



PLANNING COMMISSION RESOLUTION NO. 20-05

A Resolution requesting the Everett Planning Commission and City Council address historical inequities of residential zoning in the Rethink Housing plan.

Whereas, homeownership is a cornerstone for building wealth for a family and a community.

Whereas, single-family zoning is the most prevalent land use for housing in the city of Everett.

Whereas, Mayor Franklin has issued a directive on unity, equity, and addressing racism that seeks to improve inclusion, equity, and a culture of anti-racism, to foster engagement and mutual understanding with Black, Indigenous, people of color communities as well as other marginalized communities and address inequities and bias in city systems.

Whereas, for decades, racial covenants written into deeds were legal and expressly forbid ownership by non-white people of houses in communities across the country. This including communities here in the Pacific Northwest built in the early 20th century by the South Seattle Land Company, Puget Mill Company, and others.

Whereas, the FHA would not lend to banks or developers who did not abide by their racial ownership restrictions.

Whereas, New Deal housing assistance, veterans housing assistance expressly excluded black people from eligibility.

Whereas, communities of color have been denied access to affordable homeownership and housing through redlining, state condoned violence, and intentionally discriminated against at land use conferences for decades.

Whereas, the design standards, setback requirements, and structures intended for single family zoning were designed with the explicit intention to create housing that was out of the price range for a majority of people from communities of color.

Whereas, this access to wealth-building tools, such as homeownership, have had secondary and tertiary effects in communities that have created structural disadvantages and barriers to equitable outcomes.

Whereas, the rethink zoning process will be better informed by intentional and deliberate outreach to communities who have traditionally been denied access to housing.

Whereas, undoing the enduring effects of de jure racial discrimination and the ongoing effects of de facto racial discrimination require the insights of people with a lived experience impacted by these effects.

Whereas, families in the United States are suffering under economic obstacles caused by the extreme wealth concentration.

Whereas, the mortgage defaults caused by the 2008 financial crisis saw one of the largest transfers and concentrations of assets in a generation from individuals to financial institutions and wealthy individuals.

Whereas, communities of color saw disproportionately high foreclosure rates in the 2008 financial crisis.

Whereas, the city of Everett stands on the precipice of another recession or possible depression that will result in more of the deleterious impacts seen from the 2008 collapse.

Whereas, a driving factor for the cost of housing in this region is inadequate housing stock in part caused by land use designation and restrictions on structures allowed in those zones.

Whereas, economists estimate that economic growth since 2008 was constrained by 10% due to housing policy that resulted in insufficient housing stock.

NOW THEREFORE, THE PLANNING COMMISSION OF THE CITY OF EVERETT RECOMMENDS THAT THE CITY OF EVERETT:

1. Rethink the scope and pervasiveness of single-family zoning in the city of Everett.
2. Expand building types, land use patterns, and density allowed in areas currently zoned for single-family structures.
3. Set system and community level goals which housing policy is supposed to achieve as well as develop measures of effectiveness and measures of performance.
4. Conduct this goal setting and rethinking process in a transparent and equitable manner that includes meaningful outreach to and utilized input from communities that have been traditionally excluded from homeownership and impacted by redlining and unfair housing practices.
5. Complete this process before the end of the calendar year December 2021 and have an effective date on the policies of June 2022.



Planning Commission Chair

11/19/2020

Date

David Stalheim

Planning Commission Secretary

For: Commissioner Lark, Commissioner McGinn, Commissioner Zelinski, Commissioner Lavra

Against: Commissioner Tisdell and Chair Yanasak

Absent: Commissioner Holland

Abstain: Commissioner Beck