

APPENDIX III: HOUSING DATA AND SUPPLEMENTAL ANALYSIS

This Appendix provides data which is assembled to assess potential Racially Disparate Impacts (RDIs) and Displacement Risk in Orting.

Background

In 2021, the Washington Legislature revised its housing planning requirements through House Bill 1220 (HB 1220). This legislation amended the Growth Management Act (GMA) to mandate that local governments actively “plan for and accommodate” housing that is affordable for all income levels, marking a significant enhancement over the previous directive to merely “encourage” affordable housing. Additionally, the new law compels local jurisdictions to assess the racially disparate impacts of their housing policies and regulations, as well as the risks of exclusion and displacement. They are now required to adopt measures aimed at addressing and reversing these harmful effects.

The Washington State Department of Commerce (Commerce) provided guidance for local governments on “how to integrate the new requirements related to racially disparate impacts, displacement, exclusion and displacement risk (hitherto “racially disparate impacts”) in their housing element updates” in their document: [Guidance to Address Racially Disparate Impacts](#) (April 2023).

According to Commerce, racially disparate impacts arise when policies, practices, or systems disproportionately affect specific racial groups. To effectively assess potential disparities within their communities, jurisdictions should incorporate a range of measures into their data analysis.

The following data charts provide some basic information that is useful for review. However, the data presented in the tables and charts below are insufficient on their own to draw a conclusion on racially disparate impacts, displacement risks, or exclusion that may be present within Orting.

The data and charts below are all sourced from Commerce’s “RDI Tool” with data for Orting which uses Census data (American Community Survey) and HUD's Comprehensive Housing Affordability Strategy (CHAS). **Orting is a small community** and the estimates below are based on a sample of the population, which is already limited by the small population and is therefore a limited sample size.

SECTION 1. RACIAL COMPOSITION

Figure A.III- 1. Orting population by race and Hispanic ethnicity, 2020

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

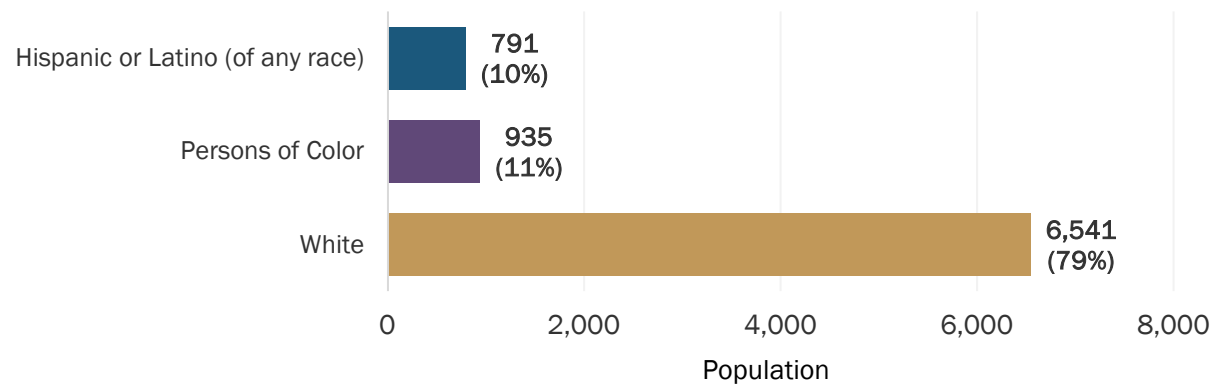


Figure A.III- 2. Racial composition percentage of Orting and Pierce County, 2015 and 2020

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

	Orting		Pierce County	
Race or Ethnic Category	2015	2020	2015	2020
Asian	1%	2%	6%	6%
Black or African American	1%	1%	6%	7%
Hispanic or Latino (of any race)	7%	10%	10%	11%
Other Race	9%	8%	9%	10%
White	82%	79%	69%	66%

Figure A.III- 3. Racial composition of Orting and Pierce County, 2020

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

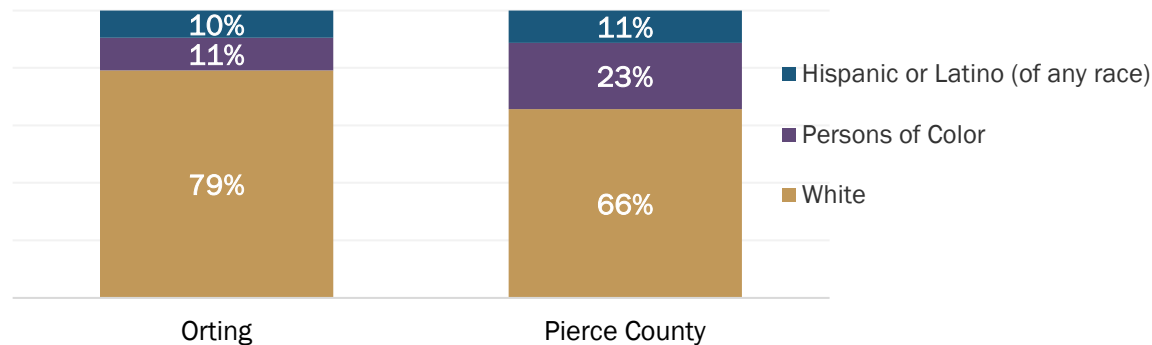
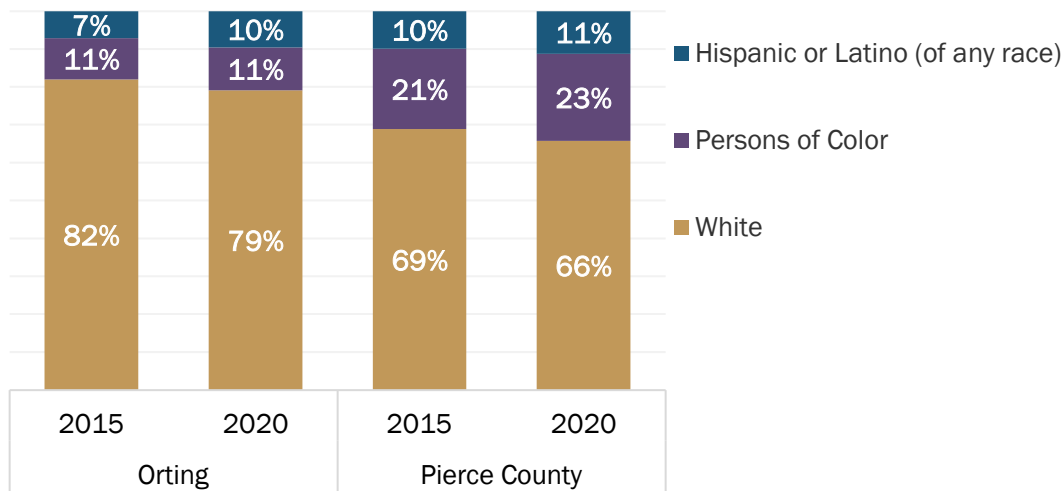


Figure A.III- 4. Racial composition of Orting and Pierce County, 2015 and 2020

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



Key Observations from Figure A.III-1 through A.III-4:

1. Orting is less racially diverse in comparison to Pierce County (entire population within the County boundaries).
2. As Orting's population has increased from 2015 to 2020, the racial makeup of the population has shifted and appears to be more racially diverse.

SECTION 2. COST BURDEN

According to Commerce, a household experiencing housing cost burden is paying more for housing than it can afford based on income. This means one or multiple of a houses' critical needs (i.e., food, physical health, mental health, education, and/or general well-being) are not being met. A household is considered cost-burdened if its monthly housing costs are greater than 30% of its monthly income. The threshold for households to be considered as experiencing cost-burden are classified as below:

- *Not cost-burdened* includes households paying less than 30% of their household income on housing costs.
- *Cost-burdened* includes households paying between 30% and 50% of their household income on housing costs.
- *Severely cost-burdened* includes households paying more than 50% of their income on housing costs.

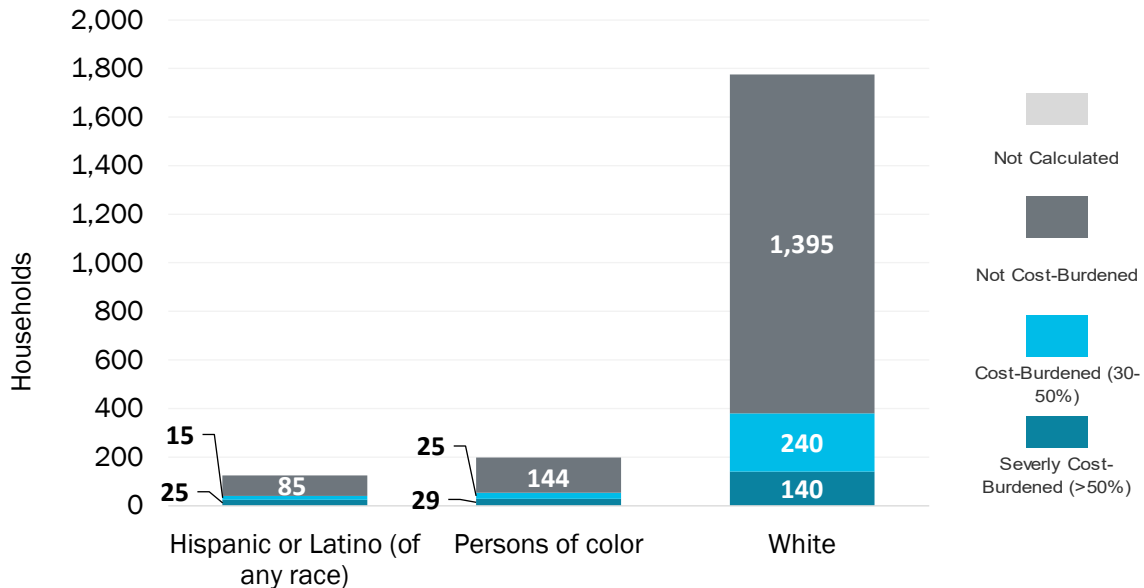
Figure A.III- 5. Orting number of households by housing cost burden, 2019

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

	White	Black or African American	Asian	American Indian or Alaska Native	Pacific Islander	Other Race	Hispanic or Latino (of any race)	Total
Owner Households								
Not Cost Burdened	1,395	20	10	25	0	4	85	1,539
Total Cost-Burdened	380	10	0	0	0	4	40	434
Cost-Burdened (30-50%)	240	10	0	0	0	0	15	265
Severely Cost-Burdened (>50%)	140	0	0	0	0	4	25	169
Not Calculated	0	0	0	0	0	0	0	0
Total	1,775	30	10	25	0	10	125	1,975
Renter Households								
Not Cost Burdened	295	4	0	0	0	0	10	309
Total Cost-Burdened	215	0	0	0	0	65	0	280
Cost-Burdened (30-50%)	165	0	0	0	0	40	0	205
Severely Cost-Burdened (>50%)	50	0	0	0	0	25	0	75
Not Calculated	0	0	0	0	0	0	0	0
Total	510	4	0	0	0	65	10	589
Total Households	2,285	34	10	25	0	75	135	2,564

Figure A.III- 6. Orting number of households by race and housing cost burden, 2019

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



Key Observations from Figure A.III-5 through A.III-6:

1. In 2019, there were 2,285 households categorized as white and non-Hispanic in Orting, and 279 other households (Persons of Color¹ and Hispanic or Latino of any race) in Orting.
2. In 2019, there were 434 Cost-Burdened Households for owner-occupied units, making up **22 percent** of all owner-occupied unit households. In 2019, there were 280 Cost-Burdened Households for renter-occupied units, making up **46 percent** of all renter-occupied unit households.
3. In 2019, there were 54 Cost-Burdened Households that were *Persons of Color and Hispanic or Latino of any race* where the residents owned the home, making up **27 percent** of all households that were *Persons of Color and Hispanic or Latino of any race living in owner-occupied units*. In 2019, there were 65 Cost-Burdened Households that were *Persons of Color and Hispanic or Latino of any race* where the residents were renting, making up **83 percent** of all households that were *Persons of Color and Hispanic or Latino of any race living in renter-occupied units*.
4. Based on the data presented above, it appears that households with *Persons of Color and Hispanic or Latino of any race* are slightly more likely to be cost-burdened in owner households and significantly more likely to be cost-burdened among renter households.

The data show that renter households with *Persons of Color and Hispanic or Latino of any race* may appear to be disproportionately experiencing housing cost burden when compared to other renters or owner households. However, it is important to note that there are a number of factors that we have not studied, which could be further explored in order to draw any substantial conclusions. Still, it will be important to continue tracking these trends when future comprehensive plan updates are performed.

SECTION 3. INCOME AND HOUSING TENURE

Data regarding household income and housing tenure can be useful in assessing risk of displacement and looking at potential indicators of exclusions in housing.

These terms are defined by Commerce (in this context) as follows:

Displacement: The process by which a household is forced to move from its community because of conditions beyond their control. Specific types of displacement include:

- Physical displacement: Households are directly forced to move for reasons such as eviction, foreclosure, natural disaster or deterioration in housing quality.
- Economic displacement: Households are compelled to move by rising rents or costs of home ownership like property taxes.

¹ Persons of Color includes people that self-identify as Asian, Black or African American, American Indian and Alaskan Native, Native Hawaiian and Other Pacific Islander, another race (Other), and Two or More Races and are Not Hispanic or Latino.

- **Cultural displacement:** Residents are compelled to move because the people and institutions that make up their cultural community have left the area.

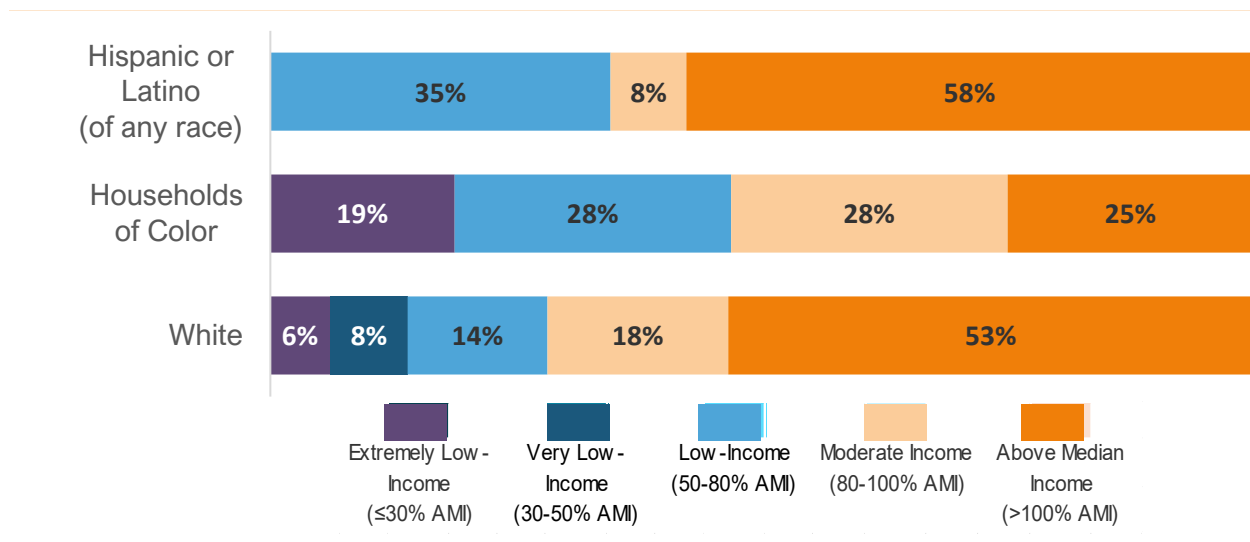
Displacement risk: The likelihood that a household, business or organization will be displaced from its community.

Exclusion in housing: The act or effect of shutting or keeping certain populations out of housing within a specified area, in a manner that may be intentional or unintentional, but which leads to non-inclusive impacts.

Figure A.III-6 shows the spectrum of households according to income levels, as organized by race or ethnicity.

Figure A.III- 6. Orting distribution of households by income and race or ethnicity, 2019

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

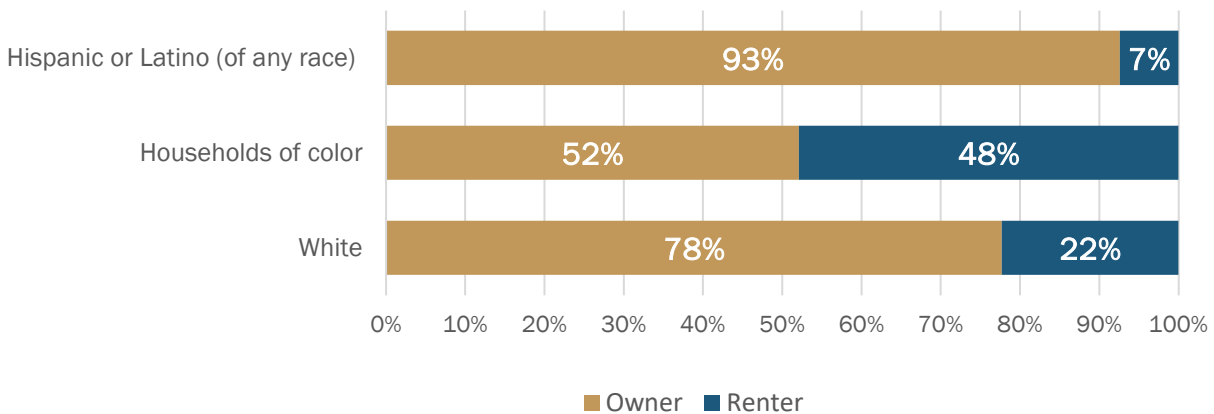


Key Observations from Figure A.III-6:

1. In Orting, households of color tend to have lower income as compared to white households. Further, households of color are three times as likely to be in the “extremely low income” category compared to white households.
2. Hispanic or Latino households have a higher percentage of households earning above the median income than white households, yet they also have a higher percentage of households that are below the combined income spectrum of “moderate income” and “above median income” compared to white households.

Figure A.III- 7. Orting percent owner and rental households by race and ethnicity, 2019

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



Key Observation from Figure A.III-7:

1. In Orting, the share of households that are renting is **48 percent** among households of color, **22 percent** among white households, and **7 percent** among Hispanic / Latino households.

The *Racial Restrictive Covenants Project for Washington State* is a project² by scholars and volunteers at the University of Washington and Eastern Washington University, who are identifying and mapping racial restrictions in property records which were used in American communities to prevent people who were not white from buying or occupying property. The project has identified such documents covering about 50,000 properties and the work is ongoing. As of October 31, 2024 their research team has found racial restrictions on more than 4,500 properties in Pierce County (including Tacoma).

On the project website, the impacts of racial restrictive covenants in Pierce County are described. The project team asserts that restrictive covenants significantly contributed to the challenges faced by people of color in Pierce County. The website also describes that the census recorded 3,343 Puyallup Tribe and other Indigenous peoples, yet the tribe had lost control of its reservation lands. Overall, Pierce County's population was 93% white. The project team concludes that this illustrates patterns of segregation and exclusion that have lingering effects today, and such historical injustices continue to shape disparities in homeownership, family wealth, and broader social inequalities in the region.

No records for properties with racially restrictive covenants in the city of Orting have been posted to the project website at <https://depts.washington.edu/covenants/>. Still, it will be important for city staff to monitor the project and determine if any property records are found, as the project website notes that available maps are still being added and revised.

The legacy of discriminatory housing and land use policies and practices (e.g., redlining, racially restrictive covenants, exclusionary zoning, and so forth) have led to significant racial and economic disparities in access to housing and neighborhoods of choice. As noted in VISION 2050, historical

² The project is in support of HB 1335, passed by the state legislature in 2021

land use and housing policies have played a role in creating and maintaining racial inequities. Today, these housing disparities continue to impact equitable access to well-funded schools, healthy environments, open space, and employment.

SECTION 4. DISPLACEMENT RISK

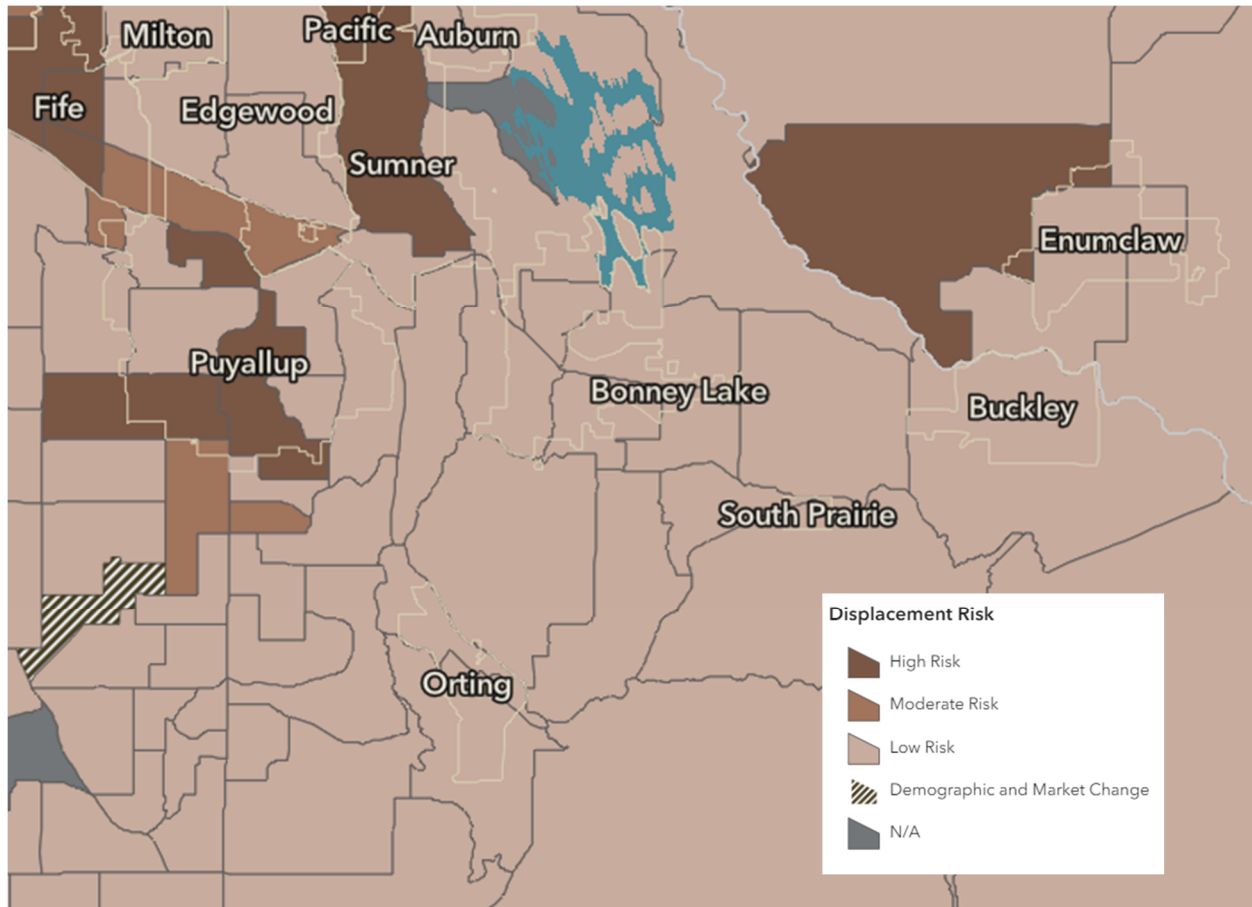
The City must assess and identify areas that may be at higher risk of displacement from market forces that occur with changes to zoning development regulations and capital investments.

Commerce developed a Draft Displacement Risk Map³ to support jurisdictions with the new housing element requirements. The purpose of the map is to help jurisdictions meet GMA requirements to “identify areas that may be at higher risk of displacement from market forces.”

Orting is mapped as a “Low Risk” community for Displacement Risk (shown below). This is similar to many other communities surrounding Orting and many other communities that are located far from the urban centers, and is also aligned with PSRC’s findings that areas with high-value investments (such as mass transit, of which Orting has none) is at higher risk of displacement⁴. While PSRC and Commerce have both studied and found Orting to be at low risk of displacement, Orting has still taken opportunities to review and amend its goals, policies, and regulations to address and, where applicable, reverse the risk of exclusion or displacement. Combined with the state laws that Washington has enacted providing eviction protections to tenants, risk of displacement in Orting is even further reduced. Orting expects to continue monitoring displacement risk over time as market conditions and other factors change.

³ The Puget Sound Regional Council also furnished a different version of a Displacement Risk map. Different data sets and/or methodology may have been used. The PSRC mapped lands among three categories for risk levels (Higher, Moderate or Lower) and indicated the City of Orting within the “Lower” category.

⁴ See page 67 of the “Guidance to Address Racially Disparate Impacts” document



Source: Department of Commerce (2023)

[Accessed at

https://experience.arcgis.com/experience/d26f4383cab3411cb45f39ddfc666b74/#data_s=id%3A83713d4b3ea34743bed49d3d61be4fb3-187dd75e9f2-layer-27-187dcfb6357-layer-4%3A499]

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