

Lake Forest Park Comprehensive Plan

Racially Disparate Impacts Analysis

Date March 29, 2024
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CC Cristina Haworth, SCJ Alliance

Introduction

In 2021, the Washington State Legislature passed House Bill 1220 (HB 1220) as an amendment to the state Growth Management Act (GMA). HB 1220 requires that local governments plan for housing at all income levels and assess the racially disparate impacts (RDI) of existing housing policies. Conditions that indicate that policies have racially disparate impacts can include segregation, cost burden, displacement, educational opportunities, and health disparities.

According to state guidance, there are five steps to understanding and addressing racially disparate impacts:

- Step 1: Engage the Community
- Step 2: Gather & Analyze Data
- Step 3: Evaluate Policies
- Step 4: Revise Policies
- Step 5: Review & Update Regulations

This report accounts for both Step 2 and Step 3 – it includes a summary of findings based on data from the US Census Bureau, US Department of Housing and Urban Development (HUD), and other sources. These findings then inform the policy evaluations and recommendations found at the end of the report.

Key Findings

- Lake Forest Park is less diverse than King County.
- Census block groups in Lake Forest Park where racial covenants were prevalent are still largely less diverse than other areas of the city.
- Households of color, particularly Hispanic/Latino and Asian households are more likely to be cost burdened than white households. In addition, renting is more common among non-white households and the cost burden for renter households is significantly higher than for owner households. Hispanic/Latino and Black/African American households are significantly more likely to rent than own their homes.
- There is a shortage of housing available for those making less than 30% of the Area Median Income (AMI) and those making between 80% and 100% AMI.
- One third of Black/African American households in Lake Forest Park are classified as extremely low-income, making less than 30% of AMI. Just 14% of Hispanic/Latino households earn more than 100% AMI.

Historical Context

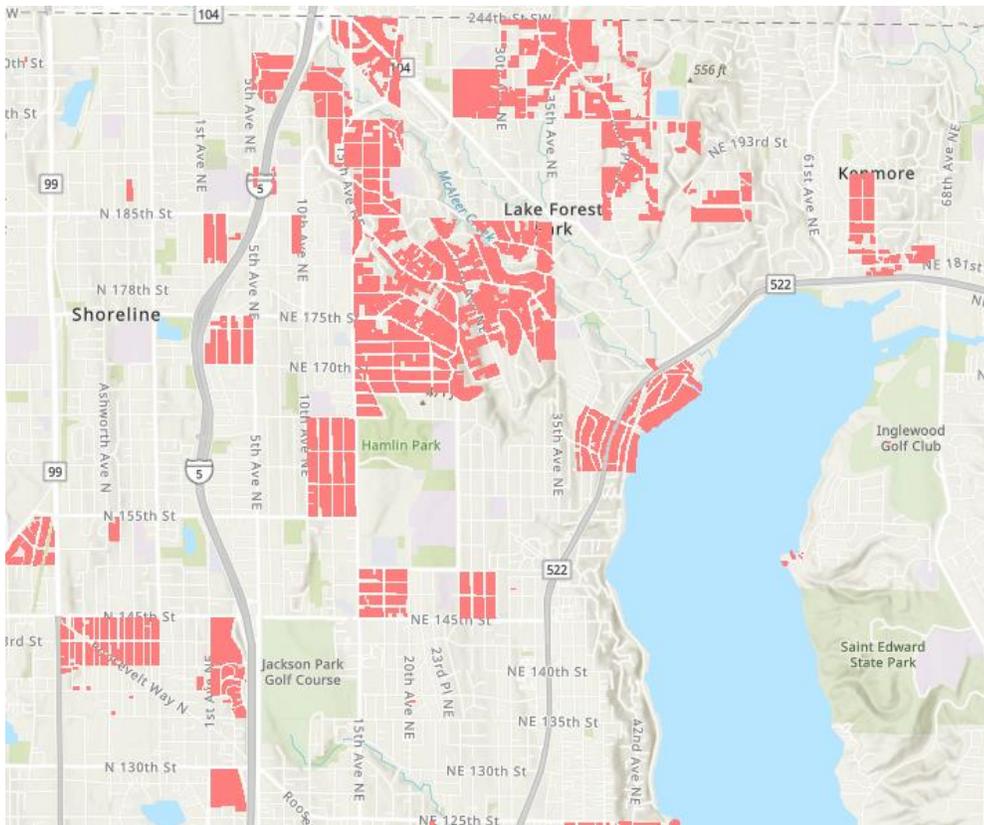
Throughout the history of the United States, a combination of laws and practices have impacted where specific groups of people live, what opportunities they have access to, and their ability to build wealth through stable housing. Unfortunately, many of these policies explicitly or implicitly benefited white residents at the expense of all others. The legacy of policies like redlining, which used racial criteria in determining which neighborhoods were suitable for government-backed loans, highway development through predominantly-Black neighborhoods, and racial covenants explicitly excluding certain groups from owning specific properties continues to impact non-white communities today.

While many cities have acknowledged the harms of these policies, many of which are no longer legal, there are still policies in effect today that hold cities back from rectifying systemic harms. These can include policies that reference vague concepts like “neighborhood character,” as well as those that permit only the most expensive homes to be built, thus shutting lower-income residents out of high-opportunity areas.

This section contains a historic review of some of the known policies and programs that caused racially disparate impacts in Lake Forest Park as a starting point in understanding present-day conditions.

Throughout the United States, including in Lake Forest Park, racial covenants were used to exclude certain races and religious groups from residing in specific neighborhoods, creating exclusive areas for white, Christian residents. The map in Figure 1 below shows parcels in Lake Forest Park and surrounding communities that had racial covenants or deed restrictions. These were legally enforceable from 1927 to 1968.

Figure 1. Racially Restricted Parcels in Lake Forest Park and Surrounding King County Communities



Source: Washington State Racial Restrictive Covenants Project.

Figure 2 below shows some of the language used to exclude non-white residents from subdivisions in Lake Forest Park:

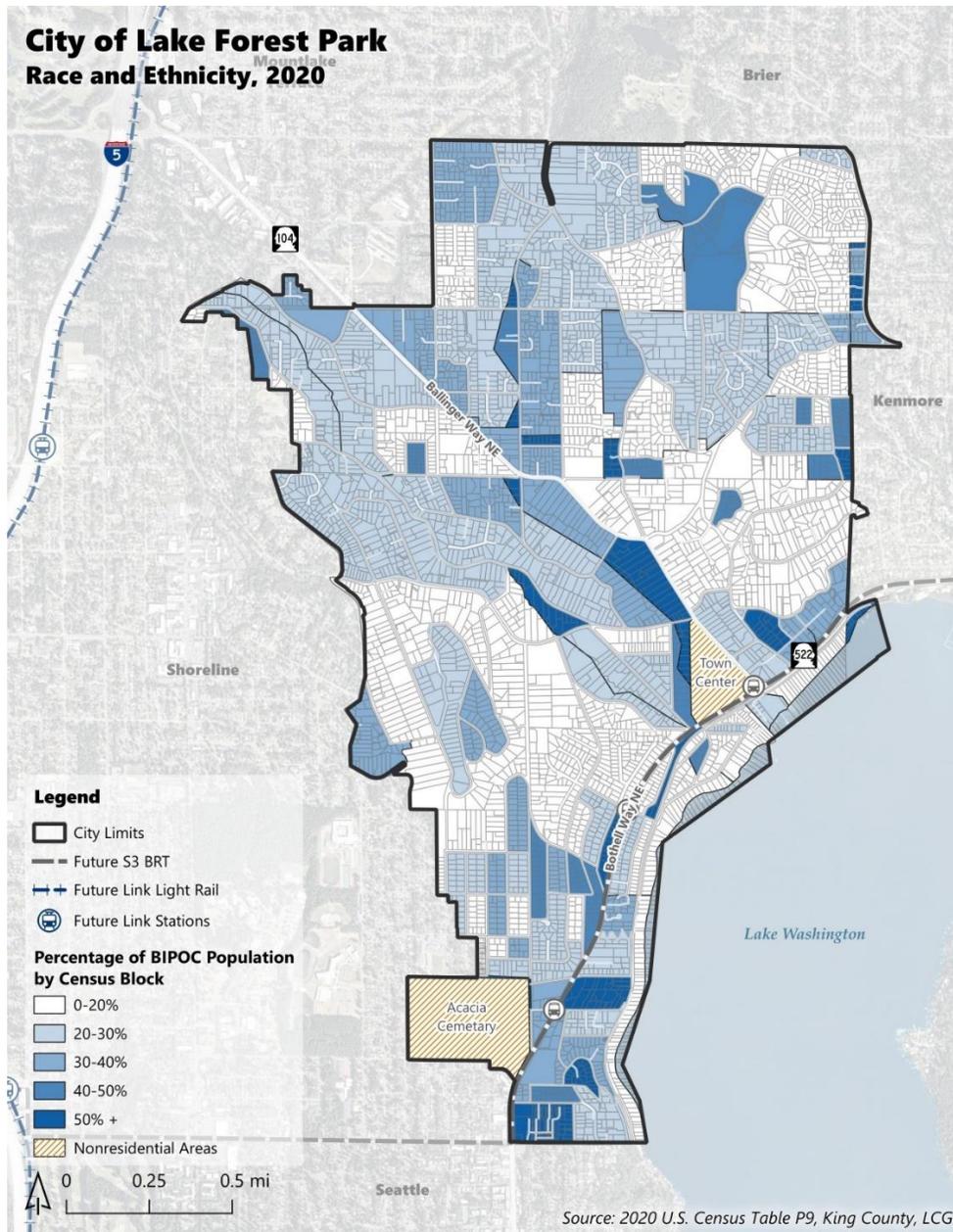
Figure 2. Language Used for Restrictive Subdivisions in Lake Forest Park

Lake Forest Park	Brookside Addition to Lake Forest	<p><i>The said property, or any part thereof, shall used for residence purposes only, and shall be occupied only by persons of the white race, except that servants not of the white race but actually employed by a white occupant, may reside on said premises.</i></p> <p>Developer: Harper, Guy, Properties covered: 3,</p>
	Chittenden's Terrace Park	<p><i>No person excepting of the Caucasian race shall ever be permitted to own or occupy said premises or reside thereon, excepting the capacity of a domestic servant</i></p> <p>Developer: Chittenden, Clyde and Grace, Properties covered: 5,</p>
Lake Forest Park		<p><i>said property or any part thereof, shall be used for residence purpose only, and shall be occupied only by persons of the white race except that servants not of the white race but actually employed by a white occupant may reside on said property.</i></p> <p>Developer: Seattle Title Trust Co., Properties covered: 286,</p>
Lake Forest Park	Lake Forest Park 2nd Addition	<p><i>It is the purpose of the Seller to make and keep said Addition a high-class residence district, and it is further agreed that said premises or any part thereof shall not be sold or leased or permitted to be occupied by any person or persons not of what is commonly known as the White or Caucasian Race.</i></p> <p>Developer: North Seattle Improvement Co., Properties covered: 233,</p>

Source: Washington State Racial Restrictive Covenants Project.

The combination of racially restrictive covenants and redlining impacted the ability of Black veterans to fully access homeownership loan benefits through the Servicemen's Readjustment Act of 1944 (GI Bill), which enabled white veterans to buy housing and build wealth in the suburbs. Racial covenants have since been declared unconstitutional, and Fair Housing laws have been put into effect. Lake Forest Park has gone from nearly 100% white in 1960 to 77% white in 2020. While this is a significant improvement, Lake Forest Park is still significantly less diverse than King County overall, which is 58% white. In Lake Forest Park today, Census Block groups where racial covenants were in effect are still largely white today.

Figure 3. Race and Ethnicity in Lake Forest Park by Census Block Group (2020)



Assessing Racially Disparate Impacts

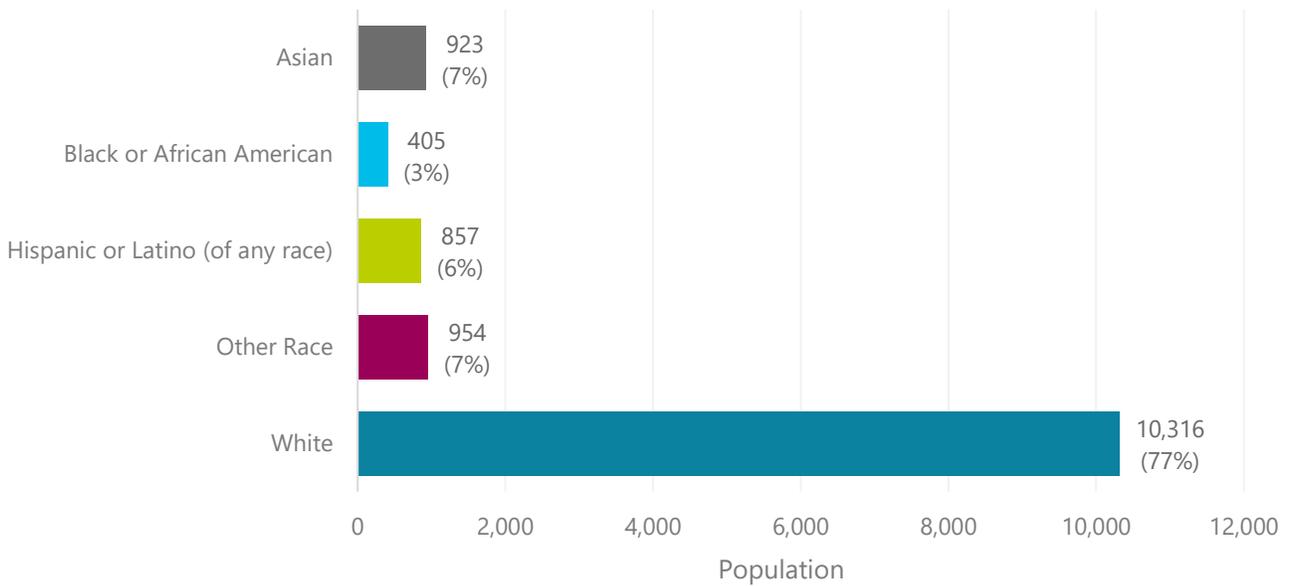
Between 2015 and 2020, Lake Forest Park became slightly more diverse, as the population of white residents declined and the population of Hispanic/Latino residents increased. The population went from 81% white to 77% white over the course of five years. Over the same period, King County's population went from 63% white to 58% white, with Asian, Hispanic/Latino, and multi-racial residents seeing the highest population gains.

Figure 4. Change in Population by Race/Ethnicity, Lake Forest Park and King County

Race or Ethnic Category	Lake Forest Park			King County		
	2015	2020	Change	2015	2020	Change
American Indian and Alaska Native	9	29	20	11,972	10,307	-1,665
Asian	912	923	11	317,214	405,835	88,621
Black or African American	291	405	114	123,350	141,566	18,216
Hispanic or Latino (of any race)	508	857	349	189,808	218,763	28,955
Native Hawaiian and Other Pacific Islander	45	19	-26	15,681	16,673	992
Other Race	12	28	16	3,756	9,449	5,693
Two or more races	715	878	163	99,291	127,070	27,779
White	10,567	10,316	-251	1,284,684	1,295,401	10,717
Total	13,059	13,455	396	2,045,756	2,225,064	179,308

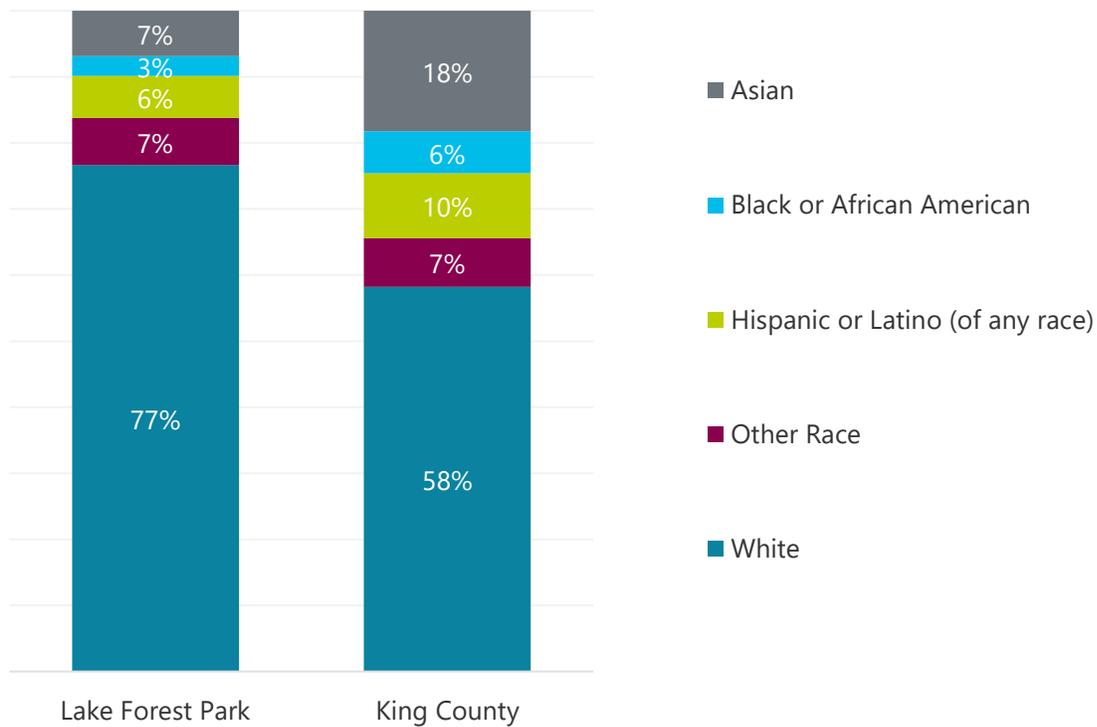
Source: US Census Bureau, 2011-2015 and 2016-2020 American Community Survey 5-Year Estimates (Table DP05); Washington Department of Commerce, 2023

Figure 5. Population by Race/Ethnicity in Lake Forest Park (2020)



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

Figure 6. Racial Composition of Lake Forest Park and King County (2020)



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

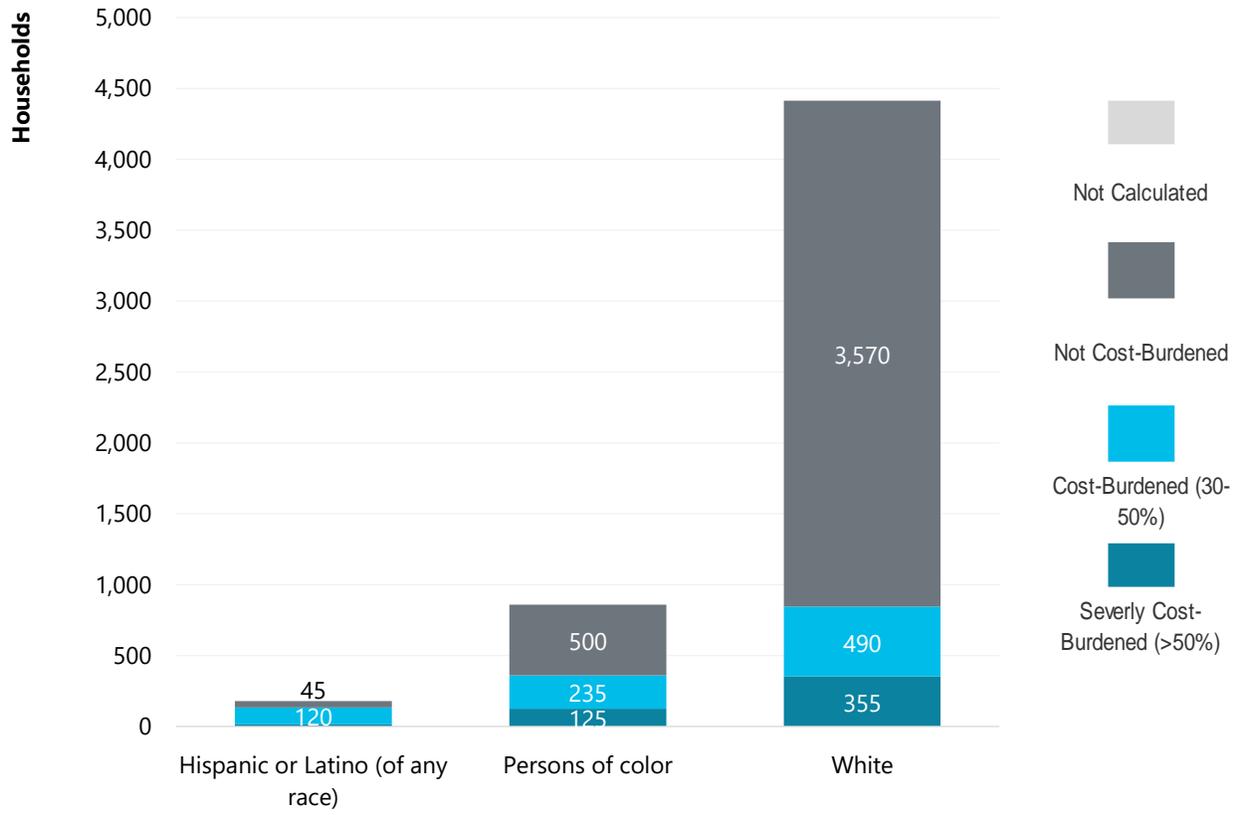
Lake Forest Park is a relatively wealthy community with high housing costs. The city includes 4,190 owner households and 1,085 rental households. Of the owner households, 16.6% are cost burdened, with 10% spending between 30% and 50% on housing costs and 6.6% spending more than 50% on housing costs. By contrast, 47% of renter households in Lake Forest Park are rent burdened, with 28% spending between 30 and 50% on housing costs and 19% spending more than 50% on housing costs. This sharp divide in stability between renters and owners can result in racially disparate impacts when renters are more likely to be people of color. In Lake Forest Park, 81% of Hispanic/Latino households and 82% of Black/African American households rent their homes, compared with 16% of white households. While 67% of Hispanic/Latino households are cost burdened and another 8% are severely cost burdened, 81% of white households are not cost burdened.

Figure 7. Number of Households by Cost Burden in Lake Forest Park (2019)

	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	3,160	15	205	0	0	75	35	3,490
Total Cost-Burdened	570	0	90	0	0	35	0	695
<i>Cost-Burdened (30-50%)</i>	350	0	50	0	0	20	0	420
<i>Severely Cost-Burdened (>50%)</i>	220	0	40	0	0	15	0	275
Not Calculated	0	0	0	0	0	0	0	0
Total	3,730	15	300	0	0	110	35	4,190
Renter Households								
Not Cost Burdened	410	60	50	0	10	40	10	580
Total Cost-Burdened	275	15	70	0	0	15	135	510
<i>Cost-Burdened (30-50%)</i>	140	0	30	0	0	15	120	305
<i>Severely Cost-Burdened (>50%)</i>	135	15	40	0	0	0	15	205
Not Calculated	0	0	0	0	0	0	0	0
Total	685	70	120	0	10	55	145	1,085
Total Households	4,415	85	420	0	10	165	180	5,275

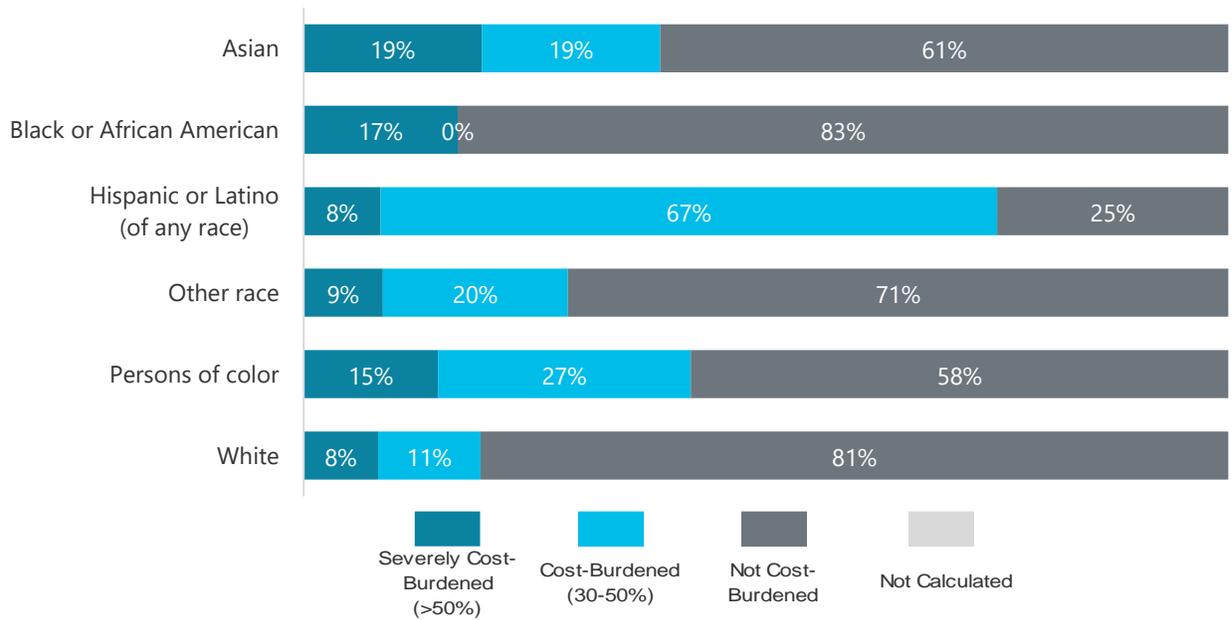
Source: US HUD, 2015-2019 Comprehensive Housing Affordability Strategy (CHAS) (Table 9); Washington Department of Commerce, 2023

Figure 8. Lake Forest Park Total Housing Cost Burden by Racial & Ethnic Group, 2019



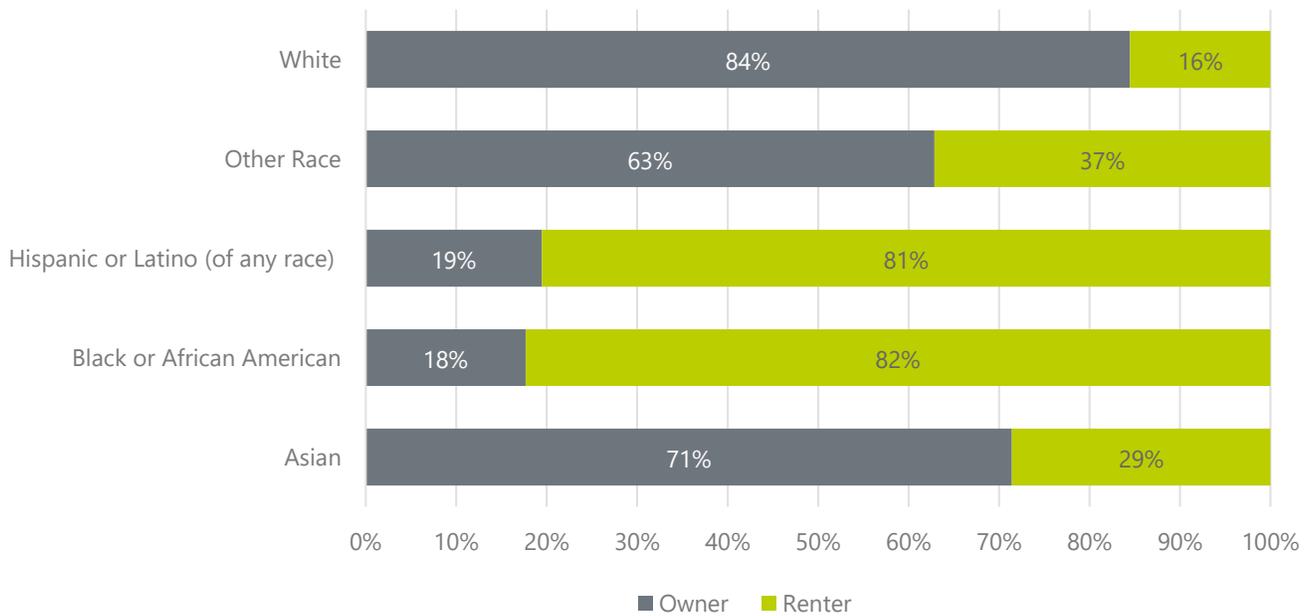
Source: US HUD, 2015-2019 Comprehensive Housing Affordability Strategy (CHAS) (Table 9); Washington Department of Commerce, 2023 .

Figure 9. Lake Forest Park Percent of All Households Experiencing Housing Cost Burden, 2019



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

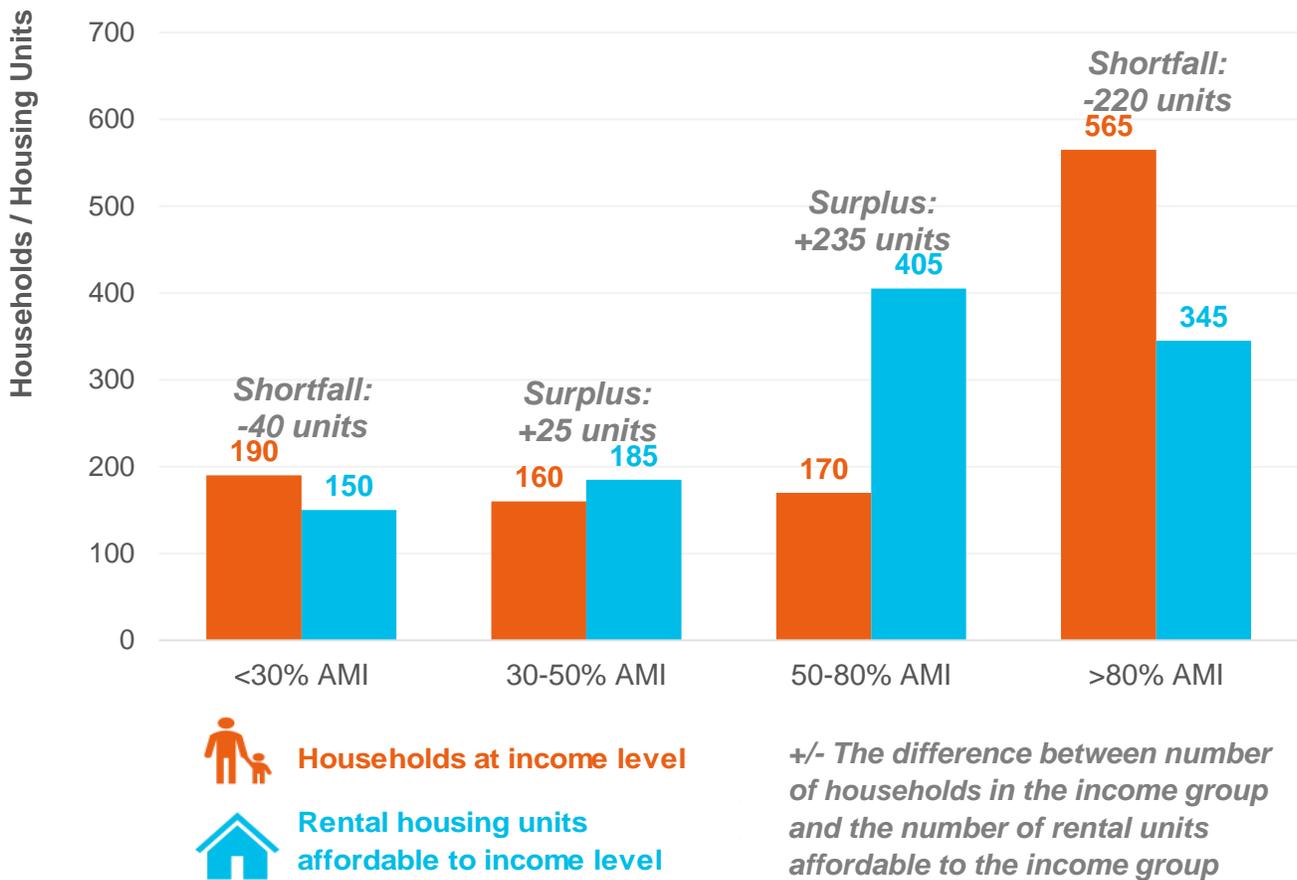
Figure 10. Lake Forest Park Owner and Renter Households by Race & Ethnicity (2019)



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

The renter cost burden in Lake Forest Park is driven by a 40-unit shortfall of units affordable for households making less than 30% of area median income (AMI) and a 220-unit shortfall of units affordable for households making 80% AMI.

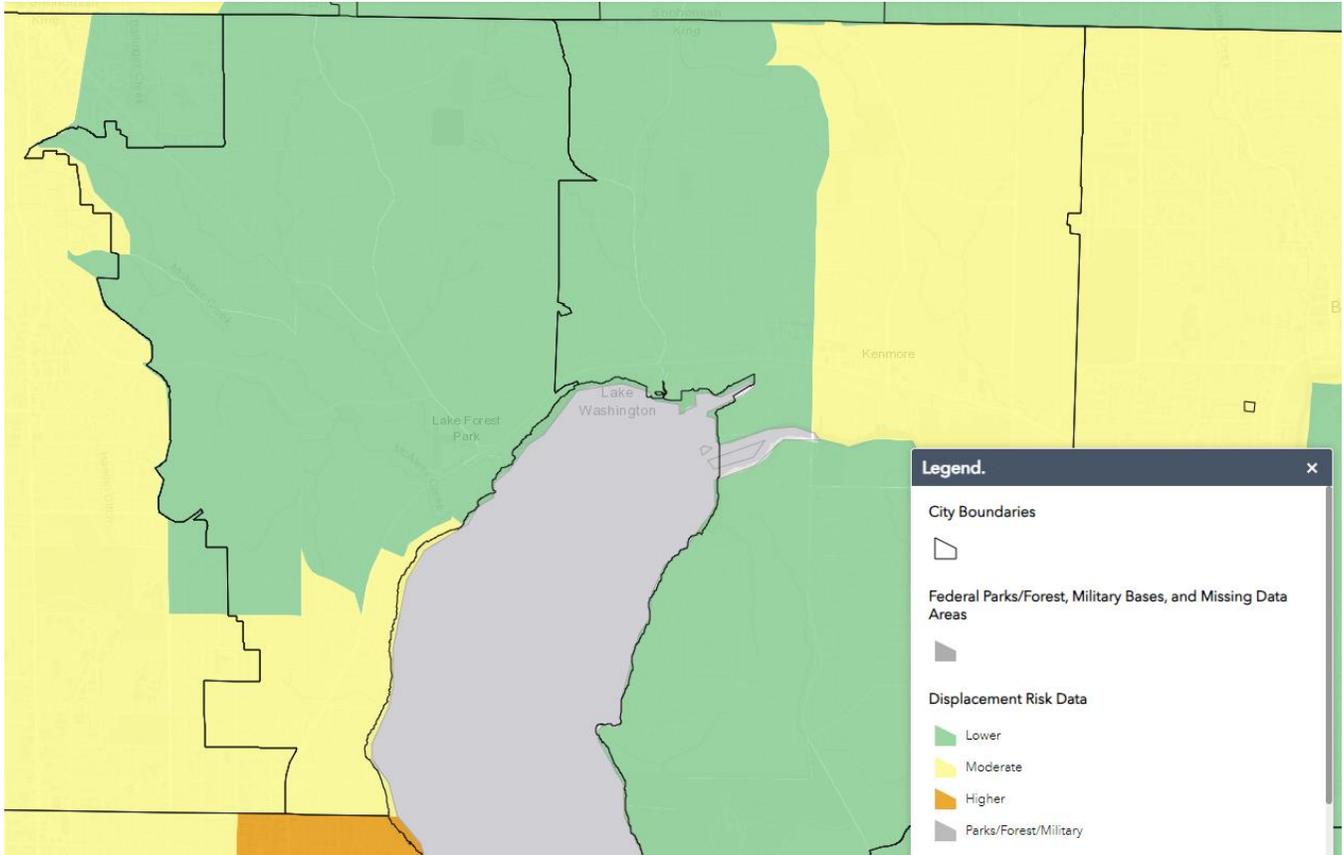
Figure 11. Lake Forest Park Renter Households by Income Compared to Rental Units by Affordability, 2019



Sources: US HUD, 2015-2019 Comprehensive Housing Affordability Strategy (CHAS) (Table 15C) & US HUD, 2015-2019 Comprehensive Housing Affordability Strategy (CHAS) (Table 14B).

Despite housing unit shortfalls in the lower and upper income categories, Lake Forest Park has a relatively low displacement risk compared with nearby communities. Figure 12 below shows PSRC’s displacement risk map – most of Lake Forest Park is considered “lower risk” compared with Kenmore and Mountlake Terrace, where the risk is “moderate.” However, the southern portion of Lake Forest Park, where the majority of the City’s multifamily units are concentrated, has a higher displacement risk than the rest of the city.

Figure 12. PSRC Displacement Risk Map for Lake Forest Park and Surrounding Communities



Sources: Puget Sound Regional Council Displacement Risk Map Tool.

PSRC also considers Lake Forest Park to be a High Opportunity area, due to its high education and economic index scores.

Figure 13. PSRC Opportunity Index Map for Lake Forest Park and Surrounding Communities



Sources: Puget Sound Regional Council Opportunity Index Map Tool.

In Lake Forest Park, 73% of white households make above the median income – the highest share among racial and ethnic groups. Just 14% of Hispanic/Latino households and 54% of Asian households make above 100% AMI. Among Black/African American households, there is a sharp divide – 67% make above the median income, while 33% are considered extremely low-income (making 30% of AMI or less).

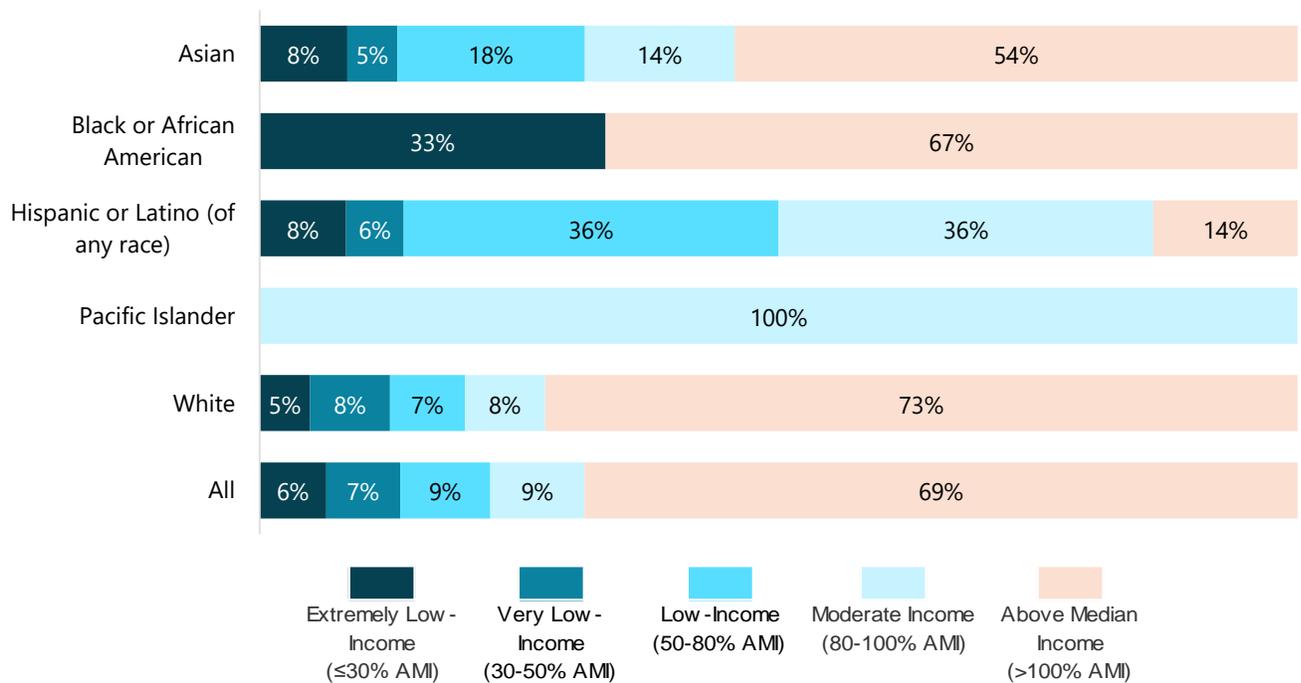
Figure 14. Lake Forest Park Count of Households by Income and Race, 2019

Income Category (% of AMI)	American Indian or Alaska Native	Asian	Black or African American	Hispanic or Latino (of any race)	Pacific Islander	White	Not Reported*	All
Number								
Extremely Low-Income (≤30% AMI)	-	35	30	15	-	215	45	340
Very Low-Income (30-50%)	-	20	-	10	-	340	5	375
Low-Income (50-80%)	-	75	-	65	-	320	-	460
Moderate Income (80-100%)	-	60	-	65	10	340	5	480
Above Median Income (>100%)	-	225	60	25	-	3,205	115	3,630
Total for published estimates	-	415	90	180	10	4,420	170	5,275
Percentage								
Extremely Low-Income (≤30% AMI)	0%	10%	9%	4%	0%	63%	13%	
Very Low-Income (30-50%)	0%	5%	0%	3%	0%	91%	1%	
Low-Income (50-80%)	0%	16%	0%	14%	0%	70%	0%	
Moderate Income (80-100%)	0%	13%	0%	14%	2%	71%	1%	
Above Median Income (>100%)	0%	6%	2%	1%	0%	88%	3%	

* The category "Other (including multiple races, non-Hispanic)" is suppressed in source data(CHAS 2015-2019 Table 1)

Sources: US HUD, 2015-2019 Comprehensive Housing Affordability Strategy (CHAS) (Table 1) & US HUD, 2015-2019 Comprehensive Housing Affordability Strategy (CHAS) (Table 8)

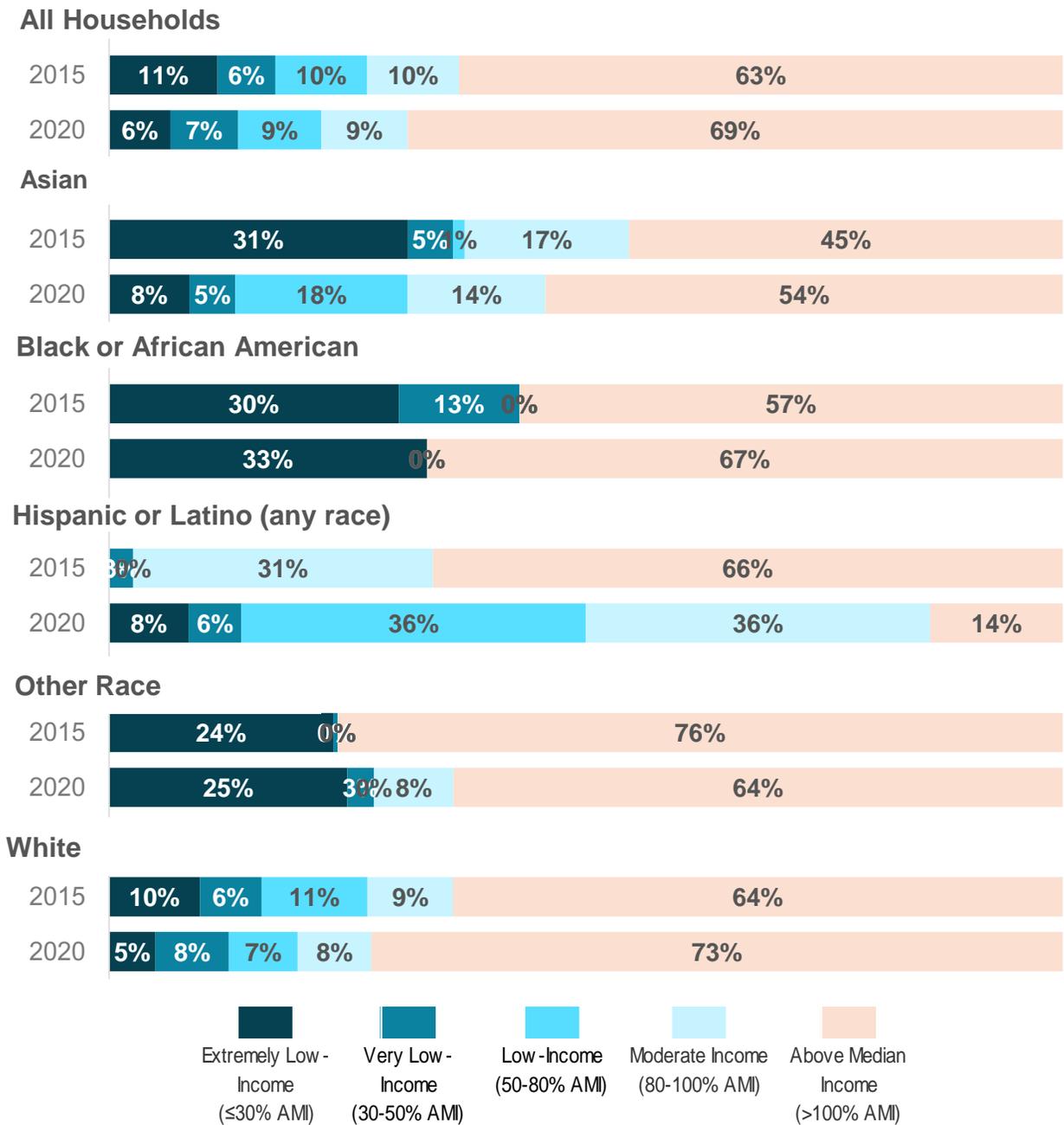
Figure 15. Lake Forest Park Distribution of Households by Income and Race or Ethnicity, 2019



Sources: US HUD, 2015-2019 Comprehensive Housing Affordability Strategy (CHAS) (Table 1).

Between 2015 and 2020, the percentage of households making above the median income increased from 63% to 69%. However, over that same period the percentage of Hispanic/Latino households making above the median income decreased significantly – from 66% in 2015 to just 14% in 2020.

Figure 16. Lake Forest Park Percentage of All Households by Income Category and Race (2010-2014 vs. 2015-2019)



Sources: US HUD, 2015-2019 Comprehensive Housing Affordability Strategy (CHAS) (Table 1).

Policy Evaluation

Based on the above analysis, there is room for improvements to policies in Lake Forest Park to reduce racially disparate impacts, and the data was used to inform the next steps of the racially disparate impacts assessment process – evaluating and revising policies that reinforce historical patterns of segregation, displacement, and inequitable outcomes. Taking a proactive approach in shaping policy to address these challenges will benefit all Lake Forest Park households as they City seeks to build a more equitable future.

Based on guidance provided by the Washington State Department of Commerce, the following policy evaluation framework was used to evaluate Lake Forest Park’s existing Housing Element policies:

Criteria	Evaluation
The policy is valid and supports meeting the identified housing needs. The policy is needed and addresses identified racially disparate impacts, displacement and exclusion in housing.	S Supportive
The policy can support meeting the identified housing needs but may be insufficient or does not address racially disparate impacts, displacement and exclusion in housing.	A Approaching
The policy may challenge the jurisdiction’s ability to meet the identified housing needs. The policy’s benefits and burdens should be reviewed to optimize the ability to meet the policy’s objectives while improving the equitable distribution of benefits and burdens imposed by the policy.	C Challenging
The policy does not impact the jurisdiction’s ability to meet the identified housing needs and has no influence or impact on racially disparate impacts, displacement or exclusion.	NA Not applicable

Existing Goal / Policy #	Existing Goal / Policy	Equity Assessment	Why	Notes
Goal H-1: Housing Supply and Diversity. Ensure that Lake Forest Park has sufficient quantity and variety of housing types to meet projected growth and needs of the community.				
Policy H-1.1	Promote fair and equitable access to housing for all persons.	Supportive	The RDI found disparities in housing tenure and cost burden between racial and ethnic groups in Lake Forest Park. Promoting fair and equitable housing policies should help ensure that these disparities do not result in displacement.	As written, this policy is relatively vague. The City should consider employing more specific language related to housing opportunities and Fair Housing laws.
Policy H-1.2	Provide an adequate supply of land to meet the city's housing growth	Approaching	King County's County-wide policies require an adequate supply of housing at a variety of cost levels. While providing an adequate land supply is	As the City works to provide an adequate supply of land to meet its growth target, it should consider that the location and types of housing

	target, as established in the King County County-wide policies		likely to improve racial housing disparities, this policy does not directly address racially disparate impacts.	that can be built are aligned with the needs of households of color.
Policy H-1.3	Provide for a variety of residential densities and housing types.	Approaching	Increasing the density in residential areas and increasing flexibility in the zoning code to allow for more types of housing could potentially help increase opportunities for homeownership and reduce cost burden.	The City should consider working directly with communities of color to understand what types of housing would best meet their needs. This would help the City ensure that the variety of housing types allowed matches community preferences.
Policy H-1.4	Consider the impact on housing capacity and diversity when making land use policy and regulatory decisions.	Approaching	Considering the impacts of policies and regulations on housing capacity and diversity could help steer the City toward more equitable outcomes. However, the City should also explicitly consider the potential impacts of policies on different racial and ethnic groups.	Potentially re-word this to: "Consider the impact of land use policies and regulatory decisions on housing capacity, diversity, and racial equity."
Policy H-1.5	Promote residential clustering as a means to protect environmentally sensitive areas and encouraging infill development.	N/A		Keep
Policy H-1.6	Encourage opportunities for mixed-use development in areas where a mix of commercial and residential uses would promote desired	Approaching	Providing new, high density housing near services and transit can help increase opportunities for those previously shut out of high-opportunity areas due to housing costs or other policies.	[talk about need for density to support affordable TOD]

	character and economic vitality, including transit-oriented development along transit corridors.			
Policy H-1.7	Create opportunities for housing in a variety of settings, sizes, and affordability levels throughout the City.	Approaching	Housing is not one-size-fits-all. Different households will need housing of different sizes and with different characteristics and amenities. While apartments near transit may be ideal for some families, others might want to live in intergenerational households where they have more space. By allowing a variety of housing types throughout different neighborhoods, the City will help meet the needs of a diverse population.	Regulations related to this policy should ensure that different housing types are allowed in a wide variety of neighborhoods. This will help prevent wealthier, whiter neighborhoods from becoming enshrined as protected areas and increase integration.
Policy H-1.8	Support flexibility in zoning that responds to the diverse needs of a range of household sizes, incomes, and ages. Consider amending regulations to encourage more accessory dwelling units (mother-in-law units), duplexes, townhouses, and other types of housing.	Approaching	Middle housing types, including duplexes, townhomes, and small apartment buildings provide lower-cost opportunities for homeownership and can be particularly suitable for intergenerational families. Flexible zoning that allows these housing types can increase opportunities for households of color in historically exclusive neighborhoods.	Regulations related to this policy should ensure that different housing types are allowed in a wide variety of neighborhoods. This will help prevent wealthier, whiter neighborhoods from becoming enshrined as protected areas and increase integration.
Policy H-1.9	Continue to ensure that manufactured housing, as defined in the	Approaching	Manufactured housing is a more affordable option than traditional stick-built housing. It could potentially provide homeownership opportunities	Allowing manufactured homes on single family lots could provide a pathway to homeownership, but the limited number of suitable

	current building code, is allowed in all single-family zones and regulated the same as stick-built housing.		for lower income residents and households of color.	vacant parcels in single family zones in Lake Forest Park indicates that this policy is unlikely to have a significant impact on racial disparities.
Goal H-2: Neighborhood Character. Preserve and enhance the unique character of the City's residential neighborhoods				The phrase "unique character" is vague and is typically used to signal a preference for preserving the status quo rather than improving policies to increase opportunities for historically excluded communities.
Policy H-2.1	Continue to incorporate site standards, landscaping, and building design guidelines into land use regulations to ensure that infill development complements surrounding uses and the character of Lake Forest Park.	Challenging	While it is not unreasonable to implement design or site standards aimed at reducing impacts on residents of a particular neighborhood, often these requirements negatively impact feasibility or limit what can be built beyond what is allowed in the City Code. They also communicate to residents that denser housing types are inherently a nuisance.	Ensuring that new development "complements the character" of Lake Forest Park insinuates that the City seeks to preserve the largely white status quo, which was created through past policy decisions. The City should consider a more forward-looking approach that builds toward a vision of Lake Forest Park as a diverse and vibrant community.
Policy H-2.2	Promote site planning techniques that create quality outdoor spaces and are in harmony with neighboring properties.	Challenging	Outdoor space is an important element in neighborhoods. However, policies that require high quality outdoor space on every parcel can limit what can be built on site. It also privileges private outdoor spaces over community spaces.	The City should ensure that there is adequate park space throughout neighborhoods so that on-site requirements for outdoor space are not necessary to ensure that all residents have equitable access to green space.

Policy H-2.3	Provide guidelines for transitions and buffers around different types of uses, in order to mitigate any negative impacts associated with higher-intensity uses.	Challenging	Higher-intensity uses, including apartment and mixed use commercial and residential buildings, are not inherently a detriment to a neighborhood or community. The framing of this policy indicates a belief that residents in single-family homes must be protected from those in multifamily housing - a belief often perpetuated by racial stereotypes.	The City should specify what types of uses require a buffer - while a buffer may be appropriate between a residential neighborhood and a light industrial site or a concert venue, the City should not aim to segregate different types of housing from each other.
Policy H-2.4	Preserve and enhance the condition of neighborhoods and housing through public and private investment and regulations.	Challenging	Public and private investments into neighborhood maintenance and improvements benefit all residents. However, preserving neighborhood conditions is relatively vague, and could lead to regulations aimed at protecting specific neighborhoods from new development.	The City should increase the specificity of this policy to make it clear that this is intended to help residents and homeowners maintain and improve their properties rather than to preserve the status quo.
Goal H-3: Housing Affordability. Provide for a range of housing opportunities to address the needs of all economic segments of the community.				
Policy H-3.1	Preserve and enhance affordable housing stock by investing in existing neighborhoods.	Approaching	Public investment in neighborhoods, particularly those with concentrations of affordable housing, is a policy that could benefit all residents. However, it is unlikely to decrease racially disparate impacts.	The City should prioritize investment in neighborhoods that have been historically underserved to ensure that this policy addresses racial disparities
Policy H-3.2	Incentivize development of affordable housing, such as density bonuses, height increases, tax incentives, and simplified	Approaching	Incentives aimed at increasing the supply of affordable housing will help provide more opportunities for residents with lower incomes, who are disproportionately in non-white households. However, the location of where these incentives will be available will	The City should target these incentives in high-opportunity areas connected to services and transit, and where there has not previously been significant investment in affordable housing.

	design requirements.		impact its ability to address racial disparities more directly.	
Policy H-3.3	Support non-profit organizations that construct and manage affordable housing.	Approaching	Supporting non-profit organizations that construct and manage affordable housing is crucial for attracting new affordable housing development. However, while some of these organizations specifically serve local households of color, this is not the case for all non-profit affordable housing providers.	The City should ensure that as it builds these relationships it is not overlooking local, specialized organizations with racial equity and environmental justice goals.
Policy H-3.4	Encourage the location of new affordable housing units near community amenities and services, such as transit.	Supportive	Affordable housing near community amenities and services can increase opportunities for households of color in areas where barriers to housing tend to be higher.	
Policy H-3.5	Support both rental and ownership forms of affordable housing in a variety of locations, types, and sizes.	Supportive	Housing is not one-size-fits-all. Different households will need housing of different sizes and with different characteristics and amenities. While apartments near transit may be ideal for some families, others might want to live in intergenerational households where they have more space. By allowing a variety of housing types throughout different neighborhoods, the City will help meet the needs of a diverse population.	Regulations related to this policy should ensure that different housing types are allowed in a wide variety of neighborhoods. This will help prevent wealthier, whiter neighborhoods from becoming enshrined as protected areas and increase integration.
Policy H-3.6	Encourage energy efficient design features in new affordable housing units.	N/A		Keep

Policy H-3.7	Connect residents to programs providing information on affordable housing, financial literacy, and homeownership counseling.	Supportive	While programs that provide information on housing and financing do not increase the housing supply, they can address barriers to homeownership by connecting qualified households with resources they may not be aware of. The implementation of this policy and the types of resources it connects residents to will determine its impact on racial disparities.	To understand the demand for this type of program and the specific types of assistance needed by those who have historically been shut out of housing opportunities in Lake Forest Park, the City should develop this program with the assistance of groups representing and connected to communities of color.
Policy H-3.8	Consider the impacts of City regulations on housing cost and supply and take steps to address impacts.	Approaching	Evaluating the impacts of local regulations on the housing supply will help the City plan for better outcomes. However, as written this policy is relatively vague and it is not clear what its impact will be.	The City should ensure that as it reviews its policies it considers each policy's impacts on segregation, racial equity, and displacement along with housing cost and supply.
Policy H-3.9	Collaborate with regional jurisdictions to meet housing growth targets and address housing issues that cross jurisdictional boundaries.	Approaching	Collaborating and coordinating with regional jurisdictions is essential to addressing the housing crisis. However, while this policy could potentially increase housing options for households of color, it does not directly address racial disparities.	Through the Comprehensive Plan process, cities throughout the region will be conducting racially disparate impact analyses as well as goal and policy reviews. These analyses should be incorporated into regional partnerships to address housing challenges.
Policy H-3.10	Work with community and regional partners, including the King County Housing Authority, to address the demand for special needs housing and affordable housing in Lake Forest Park and	Supportive	Communities of color that have faced housing discrimination and segregation typically have higher rates of chronic illness, disability, and homelessness. By ensuring there is not only a sufficient supply of affordable housing but also a sufficient supply of housing designed to accommodate residents with specific needs will help address racial disparities.	

	the surrounding area.			
Goal H-4: Special Needs. Encourage and support a variety of housing opportunities for those with special needs, including older adults, people with disabilities, and the homeless.				
Policy H-4.1	Support measures that allow those with special needs to remain in the community as their housing needs change, including connecting them with available services and benefits.	Supportive	Allowing people to age in place and maintain ties to their communities can improve health outcomes and reduce social isolation.	
Policy H-4.2	Encourage universal design to maximize building lifecycle and accessibility.	Supportive	Universal design benefits a wide variety of people, including children, the elderly, parents, and disabled residents. It is particularly important for fostering multi-generational communities.	The City should create incentives specifically designed to encourage universal design. It should also connect with households of color to better understand their specific accessibility needs.
Policy H-4.3	Provide housing opportunity for special needs populations through development regulations.	Approaching	The City's development regulations should allow for a variety of housing types, including those that serve disabled, homeless, or otherwise vulnerable populations. However, the impact of these regulations on racial disparities depends on	As the City considers development regulations that allow for a wider variety of housing types, it should ensure that these regulations do not exacerbate existing patterns of segregation.

			the types of regulations that are adopted.	
Policy H-4.4	Incentivize the location of special needs housing near services and public transportation.	Supportive	Locating housing for disabled, homeless, and/or elderly residents near transit and services is essential for maintaining social contacts and accessing jobs, medical care, and other necessities.	The location of where these incentives will apply is important to its success. The City should ensure that these types of housing are not allowed only on the busiest streets or corridors near transit.
Policy H-4.5	Support public and private housing services for people who are homeless.	Approaching	Functional services are essential for the success of permanent supportive housing, or other housing types aimed at supporting homeless residents. Offering consistent financial support for these programs will help them maintain an adequate level of service to meet resident needs.	The City should be specific in defining what kind of support it will provide. Monetary support to keep programs running and building capacity is ideal. Moral support is unlikely to improve outcomes for homeless residents.
Goal H-5: Internal Consistency. Balance and maintain consistency between housing needs and related City policies, including land use, environmental preservation, human services, and economic development.				
Policy H-5.1	Provide physical infrastructure and amenities to support vibrant residential neighborhoods, consistent with adopted land use designations.	N/A		Keep