

# CLACKAMAS COUNTY BOARD OF COUNTY COMMISSIONERS

## Policy Session Worksheet

**Presentation Date:** Dec. 15, 2020 **Approx. Start Time:** 1:30 **Approx. Length:** 30 min

**Presentation Title:** Update on Coalition of Communities of Color (CCC) work and Anti-displacement Strategy

**Departments:** County Administration  
Equity and Inclusion Office  
Department of Transportation and Development

**Presenters:** Martine Coblentz, EDI Officer  
Emily Klepper, Senior Policy Advisor  
Jamie Stasny, Regional Transportation & Land Use Policy Advisor

**Other Invitees:** Dan Johnson – DTD, Rich Swift – H3S, Karen Buehrig – DTD

### WHAT ACTION ARE YOU REQUESTING FROM THE BOARD?

Staff is seeking direction on next steps to initiate an education series on anti-displacement and the development of anti-displacement strategies.

### EXECUTIVE SUMMARY:

The Clackamas County Board of Commissioners have expressed interest in developing a set of anti-displacement strategies that can be implemented throughout the County. Clackamas County will be joining many other jurisdictions who are working to better understand displacement and to develop strategies to help mitigate the impacts or avoid displacement all together.

A report recently completed for the City of Vancouver, Washington, defines anti-displacement as:

*“Anti-displacement is a set of goals and strategies used to mitigate the negative impacts of change in economic and physical conditions in neighborhoods with high concentrations of residents vulnerable to displacement”*

In partnership with the Coalition of Communities of Color (CCC), Clackamas County has been working to understand more about the residents within the County that are most vulnerable to displacement. This is one of the first steps in developing anti-displacement strategies.

A multi-year project to better understand populations and find better ways to equitably engage community is currently underway. The first phase of which has been completed by CCC. Phase one consists of an Environmental Scan which gives a lay of the land for who our Black, Indigenous and People of Color (BIPOC) community members are and how they are organizing.

### Coalition of Communities of Color Update

The Coalition of Communities of Color is an organization whose mission is to address the socioeconomic disparities, institutional racism and inequity of services experienced by families, children, and communities; and to organize communities of color for collective action resulting in social change to obtain self-determination, wellness, justice and prosperity. CCC has worked with many organizations and jurisdictions in conducting research. Specifically in neighboring counties, they have conducted successful and groundbreaking research with Multnomah County (2010) and Washington County (2018).

The requested multiyear study includes:

- Performing an environmental scan of the County
- Building and strengthening relationships in the county
- Collecting and analyzing quantitative and qualitative data about communities of color
- Incorporating community-based verification processes and call to action
- Communicating and disseminating the research findings and call to action

In May 2019 the BCC approved the first step of the study in Clackamas County with the Coalition of Communities of Color, performing the environmental scan. “The purpose of this scan is to establish baseline knowledge about county-wide diversity, equity and inclusion (DEI) efforts; how communities of color are being engaged throughout the county; a preliminary sense of the needs, challenges and strengths of the communities of color; and an initial understanding of the racial and ethnic demographic makeup of the county.” It serves as evidence of the importance of this work and as a guide for how Clackamas County can move forward.

This work is integral to much of the County’s Strategic Goals. Given the current events happening in the City of Portland, the state and the nation, the BCC and county staff are anxious to make necessary systemic changes. It is important to note however, that this contracted work is scheduled to take **two years** with regular reporting to the BCC. Looking through a broader lens, communities of color (and underrepresented populations) are impacted by strategies, policies and initiatives implemented at the County. As relationships are built and improved with communities of color, the County will be better informed and equipped to address strategies such as anti-displacement.

While this work is foundational to supporting more equitable engagement, the Board can develop an anti-displacement strategy framework concurrently with this effort.

#### An Anti-Displacement Strategy

On July 14, 2020, Commissioner Paul Savas asked the Board of County Commissioners to discuss anti-displacement strategies at a future policy session. The Board agreed.

In researching this issue, staff learned that multiple county departments are already doing some of this work. BCS, H3S, DTD and the Housing Authority all receive a variety of regional, state and federal dollars that require the county to abide by federal and state policies around anti-displacement measures. For instance:

- The Community Development division must meet the “Uniform Relocation Act” for any displacement that occurs due to Community Development Block Grant projects; Department of Transportation and Development also has to comply with the URA for right of way acquisition for capital improvement projects;
- In the Park Avenue Community Project, a Residential Anti-Displacement Best Practices memo was developed. The memo includes ten common anti-displacement strategies, as well as links to more detailed information. In addition, a Business Community Investment Strategy was developed which identified actions to support businesses ability to stay in an area experiencing investment and rising property values.

Metro is working on a number of projects where anti-displacement strategies are being developed such as the SW Corridor plan. A great deal of discussion about anti-displacement policy occurred throughout the development of the 2018 Metro Housing Bond as well as the failed “Get Moving” 2020 transportation investment measure.

On December 2, 2020 the BCC heard a presentation from the Park Avenue Community Project stakeholders. At that meeting, the Board made the decision not only to acknowledge the work of the Park Avenue Community Advisory Committee and approve moving forward the proposed,

draft Development Design Standards recommendations into the zoning code amendment process but also requested an opportunity to develop an anti-displacement policy for this area.

Clear policy guidance is needed from the Board on a unified approach in the development and implementation of anti-displacement strategies. Two 1.5 hour planning sessions in 2021 are needed to insure enough time is available for the BCC to set direction on this important issue. The first session would allow focus on an educational component presented by external subject matter expert, providing an introduction to displacement and broad context including common language and definition. The second planning session would allow an opportunity for the Board to dive deeper in to the detailed recommendations that emerged from the Park Ave Community Project related to residential and business anti-displacement strategies and to provide some initial direction on which strategies are most appropriate to focus on in the near future.

**FINANCIAL IMPLICATIONS (current year and ongoing):**

Many anti-displacement strategies have financial implications. As the discussion of specific strategies moves forward, it should be coupled with a high level assessment of cost and organizations responsible for implementation

Is this item in your current budget?  YES  NO

What is the cost? \$

What is the funding source?

**STRATEGIC PLAN ALIGNMENT:**

- How does this item align with your Department's Strategic Business Plan goals?
- How does this item align with the County's Performance Clackamas goals?

This work informs the equity, diversity and inclusion policy perspective outlined in the County's Performance Clackamas Plan. The policy perspectives are intended to be a thoughtful lens to apply directly to work on the strategic priority areas. An EDI framework, such as an anti-displacement strategy, can be applied to allocate resources appropriately to infrastructure investments, grow current businesses, create a thriving economy, address access to affordable housing and potentially alleviate poverty.

**LEGAL/POLICY REQUIREMENTS:** N/A

**PUBLIC/GOVERNMENTAL PARTICIPATION:**

**OPTIONS:**

1. Direct staff to schedule two planning sessions on anti-displacement principles and strategies.
2. Delay any anti-displacement strategy development until EIO and Clackamas County have established stronger relationships with communities of color and other underrepresented groups to inform future anti-displacement work.
3. Do not direct staff to schedule the planning sessions and revisit this concept at a later date.

**RECOMMENDATION:**

Staff respectfully recommends the Board of County Commissioners approve Option #1 and direct staff to schedule two planning sessions on anti-displacement principles and strategies.

**ATTACHMENTS:**

**SUBMITTED BY:**

Division Director/Head Approval \_\_\_\_\_

Department Director/Head Approval *Dan Johnson*

County Administrator Approval \_\_\_\_\_

For information on this issue or copies of attachments, please contact Emily Klepper @ 971-219-4461