

Common Values, Shared History, and Our Way Forward Together



Allan Lazo
alazo@fhco.org
September 17, 2019



Group Agreements

- **Be present, stay engaged – and engage as you are able.**
- **Speak your truth – and expect that others have a different truth than yours.**
- **Listen with the intent to understand and seek understanding beyond words.**
- **Ask questions from a place of curiosity and set aside judgement.**

Group Agreements

- **Experience discomfort – come out from behind yourself to make the conversation real.**
- **Expect and accept non-closure.**
- **Take responsibility for yourself. Own your reactions and feelings. Allow others the dignity of their own process.**

Group Agreements

- **Give space to silence. Slow down the conversation so that insight can occur in the space between words.**
- **Assume good intent but attend to impact rather than be defensive.**
- **Manage your electronic devices and side conversations to show respect for group leaders and participants.**

Introductions

- 1. Introduce yourself with your name and the neighborhood you currently live in.**
- 2. Why did you choose to live in your neighborhood originally?**
- 3. What do you love about your neighborhood today?**



Institutional / Explicit

Policies which explicitly discriminate against a group.

Example:

Police department refusing to hire people of color.

Institutional / Implicit

Policies that negatively impact one group unintentionally.

Example:

Police department focusing on street-level drug arrests.

Individual / Explicit

Prejudice in action – discrimination.

Example:

Police officer calling someone an ethnic slur while arresting them.

Individual / Implicit

Unconscious attitudes and beliefs.

Example:

Police officer calling for back-up more often when stopping a person of color.

**How did
we get here?**

**Where is
here?**

Whites Have Huge Wealth Edge Over Blacks (but Don't Know It)

By **EMILY BADGER** SEPT. 18, 2017

Psychologists at Yale recently asked hundreds of Americans these two questions: [RELATED ARTICLE](#)

For every \$100 earned by an average white family, how much do you think is earned by an average black family?

\$0-\$25

\$26-\$50

\$51-\$75

\$76-\$100

\$100+

For every \$100 in wealth accumulated by an average white family, how much wealth has the average black family accumulated?

\$0-\$25

\$26-\$50

\$51-\$75

\$76-\$100

\$100+

For every \$100 in wealth accumulated by an average white family, how much wealth has the average black family accumulated?

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\$51-\$75

\$76-\$100

\$100+

Whites Have Huge Wealth Edge Over Blacks (but Don't Know It)



**So, how did
we get here?**

A historical map of Portland, Oregon, showing a grid of streets and a river. Several areas are highlighted in yellow, indicating specific zones or districts. The map is overlaid with a black banner containing white text.

Historical Context of Racist Planning

How land use planning segregated Portland

Key Points in Portland's Racist Planning History

1900-1930 Early Zoning

1924 Portland's first zoning code

1930s-1980 Expansion of single-family zoning

1968 The Fair Housing Act

1977 Population Strategy

1980-Early 2000s Contemporary Planning

1980 Portland's first Comprehensive Plan

1981-2000 Annexation of East Portland

1993 Albina Community Plan

1996 Outer Southeast Community Plan

2000 Southwest Community Plan

Early Zoning

1900 to 1930

Buchanan v. Warley, 1917

- In the early 1900s, some U.S. cities created separate areas for black and white households
- Ordinances overturned in the Supreme Court case Buchanan vs. Warley
- Many cities found workarounds and continued to segregate using other zoning tactics

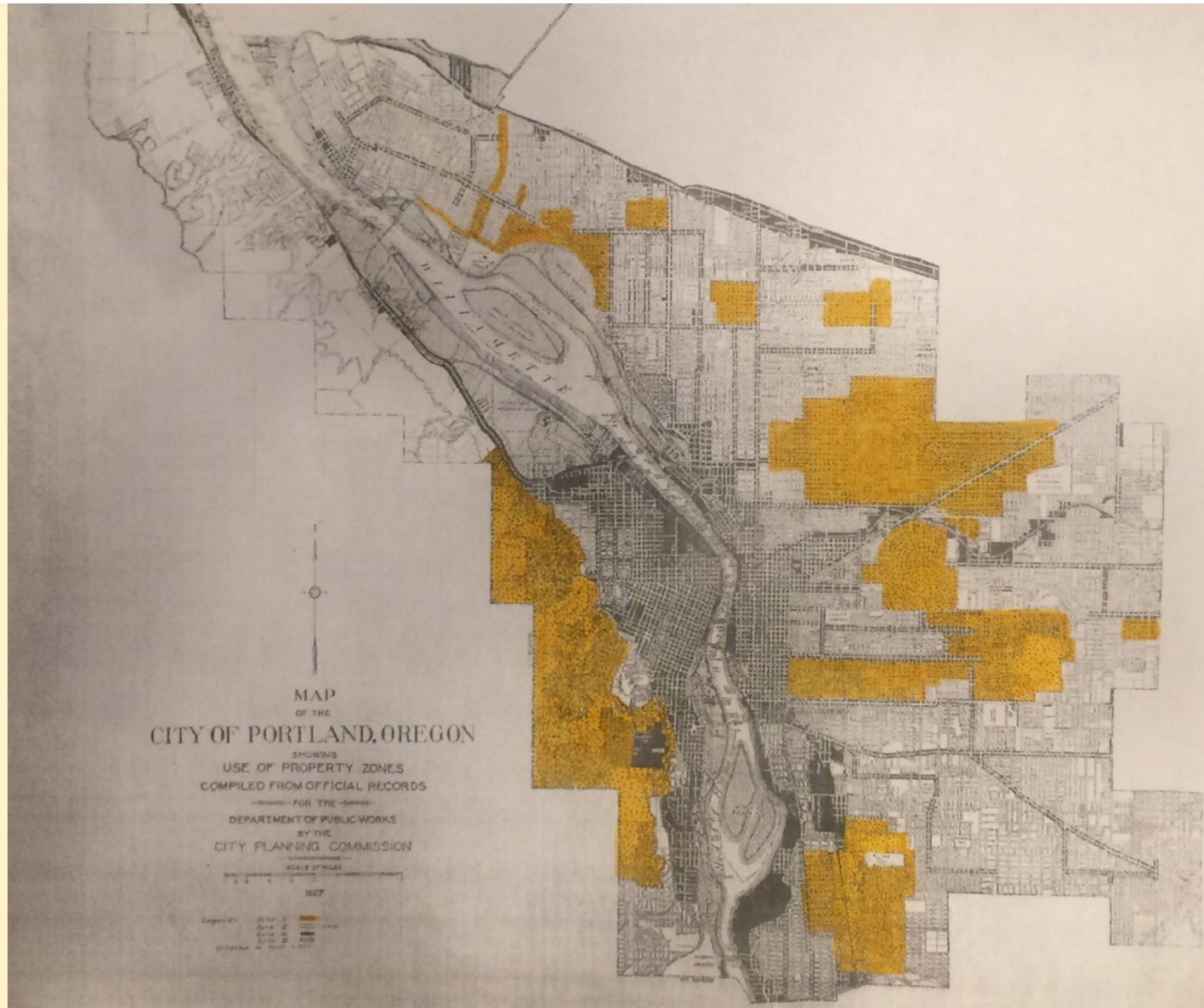
RACE SEGREGATION LAW IS ATTACKED

Louisville Case Argued in
Supreme Court; Other
Cities Affected.

WASHINGTON, April 10.—Constitutionality of race segregation ordinances was argued Monday before the supreme court in a case investigating the validity of the Louisville, Ky. regulation, mak-

Portland's First Zoning Code, 1924

■ Zone I - Single Family



Racially Restrictive Covenants in Deeds

#33191 2

premises have a frontage on two streets, the foregoing 20-foot restriction shall apply as to each of such front streets); nor shall said premises or any building thereon be used or occupied otherwise than strictly for residence purposes (or for church or school purposes, and then only with the prior consent of the first party, or its successors or assigns); nor shall the same or any part thereof be in any manner used or occupied by Chinese, Japanese or negroes, except that persons of said races may be employed as servants by residents; nor shall any old buildings be placed on said premises; nor shall any building or any part thereof, on said premises, be erected, maintained or used for flats, apartments, stables, stores or business or manufacturing purposes; nor

Racist covenant found in Laurelhurst, 1913

Concentration of African Americans in Albina

**REALTY MEN INTEND
TO STOP SALES TO
NEGROES, ORIENTALS**

Property Values Said to Drop
With Influx of Any but
White Residents.

Members of the Portland Realty
board will not be permitted to sell prop-
erty in white residence districts of this
city to colored people or orientals if a
proposed amendment to the code of
ethics governing the board carries at



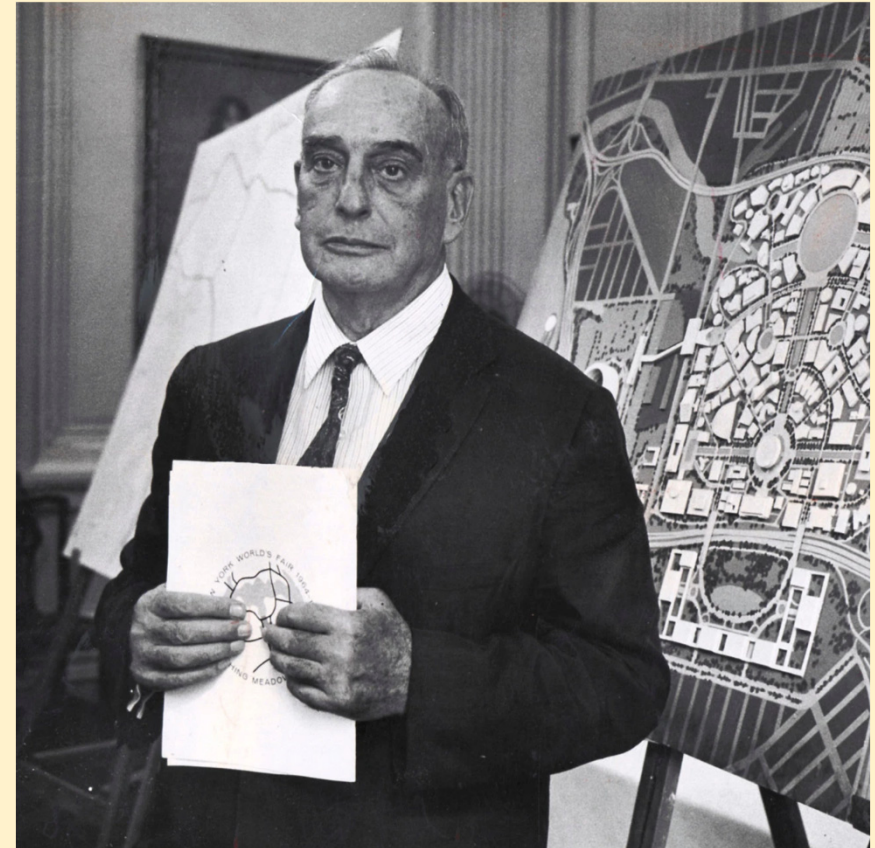
Source: OPB

Expansion of Single-family Zoning

1930s to 1980s

Robert Moses' Portland Improvement Plan, 1943

“Excessively large areas have been zoned for apartments, occupying 40% of the total area of the City. **Portland is a city of single family homes.** We are therefore of the opinion that only a very small percentage of the area of the City should be set apart for multiple dwellings.”



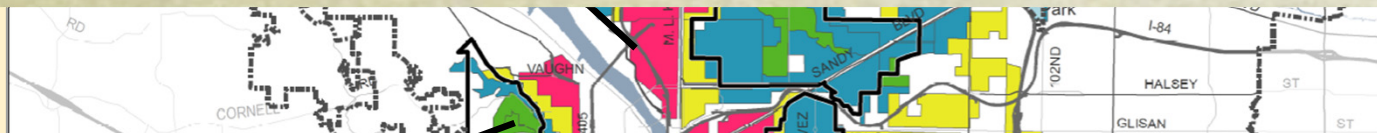
Redlining (and Greenlining)

4. AVAILABILITY OF MORTGAGE FUNDS: a. Home purchase None; b. Home building None

5. CLARIFYING REMARKS: Zoned multi-family residential and business. This area constitutes Portland's "Melting Pot" and is the nearest approach to a "slum district" in the city. Three-quarters of the negro population of the city reside here and in addition there are some 300 Orientals, 1000 Southern Europeans and Russians. Many of the improvements are in a dilapidated condition and maintenance in general is of poor quality throughout. Notwithstanding all this, there are some fair districts in the northern parts and the record indicates that 35% of the dwellings in the area are owner-occupied. The area is accorded a low red grade.

6. NAME AND LOCATION Lower Albina SECURITY GRADE D AREA NO. 2

HOLC loans in area approximate 61 for an aggregate of \$105,000.



4. AVAILABILITY OF MORTGAGE FUNDS: a. Home purchase Ample; b. Home building Ample

5. CLARIFYING REMARKS: Deed restrictions expired in 1935 but is zoned single-family residential which with terrain and price levels is believed to be ample protection. Development of this area, which would naturally be slow, was undoubtedly arrested by the depression and has not since gained momentum, however the pattern is definitely established and it is believed that as Portland develops this area will progress along the lines of present development. The area is therefore accorded a high green grade.

6. NAME AND LOCATION Kings Heights SECURITY GRADE A+ AREA NO. 6

HOLC loans in area approximate 4 for an aggregate of \$30,000.

Portland, 1937

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Loan
dlining

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map was derived from City
set. Care was taken in the
It is provided "as is". The
accept any responsibility for
positional accuracy.



ing and Sustainability
ation. Practical Solutions.

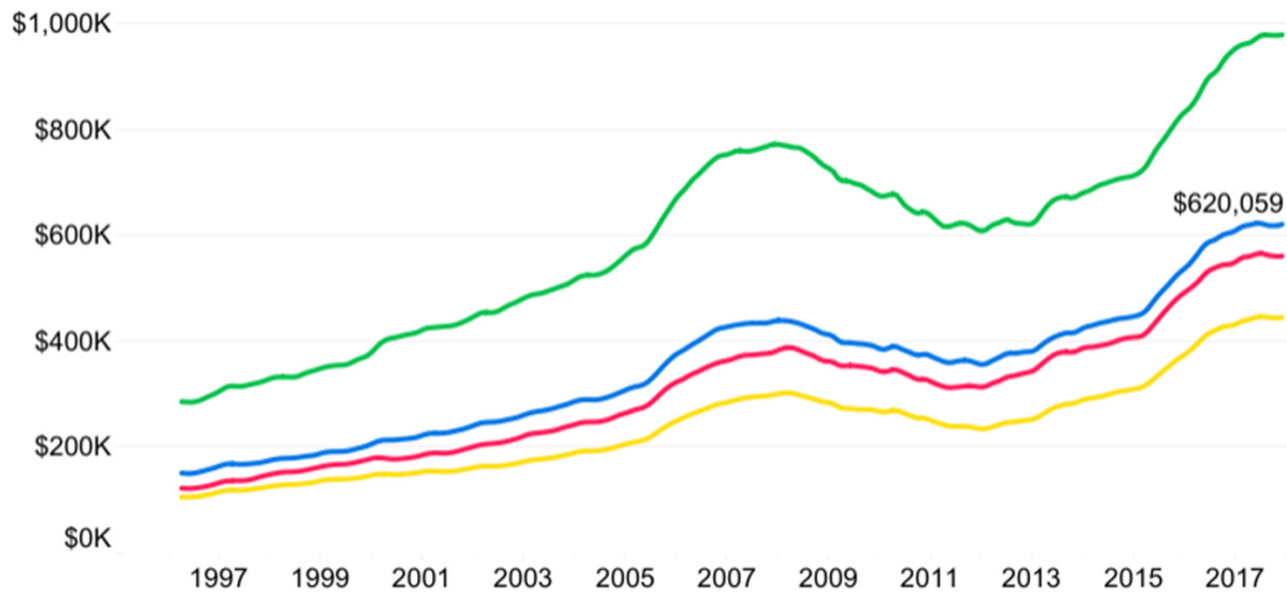


rieland, Oregon
Susan Anderson, Director

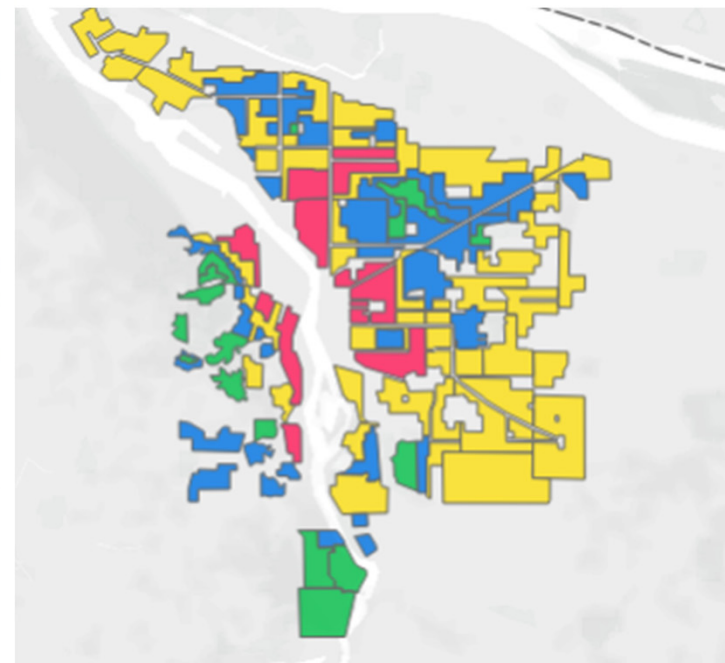
(ices)\BPS Tech Services Team
Residential_Infill\Maps
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Home Values Still Lag in Most Redlined Neighborhoods

Median home values for areas the government designated **best**, **still desirable**, **definitely declining** and **hazardous** for mortgage lending



Source: Zillow median home values and data from Mapping Inequality (<https://dsl.richmond.edu/panorama/redlining>)



1959 Zoning Code

- Expansion of single-family zoning
- Duplexes and apartments **outlawed** in much of the city

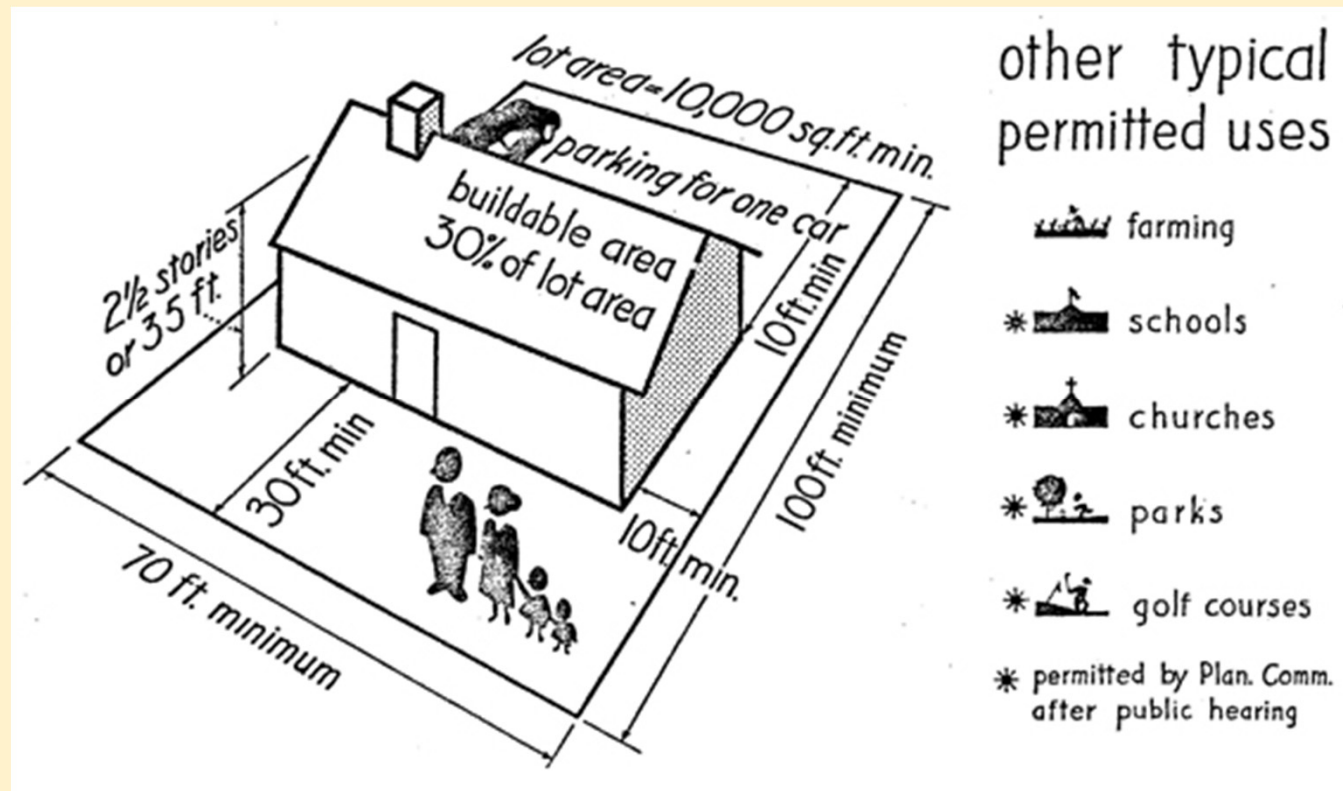


Illustration of R10 One-Family Residential Zone, 1959

National Context

Fair Housing Act, 1968

- Prohibited discrimination in housing based on federally protected classes

Community Reinvestment Act, 1977

- Financial institutions must provide credit assistance to all neighborhoods, especially those historically affected by redlining
- Banks still continued to discriminate in those areas



Contemporary Planning

1980 to Early 2000s

Population Strategy, 1977

- Guided the 1980 Comprehensive Plan
- Prioritized educated, employed, middle class families to reverse “white flight”

“Increasingly the city is becoming a community of extremes, populated by the young and the old, the lower income and unemployed, minorities and renters.”

THE CITY OF
PORTLAND
OREGON

MEMORANDUM June 27, 1977

OFFICE OF
THE MAYOR
NEIL GOLDSCHMIDT
MAYOR

TO: Members of the Policy Council

FROM: Alan Webber *AW*

RE: Population Strategy

Attached you will find a rough draft of a paper which attempts to describe the derivation, purpose and contents of the Population Strategy. The objective is to develop a finished draft in the coming month. Please review this, comment upon it, and direct your responses to Dan Churchill.

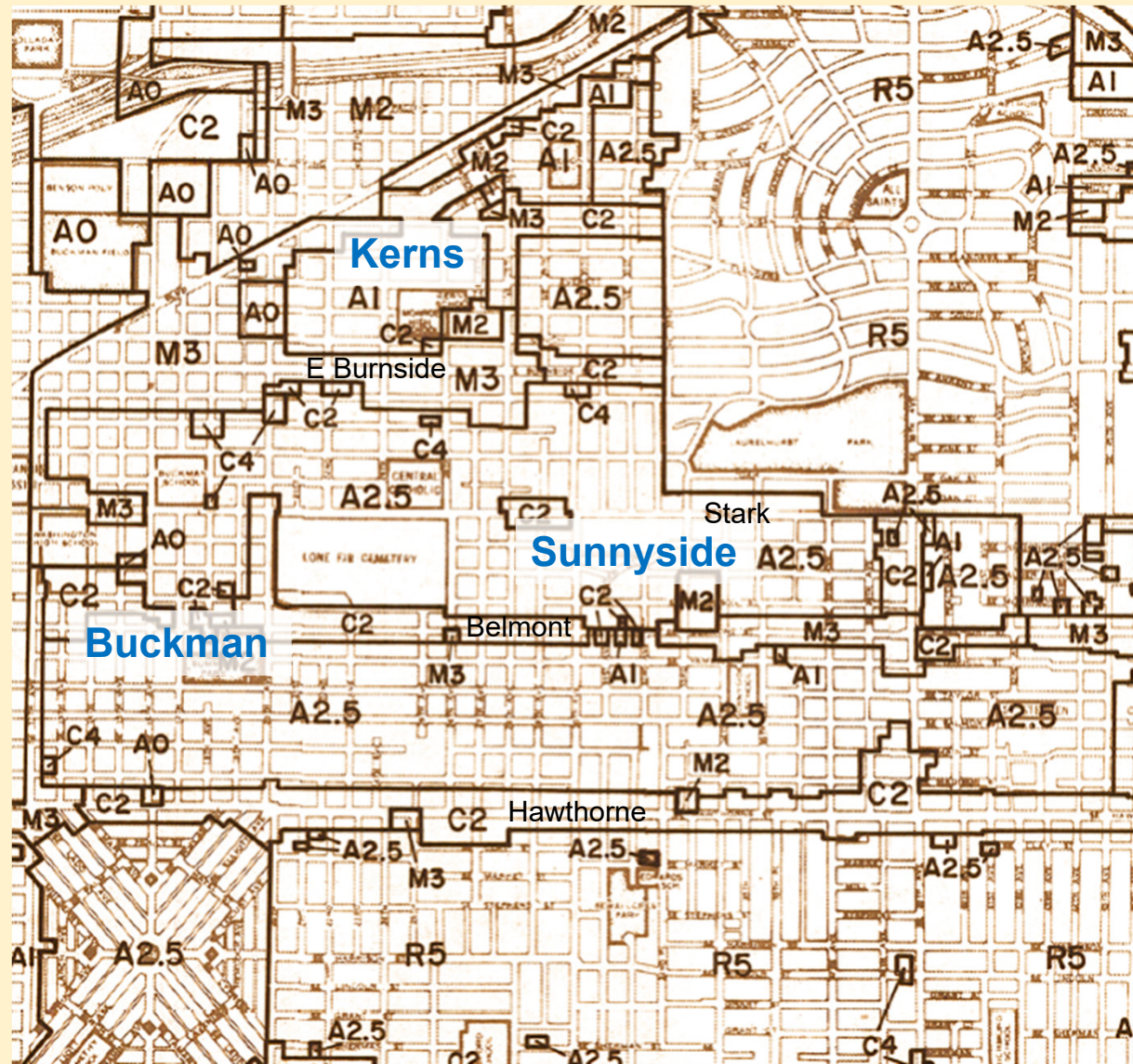
Thank you.

AW:pjr
Attachment

CONFIDENTIAL DRAFT

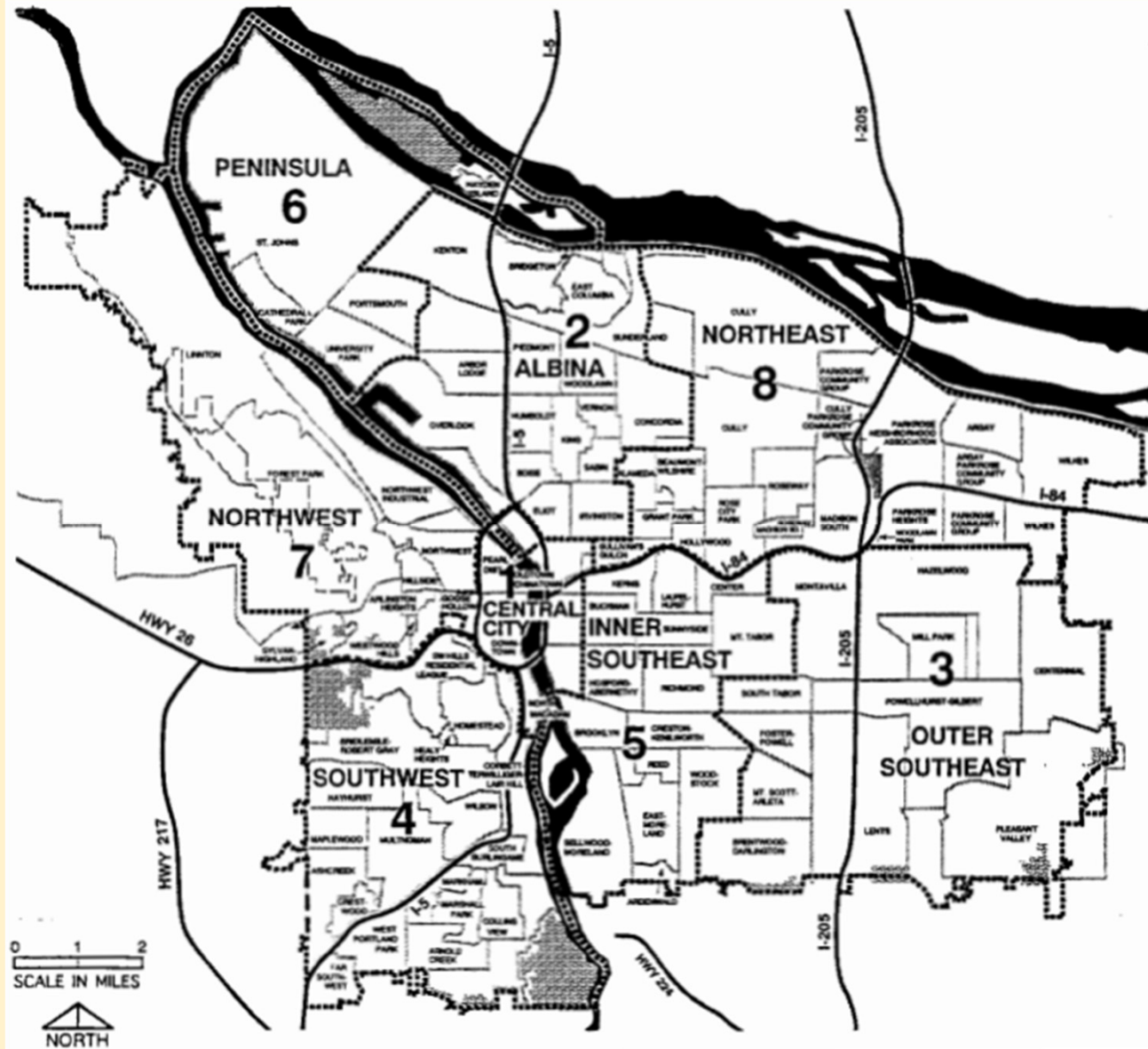
1980 Comprehensive Plan

Map of inner SE Portland, 1979

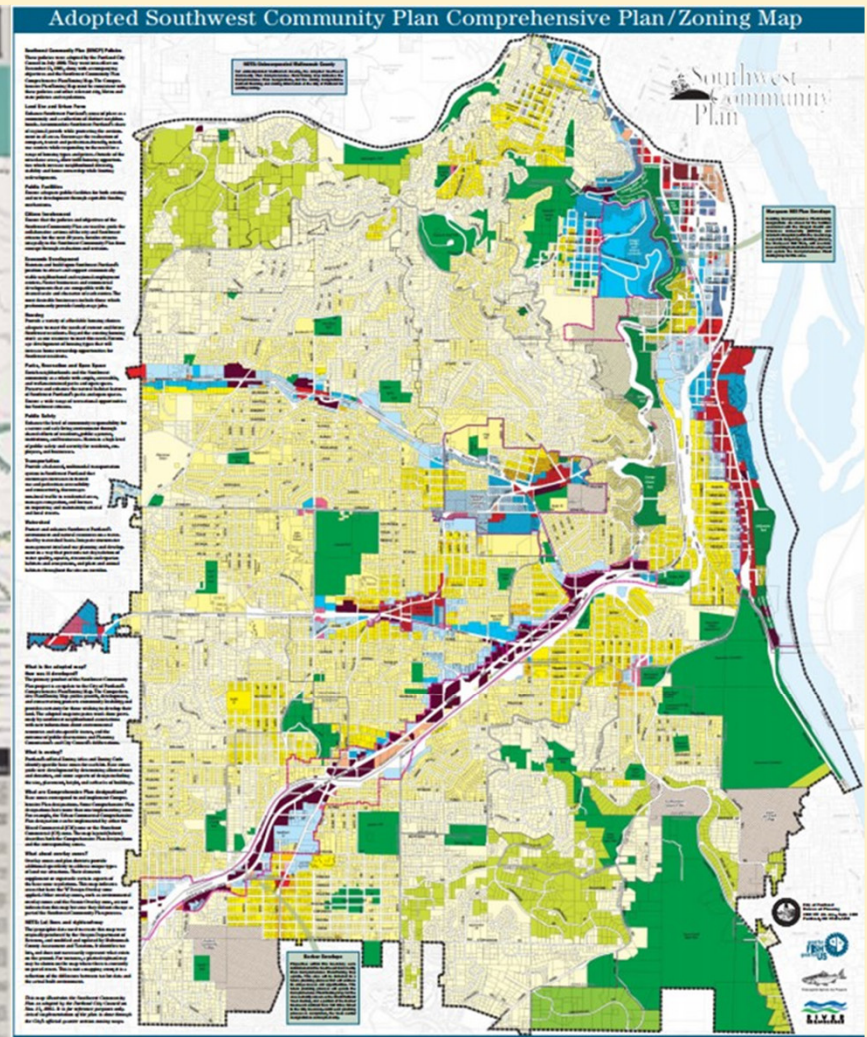
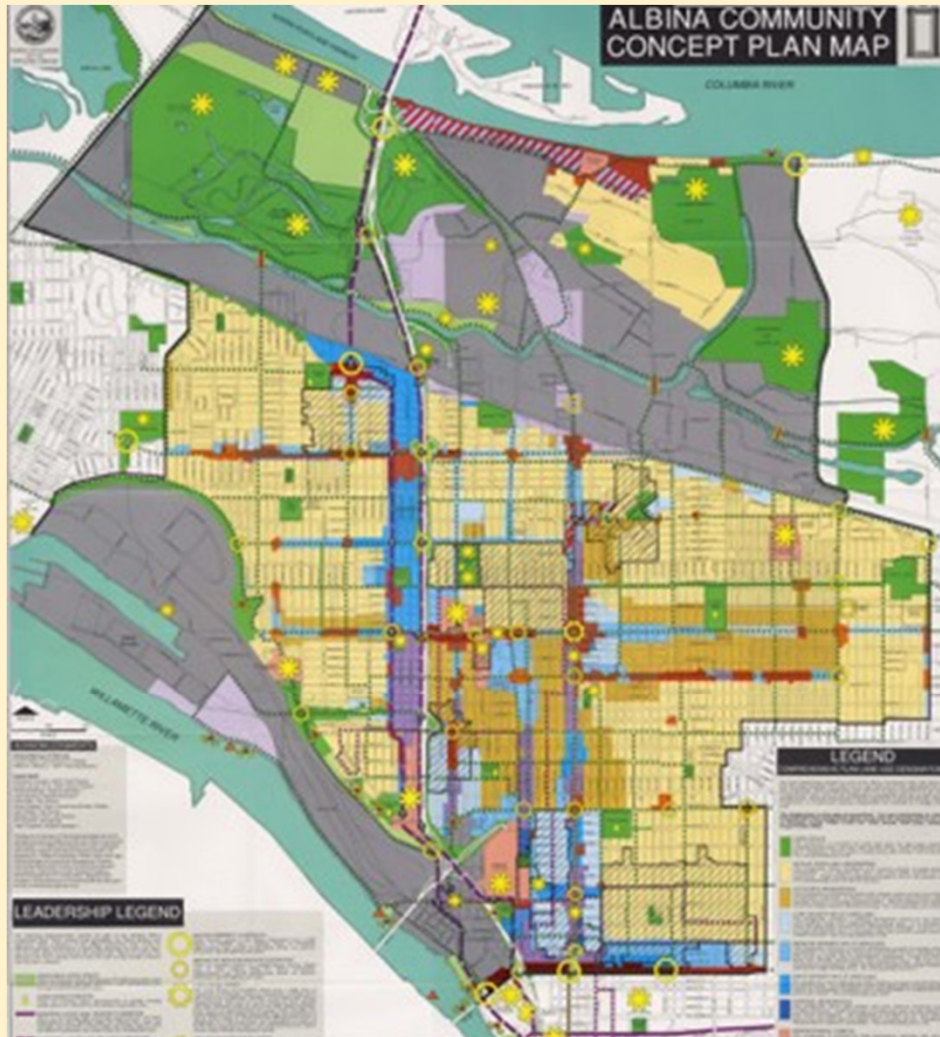


Community Planning

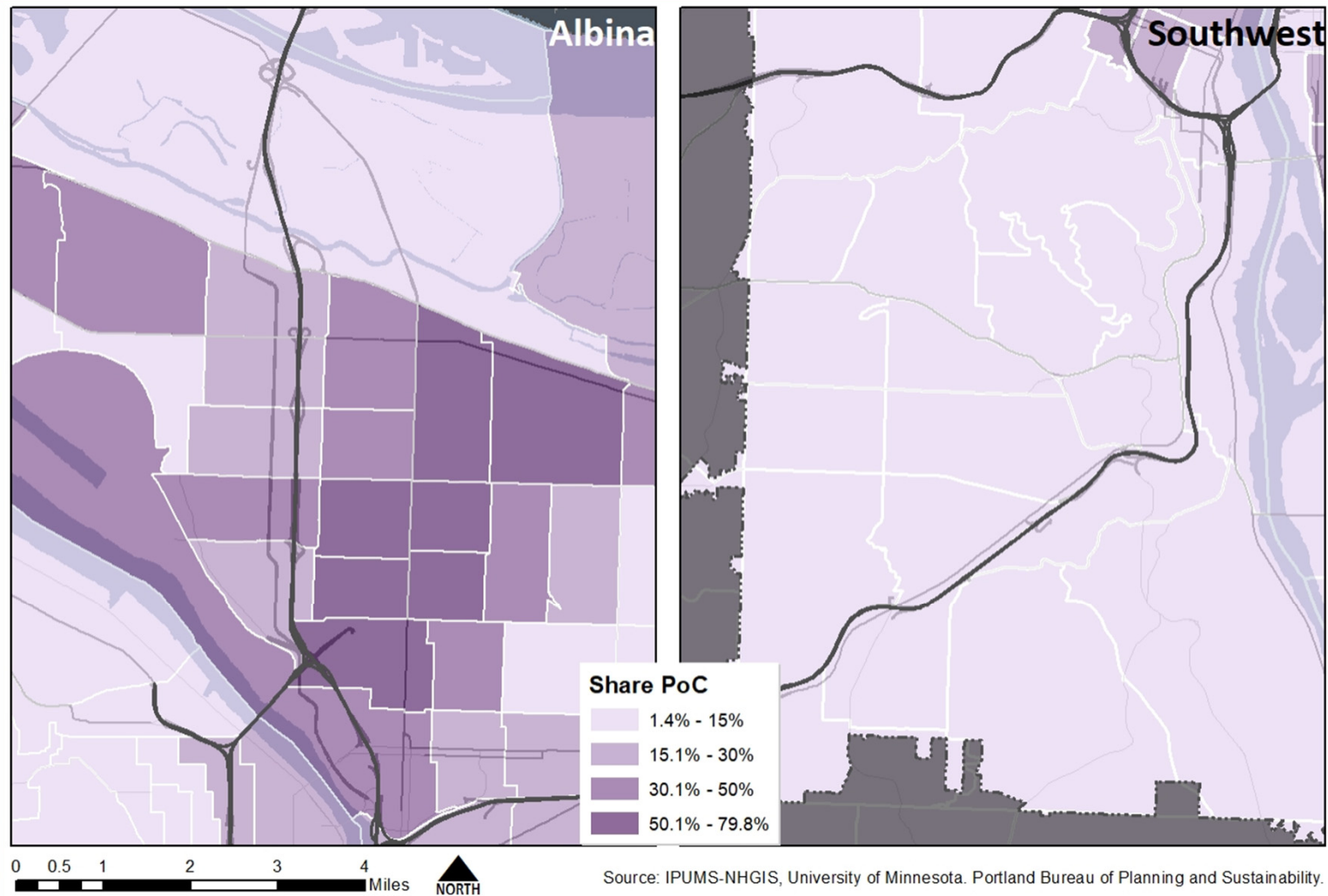
- 1980 • Comprehensive Plan
- 1990s • Community Planning Program
- Early 2000s • Area Planning



Disparate Treatment: Albina vs. Southwest



Share of People of Color in 1990: Albina vs. Southwest



Racial Equity in Planning

Current Era

VisionPDX, 2008

Engaged community members, particularly underrepresented groups, in shared vision of Portland



The Portland Plan, 2012

“**Advancing equity** in Portland means improving the way the city works — starting with how the city government and its partners **make decisions, invest, and engage** with Portlanders and each other to measure success.”



Regional Analysis of Impediments to Fair Housing Choice, 2011

- City of Portland, City of Gresham, and Multnomah County
- Fair housing complaints, demographics, mortgage data, zoning, and land use policies
- **Findings:**
 - Single-family zoning contributes to overwhelmingly high white student body at Alameda Elementary and Grant High School
 - Low-income residents and communities of color concentrated in low opportunity areas

City's Response: New practices and investments

- Fair Housing Advocacy Committee - Portland Housing Bureau
- Annual State of Housing report - Portland Housing Bureau
- Preference policy for Northeast Portland - Portland Housing Bureau
- Opportunity mapping - Portland Housing Bureau
- Housing Bond - Portland Housing Bureau
- Landlord discrimination testing - Portland Housing Bureau
- Rental Services Commission, Rental Services Office - Portland Housing Bureau
- Tax Exemption Program changes - Portland Housing Bureau
- Inclusionary Housing - Bureau of Planning and Sustainability



END

DISPLACEMENT
MAY 15 6:17 8870 111

NOW!!

2035 Comprehensive Plan, 2016

- 5.10: Coordinate with fair housing programs
- 5.11: Remove barriers
- 5.12: Impact analysis
- 3.3.f: Coordinate housing, economic development, and public facility plans and investments to create an integrated community development approach to **restore communities impacted by past decisions.**
- 5.18: Rebuild communities



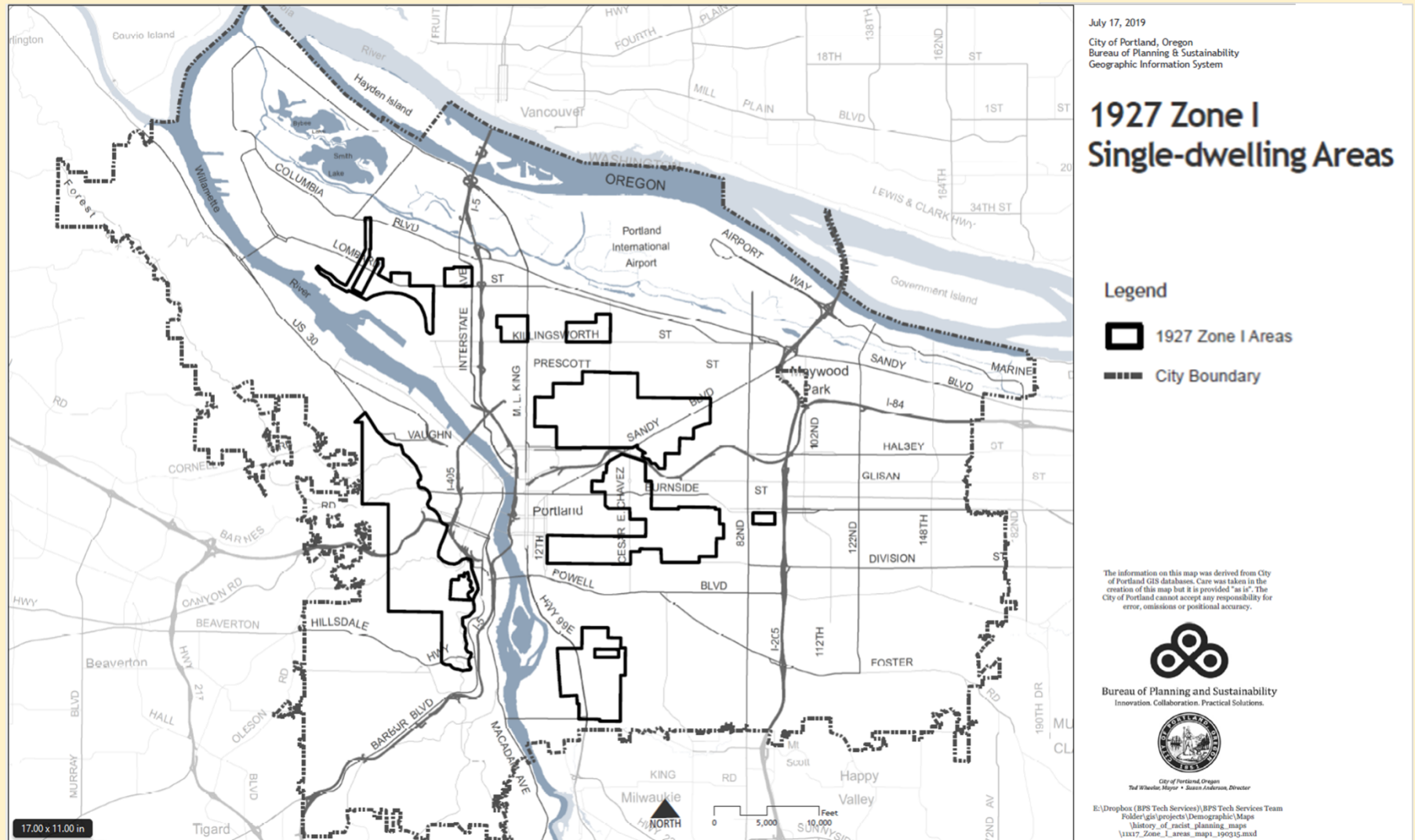
“Hold the City, County, and Metro accountable for the HUD mandate to Affirmatively Further Fair Housing by **ending racial segregation** from opportunity, providing **community development** and **investment without displacement.**”



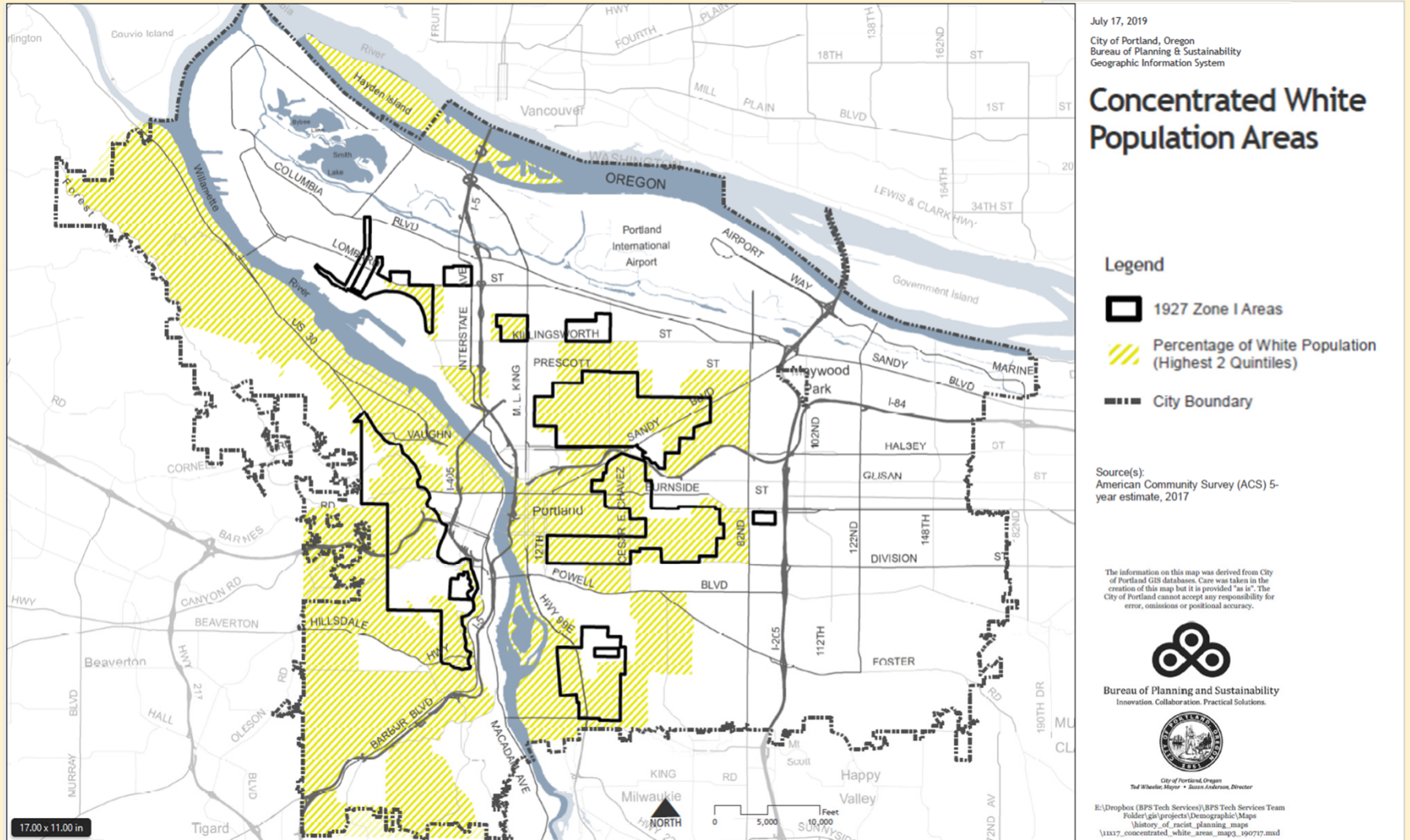
The People's Plan, PAALF, 2017

Current Land Use and Demographic Conditions

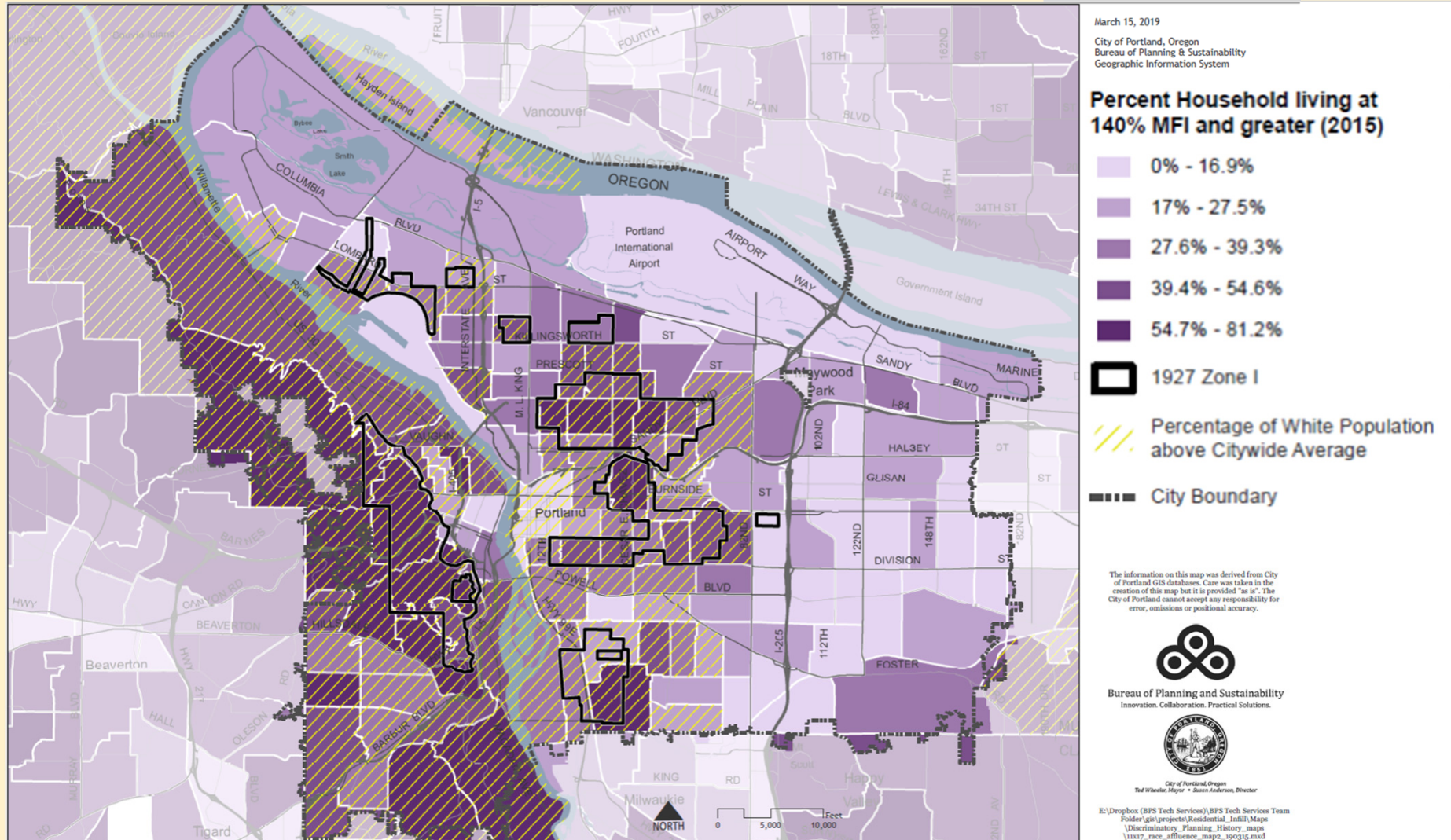
Racially Concentrated Areas of Affluence



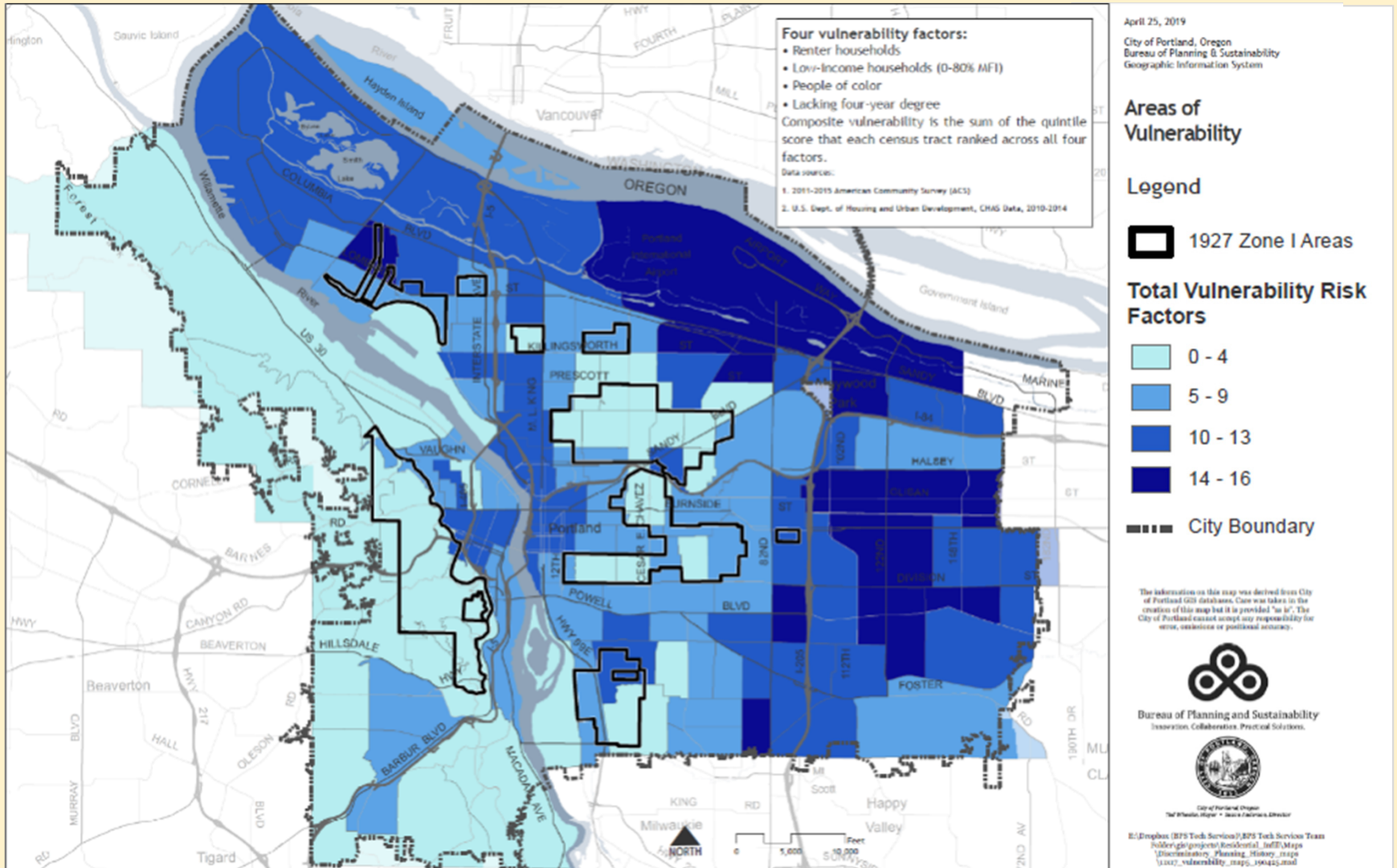
Racially Concentrated Areas of Affluence



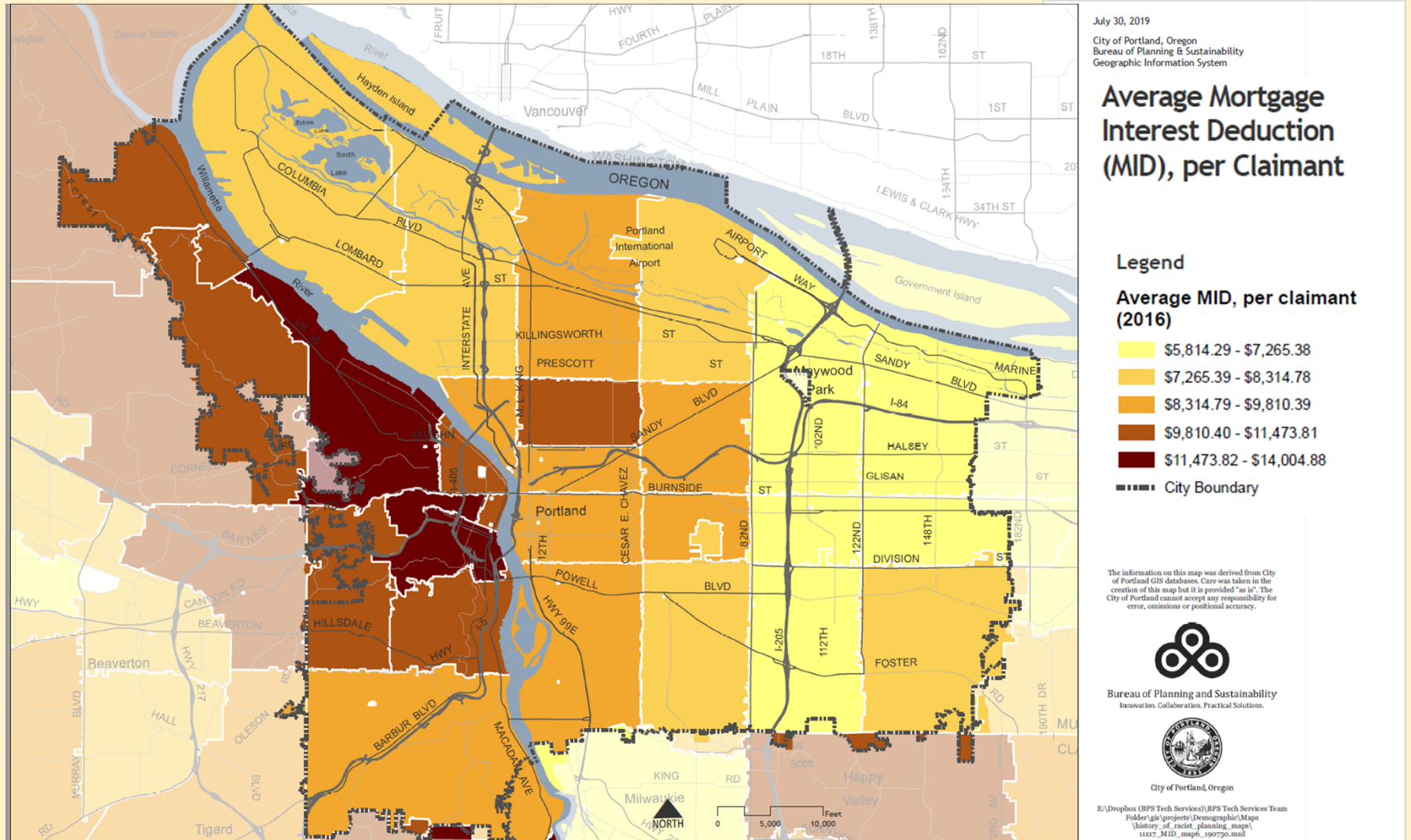
Racially Concentrated Areas of Affluence



Areas of Vulnerability



Average Mortgage Interest Deductions



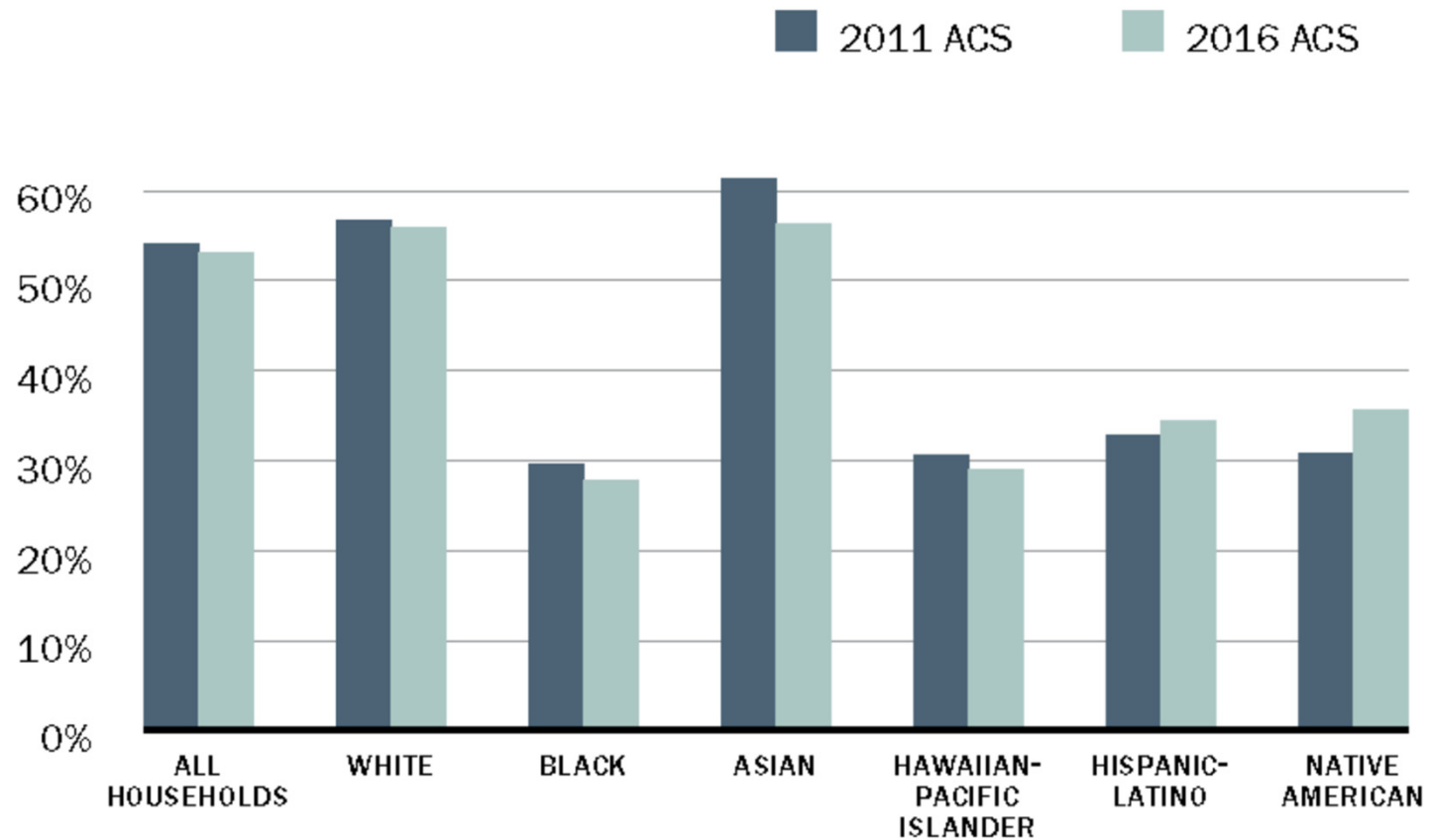
PORTLAND HOUSING BUREAU

State of Housing in Portland

2018



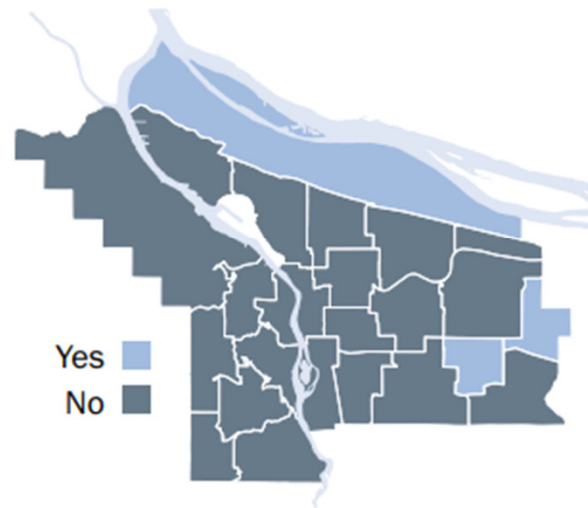
Fig. 1.9 Homeownership Rate by Race & Ethnicity



Source: U.S. Census Bureau – 2011 5-Year ACS Estimates, 2016 5-Year ACS Estimates

Homeownership Affordability

Average Portland Household



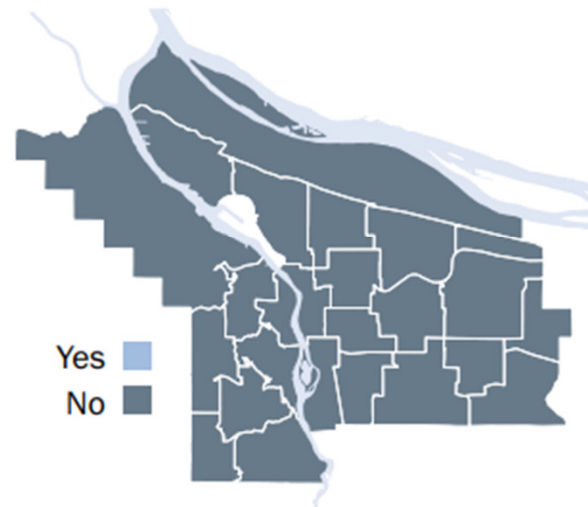
On average, a Portland household could afford to purchase a home without becoming cost burdened and spending more than 30% of their monthly income on housing, not including taxes, insurance, or utilities, as indicated below.

AVERAGE HOUSEHOLD PROFILE

Portlanders	-
Households	-
Household Composition	-
Households with Children	23%
Median Income	\$58,423
Maximum Monthly Housing Cost Considered Affordable	\$1,461
Homeowners	-
Median Income for Homeowners	-
Renters	-
Median Income for Renters	-
Poverty Rate	-

Homeownership Affordability

Average Black Household



On average, a **Black** Portland household could afford to purchase a home without becoming cost burdened and spending more than 30% of their monthly income on housing, not including taxes, insurance, or utilities, as indicated below.

AVERAGE HOUSEHOLD PROFILE

Portlanders	-
Households	-
Household Composition	
Households with Children	
Median Income	\$26,675
Maximum Monthly Housing Cost Considered Affordable	\$667
Homeowners	-
Median Income for Homeowners	-
Renters	-
Median Income for Renters	-
Poverty Rate	-

Discussion

- 1. What is coming up for you after hearing this history?**
- 2. How might lessons from this history be applied to how our city develops today?**

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September 17, 2019



Unintended Consequences



SMOKED MEATS /
\$2.99 LB

FRESH \$4.79 LB

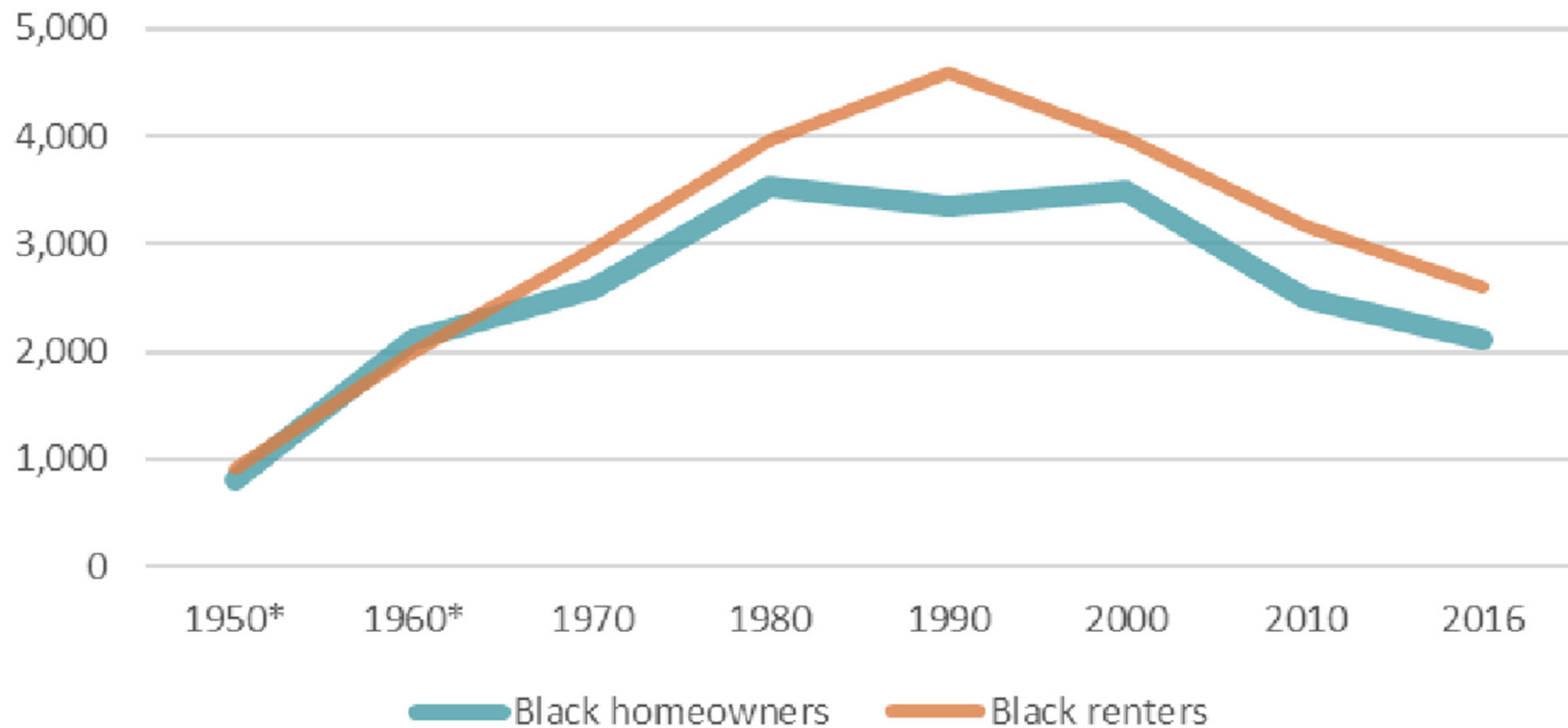
BONELESS CHICKEN BREAST
\$3.99 LB

NOW OPEN

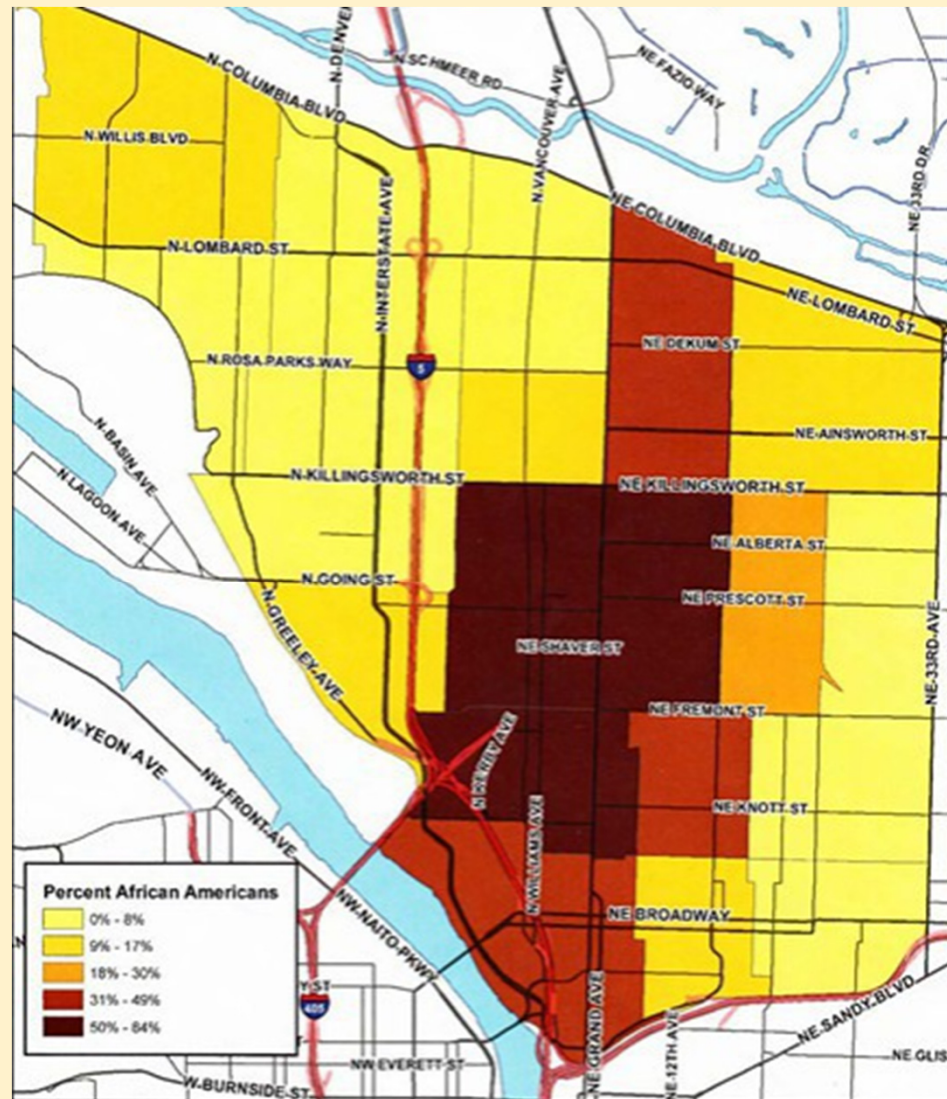
J.S. FAR...



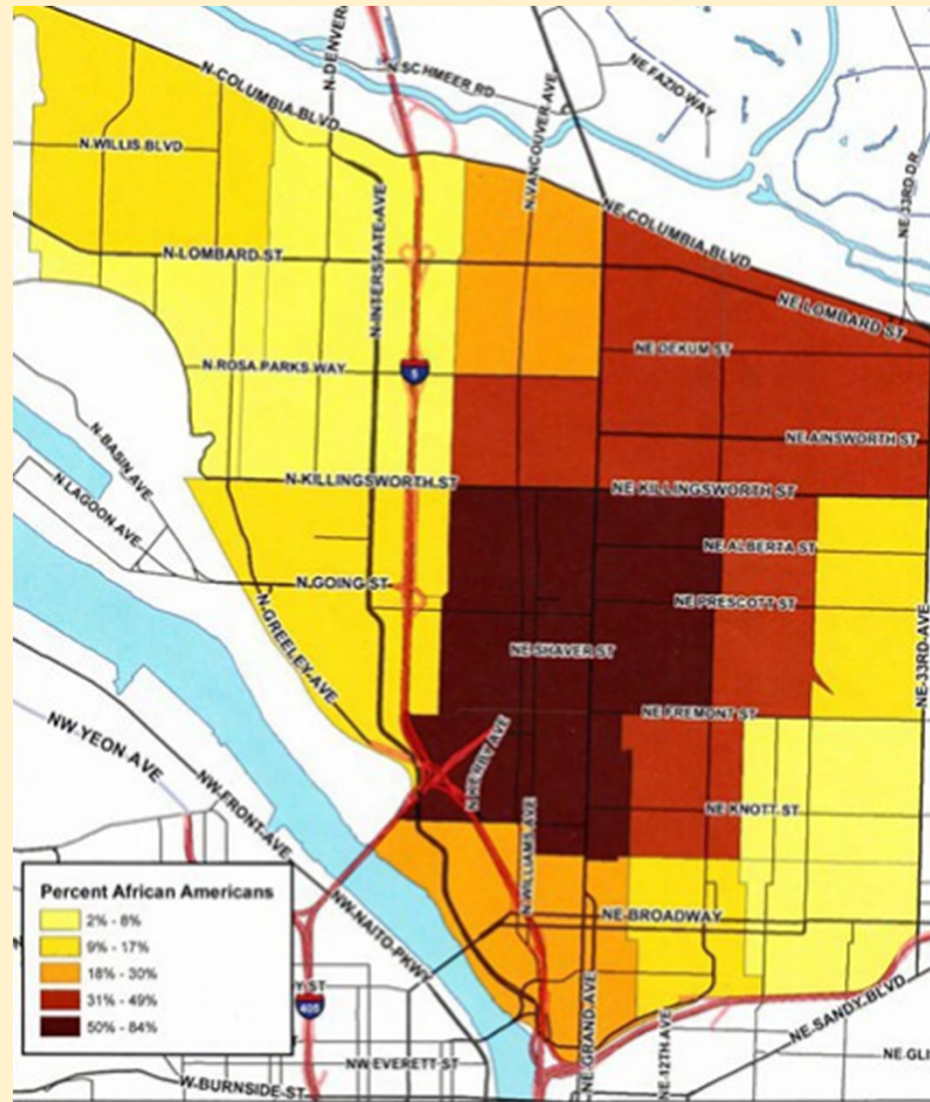
NUMBER OF BLACK HOUSEHOLDS BY TENURE INTERSTATE CORRIDOR URA, 1950 - 2016



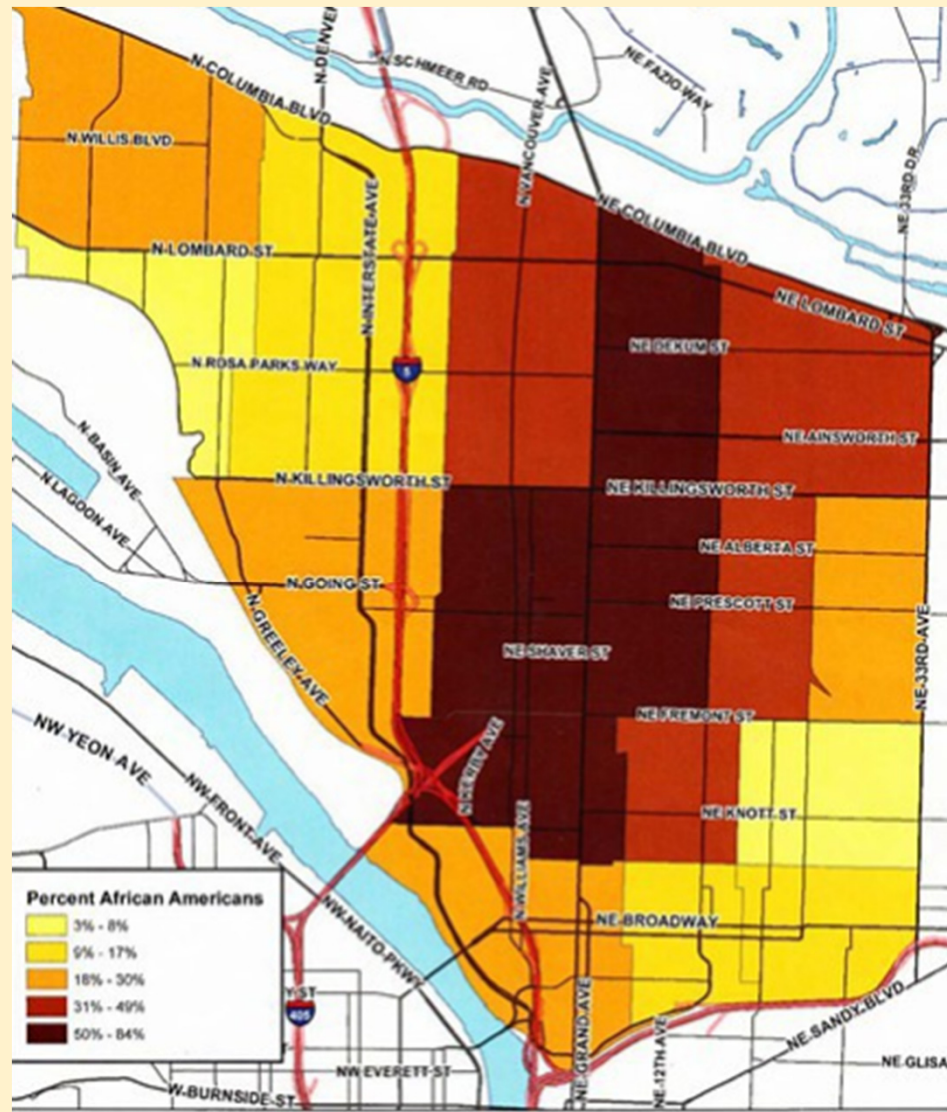
* 1950 and 1960 censuses mark race of householder as either white or non-white.
Source: University of Minnesota, NHGIS. Portland BPS.



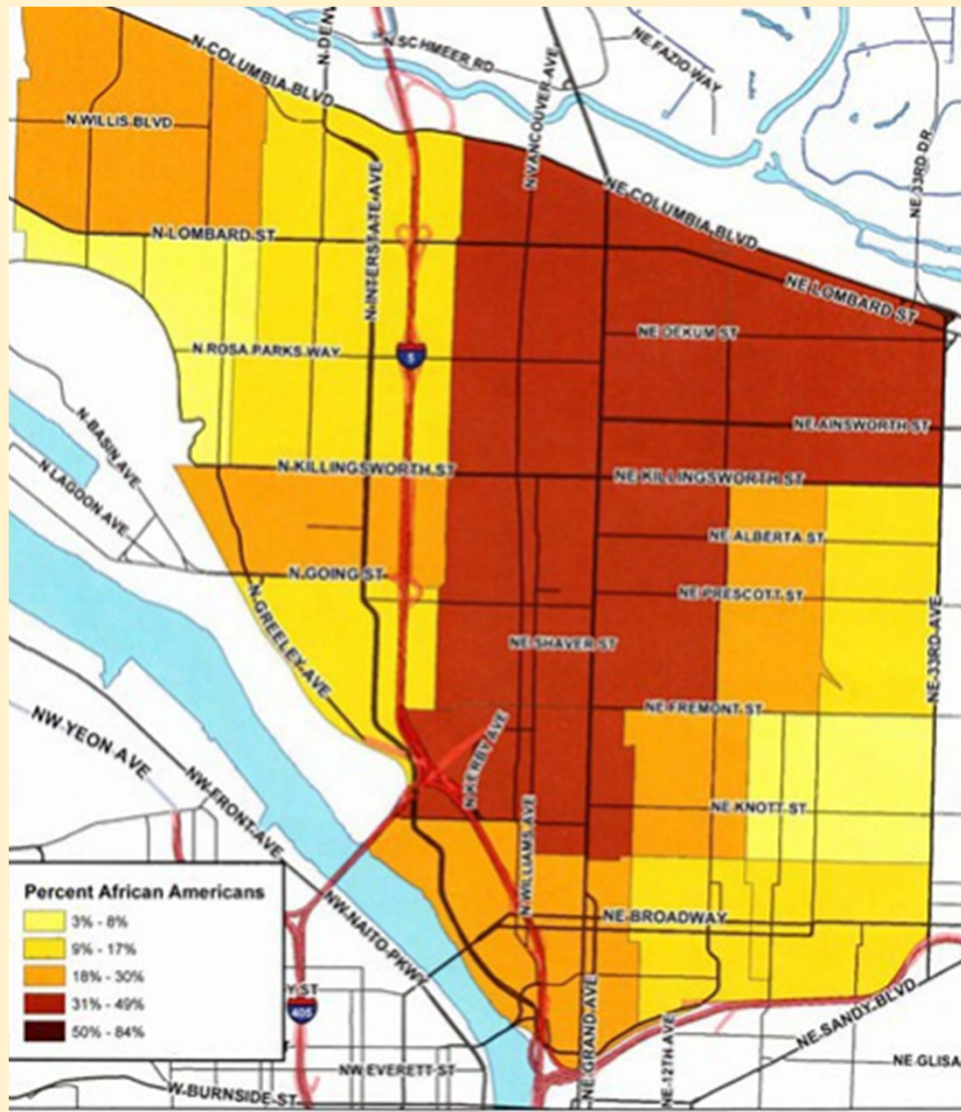
Black or African American Percent of Total Population 1970



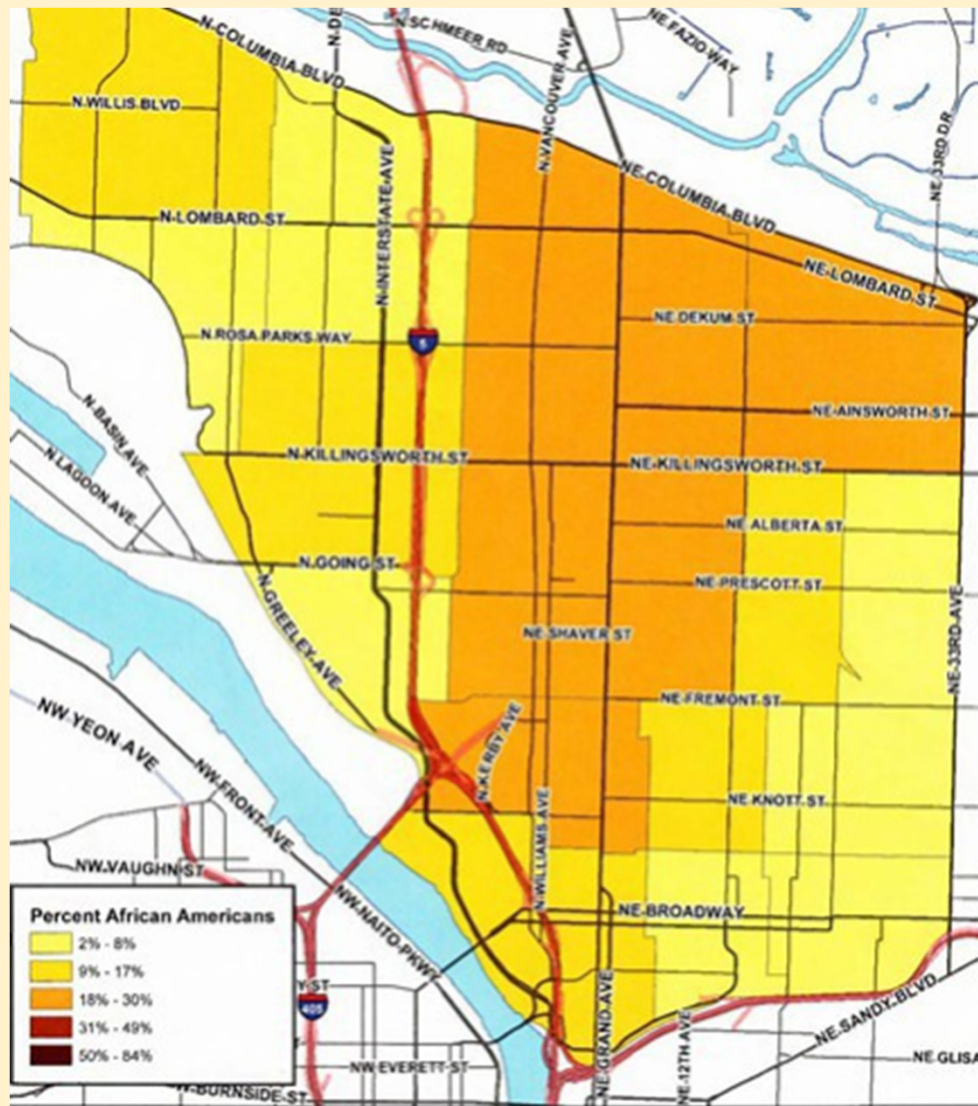
Black or African American Percent of Total Population 1980



Black or African American Percent of Total Population 1990



Black or African American Percent of Total Population 2000



Black or African American Percent of Total Population 2010

Unintended Consequences

Intent of Our Consequences

Intended Outcomes

How might our outcomes reflect our shared values and our intentions?

- Residential Infill Project
- Better Housing by Design
- Southwest Corridor
- Anti-Displacement Action Plan
- East Portland Strategy



Intended Outcomes

“Think big...”

What BPS project outcomes do you want to see that reflect our shared values for racial equity?

“Think big...”

What one or two key actions should be taken by the PSC that reflect our shared values for racial equity?

“Think big...”

What BPS project outcomes do you want to see that reflect our shared values for racial equity?

What one or two key actions should be taken by the PSC that reflect our shared values for racial equity?

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