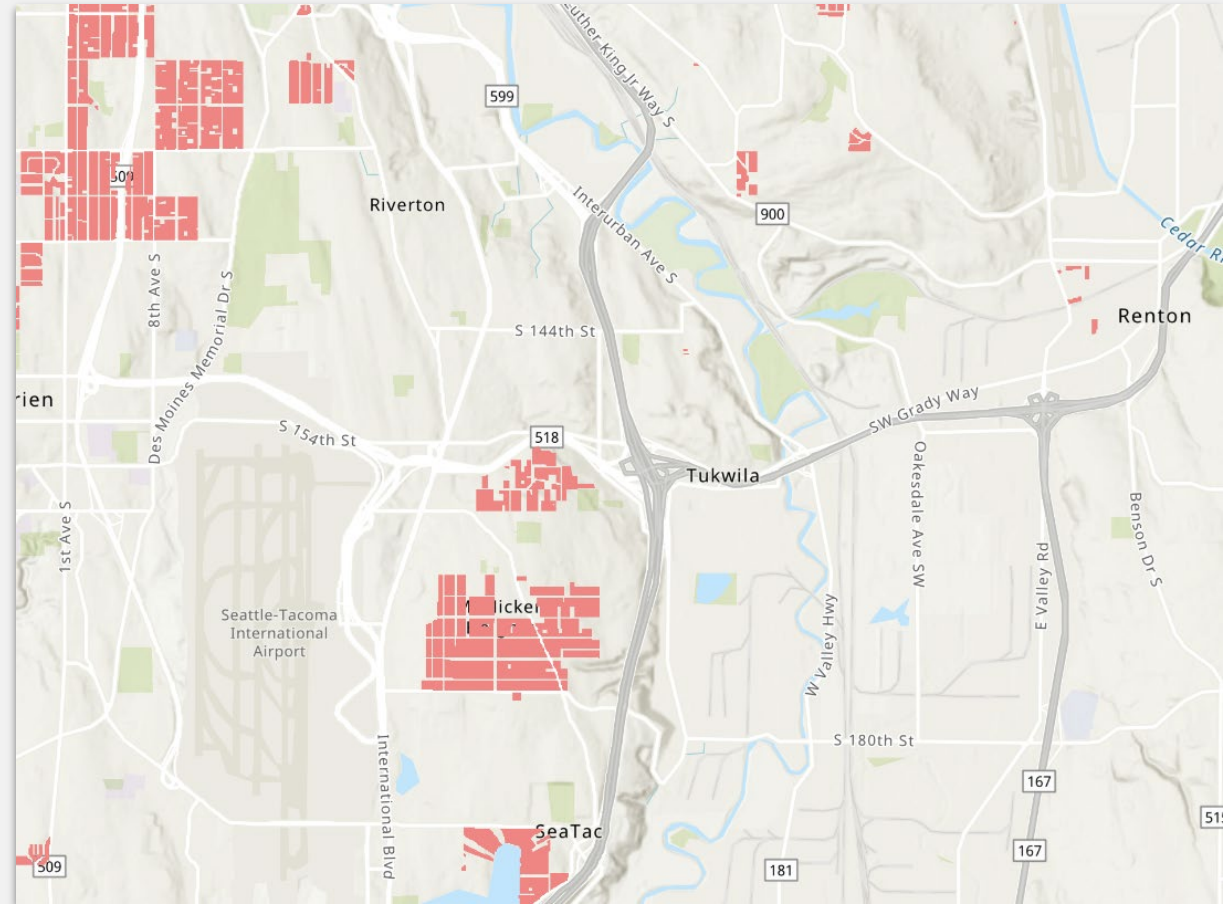
Executed this ___ day of October, 1927.

Alfred Ogner	Lot 5, Blk 4, Madison Heights Ida
Harold Ogner	Lot 3, " 4, " " "
William H. Hiet	Lot 4, Blk 4, Madison Heights "
Anna H. Hiet	Lot 5, Blk 4, " " "
Theodore T. Taiminehi	Lot 6, Blk 2, Cap. Hill Heights
Mrs. Mary G. Clark	Lot 2, Blk 2, Cap. Hill Heights
Ernest E. Clark	" " " " " " "
Annis M. Juul	Lot 1, " 2 " " "
Peder P. Juul	Lot 1, Blk 2 " " "
Luther Weedin	Lot 5, Blk 2, Cap. Hill Heights
Athelene Weedin	Lot 5, Blk 2, " " "
A. G. Raymond	Lot 7, " 2, " " "
Gernot L. Raymond	Lot 7, " " " " "
Joseph M. Arensberg	Lot 11 " " " " "
Anna Arensberg	" " " " " " "
D. E. White	Lot 5, Blk 2, Cap. Hill Heights
Frances T. White	" " " " " " "
Paul S. Strout	Lot 10, Blk 4, Madison Heights
Minnette M. Strout	" " " " " " "
Anna M. Kempter	Lot 5, Blk 2, Capitol Hill Heights
Philip McKenna	Lot 2, Blk 4, Madison Heights Addition
Frances Lowrey	Lot 10, Blk 2, Cap. Hill Heights
C. Lowrey	" " " " " " "
Perry S. Myers	Lot 5, Blk 4, Madison Heights
Wenny L. Myers	Lot 8, Blk 4, " " "
L. Seever Hamilton	Lot 13, Bl. 2, Cap. Hill Hts.
Mrs. L. Seever Hamilton	Lot 13, Bl. 2, Cap. Hill Hts.
State of Washington	
County of King	

This is to certify, that before me, the undersigned, a Notary Public in and for the State of Washington, duly appointed, commissioned and qualified, personally appeared:

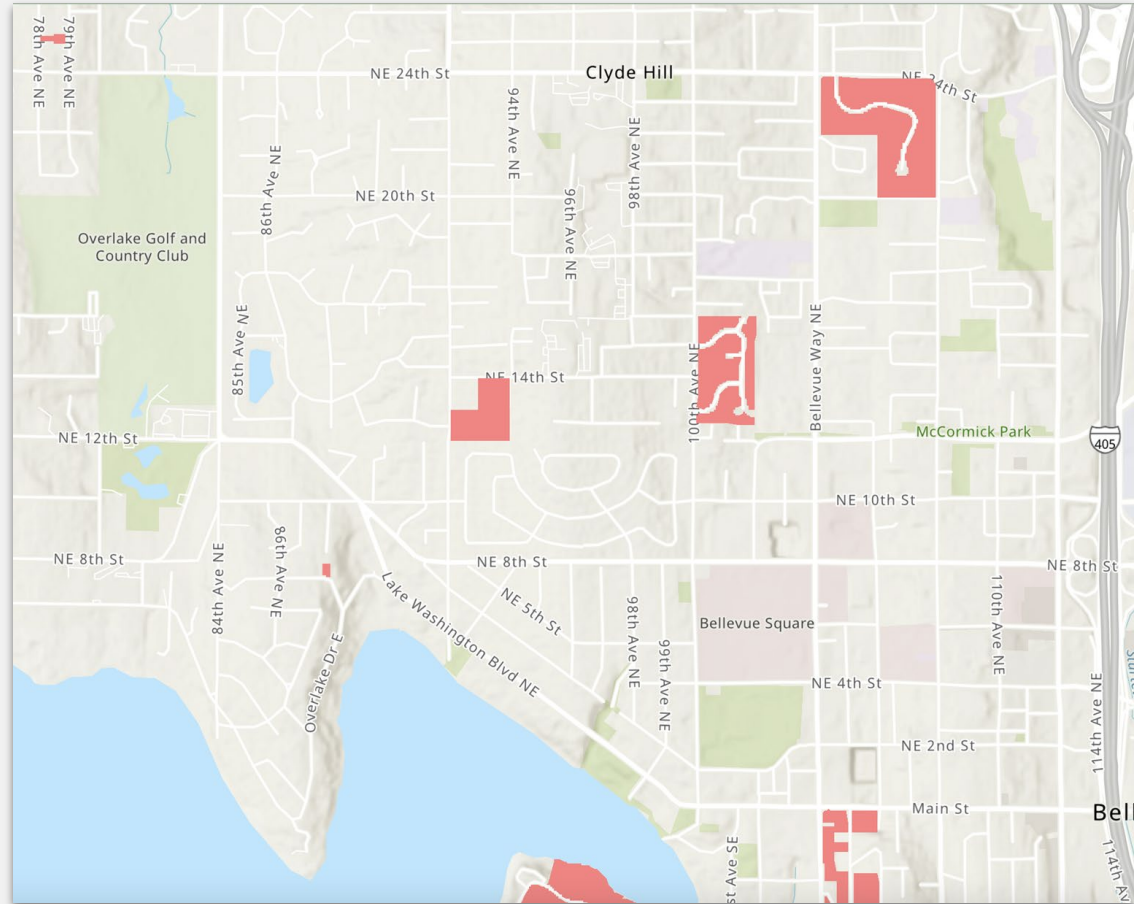
Sunnydale Gardens

“No part of said property shall ever be used or occupied by any person of the Ethiopian, Malay, or any Asiatic race, and the grantee, his heirs, personal representatives or assigns, shall never place any such person in the possession or occupancy of said property, or 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.”



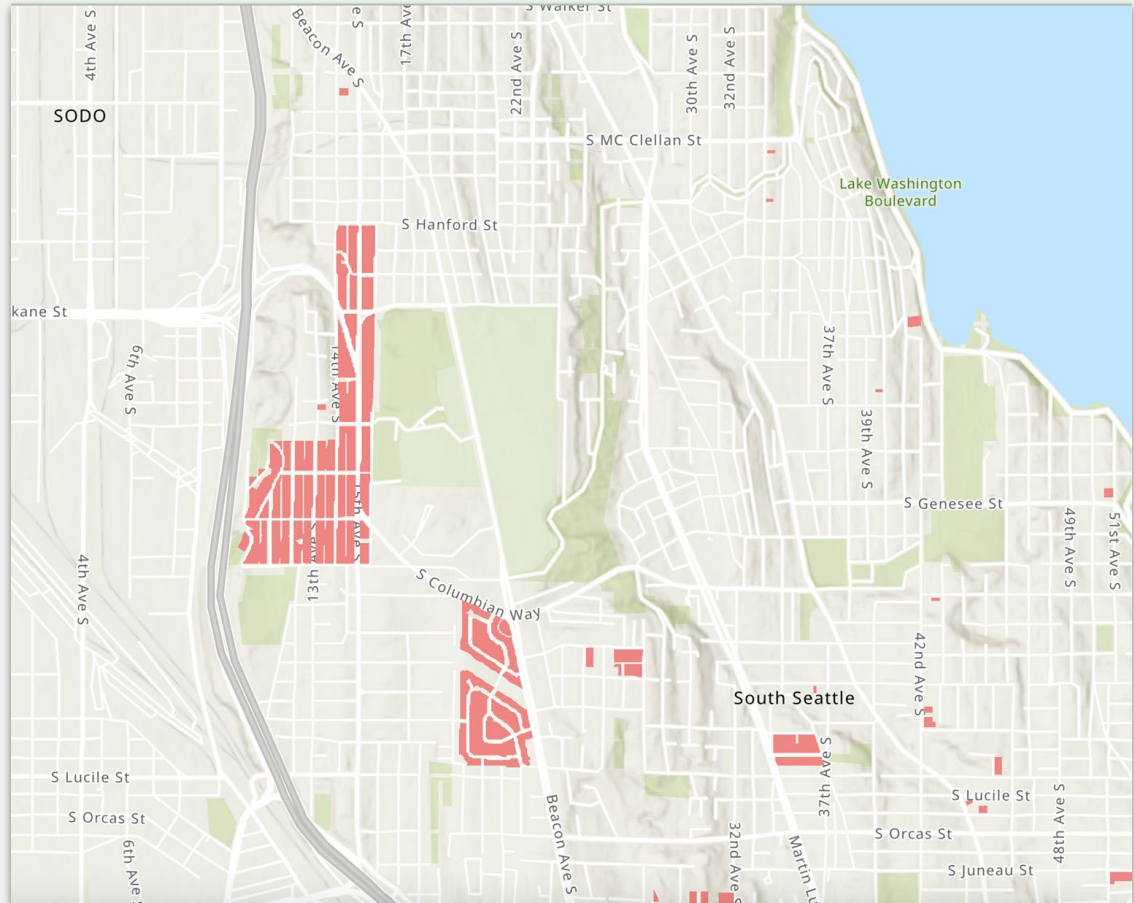
Lake Washington Garden

“This said property shall not be resold, leased, rented or occupied **except to or by persons of the Aryan race.**”



Ladd's Second Addition

“No person other than one of the Caucasian race shall reside on any of said described premises excepting that a domestic servant in the actual employ of an occupant may reside in the home of his master.”



Dynamite Negro Family's Home

Neighbors Protesting Terror Act

Washington New Dealer , March 6, 1941

Explosion Climax
Of Campaign To
Force Family Out

**Censored By
Daily Papers**

Dynamite Negro Family's Home

(Continued from Page 1.)

SEATTLE, Wash.— Petitions demanding that authorities apprehend the persons who dynamited the Lago Vista home of Carl Brooks, Negro teacher, and put an end to a reign of violence and terror, are being circulated this week by indignant residents of that suburban community.

The campaign of intimidation and violence to force the Negro family to leave the modest home they purchased last October was climaxed on the night of Wednesday, February 28, when dynamite was thrown at the home in which two children were sleeping.

Windows Shattered

The dynamite landed near the house and the explosion shattered every window. The sound of the explosion was heard for an area of several blocks. Brooks was away at the time conducting an educational class at the Lago Vista Old Age Pension Union meeting.

The first act of violence occurred a week previous to the use of the dynamite. At that time unknown persons used a large charred log to smash in four windows.

Asked To Leave

Brooks declared that shortly after buying the property he was approached by C. A. Love, a real estate agent, and advised to move because it was a "restricted area" in which no "Negroes were allowed." Love said he was acting as the result of many complaints.

(Continued on Page 4, Col. 3)

The petition being circulated by indignant neighbors of the Brooks family asserts that a leader in the campaign to force the Negro family to move is one A. C. Bertelson, a member of the Lago Vista Community club.

At a recent meeting of the club Bertelson is quoted as saying that he was informed by a representative of Sheriff W. B. Severyn's office that it did not disapprove of the campaign of intimidation but would discourage open violence.

The petitions addressed to Sheriff Severyn state that the signers are "reluctant to believe that this represents your position."

Rap Violence

"We believe that the foundation of American democracy rests upon the premise that all men are created equal," the petition added. "We unhesitatingly denounce any attempt to stir up hatred, violence or racial strife in this community."

Brooks reported that following the breaking of the windows a county detective investigated. Since the explosion, he said, a deputy sheriff has been on duty in the neighborhood.

The family, particularly the children who are 9 and 13 years of age, are living in constant fear of another outbreak of terror.

The major newspapers ignored the incident, but the *Washington New Dealer* published this account.

Enforcing Segregation

Segregationists rarely needed the courts to enforce restrictions. Realtors blocked access and white neighbors threatened violence.

In 1941, four months after Carl Brooks and his family moved into a small home in Shoreline, race terrorists threw a dynamite bomb, shattering windows and endangering the lives of two sleeping children.

The End of Restrictive Covenants

1948: the United States Supreme Court decides that courts will no longer enforce restrictive covenants in the Shelley v Kraemer case

1948-1968: Restrictive covenants and racial discrimination remain legal. Real Estate industry and neighborhood groups maintain segregation and exclusion.

1964: Seattle voters reject Open Housing proposal by 2-1

1968: Congress passes Fair Housing Act prohibiting discrimination in the sale, rental, and financing based on race, religion, national origin, or sex.



No on Open Housing ad courtesy Digital Document Library, Seattle Municipal Archives

Little Changed Until 1968

Cross Burning in the University District (1958)

Marion and Ray West bought a small boarding house in the University District and rented rooms to Black students who otherwise were denied housing in the neighborhood.

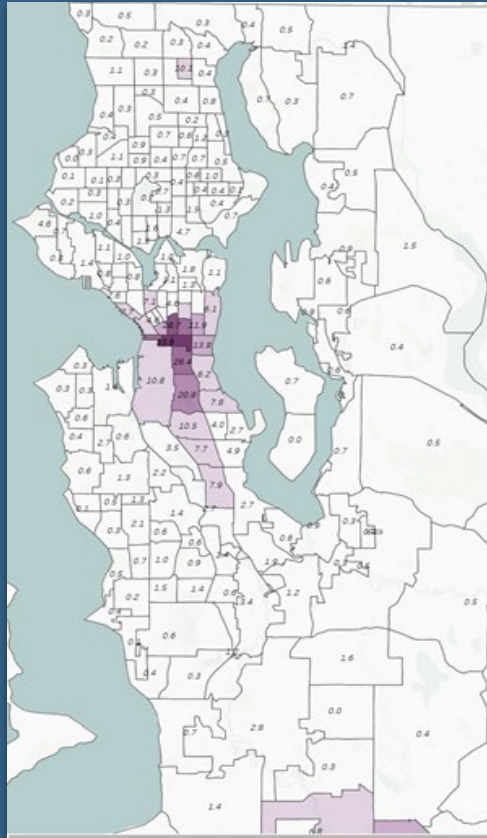
The couple, who were mixed race and active in the civil rights movement, spent the next seven years contending with harassment.

One morning in 1958, they found a cross burning in the front yard. They soon moved to central Seattle.

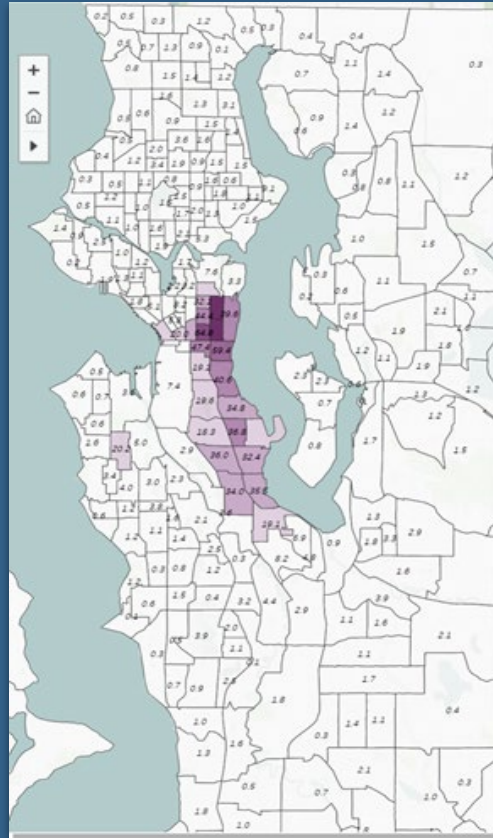
Seattle PI, June 15, 1958



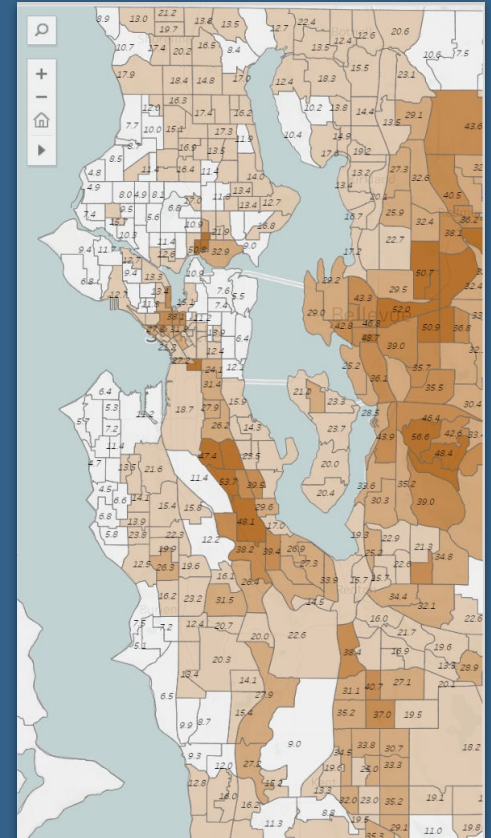
Asian American Residential Distributions



1960

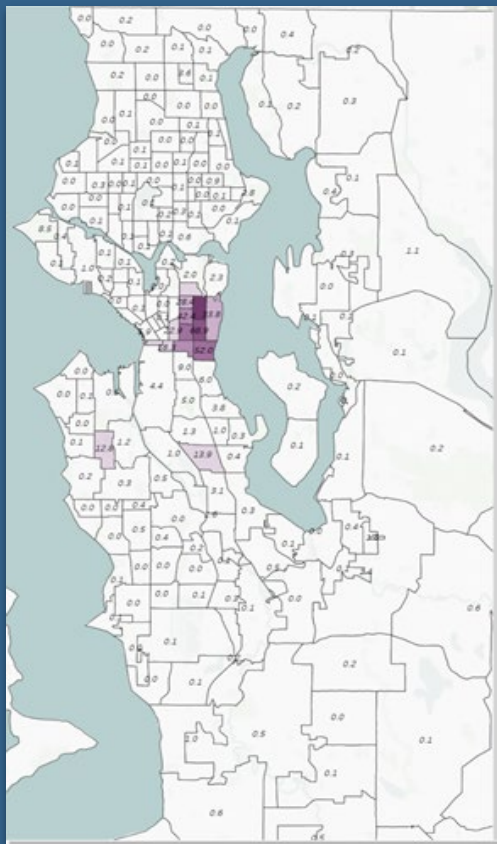


1980

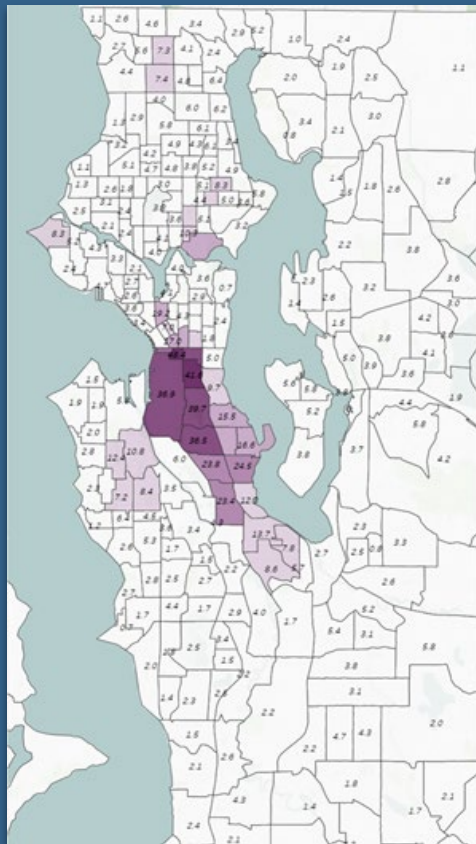


2020

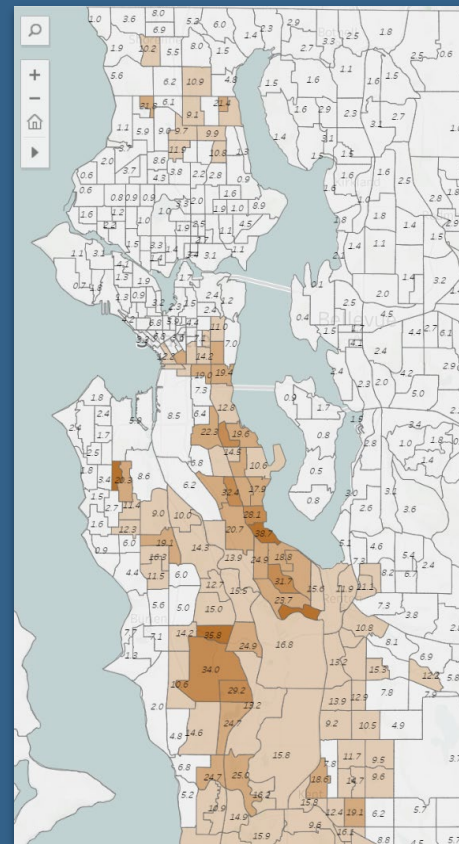
African American Residential Distributions



1960



1980



2020

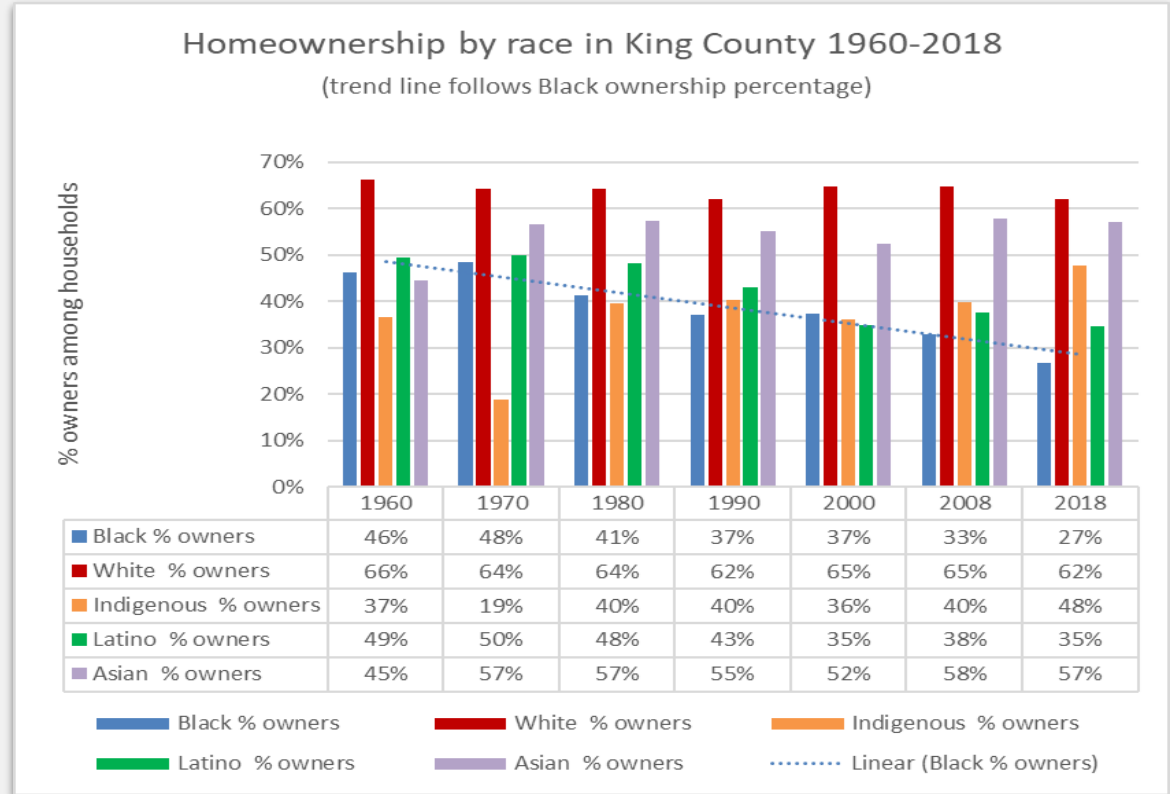
Why History Matters: The “wealth effect” of yesterday’s segregation

Homeownership is the main way that Americans build family wealth.

Segregation suppressed homeownership and wealth building opportunities for people of color who had trouble buying homes or paid artificially high prices.

Today White families are twice as likely to own a home as Black Families in Washington (67% v. 32%). The ratio is worse in King County

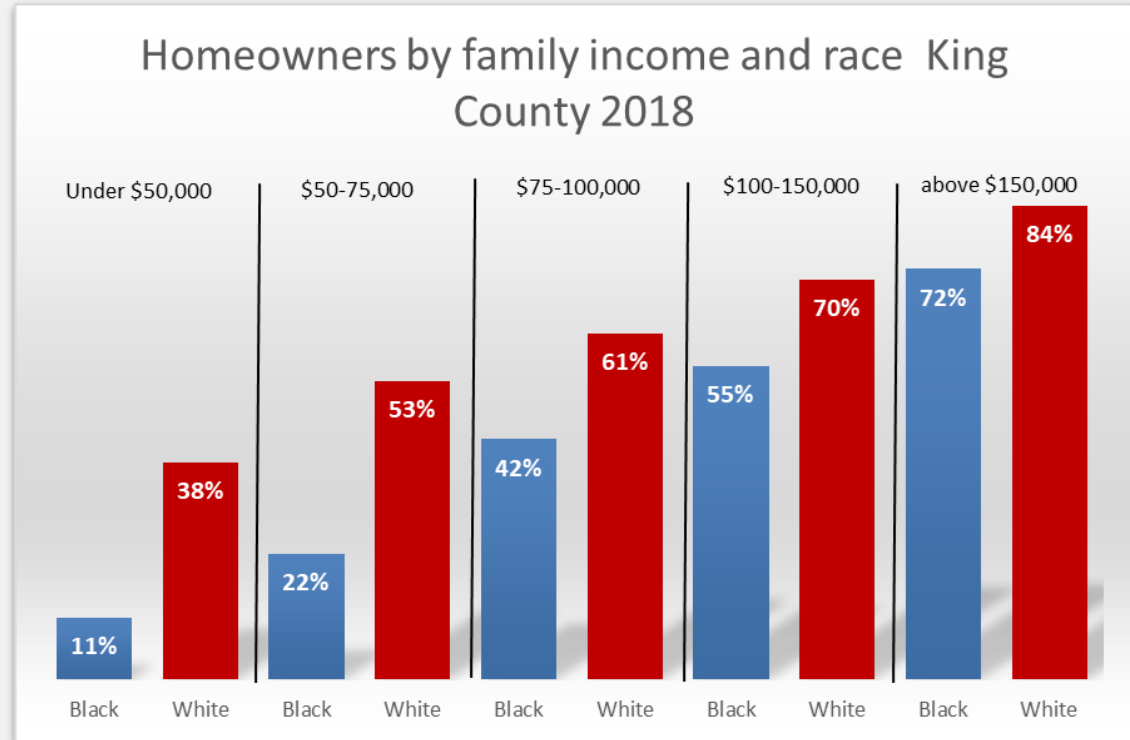
Source: IPUMS 1960-2020



Why History Matters: The “wealth effect” of yesterday’s segregation

At every income level, White families are more likely to own homes than Black families.. The gap is starkest at modest income levels. Look at the difference among those earning less than \$50,000. White families were almost four times more likely to be homeowners than Black families.

Here we see the effects of multigenerational wealth building. At current prices new buyers with modest incomes are shut out of homeownership unless they are converting homes long held in the family or other sources of wealth.



House Bill 1474

House Bill 1474 acknowledges state responsibility for generations of harm resulting from government actions in support of racist property restrictions .

It establishes a Covenant Homeownership Account to provide down payment loans to first-time homebuyers with incomes below the area median average who were victims of property exclusion before 1968. It includes their descendants.

HB 1474/SB 5496

Covenant Homeownership Account (CHA)

Supporting Homeownership for those Affected by Generations of Systematic and Discriminatory Housing Policies and Practices by Washington State

The racial disparities in homeownership rates must be addressed

Homeownership is the cornerstone of the American dream. It is the primary way households build wealth, stability, and community and pass wealth down to future generations. Yet access to this opportunity has not been evenly distributed.



Generations of systematic, racist, and discriminatory housing policies and practices have created barriers to credit and homeownership for Black, Indigenous, and People of Color (BIPOC) and other historically marginalized communities in Washington state.

The homeownership rate for BIPOC households in Washington is 19% below that of non-Hispanic white households (49% and 68%, respectively, as of 2019). Like in so many other areas where disparities exist, Black households fare even worse than other households of color – the homeownership rate for Black households is only 31%, less than half that of non-Hispanic whites.¹ The imbalance in supply and demand in Washington’s housing market has only exacerbated these inequities.

Washington must consider its history of housing discrimination

Washington State was both an active and passive participant in this discrimination. Policies and practices including redlining, racially restrictive covenants, mortgage subsidies & incentives, and displacement & gentrification created the racial disparities we see today. Systematic and structural changes at all levels of government are the only answer to this discrimination and the state must lead in repairing harm to our communities.

16. RACIAL RESTRICTIONS. No property in said addition shall at any time be sold, conveyed, rented or leased in whole or in part to any person or persons not of the White or Caucasian race. No person other than one of the White or Caucasian race shall be permitted to occupy any property in said addition or portion thereof or building thereon except a domestic servant actually employed by a person of the White or Caucasian race where the latter is an occupant of such property.

Excerpt from a 1920s Racially Restrictive Covenant²

This bill would create a Covenant Homeownership Account (CHA) to help close the racial gap in homeownership and address the long-standing impacts of our history of housing discrimination.

The Covenant Homeownership Account

The state government will enact a \$100 Document Recording Assessment for each real estate transaction and use the revenues to provide first-time homebuyers affected by the state’s discriminatory housing policies and practices with down payment and closing cost assistance.

The Washington State Housing Finance Commission will administer and establish a Special Purpose Credit Program (SPCP) pursuant to Federal Regulation B of the Equal Credit Opportunity Act allowing the Commission to extend special purpose credit to eligible applicants.

¹ Homeownership Disparities Work Group Report, Washington State Department of Commerce, 2022

² Racially Restrictive Covenant Project Washington State



Key Takeaways

1. Racial restrictive covenants are distinct from redlining
2. King County has a prevalent history of segregation and exclusion
3. Covenants were used widely in King County and Washington state but were not the only means of enforcing segregation
4. The legacy of racial restrictive covenants and other means of housing segregation still impacts our communities
5. We need your help! Volunteer with us!

Questions?



Tukwila Equity and Social Justice Commission

City of Tukwila – City Hall

6200 Southcenter Boulevard, Tukwila, WA 98188

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)



Tukwila Equity and Social Justice Commission

City of Tukwila – City Hall

6200 Southcenter Boulevard, Tukwila, WA 98188

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.



Tukwila Equity and Social Justice Commission

City of Tukwila – City Hall

6200 Southcenter Boulevard, Tukwila, WA 98188

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#



Tukwila Equity and Social Justice Commission

City of Tukwila – City Hall

6200 Southcenter Boulevard, Tukwila, WA 98188

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

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](#)