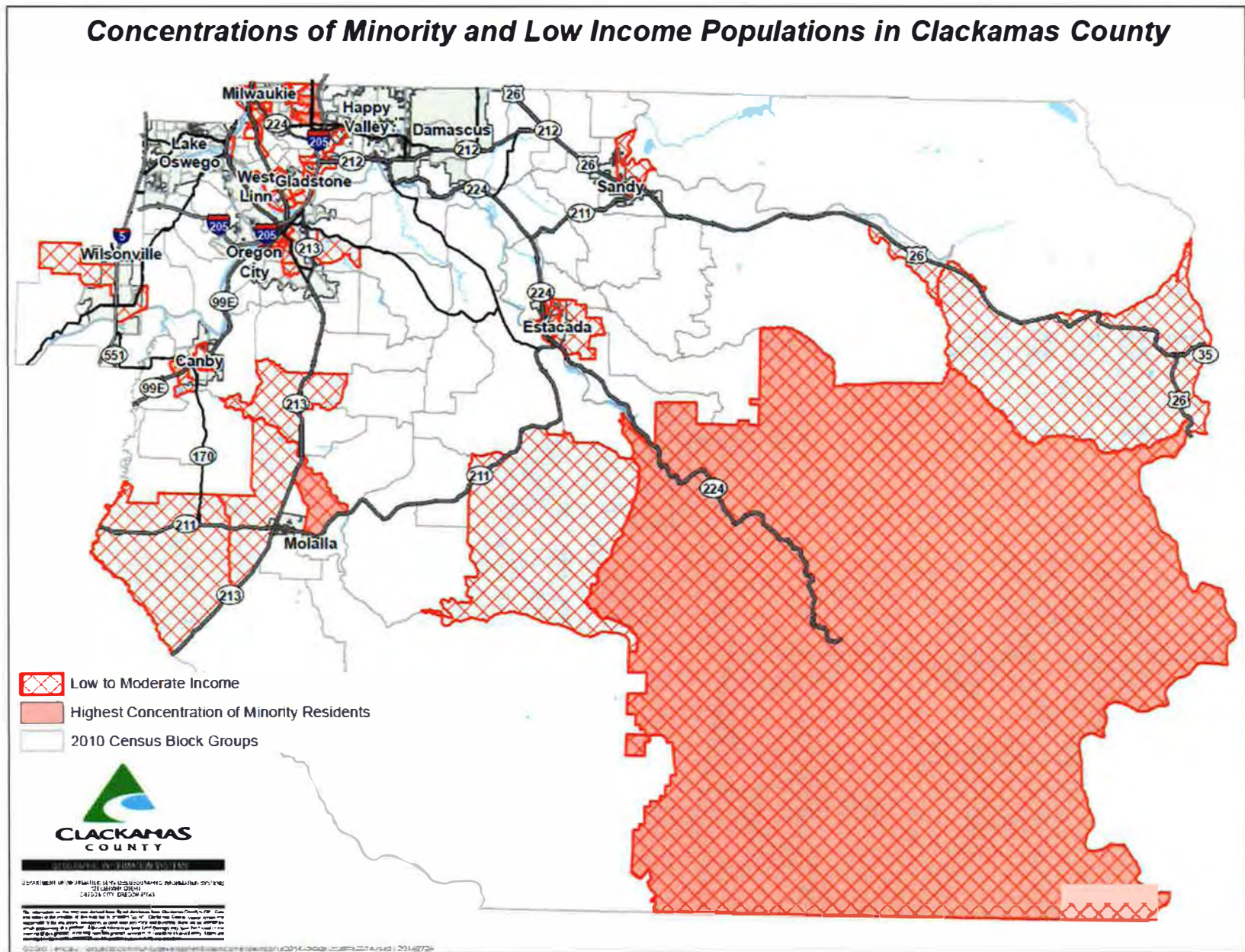



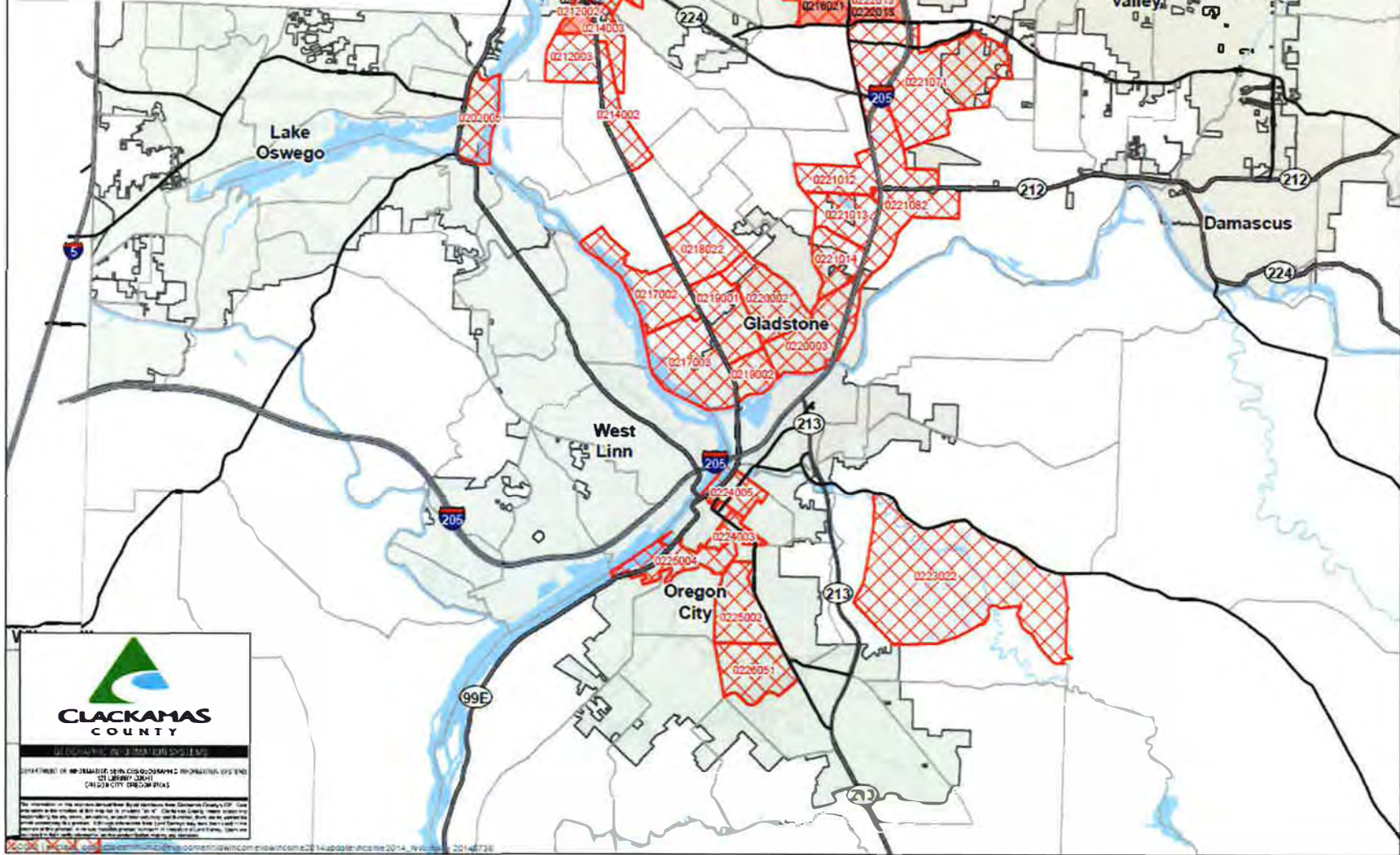



# APPENDIX A - MAPS



# Concentrations of Minority and Low Income Populations in Northwest Clackamas County

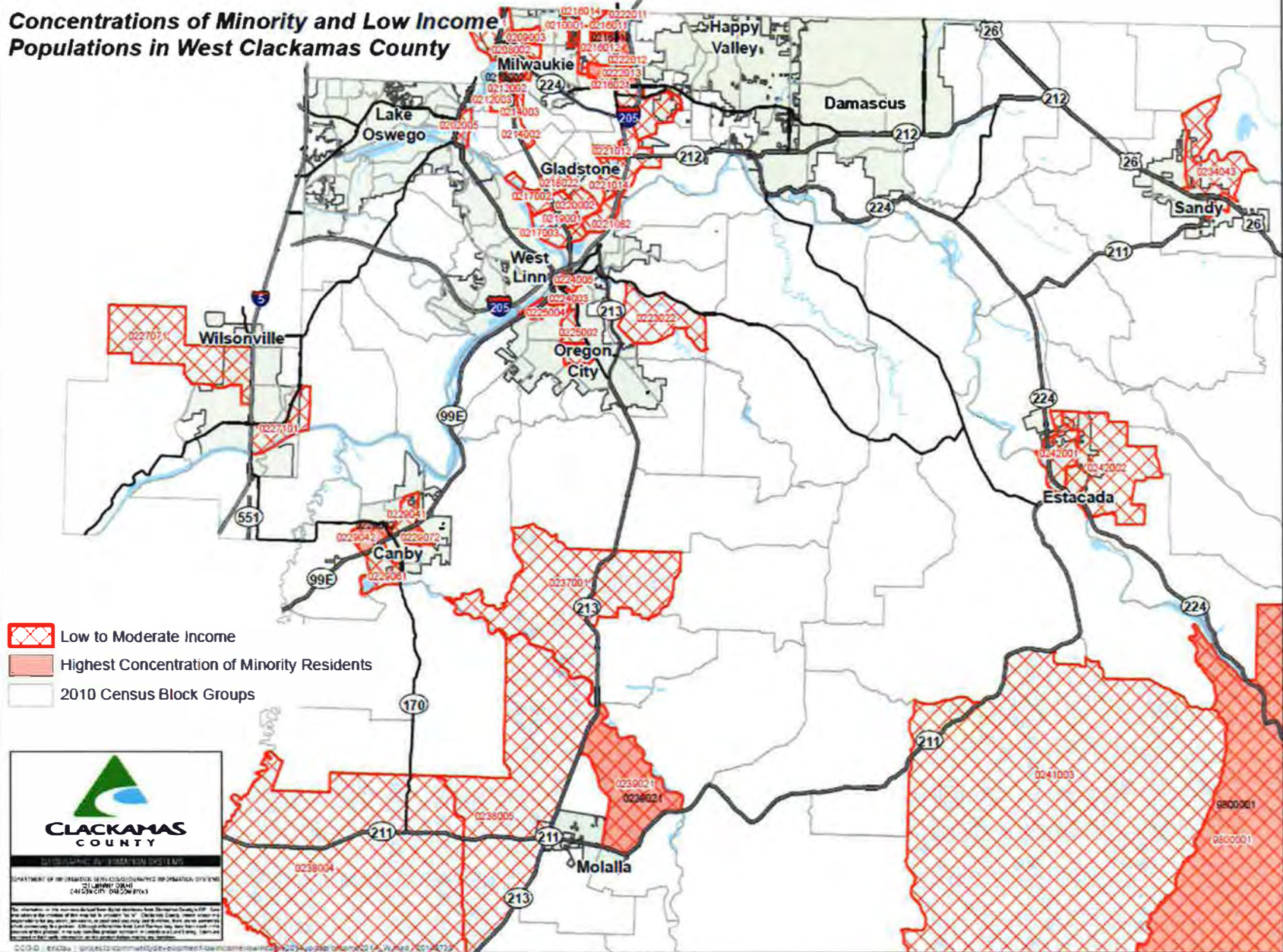
-  Low to Moderate Income
-  Highest Concentration of Minority Residents
-  2010 Census Block Groups

**CLACKAMAS COUNTY**  
 DEPARTMENT OF INFORMATION SERVICES  
 10000 NE Oregon Street, Suite 200, Portland, OR 97230  
 (503) 944-2341  
 www.clackamas.gov

The information on this map was derived from the 2010 Census of Clackamas County, OR. The data is for informational purposes only and should not be used for any other purpose. The map is not a guarantee of accuracy. Clackamas County is not responsible for any errors or omissions. © 2014 Clackamas County. All rights reserved.

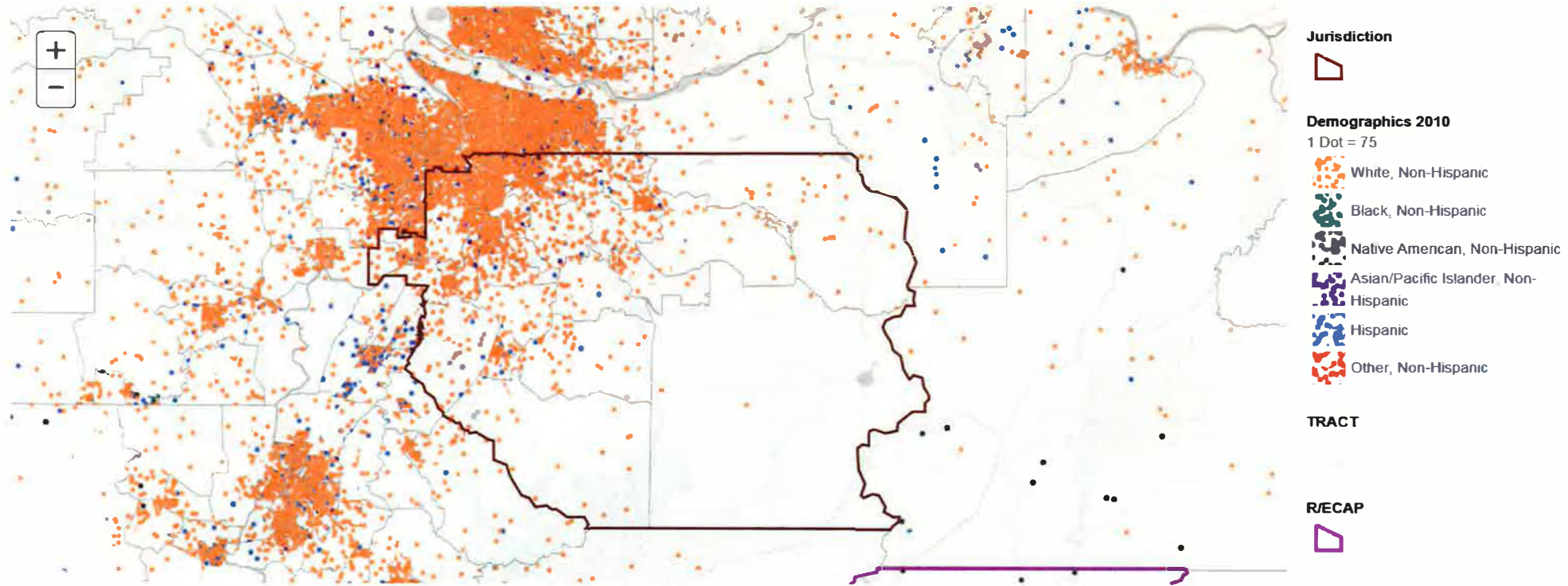
# Concentrations of Minority and Low Income Populations in West Clackamas County



# Map 1 - Race/Ethnicity (Race/Ethnicity)

Current race/ethnicity dot density map for Jurisdiction and Region with R/ECAPs

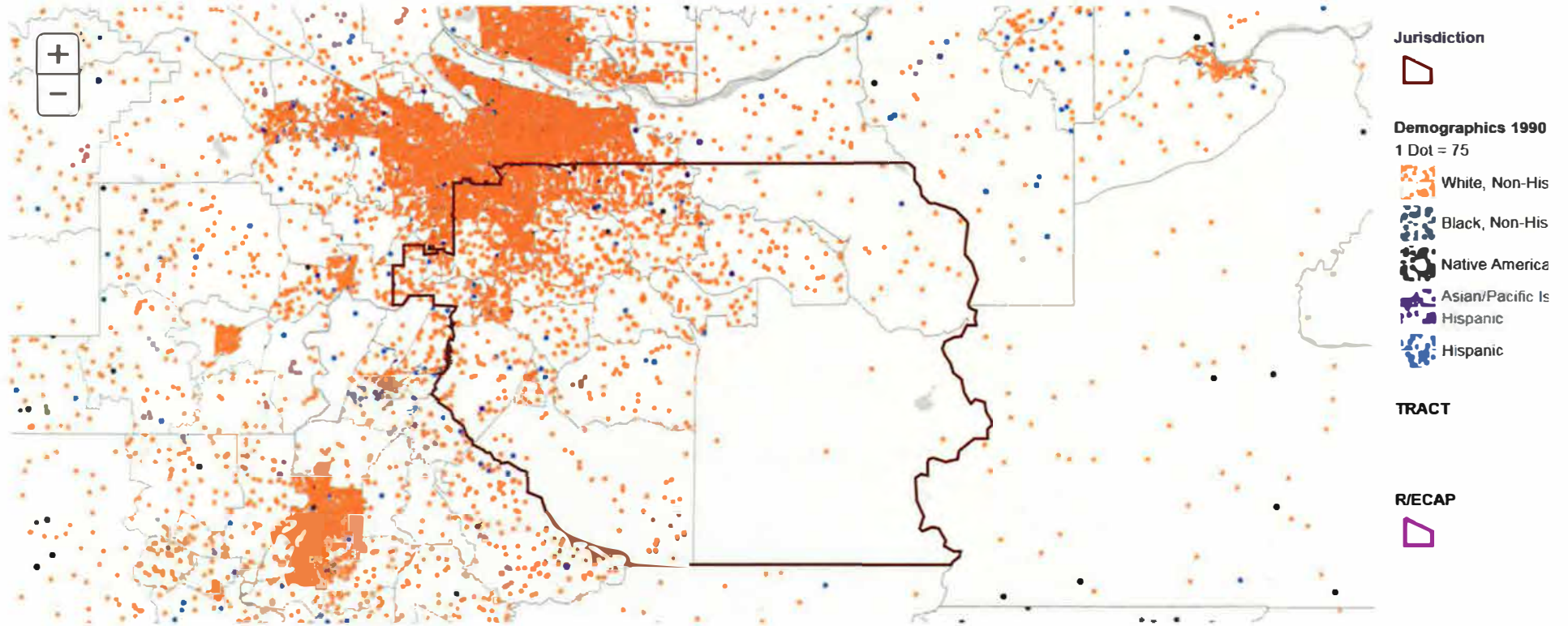
Clackamas County, OR (419005) Jurisdiction



## Map 2 - Race/Ethnicity Trends (Race/Ethnicity Trends, 1990)

Past race/ethnicity dot density map for Jurisdiction and Region with R/ECAPs

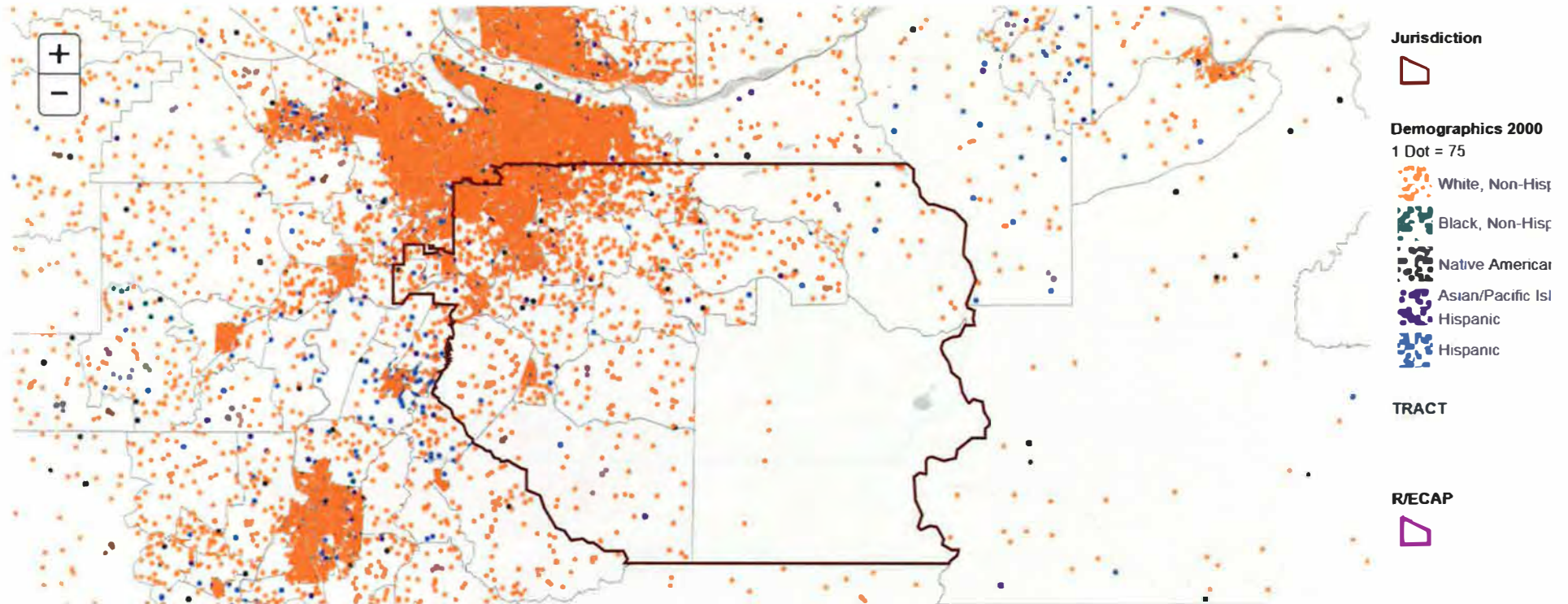
Clackamas County, OR (419005) Jurisdiction



## Map 2 - Race/Ethnicity Trends (Race/Ethnicity Trends, 2000)

Past race/ethnicity dot density map for Jurisdiction and Region with R/ECAPs

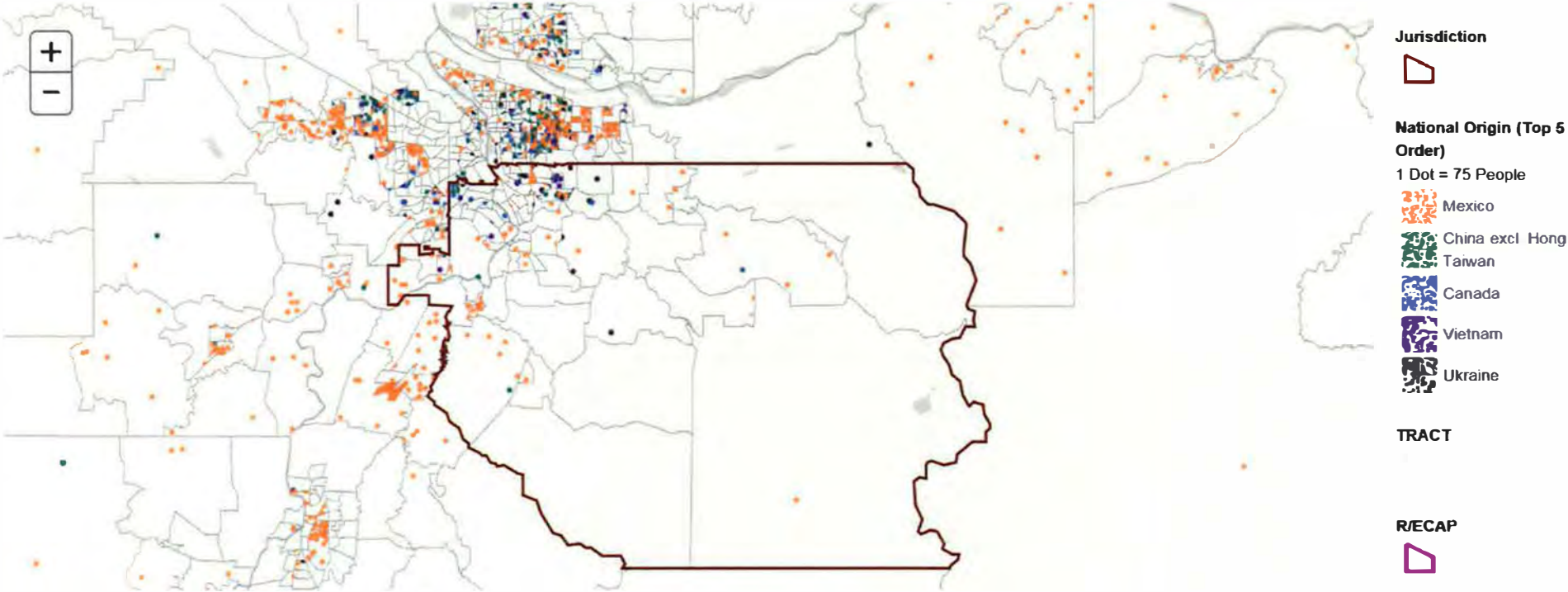
Clackamas County, OR (419005) Jurisdiction



# Map 3 - National Origin (National Origin)

Current national origin (5 most populous) dot density map for Jurisdiction and Region with R/ECAPs

Clackamas County, OR (419005) Jurisdiction

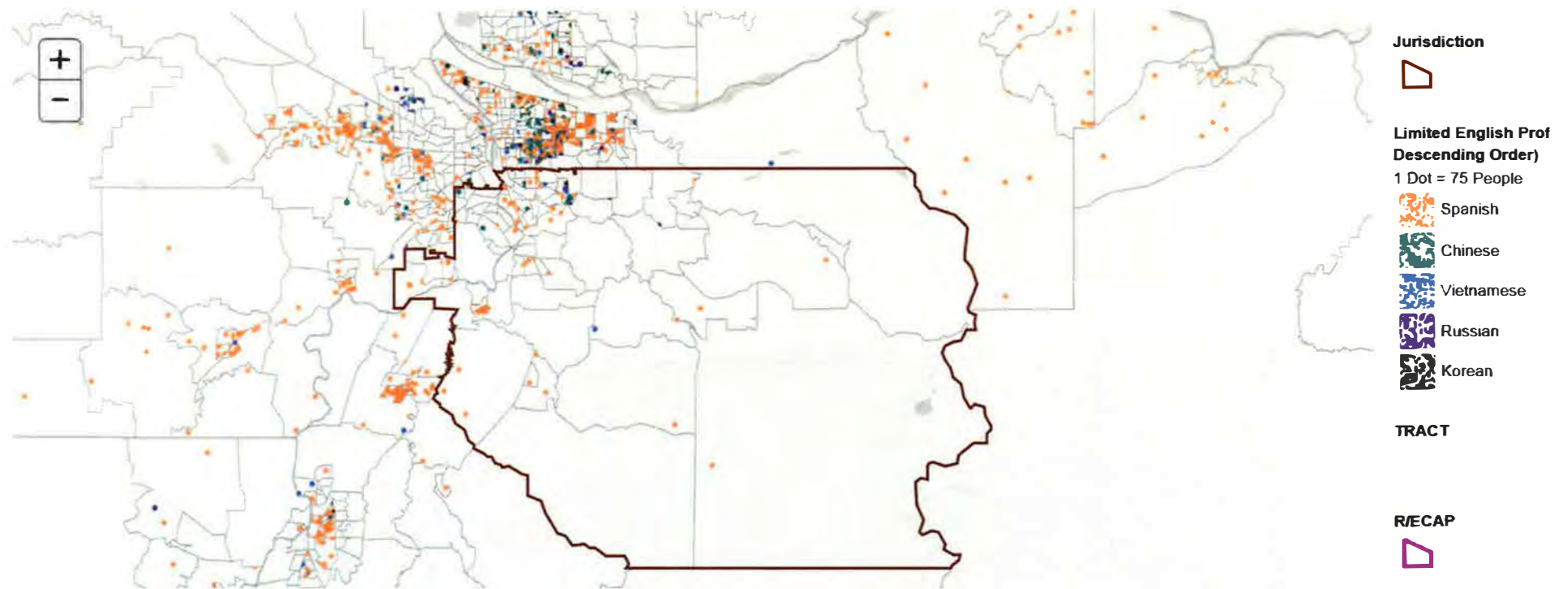


Comment here.....

# Map 4 - LEP (Limited English Proficiency)

LEP persons (5 most commonly used languages) for Jurisdiction and Region with R/ECAPs

Clackamas County, OR (419005) Jurisdiction

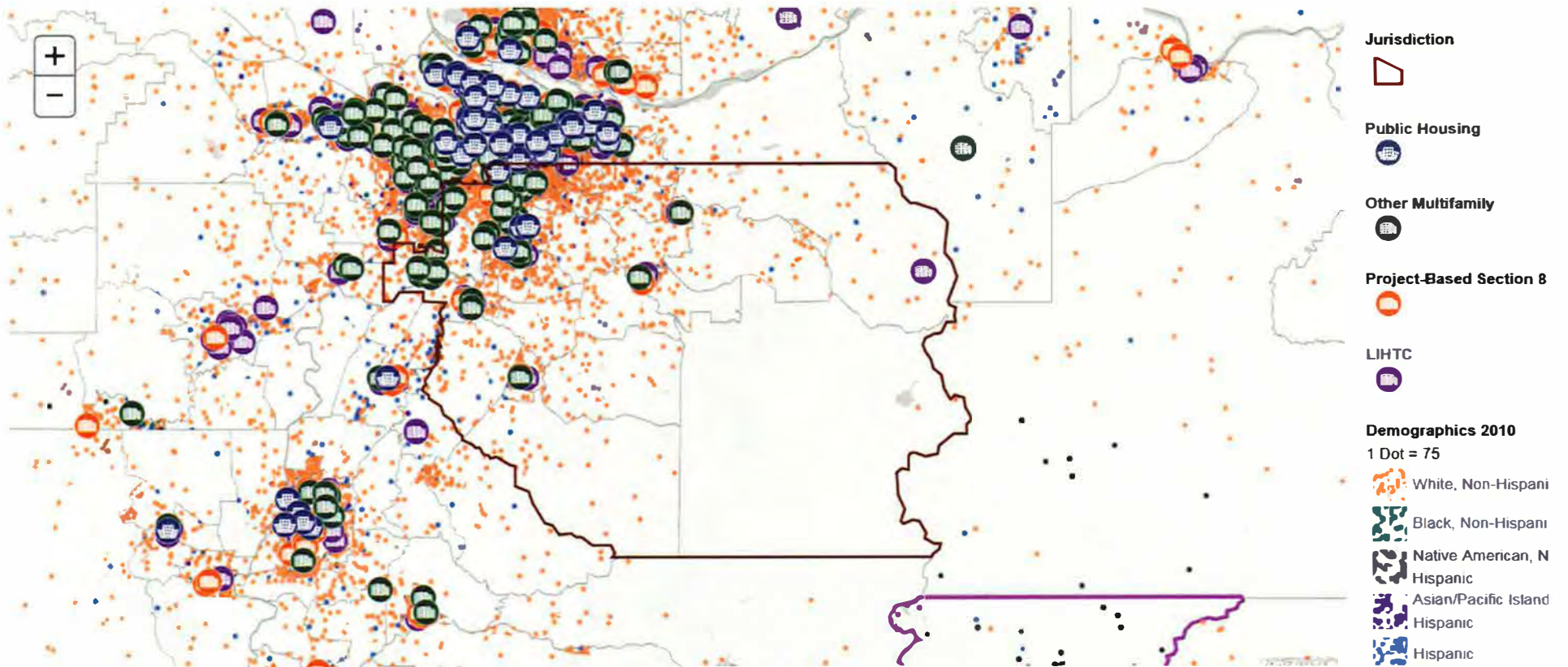


In Clackamas County in 2010 LEP is 4.54% of the population, LEP the Metro Portland Region (CBSA) is 7.23% of the population.



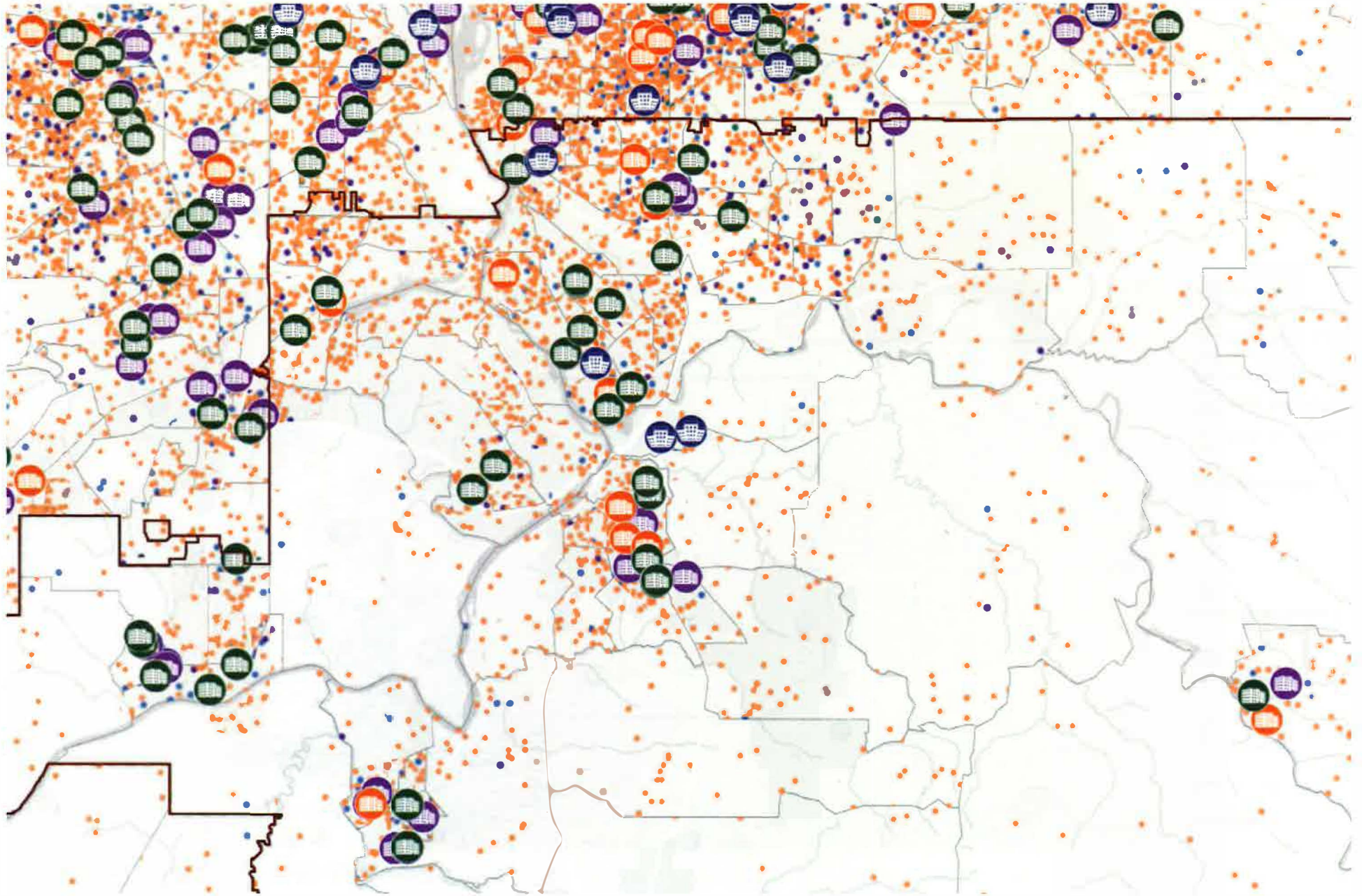
# Map 5 - Publicly Supported Housing and Race/Ethnicity (Publicly Supported Housing and Race/Eth

Public Housing, Project-Based Section 8, Other Multifamily, and LIHTC locations mapped with race/ethnicity dot density map with R/ECAPs, distinguishing categories of publicly supported housing  
Clackamas County, OR (419005) Jurisdiction



Locations of publically supported housing throughout the region.

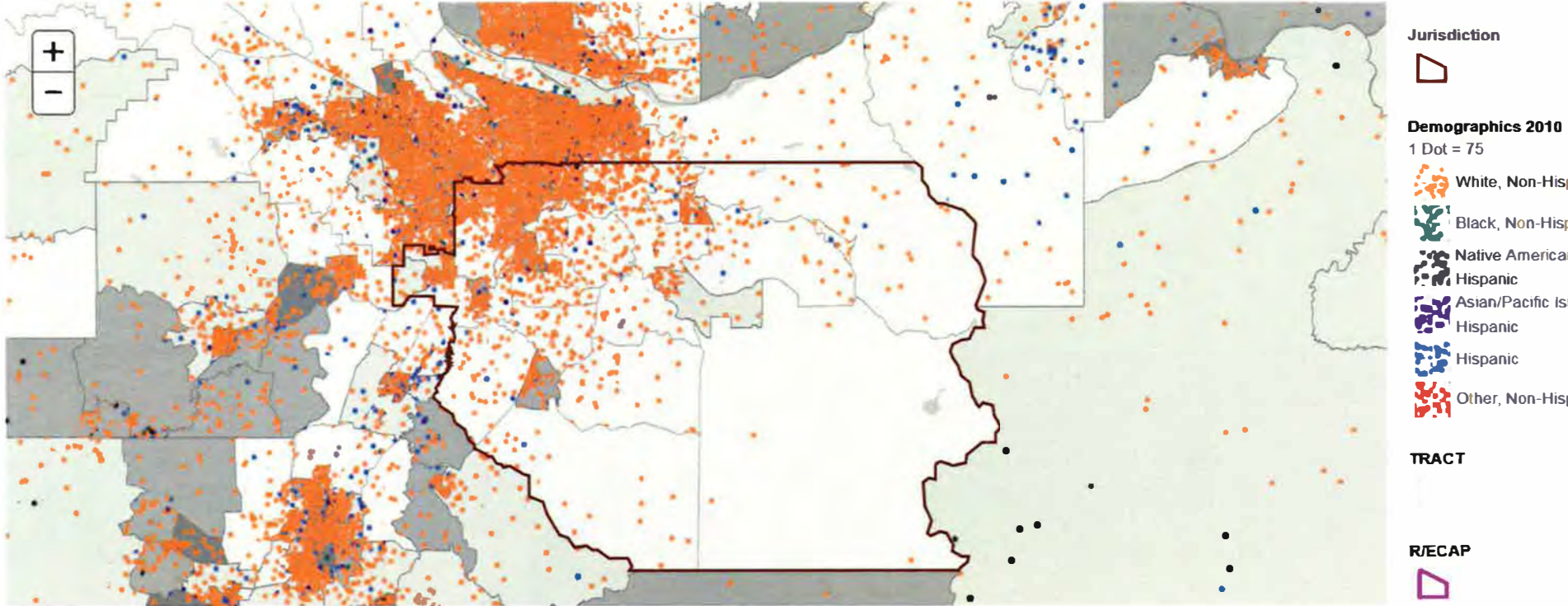
**MAP 5 Zoom – Clackamas County - Northwest County**



# Map 6 - Housing Choice Vouchers and Race/Ethnicity (Housing Choice Vouchers and Race/Ethn

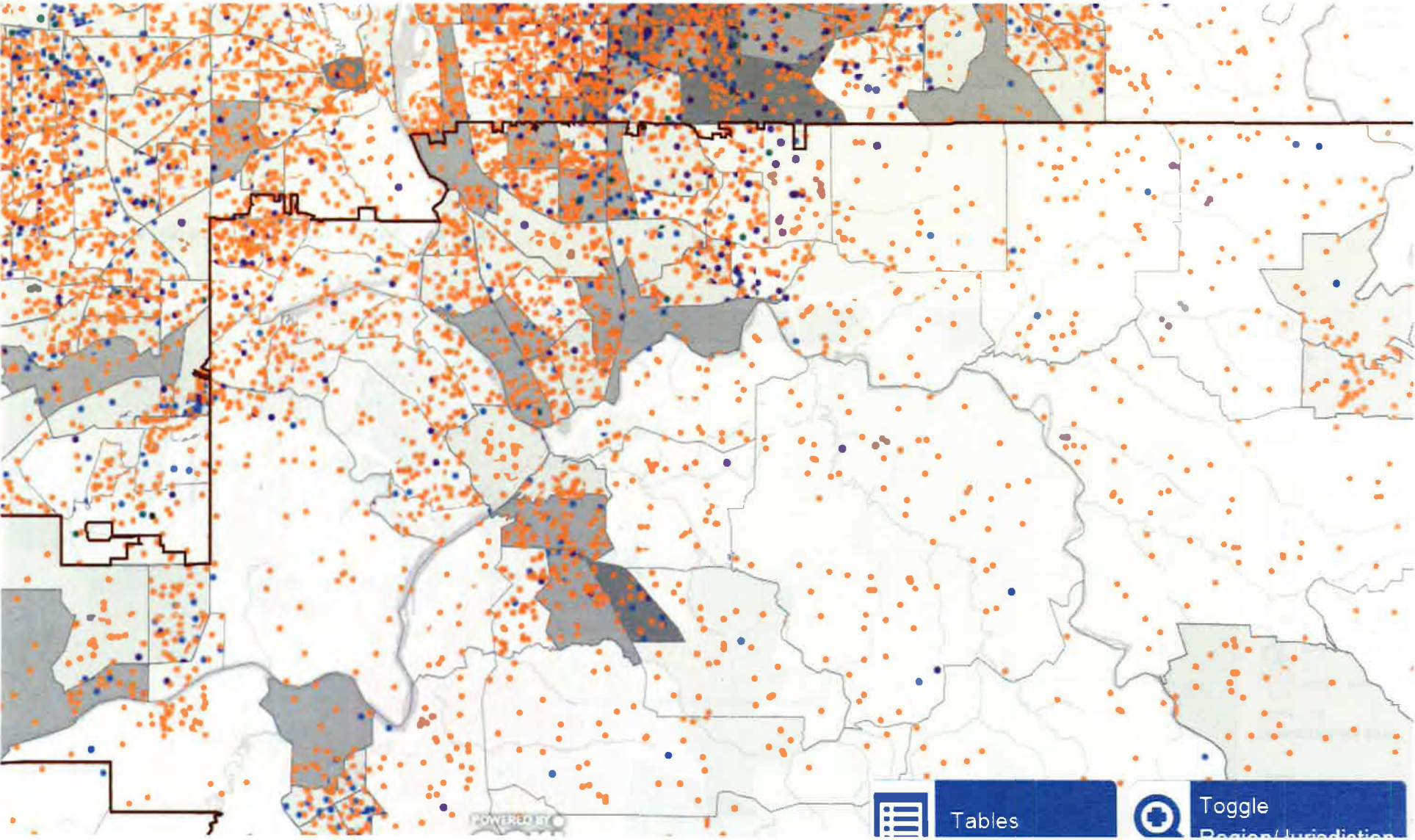
Housing Choice Voucher map with race/ethnicity dot density map and R/ECAPs

Clackamas County, OR (419005) Jurisdiction



Darker areas have higher concentrations of Voucher Units

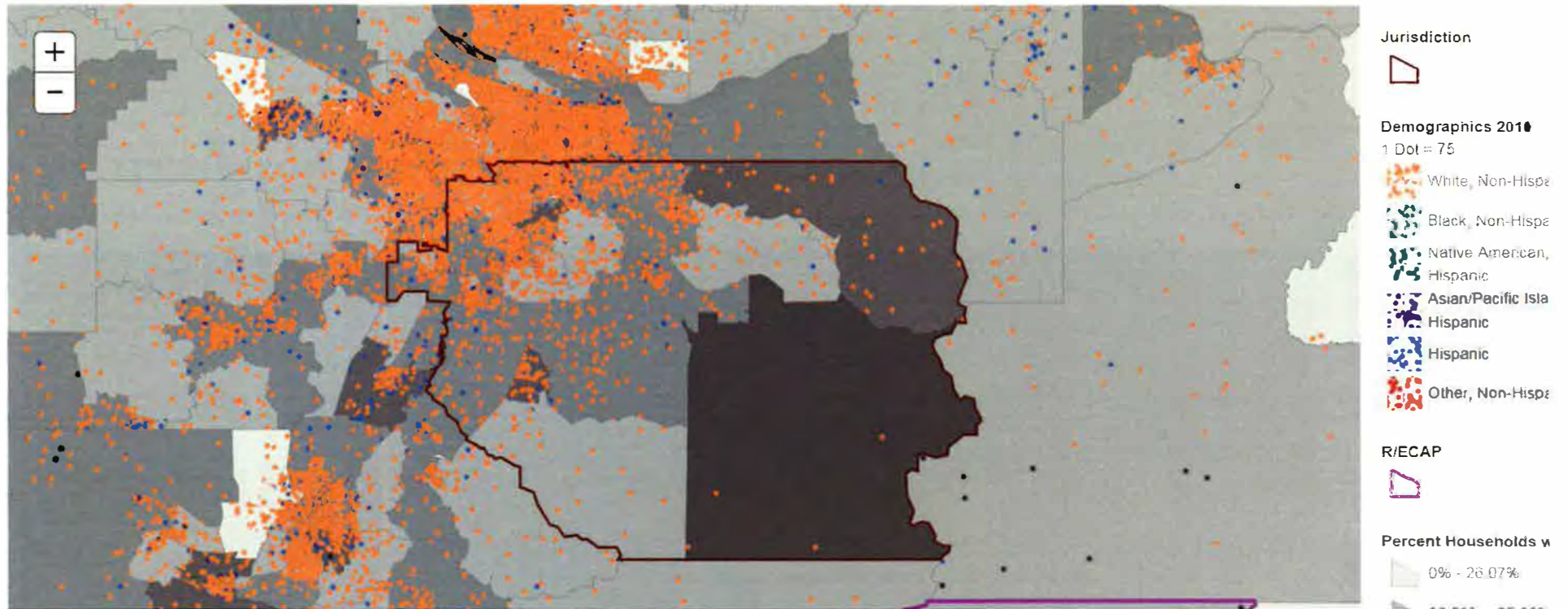
**Map 6 ZOOM – Clackamas County Northwest County**



# Map 7 - Housing Burden and Race/Ethnicity (Housing Burden and Race/Ethnicity)

Households experiencing one or more housing burdens in Jurisdiction and Region with R/ECAPs and race/ethnicity dot density

Clackamas County, OR (419005) Jurisdiction



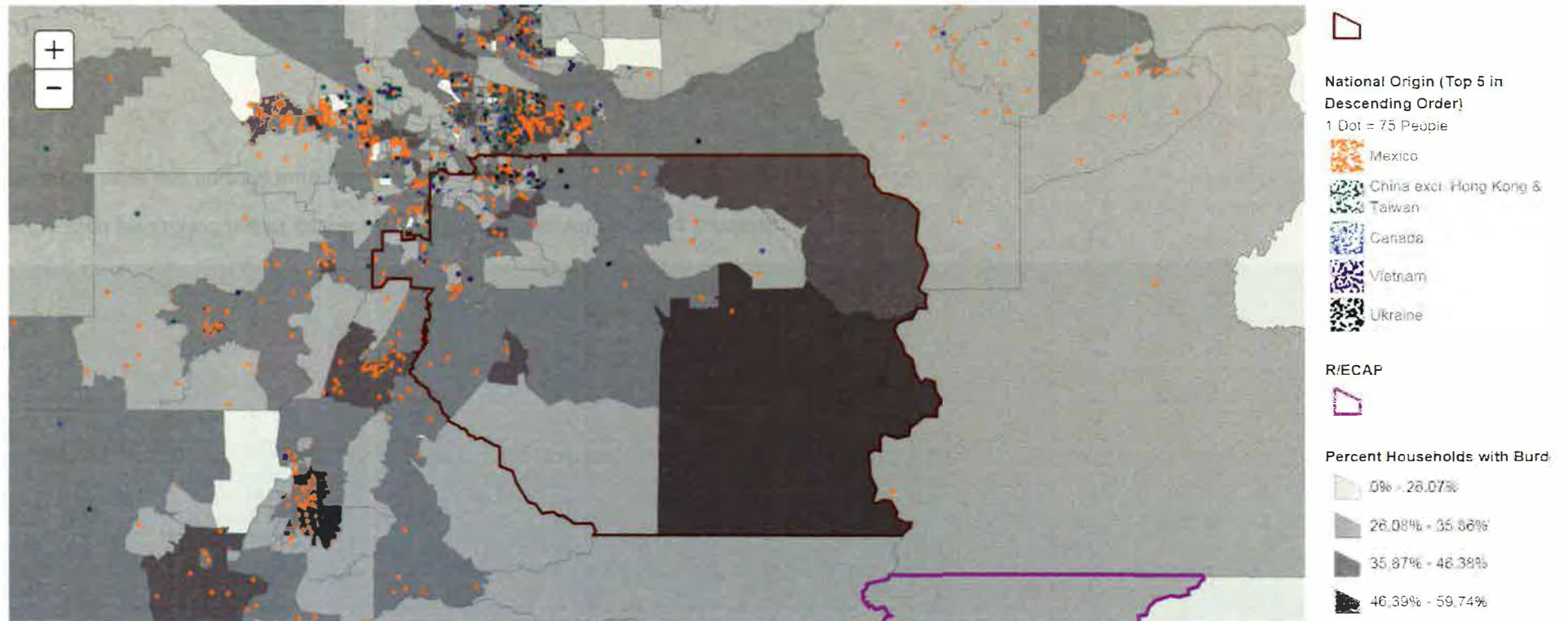
Darker shaded areas have higher percentages of households with housing burdens.

Lighter areas have less housing burdens

# Map 8 - Housing Burden and National Origin (Housing Burden and National Origin)

Households experiencing one or more housing burdens in Jurisdiction and Region with R/ECAPs and national origin dot density

Clackamas County, OR (419005) Jurisdiction



The darker shaded areas have higher housing burdens

# Map 9 - Demographics and School Proficiency (School Proficiency and Race/Ethnicity)

School Proficiency Index for Jurisdiction and Region with race/ethnicity, national origin, family status, and R/ECAPs

Clackamas County, OR (419005) Jurisdiction



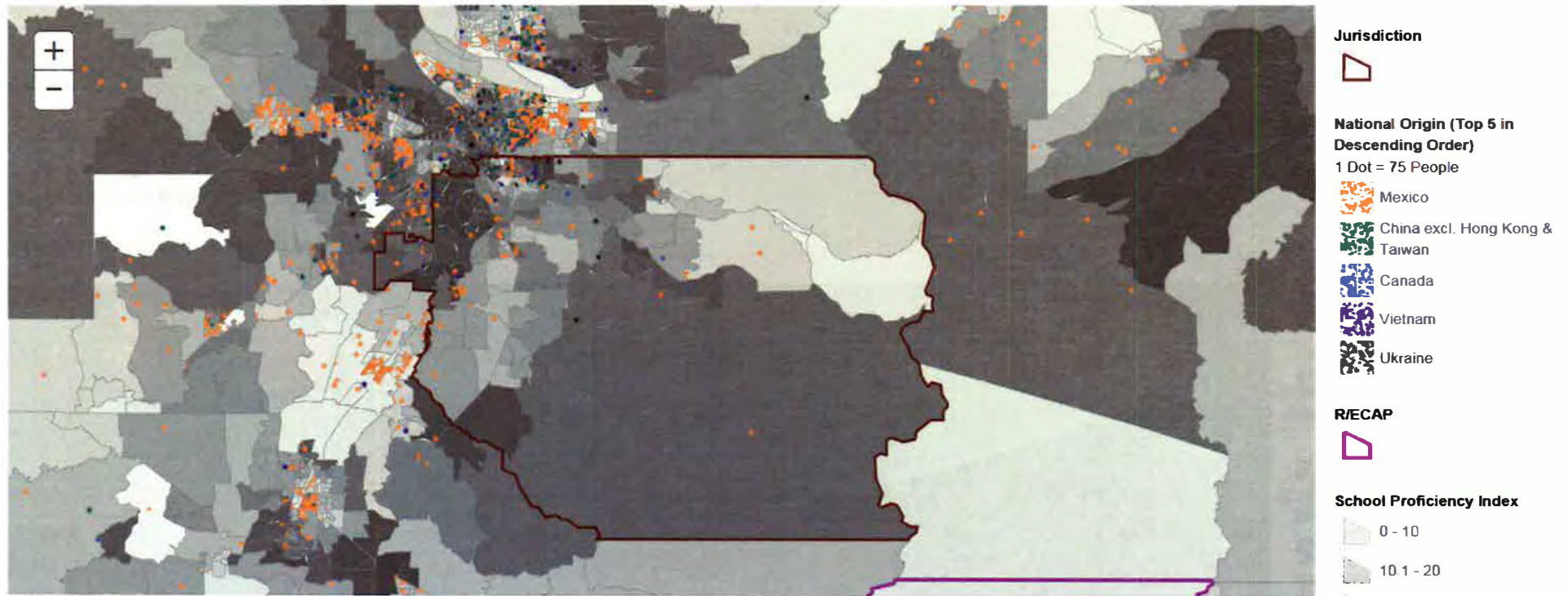
Darker areas have higher school proficiency

School proficiency is based on testing of 4<sup>th</sup> grade students

## Map 9 - Demographics and School Proficiency (School Proficiency and National Origin)

School Proficiency Index for Jurisdiction and Region with race/ethnicity, national origin, family status, and R/ECAPs

Clackamas County, OR (419005) Jurisdiction



Darker areas have more proficient schools. Lighter areas have less proficient schools.

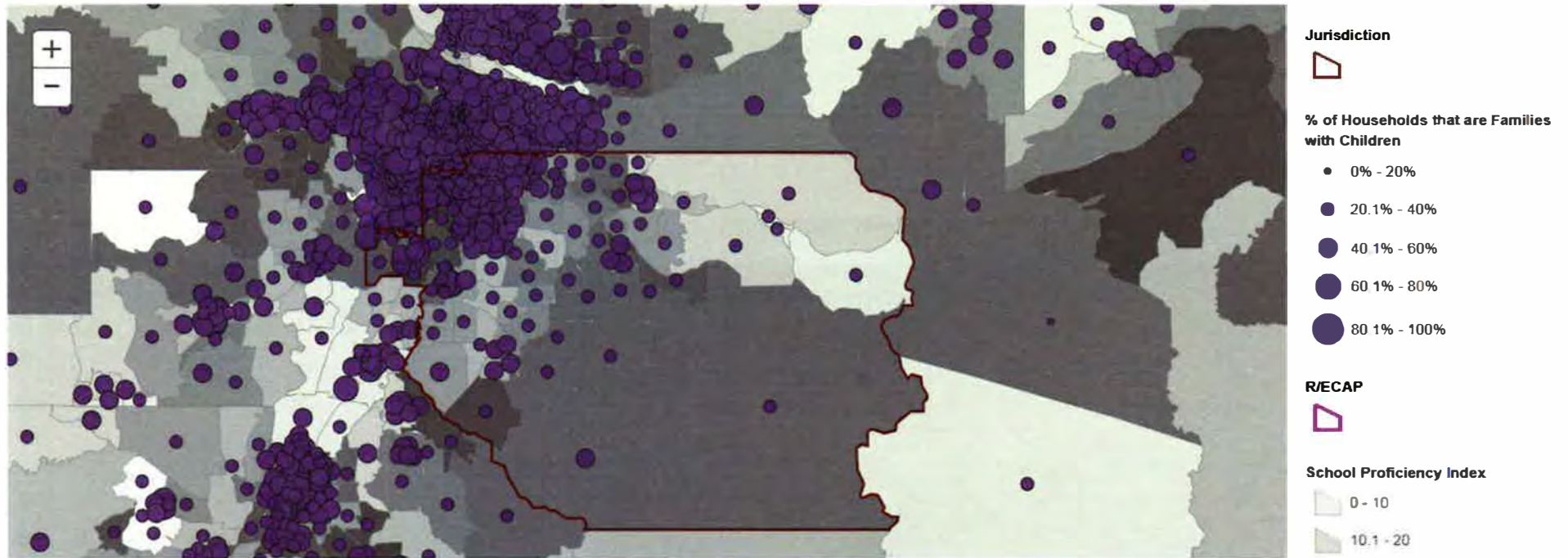
School proficiency is based on testing of 4<sup>th</sup> grade students



## Map 9 - Demographics and School Proficiency (School Proficiency and Family Status)

School Proficiency Index for Jurisdiction and Region with race/ethnicity, national origin, family status, and R/ECAPs

Clackamas County, OR (419005) Jurisdiction



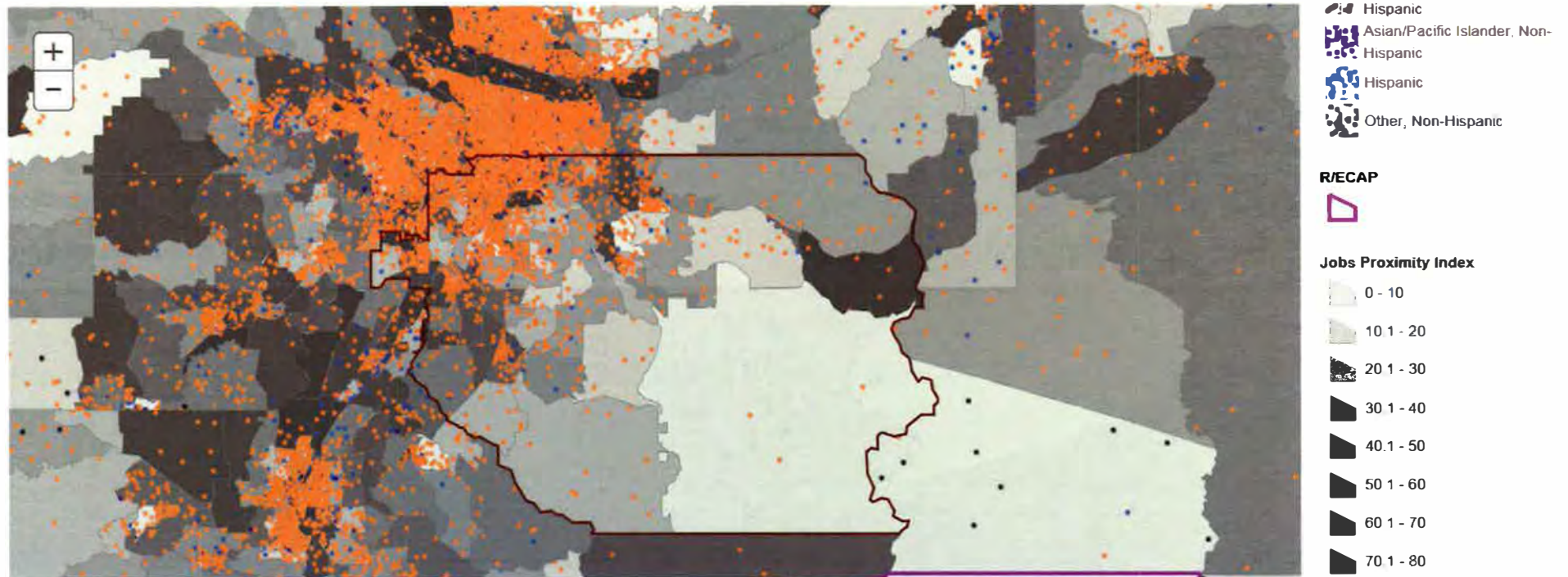
Darker areas have better school proficiency

School proficiency is based on testing of 4<sup>th</sup> grade students

# Map 10 - Demographics and Job Proximity (Job Proximity and Race/Ethnicity)

Jobs Proximity Index for Jurisdiction and Region with race/ethnicity, national origin, family status and R/ECAPs

Clackamas County, OR (419005) Jurisdiction



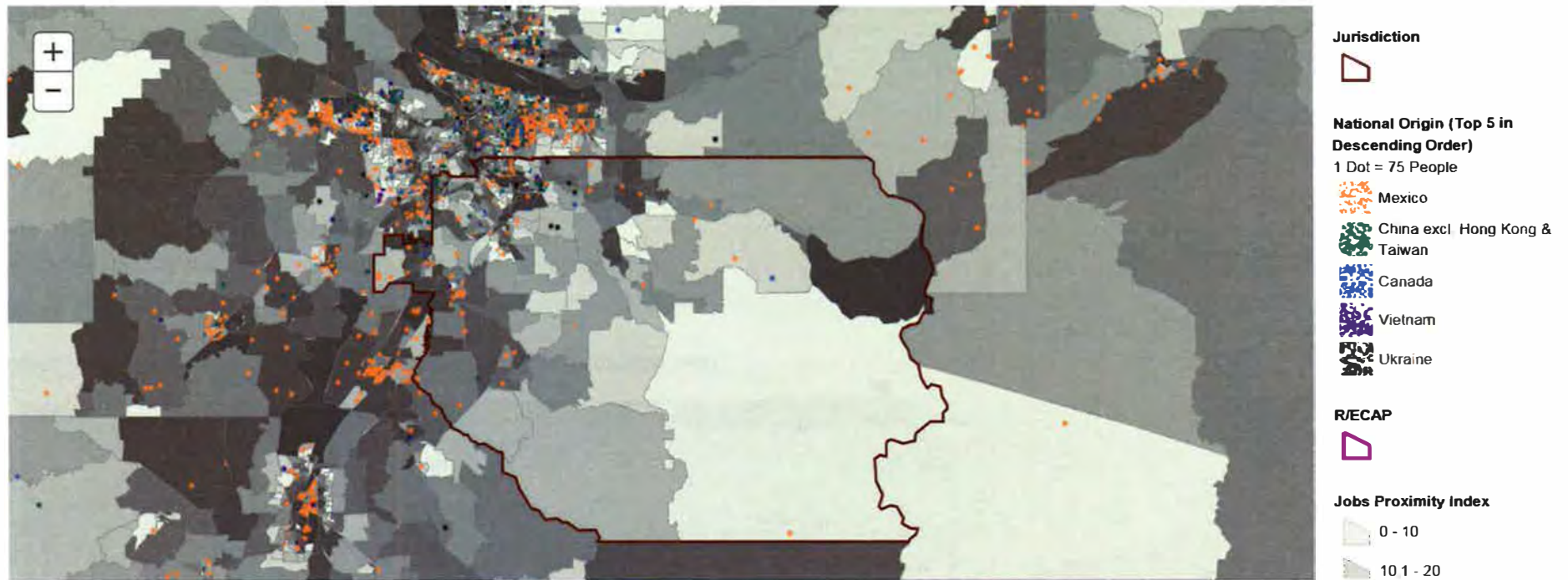
Darker areas have greater market engagement (closer proximity to jobs). Lighter areas have lower market engagement.

Market engagement is proximity to all job locations in the CBSA

# Map 10 - Demographics and Job Proximity (Job Proximity and National Origin)

Jobs Proximity Index for Jurisdiction and Region with race/ethnicity, national origin, family status and R/ECAPs

Clackamas County, OR (419005) Jurisdiction



Darker areas have greater market engagement (closer proximity to jobs).

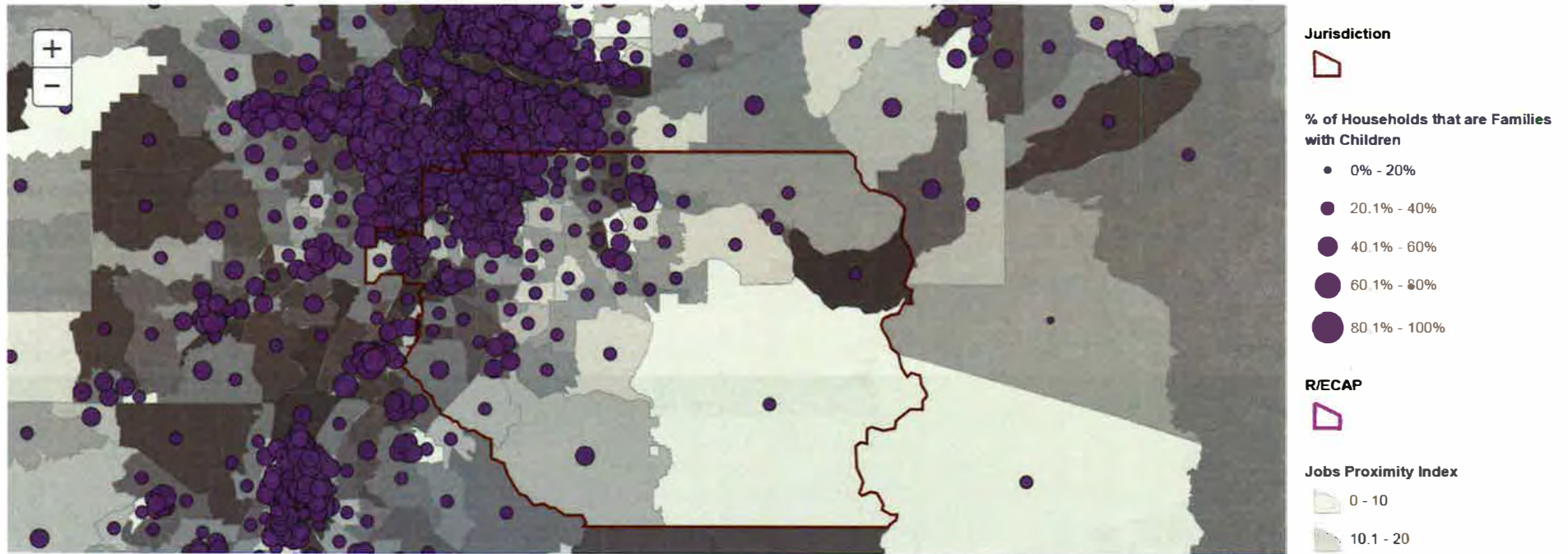
Lighter areas have lower market engagement.

Market engagement is proximity to all job locations in the CBSA

# Map 10 - Demographics and Job Proximity (Job Proximity and Family Status)

Jobs Proximity Index for Jurisdiction and Region with race/ethnicity, national origin, family status and R/ECAPs

Clackamas County, OR (419005) Jurisdiction



Darker areas have greater market engagement (closer proximity to jobs).

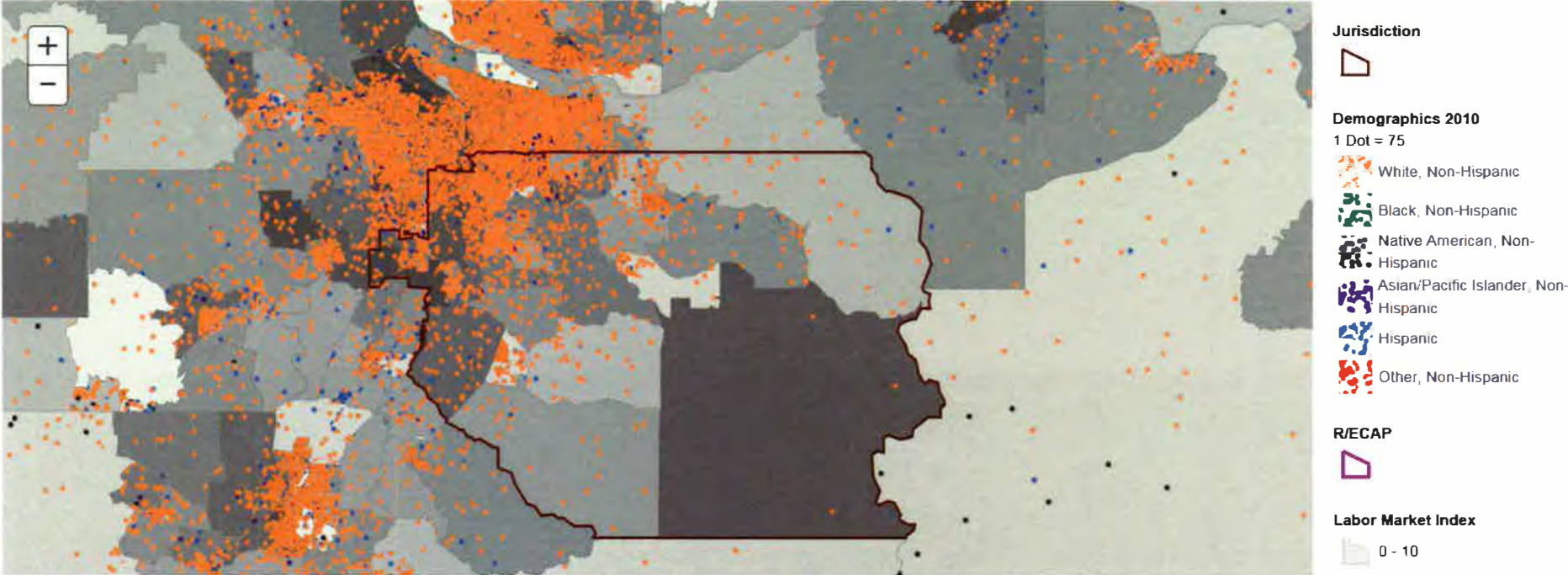
Lighter areas have lower market engagement.

Market engagement is proximity to all job locations in the CBSA

# Map 11 - Demographics and Labor Market (Labor Market and Race/Ethnicity)

Labor Engagement Index with race/ethnicity, national origin, family status and R/ECAPs

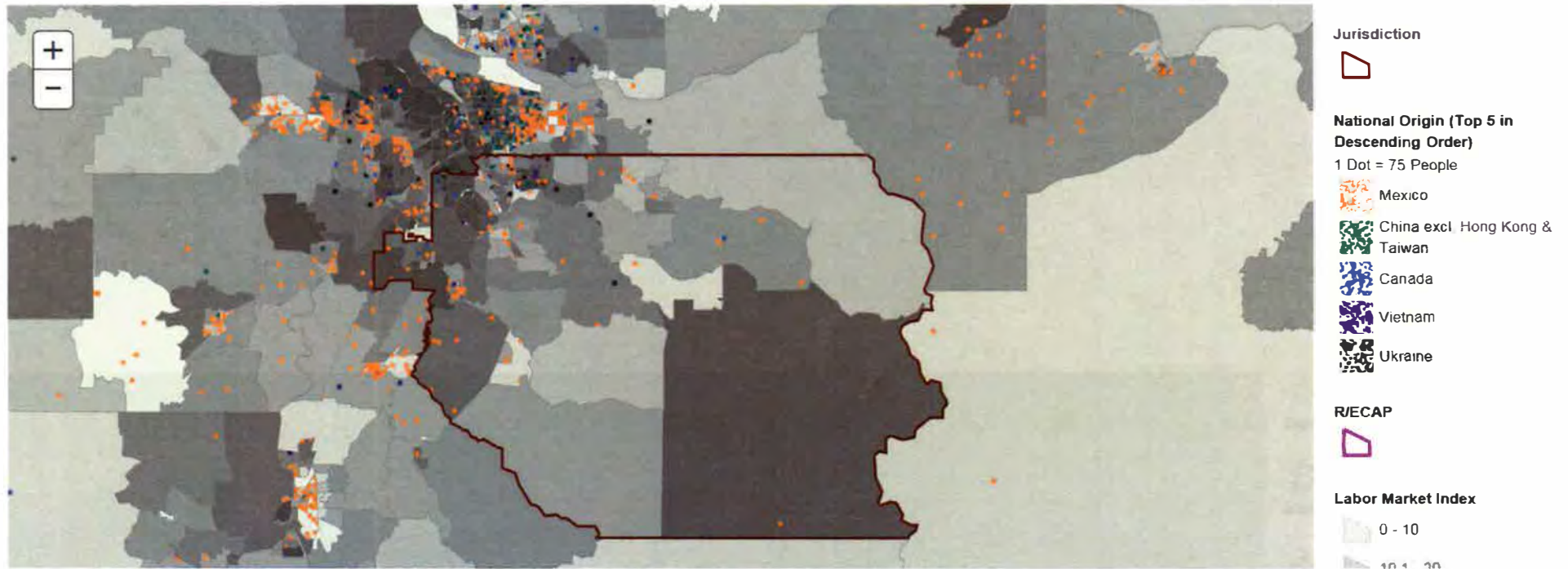
Clackamas County, OR (419005) Jurisdiction



# Map 11 - Demographics and Labor Market (Labor Market and National Origin)

Labor Engagement Index with race/ethnicity, national origin, family status and R/ECAPs

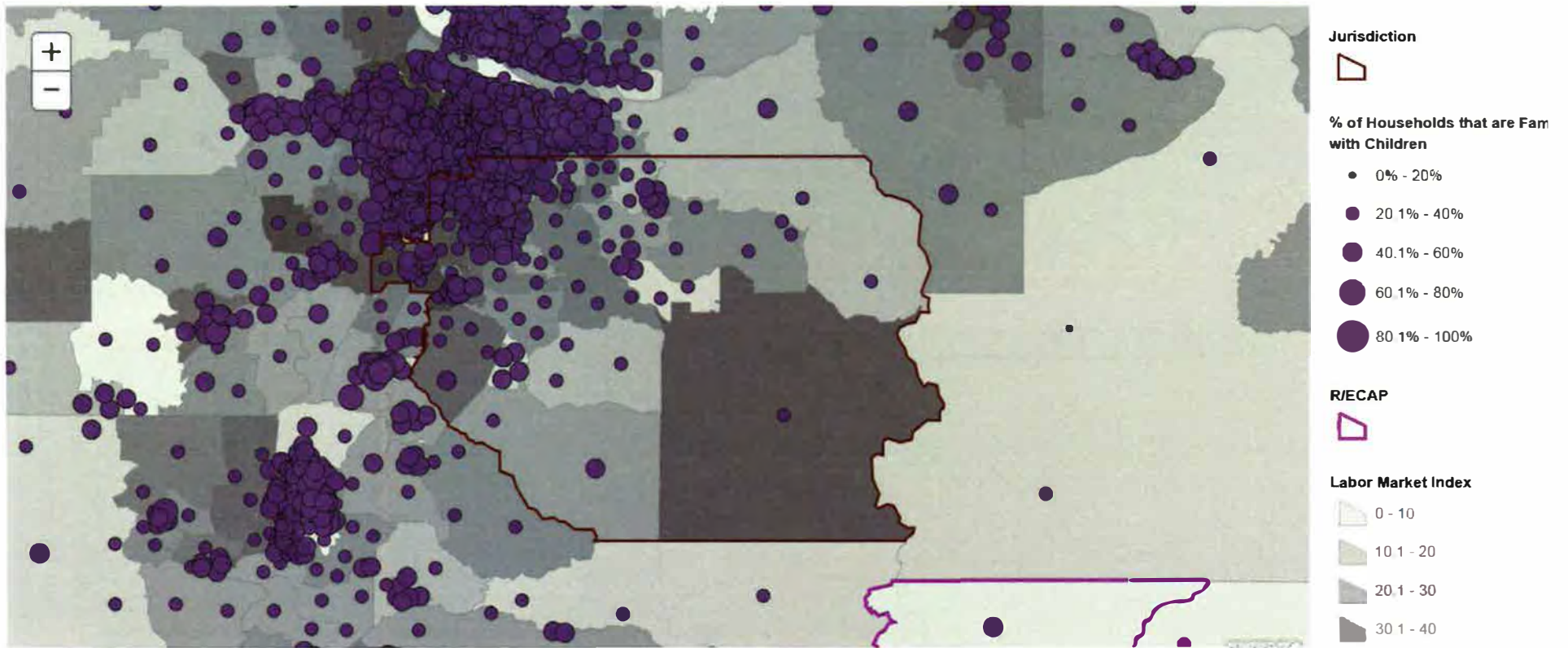
Clackamas County, OR (419005) Jurisdiction



# Map 11 - Demographics and Labor Market (Labor Market and Family Status)

Labor Engagement Index with race/ethnicity, national origin, family status and R/ECAPs

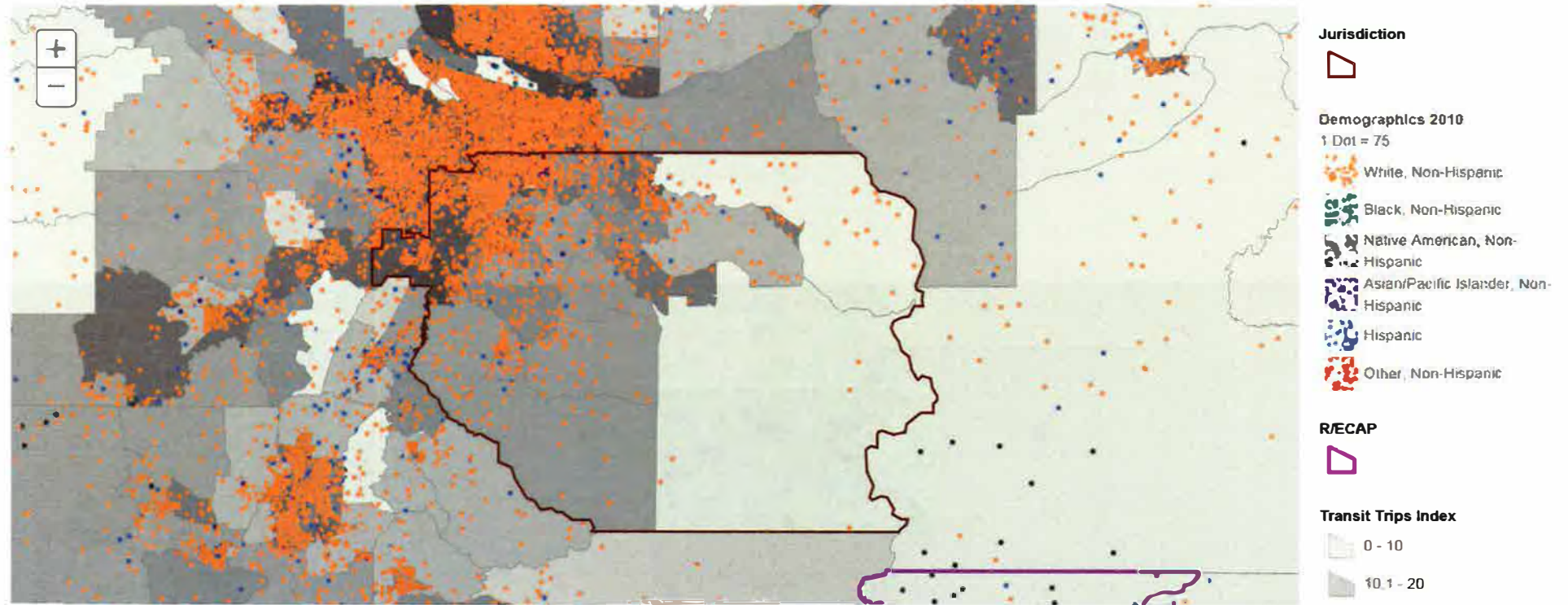
Clackamas County, OR (419005) Jurisdiction



# Map 12 - Demographics and Transit Trips (Transit Trips and Race/Ethnicity)

Transit Trips Index for Jurisdiction and Region with race/ethnicity, national origin, family status and R/ECAPs

Clackamas County, OR (419005) Jurisdiction



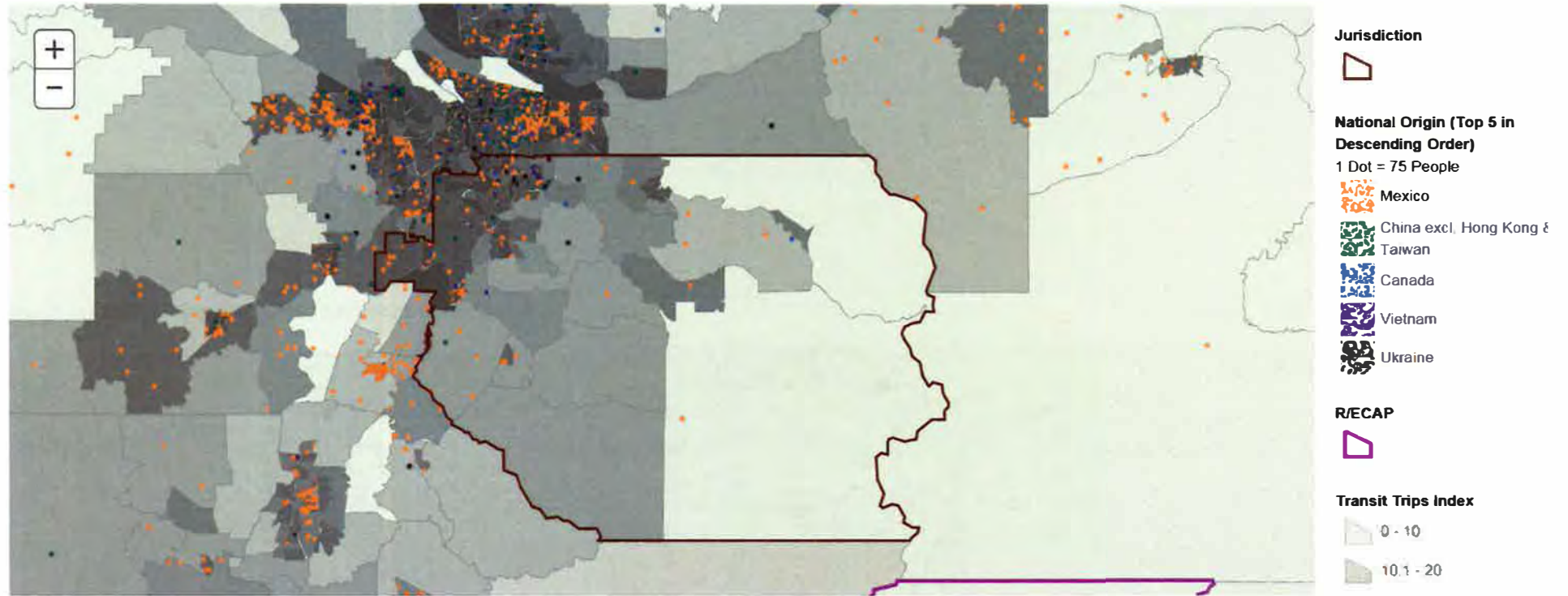
Darker areas have greater access to transit



# Map 12 - Demographics and Transit Trips (Transit Trips and National Origin)

Transit Trips Index for Jurisdiction and Region with race/ethnicity, national origin, family status and R/ECAPs

Clackamas County, OR (419005) Jurisdiction

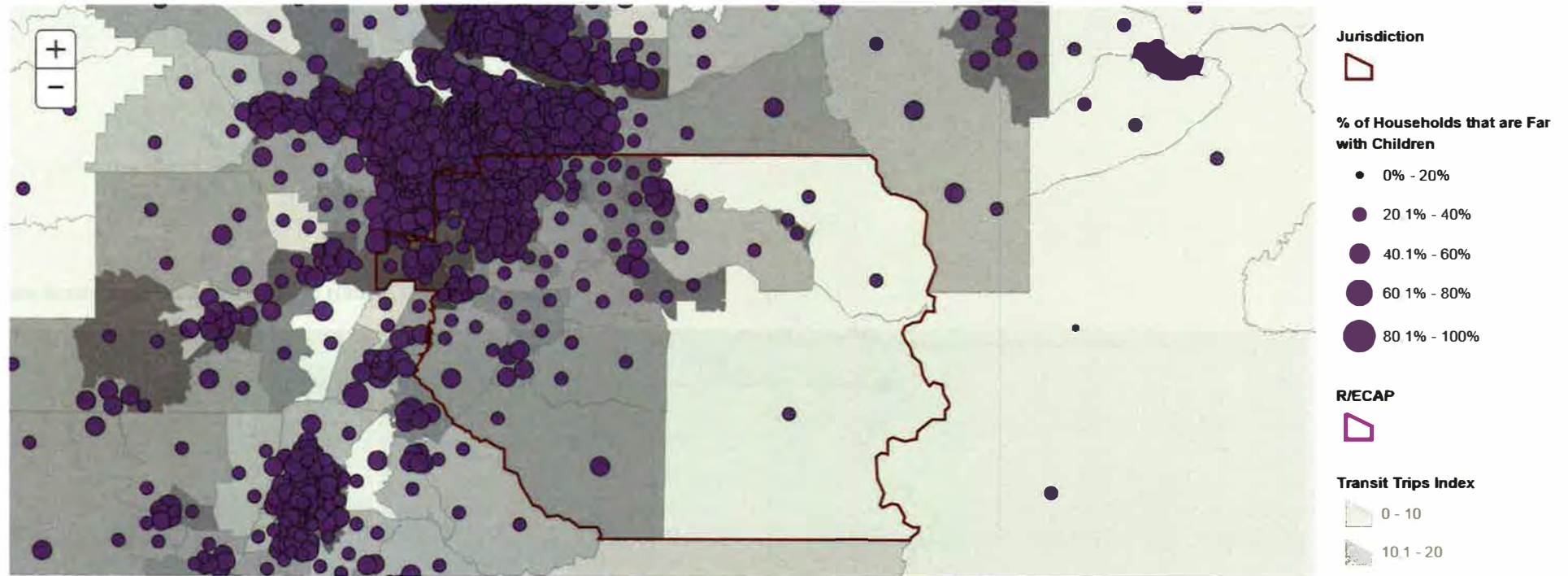


Darker areas have greater access to transit

# Map 12 - Demographics and Transit Trips (Transit Trips and Family Status)

Transit Trips Index for Jurisdiction and Region with race/ethnicity, national origin, family status and R/ECAPs

Clackamas County, OR (419005) Jurisdiction

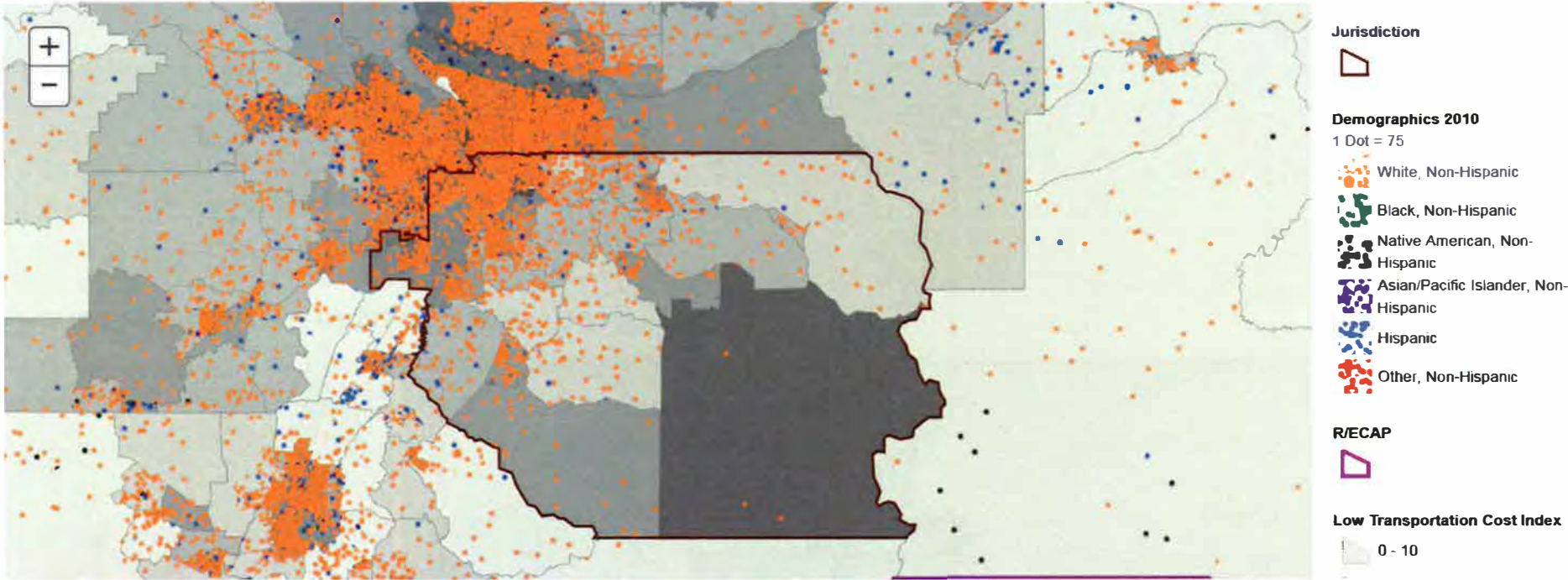


Darker areas have greater access to transit opportunities

# Map 13 - Demographics and Low Transportation Cost (Low Transportation Cost and Race/Ethnicity)

Low Transportation Cost Index with race/ethnicity, national origin, family status and R/ECAPs

Clackamas County, OR (419005) Jurisdiction

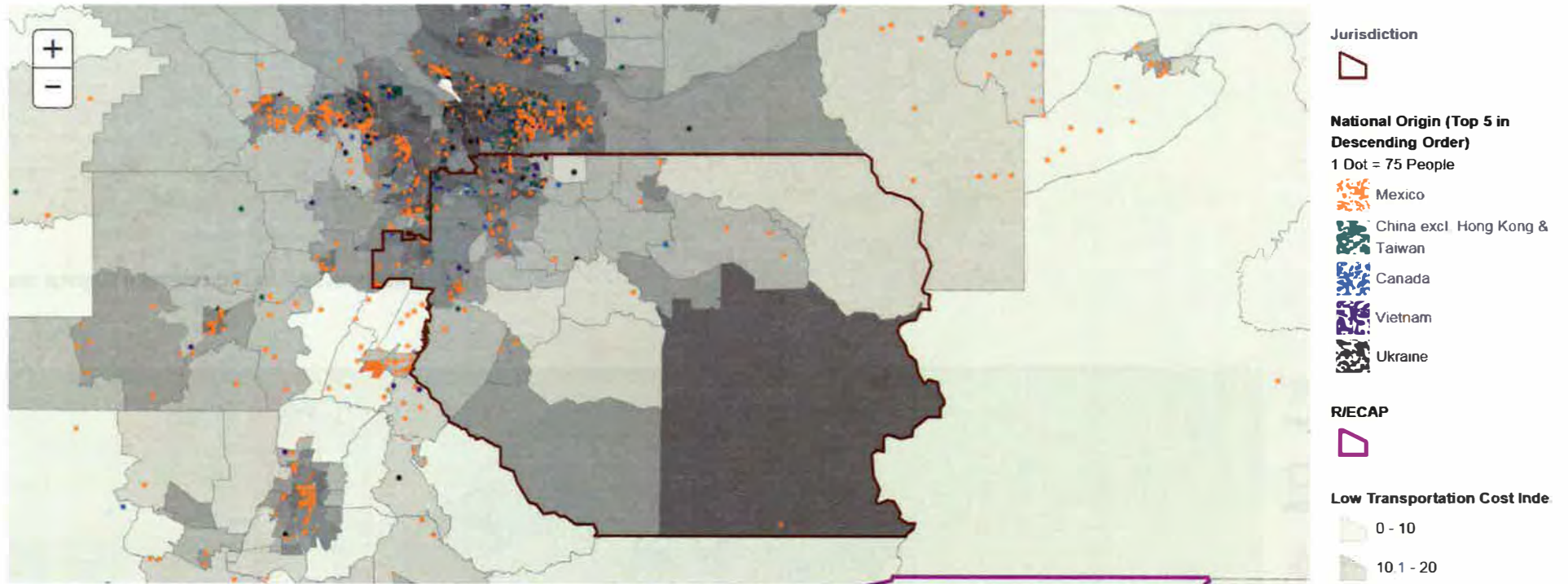


Darker shading indicates higher transportation costs

# Map 13 - Demographics and Low Transportation Cost (Low Transportation Cost and National Origin)

Low Transportation Cost with race/ethnicity, national origin, family status and R/ECAPs

Clackamas County, OR (419005) Jurisdiction



Darker shading indicates higher transportation costs

# Map 13 - Demographics and Low Transportation Cost (Low Transportation Cost and Family Status)

Low Transportation Cost Index with race/ethnicity, national origin, family status and R/ECAPs

Clackamas County, OR (419005) Jurisdiction



# Map 14 - Demographics and Poverty (Poverty and Race/Ethnicity)

Low Poverty Index with race/ethnicity, national origin, family status and R/ECAPs

Clackamas County, OR (419005) Jurisdiction

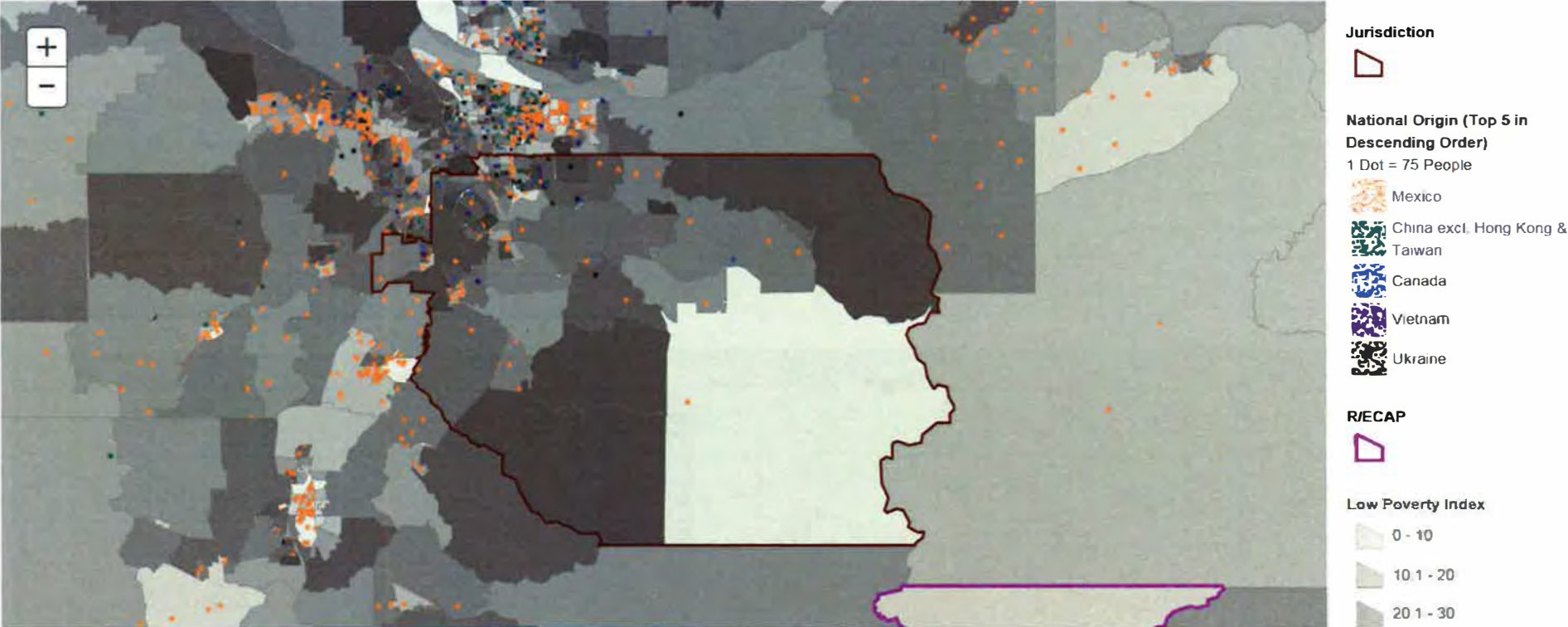


Darker areas indicate a higher likelihood of living in poverty

# Map 14 - Demographics and Poverty (Poverty and National Origin)

Low Poverty Index with race/ethnicity, national origin, family status and R/ECAPs

Clackamas County, OR (419005) Jurisdiction

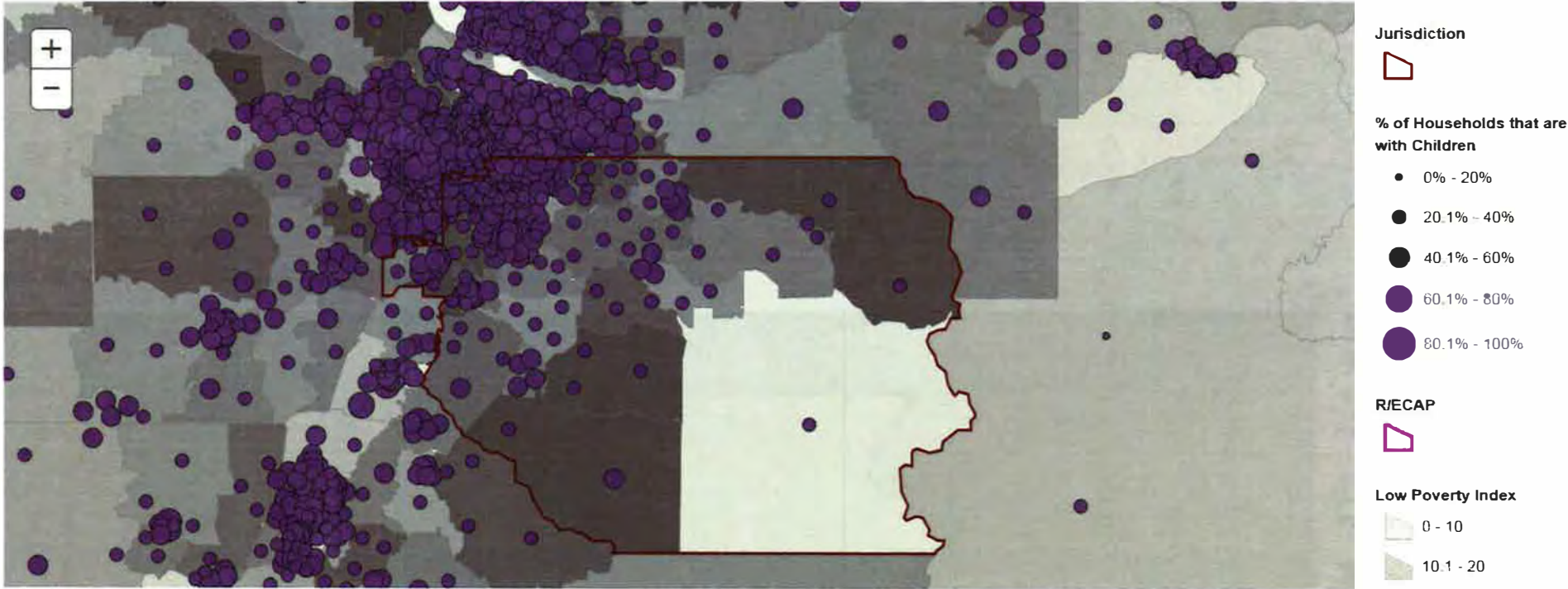


Darker areas indicate a higher likelihood of living in poverty

# Map 14 - Demographics and Poverty (Poverty and Family Status)

Low Poverty Index with race/ethnicity, national origin, family status and R/ECAPs

Clackamas County, OR (419005) Jurisdiction



Darker areas indicate a higher likelihood of living in poverty



# Map 15 - Demographics and Environmental Health (Environmental Health and Race/Ethnicity)

Environmental Health Index with race/ethnicity, national origin, family status and R/ECAPs

Clackamas County, OR (419005) Jurisdiction

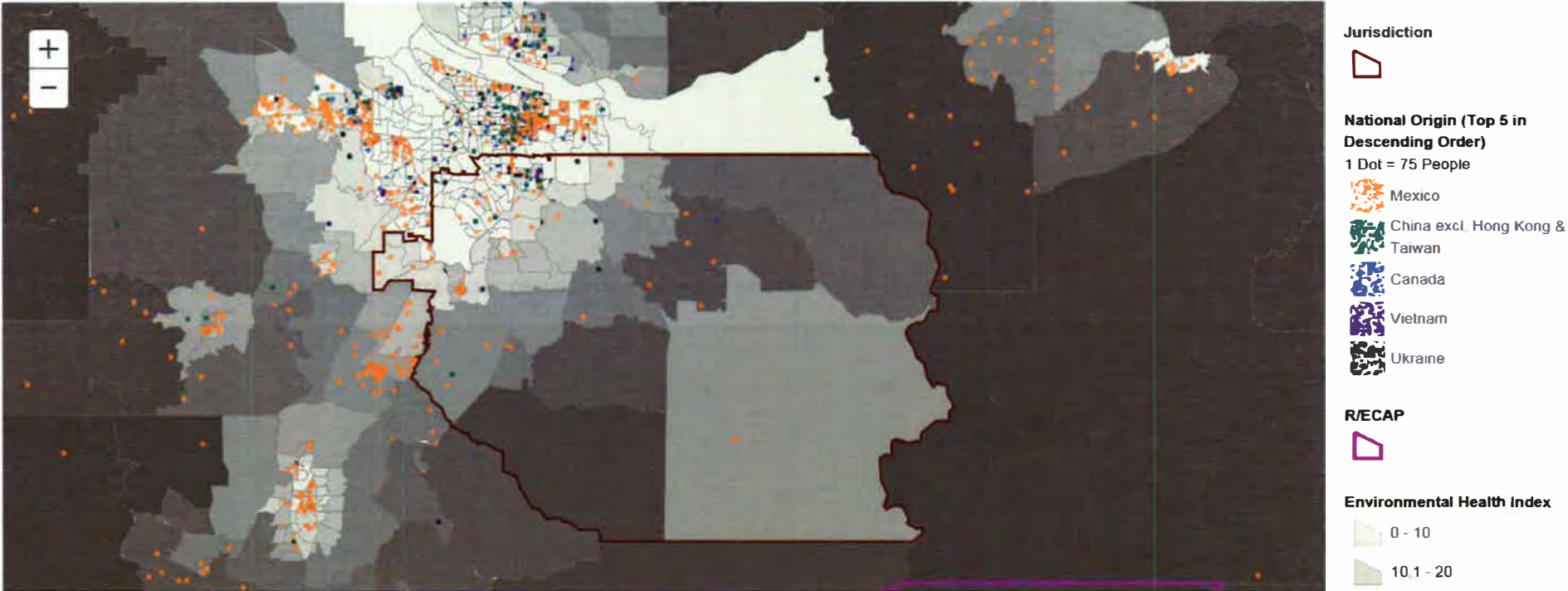


Environmental Health index based on air quality only. Darker areas have less exposure to air pollution.

# Map 15 - Demographics and Environmental Health (Environmental Health and National Origin)

Environmental Health Index with race/ethnicity, national origin, family status and R/ECAPs

Clackamas County, OR (419005) Jurisdiction

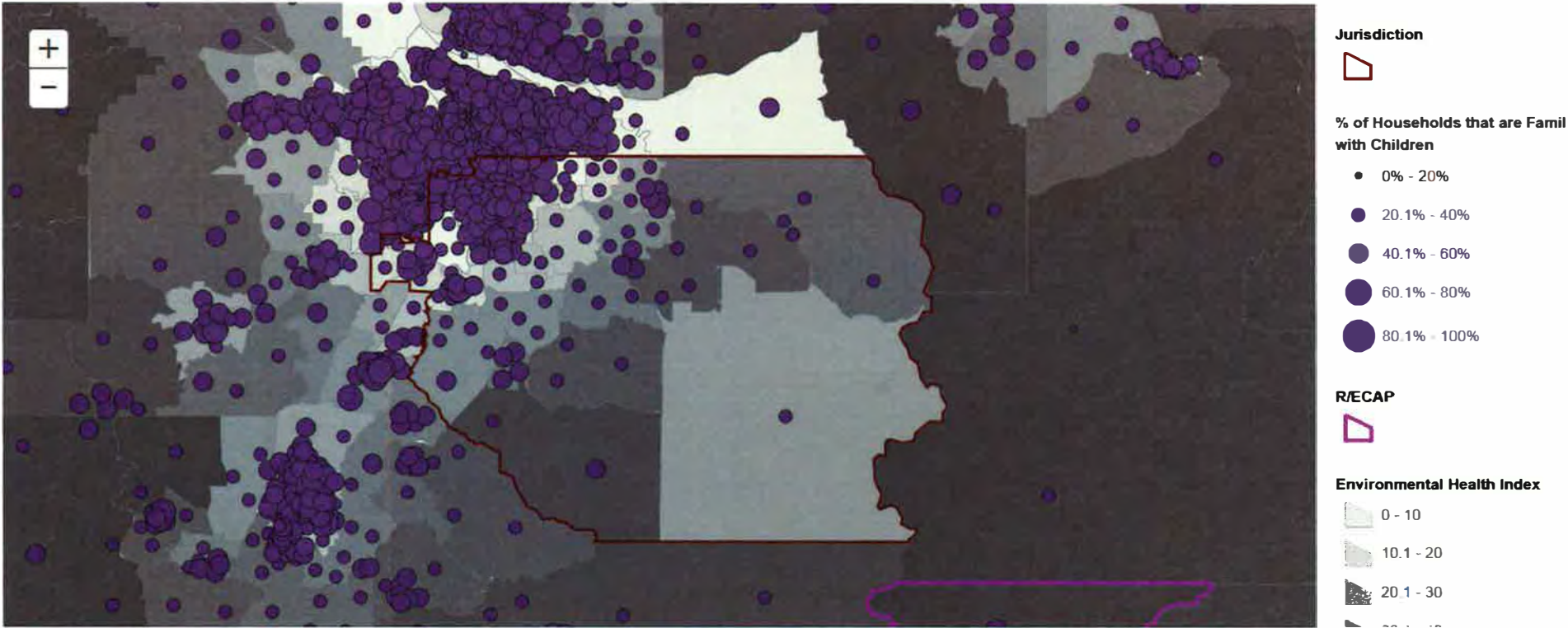


Environmental Health index based on air quality only. Darker areas have less exposure to air pollution.

# Map 15 - Demographics and Environmental Health (Environmental Health and Family Status)

Environmental Health Index with race/ethnicity, national origin, family status and R/ECAPs

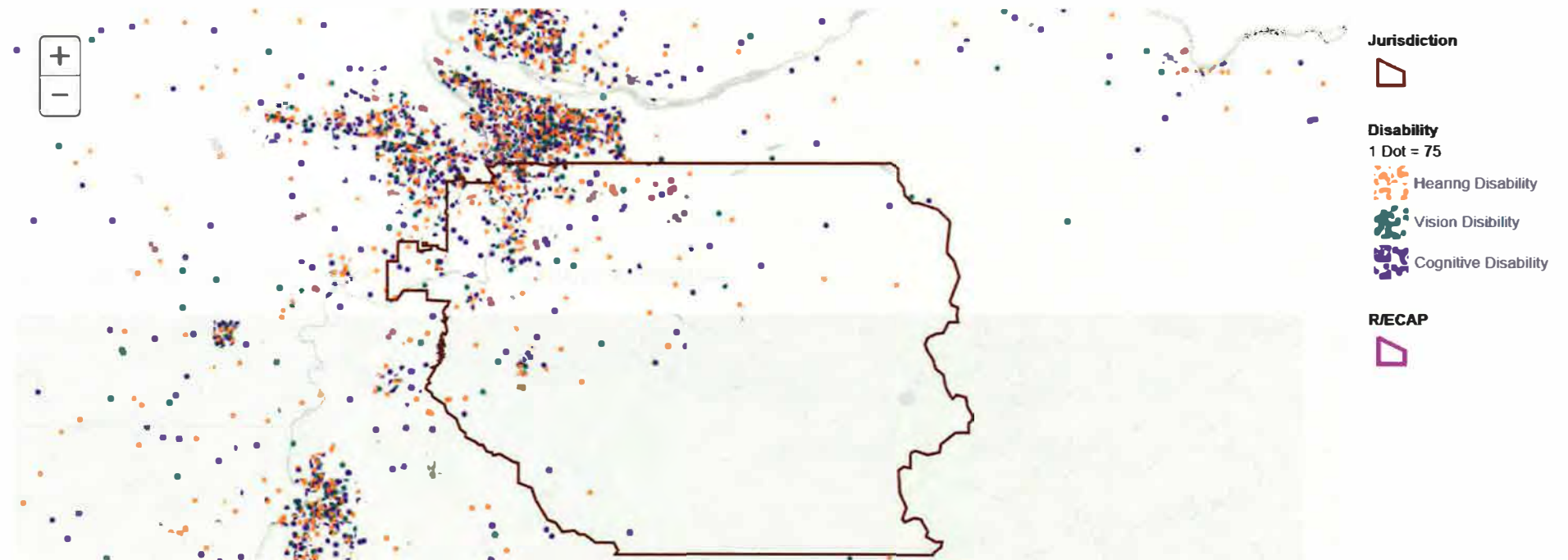
Clackamas County, OR (419005) Jurisdiction



Environmental Health Index: Darker areas have less exposure to air pollution.

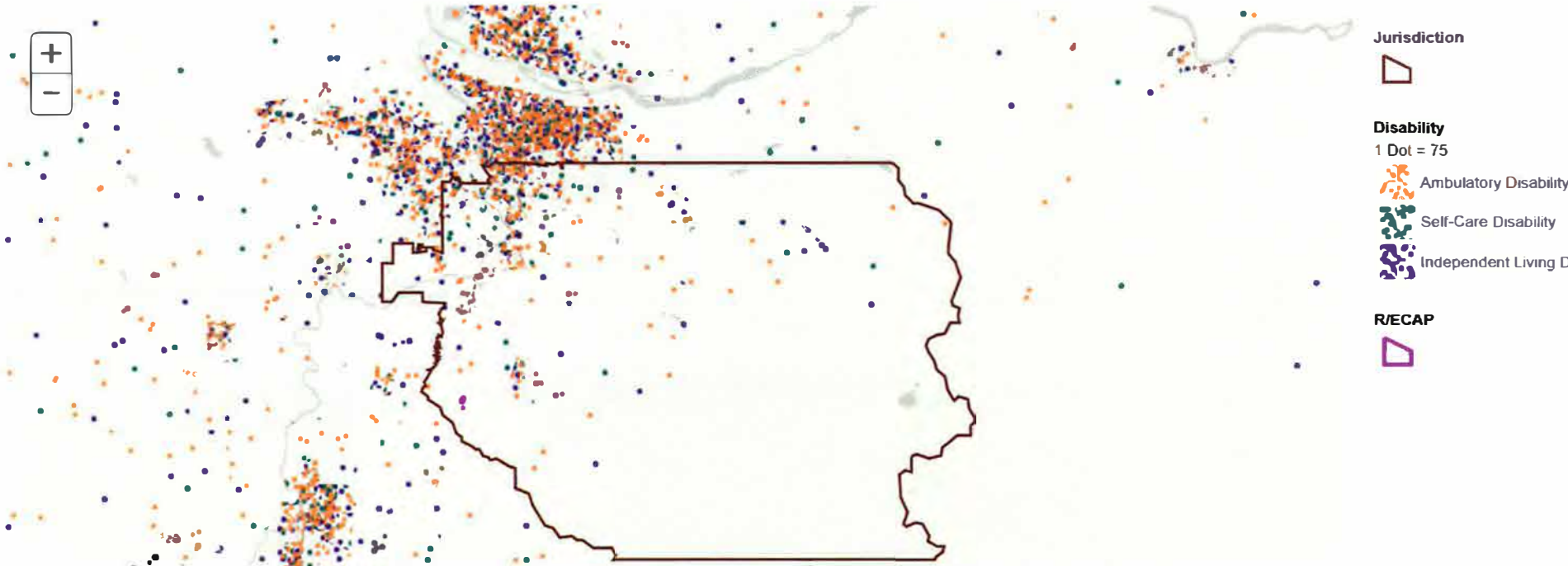
## Map 16 - Disability by Type (Hearing, Vision and Cognitive Disability)

Dot density map of the population of persons with disabilities by persons with vision, hearing, cognitive, ambulatory, self-care, and independent living difficulties with R/ECAPs for Jurisdiction Clackamas County, OR (419005) Jurisdiction



# Map 16 - Disability by Type (Ambulatory, Self-Care and Independent Living Disability)

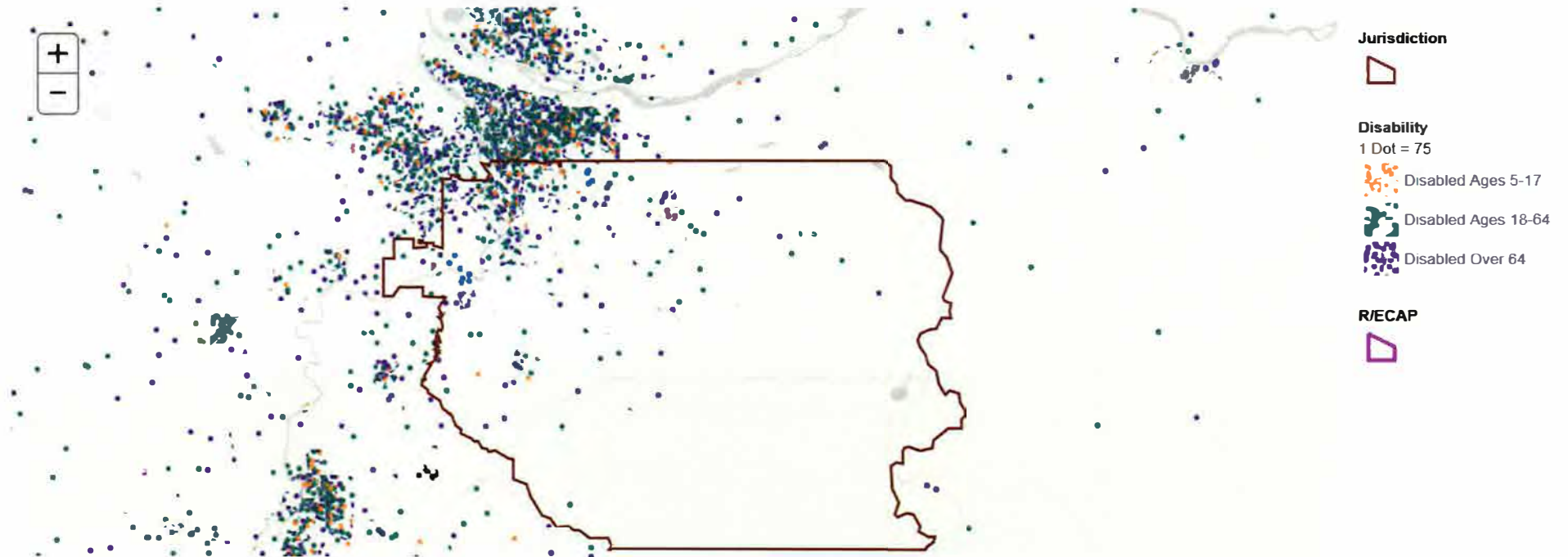
Dot density map of the population of persons with disabilities by persons with vision, hearing, cognitive, ambulatory, self-care, and independent living difficulties with R/ECAPs for Jurisdiction Clackamas County, OR (419005) Jurisdiction



# Map 17 - Disability by Age Group (Disability by Age Group)

All persons with disabilities by age range (5-17)(18-64)(65+) with R/ECAPs

Clackamas County, OR (419005) Jurisdiction



Green dots represent disabled persons age 18 to 64

CLACKAMAS COUNTY AFH  
APPENDIX B DATA TABLES

Table 1 - Demographics

	(Clackamas County, OR CDBG, HOME, ESG) Jurisdiction		(Portland-Vancouver-Hillsboro, OR-WA CBSA) Region			
Race/Ethnicity	#	%	#	%		
White, Non-Hispanic	319,048	84.48	1,698,126	76.29		
Black, Non-Hispanic	2,790	0.74	60,589	2.72		
Hispanic	29,197	7.73	241,844	10.86		
Asian or Pacific Islander, Non-Hispanic	14,485	3.84	135,485	6.09		
Native American, Non-Hispanic	2,347	0.62	15,408	0.69		
Other, Non-Hispanic	446	0.12	3,730	0.17		
National Origin	Country		Country			
#1 country of origin	Mexico	9,232	2.57	Mexico	81,996	3.68
#2 country of origin	China excl. Hong Kong & Taiwan	1,704	0.48	Vietnam	22,576	1.01
#3 country of origin	Canada	1,493	0.42	Ukraine	14,261	0.64
#4 country of origin	Vietnam	1,449	0.40	China excl. Hong Kong & Taiw	12,828	0.58
#5 country of origin	Ukraine	1,361	0.38	Canada	10,400	0.47
#6 country of origin	Korea	1,156	0.32	India	10,150	0.46
#7 country of origin	Philippines	1,044	0.29	Korea	9,743	0.44
#8 country of origin	Russia	978	0.27	Philippines	9,286	0.42
#9 country of origin	Germany	950	0.26	Russia	8,811	0.40
#10 country of origin	India	601	0.17	Germany	5,855	0.26
Limited English Proficiency (LEP)	Language		Language			
#1 LEP Language	Spanish	8,408	2.45	Spanish	78,496	3.53
#2 LEP Language	Chinese	1,282	0.37	Vietnamese	17,009	0.76
#3 LEP Language	Vietnamese	1,102	0.32	Russian	12,474	0.56
#4 LEP Language	Russian	820	0.24	Chinese	11,762	0.53
#5 LEP Language	Korean	624	0.18	Other Slavic langua	5,243	0.24
#6 LEP Language	Other Slavic Language	502	0.15	Korean	4,689	0.21
#7 LEP Language	Arabic	380	0.11	Africanlang	3,191	0.14
#8 LEP Language	French	263	0.08	Other Indo-European	3,189	0.14
#9 LEP Language	Persian	233	0.07	Other Asian languag	2,919	0.13
#10 LEP Language	German	176	0.05	Japanese	2,780	0.12
Disability Type						
Hearing difficulty	14,405	4.00	77,629	3.69		
Vision difficulty	5,906	1.64	41,906	1.99		
Cognitive difficulty	16,721	4.64	110,762	5.27		
Ambulatory difficulty	21,985	6.10	125,867	5.99		

CLACKAMAS COUNTY AFH  
APPENDIX B DATA TABLES

Self-care difficulty	9,217	2.56	51,875	2.47
Independent living difficulty	14,826	4.11	91,404	4.35
<b>Sex</b>				
Male	185,692	49.17	1,099,122	49.38
Female	191,952	50.83	1,126,887	50.62
<b>Age</b>				
Under 18	89,436	23.68	527,233	23.69
18-64	236,665	62.67	1,446,558	64.98
65+	51,543	13.65	252,218	11.33
<b>Family Type</b>				
Families with children	43,819	43.24	256,004	46.46

Note 1: All % represent a share of the total population within the jurisdiction or region, except family type, which is out of total families.

Note 2: 10 most populous places of birth and languages at the jurisdiction level may not be the same as the 10 most populous at the Region level, and are thus labeled separately.

Note 3: Data Sources: Decennial Census; ACS

Note 4: Refer to the Data Documentation for details ([www.hudexchange.info](http://www.hudexchange.info)).



CLACKAMAS COUNTY AFH  
APPENDIX B DATA TABLES

Table 2 - Demographic Trends

	(Clackamas County, OR CDBG, HOME, ESG) Jurisdiction						(Portland-Vancouver-Hillsboro, OR-WA CBSA) Region					
	1990		2000		2010		1990		2000		2010	
Race/Ethnicity	#	%	#	%	#	%	#	%	#	%	#	%
White, Non-Hispanic	266,495	94.61	303,615	89.07	319,048	84.48	1,366,608	89.68	1,573,518	81.61	1,698,126	76.29
Black, Non-Hispanic	1,093	0.39	3,222	0.95	2,790	0.74	40,508	2.66	61,331	3.18	60,589	2.72
Hispanic	7,148	2.54	16,840	4.94	29,197	7.73	50,495	3.31	142,752	7.40	241,844	10.86
Asian or Pacific Islander, Non-Hispanic	4,782	1.70	11,334	3.32	14,485	3.84	50,832	3.34	110,788	5.75	135,485	6.09
Native American, Non-Hispanic	1,789	0.64	4,473	1.31	2,347	0.62	12,813	0.84	28,874	1.50	15,408	0.69
<b>National Origin</b>												
Foreign-born	11,611	4.12	24,378	7.15	31,984	8.42	88,168	5.79	208,423	10.81	281,081	12.63
<b>LEP</b>												
Limited English Proficiency	5,104	1.81	13,148	3.86	17,239	4.54	46,263	3.04	128,392	6.66	161,051	7.23
<b>Sex</b>												
Male	138,285	49.10	168,701	49.50	185,692	49.17	746,461	48.99	956,567	49.62	1,099,122	49.38
Female	143,343	50.90	172,134	50.50	191,952	50.83	777,175	51.01	971,314	50.38	1,126,887	50.62
<b>Age</b>												
Under 18	75,243	26.72	91,429	26.83	89,436	23.68	392,607	25.77	503,722	26.13	527,233	23.69
18-64	174,256	61.87	211,712	62.12	236,665	62.67	948,677	62.26	1,224,312	63.51	1,446,558	64.98
65+	32,129	11.41	37,694	11.06	51,543	13.65	182,352	11.97	199,847	10.37	252,218	11.33
<b>Family Type</b>												
Families with children	36,228	46.31	34,894	47.19	43,819	43.24	187,192	46.80	202,898	49.34	256,004	46.46
<p>Note 1: All % represent a share of the total population within the jurisdiction or region for that year, except family type, which is out of total families.</p> <p>Note 2: Data Sources: Decennial Census; ACS</p> <p>Note 3: Refer to the Data Documentation for details (<a href="http://www.hudexchange.info">www.hudexchange.info</a>).</p>												

CLACKAMAS COUNTY AFH  
APPENDIX B DATA TABLES

**Table 3 - Racial/Ethnic Dissimilarity Trends**

	(Clackamas County, OR CDBG, HOME, ESG) Jurisdiction			(Portland-Vancouver-Hillsboro, OR-WA CBSA) Region		
Racial/Ethnic Dissimilarity Index	1990	2000	2010	1990	2000	2010
Non-White/White	13.49	18.96	26.23	28.76	27.82	31.79
Black/White	29.56	25.50	35.35	63.52	47.49	48.59
Hispanic/White	18.82	27.34	31.03	25.72	34.24	37.13
Asian or Pacific Islander/White	25.16	28.65	39.65	31.31	31.87	38.00

Note 1: Data Sources: Decennial Census

Note 2: Refer to the Data Documentation for details ([www.hudexchange.info](http://www.hudexchange.info)).

Dissimilarity index: range from 0 to 100

Values	Description
<40	Low Segregation
40-54	Moderate Segregation
>55	High Segregation

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Table 4 - R/ECAP Demographics

	(Clackamas County, OR CDBG, HOME, ESG) Jurisdiction - HC Census TRACTS only		(Portland-Vancouver-Hillsboro, OR-WA CBSA) Region	
R/ECAP Race/Ethnicity	#	%	#	%
Total Population in R/ECAPs	0	0.00	10,587	-
White, Non-Hispanic	0	0.00	3,687	34.83
Black, Non-Hispanic	0	0.00	391	3.69
Hispanic	0	0.00	5,679	53.64
Asian or Pacific Islander, Non-Hispanic	0	0.00	462	4.36
Native American, Non-Hispanic	0	0.00	69	0.65
Other, Non-Hispanic	0	0.00	25	0.24
<b>R/ECAP Family Type</b>				
Total Families in R/ECAPs	0	0.00	2,259	-
Families with children	0	0.00	1,422	62.95
<b>R/ECAP National Origin</b>	<b>Country</b>		<b>Country</b>	
Total Population in R/ECAPs	0	-	10,587	-
#1 country of origin	Null	0 0.00	Mexico	2,770 26.16
#2 country of origin	Null	0 0.00	Guatemala	259 2.45
#3 country of origin	Null	0 0.00	Ukraine	200 1.89
#4 country of origin	Null	0 0.00	Laos	116 1.1
#5 country of origin	Null	0 0.00	Vietnam	105 0.99
#6 country of origin	Null	0 0.00	Russia	100 0.94
#7 country of origin	Null	0 0.00	Other Eastern Europe	56 0.53
#8 country of origin	Null	0 0.00	Romania	49 0.46
#9 country of origin	Null	0 0.00	Ecuador	41 0.39
#10 country of origin	Null	0 0.00	Thailand	41 0.39

Note 1: 10 most populous groups at the jurisdiction level may not be the same as the 10 most populous at the Region level, and are thus labeled separately.

Note 2: Data Sources: Decennial Census; ACS

Note 3: Refer to the Data Documentation for details ([www.hudexchange.info](http://www.hudexchange.info)).

Table 4 Minority/LMI Demographics

	Clackamas County Jurisdiction		Milwaukie		North Clackamas		North Clackamas		North Clackamas	
Clackamas County 2010 Data			Census Tract 212		Census Tract 216.01		Census Tract 216.02		Census Tract 222.01	
Minority/LMI Census Tract Race/Ethnicity	#	%	#	%	#	%	#	%	#	%
Total Population in Minority/LMI Census Tract	-	-	3,859	100.00	5,951	100.00	4,924	100.00	4,779	100.00
White, Non-Hispanic	319,048	84.48	3,249	84.20	4,331	72.80	3,704	75.20	2,821	59.00
Black, Non-Hispanic	2,790	0.74	55	1.40	110	1.80	89	1.80	168	3.50
Hispanic	29,197	7.73	360	9.30	1,013	17.00	752	15.30	1,338	28.00
Asian or Pacific Islander, Non-Hispanic	14,485	3.84	68	1.80	225	3.80	164	3.30	268	5.60
Native American, Non-Hispanic	2,347	0.62	31	0.80	63	1.10	30	0.60	35	0.70
Other, Non-Hispanic	446	0.12	96	2.50	209	3.50	185	3.80	149	3.10
<b>Minority/LMI Census Tract Family Type</b>										
Total Families in Minority/LMI Census Tract	-	-	879	46.50	1,346	57.60	1,284	67.80	990	44.40
Families with children	43,819	43.24	325	17.20	683	29.20	577	30.40	488	21.90

	Clackamas County Jurisdiction		Canby		Canby		East Clackamas		Milwaukie/Clackamas Census Tract (Total)		
Minority/LMI Census Tract Race/Ethnicity	#	%	#	%	#	%	#	%	#	%	
Total Population in Minority/LMI Census Tract	-	-	3,611	100.00	4,227	100.00	297	100.00	27,648	100.00	Census Tracts
White, Non-Hispanic	319,048	84.48	2,677	74.10	2,459	58.20	197	66.30	19,438	70.30	Not
Black, Non-Hispanic	2,790	0.74	9	0.20	11	0.30	21	7.10	463	1.60	Block Groups
Hispanic	29,197	7.73	766	21.20	1,646	38.90	32	10.80	5,907	21.40	
Asian or Pacific Islander, Non-Hispanic	14,485	3.84	49	1.40	21	0.50	18	6.10	813	3.00	
Native American, Non-Hispanic	2,347	0.62	34	0.90	20	0.50	10	3.40	223	0.80	
Other, Non-Hispanic	446	0.12	76	2.10	70	1.70	19	6.40	804	3.00	
<b>Minority/LMI Census Tract Family Type</b>											
Total Families in Minority/LMI Census Tract	-	-	892	69.90	1,063	77.70	14	38.90	6,468	100.00	
Families with children	43,819	43.24	511	40.00	610	44.60	5	13.90	3,199	49.46	

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**Table 5 - Publicly Supported Housing Units by Program Category**

	<b>(Clackamas County, OR CDBG, HOME, ESG) Jurisdiction</b>	
<b>Housing Units</b>	<b>#</b>	<b>%</b>
Total housing units	157,887	-
Public Housing	548	0.35
Project-based Section 8	390	0.25
Other Multifamily	222	0.14
HCV Program	1,627	1.03
<p>Note 1: Data Sources: Decennial Census; APSH</p> <p><u><a href="#">Note 2: Refer to the Data Documentation for details</a></u>  <u><a href="http://www.hudexchange.info">www.hudexchange.info</a></u>.</p>		

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Table 6 - Publicly Supported Housing Residents by Race/Ethnicity

(Clackamas County, OR CDBG, HOME, ESG) Jurisdiction	Race/Ethnicity							
	White		Black		Hispanic		Asian or Pacific Islander	
	#	%	#	%	#	%	#	%
<b>Housing Type</b>								
Public Housing	456	87.86	23	4.43	30	5.78	6	1.16
Project-Based Section 8	312	92.31	1	0.30	14	4.14	9	2.66
Other Multifamily	204	98.08	0	0.00	2	0.96	2	0.96
HCV Program	1,268	88.80	53	3.71	68	4.76	9	0.63
<b>0-30% of AMI</b>	95	73.08	0	0.00	25	19.23	0	0.00
<b>0-50% of AMI</b>	220	72.13	0	0.00	25	8.20	10	3.28
<b>0-80% of AMI</b>	395	75.24	0	0.00	50	9.52	25	4.76
<b>(Clackamas County, OR CDBG, HON</b>	319,048	84.48	2,790	0.74	29,197	7.73	14,485	3.84

Note 1: Data Sources: Decennial Census; APSH; CHAS  
 Note 2: #s presented are numbers of households not individuals.  
 Note 3: Refer to the Data Documentation for details ([www.hudexchange.info](http://www.hudexchange.info)).

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Table 6 - Publicly Supported Housing Residents by Race/Ethnicity

(Clackamas County, OR CDBG, HOME, ESG) Jurisdiction	Race/Ethnicity							
	White		Black		Hispanic		Asian or Pacific Islander	
	#	%	#	%	#	%	#	%
<b>Housing Type</b>								
Public Housing	477	90.34	31	5.87	34	6.44	29	5.49
Project-Based Section 8	312	92.31	1	0.30	14	4.14	9	2.66
Other Multifamily	204	98.08	0	0.00	2	0.96	2	0.96
HCV Program	1,313	90.93	87	6.02	96	6.65	61	4.22
<b>0-30% of AMI</b>	95	73.08	0	0.00	25	19.23	0	0.00
<b>0-50% of AMI</b>	220	72.13	0	0.00	25	8.20	10	3.28
<b>0-80% of AMI</b>	395	75.24	0	0.00	50	9.52	25	4.76
<b>(Clackamas County, OR CDBG, HON</b>	319,048	84.48	2,790	0.74	29,197	7.73	14,485	3.84

Note 1: Data Sources: Decennial Census; APSH; CHAS  
 Note 2: #s presented are numbers of households not individuals.  
 Note 3: Refer to the Data Documentation for details ([www.hudexchange.info](http://www.hudexchange.info)).

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Table 7 - R/ECAP and Non-R/ECAP Demographics by Publicly Supported Housing Program Category

(Clackamas County, OR CDBG, HOME, ESG) Jurisdiction	Total # units (occupied)	% Elderly	% with a disability*	% White	% Black	% Hispanic	% Asian or Pacific Islander	% Families with children
<b>Public Housing</b>								
R/ECAP tracts								
Non R/ECAP tracts	530	22.18	34.77	87.86	4.43	5.78	1.16	41.73
<b>Project-based Section 8</b>								
R/ECAP tracts								
Non R/ECAP tracts	361	38.98	29.38	92.31	0.30	4.14	2.66	31.36
<b>Other HUD Multifamily</b>								
R/ECAP tracts								
Non R/ECAP tracts	218	72.43	32.71	98.08	0.00	0.96	0.96	
<b>HCV Program</b>								
R/ECAP tracts								
Non R/ECAP tracts	1,534	22.13	26.13	88.81	3.71	4.76	0.63	39.07

Note 1: Disability information is often reported for heads of household or spouse/co-head only. Here, the data reflect information on all members of the household.

Note 2: Data Sources: APSH

Note 3: Refer to the Data Documentation for details ([www.hudexchange.info](http://www.hudexchange.info)).

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Table 7 - R/ECAP and Non-R/ECAP Demographics by Publicly Supported Housing Program Category

(Clackamas County, OR CDBG, HOME, ESG) Jurisdiction	Total # units (occupied)	% Elderly	% with a disability*	% White	% Black	% Hispanic	% Asian or Pacific Islander	% Families with children
<b>Public Housing</b>								
R/ECAP tracts								
Non R/ECAP tracts	528	23.67	50.38	90.34	5.87	6.44	2.65	40.91
<b>Project-based Section 8</b>								
R/ECAP tracts								
Non R/ECAP tracts	361	38.98	29.38	92.31	0.30	4.14	2.66	31.36
<b>Other HUD Multifamily</b>								
R/ECAP tracts								
Non R/ECAP tracts	218	72.43	32.71	98.08	0.00	0.96	0.96	
<b>HCV Program</b>								
R/ECAP tracts								
Non R/ECAP tracts	1,444	28.25	46.47	90.93	6.02	6.65	1.66	41.69

Note 1: Disability information is often reported for heads of household or spouse/co-head only. Here, the data reflect information on all

Note 2: Data Sources: APSH

Note 3: Refer to the Data Documentation for details ([www.hudexchange.info](http://www.hudexchange.info)).

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**Table 8 - Demographics of Publicly Supported Housing Developments, by Program Category**

**Public Housing**

**(Clackamas County,  
OR CDBG, HOME,  
ESG) Jurisdiction**

**Public Housing  
Race/Ethnicity (%)**

**Public Housing  
Households with  
Children (%)**

Developments				HUD Provided Data		Census Tract Data	Difference
Hillside Manor DATA UPDATED BY HACC	White	93	1	93	0	86.15%	6.85
	Black	4		5		2.05%	2.95
	Hispanic	4		2		5.98%	3.98
	Asian	0		0		1.61%	
Scattered Sites Clackamas County	White	92.0	72.5	82	82	82.96%	
	Black	2.2		1		0.68%	
	Hispanic	11.6		11		11.07%	
	Asian	5.1		4		1.39%	
Oregon City View Manor	White	92.9	44.9	83	43	89.97%	
	Black	5.1		5		0.49%	
	Hispanic	7.1		9		4.81%	
	Asian	3.1		1		1.19%	
Clackamas Heights	White	85.3	46.3	86	42	89.97%	3.97
	Black	11.6		9		0.49%	8.51
	Hispanic	3.2		3		4.81%	1.81
	Asian	3.2		1		1.19%	
Hillside Park	White	87.6	27.8	87	27	86.15%	0.85
	Black	8.2		6		2.05%	3.95
	Hispanic	4.1		4		5.98%	1.98
	Asian	1.0		1		1.61%	

**Project-Based Section 8**

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<b>(Clackamas County, OR CDBG, HOME, ESG) Jurisdiction</b>	<b>Project-Based Race/Ethnicity (%)</b>	<b>Project-Based Households with Children (%)</b>			
<b>Developments</b>			Census Tract Data		
Ikoi So Terrace	White	94	0	84.32%	Seniors
Oak Grove	Black	0		0.83%	
	Hispanic	0		9.21%	
	Asian	6		1.84%	
Ridings Terrace I	White	84	85	83.14%	Families
Molalla	Black	0		0.36%	
	Hispanic	11		13.19%	
	Asian	0		0.73%	
Rosewood Terrace	White	92	73	86.76%	Families 5.24
Oregon City	Black	0		0.36%	
	Hispanic	8		7.96%	
	Asian	0		0.94%	
Oregon City Terrace	White	86	62	86.76%	Families 0.76
Oregon City	Black	2		0.36%	1.64
	Hispanic	7		7.96%	0.96
	Asian	2		0.94%	1.06
Ridings Terrace II	White	77	54	83.14%	Families 6.17
Molalla	Black	0		0.36%	
	Hispanic	15		13.19%	1.81
	Asian	0		0.73%	
Carriage Court	White	97	0	74.13%	Seniors
Canby	Black	0		0.25%	
	Hispanic	3		21.21%	
	Asian	0		1.08%	
Willamalane	White	90	42	78.12%	Families 11.9
Milwaukie	Black	3		1.28%	1.72
	Hispanic	7		14.28%	
	Asian	0		2.02%	
300 Main	White	96	0	90.61%	Seniors
Estacada	Black	0		0.42%	
	Hispanic	4		5.43%	



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	Asian	0		0.92%		
Seneca Terrace	White	86	69	75.22%	Families	10.8
Milwaukie	Black	0		1.81%		
	Hispanic	4		15.27%		11.3
	Asian	11		3.11%		7.89
Hollyfield Village	White	100	0	89.92%	Disabled Seniors	
Lake Oswego	Black	0		0.39%		
	Hispanic	0		3.70%		
	Asian	0		3.49%		
Our Apartment	White	0	0	86.76%	Section 8 contract expired 2012	
Oregon City "Otter Lane"	Black	0		0.36%		
	Hispanic	0		7.96%		
	Asian	0		0.94%		
Cascade Meadows	White	85	0	72.78%	Seniors	
Milwaukie	Black	3		1.85%		
	Hispanic	3		17.02%		
	Asian	7		3.33%		

**Other HUD Multifamily Assisted Housing**

**(Clackamas County,  
OR CDBG, HOME,  
ESG) Jurisdiction**

Developments	Other Multifamily Race/Ethnicity (%)	Other Multifamily Households with Children (%)		Census Tract Data	
Charleston Apartments	White	86	14	82.48%	MultiFam
Wilsonville	Black	0		0.68%	
	Hispanic	7		8.89%	
	Asian	0		3.81%	
Whispering Pines	White	97	0	90.61%	Seniors
Estacada	Black	0		0.42%	
	Hispanic	2		5.43%	
	Asian	2		0.92%	
Oakridge Park Apartments	White	95	0	82.93%	Seniors
Lake Oswego	Black	0		0.95%	

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	Hispanic	0		5.57%	
	Asian	2		6.52%	
Meadowlark Apartments Oregon City	White	100	0	86.88%	SMI housing
	Black	0		0.76%	
	Hispanic	0		7.28%	
	Asian	0		1.89%	
Fisher Ridge Apartments Oregon City	White	94	0	89.57%	MI housing 811
	Black	0		0.40%	
	Hispanic	6		5.27%	
	Asian	0		0.93%	
Renaissance Court Wilsonville	White	95	0	82.48%	SMI housing
	Black	0		0.68%	
	Hispanic	0		8.89%	
	Asian	5		3.81%	
Creekside Woods Wilsonville	White	100	0	75.53%	Seniors
	Black	0		0.86%	
	Hispanic	0		13.74%	
	Asian	0		6.34%	

Note 1: For LIHTC properties, this information will be supplied by local knowledge.

Note 2: Percentages may not add to 100 due to rounding error.

Note 3: Data Sources: APSH

Note 4: Refer to the Data Documentation for details ([www.hudexchange.info](http://www.hudexchange.info)).

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Table 9 - Demographics of Households with Disproportionate Housing Needs

Disproportionate Housing Needs	(Clackamas County, OR CDBG, HOME, ESG) Jurisdiction			(Portland-Vancouver-Hillsboro, OR-WA CBSA) Region		
	# with problems	# households	% with problems	# with problems	# households	% with problems
<b>Households experiencing any of 4 housing problems*</b>						
<b>Race/Ethnicity</b>						
White, Non-Hispanic	49,570	131,065	37.82%	268,029	715,194	37.48
Black, Non-Hispanic	410	834	49.16%	12,342	22,301	55.34
Hispanic	3,860	6,890	56.02%	34,699	59,059	58.75
Asian or Pacific Islander, Non-Hispanic	1,900	4,353	43.65%	19,085	44,019	43.36
Native American, Non-Hispanic	360	673	53.49%	2,271	4,911	46.24
Other, Non-Hispanic	1,129	2,838	39.78%	8,479	19,078	44.44
<i>Total</i>	<i>57,230</i>	<i>146,665</i>	<i>39.02%</i>	<i>344,890</i>	<i>864,545</i>	<i>39.89</i>
<b>Household Type and Size</b>						
Family households, <5 people	29,120	87,884	33.13%	156,520	473,864	33.03
Family households, 5+ people	7,020	13,689	51.28%	41,790	77,100	54.20
Non-family households	21,090	45,105	46.76%	146,600	313,590	46.75
<b>Households experiencing any of 4 Severe Housing Problems**</b>	<b># with severe problems</b>	<b># households</b>	<b>% with severe problems</b>	<b># with severe problems</b>	<b># households</b>	<b>% with severe problems</b>
<b>Race/Ethnicity</b>						
White, Non-Hispanic	23,580	131,065	17.99%	125,408	715,194	17.53
Black, Non-Hispanic	215	834	25.78%	7,594	22,301	34.05
Hispanic	2,345	6,890	34.03%	21,449	59,059	36.32
Asian or Pacific Islander, Non-Hispanic	890	4,353	20.45%	9,940	44,019	22.58
Native American, Non-Hispanic	190	673	28.23%	1,185	4,911	24.13
Other, Non-Hispanic	699	2,838	24.63%	4,435	19,078	23.25
<i>Total</i>	<i>27,905</i>	<i>146,665</i>	<i>19.03%</i>	<i>169,990</i>	<i>864,545</i>	<i>19.66</i>
<p>Note 1: The four housing problems are: incomplete kitchen facilities, incomplete plumbing facilities, more than 1 person per room, and cost burden greater than 30%. The <b>four severe housing problems</b> are: incomplete kitchen facilities, incomplete plumbing facilities, more than 1 person per room, and <b>cost burden greater than 50%</b>.</p> <p>Note 2: All % represent a share of the total population within the jurisdiction or region, except household type and size, which is out of total households.</p> <p>Note 3: Data Sources: CHAS</p> <p>Note 4: Refer to the Data Documentation for details (<a href="http://www.hudexchange.info">www.hudexchange.info</a>).</p>						

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Table 10 - Demographics of Households with Severe Housing Cost Burden

Households with Severe Housing Cost Burden*	(Clackamas County, OR CDBG, HOME, ESG) Jurisdiction			(Portland-Vancouver-Hillsboro, OR-WA CBSA) Region		
	# with severe cost burden	# households	% with severe cost burden	# with severe cost burden	# households	% with severe cost burden
<b>Race/Ethnicity</b>						
White, Non-Hispanic	20,800	131,065	15.87%	110,900	715,194	15.51
Black, Non-Hispanic	150	834	17.99%	6,685	22,301	29.98
Hispanic	1,395	6,890	20.25%	13,605	59,059	23.04
Asian or Pacific Islander, Non-Hispanic	735	4,353	16.88%	7,613	44,019	17.29
Native American, Non-Hispanic	180	673	26.75%	1,044	4,911	21.26
Other, Non-Hispanic	550	2,838	19.38%	3,844	19,078	20.15
<i>Total</i>	<i>23,810</i>	<i>146,665</i>	<i>16.23%</i>	<i>143,691</i>	<i>864,545</i>	<i>16.62</i>
<b>Household Type and Size</b>						
Family households, <5 people	10,945	87,884	12.45%	60,868	473,864	12.85
Family households, 5+ people	1,860	13,689	13.59%	10,314	77,100	13.38
Non-family households	10,995	45,105	24.38%	72,519	313,590	23.13
<p>Note 1: Severe housing cost burden is defined as <b>greater than 50% of income</b>.</p> <p>Note 2: All % represent a share of the total population within the jurisdiction or region, except household type and size, which is out of total households.</p> <p>Note 3: The # households is the denominator for the % with problems, and may differ from the # households for the table on severe housing problems.</p> <p>Note 4: Data Sources: CHAS</p> <p>Note 5: Refer to the <a href="http://www.hudexchange.info">Data Documentation for details (www.hudexchange.info)</a>.</p>						

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**Table 11 - Publicly Supported Housing by Program Category: Units by Number of Bedrooms and Number of Children**

	(Clackamas County, OR CDBG, HOME, ESG) Jurisdiction							
	Households in 0- 1 Bedroom Units		Households in 2 Bedroom Units		Households in 3+ Bedroom Units		Households with Children	
Housing Type	#	%	#	%	#	%	#	%
Public Housing	180	33.83	158	29.70	189	35.53	222	41.73
Project-Based Section 8	195	55.08	122	34.46	29	8.19	111	31.36
Other Multifamily	214	100.00	0	0.00	0	0.00	1	0.47
HCV Program	367	24.47	664	44.27	406	27.07	586	39.07
Note 1: Data Sources: APSH								
Note 2: Refer to the Data Documentation for details ( <a href="http://www.hudexchange.info">www.hudexchange.info</a> ).								

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Table 12 - Opportunity Indicators, by Race/Ethnicity

(Clackamas County, OR CDBG, HOME, ESG) Jurisdiction	Low Poverty Index	School Proficiency Index	Labor Market Index	Transit Index	Low Transportation Cost Index	Jobs Proximity Index	Environmental Health Index
<b>Total Population</b>							
White, Non-Hispanic	64.60	60.93	55.61	68.07	46.26	48.74	17.82
Black, Non-Hispanic	60.97	62.08	55.73	74.04	54.44	55.81	9.99
Hispanic	55.29	55.62	49.99	72.38	51.40	55.44	16.89
Asian or Pacific Islander, Non-Hispanic	70.65	68.03	66.21	72.49	50.19	48.99	9.69
Native American, Non-Hispanic	59.63	56.15	49.58	67.55	47.01	50.93	19.39
<b>Population below federal poverty line</b>							
White, Non-Hispanic	57.09	57.93	50.63	69.83	49.88	50.61	16.49
Black, Non-Hispanic	54.78	48.08	54.33	71.03	53.10	57.87	19.26
Hispanic	44.08	56.42	46.40	76.49	56.79	55.48	14.42
Asian or Pacific Islander, Non-Hispanic	63.98	65.66	60.89	74.16	54.28	54.09	11.16
Native American, Non-Hispanic	40.51	53.39	50.52	71.19	55.89	48.73	15.12
<b>(Portland-Vancouver-Hillsboro, OR-WA CBSA) Region</b>							
<b>Total Population</b>							
White, Non-Hispanic	56.42	51.77	57.05	74.73	53.63	47.93	15.25
Black, Non-Hispanic	41.25	36.91	54.12	83.02	64.05	51.50	4.53
Hispanic	43.14	40.13	47.74	79.51	58.43	51.38	10.20
Asian or Pacific Islander, Non-Hispanic	56.13	52.61	61.12	80.66	58.51	45.61	7.06
Native American, Non-Hispanic	47.91	44.43	48.94	74.39	54.56	50.21	17.87
<b>Population below federal poverty line</b>							
White, Non-Hispanic	45.52	46.99	50.65	78.41	59.18	52.10	12.64
Black, Non-Hispanic	33.43	32.04	51.55	85.01	67.10	52.17	2.27
Hispanic	33.76	36.30	41.76	81.92	61.67	52.89	8.76
Asian or Pacific Islander, Non-Hispanic	43.73	45.84	54.70	82.37	62.68	46.53	3.55
Native American, Non-Hispanic	32.63	33.79	43.02	83.22	64.12	52.10	7.78

Note 1: Data Sources: Decennial Census; ACS; Great Schools; Common Core of Data; SABINS; LAI; LEHD; NATA

Note 2: Refer to the Data Documentation for details ([www.hudexchange.info](http://www.hudexchange.info)).

**Low Poverty Index:** The higher the score, the less exposure to poverty in a neighborhood.

**School Proficiency Index:** The higher the score, the higher the school system quality is in a neighborhood.

**Labor Market Engagement Index:** The higher the score, the higher the labor force participation and human capital in a neighborhood.

**Low Transportation Cost Index:** The higher the index, the lower the cost of transportation in that neighborhood.

**Transit Trips Index:** The higher the transit trips index, the more likely residents in that neighborhood utilize public transit.

**Environmental Health index:** The higher the index value, the less exposure to (air pollution) toxins harmful to human health.

**Protected Classes Index:** values documenting the extent to which members of different racial or ethnic groups have access to particular opportunity indicators. The Tool provides a weighted average for a given characteristic.

CLACKAMAS COUNTY AFH  
APPENDIX B DATA TABLES

**Table 13 - Disability by Type**

	(Clackamas County, OR CDBG, HOME, ESG) Jurisdiction		(Portland-Vancouver-Hillsboro, OR-WA CBSA) Region	
Disability Type	#	%	#	%
Hearing difficulty	14,405	4.00	77,629	3.69
Vision difficulty	5,906	1.64	41,906	1.99
Cognitive difficulty	16,721	4.64	110,762	5.27
Ambulatory difficulty	21,985	6.10	125,867	5.99
Self-care difficulty	9,217	2.56	51,875	2.47
Independent living difficulty	14,826	4.11	91,404	4.35
<p>Note 1: All % represent a share of the total population within the jurisdiction or region.</p> <p>Note 2: Data Sources: ACS</p> <p>Note 3: Refer to the <a href="http://www.hudexchange.info">Data Documentation for details (www.hudexchange.info)</a>.</p>				

CLACKAMAS COUNTY AFH  
APPENDIX B DATA TABLES

**Table 14 - Disability by Age Group**

	(Clackamas County, OR CDBG, HOME, ESG) Jurisdiction		(Portland-Vancouver-Hillsboro, OR-WA CBSA) Region	
Age of People with Disabilities	#	%	#	%
age 5-17 with Disabilities	3,478	0.97	19,655	0.94
age 18-64 with Disabilities	21,334	5.92	143,543	6.83
age 65+ with Disabilities	18,738	5.20	96,754	4.61
<p>Note 1: All % represent a share of the total population within the jurisdiction or region.</p> <p>Note 2: Data Sources: ACS</p> <p>Note 3: Refer to the Data Documentation for details (<a href="http://www.hudexchange.info">www.hudexchange.info</a>).</p>				



**CLACKAMAS COUNTY AFH  
APPENDIX B DATA TABLES**

**Table 15 - Disability by Publicly Supported Housing Program Category**

(Clackamas County, OR CDBG, HOME, ESG) Jurisdiction	People with a Disability*	
	#	%
Public Housing	185	34.77
Project-Based Section 8	104	29.38
Other Multifamily	70	32.71
HCV Program	393	26.20
(Portland-Vancouver-Hillsboro, OR-WA CBSA) Region		
Public Housing	1,010	34.35
Project-Based Section 8	1,482	29.97
Other Multifamily	418	34.86
HCV Program	5,557	32.23
<p>Note 1: The definition of "disability" used by the Census Bureau may not be comparable to reporting requirements under HUD programs.</p> <p>Note 2: Data Sources: ACS</p> <p>Note 3: Refer to the Data Documentation for details (<a href="http://www.hudexchange.info">www.hudexchange.info</a>).</p>		

## APPENDIX C

### AFH LOCAL Data Sources

REPORT	LOCATION
Clackamas County 2012 Analysis of Impediments To Housing Choice	<a href="http://www.clackamas.us/communitydevelopment/documents/aifh_fullreport.pdf">http://www.clackamas.us/communitydevelopment/documents/aifh_fullreport.pdf</a>
Clackamas Opportunity Maps 2011	<a href="http://www.clackamas.us/housingauthority/opportunitymaps.html">http://www.clackamas.us/housingauthority/opportunitymaps.html</a>
2015 Poverty Report – Clackamas County Social Services Division	<a href="http://www.clackamasworkforce.org/media/uploads/2014PovertyReport.pdf">www.clackamasworkforce.org/media/uploads/2014PovertyReport.pdf</a>
DHS County Quick facts 2015	<a href="https://www.oregon.gov/DHS/ABOUTDHS/.../County-QuickFacts-2015.pdf">https://www.oregon.gov/DHS/ABOUTDHS/.../County-QuickFacts-2015.pdf</a>
State of Oregon 2016-2020 Analysis of Impediments to Fair Housing Choice	<a href="https://www.oregon.gov/.../2016-2020-Oregon-Analysis-of-Impediments- Fair-Housing-Choice-Report.pdf">https://www.oregon.gov/.../2016-2020-Oregon-Analysis-of-Impediments- Fair-Housing-Choice-Report.pdf</a>
City of Portland 2012 Fair Housing Plan	<a href="http://www.portlandoregon.gov/phb/article/426567">http://www.portlandoregon.gov/phb/article/426567</a>
Opportunities and Challenges for Equitable Housing 2016 Metro	<a href="http://www.oregonmetro.gov/tools-partners/guides-and-tools/guide-equitable-housing">http://www.oregonmetro.gov/tools-partners/guides-and-tools/guide-equitable-housing</a> <a href="http://www.oregonmetro.gov/sites/default/files/EquitableHousingReport-20160122.pdf">http://www.oregonmetro.gov/sites/default/files/EquitableHousingReport-20160122.pdf</a>
Fair Housing Council of Oregon	<a href="http://www.fhco.org">www.fhco.org</a>
Clackamas County Development Agency Annual Report 2014-2015	<a href="https://hrapp.clackamas.us/development/documents/annualreport.pdf">https://hrapp.clackamas.us/development/documents/annualreport.pdf</a>

## **APPENDIX D**

### **PUBLIC COMMENTS**



# Legal Aid Services of Oregon

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Portland Regional Office • Serving Clackamas, Hood River, Multnomah, Sherman, and Wasco Counties  
520 SW Sixth Avenue, Suite 700 • Portland, Oregon 97204 • (503) 224-4086; (800) 228-6958 • Fax: (503) 295-9496

September 15, 2016

Chuck Robbins, Director  
Housing and Community Development Division  
2051 Kaen Road #245  
Oregon City, OR 97045

Re: Assessment of Fair Housing 2017 - 2021

Dear Chuck:

Thank you for inviting Legal Aid to participate in the current Assessment of Fair Housing. It has been a privilege to work with you and your staff in this important work. I am impressed by the work you have done in investigation, research and review of relevant data and in gaining the input of community members, the Fair Housing Council, Oregon Law Center and Legal Aid and I write on behalf of Legal Aid's clients to support the Assessment of Fair Housing.

Since 2006 when the County established the Housing Rights and Resources partnership between Community Development, Social Services, the Fair Housing Council of Oregon and Legal Aid, I have been the primary attorney providing services under the contract.

The Housing Rights and Resources program has been uniquely successful in partnering the County's resources, including information and referral, with the fair housing expertise of the Fair Housing Council and the legal expertise of Legal Aid. And many low-income residents have been helped indirectly by education and outreach and directly through information, referral, assistance, advice and representation. Some of these Clackamas residents have been in dire circumstances.

Unfortunately, discrimination in housing is common in Clackamas and other areas of Oregon. In my own practice here in Clackamas I have successfully represented clients in state and federal court in a variety of discrimination cases including a young single mother and disabled child denied housing due to the child's disability; a disabled teenage child denied use of a ramp to get his wheelchair into and out of the family's apartment and unable to attend school as a result; an elder polio survivor denied a wheelchair access ramp to his apartment who had to crawl through the mud when his wheelchair got stuck in the lawn; a single mother of two young children who were refused repairs to prevent rats from gnawing into their apartment and cabinets; a young African-American couple of school employees denied housing due to their race; an elder African-American woman denied mold remediation in her apartment that forced her to move out because she couldn't breathe while in the apartment.

The need for further work arises daily, particularly in regard to substandard housing that many fair housing-protected class members must endure for reasons that you have identified in the Assessment as contributing factors.

The importance of improved availability, access and quality of housing is obvious: the quality of housing equates to the quality of human life and also predicts children's well-being. A 2014 study in the *Journal of Developmental Psychology* confirmed that the relationship between housing characteristics and the well-being of low income children shows housing quality was the most consistent and strongest predictor of a child's well-being.

Specifically, children living in poorer quality homes exhibited greater emotional and behavioral problems than those who lived in higher quality housing, and their problems increased as housing problems worsened over time. *Brief on Relations between Housing Characteristics and the Well-Being of Low-Income Children and Adolescents*; MacArthur Foundation's webpage at: <http://bit.ly/1auSd4x>

Fair housing and race equity are furthered by enforcing housing laws because vulnerable populations suffer more. Correspondingly, morbidity and mortality rates from housing-related injuries and illnesses are disproportionately higher among these groups (National Center Healthy Housing, 2009). For example, African American children are twice as likely to die from residential injuries as white children. (Nagaraja et al., 2005).  
[www.nchh.org/Policy/National-Safe-and-Healthy-Housing-Coalition.aspx](http://www.nchh.org/Policy/National-Safe-and-Healthy-Housing-Coalition.aspx)

On behalf of Legal Aid's clients I support your work and the adoption of the Assessment of Fair Housing and implementation of the Goals with the support of as many resources as the County can muster.

Respectfully,



Ronald J. Rubino  
Attorney at Law



September 20, 2016

**Via First Class Mail and E-Mail:  
Mark Sirious at [marksir@clackamas.us](mailto:marksir@clackamas.us)**

Mark Sirious  
2051 Kaen Road  
Oregon City, Oregon 97045

**Re: Housing Land Advocates Comments on Clackamas County's AFH: Segregated housing and lack of affordable housing in local jurisdictions and throughout Clackamas County.**

Dear Mr. Sirious:

This letter is submitted by Housing Land Advocates (HLA), a non-profit organization that advocates for land use policies and practices that ensure an adequate and appropriate supply of affordable housing for all Oregonians. Please include these comments in the record for the above-referenced AFH.

Of great concern to HLA is the failure of the AFH to acknowledge the extent by which local land use policies contribute to the disparity of housing opportunities for Hispanic households compared to the majority white population. See Tables 1-4 attached to this letter. There is a direct correlation between the presence within the Metro area of affordable housing and the presence of protected class households. Historically and at present, Clackamas County and the local jurisdictions within it have had very limited availability of affordable housing and as a result, have relatively low percentages of residents of color.<sup>1</sup> For instance, research recently conducted by the County and compiled in the draft 2017-2021 Assessment of Fair Housing Report found that the County is 8% more white than the Portland Metropolitan region as a whole.<sup>2</sup> Also, of the recipients of subsidized housing in the County more are likely to be white than recipients in Multnomah and Washington counties.<sup>3</sup> Further, one of Oregon's five

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<sup>1</sup> See, e.g., Brad Schmidt, *Failure to Support Fair Housing Act Leads to Subsidized Segregation: Locked Out, Part 1*, *Oregonian*, June 2, 2012, available at: [http://www.oregonlive.com/portland/index.ssf/2012/06/subsidizing\\_segregation\\_locked.html](http://www.oregonlive.com/portland/index.ssf/2012/06/subsidizing_segregation_locked.html) ("Lake Oswego and West Linn have so few affordable options, just 0.1 percent of the three-county total by one tally, that they have nearly five times more million-dollar homes as affordable rentals").

<sup>2</sup> HOUSING AUTHORITY OF CLACKAMAS COUNTY, 2017 – 2021 ASSESSMENT OF FAIR HOUSING REPORT – DRAFT, 14 (2016) available at: <http://www.clackamas.us/housingauthority/plansandreports.html>.

<sup>3</sup> See OREGON HOUSING AND COMMUNITY SERVICES, 2016-2020 ANALYSIS OF IMPEDIMENTS TO FAIR HOUSING CHOICE, Figure I-22, Sec. I, p. 32 (2016) available at: <https://www.oregon.gov/ohcs/DO/docs/2016-2020-Oregon-Analysis-of-Impediments-Fair-Housing-Choice-Report.pdf> (13% of 2,793 subsidized housing beneficiaries in Clackamas County are minorities compared with 43% of 14,473 in Multnomah County and 33% of 3,816 in Washington County).

racially/ethnically concentrated areas of poverty is located in the County.<sup>4</sup> Local jurisdictions within the County contribute to the above problems. For example, Lake Oswego enacted policies to limit residential development and discourage population growth, which causes a lack of diversity and affordable housing options in Lake Oswego.<sup>5</sup>

Oregon Department of Human Services defines a Poverty Hotspot as a census tract with 20% or more of its population at or below poverty measured in at least two consecutive measurements.<sup>6</sup> Two of the poverty hotspots are notable in that the population is significantly Hispanic and very low income compared to Clackamas County and the metropolitan area as a whole. See Table 1-4 in Appendix 1 attached hereto. Overall, Clackamas County is underperforming when compared to its neighbors at providing affordable housing and, as a result, failing to address existing and growing segregation in housing.

Land use policies and ordinances are responsible for much of the disparities between housing opportunities for white households and Hispanic households in the County. For example, recently a local land use planner evaluated the land use policies and growth and residential housing patterns of two cities, Tigard and Lake Oswego. See G. Winterowd's presentations attached hereto as Attachments 1 and 2. It is clear that over the past twenty years Lake Oswego has chosen land use policies that restrict growth and therefore housing opportunities, especially multifamily housing, for protected class households. Similar patterns of residential development can be seen in other wealthy, white majority cities within the County.

The problems of too little affordable housing and segregation in the housing market in the County are only being worsened by recent decisions of local jurisdictions. In 2016 alone, HLA has commented on multiple proposed post-acknowledgment plan amendments from local jurisdictions in the County that lacked proper Statewide Planning Goal 10 findings. Goal 10 requires municipalities to demonstrate that their actions do not leave them with less than adequate residential land supplies in the types, locations, and affordability ranges for their populations.<sup>7</sup> The lack of consideration of Goal 10 shows that the issues of affordable housing and segregation in housing are not on the minds of local decision-makers when planning the futures of their communities. Given the present situation in the County, detailed above, County and local leaders must begin to consider the implications of their actions on segregation in housing and affordable housing.

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<sup>4</sup> *Id.* at Sec. I, p. 25.

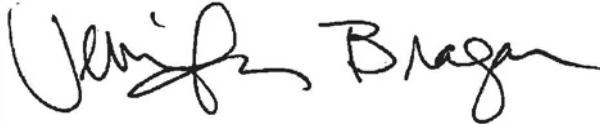
<sup>5</sup> See G. Winterowd, THE THIRD PILLAR OF SUSTAINABILITY, 22-25, presented at 2010 Housing Land Advocates Conference (2010) (From 2000 to 2007 the population of Lake Oswego increased at half the rate of the Portland MSA and the average home value increased by about \$200,000; Latino population growth in 2007 was more than five times less than the Portland MSA). See Attachment 1.

<sup>6</sup> Available at: <http://www.oregon.gov/dhs/business-services/ofra/Documents/High%20Poverty%20Hotspots%20Clackamas.pdf>

<sup>7</sup> *Mulford v. Town of Lakeview*, 36 Or LUBA 715, 731 (1999) (rezoning residential land for industrial uses); *Gresham v. Fairview*, 3 Or LUBA 219 (same); see also, *Home Builders Assn. of Lane County v. City of Eugene*, 41 Or LUBA 370, 422 (2002) (subjecting Goal 10 inventories to tree and waterway protection zones of indefinite quantities and locations).

HLA urges the Commission to take affirmative action to correct the problems of segregation in residential housing patterns and a lack of affordable housing in the County. HLA is interested in working in a collaborative manner with Clackamas County and in offering technical assistance. Thank you for your consideration. Please provide written notice of your decision to HLA, c/o Jennifer Bragar at 121 SW Morrison Street, 11th Floor, Portland, OR 97204.

Sincerely,

A handwritten signature in black ink that reads "Jennifer Bragar". The signature is fluid and cursive, with the first name "Jennifer" written in a larger, more prominent script than the last name "Bragar".

Jennifer Bragar  
President  
Housing Land Advocates

cc: Gordon Howard, DLCD - [gordon.howard@state.or.us](mailto:gordon.howard@state.or.us)  
Louise Dix, FHCO - [ldix@fhco.org](mailto:ldix@fhco.org)  
Tom Hughes, Metro - [tom.hughes@oregonmetro.gov](mailto:tom.hughes@oregonmetro.gov)  
Roger Alfred, Metro - [roger.alfred@oregonmetro.gov](mailto:roger.alfred@oregonmetro.gov)  
Elissa Gertler, Metro - [elissa.gertler@oregonmetro.gov](mailto:elissa.gertler@oregonmetro.gov)  
Kevin Ko, Clackamas County - [KKo@clackamas.us](mailto:KKo@clackamas.us)



## Appendix I - Tables

Table 1

### Canby Hotspot Neighborhood Characteristics v Clackamas County

- ACS Poverty Rate 27% v 10%
- % Renter Occupied **1% v 29%**
- % SFHH 9% v 10%
- % Married w/Children 58% v 55%
- % White 52% v 84%
- % Latino **47% v 8%**
- %with less than HS degree **24% v 8%**
- Among all Oregon hotspots, Canby area clients had the fifth lowest percentage of English-language preference with 42 percent of clients preferring another language. Virtually all of those clients preferred Spanish.

Table 2

### Clackamas Area Neighborhood Characteristics v Clackamas County

- Poverty Rate **29% v 10%**
- % Renter Occupied **52% v 29%**
- % SFHH 11% v 10%
- % Married w/Children 44% v 55%
- % White 69% v 84%
- % Latino 28% v 8%
- % w/less than HS degree **24% v 8%**

Table 3

### Racial-Ethnic Dissimilarity Trends from 1990 to 2010

Clackamas	METRO Region
• NonWhite/White	<b>13.49 - 26.23 - 28.76-31.79</b>
• Black/White	<b>29.56-35.35 - 63.52-48.59</b>
• Hispanic/White	18.82-31.03 - 25.72-37.13
• API/White	25.16-39.65 - 31.31-38

Both Clackamas and the Metro region are slowly increasing in white segregation—more so in Clackamas than the wider region. However, the METRO area is experiencing a decreasing trend in Black/White segregation but Clackamas is not. This argues for a greater diversity of housing


types with an emphasis on the housing type most affordable to the income level that represents the median income for one or more of the protected classes.

Table 4

	Clackamas	METRO
Disproportionate Housing Needs: % of HH with any of the 4 housing problems		

- |            |              |              |
|------------|--------------|--------------|
| • White    | <b>42.56</b> | <b>37.48</b> |
| • Black    | 0            | 55.34        |
| • Hispanic | <b>76.92</b> | <b>58.75</b> |
| • API      | 38.10        | 43.36        |

The four housing problems are: incomplete kitchen facilities, incomplete plumbing facilities, more than 1 person per room and cost burden greater than 30%. This Chart shows % as representing a share of the total population within the jurisdiction or region.




Greg Winterowd: Winterbrook Planning ... Setting the Framework for the Future (11AM-12:30PM)

## THE THIRD PILLAR OF SUSTAINABILITY

The Road Home: The Intersection of Transportation and Affordable Housing  
2010 Housing Land Advocates Conference  
October 7, 2010

### Federal Livability and Sustainable Communities Initiative – Welcome and Long Overdue



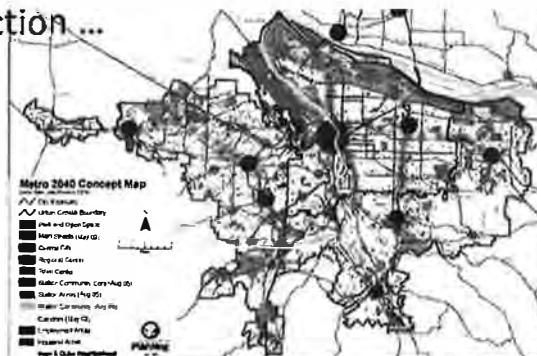
## Livable communities have coordinated transportation, housing, and commercial development investments

- "increase choices for transportation users, provide affordable connections from residences to employment centers and other key amenities" and
- "enhance economic opportunities and environmental sustainability."

Provided by the Obama Administration



Oregon's 37 years of experience with effective state and regional growth management and recent "scenario planning" initiatives are clearly headed in the right direction ...



## Sustainability in Portland

In 2008, Portland was recognized as the nation's most sustainable city ... yet it ranked low (31 of 50) in housing costs – the primary measure of social equity.



## The Third Pillar of Sustainability Social Equity

***Sustainable communities must also: Promote equitable, affordable housing.*** Expand location- and energy-efficient housing choices for people of all ages, incomes, races and ethnicities to increase mobility and lower the combined cost of housing and transportation.



Affordable Housing Project in Downtown Portland

## Housing & Transportation Study

To help moderate-income working families reduce their overall housing-transportation burden:

- Build affordable housing near existing and planned transit hubs
- Target public transportation improvements on areas with large numbers of moderate-income working families
- Redevelop older suburban neighborhoods with good transportation access to job centers



## State and Federal Housing Law

- Federal housing law works with Statewide Planning Goal 10 to require cities and counties in Oregon to provide for their regional fair share of housing opportunities.

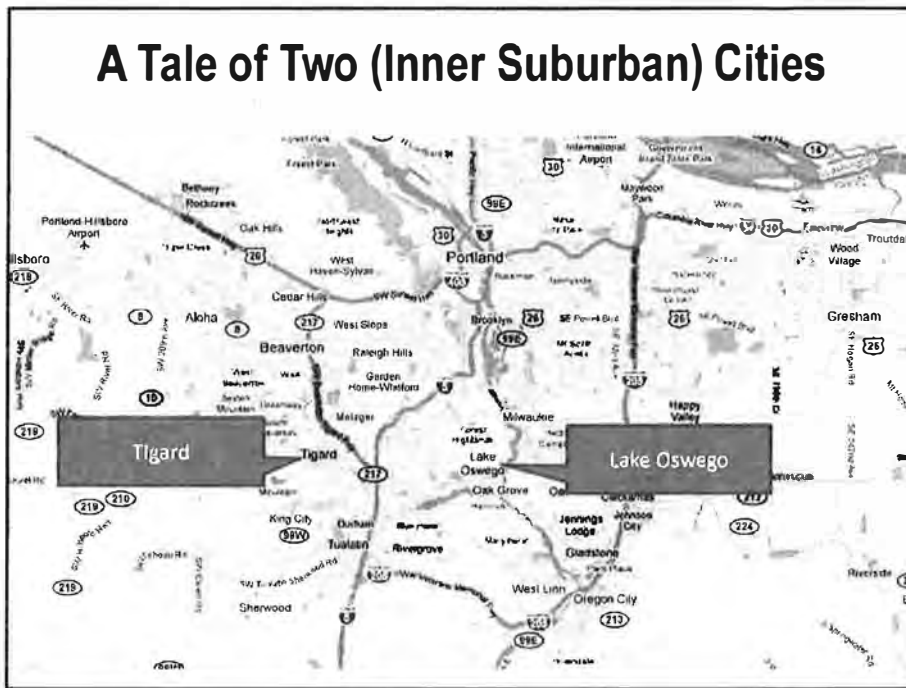
## Statewide Planning Goal 10 - Housing

Sets minimum housing mix and density standards for the Portland region, and requires that approval standards for needed housing be clear and objective.



Michael Allen will address the Civil Rights Act, the Fair Housing Act, Executive Order 12898, and DOT orders in the afternoon session ...

## A Tale of Two (Inner Suburban) Cities



Both cities have transit access to major employment centers –  
Goal 10 requires that both cities plan for 10 dwelling units per acre





At first glance, Tigard is appears to lag behind Lake Oswego on the sustainability scale.



### Lake Oswego is Justifiably Proud of Its Sustainability Plan

- “A sustainable Lake Oswego is a community that meets the vital human needs of the present without compromising our ability to meet future needs. This requires consideration of both long-term and short-term effects on ecological, economic, and community systems. Operating sustainably means that we are leaving a legacy for the community of Lake Oswego and the planet.”

(City of Lake Oswego Sustainable City Vision and Guiding Principles)

### Lake Oswego's Downtown Attractive and Walkable



### Lake Oswego is Planning for Intensive Redevelopment in the Foothills Area



Foothills Redevelopment Plan



Proposed Street Car Line

## Tigard too, has strong commitment to Good Planning & Affordable Housing



### **1978 Letter from Tigard to Lake Oswego**

Responding to Lake Oswego's policy to limit population growth within its urban service boundary to 49,000 through the Year 2000:

"a successful growth suppression policy in Lake Oswego is almost certain to cause a corresponding increasing in the growth rate of close 'substitute' communities ... including Tigard."

### **1000 Friends v. Lake Oswego (1981)**

Confirmed the Goal 10 principle that each metropolitan city must accept its regional fair share of housing and population growth ... and zone enough land for needed housing under clear and objective approval standards

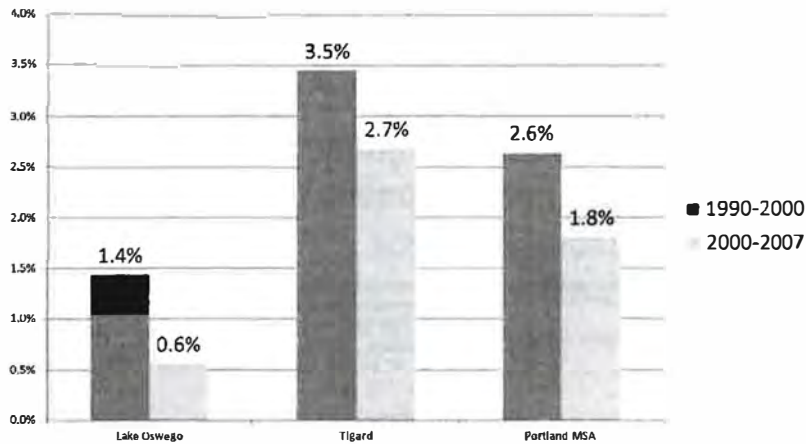
Before the Land Conservation and Development Commission  
of the State of Oregon  
1000 FRIENDS OF OREGON, an Oregon nonprofit corporation,  
et al, *Petitioner,*  
vs.  
CITY OF LAKE OSWEGO, *Respondent*  
[LCDC No. 78-024]  
Revised January 8, 1981

### 1979 and 1984 LO Comp Plan

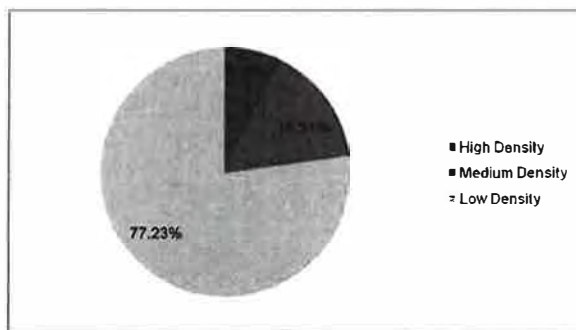
- In 1979, the plan projected that there would be 54,000 people living in the USB by the Year 2000
- In 1984, the plan estimated that the USB would accommodate about 50,000 by the Year 2000

**In 2008, there were an estimated 43,412 people within the Lake Oswego USB.**

### Comparative Population Growth Rates

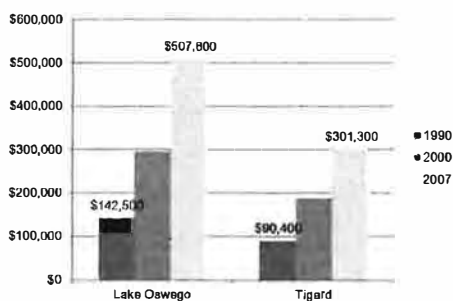
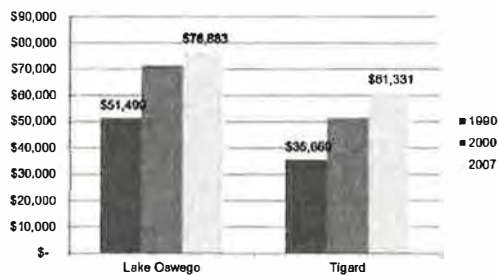


## Housing Capacity In Lake Oswego USB Depends Primarily On Low-Density Infill

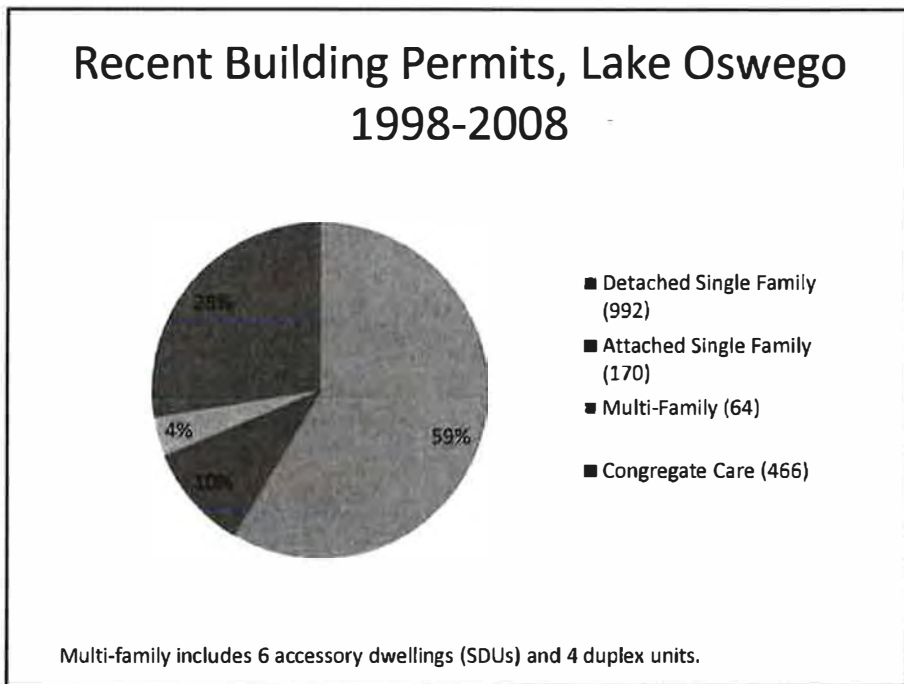
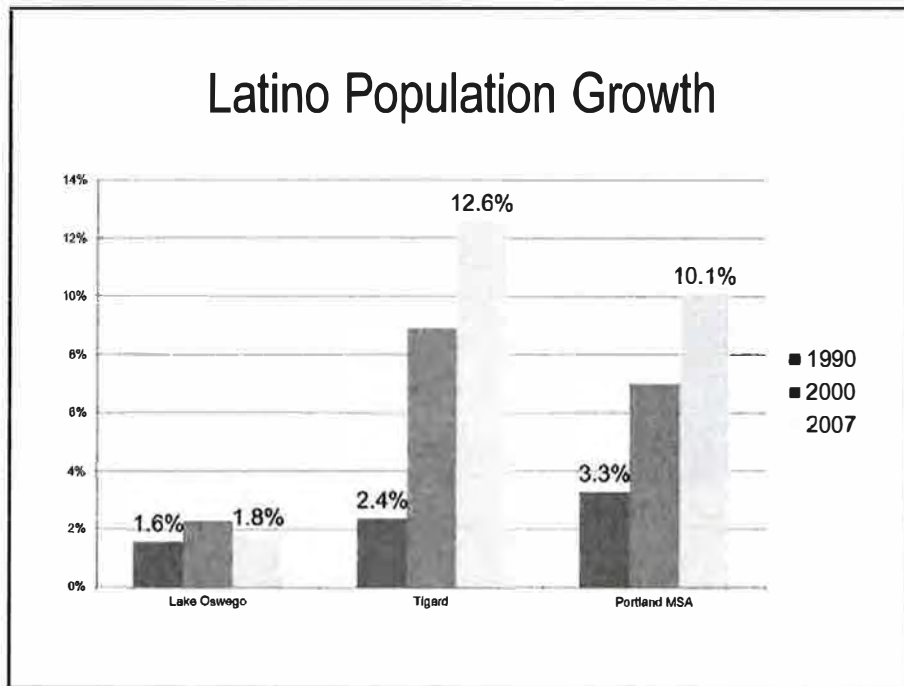


Lake Oswego has 3.1 vacant buildable acres remaining in its R-0, R-3, R-2 and R-2.5 zones

Over 75% of Lake Oswego's dwelling unit capacity is on lands zoned R-7.5, R-10, or R-15. The capacity is primarily based on infill: nearly 80% of identified dwelling unit capacity (and 93% of the identified "buildable" land supply) in Lake Oswego is located on land with existing residential development. Mixed use areas lack clear and objective standards.



## Income Growth v. Housing Value



## **Metro's Role (OAR 660-007-0050)**



- (1) At each periodic review of the Metro UGB, Metro shall ... determine whether the buildable land within the UGB satisfies housing needs by type and density for the region's long-range population and housing projections.
- (2) Metro shall ensure that needed housing is provided for on a regional basis through coordinated comprehensive plans.

## **Infill is an Uncertain Process in Lake Oswego**

On buildable residential land where housing is permitted under clear and objective standards, the maximum permitted density within the Lake Oswego USB is 5.5 dwelling units per net buildable acre – well below the Goal 10 standard or 10 du / nba.

Metro does not review for clear and objective standards in local zoning ... which makes a difference when it comes to providing certainty for affordable housing.



## Lake Forest R-7.5 Infill Opportunities

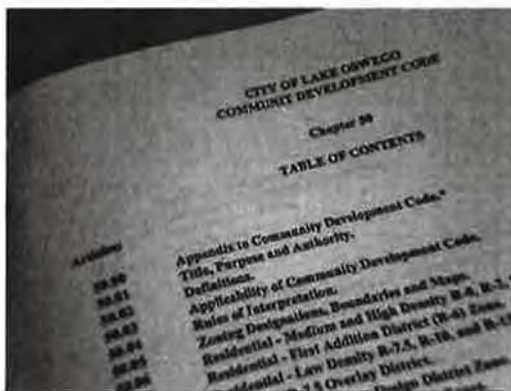


## BirdsHill R-10 Infill Opportunities



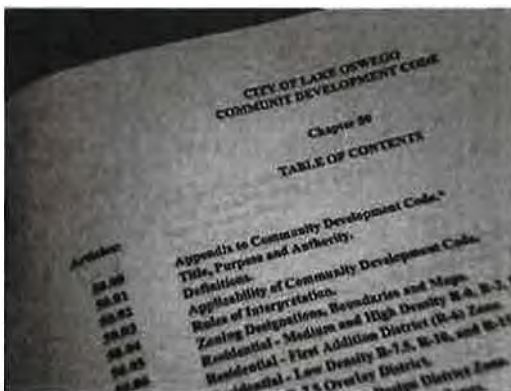
## DLCD: No Comprehensive Review Since Acknowledgment 1994

Lake Oswego has made substantial amendments to the Community Development Code, neighborhood plans, and Sensitive Lands regulations ... many of which are not clear and objective.



## 2009 Lake Oswego Review

"Ideally, Lake Oswego would have a full range of owner-occupied and rental housing units ... subject to a clear, predictable review processes ... Lake Oswego prides itself on being a sustainable community. Clearly, **removing regulatory barriers to housing choices is an important part of being a sustainable community.**"  
 Scott Siegel, *Lake Oswego Review*, 10/29/09



## Downtown Case Study: 555 2<sup>nd</sup> Street Site



Original affordable  
apartment building  
(33 units)

Proposed ALF project  
delayed in 2002 (City  
purchased site)  
(71 units)

High-End Condos  
built in 2008  
(30 units)

### Lake Oswego Needs to Add a Third Leg – Affordable Housing – to Its Sustainability

To meet its regional housing obligations under Goal 10,  
Lake Oswego should:

- Adopt clear and objective standards for higher density redevelopment in Downtown, Town Centers and
- Ensure that affordable housing is built in Foothills
- Upzone Lower Density infill areas to encourage more affordable attached and small lot detached single family housing along transit corridors and near town centers for moderate-income workers



Guatemalan farmworkers just out side the LO UGB

## Thank You

Greg Winterowd, Principal  
Winterbrook Planning  
310 SW Fourth Avenue  
Suite 1100  
Portland, Oregon 97204  
(503) 827-4422  
[greg@winterbrookplanning.com](mailto:greg@winterbrookplanning.com)



Greg Winterowd, Winterbrook Planning  
*The Other Side of the River: Using Land Use Planning to Create a Regional Fair Share of Housing*

**THE THIRD PILLAR OF SUSTAINABILITY**

*Cascadia Collaborative: Bridging to the Future*  
Joint Conference of the Oregon & Washington Chapters of the  
American Planning Association  
Portland, Oregon / October 20, 2011

## The Third Pillar of Sustainability Social Equity

***Sustainable communities must also: Promote equitable, affordable housing.*** Expand location- and energy-efficient housing choices for people of all ages, incomes, races and ethnicities to increase mobility and lower the combined cost of housing and transportation.



Affordable Housing Project in Downtown Portland

## Statewide Planning Goal 10 - Housing

Sets minimum housing mix and density standards for the Portland region, and requires that approval standards for needed housing be clear and objective.



## State and Federal Housing Law

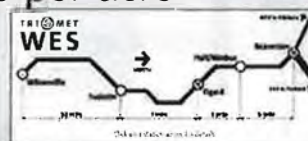


Federal housing law works with Statewide Planning Goal 10 to require cities and counties in Oregon to provide for their regional fair share of housing opportunities.

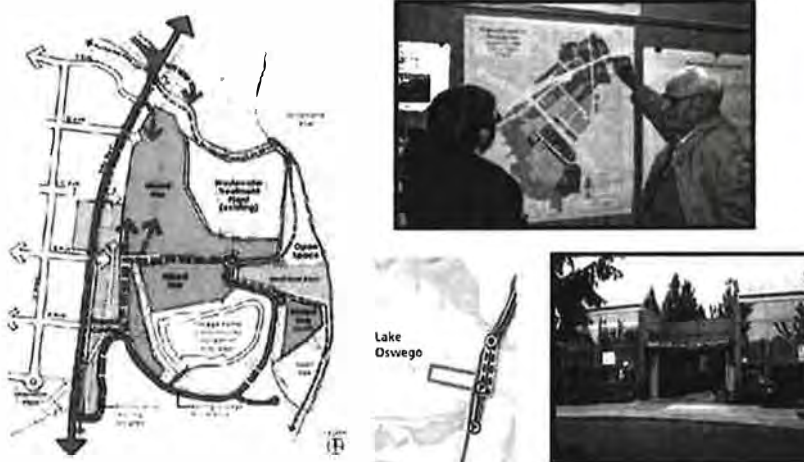
## A Tale of Two (Inner Suburban) Cities



Both cities have transit access to major  
employment centers –  
Both cities required by Goal 10 Housing to  
plan for 10 units per acre



## Both cities are planning for transit-oriented mixed use development



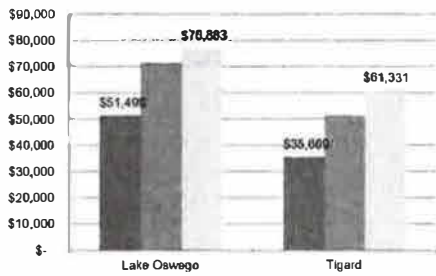
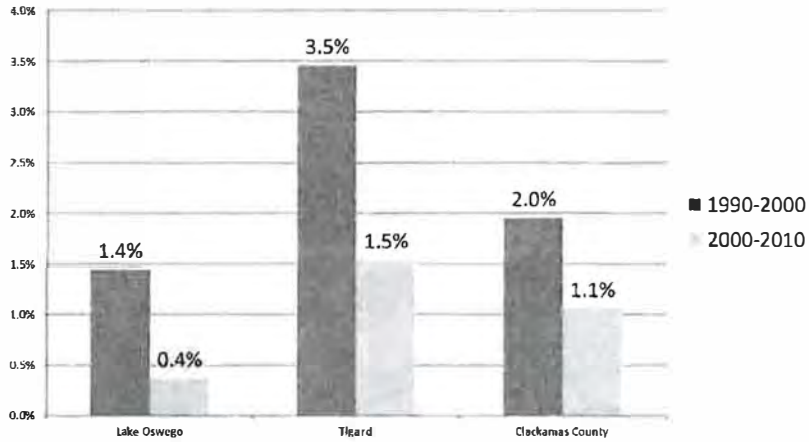
## Some important differences

- Population growth
- Housing cost vs. income
- Latino population





## Comparative Population Growth Rates



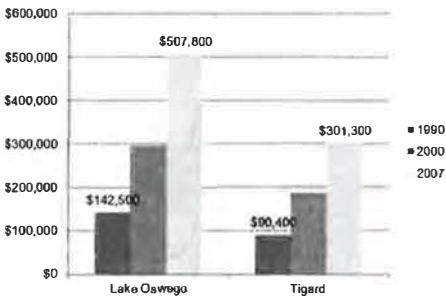
### Household income

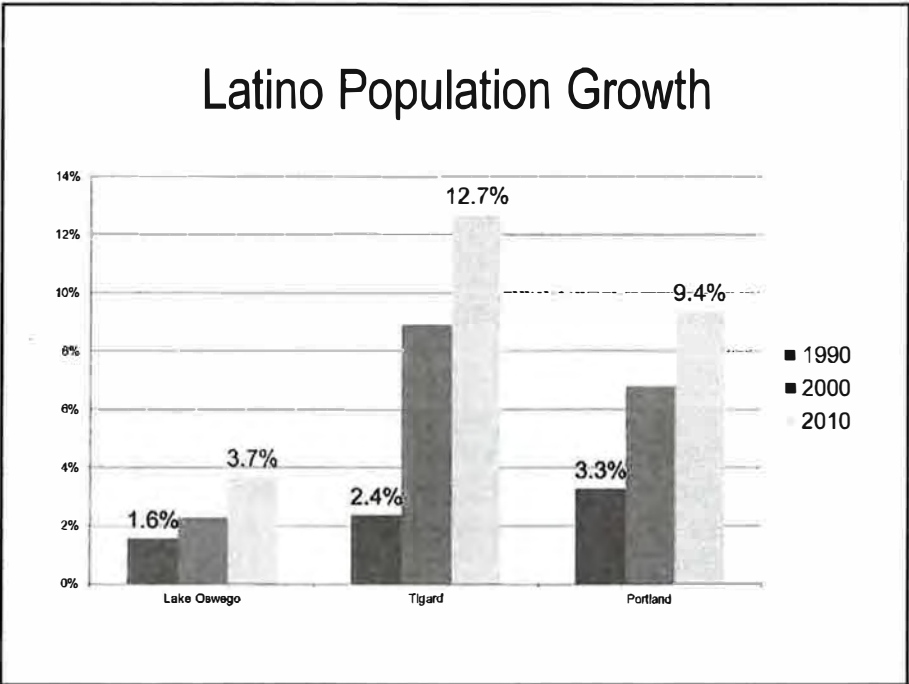
Tigard 72%  
Lake Oswego 49%

vs.

### Home Value

Tigard 233%  
Lake Oswego 256%





To understand these demographic differences, we need to take  
A Step Back in Time ...



## **1978 Letter from Tigard to Lake Oswego**

Responding to Lake Oswego's policy to limit population growth within its urban service boundary to 49,000 through the Year 2000:

**"a successful growth suppression policy in Lake Oswego is almost certain to cause a corresponding increasing in the growth rate of close 'substitute' communities ... including Tigard."**

## **1000 Friends v. Lake Oswego (1981)**

**Confirmed the Goal 10 principle that each metropolitan city must accept its regional fair share of housing and population growth ... and zone enough land for needed housing under clear and objective approval standards**

Before the Land Conservation and Development Commission  
of the State of Oregon  
1000 FRIENDS OF OREGON, an Oregon nonprofit corporation,  
et al, *Petitioner,*  
vs.  
CITY OF LAKE OSWEGO, *Respondent*  
[LCDC No. 78-024]  
Revised January 8, 1981

## **1979 and 1984 LO Comp Plan**

- In 1979, the plan projected that there would be 54,000 people living in the USB by the Year 2000
- In 1984, the plan estimated that the USB would accommodate about 50,000 by the Year 2000

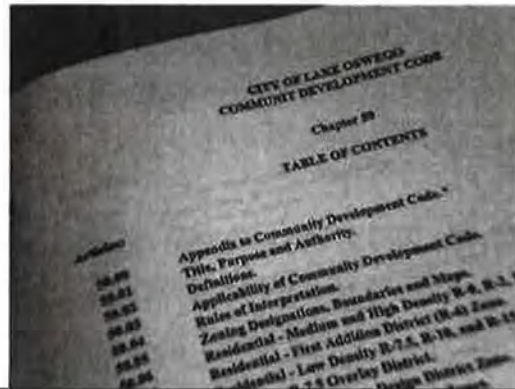
**In 2008, there were an estimated 43,412 people within the Lake Oswego USB.**

## **So What Happened?**

**Could the Oregon Department of Land Conservation and Development and Metro have done more?**

## No State Review Since 1994 – DLCD no longer reviews for clear and objective standards

Lake Oswego -  
substantial  
amendments to the  
Development Code,  
neighborhood plans,  
and Sensitive Lands  
regulations ... *not*  
clear and objective.

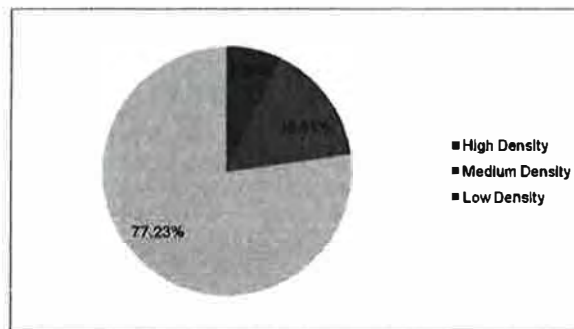


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### Metro's Housing Capacity Assumptions in Lake Oswego USB Optimistic



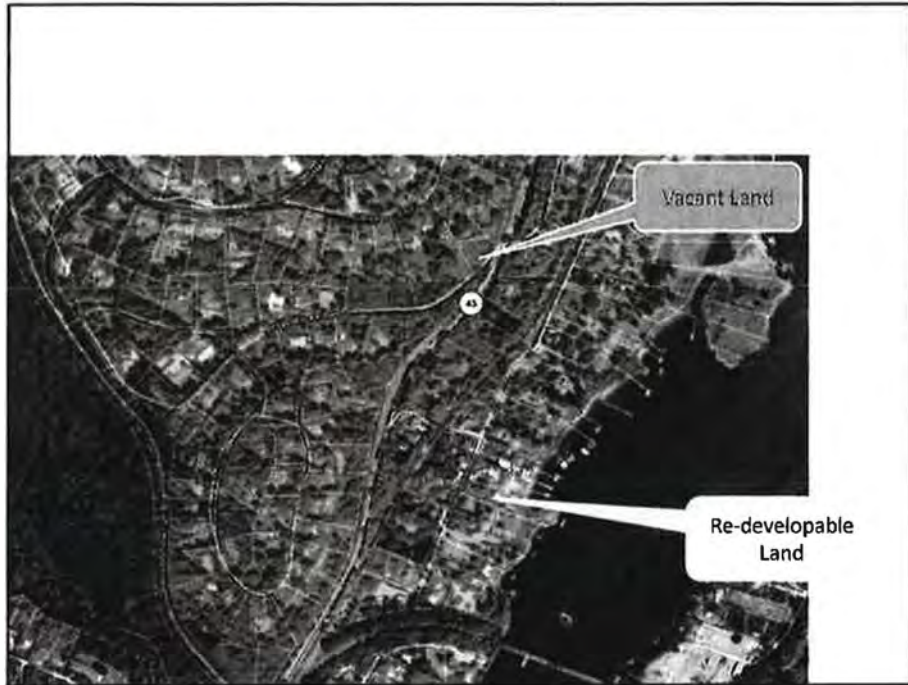
**Buildable Land Supply:**  
Lake Oswego has 3.1  
vacant buildable acres  
remaining in its High  
and Medium Density  
Residential Zones

**Mixed use areas lack clear and objective standards.**

### **Infill is an Uncertain Process in Lake Oswego**

On buildable residential land where housing is permitted under clear and objective standards, **the maximum permitted density within the Lake Oswego USB is 5.5 dwelling units per net buildable acre – well below the Goal 10 standard or 10 du / nba.**

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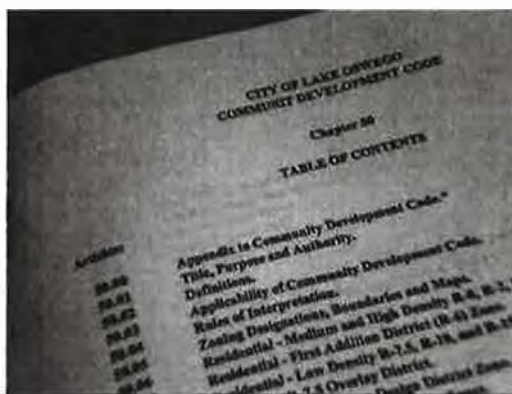
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## Metro should

- **Avoid overly optimistic assumptions regarding refill (infill and redevelopment)**
- **Ensure that federal funding of regional transportation projects is equitable**
- **Avoid reliance on abstract zoning categories to determine local Goal 10 compliance**
- **Avoid reliance on its transportation model for determining housing unit capacity**



## DLCD should

**Review all local land use regulations to ensure that:**

- **Buildable land is planned and zoned to achieve at least 10 dwelling units per net buildable acre with a 50:50 mix of attached and detached housing**
- **Clear and objective review standards apply to buildable land for needed housing**

## Lake Oswego should Add a Third Leg – Affordable Housing – to Its Sustainability Program

To meet its regional housing obligations under Goal 10, Lake Oswego should:

- **Adopt clear and objective standards for higher density redevelopment in Downtown, Town Centers**
- **Ensure that affordable measurable affordable housing objectives are built in Foothills redevelopment plans**
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