

Racially Disparate Impact, Displacement, and Exclusion Analysis – Tenino

Prepared in accordance with RCW 36.70A.070(2)(e), this table identifies local policies and regulations that may result in racially disparate impacts, displacement, and exclusion in housing, including zoning with discriminatory effects, patterns of disinvestment, and infrastructure availability. It also provides recommended mitigation measures.

Policy/Condition	Potential Disparate Impact	Affected Populations	Recommended Mitigation
Predominance of Low-Density Zoning (SF, SFD)	Restricts supply of affordable multifamily housing, increasing costs and limiting access to opportunity-rich areas.	BIPOC households, lower-income renters.	Rezone to allow missing middle housing in all residential zones; increase density allowances in MF and MU zones.
Commercial zones limiting residential uses (C-1, C-2)	Reduces by-right housing in walkable, well-served areas, reinforcing segregation.	Renters, low-income households, transit-dependent residents.	Permit ground-floor residential or flexible mixed-use in commercial zones.
Environmental overlays in West Tenino reducing development capacity	Loss of potential affordable housing sites without compensatory rezoning elsewhere.	Lower-income households seeking affordable options.	Rezone other areas to offset capacity loss; prioritize equitable distribution of new affordable units.
Redevelopment of older housing stock near downtown	Risk of cultural displacement without affordability protections.	Long-term renters, disproportionately BIPOC and low-income.	Adopt anti-displacement measures: right-to-return policies, affordability covenants.
Infrastructure gaps in residentially zoned areas	Lack of utilities excludes affordable housing projects and concentrates them in certain areas.	Residents in underserved neighborhoods.	Prioritize infrastructure investment in underserved areas to expand equitable development capacity.
Limited transit access	Ties density bonuses to transit proximity, excluding transit-dependent households from new housing areas.	Transit-dependent residents, disproportionately BIPOC and low-income.	Expand transit routes; decouple some affordability incentives from strict transit proximity.
Concentration of capital facility investment in downtown	Peripheral or low-income areas may receive fewer improvements, perpetuating inequities.	Residents in peripheral neighborhoods, disproportionately low-income.	Adopt equity-based capital improvement prioritization framework.