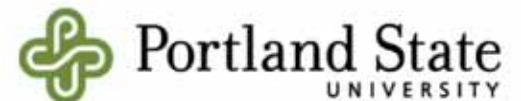


# Universities as partners in fair housing and equity analysis



[Lisa K. Bates, PhD](#)

Nohad A. Toulon School of Urban Studies and Planning



# **What can university partners bring to the process of fair housing and equity analysis?**

- Additional capacity for data analysis with a local presence
- A voice in the conversation
- Leadership development among emerging professionals

# Community-engaged projects with the Toulon School

- Oregon Fair Housing Council
  - Plan and code analysis focused on a single jurisdiction
  - Interviews with planning and regulatory officials
- [Washington County Fair Housing Plan](#)
  - All data and mapping presented in community advisory group
  - Interviews with housing and service providers

# Identifying impediments in the planning and regulatory system

- Assessment of existing regulatory framework of comprehensive plans, neighborhood plans, zoning codes and ordinances
  - With comparison to [best practices for reducing regulatory barriers](#)

## *By-right uses in residential zoning?*

	R-0*	R-2*	R-3*	R-5*	R-6	R-7.5	R-10	R-15	WR	DD*
Dwelling - One family	Y	N	Y	Y	Y	Y	Y	Y	Y	Y
Dwelling - Two Family	Y	N	Y	Y	N	N	N	N	N	N
Dwelling - Group	Y	N	Y	Y	N	N	N	N	N	N
Dwelling - Multiple	Y	N	Y	Y	N	N	N	N	N	Y
Single Family Detached Dwellings & Accessory Structures	Y	Y	Y	Y	N	Y	Y	Y	N	N
Secondary Dwelling Unit (1/lot)	Y	N	Y	Y	Y	Y	Y	Y	N	Y
Zero Lot line Dwellings	Y	Y	Y	Y	Y	Y	Y	Y	N	Y
Duplexes	Y	Y	Y	Y	N	N	N	N	N	Y

# Identifying impediments in the planning and regulatory system

- Assessment of existing regulatory framework of comprehensive plans, neighborhood plans, zoning codes and ordinances
  - With comparison to [best practices for reducing regulatory barriers](#)

*Neighborhood plan language as a barrier*

*“the Neighborhood Association believes that single-family dwellings represent an ever-shrinking island that needs to be preserved...An applicant for a plan and zoning map change to multi-family designation shall be strictly required to demonstrate substantial evidence of the public need for the change...the Association shall encourage property owners and builders not to develop properties to maximum density through discussions at required land*

# Identifying impediments in the planning and regulatory system

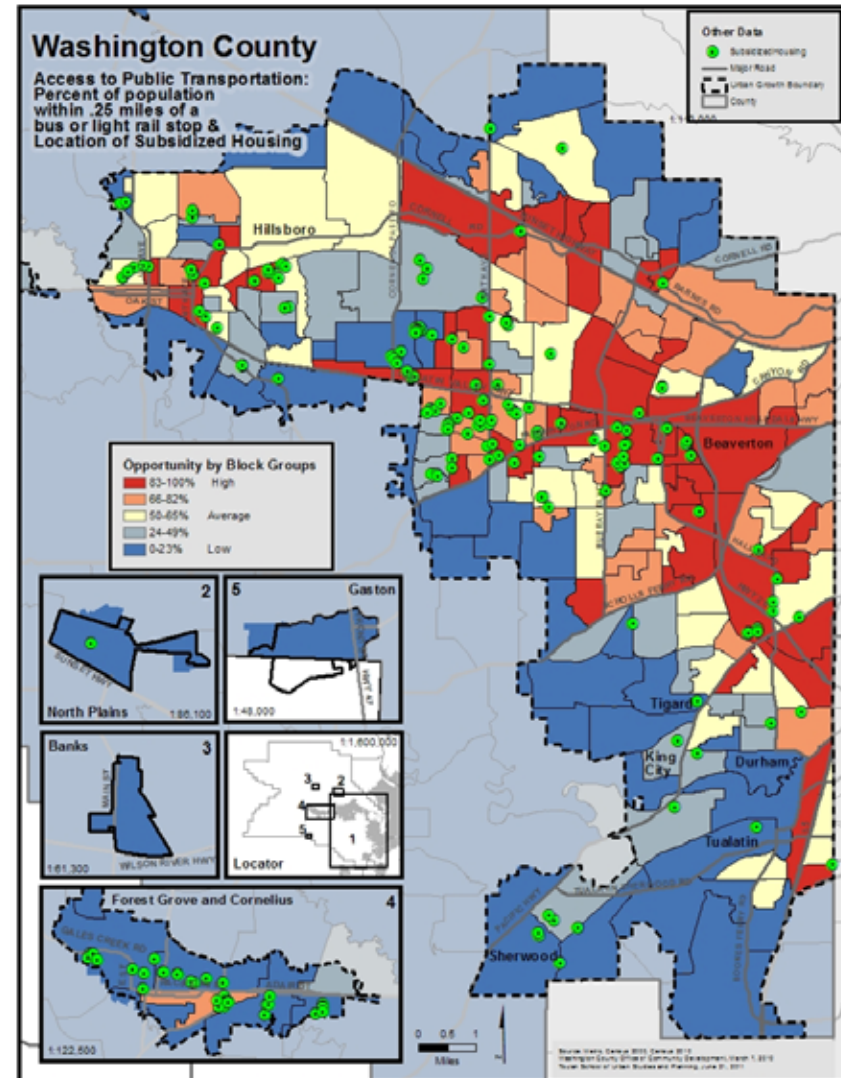
- [Report](#) on perspective of housing and service provider stakeholders in Washington County
- Experiences with jurisdictions e.g.
  - Inefficiencies in process
  - Procedures for variances and special permitting
  - Clarity of standards and process
- Start of conversation about informal and formal procedures, sharing model codes



# Data analysis with dialogue

Student GIS capacity:

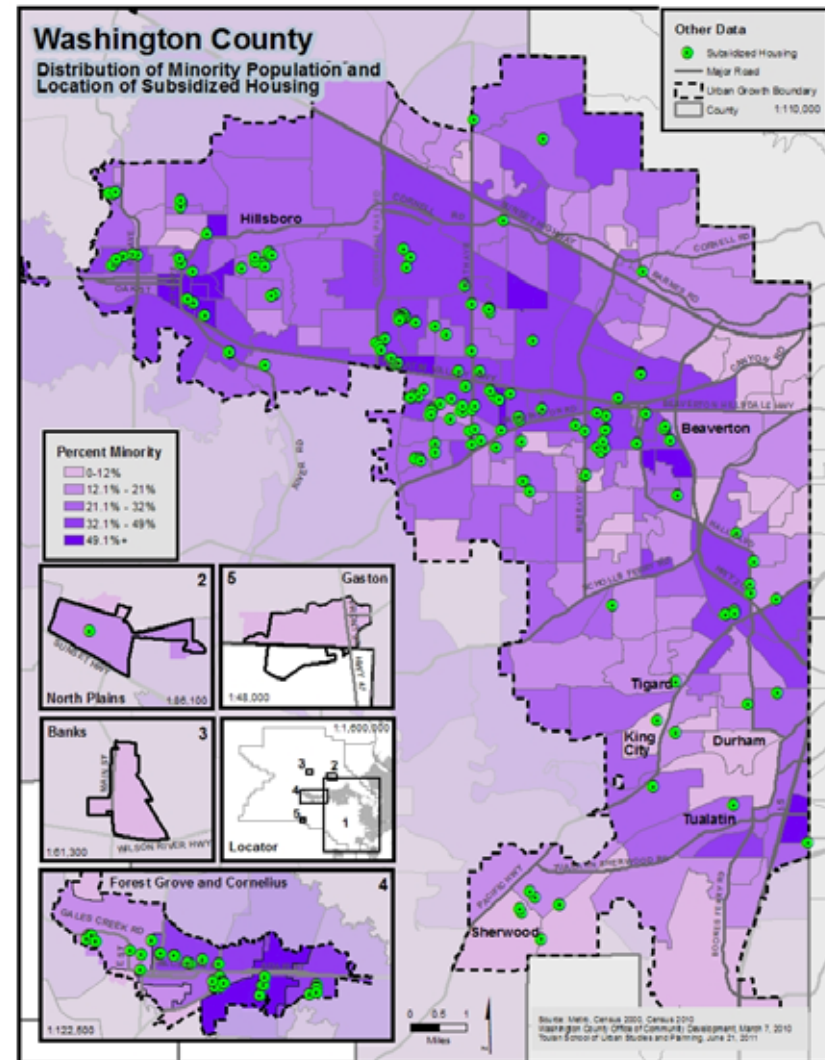
- Use Washington County's existing [opportunity mapping project](#)  
+ fair housing lens
- How to refine and operationalize concepts?



# Data analysis with conversation

Student GIS capacity:

- Use Washington County's existing [opportunity mapping project](#)  
+ fair housing lens
- How to refine and operationalize concepts?





# **Broader impacts of university-community engagement**

- Capacity building around fair housing with planners, developers, social service providers
- Leadership development for emerging professionals in urban planning, public health, and real estate development

# A few practicalities...

- Faculty – contracts or IGAs
  - University research centers with a focus on applied and local research
  - Departments of City/Regional/Urban Planning
- Course projects – timing of semester
- Student interns and capstone/thesis projects – professional schools