

AGENDA

Land Use Housing Strategies - Working Group 1 Meeting #2



Date: **Wednesday, October 21, 2020**

Time: **1:00 PM to 3:00 PM**

ZOOM webinar: https://clackamascounty.zoom.us/webinar/register/WN_Cc6MJzLRS-a2uGN-fa2rAg

Purpose of Working Group 1: *To discuss and advise county staff on Phase 1 strategies in the Land Use Housing Strategies Project – a project focused on potential changes to the land use zoning code to enable more housing development in the urban unincorporated areas of the county.*

Purpose of Meeting #2: *For Working Group members and staff to learn about the equity lens and discuss its application to zoning decisions and to discuss options for land use changes related to the Land Use Housing Strategies Project.*

AGENDA ITEMS

1. Welcome and Introductions <ul style="list-style-type: none">• Zoom overview, protocols• Agenda review• Brief introductions	1:00 –1:10 PM
2. Updates from Staff	1:10-1:15 PM
3. Presentation & Discussion - Equity Approach <ul style="list-style-type: none">• Introduction from Equity & Inclusion Office (EIO) staff• Housing Affordability & Homelessness Task Force racial equity lens• Viewing potential zoning code changes through an equity lens	1:15-1:45 PM
4. Presentation - Lessons Learned from Park Avenue Station Area (PASA) Project <ul style="list-style-type: none">• Project status update• Survey results• Draft code considerations related to potentially increasing densities and changing parking requirements for multi-family housing	1:45-2:05 PM
5. Discussion – Ideas for potential zoning code changes related to three Phase 1 Housing strategies <ul style="list-style-type: none">• Increasing or removing maximum density requirements for multi-family developments in commercial zoning districts• Parking ratios for multi-family housing based on proximity to transit and/or dwelling unit affordability• Changing density bonuses for inclusion of affordable housing	2:05-2:50 PM
6. Public comment	2:50 – 2:55 PM
7. Next steps	2:25 – 3:00 PM

Materials Attached:

Memo- *Applying an Equity Lens to the Land Use Housing Strategies Proposal*, October 15, 2020



Applying an Equity Lens to the Land Use Housing Strategies Proposal

October 15, 2020

The Clackamas County Housing Affordability and Homelessness Task Force developed an equity lens to help evaluate actions related to housing affordability and homelessness, and recommended that we apply an equity lens to evaluate how the county communicates and works with diverse communities in its planning and zoning outreach processes and how planning and zoning decisions may affect those communities.

Equity lens process: The task force refers to a process that:

- *Engages communities of color and those disproportionately impacted by historic and current housing disparities in the county,*
- *Leads by example and actively makes informed decisions while bringing the voices of those disproportionately affected to the table, and*
- *Considers current and future impacts that our decisions make on communities of color and impacted populations.*

Equity lens definition: An equity lens can be described as a process to identify communities of color and others (such as Hispanic people, people age 65 and over, and low-income people) who have been disproportionately impacted by past and present housing practices to ensure that:

- 1) Those communities are meaningfully engaged, so their views can be heard and their participation will inform decisions,
- 2) The current and future impacts a project may have on communities of color and others disproportionately impacted communities are reviewed and addressed.

Existing and past disparities: County Planning staff identified disparities between communities in Clackamas County, including the following:

- *Income:* The area median income (AMI) of \$36,213 for Black/African American households is less than half the AMI of \$76,986 for White households. (AMI is the household income for the median — or middle — household in a region.)
- *Houselessness:* Black/African American people make up 4% of the county's houseless population, but only 1.2% of the county's total population.
- *Discrimination:* There is clear evidence of racially restrictive covenants and other discrimination in housing in the county

Initial equity assessment: Some initial equity considerations Planning staff has used in assessing various strategies for including in the Land Use Housing Strategies project include whether the particular strategy would:

- *increase* places for new housing units,
- *improve access* to housing (including considering affordable rates and access to transit or employment centers),
- *increase long-term stability* of current residents, and
- *Reduce displacement pressures.*

Equity Lens Considerations/Questions

1. *What communities are impacted by the policy we are considering?*
2. *Are these communities at the table?*
 - a. If yes: What is their perspective?
 - b. If no: Why not? How can we get their perspective before moving forward?
3. *What disparate impacts, intended benefits or unintended consequences may arise from this recommendation?*

Areas to consider:

 - housing access,
 - housing stability,
 - displacement
4. *To what extent does the proposed policy worsen disparities toward affected groups?*
5. *Does the proposed policy aim to correct, change or challenge institutional racism?*
6. *Has the county considered disparate impacts already?*
 - a. If yes: what existing analysis can we draw from to make an informed decision?
 - b. If no: What analysis is needed before we can make an informed decision?

Housing Affordability and Homelessness Task Force



Clackamas County Task Force on Affordable Housing and Homelessness Equity Lens

Clackamas County defines equity as: The principled commitment to ensuring the absence of visible and invisible barriers to fairness in representation, opportunity and access.

Vision Statement:

We envision a Clackamas County Task Force on Affordable Housing and Homelessness that engages communities of color and those disproportionately impacted by historic and current housing disparities in the county, that leads by example and actively makes informed decisions while bringing the voices of those disproportionately affected to the table, and that considers current and future impacts that our decisions make on communities of color.

What is a racial equity lens?

In work many of us use lenses (such as safety, trauma-informed and ethical lenses) to determine if a decision fits an organization's values and operating principles.

This racial equity lens is a tool that the Clackamas County Task Force on Housing Affordability and Homelessness will use to determine if we have achieved equity in our decisions and recommendations. The lens will help us see disparities, consequences, sources of structural inequity and institutional racism, potential impacts on communities of color and historically marginalized communities in Clackamas County. The goal is to turn our intentions into actions and strive to right historical wrongs in our society, creating a welcoming Clackamas County for community members of all different backgrounds.

Questions to ask when considering if a policy is equitable:

- What communities are impacted by the policy we're considering?
- Are they at the table?
 - a. If yes: What is their perspective?
 - b. If no: Why not? How can we get their perspective before moving forward with a recommendation?
- What disparate impacts may arise from this recommendation? Areas to consider are: Housing Access, Housing Stability, Displacement
 - a. To what extent does the proposed policy worsen disparities toward affected groups?
 - b. Does the proposed policy aim to correct, change or challenge institutional racism?

Housing Affordability and Homelessness Task Force



- What are the intended benefits or unintended consequences that might impact affected groups as a result of the policy or recommendation?
- Has the county considered disparate impacts already?
 - a. If yes: what existing analysis can we draw from to make an informed decision?
 - b. If no: What analysis does the county need to complete before we can make an informed decision?