Racially Disparate Impacts Analysis

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.

Key Findings

- Sequim is similar as Clallam County, with both jurisdictions are approximately 80 percent white.
- All households, no matter their racial composition, are about equally as likely to experience cost burden, although households of color are slightly more likely to be cost burdened. Black and Asian households are more likely to be cost burdened than white and Hispanic households.
- According to data from the US Department of Housing and Urban Development (HUD), home ownership is most common among Hispanic and white households in Sequim (82 and 60 percent of their total respective households), and much less common among Black or Asian households (0 and 37 percent of their total respective households). However, data for households of color can be impacted by margins of error (given their smaller residential numbers in Sequim).
- There is a shortage of rental housing available in Sequim for those making less than 30 percent of the Area Median Income (AMI) and those making greater than 80 percent AMI.
- In terms of income and race, 33 percent of Hispanic households make above the median income – the highest share among all racial and ethnic groups. Roughly a third of White households and 26 percent of Asian households make above 100 percent AMI. However, 33 percent of Hispanic households are also considered extremely low-income (making 30 percent of AMI or less), compared to 18 percent of White households.

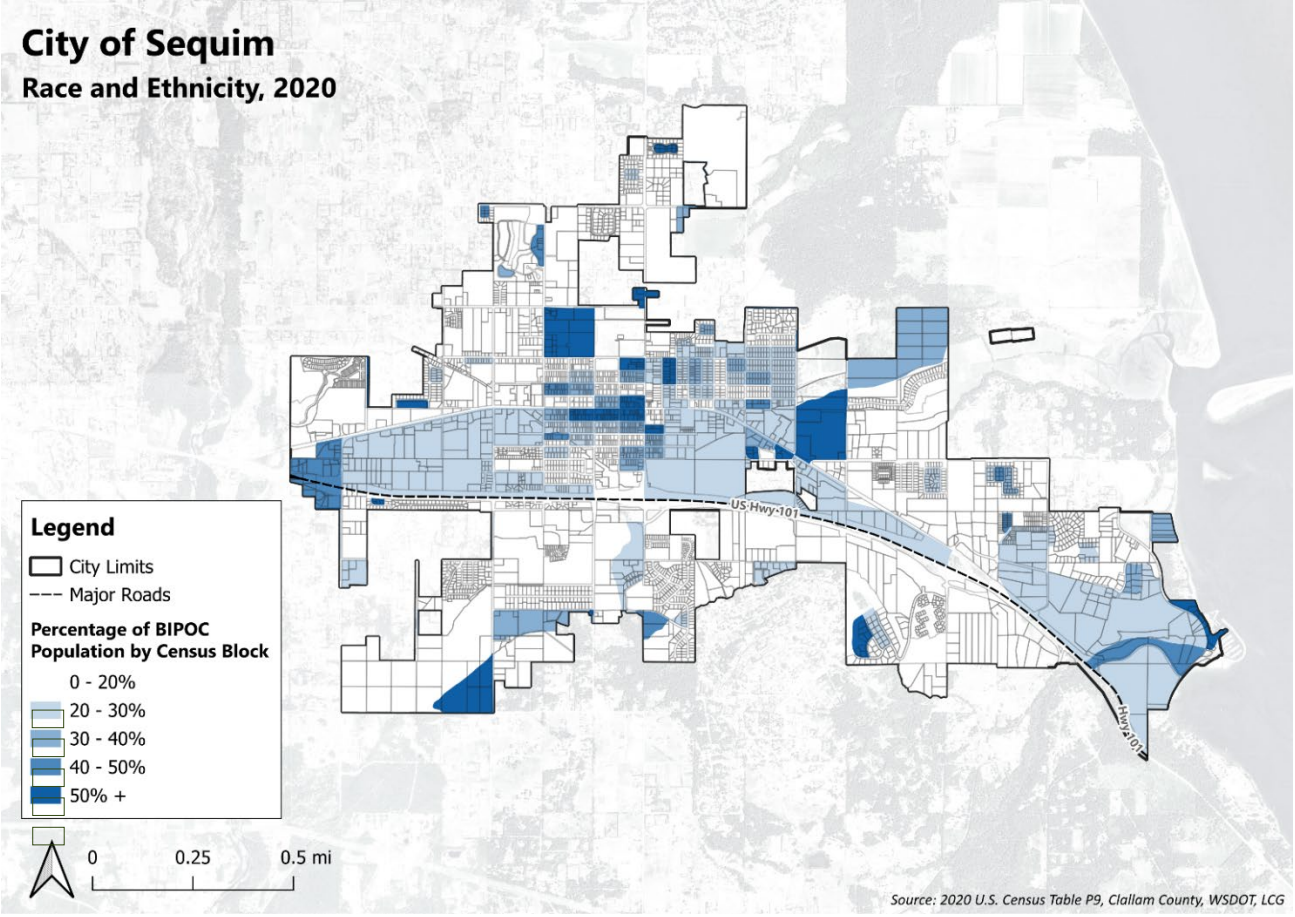
Historical Context

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.

Figure 1 below shows race and ethnicity in Sequim by Census block. Households of color are more likely to live along Highway 101, while the Census blocks around the perimeter of the city limit tend to be majority white. However, many of the areas on the map that show significant concentrations of BIPOC households are sparsely populated, such as the area around Carrie Blake Park.

Figure 1. Race and Ethnicity in Sequim by Census Block (2020)



Assessing Racially Disparate Impacts

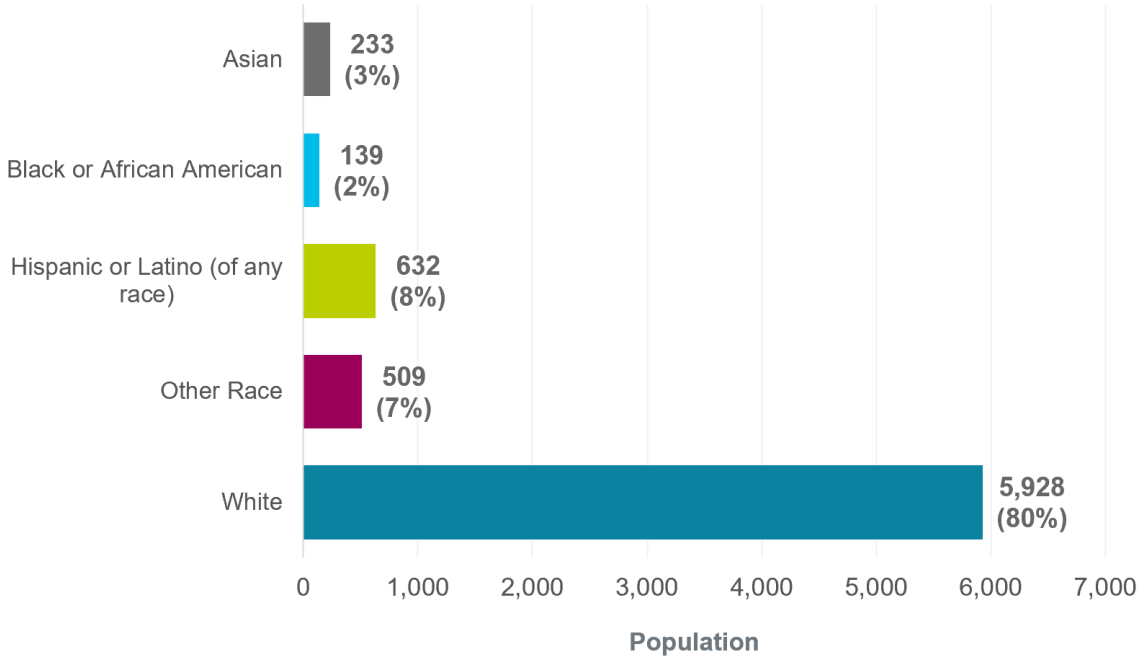
Between 2015 and 2020, Sequim became slightly less diverse, as the population went from 76 to 80 percent white over the course of five years. Over the same period, Clallam County's population went from 84 to 82 percent white, with Hispanic/Latino, Black, American Indian, and multi-racial residents being the only groups to see an increase in their share of the total population.

Figure 2. Change in Population by Race/Ethnicity, Sequim and Clallam County

	Sequim			Clallam County		
Race or Ethnic Category	2015	2020	Change	2015	2020	Change
American Indian and Alaska Native	66	67	1	3,198	3,580	382
Asian	171	233	62	1,046	1,065	19
Black or African American	131	139	8	612	708	96
Hispanic or Latino (of any race)	842	632	-210	4,119	5,147	1,028
Native Hawaiian and Other Pacific Islander	0	0	0	43	26	-17
Other Race	136	0	-136	154	114	-40
Two or more races	288	442	154	2,564	3,003	439
White	5,061	5,928	867	60,661	62,839	2,178
Total	**6,695**	**7,441**	**746**	**72,397**	**76,482**	**4,085**

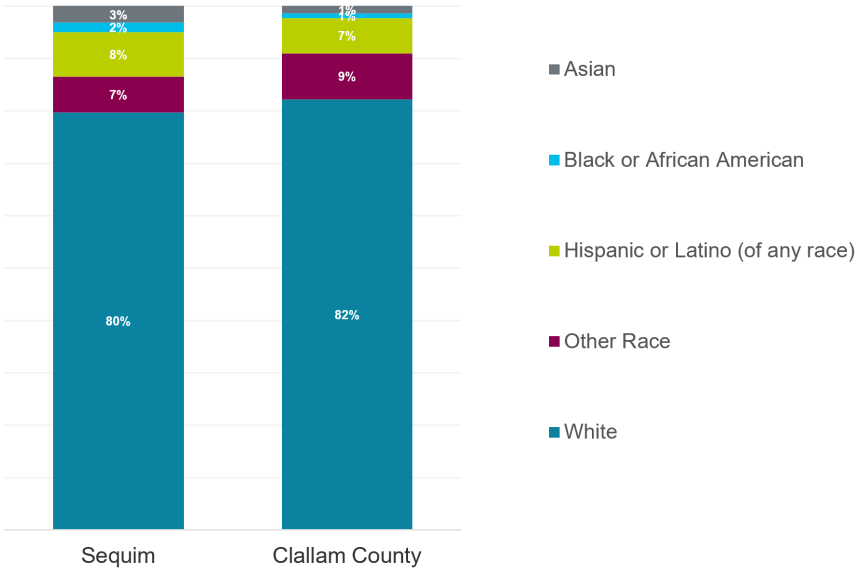
Source: US Census Bureau, 2011-2015 and 2016-2020 American Community Survey 5-Year Estimates (Table DP05); Washington Department of Commerce, 2023.

Figure 3. Population by Race/Ethnicity in Sequim (2020)



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

Figure 4. Racial Composition of Sequim and Clallam County (2020)



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

Sequim is a relatively middle-income community with moderate housing costs. The city includes 2,040 owner households and 1,465 rental households. Of the owner households, 27 percent are cost burdened, with 14.7 percent spending between 30 percent and 50 percent on housing costs and 12.3 percent spending more than 50 percent on housing costs. By contrast, 55.3 percent of renter households in Sequim are cost burdened, with 27.3 percent spending between 30 and 50 percent on housing costs and 28 percent spending more than 50 percent on housing costs.

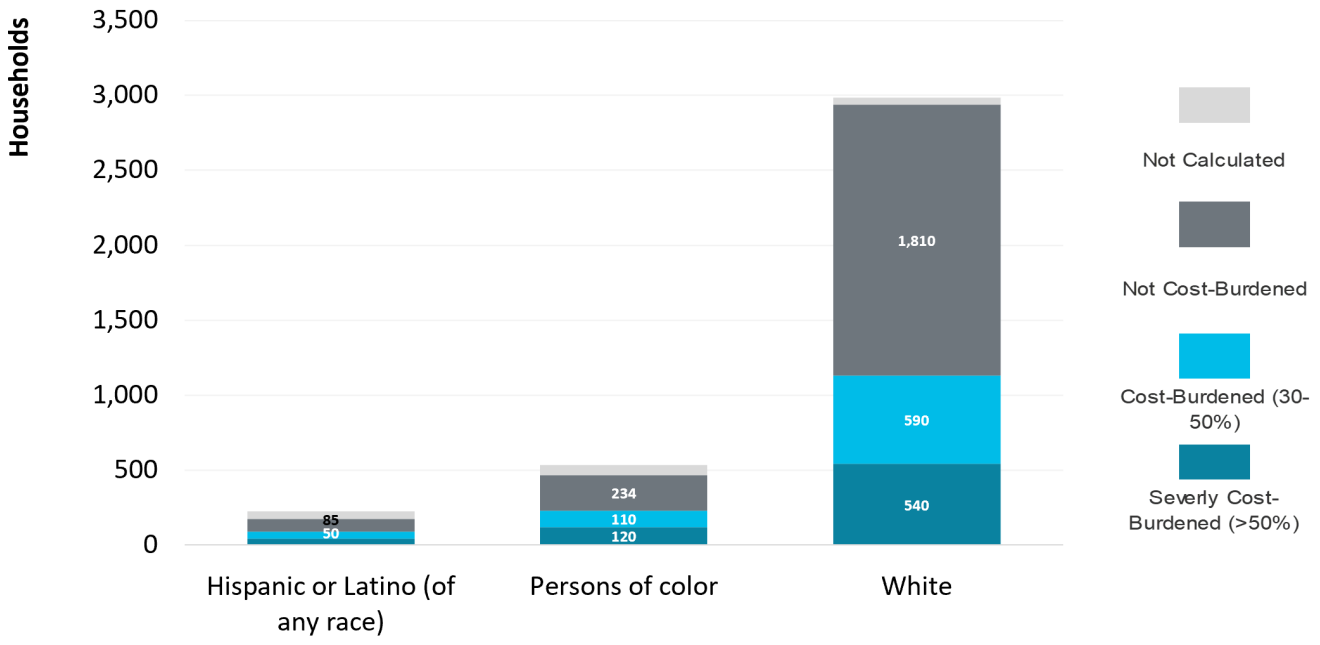
This sharp divide in stability between renters and owners can result in racially disparate impacts when renters are more likely to be people of color. In Sequim, about 40 percent of White households rent their homes, compared to 100 percent of Black/African American and American Indian households. 82 percent of Hispanic/Latino households own their homes. While 85 percent of Black/African American households are severely cost burdened, 38 percent of white households and 40 percent of Hispanic households are cost burdened.

Figure 5. Number of Households by Cost Burden in Sequim (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	1,285	0	25	0	0	30	65	1,405
Total Cost-Burdened	470	0	10	0	0	0	70	550
Cost-Burdened (30-50%)	*260*	*0*	*10*	*0*	*0*	*0*	*30*	*300*
Severely Cost-Burdened (>50%)	*210*	*0*	*0*	*0*	*0*	*0*	*40*	*250*
Not Calculated	35	0	0	0	0	0	50	85
Total	**1,790**	**0**	**35**	**0**	**0**	**30**	**185**	**2,040**
Renter Households								
Not Cost Burdened	525	15	0	4	0	75	20	639
Total Cost-Burdened	660	55	40	25	0	10	20	810
Cost-Burdened (30-50%)	*330*	*0*	*40*	*0*	*0*	*10*	*20*	400
Severely Cost-Burdened (>50%)	*330*	*55*	*0*	*25*	*0*	*0*	*0*	410
Not Calculated	10	0	20	0	0	0	0	30
Total	**1,190**	**65**	**60**	**30**	**0**	**80**	**40**	**1,465**
Total Households	**2,980**	**65**	**95**	**30**	**0**	**110**	**225**	**3,505**

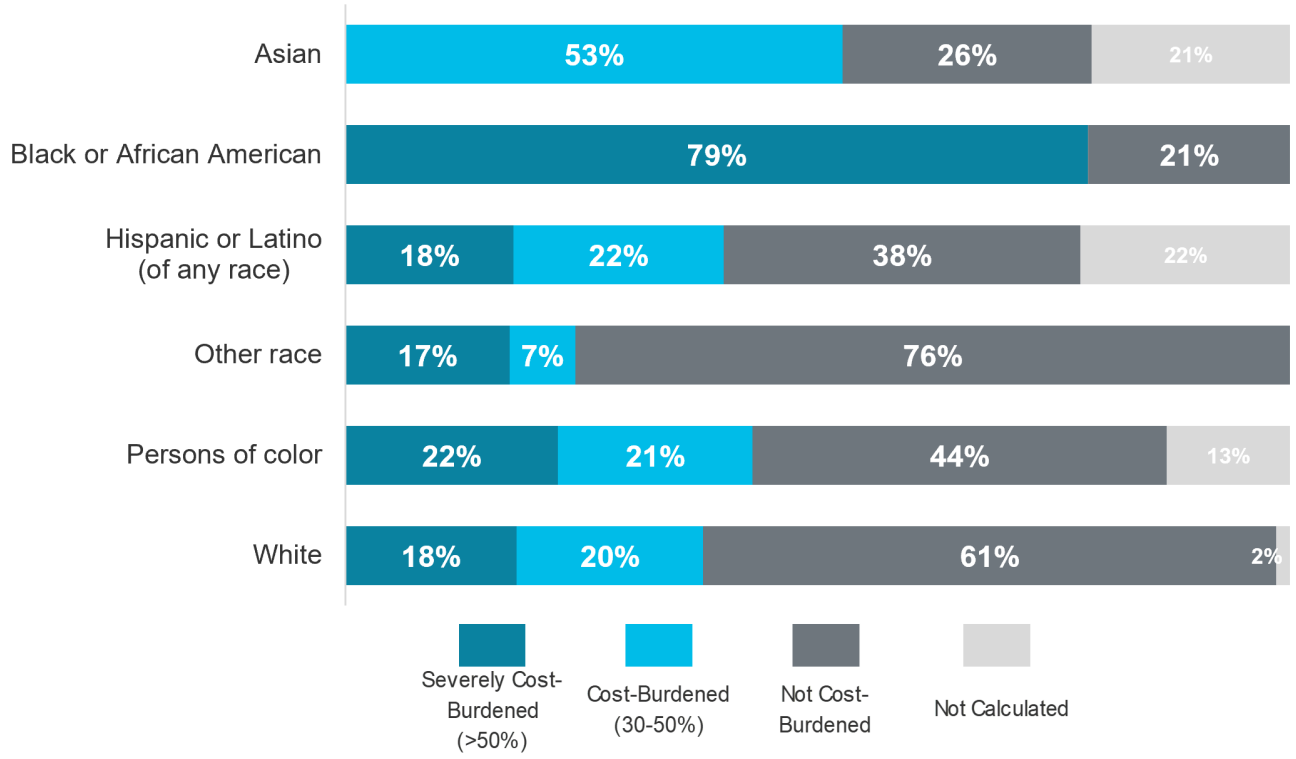
Source: US HUD, 2015-2019 Comprehensive Housing Affordability Strategy (CHAS) (Table 9); Washington Department of Commerce, 2023.

Figure 6. Sequim Total Housing Cost Burden by Racial & Ethnic Group, 2019



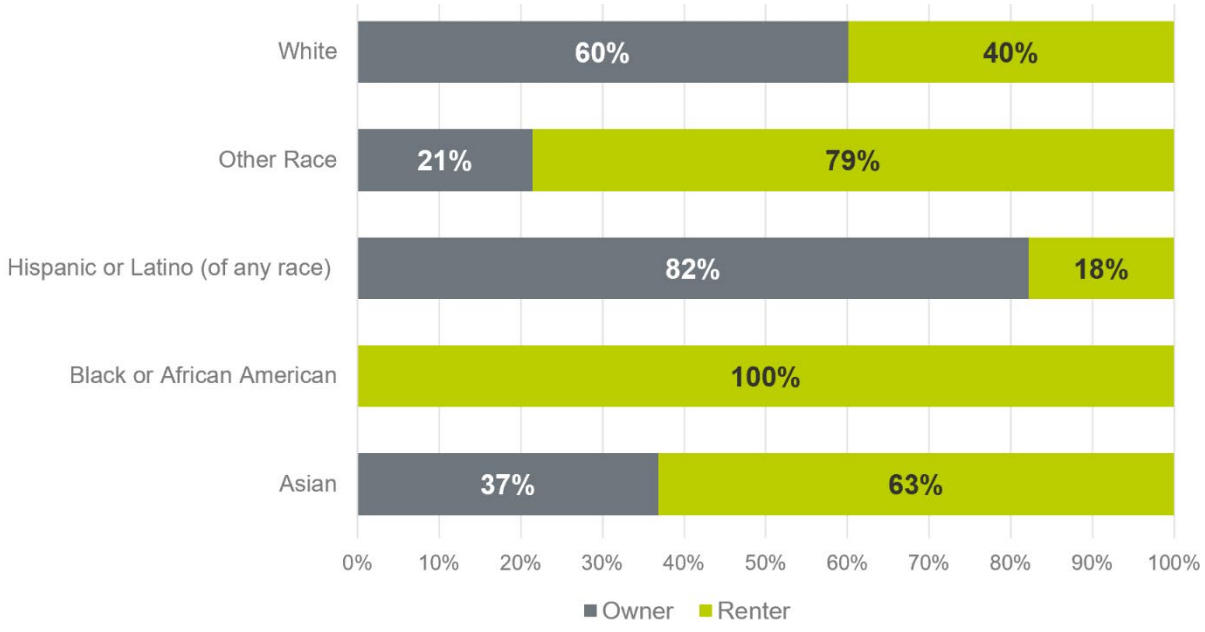
Source: US HUD, 2015-2019 Comprehensive Housing Affordability Strategy (CHAS) (Table 9); Washington Department of Commerce, 2023.

Figure 7. Sequim 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

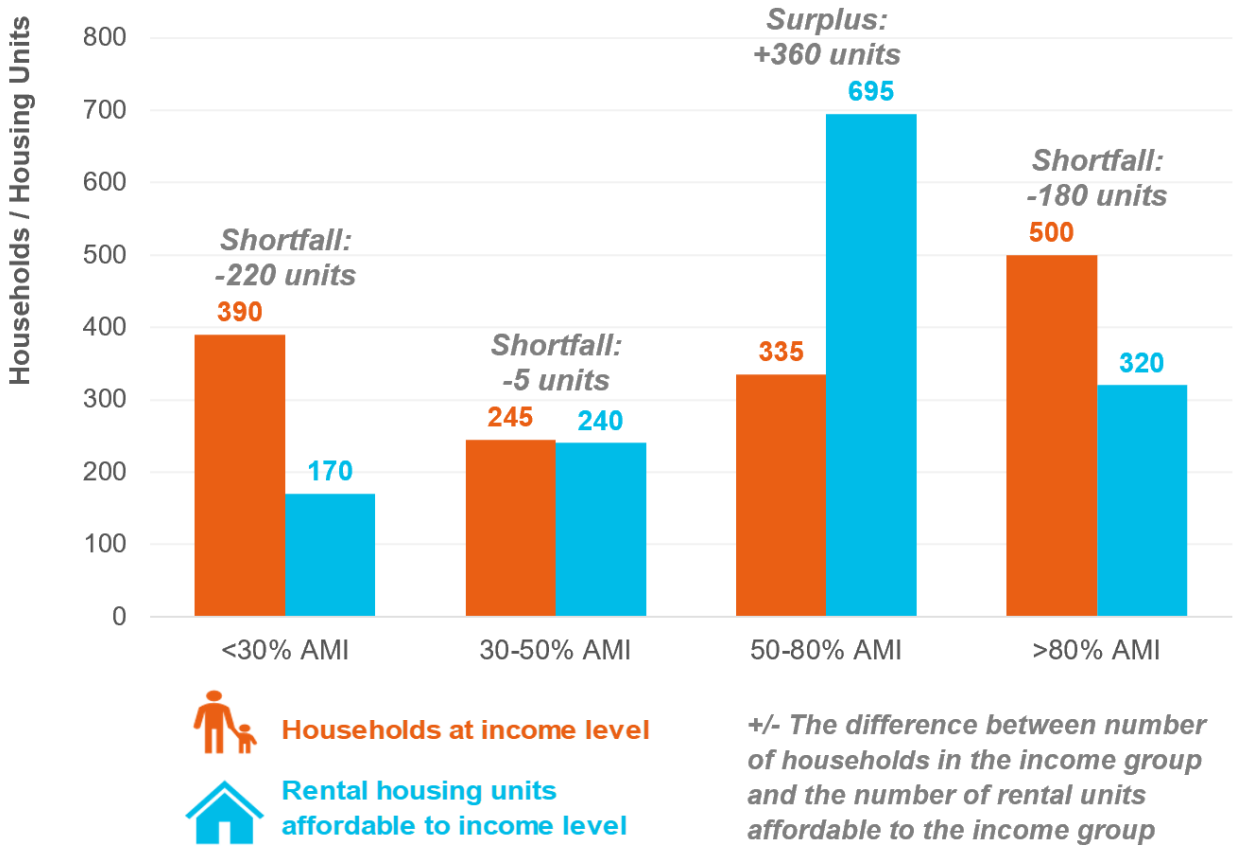
Figure 8. Sequim Owner and Renter Households by Race & Ethnicity (2019)



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

The renter cost burden in Sequim is driven by a 220-unit shortfall of units affordable for households making less than 30 percent of area median income (AMI) and a 180-unit shortfall of units affordable for households making greater than 80 percent AMI. When there is a shortfall of units at the upper end of the income scale, higher income households compete with lower income households for limited units. In Sequim, adding rental housing units at the upper and lower ends of the income scale could help improve stability for households across the income spectrum.

Figure 9. Sequim Renter Households by Income Compared to Rental Units by Affordability, 2019



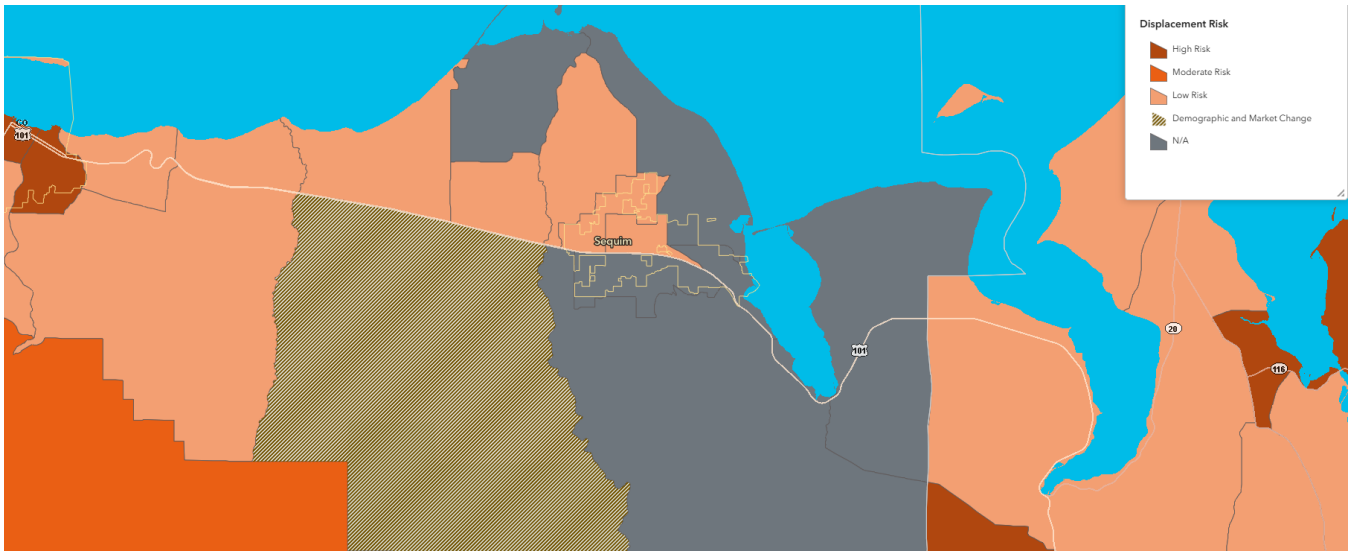
Sources: US HUD, 2015-2019 Comprehensive Housing Affordability Strategy (CHAS) (Table 15C) & US HUD, 2015-2019 Comprehensive Housing Affordability Strategy (CHAS) (Table 14B).

Despite housing unit shortfalls in the lower- and upper-income categories, Sequim has a relatively low displacement risk compared with nearby communities. Figure 10 below shows Washington Department of Commerce's Draft Displacement Risk Map – most of Sequim is considered "lower risk" compared with Port Angeles and Forks, where the risk rises to "Moderate" and "High."

Commerce's displacement risk map is calculated using data at the Census Tract level, which provides limited geographic specificity regarding potential areas of displacement risk in the city. However, an initial analysis of American Community Survey data at the Census Block Group level revealed Margins of Error (MOE) that were too high to be useable.

Despite a lower displacement risk than Forks and Port Angeles, Sequim has implemented strategies to address displacement throughout the city. Mobile home parks are a significant source of naturally occurring affordable housing in Sequim. This type of housing can also be targeted for redevelopment because the underlying zoning frequently allows higher-density housing and mobile homes are less expensive to remove or demolish than other building types. To prevent the loss of mobile home parks and displacement of their residents, Sequim established a mobile home park overlay in 2024. Within the mobile home park overlay, mobile home parks are the only permitted use, meaning that a rezoning process would be necessary for any redevelopment.

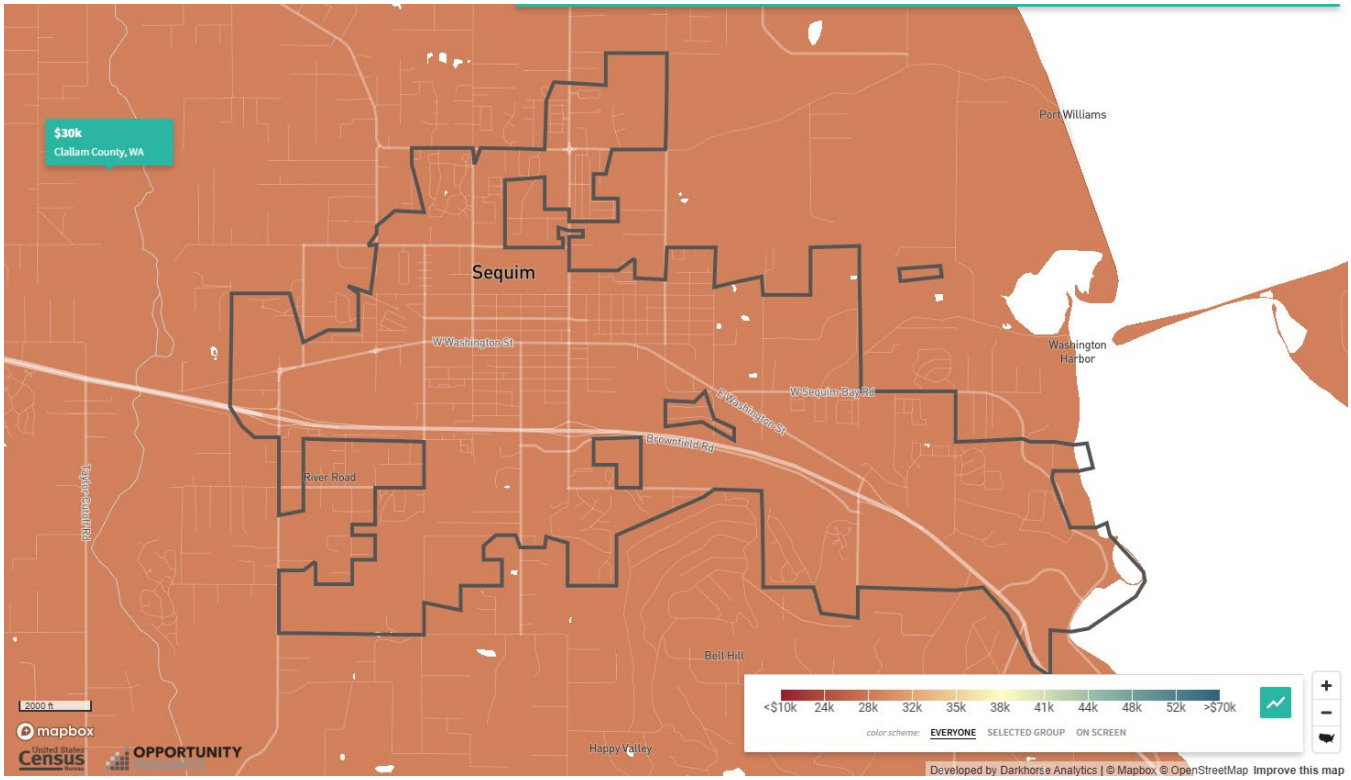
Figure 10. Washington Department of Commerce Draft Displacement Risk Map for Sequim



Sources: Washington Department of Commerce Draft Displacement Risk Map Tool.

The Opportunity Atlas measures Clallam County's household income for children born in 1978 and 1992 to low-income parents, regardless of race or gender. The tool shows that household income for children born in 1978 was $3,000 higher than household income for children born in 1992, demonstrating that opportunity for children born to low-income families has declined in Clallam County.

Figure 11. Household Income for Children Born in 1992 to Low Income Parents in Sequim and Surrounding Communities



Sources: Opportunity Atlas County & Metro Mobility Trends Map Tool.

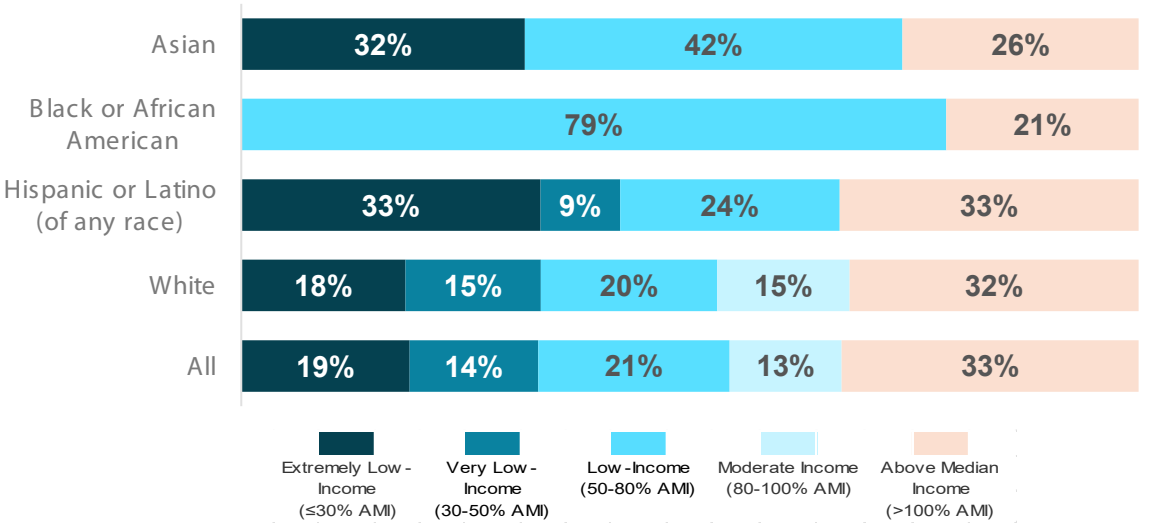
In Sequim, 33 percent of Hispanic households make above the median income – the highest share among all racial and ethnic groups. 32 percent of White households and 26 percent of Asian households make above 100 percent AMI. However, 33 percent of Hispanic households are also considered extremely low-income (making 30 percent of AMI or less), while only 18 percent of White households are considered extremely low-income.

Figure 12. Sequim 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)	-	30	-	75	-	545	*10*	660
Very Low-Income (30-50%)	25	-	-	20	-	450	*10*	505
Low-Income (50-80%)	4	40	55	55	-	585	*11*	750
Moderate Income (80-100%)	-	-	-	-	-	440	-	440
Above Median Income (>100%)	-	25	15	75	-	960	*90*	1,165
Total for published estimates	29	95	70	225	-	2,980	*121*	3,515
Percentage							***Not Reported***	
Extremely Low-Income (≤30% AMI)	0%	5%	0%	11%	0%	83%	2%	
Very Low-Income (30-50%)	5%	0%	0%	4%	0%	89%	2%	
Low-Income (50-80%)	1%	5%	7%	7%	0%	78%	1%	
Moderate Income (80-100%)	0%	0%	0%	0%	0%	100%	0%	
Above Median Income (>100%)	0%	2%	1%	6%	0%	82%	8%	

** The category "Other (including multiple races, non-Hispanic)" is supporessed 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)

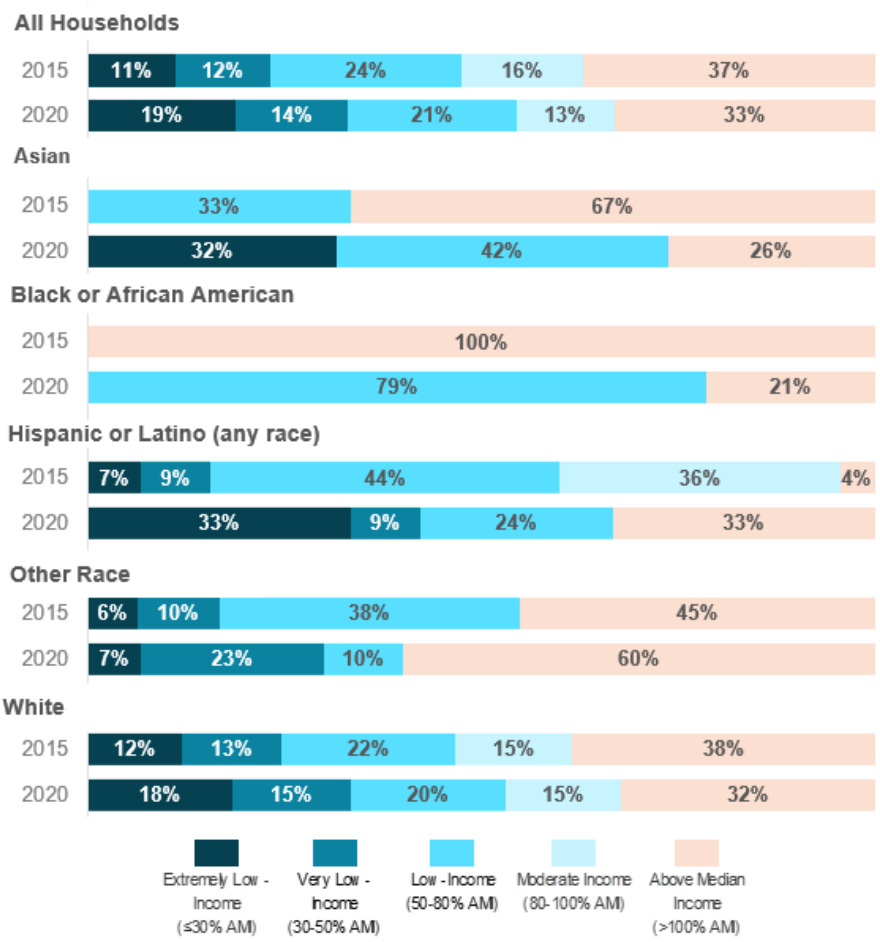
Figure 13. Sequim Distribution of Households by Income and Race or Ethnicity, 2019



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 decreased from 37 percent to 33 percent. However, over that same period the percentage of Hispanic/Latino households making above the median income increased significantly – from 4 percent in 2015 to 33 percent in 2020.

Figure 14. Sequim 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 Sequim 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 Sequim households as the 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 Sequim'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

Note that there are two tables below showing a review of Sequim's housing goals and policies. The first evaluates the goals and policies from the 2015 Comprehensive Plan while the second includes the goals and policies from the 2025 Comprehensive Plan, which incorporate the recommendations from the previous table. The goals and policies for the 2025 Comprehensive Plan address racially disparate impacts, displacement, and exclusion in housing.

2015 Sequim Comprehensive Plan Housing Chapter - Policy Evaluation

Existing Goal / Policy #	Existing Goal / Policy	Equity Assessment	Why	Notes
Goal H-1: Housing for a Diverse Community. Increase the number of housing options and opportunities to meet the needs of a diverse, growing community.				
Policy H-1.1	Promote a variety of housing types affordable to all segments of the population.	**Supportive**	The RDI found disparities in housing tenure and cost burden between racial groups in Sequim. Promoting fair and equitable housing policies should help bridge the affordability gap for marginalized groups.	As written, this policy does a fine job of outlining types of new housing options and styles that promote affordability but could include more specific and active language about how these changes could be implemented at the municipal level and support racial equity.
Policy H-1.2	Allow one accessory dwelling unit as a supplementary use to single-family homes in all designated residential areas.	**Approaching**	Sequim has a shortage of affordable rental units for both the lowest-earning (<30 percent AMI) and highest-earning (>80 percent AMI) households. ADUs are one tool that can help ease housing	ADUs can increase local housing stock, yet the lowest-earning households may experience obstacles in single-family neighborhoods without transit access or budget-friendly shopping. ADU expansion is a good

			shortages in general, especially for renters.	start, but should be accompanied by other forms of affordable housing development and permission.
Policy H-1.3	Introduce "cottage housing" to Sequim as a new life-style option that offers greater social interaction with neighbors and fewer demands on property maintenance while retaining the independence and privacy of single-family, detached housing.	**Approaching**	Sequim is already majority single-family, detached housing. Most White and Hispanic households are owners, while Black, Asian, and other minority groups lag well behind in this metric. Expanding the housing stock of single-family homes could, in theory, increase affordability for these latter groups.	Cottages, while denser and more affordable, are still single-family housing developments, and could demand rents or mortgages on the open market that are still unaffordable for lower-income groups. Cottage housing built in already-segregated areas could run the risk of perpetuating the same patterns of development that have excluded households of color from home ownership.
Policy H-1.4	Endorse housing for affordable, single-room occupancy (SRO) housing in the Downtown District where services and transportation choices are most available to low-income residents without a car.	**Supportive**	Single-room occupancy housing is an effective strategy for increasing affordability for lower-income or single households, especially located near hubs for transit, services, and employment.	This style of housing is not as suitable for families with children and adults as it is for singles or couples. The style is effective here as one component of a broader campaign that also includes multi-family and single family-style affordable housing.
Policy H-1.5	Allow live-work units in Downtown to accommodate home ownership and commercial viability for shop owners and artists.	**Approaching**	While live-work units might theoretically help lower-income business owners of color save on rent and commuting costs, this policy does not directly address racially disparate impacts.	This policy does not directly connect to the housing affordability challenges facing residents of color. Business needs are not the focal point of the RDI analysis.
Policy H-1.6	Encourage townhomes in the Downtown District, the Lifestyle District and in other areas near Sequim's Downtown such as the downtown mixed-use districts	**Approaching**	Encouraging dense housing development is a positive step toward increasing local housing supply, but may lead to gentrification, especially since communities of color are concentrated in and	This policy could take a step toward achieving RDI objectives by ensuring that a certain percentage of the townhomes are designated as affordable units.

	and the community mixed use district.		around Sequim's Downtown.	
Policy H-1.7	Promote low-rise apartments in the Downtown District the Lifestyle District and the Community Commercial District to provide access to services, shopping, and transit.	**Approaching**	Similar to H-1.6, encouraging dense housing development is a positive step toward local affordability, but may lead to gentrification.	Similar to H-1.6, this policy could take a step toward achieving RDI objectives by ensuring that a certain percentage of the townhomes are designated as affordable units.
Policy H-1.8	Include opportunities for housing for special needs, group homes and assisted living in all residential zones in settings close to services and transportation	**Supportive**	Housing designated for vulnerable groups like those with special needs or the elderly is supportive of equity planning in general.	Specialized housing may be even better positioned to achieve RDI goals by incorporating culturally relevant programming for ethnic or racial groups.
Goal H-2: AFFORDABLE HOUSING. Allow for affordable, safe and appropriate housing options in all residential zoning districts, for all ages and income levels to serve the needs and preferences of a diverse population.				
Policy H-2.1	Endorse affordable housing efforts with other jurisdictions, public and private organizations to address needs.	**Approaching**	Cities can effectively achieve affordable and equitable housing goals in concert with the public or private sector. City planners or development officials should make sure that partner entities are aligned with city priorities vis a vis racial equity at every step of the process.	This policy could be revised to include language about acting mindfully and intentionally in its collaboration, so that public and private partners share the city's institutional duty for racial equity. Explicitly commit to centering racial equity needs with all partners.

Policy H-2.2	Allow new manufactured homes, under the same regulation applied to site built housing, on lots in residential zoning districts.	**Approaching**	New housing increases supply and lowers costs of ownership. Manufactured homes can serve as cheaper alternatives to site built homes for low-income buyers.	Municipal Code standards which permit only manufactured homes that "compliment neighborhood character" are somewhat vague, and should articulate what neighborhood character means so as not to encode exclusionary zoning. The city should also consult with local homebuyers of color to better understand if and how manufactured homes can serve their unique community needs.
Policy H-2.3	In new major housing developments, promote partnerships with affordable housing providers to include affordable housing within the project.	**Approaching**	Depending on the location, new major housing developments could gentrify and displace residents of color. Withholding a segment of new housing from market rate rent is an effective step in promoting affordability.	An even more aggressive step toward fulfilling RDI goals would be to make it mandatory to reserve a percentage of units for affordable housing, as part of large housing developments.
Policy H-2.4	Establish, define and follow criteria for siting housing for low income and special needs populations to minimize the concentration of projects in one neighborhood or area of the City.	**Supportive**	Distributing public and supportive housing—as well as permitting conditional uses in every district—helps to incorporate residents from these marginalized backgrounds into the wider community.	Consider adjusting language like "projects" to remove stigma related to race, poverty or ineffectual government, and replace with "public housing."
Goal H-3: HOUSING FOR SENIORS. Meet the housing related needs of the aging population in Sequim.				
Policy H-3.1	In development codes, provide a variety of housing options for senior citizens to age in	**Approaching**	Aging in place is a goal shared by seniors from all walks of life. Planning policies that seek to reduce	The future senior living developments the policy references in the Comprehensive Plan may not be affordable for all seniors.

	place or remain in their neighborhood.		displacement are inherently equity-oriented.	Similar to H-2.3 above, mandating that a percentage of beds in new facilities are cost-inclusive could help seniors from diverse backgrounds afford to age in their communities.
Goal H-4: ADEQUATE SHELTER FOR ALL CITIZENS. Ensure adequate land and opportunity to meet the shelter needs of all citizens in housing that is safe, affordable, and accessible.		**Approaching**	The term "Citizens" excludes residents who are not citizens, but are members of the community deserving of shelter.	
Policy H-4.1	Promote community pride by monitoring public and private property maintenance and maintaining a pro-gram to attain compliance with property maintenance codes.	**Challenging**	Initiatives that monitor the community—by means of either civic or criminal enforcement—have the potential to reinforce historic patterns of discrimination against residents of color.	Stakeholders within communities of color should be part of community-wide consultation on how property maintenance code is enforced to best uphold property standards without threatening personal dignity and safety.
Policy H-4.2	Evaluate Sequim's housing stock and preserve viable housing and historic homes for the economic value they represent in lieu of new construction.	**Approaching**	Historic homes may represent either tangible or intangible value in a city; however, preservation for its own sake, and to "maintain the character" of a neighborhood, should not supersede the potential benefits of redevelopment. For example, presumably single-family, large-lot homes should not be preserved as a pretext to prevent new, multi-family development.	Quantify the value of preserving an historic home and its unused land (e.g., tax revenue, tourism, maintenance costs) compared to a good-faith appraisal of a new, multi-family apartment building that could provide housing for many more people.
Policy H-4.3	Ensure availability of lands for residential development, including facilities to meet special housing needs throughout the City.	**Supportive**	Making sure that land is available to meet the growing population, as well as any additional special low-income housing needs, is equitable by nature.	

Policy H-4.4	Promote the use of Universal Design elements in the development of new homes and in remodel projects that are usable by all people without adaptation or specialization.	**N/A**		

2025 Draft Comprehensive Plan Housing Chapter - Policy Evaluation

Existing Goal / Policy #	Existing Goal / Policy	Equity Assessment	Why	Notes
Goal H-1: Plan for sufficient housing and ensure a variety of housing types and densities at all income levels to meet the needs of a growing and diverse community				
Policy H-1.1	Zone land and establish densities sufficient for the City's projected population and housing growth allocations by income level.	**Supportive**	Ensuring there is adequate land available for a variety of housing types throughout the city will help address racially disparate impacts.	
Policy H-1.2	Expand housing capacity and unit provision by updating City's development regulations to remove barriers and expand residential options within the residential and mixed-use zoning districts. Consider a variety of techniques and seek to pair higher	**Supportive**	Allowing a wider variety of housing types in residential neighborhoods as well as mixed-use districts will help address any historical patterns of segregation.	

	densities near services and transportation facilities.			
Policy H-1.3	Allow the development of accessory dwelling units (ADUs) consistent with the requirements of RCW 36.70A.681. Streamline permitting, offer education and resources, and consider creation of pre-approved ADU permit program.	**N/A**		
Policy H-1.4	In future updates, consider creating a new medium-density zoning district that allows a variety of housing types and higher densities than the Low Density Residential land use category.	**N/A**		
Goal H-2: Expand "middle housing" unit types where residential uses are allowed.				
Policy H-2.1	Reduce barriers and expand the variety of housing types known as "middle housing" within the City's development regulations wherever residential is allowed. Examples of middle housing types include duplexes, triplexes, fourplexes,	**Supportive**	Allowing a wider variety of housing types in residential neighborhoods will help address any historical patterns of segregation.	

	townhomes, multiplexes, stacked flats and cluster housing.			
Policy H-2.2	Allow for infill through unit lot subdivisions, short plats, and binding site plans of smaller housing types, such as cluster housing, multiplexes, townhouses, and accessory dwelling units, into the R4-9 residential zoning district and within established residential neighborhoods, ensuring maximum density is maintained and using objective design standards to ensure fit and quality.	**Supportive**	Allowing a wider variety of housing types in residential neighborhoods will help address any historical patterns of segregation.	
Goal H-3: Strengthen and preserve the City's existing neighborhoods and housing stock				
Policy H-3.1	Recognize mobile and manufactured home parks as an important source of Naturally Occurring Affordable Housing (NOAH) and community stability through zoning map overlay. Support other efforts such as relocation assistance, and partnerships with residents, nonprofits, or	**Supportive**	Protecting existing mobile and manufactured home parks and supporting policies that help to mitigate displacement will help vulnerable residents stay housed.	

	housing authorities to facilitate long-term preservation or cooperative ownership where feasible.			
Policy H-3.2	Support private efforts to preserve the existing quality housing stock by maintaining sound units, rehabilitating substandard units, and replacing severely deteriorated units.	**N/A**		
Policy H-3.3	Program regular infrastructure planning and maintenance in residential neighborhoods to ensure their ability to support existing housing.	**Supportive**	This will help keep residents in existing homes housed. Given the other policies regarding diversifying types of housing within residential zones, this will serve a variety of households.	
Policy H-3.4	Coordinate with local organizations and agencies to provide sufficient and affordable home maintenance and support services.	**N/A**		
Policy H-3.5	Encourage infill that also respects the existing built characteristics of the surrounding neighborhood.	**N/A**		
Goal H-4: Promote and facilitate the provision of affordable, safe and suitable housing for people of all ages and income levels.				

Policy H-4.1	Identify alternative development standards, density bonuses, fee reduction or waivers, and other incentives intended to support and increase low- to moderate-income housing. Include provisions within development regulations for these provisions, considering those specifically authorized by RCWs 36.70A.540 and 35.83.	**Supportive**	Reducing barriers to development for affordable housing can help increase the supply of housing across income bands.	
Policy H-4.2	Provide for higher densities housing within mixed-use zones to support workforce needs that can promote equitable access to jobs and services.	**Supportive**	Enabling a variety of housing opportunities near employment centers can help increase access to opportunities for a wide variety of households.	
Policy H-4.3	Support and participate in Clallam County's regionally coordinated housing strategy through its Housing Solutions Committee.	**N/A**		
Policy H-4.4	Promote and encourage private developers, property owners, nonprofit organizations and housing authorities to provide housing and home ownership opportunities for low- and moderate-income households,	**Supportive**	Working with developers to provide a wide range of housing options, including creative models for homeownership, can help provide stable housing opportunities for households across income bands.	

	shared or limited-equity housing, lease-purchase options, co-living, and land trusts and cooperatives.			
Policy H-4.5	Keep informed of emerging housing options or incentives that may increase affordable housing stock and incorporate into development regulations as appropriate.	**Supportive**	Incorporating new and innovative models for affordable housing in the development code will help Sequim continue to support households with diverse housing needs and preferences.	
Policy H-4.6	Evaluate additional local options to address affordable housing funding gaps, such as an affordable housing property tax levy, surplus land donation, multifamily tax exemption, and other funding tools as appropriate. Support low- and moderate- income housing funding opportunities through available non-profit, state and federal programs.	**Supportive**	Increasing funding options for affordable housing will help improve the feasibility of new affordable apartments in Sequim, which will help the City meet its housing targets and support a diverse workforce.	
Policy H-4.7	Encourage rooms for rent as affordable housing which benefit those on a fixed income with those of low income, thereby strengthening their social safety net and increased sense of community.	**Supportive**	Encouraging existing residents rent rooms within their homes can help increase affordable housing options in challenging market conditions and can help address patterns of segregation.	

Policy H-4.8	Disperse housing for low- and moderate-income households throughout the city and discourage the disproportionate concentration of such housing in any one geographical area.	**Supportive**	Increasing options for housing at a variety of price levels throughout City neighborhoods will help address any historical patterns of segregation and increase neighborhood diversity.	
Policy H-4.9	Allow affordable housing development on faith-based organizations properties consistent with the requirements of RCW 36.70A.545.	**N/A**		
Policy H-4.10	Acknowledge that residential development that serve households below 50% AMI, will likely need assistance such as direct government-assisted housing programs, subsidies or funding mechanisms, partnerships with affordable housing developers, and public land contributions.	**N/A**		
Goal H-5: Ensure vulnerable and underserved populations, have access to safe, stable, and supportive housing.				
Policy H-5.1	Increase access to Shelters, Transitional, Emergency, and Permanent Supportive (STEP) Housing, by	**Supportive**	Adopting new state requirements for STEP housing will help increase opportunities for deeply affordable and emergency housing that will serve residents and households	

	supporting safe, stable, and affordable housing options that provide individuals and families experiencing homelessness with resources and services needed to achieve long-term housing stability. Ensure development regulation updates are consistent with relevant laws for siting and permitting STEP housing.		who would otherwise not be able to live in Sequim.	
Policy H-5.2	Monitor potential risks of physical, economic, or cultural displacement associated with public investments and private development. When potential impacts are identified, consider appropriate measures to promote housing stability and equitable outcomes for all community members.	**Supportive**	Monitoring displacement and adopting policies that mitigate displacement risk will help vulnerable community residents stay housed.	
Policy H-5.3	Support equitable access to housing opportunities by identifying and addressing any identified displacement risks and exclusion in housing caused by policies, plans, and programs, and ensure housing	**Supportive**	Evaluating City policies to ensure they are not exacerbating displacement risks or exclusion will help address racially disparate impacts.	

	policies and regulations further fair housing choice.			
Policy H-5.4	Partner with service providers who offer rental assistance, job training, mental health support, and other essential services to mitigate homelessness and support vulnerable populations.	**Supportive**	These programs will help vulnerable residents stay housed in their communities.	
Policy H-5.5	Allow indoor emergency shelters and emergency housing as permitted uses in all zoning districts where hotels are allowed, consistent with RCW 35.21.683.	**Supportive**	Adopting new state requirements for emergency housing will help increase opportunities for housing that will serve residents and households who would otherwise not be able to live in Sequim.	
Goal H-6: Include clear, objective and appropriate zoning, building and site design standards that support quality, attractive, and character in the City's development regulations				
Policy H-6.1	Update the City's Development Regulations to include and revise as appropriate, objective building design, landscaping, parking and other site elements for multifamily housing, multiplexes, and mixed-use structures.	**N/A**		

Policy H-6.2	Promote higher densities within the Downtown District, Lifestyle District and Mixed-use Districts to provide convenient access to services, shopping, jobs, and transit.	**Supportive**	Increasing the allowed density of housing in mixed-use districts will help increase opportunities for housing near services and employment.	
Policy H-6.3	Review and update the City's permit procedures to improve permit timelines and minimize additional costs to housing provision. Evaluate creation of pre-approved building plans to incentivize desired housing types.	**N/A**		
Policy H-6.4	Promote aging in place by encouraging or incentivizing universal design standards, accessible housing features, and home retrofitting.	**Supportive**	Increasing accessibility in a variety of housing types will help elderly and disabled residents find adequate housing and stay housed in their communities.	