



NETWORKING

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RESOURCES

UNDERSTANDING HOUSING ACCESS IN PIERCE COUNTY:

A Public Forum on Housing History and Policy

November 6, 2025

9:00 AM - 1:00 PM

Evergreen State College - Tacoma

We are so pleased to see you here and hope that you enjoy the lineup of speakers we have prepared for you.

Thank you for your support!



**Affordable
HOUSING
CONSORTIUM**
TACOMA/PIERCE COUNTY



**Washington
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thank you.



Your presence and participation today help advance the conversation on how we can build a more equitable and inclusive housing future. Together, we explore the historic and current systems shaping housing access, share ideas for meaningful solutions, and strengthen the partnerships needed to move those ideas into action.

This forum would not have been possible without the collaboration of our partners, presenters, and sponsors, especially our Presenting Sponsor, Washington Trust Bank. Their support reflects the shared commitment across sectors to address Pierce County's housing challenges and create lasting change.

As we continue this work, I invite you to stay connected with the Consortium through membership, upcoming events, or our advocacy initiatives. Together, we can ensure that everyone in Pierce County has access to a safe, stable, and affordable place to call home.



With gratitude,
Amanda DeShazo, Executive Director
Tacoma-Pierce County Affordable Housing Consortium

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AWESOME

A community coming together
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Now that's **AWESOME.**

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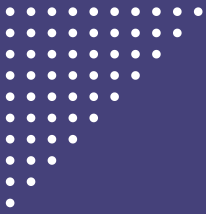


MISSION | VISION | VALUES

WE BELIEVE

**HOUSING
IS A
HUMAN
RIGHT.**

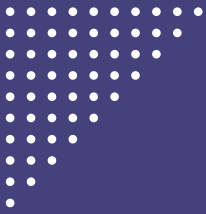
[AFFORDABLEHOUSINGCONSORTIUM.ORG](https://affordablehousingconsortium.org)



AGENDA

Thursday, November 6, 2025
9:00 AM - 1:00 PM

8:30 AM	Registration, Networking, and Continental Breakfast
9:00 AM	Welcome and Opening Remarks • Amanda DeShazo, Affordable Housing Consortium • Titus Davis, WA Trust Bank • Gary Gant, Director of Human Services, Pierce County
9:15 AM	Session 1: Redlining and Racial Covenants in Tacoma & Pierce County Presenter: • Professor Jim Gregory, University of WA, Racial Restrictive Covenants Project
10:00 AM	Session 2: How Jurisdictions are Addressing Racial Disparities in Housing Presenters • Tiffany Speir, Manager, Planning Division, City of Lakewood • Alon Bassok, Long Range Planning Manager, Planning & Public Works, Pierce County



AGENDA

Thursday, November 6, 2025
9:00 AM - 1:00 PM

10:45 AM	Break
11:00 AM	Session 3: Strategies for Reparations and Racial Equity in Housing • Keenan Grayson, 1Drop • Titus Davis, Community Lending Officer, Home Loan Division, WA Trust Bank • Jason Gano, The Gano Group
11:45 AM	Break for Lunch
12:00 PM	Fireside Chat & Audience Q&A Panelists: • Professor Jim Gregory, UW Racial Restrictive Covenants Project • Dom Remy, Co-Founder, 1Drop • Tiffany Speir, Manager, Planning Division, City of Lakewood
12:45 PM	Closing Reflections • Amanda DeShazo, Affordable Housing Consortium • Gary Gant, , Director of Human Services, Pierce County

ABOUT THE FORUM

ABOUT THE EVENT

Understanding Housing Access in Pierce County brings together community leaders, housing advocates, policymakers, and residents to examine how historical and current policies shape housing outcomes in our region. Through data, dialogue, and lived experience, this forum explores the roots of housing inequities and highlights actionable solutions that advance equity and opportunity for all.

Participants will leave this forum with a deeper understanding of how history continues to influence housing access today, and what practical steps we can take to change that trajectory. Together, we're deepening our shared understanding of housing access and strengthening the partnerships needed to create lasting, systemic change in Pierce County.

MEET OUR MODERATOR



GARY GANT

As the Director of Human Services for Pierce County, Gary brings a wealth of leadership experience from his previous roles with the U.S. Department of Housing and Urban Development and the Health Resources and Services Administration. He has devoted his career to enhancing access to behavioral health services, strengthening housing stability, and improving outcomes for the region's most vulnerable residents.

PRESENTERS

Session 1: "Redlining and Racial Covenants in Tacoma & Pierce County"

James Gregory



Professor

University of Washington

gregoryj@uw.edu

James Gregory is a Professor of History at the University of Washington and a former Director of the Harry Bridges Center for Labor Studies. His research and teaching focus on 20th-century U.S. history, including labor and radical movements, race and civil rights, regionalism, and internal migration. He has authored or edited four books and numerous articles and currently serves as president-elect of the Pacific Coast Branch of the American Historical Association. Professor Gregory also directs the Civil Rights and Labor History Consortium, a digital public history project that has reached more than 15 million viewers worldwide. In recognition of this work, he received the 2024 John Lewis Award for History and Social Justice from the American Historical Association.

PRESENTERS

Session 2: "How Jurisdictions are Addressing Racial Disparities in Housing"

Tiffany Speir



Manager

Planning Division
City of Lakewood

Tiffany Speir is the Planning Division Manager and ARPA Program Manager for the City of Lakewood, where she leads land use policy, urban forestry, and climate initiatives. She also manages Lakewood's role as fiscal agent for the South Sound Military & Communities Partnership and represents the city on several regional planning and advisory committees. A graduate of the Seattle University School of Law and the University of Utah, Tiffany has previously served as Pierce County's Government Relations Director and as Executive Director of the Master Builders Association of Pierce County.

Alon Bassok



Long Range Planning Mgr

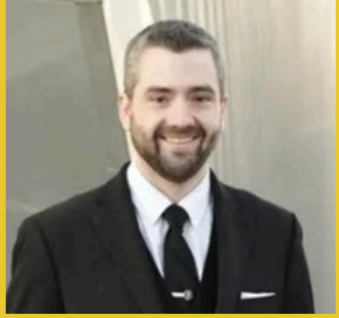
Planning & Public Works
Pierce County

Alon Bassok is the Long Range Planning Manager for Pierce County, with over a decade of experience in urban planning, transportation, and data analytics. He previously served as a Senior Land Use and Transportation Planner at the Washington State Department of Transportation and held academic appointments at the University of Washington, where he taught in the Sustainable Transportation program and contributed to research at the Runstad Center for Real Estate Studies. Alon holds a Ph.D. and Master's in Urban Planning, as well as a B.A. in Economics, all from the University of Washington. His past roles include work with the Puget Sound Regional Council and service as vice-chair of Seattle's Freight Advisory Board.

PRESENTERS

Session 3: "Strategies for Reparations and Racial Equity in Housing"

Jason Gano



Principal Consultant
The Gano Group

Jason Gano serves as the lobbyist for 1DROP, a nonprofit builder collective dedicated to creating affordable, attainable housing across Washington. With extensive experience in state, local, federal, and international partnerships, Jason helped lead 1DROP's legislative advocacy efforts during his first year, securing nearly \$8M in new state funding to accelerate private-sector affordable housing development. He is now working to bring to life the public-private partnership that policymakers have long discussed—uniting government, industry, and community to deliver lasting, scalable housing solutions for Washington's working families.

Titus Davis



Community Loan Officer
Home Loan Division
Washington Trust Bank

With 25 years of experience in the mortgage industry, Titus serves as a Community Loan Officer with Washington Trust Bank, where he is dedicated to building strong, lasting relationships and expanding access to homeownership. He regularly leads classes for realtors and first-time homebuyers, emphasizing education and practical strategies that make the home financing process smoother and more effective. Drawing on extensive experience in lending and real estate, including buying, selling, flipping, and investing, Titus brings a well-rounded perspective on creating meaningful opportunities for clients and community partners alike.

Keenan Grayson



Senior Program Manager
1Drop

Born in Seattle and raised in Tacoma, Keenan Grayson is a third-generation Washingtonian committed to building community through education, housing, and economic empowerment. As Senior Program Manager with 1DROP, he leads initiatives that support developers of color and expand equitable access to real estate opportunities. He also serves as a Real Estate Broker with Windermere Central Sound and brings experience in workforce development, education, and construction management with UGC LLC (Ullman Grayson Construction).



MISSION | VISION | VALUES

WE BELIEVE

AFFORDABLE, AVAILABLE, & ATTAINABLE HOUSING FOR ALL.

IS NECESSARY FOR EVERY OTHER CIVIC
INTEREST:

ECONOMIC DEVELOPMENT, EMPLOYMENT,
EDUCATION, CHILD WELFARE, PERSONAL AND PUBLIC
HEALTH, TRANSPORTATION, LAND USE, GROWTH
MANAGEMENT, ENVIRONMENTAL PROTECTION,
RACIAL JUSTICE, AND SOCIAL JUSTICE.

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**Affordable
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TACOMA/PIERCE COUNTY

become a member

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HERE**

what we do

The Affordable Housing Consortium delivers public education on the affordable housing crisis and advocates for policies in support of affordable housing development. We provide opportunities for our members to invest, advocate, and engage through our robust affordable housing network.

the details

With over 50 members across the Puget Sound area, we unite the affordable housing community. Memberships are annual and based on organizational operating budgets. We offer low-income/student and individual memberships.

reasons to join



advocacy

We advocate for funding to support our members. In 2023, more than \$30M was allocated to housing and homelessness through our efforts to support more affordable housing development and housing services.



public education

Help us inform the community about your clients' housing needs at our public forums. Promote your services by presenting to our membership or co-host a Lunch-and-Learn event for our community to learn about your work.



membership

Fulfill your agency's mission to build, finance, manage, construct, or advocate for affordable housing in Pierce County through our information network. Our member events provide social networking and learning experiences.

start your membership

Address : PO Box 8070, Tacoma, WA 98419

Phone : 253-627-0949

Email : info@tpcahc.org



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A S I A
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C E N T E R

OVERVIEW

Asia Pacific Cultural Center (APCC) is a center for cultural exchange providing programs and services that promote the greater awareness, understanding, equity, and inclusion of the Asian and Pacific Islander people. This community includes immigrants, refugees, children and youth, seniors and elders, low-income, and all groups who are a part of the Asia Pacific community. Our founders recognized the need for cross-cultural understanding in their community, and in 1996 they founded APCC to address this need.

We are a 501(c)3 non-profit organization located in Tacoma, Washington, serving the Greater Puget Sound and beyond. APCC proudly represents and serves the Asia Pacific people from 47 different countries, providing a wide range of programs and activities, many of which are free or very low cost of admission. APCC brings people together in the spirit of acceptance and understanding, helping to build a stronger, healthier, more vibrant community for present and future generations.

VISION STATEMENT

Asia Pacific Cultural Center will transform our community to become a dynamic, inclusive hub for diverse communities, cultures, and generations.

MISSION STATEMENT

Our mission is to bridge communities and generations through art, culture, education, and business.



The new Asia Pacific Cultural Center (APCC) held its grand opening on August 29, 2025

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LISC PUGET SOUND

Accelerating community development in Pierce County and across Washington.

LISC Puget Sound partners with nonprofit and mission-driven developers, churches, and community organizations to turn ideas into impact. Whether you're building affordable housing, revitalizing a neighborhood, or reimagining community space, we help you access the capital, coaching, and connections to move your vision forward.

Learn more about how LISC can help your project grow.

LISC.org/Puget-Sound



Driving Change



Lending and Capital



Housing Accelerator



Increasing Income

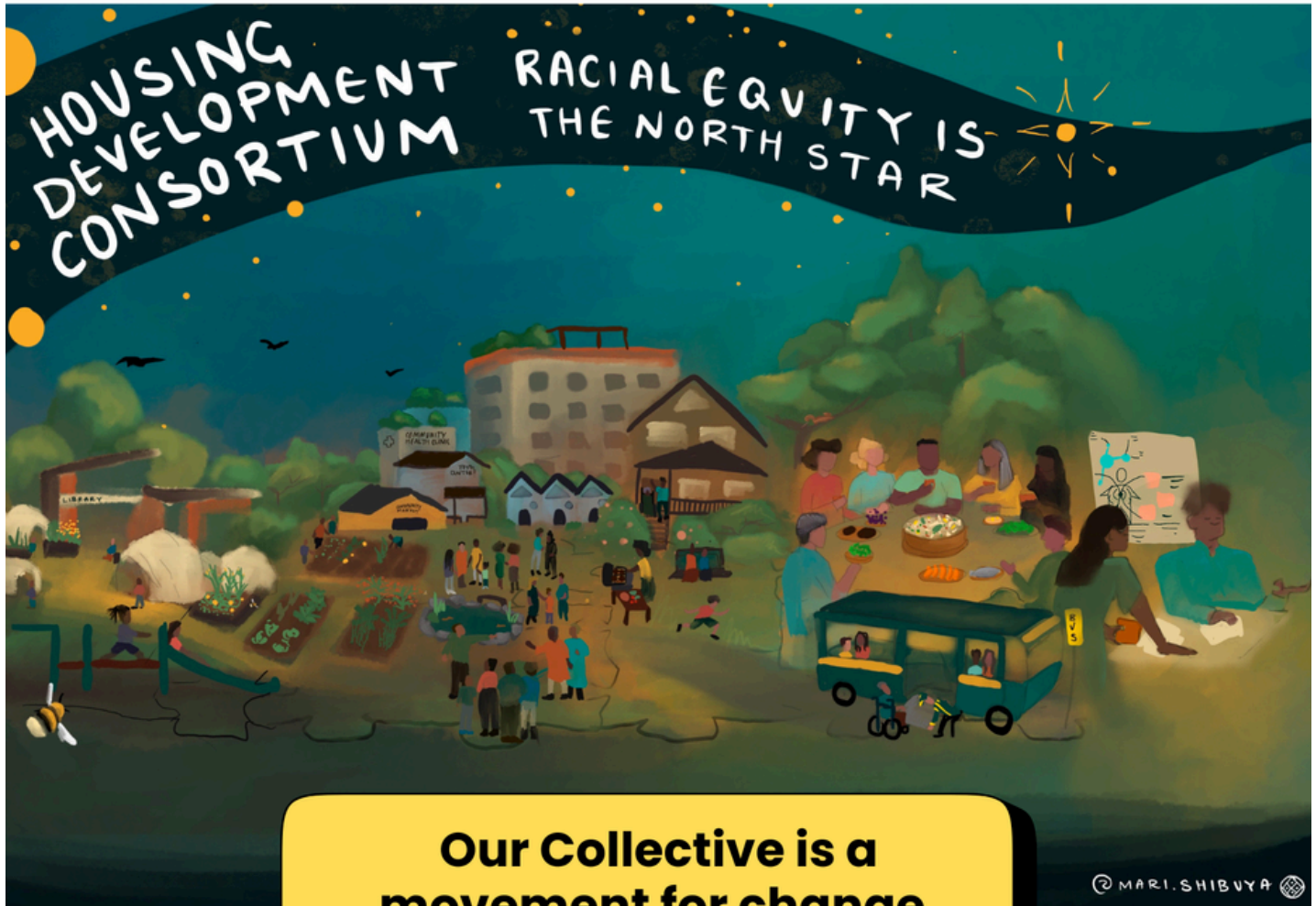


Casino Road



**Building a Greener
WA**

COMMUNITY SPONSOR



**Our Collective is a
movement for change.**

As a member of the Housing Development Consortium of Seattle-King County, Marpac supports HDC's Racial Equity Commitment Early Adopter Cohort, an ambitious journey with HDC member organizations to further move the needle on dismantling racism and increasing equity in our region. Through this high impact cohort experience, organizations take tangible action to live out their racial equity goals.



To learn more about HDC REDI work and/or how to engage, reach out to Dani Turk, HDC's Associate Director of Equity and Programs, Dani@housingconsortium.org

THANK YOU SPONSORS



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Pierce County

Human Services



Harbor View Manor
a human good community



AHAT Homecare
Banner Bank
Bridge Meadows
Sound Credit Union
BCRA

Low Income Housing Institute
Buchanan General Contracting
Edge Developers
Fair Housing Center of WA
United Way of Pierce County

US Bank
Mercy Housing NW
SMR Architects
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**Creating pathways to
stability and homeownership**



Pierce County
Human Services

**Building communities that
feel safe, welcoming, and
connected**



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WALSH
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affordable housing

Harbor View Manor

a human good community

Strengthening
neighborhoods through
collaboration and care



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Affordable Housing
Consortium**



**Partnering for housing
access and equity**



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**Committed to building a
stronger, more equitable
future**

Black Home Initiative

Powered by Civic Commons

Black Home Initiative is a network of nonprofits, private companies, philanthropy, governments and associations making up our region's ecosystem focused on increasing Black homeownership.



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MISSION | VISION | VALUES

WE BELIEVE

**EVERYONE
SHOULD HAVE
ACCESS TO
SAFE,
QUALITY, &
AFFORDABLE
HOUSING.**

FREE FROM UNLAWFUL DISCRIMINATION AND THE
EFFECTS OF PAST DISCRIMINATORY POLICIES AND
PRACTICES IN THE HOUSING MARKET.

[AFFORDABLEHOUSINGCONSORTIUM.ORG](https://affordablehousingconsortium.org)

EVENT RESOURCES

FOR MORE INFORMATION

We want to be sure you get the most out of this event, so we're providing links to resources we think might help you discover more about what our panelists covered at the event. Feel free to explore the next few pages to find links to reports, studies, data, and ongoing efforts to support racial equity and affordable housing in Pierce County.

Didn't find what you were looking for? Send us an email at info@tpcahc.org.

Thank you for making this forum possible and for allowing us to highlight the impacts of harmful racial inequities and how, collectively, we can solve them in Pierce County. We hope it was informative!

RESOURCES

Affordable Housing Consortium

[Undoing Systemic Racism in Housing – Resource Hub](#)

AHC's curated resource page highlights data, reports, and local actions to address the legacy of racial discrimination in housing and promote equitable access to opportunity.

City of Tacoma

[City of Tacoma Equity Index](#)

An interactive tool measuring access to opportunity and disparities across Tacoma neighborhoods, guiding the city's equity-driven policies and investments.

EVENT RESOURCES

RESOURCES

Policy & Advocacy Resources

[Black Home Initiative – Policy Framework](#)

Outlines actionable policy recommendations to close the racial homeownership gap and advance housing justice across Washington State.

[Washington State Department of Commerce – Housing Programs](#)

Statewide overview of affordable housing funding, equity initiatives, and tools for local governments.

[Puget Sound Regional Council – Regional Housing Strategy](#)

Regional plan with data and best practices for addressing housing affordability and equity in the four-county Puget Sound area.

[Fair Housing Center of Washington](#)

Provides education, advocacy, and enforcement of fair housing laws in Pierce County and throughout Washington State.

[National Fair Housing Alliance](#)

National leader in policy and research related to housing discrimination and systemic barriers to equity.

[South Sound Housing Affordability Partners \(SSHA³P\)](#)

A partnership of Pierce County jurisdictions working collaboratively to preserve and create affordable housing regionally.

EVENT RESOURCES

RESOURCES

Educational & Mapping Tools

[Urban Institute – Racial Equity Analytics Tool \(REAT\)](#)

Interactive data tool analyzing racial disparities in housing, income, and access to opportunity across U.S. communities.

[National Low Income Housing Coalition – The Gap Report](#)

Annual national report documenting the shortage of affordable and available rental homes for extremely low-income households.

[PSRC Community Profiles – Data on Racially Disparate Impacts](#)

Regional data visualization platform that tracks racial and economic disparities in housing, transportation, and access to opportunity throughout the Puget Sound region.

Multimedia & Documentaries

[Video: Tacoma's Redlining History and the Fight for Equity \(YouTube\)](#)

A short documentary exploring Tacoma's redlining history and the community's ongoing fight for housing justice and equity.

[Video: How Tacoma Is Addressing Racial Inequities in Housing \(YouTube\)](#)

Highlights local leaders and residents working to close the racial homeownership gap and build inclusive neighborhoods.

EVENT RESOURCES

RESOURCES

Historical Context & Research

[Redlining, Racial Covenants, and Housing Discrimination in Tacoma – by Anthony Long, HistoryLink.org \(2024\)](#)

A comprehensive historical overview tracing Tacoma's redlining and restrictive covenant history and its lasting effects on housing segregation and wealth inequality.

[Mapping Inequality – Redlining in Seattle and Tacoma \(University of Richmond Digital Scholarship Lab\)](#)

Nationally recognized interactive map displaying federal redlining boundaries from the 1930s, including Seattle and Tacoma neighborhoods.

[Mapping Race and Segregation in Tacoma \(UW Civil Rights & Labor History Project\)](#)

University of Washington project mapping Tacoma's racial boundaries, restrictive covenants, and neighborhood segregation patterns.

[Segregation and Racial Covenants in Tacoma \(UW Racial Restrictive Covenants Project\)](#)

Explores the legal and social mechanisms that reinforced racial segregation and how those policies continue to shape Tacoma's housing landscape.

EVENT RESOURCES

RESOURCES

Local Reporting & Case Studies

[Pushing Back on the Gentrification of the Hilltop – Northwest Public Broadcasting](#)

Examines Hilltop residents' efforts to resist displacement and preserve community identity amid redevelopment and rising costs.

[Equitable Decision-Making in Tacoma, WA – Results for America Case Study](#)

A national case study featuring Tacoma's innovative approach to embedding equity into city decision-making and budget processes.

[Historic Tacoma – Local Preservation and Equity Initiatives](#)

Showcases local historic preservation efforts with attention to equity, representation, and the diverse stories shaping Tacoma's built environment.

[How Racism Kept Black Tacomans from Buying Houses for Decades – University of Washington Urban@UW](#)

An analysis of systemic barriers that prevented Black families in Tacoma from homeownership and how those patterns persist today.

[Tacoma Approaches Affordable Housing from a New Angle: Anti-Displacement – KUOW](#)

A look at Tacoma's proactive policies to prevent displacement and create more equitable development outcomes.

THANK YOU FOR COMING!



SAVE THE DATE
PIERCE COUNTY AFFORDABLE HOUSING WEEK
MAY 4 - 8, 2026



Address : PO Box 8070, Tacoma, WA 98419
Email : info@tpcahc.org
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