Equity-Centered Research Methods

for Oregon Communities

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Sustainable City Year Program

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Acknowledgments

About SCI

The Sustainable Cities Institute (SCI) is an applied think tank focusing on sustainability and cities through applied research, teaching, and community partnerships. We work across disciplines that match the complexity of cities to address sustainability challenges, from regional planning to building design and from enhancing engagement of diverse communities to understanding the impacts on municipal budgets from disruptive technologies and many issues in between.

   SCI focuses on sustainability-based research and teaching opportunities through two primary efforts:

1. Our Sustainable City Year Program (SCYP), a massively scaled university-community partnership program that matches the resources of the University with one Oregon community each year to help advance that community's sustainability goals; and
2. Our Urbanism Next Center, which focuses on how autonomous vehicles, e-commerce, and the sharing economy will impact the form and function of cities.

In all cases, we share our expertise and experiences with scholars, policymakers, community leaders, and project partners. We further extend our impact via an annual Expert-in-Residence Program, SCI China visiting scholars program, study abroad course on redesigning cities for people on bicycle, and through our co-leadership of the Educational Partnerships for Innovation in Communities Network (EPIC-N), which is transferring SCYP to universities and communities across the globe. Our work connects student passion, faculty experience,

About SCYP

The Sustainable City Year Program (SCYP) is a year-long partnership between SCI and a partner in Oregon, in which students and faculty in courses from across the university collaborate with a public entity on sustainability and livability projects. SCYP faculty and students work in collaboration with staff from the partner agency through a variety of studio projects and service-learning courses to provide students with real-world projects to investigate. Students bring energy, enthusiasm, and innovative approaches to difficult, persistent problems. SCYP's primary value derives from collaborations that result in on-the-ground impact and expanded conversations for a community ready to transition to a more sustainable and livable future.

"Those who cannot remember the past are condemned to repeat it."

– George Santayana, The Life of Reason, 1905

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INTRODUCTION

Like many states across the United States, Oregon has a history of using transportation, land use, and housing tools inequitably, which has directed and concentrated benefits to the privileged and harms to underserved communities. Oregon's past included restrictions on who could own land, redlining and exclusionary zoning, prohibiting more affordable types of housing, and unjust siting of massive highway projects. In recent years, Oregon has begun to acknowledge and take steps to address these inequities. The state's Land Conservation and Development Commission has updated its Transportation Planning Rules and adopted rules to create and implement the Climate-Friendly and Equitable Communities (CFEC) program. CFEC aims to reduce climate pollution, increase transportation and housing options, and promote equitable land use planning outcomes. The program also requires Oregon's metropolitan cities and counties to engage in a major equity analysis when conducting a major update of their Transportation System Plans (Oregon Administrative Rule 660-012-0135(3)).

Public Administration graduate students researched documentation and materials to develop a methodology that could assist with completing tasks required by sections (a) and (b) of that rule:

(a) Assess, document, acknowledge, and address where current and past land use, transportation, and housing policies and effects of climate change have harmed or are likely to harm underserved populations;

(b) Assess, document, acknowledge, and address where current and past racism in land use, transportation, and housing has harmed or is likely to harm underserved populations;

Per Oregon Administrative Rule 660-012-0125, Oregon's underserved populations include:

a) Black and African American people;
b) Indigenous people (including Tribes, American Indian/Alaska Native and Hawaii Native);
c) People of Color (including but not limited to Hispanic, Latina/o/x, Asian, Arabic or North African, Middle Eastern, Pacific Islander, and mixed-race or mixed-ethnicity populations);
d) Immigrants, including undocumented immigrants and refugees;
e) People with limited English proficiency;
f) People with disabilities;
g) People experiencing homelessness;
h) Low-income and low-wealth community members;
i) Low- and moderate-income renters and homeowners;
j) Single parents;
k) Lesbian, gay, bisexual, transgender, queer, intersex, asexual, or two-spirit community members; and

l) Youth and seniors.

Based on their area of interest, each student conducted individual research on the following topics and populations:

- Housing accessibility for Black and African American people
- Public transportation options for people with disabilities
- Housing for low-income and low-wealth community members
- Housing for low- and moderate-income Latinos
- Housing access for single parents
- Housing disparities among lesbian, gay, bisexual, transgender, queer, intersex, asexual, or two-spirit community members
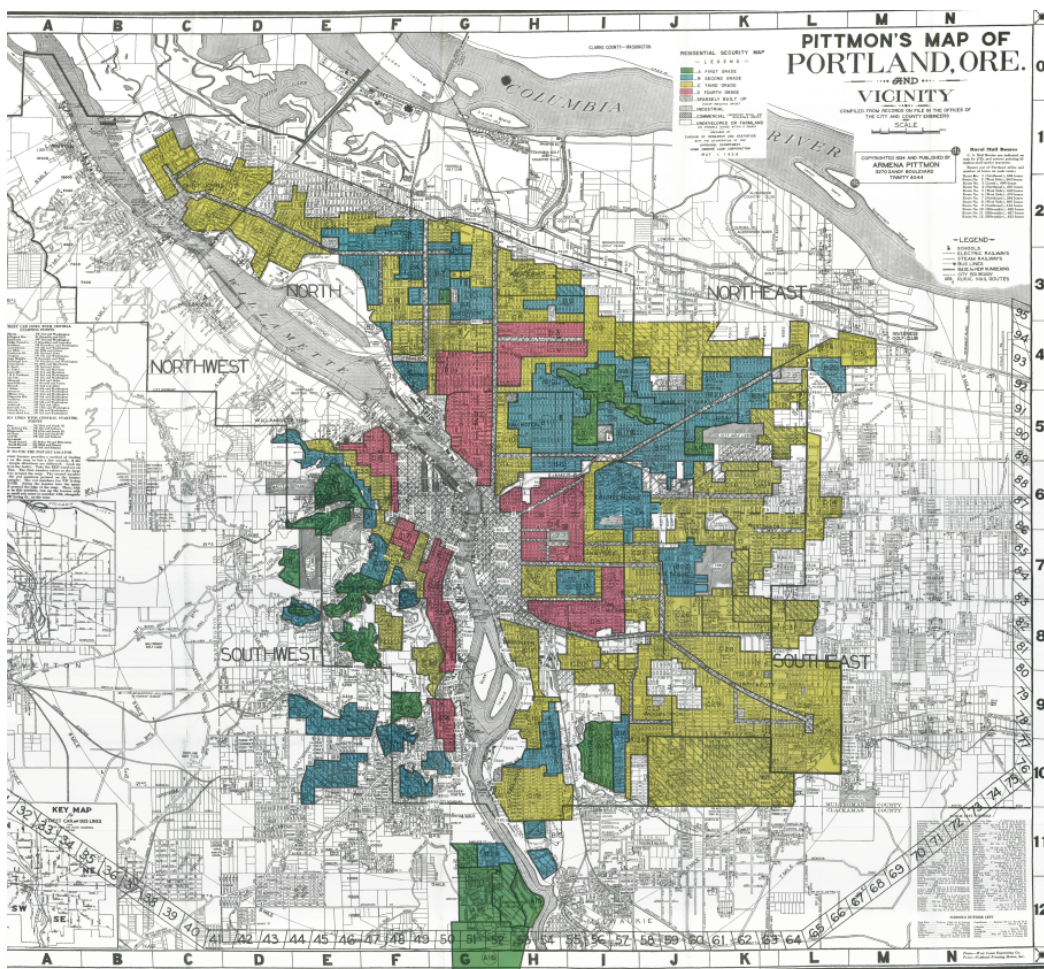

Figure 1. Portland, Oregon, Home Owners' Loan Corporation map, 1940
Background: The Home Owners' Loan Corporation, established in 1933 under the federal government's New Deal, issued bonds and provided loans to new homeowners. As part of this process, it assessed the perceived value of neighborhoods, with each neighborhood colored coded to denote its "Desirability." In these maps, areas deemed undesirable were marked red, creating the practice of "Redlining." Homeowners, banks, realtors, and government agencies actively used this practice of redlining as a segregation tool (excerpted from Portland State University Library, Historic Portland Maps).

Methodology

Identifying data sources and developing research methods for underserved populations can support local government's ability to acknowledge and understand their region's history, inequities, and current conditions. Potential data sources are vast, including but not limited to: U.S. Census resources; historical zoning maps; planning documents; interviews; city council and planning commission minutes; and records from schools, faith and cultural organizations, historical societies, museums, homeowner associations, libraries, and newspapers. The scale of the data may vary from neighborhood to national level. In addition, as city boundaries may have moved over time and some records are more regional than city-specific, more detailed, localized data may prove challenging to use and/or find. Additional challenges include how certain underserved populations can be inconsistently categorized or be missing entirely from data sets. Students conducted substantive research but were constrained by the time limitations of the 10-week academic term.

While students chose different data sources depending on their topic, the most common resource included U.S. Census datasets, specifically "PolicyMap" (a subscription-based spatial data tool). Other tools included state and federal housing and health departmental surveys, for profit and nonprofit online reporting, and interviews. See Table 1 for data sources and research areas.

Environmental Justice Research Repository

This digital collection serves as a repository of research materials related to the history of environmental racism in the Eugene-Springfield community.

What is the purpose of this digital collection?

In consultation with the nonprofit organization Beyond Toxics, students and faculty at the University of Oregon are working to collect and catalog materials related to the formal and informal segregation of housing, education, and outdoor recreation opportunities in our city

Figure 2. Environmental Justice Research Repository
Source: https://learn-static.github.io/eng-470/ (sourced by Emily Severeid)

Table 1. Data Sources by Research Area

| Data Source	Research Area
Environmental Justice Research Repository, Eugene-Springfield https://learn-static.github.io/eng-470/	Black and African American housing accessibility
American Community Survey one-year estimates (PolicyMap)	Black and African American housing accessibility
American Community Survey (PolicyMap)	Public transportation options for people with disabilities
U.S. Department of Housing and Urban Development Continuum of Care program (PolicyMap)	Housing for low- and moderate-income Latinos
State of Oregon Housing and Community Services	Housing for low- and moderate-income Latinos
U.S. Census (PolicyMap)	Housing for low- and moderate-income Latinos
Oregon state-level policies that focus on constricting housing supply	Housing for low-income and low-wealth community members
Zoning regulations, including zoning maps (Oregonexplorer.info) and development codes	Housing for low-income and low-wealth community members
Residual income (household median income minus housing costs; PolicyMap datasets)	Housing for low-income and low-wealth community members
Housing interest and costs: median home prices by zip code (PolicyMap)	Housing for low-income and low-wealth community members
Online Crime Mapping Computer Assisted Dispatch Log (Lane County Sheriff's Office; includes reported incident type, call date and time, general location of the call (https://map.citizenserviceportal.com/home/Agency?AgencyCode=EGS)	Housing access for single parents
Primary interviews	Housing access for single parents
U.S. Census QuickFacts	Housing access for single parents
Healthy and Stable Families, United Way of Lane County (https://www.unitedwaylane.org/healthy-and-stable-families)	Housing access for single parents
Zillow.com, realtor.com (online real estate data)	Housing access for single parents
U.S. Department of Housing and Urban Development point-in-time count for unhoused individuals, conducted by Lane County	Housing the LGBTQIA2S+ community
Gallup Daily Tracking Survey (data compiled by UCLA Williams Institute survey)	Housing the LGBTQIA2S+ community
U.S. Census Household Pulse Survey	Housing the LGBTQIA2S+ community
U.S. Census (PolicyMap)	Housing the LGBTQIA2S+ community
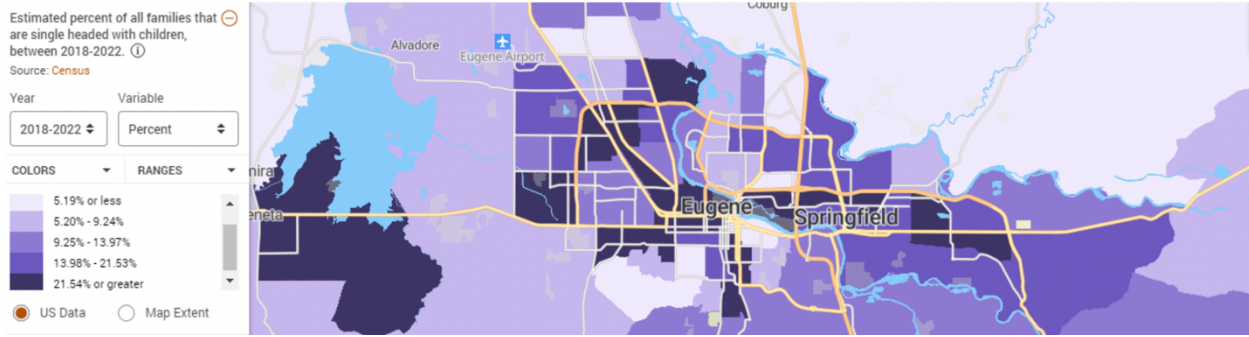
Figure 3: Percent of all families that are single-headed with children, between 2018-2022
Source: U.S. Census via PolicyMap (created by Ruth Belcher)

RESULTS

Findings

Although each student researched a unique underserved population, most focused on housing for their target population. One student focused on transportation. Each set of findings determined that significant housing or transportation disparities within the underserved population existed historically and still exist.

Students applied a variety of research methods and data sources to reach their conclusions, which reveal the need for diverse and robust data sources across the state to develop reliable findings (see Methodology for complete list of class data sources). For this project, most students focused on Lane County. As the fourth most populated (Oregon Blue Book), and sixth largest land area county in Oregon (U.S. Census), it may have more data than smaller, more rural counties. For example, an online environmental justice website specific to the Eugene-Springfield region provided primary research materials on the history of environmental racism in the area.
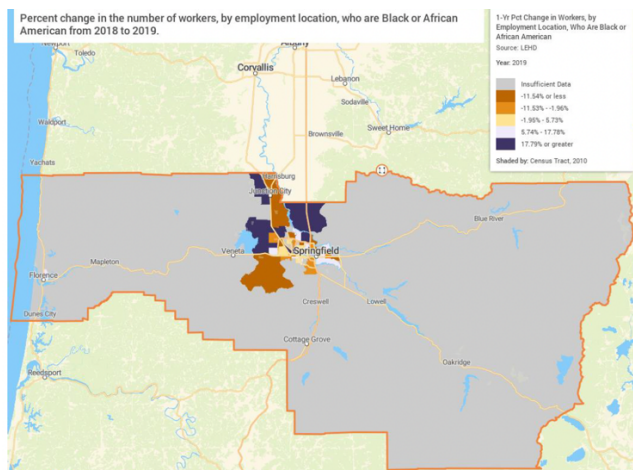

Figure 4. Percent change in workers, by employment location, who are Black or African American, from 2018 to 2019
Source: U.S. Census via Policy May (created by Emily Severeid)

Project Challenges

Any findings should be interpreted as preliminary since the timeline to complete this work included a 10-week academic term. More extensive research would be required to understand the full scope of inequities for underserved populations in Oregon.

The range in city and county size, density, geography, population, and political ideologies in Oregon may mean that a replicable methodology across the state could be difficult to achieve. However, with more concentrated efforts, student-identified data sources and methodologies could have the potential to be adjusted and enhanced for city-specific policy contexts and unique demographic characteristics.

Some Census datasets are limited in their applicability to underserved populations. For example, some American Community Survey (ACS) datasets rely on self-reported disability information, which may lead to underreporting or misclassification. In addition, ACS datasets are rooted in sample estimates with a margin of error that may be disproportionately greater for certain regions or subpopulations (Bean, p. 3). Another example is the Census is inconsistent with the category "Latinos" or Hispanics" (Olivares Lucero, p. 2), making it difficult to determine which population is being counted or surveyed.
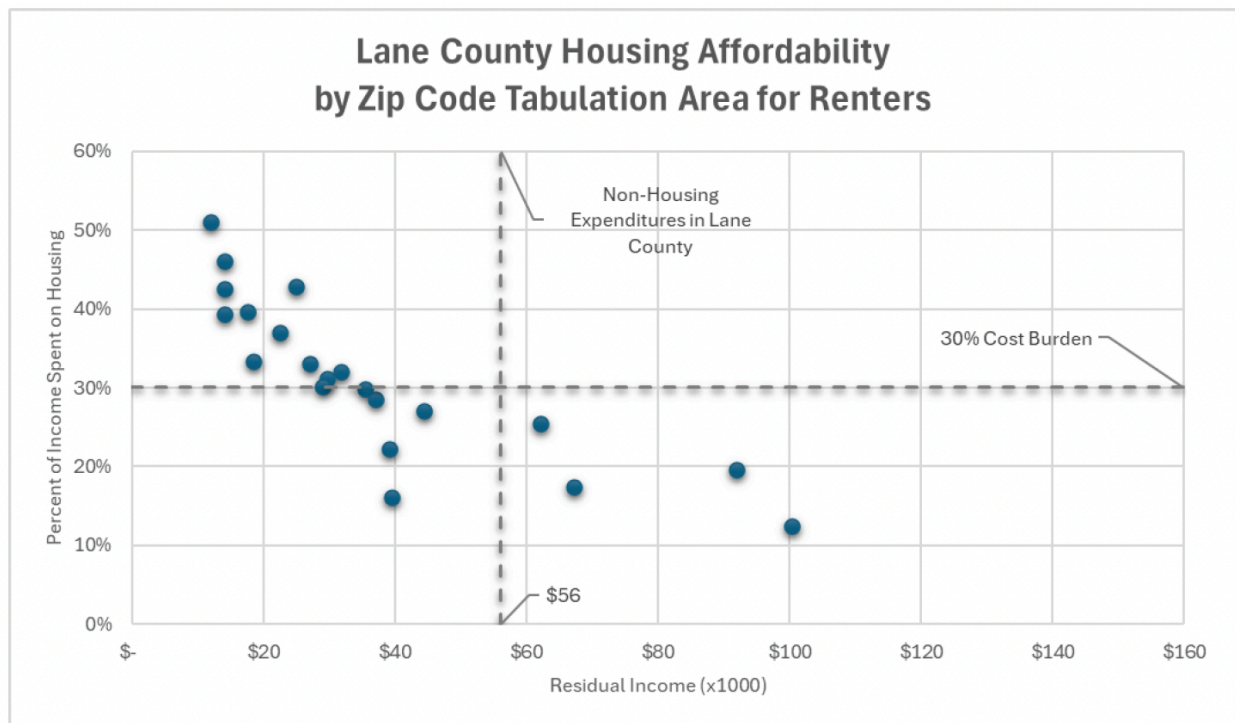

Figure 5. Lane County Housing Affordability by Zip Code Tabulation Area for Renter
Source: U.S. Census, PolicyMap, and MIT's Living Wage Calculator (created by Jasper Riogeist; inspiration and visualization from economist Josh Lehner)

Not all public data sources track equity measurements, which meant some students created methods that represented proxies for actual data. For example, the Environmental Protection

Agency Smart Location Database's "Distance to Nearest Transit Stop in 2021" dataset provides information on the proximity of residential areas to public transit infrastructure, such as bus stops, transit stations, and other public transportation hubs. Within the dataset, regions are divided into block groups, which have an associated identification code. While not a perfect substitute, the statistics within this dataset can be utilized as a proxy for transportation accessibility, with higher distances to public transit infrastructure correlating to lower levels of accessibility (Bean, p. 4). Another example included proximity to Sheldon and South Eugene Highs Schools as a proxy for "good" schools (Belcher, p. 4).
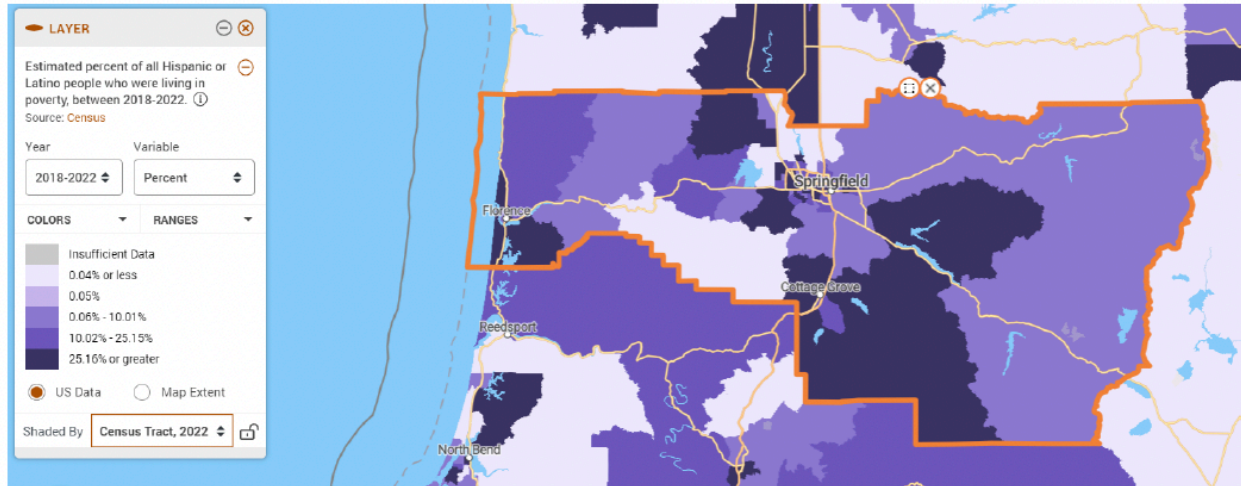

Figure 6. Percentage of poverty among Latinos and Hispanics in Lane County, 2018-2022
Source: U.S. Census via PolicyMap (created by Augustin Oliveras Lucero; inspiration and visualization from economist Josh Lehner)

CONCLUSION

The most readily available quantitative data source is the U.S. Census, although the smaller the scale of the research, such as geography or population, the more likely a greater margin of error will exist. In addition, equity research through collaborations with county historical societies and museums and university archives could allow local experts to disseminate their knowledge and contribute valuable qualitative input. Overall, a combination of qualitative and quantitative data sources and methodologies are likely to be the most effective and comprehensive when addressing historical and contemporary land use, transportation, and housing policies and tools that have created, and continue to create, injustices for underserved populations in Oregon.

APPENDIX: INDIVIDUAL STUDENT REPORTS

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Equity Analysis Report

Mason Bartholomei

University of Oregon

Dr. Nicole Ngo

March 11, 2024

Introduction

Lane County has been instructed to report on disparities among different marginalized communities across different socio-economic sectors. A group that has been historically harmed and continues to be forgotten when it comes to policy is those who identify as non-heteronormative gender identities and sexual orientations[1]. The LGBTQIA2S+ community, specifically in the housing sector, has been neglected due to a lack of understanding as to what gender identity is, as well as the difficulty to determine one's identity and the possible underrepresentation of researchers in the field[2]. This paper will showcase what current methods or data sources the county can use to begin the process of analyzing how the LGBTQIA2S+ community is being left behind under current housing policy measures in Lane County. For the remainder of this paper, the LGBTQIA2S+ community will be addressed as the queer community, due to it being a greater umbrella term for those who may fall under the included gender spectrum and sexual orientations.

Background

Within Lane County, Eugene-Springfield has been a leading space for queer voices and rights due to the University of Oregon's development of queer activism in the late 1960s[3]. The region saw a massive boom of lesbian representation at this time via the Wallflower Order Dance Collective, a nonprofit cooperative which used the arts and dance to call attention to racist and sexist discrimination occurring in the United States during the 1960s and 70s[4]. The organization

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[1] Adam P Romero, Shoshana K Goldberg, and Luis A Vasquez, "LGBT PEOPLE AND HOUSING AFFORDABILITY, DISCRIMINATION, AND HOMELESSNESS," n.d.

[2] Romero, Goldberg, and Vasquez.

[3] "Eugene's Historical Stride for Pride – Eugene Weekly," accessed February 23, 2024, https://eugeneweekly.com/2022/08/11/eugenes-historical-stride-for-pride/.

[4] "Eugene's Historical Stride for Pride – Eugene Weekly."

allowed for amplification of voices calling for political change, such as voices of women and queer identities alike, in addition to paving the way for other queer institutions like the Eugene Gay Men's Chorus, Lesbian History Project, Metropolitan Community Church, and *The Women's Press* to make Eugene-Springfield their home[5].

However, while Eugene-Springfield has seen success in cultural representation, Lane County could do more to resolve the housing disparities among different communities. Currently, according to the UCLA School of Law Williams Institute, queer individuals collectively experience a poverty rate of 21.6%, compared to cisgender, heterosexual individuals' poverty rate of 15.7% in the United States[6]. The link between gender identity and poverty has long been deeply entrenched in American society. According to Heather R. White, a gender studies and religious history professor at the University of Puget Sound, and her novel *Reform Sodom: Protestants and the Rise of Gay Rights*, many queer individuals have historically been denied economic mobility or certain occupational status out of fear that queer individuals were "dirty" or "corrupting the youth[7]." Most of these concepts derived from protestant ethic religiosity which has demonized queer individuals as sinful[8]. It would be no surprise, then, that other recently studied gender identities, such as trans and non-binary individuals, would also experience greater poverty. According to UCLA School of Law Williams Institute, transgender women and

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[5] "Eugene's Historical Stride for Pride – Eugene Weekly." Eugene Gay Men's Chorus uplifts and brings attention to gay experiences in the community through song. The Lesbian History Project is a nonprofit created to share lesbian experiences in Eugene Oregon through connection people with digital humanities. The Metropolitan Community Church is a pro-queer church that accepts queer individuals to attend service with them and advocate for gay rights and the practice of love towards all. The Women's Press was a women owned and operated local newspaper that wrote about gender studies and feminist issues, but they closed after 1997.

[6] M.V. Lee Badgett, Soon Kyu Choi, and Bianca D.M. Wilson, "LGBT Poverty in the United States," in *The State of Families*, ed. Jennifer A. Reich, 1st ed. (New York, NY: Routledge Books, 2021.: Routledge, 2020), 385–87, https://doi.org/10.4324/9780429397868-75.

[7] Heather R. White, *Reforming Sodom: Protestants and the Rise of Gay Rights* (UNC Press Books, 2015).

[8] White.

transgender men experience the highest rate of poverty at 29.4% when compared to cisgender hetero and other queer individuals[9]. Yet, trans women, trans men, non-binary, asexual, demisexual, and two-spirit individuals are rarely considered among most research, many of whom do not wish to out their own identity to others in fear from losing housing, income, and social networks. This means that the numbers we currently have could be misrepresentative of the true population of queer individuals[10].

When looking at housing among 35 states, only 49.8% of queer individuals own a home, compared to 70.1% of cisgender hetero individuals[11]. The gap is greater when factoring race and income. Furthermore, queer youth in the United States, ages 18-25, are twice as likely to be unhoused when compared to cisgender hetero individuals[12]. Among those who are unhoused youth, about 20% – 40% identify as being queer[13]. How, then, is the state of Oregon providing for queer individuals, and what could Lane County do to start measuring for housing disparities involving the queer community as a whole?

Methods

The following methods will provide possible measurable proxies for Lane County's search for housing disparities among queer individuals. Due to the following methods lacking identifiable demographics for queer individuals, proxies will be used to determine a starting point for how the county can begin to look at housing gaps among different gender identities and sexual orientation. Furthermore, Lane County should begin to find ways to identify queer

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[9] Badgett, Choi, and Wilson, "LGBT Poverty in the United States."
[10] Badgett, Choi, and Wilson.
[11] Romero, Goldberg, and Vasquez, "LGBT PEOPLE AND HOUSING AFFORDABILITY, DISCRIMINATION, AND HOMELESSNESS."
[12] Romero, Goldberg, and Vasquez.
[13] Romero, Goldberg, and Vasquez.

individuals in the future, so they may have more consistent measurable trends of data rather than small sample sizes and proxies.

Methods 1

The first survey Lane County should use is from the UCLA School of Law Williams Institute, where they collected their data with the Gallup Daily Tracking Survey. The survey asks what gender an individual identifies with, as well as their sexual orientation, income, educational attainment, age, race, insurance, and food security[14]. While the Institute had a sample size of around 54,000, the survey was administered through phone calls, both cell and landline, and allowed for both English and Spanish options for interviewers[15]. The calls were conducted across the country, but UCLA broke up the responses by which state each person said they lived in. The samples were then weighted daily to account for nonresponses, double coverage, demographics, as well as phone status and population density[16]. The demographic weighing was based on the U.S. Census' Community Population Survey[17]. The weights would then further change based on the expected among of households in each sample from a given state[18].

However, by utilizing phones, a portion of queer individuals are not being accounted for. If they are low-income, for example, they may not have a phone or a landline, or a place to stay to charge a phone. Furthermore, the Gallup Daily Tracking Survey does not account for all gender identities and leaves out certain groups. In addition, the survey only asks for descriptive statistics and cannot make any causal claims[19]. Gallup only asks what a household's income is,

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[14] Gallup Inc, "How Does Gallup Daily Tracking Work?," Gallup.com, May 21, 2010, https://news.gallup.com/poll/110380/How-does-Gallup-Daily-tracking-work.aspx.
[15] Inc.
[16] Inc.
[17] Inc.
[18] Bureau.
[19] Inc, "How Does Gallup Daily Tracking Work?"

but not how much they pay for in housing expenses, or if they have support from relatives and friends[20]. In addition, the survey can only provide state data and at the time of this report the survey was conducted from 2008 to 2017[21]. Lastly, they do not ask about the housing situation the person is experiencing, such as if they are in section 8 housing, campus housing, unhoused, or living in transitional housing[22].

Methods 2

Recently, Lane County conducted the 2024 point-in-time count for the U.S. Department of Housing and Urban Development (HUD). The county has access to look at the most recent count from 2007 - 2023 which provides a single snapshot for how many are unhoused, or in shelters, in a day[23]. The limitations with relying upon a count is the number does not show proportional data to the demographic population in a state, county, or city[24]. Instead, the count is only representative of state numbers, not counties or cities[25]. Furthermore, while the point-in-time count does account for certain gender identities, it does not provide data for sexual orientation[26]. The gender identities that are accounted for are cis, trans, and non-conforming, which is still limiting as further data is lost by only providing gender non-conforming as a category option and not more specific subcategories of a gender non-conforming identity. In addition, the point-in-time count is based on those who are actively counted, so the sampling pool is limited by those who are around the immediate area and can be easily found[27]. When

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[20] Inc.
[21] Inc.
[22] Inc.
[23] "AHAR Reports," accessed February 23, 2024, https://www.hudexchange.info/homelessness-assistance/ahar.
[24] "AHAR Reports."
[25] "Housing and Urban Development: Homelessness Data Exchange," accessed February 23, 2024, https://www.hudhdx.info/#pit.
[26] "AHAR Reports."
[27] "AHAR Reports."

asking unhoused individuals their demographics, they also may not answer honestly due to fear of being outed for their identity if they are queer identifying. Lastly, by taking place in one day during the beginning of the year, the count may change and grow during the summer when more individuals are outside and it is easier to identify[28].

Methods 3

Another reference for Lane County is to use Policy Map. Policy Map can showcase demographic data in Lane County and the cities within. Policy Map can inform Lane County with the count of how many individuals are in "all forms of subsidized housing," according to the American Community Survey[29]. The subsidy can be used as a proxy for queer individuals living in renter assisted living, and, as Williams Institute points out, the queer community is at a higher likelihood of needing subsidized housing[30]. The need for subsidized housing can inform policymakers that there is possible discrimination among housing units being provided or income disparities. What all forms of subsidized housing include, according to HUD, is "Programs include Public Housing, Housing Choice Vouchers, Moderate Rehabilitation, Project Based Section 8, Rent Supplement/Rental Assistance Payment, Section 236/Below Market Interest Rate, Section 202/Project Rental Assistance Contract, and Section 811/Project Rental Assistance Contract[31]." However, any housing subsidies under the U.S. Department of Agriculture's Rural Housing Services is not counted under the statistic[32]. This is important as a majority of Lane County is rural, so a large demographic could be missing from the data. In addition, the proxy

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[28] "AHAR Reports."
[29] "Data Dictionary," PolicyMap, accessed February 23, 2024, https://uoregon.policymap.com/data/dictionary.
[30] "LGBT Data & Demographics – The Williams Institute," accessed February 23, 2024, https://williamsinstitute.law.ucla.edu/visualization/lgbt-stats/?topic=LGBT&area=41#about-the-data.
[31] "Assisted Housing: National and Local | HUD USER," accessed February 23, 2024, https://www.huduser.gov/portal/datasets/assthsg.html#data_2009-2023.
[32] "Assisted Housing: National and Local | HUD USER."

will include everyone needing renter assistance, so the data will need to be cross-referenced with data proportional to queer individuals in Lane County from the Census. However, the American Community Survey only accounted for same-sex couples and not gender identity at the time of its conduction in 2021[33]. Another proxy researchers can use in Policy Map is to cross-reference same-sex couples with subsidized housing, but the data only works in the Eugene-Springfield area, Cottage Grove, and Oakridge at the Census tract level (shown in Fig 1.1)[34]. In addition, by using same-sex couples as a proxy for gender identity, it becomes inaccurate as it would be underestimating the amount, and same-sex couples have greater income than someone who is living on their own.

Methods 4

Lastly, Lane County should utilize the Household Pulse Survey (HPS) by the U.S. Census. The HPS is a 20-minute survey that asks perceived socio-economic impacts on participants[35]. Under the HPS, the county can look for Last Month's Payment Status for Renter Occupied Housing Units by Characteristics[36]. The table measures month to month as the HPS is an experimental survey, designed for a quick turnaround[37]. The tables do measure for gender identity but only factors cisgender and transgender men and women. In addition, sexual orientation is accounted for but only categorizes straight, bisexual, and gay or lesbian as one variable[38].

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[33] "Data Dictionary," PolicyMap, accessed February 23, 2024, https://uoregon.policymap.com/data/dictionary.
[34] "Data Dictionary," PolicyMap, accessed February 23, 2024, https://uoregon.policymap.com/data/dictionary.
[35] US Census Bureau, "Phase 4.0 Cycle 01 Household Pulse Survey: January 9 – February 5," Census.gov, accessed February 23, 2024, https://www.census.gov/data/tables/2024/demo/hhp/cycle01.html.
[36] Bureau.
[37] Bureau.
[38] Bureau.

However, in relation to housing, the table showcases who is behind on rent payments[39]. By using rent and mortgage payments as a proxy for housing insecurity (while factoring proportion to the demographics' population) the county can see which groups are at higher risks and try to find ways to relieve that burden. Yet, a limitation is that the table's sample is at a state level, not from the county level[40]. Furthermore, the table does not show the data proportional to a state's population[41]. Due to the study being month to month, the county cannot track trends as the randomization of the sample is different each month. The time most recent timeframe for the HPS is from January ninth to February fifth of 2024[42]. However, the table is a start for Lane County to begin a meta-analysis on if queer individuals are behind on their payments, which could associate to why they are at a higher risk of being homeless, low-income, or need subsidized housing.

Results

Based upon the methods recommended above, the following will be results that the studies collected so Lane County can gain a projection as to where the data stands. First, UCLA School of Law Williams Institute found that 5.6% of the state of Oregon's population is queer identifying[43]. However, 24% of the queer population in Oregon are making below 24K annually[44]. At the same time, 18% of non-queer individuals are making less than 24K[45]. Utilizing annual income, queer individuals are already at greater chance of making less compared to their

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[39] Bureau.
[40] Bureau.
[41] Bureau.
[42] Bureau.
[43] "LGBT Data & Demographics – The Williams Institute."
[44] "LGBT Data & Demographics – The Williams Institute."
[45] "LGBT Data & Demographics – The Williams Institute."

cisgender hetero counter parts[46]. Furthermore, queer individuals, especially trans and non-binary Oregonians, have extra financial costs for gender-affirming care which are only paid for by the state if they make under the state poverty line of $14,580 for a household of one[47]. This means that many trans and non-binary individuals are having to dedicate their income to gender affirming care and medical expenses.

Next, a mentioned before, the Point-in-Time 2023 count from the U.S. Department of Housing and Urban Development provides only state data on those who are unhoused, not county or city data[48]. According to the state of Oregon, 20,142 total were unhoused in January of 2023. From the total, 108 identified as transgender and experiencing homelessness[49]. The amount of those that were included in the count were either in emergency shelters, transitionary housing, safe havens, or unsheltered[50]. In addition, 237 of Oregon's total unhoused were gender non-conforming and 76 were gender questioning[51]. While this seems little compared to the counts of other groups, the point-in-time count does not factor the rate at which a queer individual may become unhoused[52].

As for those in subsidized housing, based on Policy Map, a total of 8,952 people are dependent upon subsidized housing in Lane County[53]. The number is most likely larger for those who need renter assistance and the total needs to be crossed with population data on who of

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[46] "LGBT Data & Demographics – The Williams Institute."
[47] Badgett, Choi, and Wilson, "LGBT Poverty in the United States."
[48] "Housing and Urban Development: Homelessness Data Exchange," accessed February 23, 2024, https://www.hudhdx.info/#pit.
[49] "AHAR Reports."
[50] "Housing and Urban Development: Homelessness Data Exchange."
[51] "AHAR Reports."
[52] "Housing and Urban Development: Homelessness Data Exchange."
[53] "PolicyMap - Dig Deeper," accessed February 23, 2024, https://uoregon.policymap.com/newmaps#/.

those are queer identifying[54]. Even if the county were able to gain those numbers, it would most likely still be an underestimate due to individuals not wishing to out themselves. Furthermore, the rate at which queer individuals need subsidized housing, proportional to their population in the county, would also need to be determined, so to compare to the rates of cisgender, heterosexual individuals in the county[55]. If researchers were to instead cross-reference same-sex couples with subsidized housing, on average 1% of those in subsidized housing are same-sex couples at the Census tract level in the Eugene-Springfield area, Cottage Grove, and Oakridge [56]. However, the population size of same-sex couples is unknown and the data still underestimates as it does not factor single sex couples and gender identity.

Lastly, returning to the Household Pulse Survey, the most recent Last Month's Payment Status for Renter Occupied Housing Units by Characteristics table available is, at the time of writing this report, from January ninth to February fifth of 2024 (as shown in Fig 1.2)[57]. According to just the state of Oregon, 17,602 of self-identified as gay or lesbian individuals are behind on their rent, compared to about 75,000 total gay or lesbian respondents[58]. Therefore, 24% of the total respondents are behind on rent; however, the number is a count, and not measuring per capita data, so the likelihood of being behind on rent will need further research[59]. In addition, 7,853 bisexual individuals were behind on rent, compared to about 115,000 total bisexual respondents. Again, the same limitations are applied to this statistic[60]. What is interesting is that while the survey measured for trans individuals, the table does not have data on

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[54] "Assisted Housing: National and Local | HUD USER."
[55] "Assisted Housing: National and Local | HUD USER."
[56] "PolicyMap - Dig Deeper," accessed February 23, 2024, https://uoregon.policymap.com/newmaps#/.
[57] Bureau, "Phase 4.0 Cycle 01 Household Pulse Survey."
[58] Bureau.
[59] Bureau.
[60] Bureau.

variable count[61]. Instead, 47,785 respondents who are behind on rent did not report their gender[62]. While an option for "none of these" was available, the table does not have a count for that category either[63]. Queer respondents could not be responding as the options given do not explain their identity, or do not wish to answer in fear of possible outing of their identity. However, the number still stand that 47,785 individuals are behind on their rent, compared to about 555,000 total unreported respondents[64].

Conclusion

In conclusion, there is data on the state of Oregon's descriptive statistics on the queer community in relation to housing. However, further research must be conducted to allow for more accurate measurements of disparities in housing along sexual orientation and gender identity. Furthermore, due to the limited time, this report did not account for possible academic journals and institutions that may have been measuring for the missing gender and sexual orientation categories. Possible qualitative data was also not accounted for, as well as anecdotal interviews with leading experts on the topic of housing security for queer individuals. When utilizing the secondary data collected above, Lane County and the state of Oregon should be cautious when applying to other counties such as Marion County. Marion County as its own history with the queer community, and while Marion County is a political center for queer activism, it has not been seen as a "mecca" for queer individuals[65]. In addition, much of the housing data used relies on local fair housing markets, which means the economic measurements, such as poverty thresholds and wages, will be different from county to county,
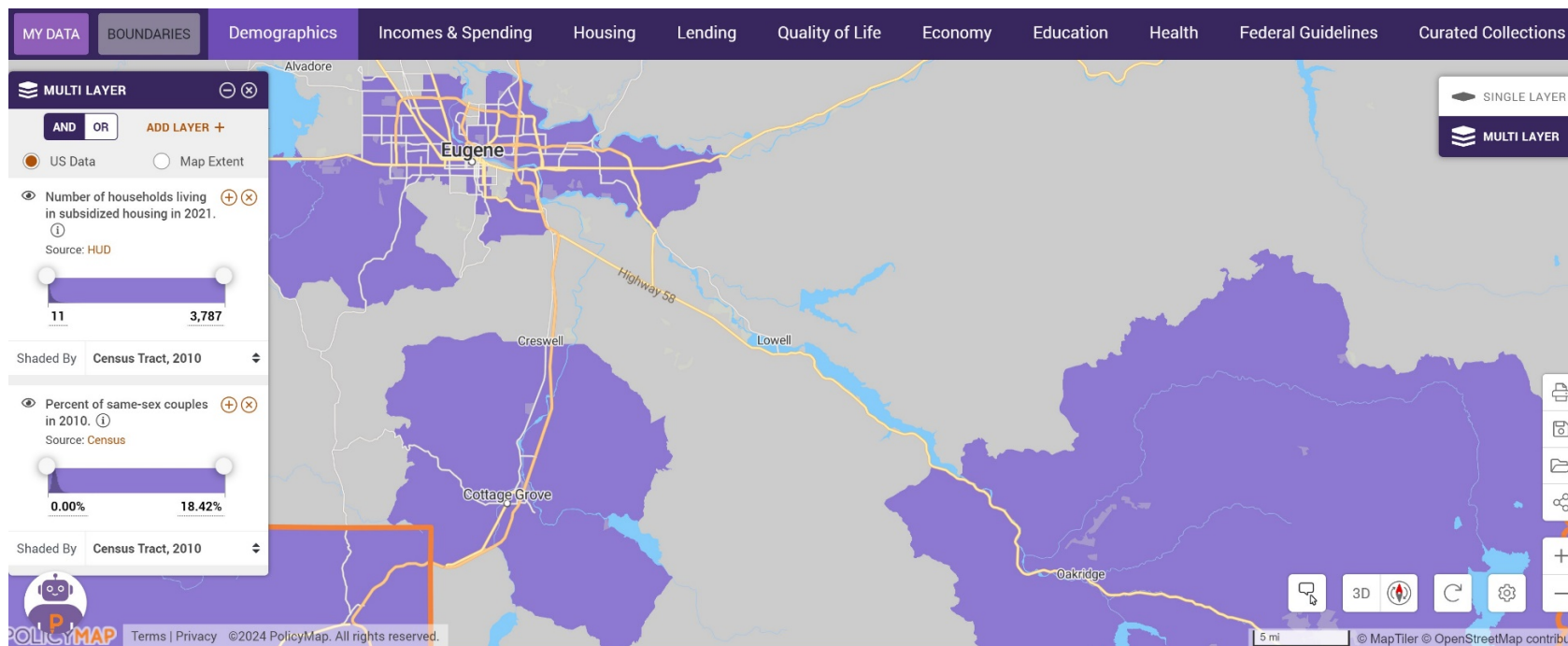
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[61] Bureau.
[62] Bureau.
[63] Bureau.
[64] Bureau.
[65] "Eugene's Historical Stride for Pride – Eugene Weekly."

and city to city. Most of the methods recommended in this report operate at a state level with one

using county or tract level data, so the data can be used in a broad sense about the state of

Oregon but cannot be generalized to specific cities or counties.

Fig 1.1[66]

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[66] "Data Dictionary," PolicyMap, accessed February 23, 2024, https://uoregon.policymap.com/data/dictionary.

Fig1.2[67]

Housing Table 1b. Last Month's Payment Status for Renter-Occupied Housing Units, by Select Characteristics: Oregon
Source: U.S. Census Bureau Household Pulse Survey, Cycle 01.
Note: These data are experimental. Users should take caution using estimates based on subpopulations of the data – sample sizes may be small and the standard error
Total Population 18 Years and Older in Renter-Occupied Housing Units

Select characteristics	Total[1]	Household currently caught up on rent payments		
		Yes	No	Did not report
Total	996,823	867,386	81,829	6,245
Sex at birth				
Male	461,756	397,477	50,945	-
Female	535,067	469,909	30,884	6,245
Gender				
Cisgender male	183,759	165,046	10,056	-
Cisgender female	231,884	195,907	23,988	819
Transgender	4,254	4,254	-	-
None of these	21,239	21,239	-	-
Did not report	555,687	480,940	47,785	5,426
Sexual orientation				
Gay or lesbian	75,607	57,453	17,602	-
Straight	730,020	635,127	53,825	6,245
Bisexual	115,176	102,316	7,853	-
Something else	53,429	51,477	971	-
I don't know	21,749	20,171	1,578	-
Did not report	842	842	-	-
Lesbian, Gay, Bisexual and Transgender				
Yes	193,538	162,524	25,455	-
No	333,174	287,967	26,743	819
Other	19,450	18,469	-	-
Did not report	450,661	398,426	29,631	5,426

[67] Bureau, "Phase 4.0 Cycle 01 Household Pulse Survey."

Research Methods: Equity Analysis Report

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March 2024

Introduction

Not merely a matter of convenience, transportation is a vital component for promoting social equity and ensuring one's ability to participate fully within their community, whether for recreation, professional endeavors, or otherwise.[1] Despite this, many people within the United States continue to lack sufficient access to transportation, with this level of access being disproportionately lower for certain subsets of the population, such as individuals with disabilities.[2] As such, the research question of focus for this paper is: How can we analyze and assess equity within public transportation systems to better serve people with disabilities?

Ensuring equitable access to public transportation for people with disabilities is imperative for their mobility and social participation, as well as for fostering inclusive and accessible communities. As such, it is foundational to identify the specific barriers that lead access to public transportation to be inequitable for those with disabilities. Drawing from the current literature around transportation accessibility for people afflicted by one or more disabilities, researchers have identified a range of physical and social factors that act as barriers.[3] Physical barriers include long walking distances or irregular walking surfaces that foster difficulties when traveling to and from transit stops.[4] These physical barriers are compounded by issues such as insufficient signage and long waiting times, as well as inaccessible seating and disrespectful behavior by drivers and other passengers, which can exacerbate the lack of confidence and fear of transit-related injuries for people with disabilities.[5] Additionally, economic and cultural factors can function as barriers to public transportation for people with

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[1] Bezyak, J. L., Sabella, S. A., & Gattis, R. H. (2017). Public Transportation: An Investigation of Barriers for People With Disabilities. *Journal of Disability Policy Studies, 28(1)*, 52-60. https://doi.org/10.1177/1044207317702070

[2] Ibid.

[3] Mwaka, C. R., Best, K. L., Cunningham, C., Gagnon, M., & Routhier, F. (2023). Barriers and facilitators of public transport use among people with disabilities: a scoping review. *Frontiers in Rehabilitation Sciences, 4*.

[4] Ibid.

[5] Ibid.

disabilities and, as such, should also be explored when attempting to identify barriers. By investigating potential barriers to public transit access that are faced by people with disabilities, local officials can identify areas of improvement to enhance accessibility. A public transportation system that sufficiently meets the diverse needs of all residents, including those with disabilities, can create positive outcomes for the community as a whole, fostering greater economic productivity, promoting social connectedness, and increasing overall resilience.[6]

With these considerations in mind, investigating public transportation equity for people with disabilities possesses significant importance for local officials wanting to foster progress in terms of equity, accessibility, and social inclusion within their communities. As such, this paper provides data sources to inform future equity analyses, with the hope of contributing to the development of more equitable and inclusive transportation systems.

Data Sources

Within the following subsections, four data sources will be explored. These data sources come from the American Community Survey, specifically the datasets for Sections S1810 and S1811, as well as PolicyMap, specifically the datasets "Distance to Nearest Transit Stop in 2021" and "Estimated Number of People with One or More Disabilities, Between 2018-2022."

American Community Survey Datasets

The American Community Survey (ACS) is a crucial resource for understanding the socioeconomic and demographic characteristics of people with disabilities at the local level, providing insights into the needs and challenges faced by individuals with disabilities, which are necessary for completing a comprehensive equity analysis. Delving into the datasets from this survey, both the 1-year and 5-year versions of Section S1810 of the ACS offer detailed

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[6] Saif, M. A., Zefreh, M. M., & Torok, A. (2019). Public transport accessibility: A literature review. *Periodica Polytechnica Transportation Engineering, 47(1)*, 36-43.

information on the demographics impacted by a disability, as well as the types of disabilities

people have.[7] This dataset provides estimates of individuals with disabilities, further broken

down across age, sex, and race/ethnicity, as well as disability classification.[8] On the other hand,

the 1-year and 5-year versions of Section S1811 include data on other attributes of the

population, such as employment status, educational attainment, and income levels among people

with disabilities and those without a disability.[9] This section also provides a breakdown of the

mode of transportation utilized for one's commute, such as public transportation, personal

vehicle (alone or carpool), walking, and working from home (signifying no commute), among

others.[10]

However, a limitation of these ACS datasets, especially in terms of disability status and

type of disability, is that they rely heavily on self-reported information. This can pose an issue

for effective measurement, as self-reporting can foster the underreporting or misclassification of

disabilities. Additionally, these ACS datasets are rooted in sample estimates, which have margins

of error that may be disproportionately greater for specific regions or certain subpopulations. In

terms of geographical limits, while having data available for most regions and census tracts,

these ACS datasets may lack data or accurate estimates for census tracts within rural regions or

other low-populous areas. Also, these datasets have limited time frames and are year-specific,

meaning that the 2022 versions of these datasets represent data collected in 2021. As such, when

interpreting and generalizing potential findings from the ACS, local officials should be cautious

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[7] U.S. Census Bureau. (2022). Disability Characteristics. *American Community Survey, ACS 1-Year Estimates Subject Tables, Table S1810*. Retrieved February 21, 2024, from https://data.census.gov/table/ACSST1Y2022.S1810?q=Lane County, Oregon disability.

[8] Ibid.

[9] U.S. Census Bureau. (2022). Selected Economic Characteristics for the Civilian Noninstitutionalized Population by Disability Status. *American Community Survey, ACS 5-Year Estimates Subject Tables, Table S1811*. Retrieved February 21, 2024, from https://data.census.gov/table/ACSST5Y2022.S1811?q=Lane County, Oregon disability.

[10] Ibid.

and corroborate their results with supplementary sources of data or other methods of establishing validity.

PolicyMap: "Distance to Nearest Transit Stop in 2021" [11]

PolicyMap, a mapping and analytics software, offers valuable spatialized data that can provide insights into the accessibility of public transit services in relation to the distribution of people with disabilities, helping to identify areas with limited access to transportation and high concentrations of individuals with disabilities. However, to clarify, PolicyMap is simply a database that houses datasets from other data sources, and does not actually foster datasets itself. The first of the two datasets identified through PolicyMap is the "Distance to Nearest Transit Stop in 2021" dataset, which originates from the Environmental Protection Agency (EPA) Smart Location Database. This dataset provides information on the proximity of residential areas to public transit infrastructure, such as bus stops, transit stations, and other public transportation hubs. Within the dataset, regions are broken down into defined areas called block groups, which each have an associated identification code. While not a perfect substitute, the statistics within this dataset can be utilized as a proxy for transportation accessibility, with higher distances to public transit infrastructure correlating to lower levels of accessibility. Using this dataset, local officials can identify specific neighborhoods that may be underserved by public transportation and, as such, possess lower levels of public transportation accessibility for their residents.

One limitation of the "Distance to Nearest Transit Stop in 2021" dataset is that it likely does not capture all public transit options, such as on-demand transport services, which may lead to underestimated accessibility. Additionally, due to the simplistic nature of using this dataset's statistics as a proxy for the accessibility of public transportation, there is a greater margin of error

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[11] *Distance to nearest transit stop in 2021*. PolicyMap, https://plcy.mp/2q2yGx9g (based on data from EPA Smart Location Database; Accessed 21 February 2024).

in effectively capturing the state of transportation accessibility in neighborhoods or regions.

Thirdly, the dataset does not establish specific barriers impacting accessibility, so further analysis

of the block groups with high distances will be necessary to effectively assess accessibility. As

such, local officials should validate their findings around transportation accessibility within

specific block groups with further investigation and additional sources of information.

PolicyMap: "Estimated Number of People with One or More Disabilities, Between 2018-2022" [12]

The other dataset that was identified using PolicyMap was the "Estimated Number of

People with One or More Disabilities, Between 2018-2022" dataset, which originates from the

US Census. This dataset offers demographic information on the prevalence of disabilities,

containing estimates of the total number and percentage of people with disabilities within a

population. On top of this, the dataset can be viewed in terms of census tracts, allowing for the

identification of areas with higher concentrations of people with disabilities. Additionally,

because the dataset spans from 2018 to 2022, trends and changes in disability prevalence over

time within specific census tracts can be identified. Through the estimates provided by this

dataset, local officials can gain a greater understanding of disability prevalence within their

communities and its historical trajectory, at least for the time frame of the dataset. Furthermore,

utilizing both this dataset and the previous one in PolicyMap, local officials can identify

communities, specifically those with a high concentration of people with disabilities, that may be

underserved by public transportation, potentially indicating disparities in transportation service

accessibility.

However, the "Estimated Number of People with One or More Disabilities, Between

2018-2022" dataset is not without limitations. These include potential inaccuracies in its

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[12]*Estimated percent of people with one or more disabilities, between 2018-2022.* PolicyMap,
 https://plcy.mp/2qBrqYSm (based on data from Census Tract; Accessed 21 February 2024).

estimates that may arise from sampling errors and the self-reported nature of disability status in survey data. Also, the dataset may be increasingly inaccurate, or lack data altogether, for less populous geographic levels, which may restrict its usefulness for equity analyses in rural areas. Furthermore, due to the complexity of disability, the dataset may not effectively capture certain types of disabilities, creating the potential for the underrepresentation of certain groups within the disability community. With these limitations in mind, locals should utilize supplementary information and data to certify the accuracy of the statistics and estimates found within the "Estimated Number of People with One or More Disabilities, Between 2018-2022" dataset.

More broadly, a limitation for both of the datasets from PolicyMap is rooted in the software itself. Because PolicyMap is a subscription-based service, it may not be accessible if one's organization does not possess a subscription, limiting the ability to effectively use both of these datasets in tandem.

Results

American Community Survey Datasets[13]

Looking at 1-Year Estimates in Sections S1810 and S1811 of the American Community Survey for Lane County, the various demographic and socioeconomic statistics around people with disabilities can be identified. Through the 1-Year Estimates in Section S1810, we can identify that 17.3% or 65,622 of Lane County's population has one or more disabilities, with this percentage being consistent for the male and female sex, 17.2% and 17.6% respectively. However, in terms of age, older age groups have greater percentages of people with disabilities than younger groups, with people 75 and over having the greatest percentage at 45.5%. In terms of race and ethnicity, the majority of classifications fall somewhere between 10 and 20 percent of

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[13] U.S. Census Bureau. (2022). Disability Characteristics.; U.S. Census Bureau. (2022). Selected Economic Characteristics for the Civilian Noninstitutionalized Population by Disability Status.

their respective Lane County populations, with the outliers to this range being the "Asian alone"

classification at 5.3%. Additionally, this section also identifies the specific types of disabilities

that individuals are afflicted with. Of the disability classifications, cognitive disabilities make up

the greatest number, with 45.2% of those with a disability being afflicted with a cognitive

disability, closely followed by ambulatory disability (the ability to walk) at 41.9% and hearing

difficulty at 32.4%.

      For the 1-Year Estimates in Section S1811 in Lane County, employment status for those

with a disability within Lane County is 27.7% employed. While the majority of individuals, with

a disability or not, utilize personal vehicles for traveling to work, with 72.6% of individuals with

a disability using a personal vehicle (alone or carpooling), 5.4% of employed individuals with

one or more disabilities use public transportation for their commute. Even though this may seem

like a small percentage, it is more than 3 times the percentage of individuals without a disability

who use this mode for their commute, which falls at 1.7%. This demonstrates that those with a

disability rely more heavily on public transport for commuting to work or for other matters,

signifying that disparities in the accessibility of public transportation for these individuals are an

issue that needs to be effectively addressed so those with a disability experience an equitable

quality of life as those without a disability. Furthermore, Section S1810 assists in identifying

other minority demographics afflicted by a disability, which is important as individuals

belonging to minority groups, beyond their disability, may experience significantly less equity

and accessibility in terms of public transportation in comparison to those whose only minority

group is having a disability.

PolicyMap[14]

  Using PolicyMap's multi-layer function, with the "Distance to Nearest Transit Stop in 2021" and the "Estimated Number of People with One or More Disabilities, Between 2018-2022" datasets each functioning as a layer, the neighborhoods or specific regions within Lane County that have higher concentrations of people with disabilities, as well as large distances to public transportation stops (as a proxy for low public transportation accessibility), can be effectively identified. By restricting the ranges of both layers, adjusting the minimums displayed for each of the datasets, 650 meters for "Distance…" and 20% for "Estimated Number…, the defined areas within Lane County that fall within both of these ranges are shaded purple (See Figure 1). With these constraints, I found one or more areas in Cottage Grove, Eugene, Florence, Springfield, and Veneta that fell above the minimums for both datasets (See Table 1). For these areas, the distance to the nearest transit stop varied between 728.23 meters and 1,150.68 meters, while the percentage of residents with one or more disabilities within these areas fell between 20.12% and 27.26%. Using the identifications present in Table 1, local officials could pursue further investigations into the equity of public transportation accessibility within these specific areas, engaging with their communities and analyzing their transit infrastructure to gain more nuanced insights into the experiences with public transit of those with disabilities within these areas. Additionally, using the potential barriers identified by the current literature, local officials can establish the current physical, social, economic, and cultural barriers that are limiting public transportation accessibility for people with disabilities in these identified areas.

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[14] *Distance to nearest transit stop in 2021*. PolicyMap; *Estimated percent of people with one or more disabilities, between 2018-2022*. PolicyMap

Application to Other Counties

While the previous section looked specifically at Lane County, local officials in other Oregon counties, such as Marion County, can leverage these resources within their communities. With the American Community Survey datasets, local officials in Marion County can draw insights into the demographic and socioeconomic characteristics of people with disabilities in local communities. Specifically, Sections S1810 and S1811 can be utilized to establish a foundation for understanding the proportions of Marion County's population that are afflicted with one or more disability, as well as identifying specific cities, towns, or neighborhoods with higher concentrations of people with disabilities than other regions in the county. For the county as a whole, the ACS 1-Year Estimates for Section S1810 demonstrate that 56,096 out of 340,399 residents, or 16.5%, have a disability, with the majority having either a cognitive or ambulatory difficulty.[15]

Additionally, Marion County officials can utilize PolicyMap and its spatialized data on public transit accessibility and the distribution of people with disabilities to identify communities with limited transportation access and high concentrations of individuals with disabilities. This can be seen in Table 2 below, with the towns of Keizer, Salem, Silverton, and Woodburn all having areas that fell above the minimum 20% and 650 meters within the datasets discussed in the "Data Sources" sections above. Specifically, these areas had distances between 701.41 and 1,107.77 meters, as well as percentages of individuals with one or more disability falling between 20.12% and 23.02% (See Table 2).[16] These identifications, in turn, can assist in establishing specific areas lacking in transportation equity. Finally, using the barriers identified

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[15] U.S. Census Bureau. (2022). Disability Characteristics. *American Community Survey, ACS 1-Year Estimates Subject Tables, Table S1810*. Retrieved March 4, 2024, from https://data.census.gov/table/ACSST1Y2022.S1810?q=Marion County, Oregon disability.

[16] *Distance to nearest transit stop in 2021*. PolicyMap; *Estimated percent of people with one or more disabilities, between 2018-2022*. PolicyMap

by the current literature discussed above, local officials in Marion County can identify which of these barriers are present within their public transit systems, followed by the development of initiatives and policies to effectively address these barriers and increase transportation accessibility equity for people with disabilities.

Additionally, while not thoroughly discussed above, the integration of community engagement and qualitative data collection into one's equity analysis can develop nuanced insights into historical and contemporary barriers faced by people with disabilities in public transportation. This qualitative research could be completed through interviews with disability advocacy groups and disability service organizations or surveys completed by those within the disabled community, which would complement the quantitative data analysis with perspectives on social, economic, and cultural factors influencing transportation equity from relevant stakeholders. Through a holistic approach using quantitative data analysis and qualitative research methods, local officials can develop strategies to comprehensively enhance transportation accessibility and promote equity for people with disabilities.

Figures

Figure 1: Screenshot of Multi-Layer Function in PolicyMap Using

Discussed Datasets for Lane County
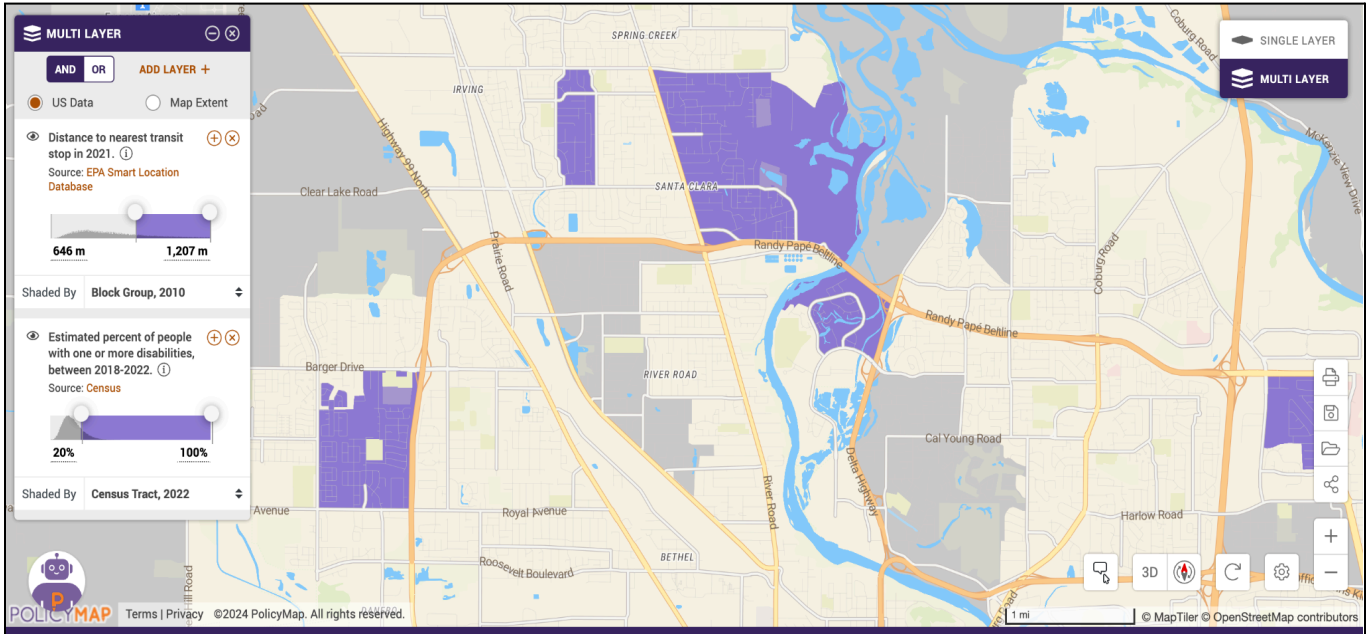
Tables

Table 1: Areas in Lane County with Greater than 20% and 650 Meters for Respective Measures

City	Census Tract ID	Block Group ID	Distance to Transit Stop (in Meters)	Estimated Percentage of Residents with One or More Disability
Cottage Grove	41039001301	410390013012	902.57	22.09%
Eugene	41039002301	410390023012	760.42	26.58%
Eugene	41039002301	410390023011	776.51	26.58%
Eugene	41039002505	410390025032	728.23	24.09%
Eugene	41039002505	410390025033	1,058.14	24.09%
Eugene	41039002403	410390024033	772.49	22.20%
Eugene	41039002904	410390029043	842.22	22.32%
Florence	41039000705	410390007052	773.83	27.26%
Springfield	41039002103	410390021023	1,150.68	20.12%
Springfield	41039002103	410390021011	831.49	20.12%
Veneta	41039000903	410390009033	985.72	20.93%
Veneta	41039000904	410390009042	738.96	23.53%

Table 2: Areas in Marion County with Greater than 20% and

650 Meters for Respective Measures

City	Census Tract ID	Block Group ID	Distance to Transit Stop (in Meters)	Estimated Percentage of Residents with One or More Disability
Keizer	41047001503	410470015031	784.56	20.14%
Keizer	41047001503	410470015033	1,107.77	20.14%
Salem	41047002102	410470021024	914.64	20.29%
Salem	41047001100	410470011003	734.93	21.07%
Salem	41047001100	410470011002	726.89	21.07%
Salem	41047001803	410470018032	871.73	20.66%
Salem	41047001803	410470018031	886.48	20.66%
Salem	41047001703	410470017033	701.41	21.16%
Silverton	41047010502	410470105021	995.11	23.02%
Silverton	41047010502	410470105023	930.74	23.02%
Woodburn	41047010307	410470103073	738.96	23.02%

PPPM Research Methods

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Winter 2024

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Equity Analysis Report
Single Parents and Housing Access

Introduction

In Lane County, 46% of total families live within the "Asset-Limited, Income-Constrained, Employed (ALICE)" demographic (*Healthy and Stable Families — United Way of Lane County*, n.d.). They live above the federal poverty limit, are employed, but make less than the income required to meet basic living needs. Families within this category include two-earner and single-earner households. If conditions are this close to "financial crisis" (*Healthy and Stable Families — United Way of Lane County*, n.d.) for two earner families, we must take extra concern to evaluate the housing equity of single-parent/ single-earner family households in Lane County.

Single parenthood comes with many challenges and obstacles unique to their demographic. To best understand how to create future policy and city planning which can provide equitable housing access support for single parent households, it is important to understand who they are, what their unique needs and priorities are, what current and historic discrimination they face, and what manner of support can government provide so both the parents and children have the opportunity to lead full and healthy lives as participating members in the community.

In Lane County, these single-earner families may qualify for several public assistance programs such as Temporary Assistance for Needy Families (TANF), Supplemental Nutrition Assistance Program (SNAP), Employment Related Daycare subsidy (ERDC), Oregon Health Plan (OHP), and Section 8 Housing Vouchers, however none of those programs directly offer the opportunity to secure *long-term*, affordable, quality housing in ideal locations. The biggest concern for single-earner households seeking housing within Lane County in 2024 is the rapidly growing disparity between earning potential and

home costs. The median annual income per capita of a Lane County resident between 2018-2022 is

$36,776 (*U.S. Census Bureau QuickFacts*, n.d.) and the median listing home price in January 2024 is

$515K (*Lane County, OR 2024 Housing Market | Realtor.Com®*, n.d.), which is completely unattainable to

the median single-earner household. Median rent of a two-bedroom apartment in Eugene, OR in

February 2024 is $1595/mo (*Average Rental Price in Eugene, OR & Market Trends | Zillow Rental*

Manager, n.d.) which would account for 52% of the median income-earner's monthly income before

taxes are withdrawn. Single parent households seek homes close to higher income employment

opportunities, good schools for their children, healthy grocery stores, and in a safe neighborhood, yet

because of financial constraints it is suspected those options do not exist within the median single-

parent financial reach.

According to the Census Bureau, in 2022 Lane County consisted of approximately 65,000

female-led single parent households with children under 18 and no spouse/partner present, in contrast

there are roughly 22,000 male-led single parent households with the same stipulations (*DP02: Selected*

Social ... - Census Bureau Table, n.d.). The proportion of male-led vs. female-led single parent

households is not reflective of the nearly 50/50 ratio of male-identifying/female-identifying

demographics of Lane County (*Eugene, OR Household Income, Population & Demographics | Point2*,

n.d.) and therefore we must consider the possibility of sexual discrimination while analyzing the housing

equity of this population.

Methods

Survey

To establish criteria and build a framework within which to contextualize demographic data, we

must first understand what factors single parents desire in housing access and how those factors are

prioritized. Two-earner families have two incomes to pool together and therefore have a larger selection

of housing options, ideally with access to satisfy their basic housing needs. To explore the basic housing needs of single (solo)[1] parents in Lane County, a convenience survey of a limited pool of participants was conducted. All participants are mother-identifying who each have one child and all children are under 3 years old. All mothers are either currently receiving TANF or have received TANF at some point since birthing their child and none are receiving nor have ever received child support. The intention of reporting these specifications is not to recommend them but to communicate the similarities of the participants in this convenience survey.

The interview asked questions directly related to housing. It first asked if qualities were a priority (yes/no) then asked participants to rank their priorities (1,2,3, etc.). Survey responses were unanimous. The top priority of their ideal home is location, specifically being located in a safe neighborhood[2] with close proximity to community[3], healthy grocery stores, the child's school/daycare, and well-paying[4] employment opportunities. Second priority is condition of the home: a safe and well-maintained home with a functional refrigerator, stove, bathtub, dishwasher, and laundry access. The third priority is the child having their own room. The fourth priority all participants agreed on was access to green space[5], reason given consisted of developmental needs of young children and one participant explained her dog also needs space. Factors listed on the survey that were not selected as priorities of the participants were: size of the unit; design/attractiveness of the space; affluence of neighborhood (Participant 1 et al., personal communication, February 10, 2024).

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[1] Parent has 100% of parenting time.

[2] "Safe neighborhood" is subjective and is based on perceived safety, not statistical crime numbers. Perceived safety could be quantified by the visual absence of people who are threatening, publically intoxicated, or publically experiencing a mental health crisis.

[3] Proximity to community refers to living in a residential neighborhood.

[4] Term "well-paying" is subjective in this situation as each participant had a different range of what they would consider "well-paying".

[5] All participants described the importance, for their children's development and wellbeing, of having access to nature/lawn right outside their home/complex.

PolicyMap

PolicyMap (PolicyMap, 2022) is curated from US Census data collected from 2018 - 2022 and is

useful to determine several aspects of the single-parent household demographic, i.e. which

neighborhoods have the most total family households, which areas have the highest percentage of

family households headed by single parents, and in which census blocks these households are located

with respect to the desired housing qualities such as safety, proximity to community, schools, etc.. For

this analysis, proximity to downtown Eugene is used as proxy for proximity to well-paying employment

opportunities. Proximity to Sheldon High School and South Eugene high school is used as proxy to

"good" schools. This report examines only the Eugene/Springfield area however the methods are

generalizable to the rest of Lane County.

Neighborhood Density of Single-Parent Family Households

Firgure 1 shows a map of the Eugene/Springfield area, neighborhoods are colorcoded by the

percentage of family households headed by single parents. The darkest purple shaded areas indicate the

highest density of single-parent family households, and the palest purple indicate areas with the lowest

density of single family households. White areas indicate insufficient data.

Map of reported crimes in Eugene/Springfield, February 2024

The Lane County Sherif's department crime map, Figure 2 (*Agency - EIS CSP Mapping Portal*,

n.d.), depicts February 2024 crime rate via color coding: red = high rate, green = low rate. This map

shows the number of reported crimes by geographic location. It does not discern between types of

crimes. This map is useful to assess crime statistics of geographic locations.

Total Family Households

PolicyMap Figure 3 displays a population count of the total number of families in each census

block. The most pale-colored areas have the fewest amount of families, the darkest colored areas have

the most amount of families. White areas have insufficient data.

Income per Capita

Figure 4 communicates the average income per capita of each neighborhood area. Much of Eugene/Springfield earns less than $30K annually.

Results

Oakway/Coburg road/Cal Young region of Eugene has a medium family population count, higher income, and low percentage of single-parent households. With access to 'good' schools, healthy grocery stores, community, little to no crime, and close proximity to downtown Eugene, this area ca be identified as a highly desireable location. Housing access for single parents is less than equitable in this neighborhood.

For most areas within the Eugene/Springfield city limits, the neighborhoods with the highest count of families also have income per capita of less than $32,187 (ommitting the oakway/coburg road/cal young area above). The highest density of single-parent households exist in census blocks along busy roads and extending towards the outskirts of city limits, farther away from downtown Eugene such as the Santa Clara/ River Road area.

Based on the comparison of crime rates, income, and family population maps, we can assess there may be some housing access inequity as it appears single-parent families have a higher probability of living in lower-cost housing areas. Further research is needed.

Limitations
Survey

The preliminary survey used is limited in many ways. The questions are few, basic, and don't assess current housing conditions. It cannot be used to understand the current housing access equity of current single-parents, it only inquires about housing priorities. The number of participants is very limited and cannot be generalized to the entire single-parent family population as the participants are few in number and all very closely related in circumstances. A more thorough survey must be drafted

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and sent to a large, randomized selection of single-parents within Lane County to collect sufficient data

points from a diversity of families (size, race, financial situation, etc.).

Crime Map

The crime map represents reported crimes within a geographic area within a specific timeframe.

It does not discern between severity of crimes. Are February crime rates generalizable to the entire

year? Feeling safe in a neighborhood can be subjective and not necessarily related to the number of

reported crimes, therefore cannot be solely used for assessing the desirable 'safety' of a neighborhood.

In determining the overall 'feeling' of safety, additional related information that would be useful is the

map of sex offenders and reported crimes against children.

PolicyMap

Policy map shows population and income demographics per US Census block however it cannot

show housing quality or housing satisfaction. It does not show single-parent family population count nor

does it show percentage of households (per block) that are single-parent families. It does show

percentage of families headed by single-parents (with children and no co-partner). This is limited as it

can be misleading. In a census block with two families, if one family is a single-parent household, the

percentage will be reported as 50%. US Census data of housing prices from 2018-2022 does not reflect

the dramatic inflation of housing costs that exist in 2024. Further research is needed beyond PolicyMap.

Additional Limitations

Further information needed for an equity analysis report not only includes housing

quality/satisfaction, but an understanding of the income and education access of the single-parents of

Lane County. Parental income and education access are pivotal in understanding housing access. The

more income potential a person has, the better housing access they have. A map of Section 8 housing

distribution would also be useful in assessing access to equitable housing locations for lower-income

single-parents. Also, data shows the majority of families in Lane County are suffering financially, as

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researchers our ability to piece out the specific housing equity access story of explicitly single-parent

households is limited.

Results

Out of the three urban areas of Lane County: Florence, Cottage Grove, and Eugene/Springfield,

the largest (Eugene/Springfield) was selected for analysis as the method is generalizable and can be

applied to rest of Lane County. By cross-examining all three maps, we can see the Bethel and River

Road/Santa Clara area has a high population of families, a higher density of single-parent families, and an

average of less than $30K annual income per capita. There is higher crime in the River Road/ Santa Clara

area. Those neighborhoods are a farther distance from higher-earning employement opportunities,

community, culture, and resources which makes it less equitable locations than, for example, the South

University nieghborhood or the Oakway/Cal Young neighborhood. It appears there is somewhat

inequitable housing access for single-parent households, however further research is needed.

Conclusion

In Lane County, 15.1% of the population lives in poverty (*U.S. Census Bureau QuickFacts*, n.d.)

and again 46% of total families live within the ALICE range (*Healthy and Stable Families — United Way of*

Lane County, n.d.). Very few families are able to meet basic living needs and it can be suspected the

sacrifices single-parents are making to attempt to provide for their children is to accept inequitable

housing. The sacrifice increases stress to their already strained lifestyle by making desired schools,

healthy grocery stores, community support, and higher paying employment opportunities less

accessible. Initial analysis of PolicyMap suggests single parent households are living in less equitable

neighborhoods compared to the distribution of total families across the Eugene/Springfield area,

however more research is needed to evaluate that claim.

Single parent families must live within the tight constraints of supporting a family with the limited time and financial resources of a single parent. Every person wants the opportunity to lead a rewarding life and every child deserves a safe, loving, supportive home. Improving their housing access equity is essential in supporting those parents so their children may have a greater opportunity to grow up and lead full rewarding lives as participating members of their community

Looking Further

Questions to consider that will shape future research include assessing a housing access standard to measure equity against. Traditional famillies have a two earner potential, is Lane County interesting in developing policies to close the equity gap between single-parent and two-parent households? Or is the housing access standard set to be able to support single parent families out of poverty and the ALICE gap? What must also be considered are the unique specifications the (low-income) single-parent household demographic has which differ from the rest of the low-income demographic as a whole. Should an affordable housing project be developed solely for low income families to meet the specific family-related needs (with onsite daycare, playgrounds, etc.)? My recommendation is to develop a thorough survey asking about housing needs, priorities, and experiences in accessing housing as a single parent. Send the survey to a large, randomized selection of single-parent households in Lane County. Use those results to begin the framework for examining what needs are priorities and which needs exist that are or are not being met. This methodology is applicable to any county in Oregon as a process to understand the county's unique single-parent landscape, needs, and begin the process of improving housing equity for that demographic.
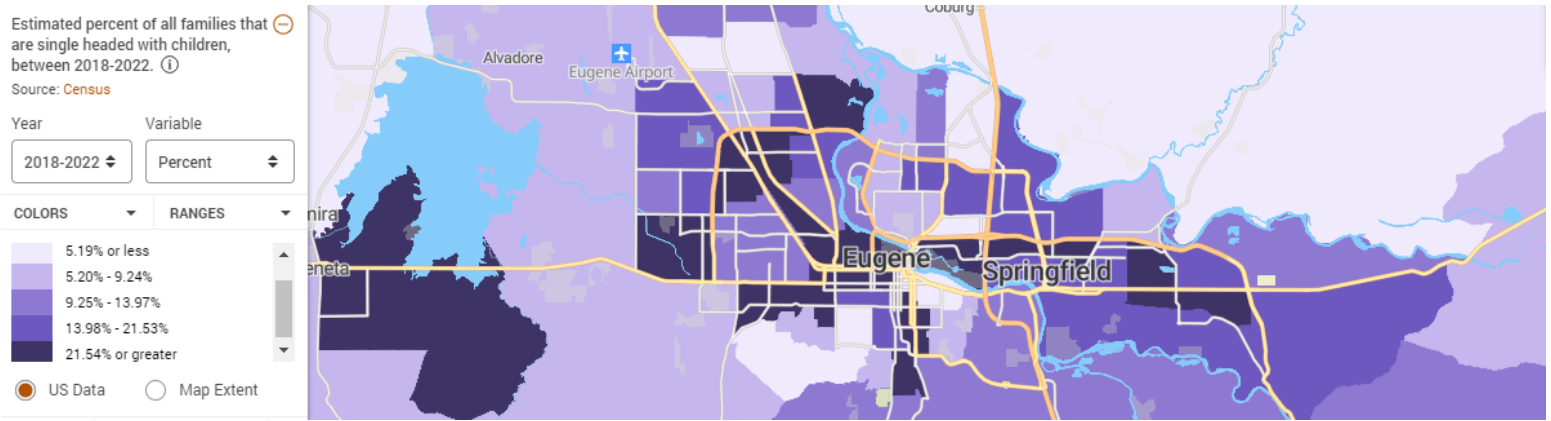
Figure 1. *PolicyMap* **Percent of Families with children, headed by single-parents**
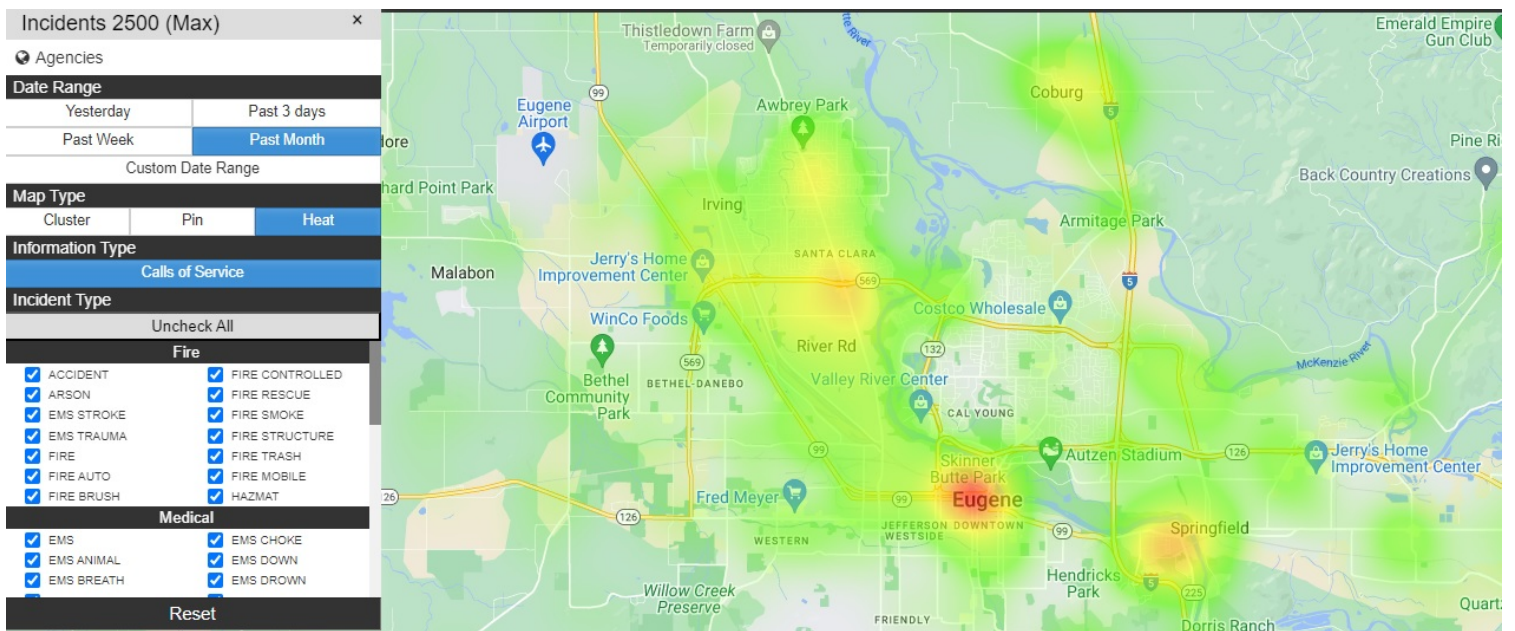
Figure 2. *Lane County Sheriff Crime Map*, **Red – Green = High rate – low rate.**
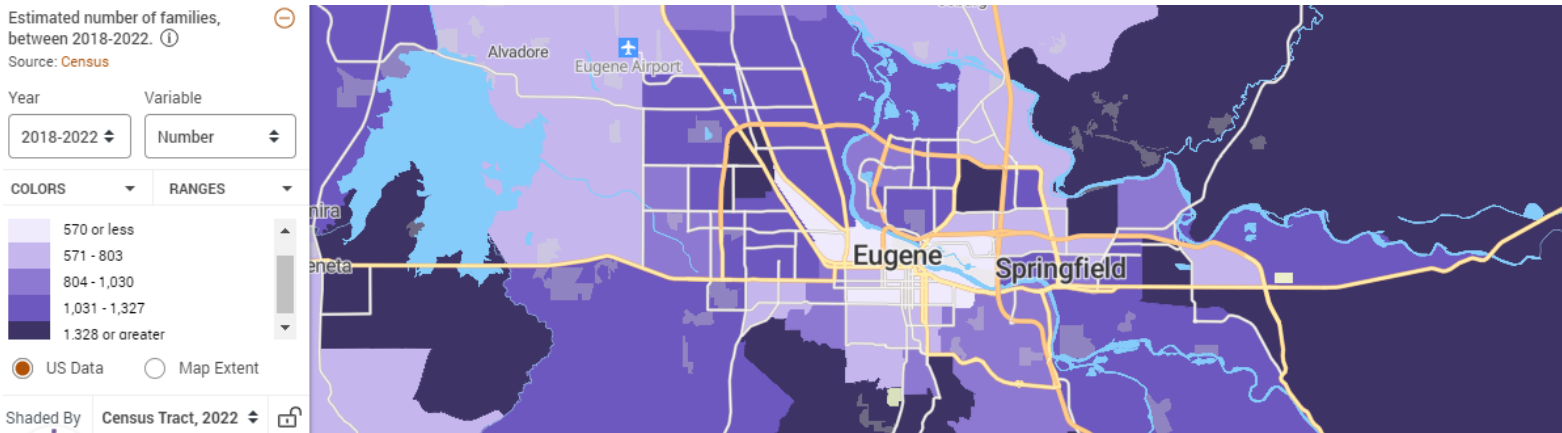
Figure 3. *PolicyMap* **Total number of Families**
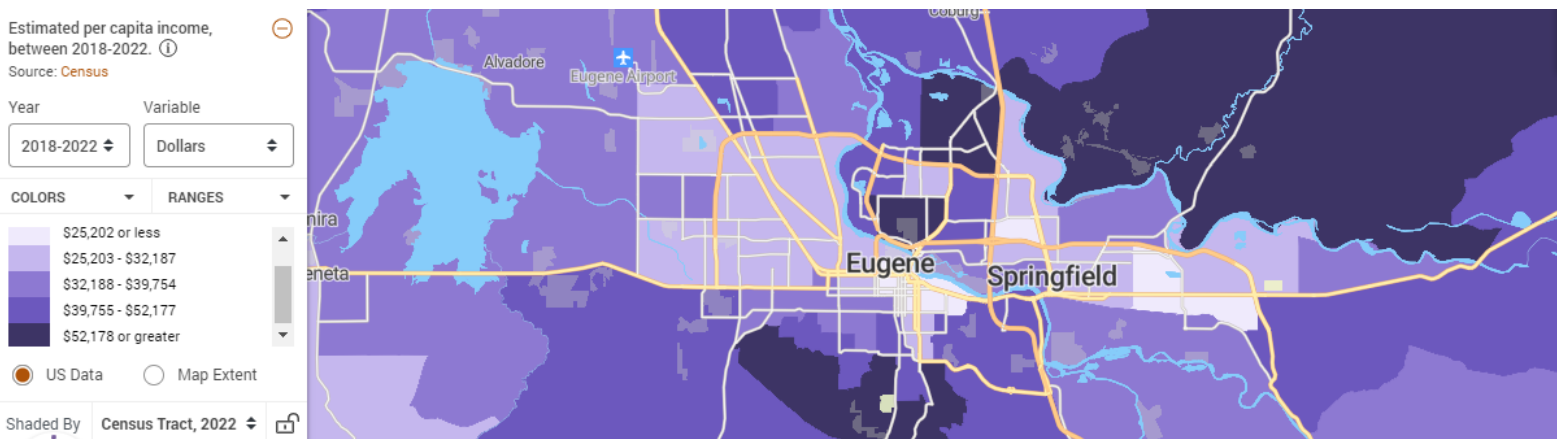
Figure 4. *PolicyMap* **Income per Capita**

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Research Methods: Equity Analysis Report
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Winter 2024

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1. Introduction

The presence of Latinos/Hispanics in the West side of America starts with Fortun Jimenez at the beginning of the XVI century, sailing from Manzanilla (México) to the northwest. Since then, a lot of sailors started exploring the northwest of America, and at the end of the XVII century (1697) was when Hispanics started settling their establishments (Gutiérrez, 2022)

The state of Oregon has been struggling with housing for its community, and housing instability continues to be a major challenge for them (Rental and Housing Assistance, n.d). People who are eligible for Public Housing Assistance are low-income families and individuals including the elderly and those with a disability. (Rental and Housing Assistance, n.d).

Nowadays, the Latino population represents 10% of Lane County, and most of them are renters of houses. One of the most challenging issues for this community is to get subsidies from the government to be able to afford housing. Nevertheless, there are programs such as Oregon Worker Relief, which gives funding to help immigrant Oregonians stay in their homes (Sollit, 2023).

The research question that this report tries to answer is ***"Is there any discrimination towards Latinos regarding housing affordability in Lane County?"*** To address this question several data sources have been used such as: (1) housing status and for the population of Lane County, which data comes from the US Census, and (2) the number of people who have a status of homeless in Lane County, which data comes from the Continuum of Care Program.

2. Methodology

The methodology of this Equity Analysis Report focuses mainly on one data warehouse which collects data from different sources using "Policy Map". In each of the next sections, every data source presents a brief description of why it is important for the report, and at the same time, some results are shown. Nevertheless, before start describing the methodology, there are two important factors to consider (1) Latinos and Hispanics are different ethnicities, and (2) the Policy Map presents some limitations.

First, Latinos and Hispanics are different ethnicities. Latino is used as an abbreviation for Latin American and is used to describe people born in, or with ancestry from, some territory of the American continent where the main language comes from Latin (Pérez, 2023). Hispanic means "Pertaining to or relating to Spain and Spanish-speaking countries and cultures" (Real Academia Española, n.d).

Secondly, the Policy Map presents some limitations, and it's important to explain them.

1) *__The category Latino or Hispanic is inconsistent__*: The Census Data is inconsistent with the category "Latinos or Hispanics". Sometimes the Policy Map categorizes Latinos and Hispanics together, and sometimes categorizes them separately. Likewise, there are sometimes when the category "Latinos" doesn´t exist.

2) *__Cross data is complicated to get:__* The option "multi-layer" doesn't provide cross data, and results are displayed separately. An example of this is that I wanted to know

the percentage of Latinos or Hispanics that are male/female in Lane County, but the only information that I got was the percentage of the Lane County population that was male/female overall.

3) _**There is missing data:**_ For the purpose of this report, which focuses on the Latin Community of Lane County, there is missing data such as the "Percent of Households in Subsidized". I had to make the assumption that Latinos are part of the category "Hispanics".

Likewise, before talking about all the different sources of information, it's important to show the population of Lane County that identifies themselves as Latinos or Hispanics. Table 1a shows that the population of Latinos or Hispanics in Lane County is about 10%, and 90% are Non-Latinos or Hispanics (US Census Tract, 2022).

Percentage of people who lived in Poverty Latino or Hispanic v/s White people

The first data source for this report is the percentage of people who lived in Poverty in Lane County. This data is extracted from the US Census and helps to briefly describe how the population of Lane County behaves regarding poverty. Table 2 shows that about 21% of the population in Lane County who are Latino or Hispanic live in poverty and about 15% who are White live in poverty as well.

Homelessness Description for Non-Latino or Hispanic v/s Latino or Hispanic

The second data source used for this report is the number of homeless people in Lane County provided by the "Continuum of Care program". The Continuum of Care program is a program funded through the Department of Housing and Urban Development (HUD) and is designed to promote communitywide commitment to the

goal of ending homelessness; provide funding to quickly rehouse homeless individuals and families while minimizing the trauma and dislocation caused to homeless individuals, families, and communities by homelessness (Lane County, n.d).

The number of homeless people helps to understand if there is any trend among people in a homeless situation regarding their ethnicity status. Table 3a shows that about 10% of the Latino or Hispanic population is part of a homeless situation.

Housing status for renters and homeowners who are Non-Latino or Hispanic v/s Latino or Hispanic

The third data source used for this report is the number of people in Lane County who have a homeowner or a renter status regarding their ethnicity. This data helps to understand if there is any discrimination toward Latinos regarding their housing status. Table 4a shows that about 60% of the entire population of Lane County (either Latino or Hispanic) presents a status of homeowners, and the other 40% are just renters.

Percent of Households in Subsidized Housing Hispanic vs White people

The fourth and last data source used for this report is the number of people in Lane County who have been sponsored with economic assistance by the government to alleviate their housing costs and expenses regarding their ethnicity status. Table 5 shows that there is a big disparity between the two ethnicities (Hispanics and Whites), and the number of White people who get economic assistance from the government is more than 10 times Hispanic people.

3. Results

Percentage of people who lived in Poverty Hispanic or Latino v/s White people

Looking at Table 1a and the percentage of people who lived in Poverty in Lane County and are Latinos, it easily seems that Latinos and Hispanics have a higher rate of poverty than White people. Likewise, looking at Figure 1 and Figure 2, we can easily see that for either Latinos or Hispanics, and White people the highest rates of poverty are located in the Eugene/Springfield area, and the Cottage Grove area as well. Nevertheless, other areas present a higher rate of poverty for each ethnicity, in the case of Hispanics or Latinos, there is a high rate of poverty Junction City area. On the other side, among White people, there is a high rate of poverty in the Oakridge area as well.

Homelessness Description for Non-Latino or Hispanic v/s Latino or Hispanic

If we look at the percentages of homeless people who are Hispanics or Latinos, we can see that it represents about 10% of the whole population of homeless people. This implies that the percentage of homeless people who aren´t Hispanics or Latinos is about 90%. Comparing these numbers with how the population of Lane County (10% Latinos or Hispanics and 90% Non-Latinos or Hispanics) is distributed, the numbers are approximately the same, so we can conclude that regardless of ethnicity, the percentage of homelessness follows the same pattern as the population of Lane County that are either Latinos or Hispanics, or Non-Latinos or Hispanics.

Housing status for renters and homeowners who are Non-Latino or Hispanic v/s Latino or Hispanic

First, Looking at Table 4a, it's easily seen that the ratio between owners and renters (owners/renters) is bigger for White people than for Latinos or Hispanics. The ratio between owners and renters for White people is 1.6, and on the opposite side, the ratio between owners and renters for Latinos or Hispanics is 0.7. All this implies that there are more renters than homeowners in the Latino or Hispanic community.

Secondly, looking at Table 4b, we can see a disparity between homeowners and renters regarding their ethnicity. For White people, there are more homeowners than renters, and for Latinos or Hispanics, there are more renters than homeowners. Likewise, we can see that renters regarding ethnicity follow almost the same pattern as the population of Eugene regarding ethnicity (11% and 89%). Nevertheless, for homeowners regarding ethnicity, the pattern is different and just 5% are Latinos.

Percent of Households in Subsidized Housing Hispanic vs White people

The results showed that the percentage of households in subsidized housing between Hispanic and White people is disparate. Just 7% of the Hispanic population gets funding from the government to afford their house, meanwhile, on the other hand, about 81% of the white population in Lane County receives the same benefit.

These two percentages (7% and 81%) show a big disparity between the two ethnicities, but nevertheless, because of the Policy Map and its restrictions we don't know if the category Hispanic means Latinos as well, so there is a chance to misinterpret this information.

4. Conclusion

Even when there is a disparity towards Latin Communities regarding housing affordability (homeowners vs renters), the state of Oregon presents programs such as the Oregon Worker Relief program which helps with funding to Oregonians stay in homes.

Data is not pretty accurate about Latin Communities, and the category "Latinos or Hispanics" is not representative of Latins and Hispanics because it considers both as one ethnicity and as I mentioned earlier they are different. Nevertheless, for the purpose of country-level research I would say that making a distinction between these two ethnicities is not very important, but at a state or county level could be very meaningful.

If other Counties want to start writing their own Equity Analysis Report, the first and most important point I would say is to get reliable data, and if they don't have it, they should start building it.

In conclusion, there is a disparity towards Latin or Hispanic communities regarding housing affordability in two different areas: (1) homeowner vs renter status, and (2) getting subsidies from the government. First, regarding homeowners vs renters status, it's clear that white people in Lane County present a higher rate of homeowners than Hispanics or Latinos. Secondly, regarding subsidies, there are a lot of criteria to meet in order to be able to get US funding, such as: residency status, and level of income.

Finally, it's important to consider that within the Lane County Area, there are some cities where Latin and Hispanic communities present higher rates of poverty than

White communities. Being aware of these areas could help Lane County start working on a small pilot project to reduce the disparity towards Latinos or Hispanics regarding housing affordability.

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6. Appendix

Table 1a: Distribution of population regarding Ethnicity

Ethnicity	Latino or Hispanic	Non-Hispanic or Latino	
Total	**36,616**	**345,602**	**382,218**

Source: US Census Data 2022

Table 1b: Percentage of distribution of the population regarding Ethnicity

Ethnicity	Latino or Hispanic	Non-Hispanic or Latino	
Total	**10%**	**90%**	**100%**

Source: US Census Data 2022

Table 2: Poverty percentage regarding ethnicity

Ethnicity	Percentage
White	15.3%
Hispanic or Latino	21.3%

Source: US Census Data 2022

Table 3a: Number of Homeless People Regarding Ethnicity

Ethnicity	Number of People
Hispanic or Latino	151
Non-Hispanic or Latino	1,455
Total	**1,606**

Source: Continuum of Care Program 2020

Table 3b: Percentage of Homeless People Regarding Ethnicity

Ethnicity	Number of People
Hispanic or Latino	9%
Non-Hispanic or Latino	91%
Total	**100%**

Source: Continuum of Care Program 2020

Table 4a: Housing Status Regarding Ethnicity

Status	Latino or Hispanic	White	Total
Homeowner	4,868	85,189	**90,057**
Renter	6,590	52,993	**59,583**
Total	**11458**	**138,182**	**149,640**

Source: US Census 2022

Table 4b: Percentage of Housing Status Regarding Ethnicity

Status	Latino or Hispanic	White	Total
Homeowner	5%	95%	100%
Renter	11%	89%	100%

Source: US Census 2022

Table 5: Percentage of households in Subsidized

Ethnicity	Percentage of households
Hispanic	7%
White	81%

Source: US Census 2010

Figure 1: Percentage of poverty among Latinos or Hispanics by state in Lane County
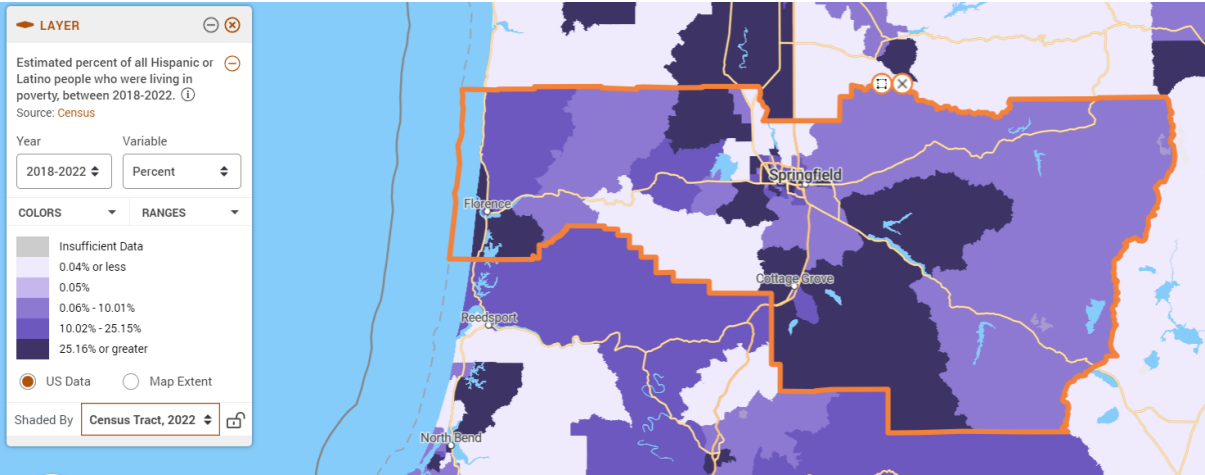
Source: US Census 2022

Figure 2: Percentage of poverty among White people by state in Lane County
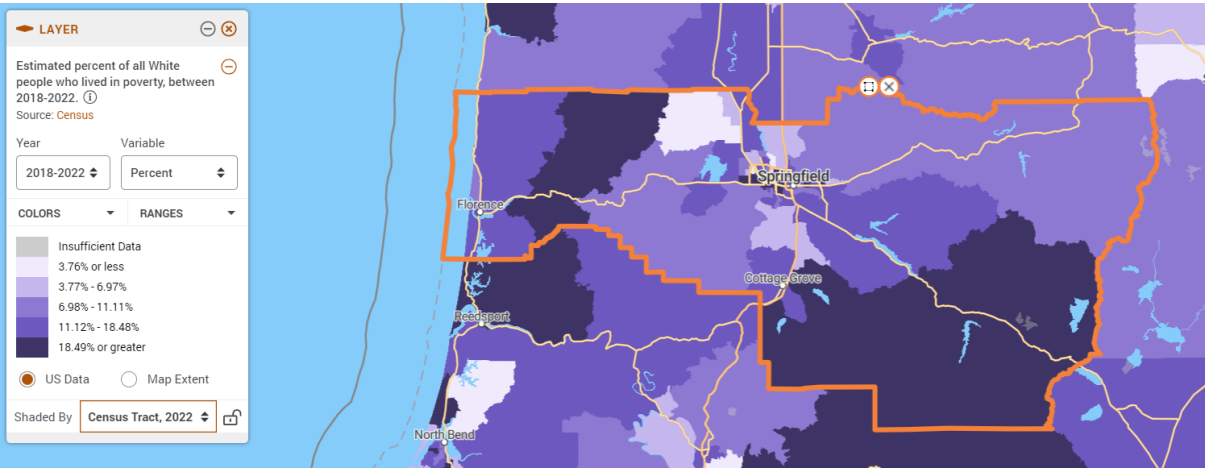
Source: US Census 2022

Equity Analysis Report: Housing and
the Underserved
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March 2024

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Winter 2024

Equity Analysis Report
Housing and the Underserved

Introduction

This report focuses on methods for determining the ability of low-income and low-wealth individuals to find housing. The means to buy housing is intimately intertwined with the capacity to maintain and the ability to find housing. So, our methods should consider the supply, purchase, and subsequent perpetuation of housing.

Why focus on housing? "Achieving and maintaining homeownership is the primary way American families build wealth and create economic security."[1] It allows for building long-term wealth by reducing impacts from inflation, tax benefits, property appreciation, and home equity.

The reader may also question the focus on low-income and low-wealth Oregonians. Why not, given the past's injustices, use this report to suggest methods for other underserved communities? Should we not be focused on (to name only a few of the underserved populations listed by the Land Conservation and Development Department) black and african american people, indigenous people, people of color, immigrants, people experiencing homelessness, single parents, and the queer community?[2]

A brief consideration of Occam's razor should make our focus understandable. To what extent are we worried about these groups? We are worried to the extent that they are low-income and low-wealth. Mentally select an underserved population you are more concerned about than the other groups. Take an individual in this group whose

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[1] The White House, "FACT SHEET."
[2] "Oregon Secretary of State Administrative Rules."

wellbeing is in the bottom quarter of the group. Now, give this individual $100,000 each year. How worried about this particular individual are you now? Are you now more concerned for another individual? Imagine that each person in your selected group receives $100,000 each year. Are you now more worried about another group? So, as one uses a flail to remove wheat from the chaff, we use the razor to find the grain factor: low-income and low-wealth.

This is not to say that low income and low wealth can account for every *cultural* barrier these groups face. It is to say that income and wealth are the most impactful factors in assisting these groups.

Further, the administrative costs of assisting each group separately would be higher than focusing on their *commonality*. In other words, targeting income and wealth will uplift the other underserved populations. An emphasis on commonality also increases a policy's political viability, if not simply its desirability.

The methods below focus on the current state of the world rather than past states. The past does not indicate what should be done. Lessons can be learned from the past that inform and guide current decisions, but the lessons are independent of the past's actual occurrence. The past could be a fabrication, yet the present variables remain. Our present conditions are not reliant upon the past. So our methods must not be either.

So if we are interested in helping low-income or low-wealth Oregonians, we should care about what is currently true. We do not need to justify our caring nor our actions on the past – although we can be informed by it. We should care, specifically, about the ability of low-income and low-wealth Oregonians to have housing. To determine the impact of current rules, laws, and legislation, this report provides four methods for analysis.

Methods

  Finding, buying, and maintaining housing is only partially capturable by four methods. However, some factors have a more significant impact than others. There is the supply of housing, which includes policies that constrict or dilate supply. Zoning laws add to the superposition of policies affecting supply. The residual income of Oregonians can be used as an indicator of the financial stress housing imposes. Further, the wealth of individuals and families are substantially impacted by the total interest paid throughout a mortgage, which is affected by the income and wealth of the individual purchasing the home and, importantly, their family's income and wealth.

Method 1: Supply and Policy

  The fact that Oregon has a housing shortage is well known. This method is to research the policies that the state and the counties have implemented that impact the housing supply. State policies will impact each county, so these can be shared between the counties. The aim is to gather a list of policies constricting housing supply. These could be policies that disincentivize the development of rental units to low-income individuals, policies that prevent expansion, and policies that prevent certain types of zoning. Once each county has a list of policies that influence housing development, determining which policies – with the goal of increasing housing supply in mind – can be changed or eliminated will be straightforward. This process will not be easy, as there is a reason our existing policies exist. There will be conflicts between different values, and we must decide which values to prioritize.

Method 2: Zoning Laws

Restrictive zoning laws limit the supply of housing and have a particular impact on the supply of affordable housing. They include minimum lot size and square footage requirements, prohibitions on multi-family homes, and height limits. These regulations can be used to control land use, maintain property values, and shape the character of a community.

Zoning laws are set at the state, county, and city level. While the state can establish statewide planning goals that guide land use policies, cities have the majority of the power in setting their zoning laws and issuing permits for construction, land development, and (notably) land-use changes.

Different types of zoning have distinct impacts on low-income and low-wealth Oregonians. Zoning laws that allow for denser housing – multiple-family residential zones rather than single-family – further assist low-income Oregonians by decreasing the cost of housing by increasing the supply of smaller units.

Each county should start by analyzing current planning restrictions and zoning laws. These can be found at oregonexplorer.info. Click "Land Use and Planning," then "Land Use." Select "MAPS & TOOLS." Scroll down and go to the second page of "MAPS & TOOLS." The desired tool is titled "Oregon Zoning Map." Alternatively, on the homepage search field, type "Oregon Zoning Map." When opened, the zoning in each county is displayed. Under "Layers," there is an option to display the Urban Growth Boundaries of each city. This display can determine how much of a specific type of zoning exists in the boundary. There is a filter option to display only one type of zoning at a time.

Method 3: Residual Income

A commonly used measure of housing affordability is whether a household's housing costs are more than 30% of income. This method is straightforward, and the required data is from the Census. However, as Josh Lehner (State of Oregon Senior Economist) says, "It (the method) lacks nuance."[3] Should a household with below-market housing costs that subsequently does not have money for food, healthcare, or clothes be considered to have affordable housing?

Lehner adds an additional critique of the 30% standard: approximately 48,000 households in Oregon spend over 30 percent of their income on housing, yet they have enough residual income left to cover their other living expenses. Under the 30 percent measure, these households would be considered cost-burdened.

Measuring residual income – the income left after paying for housing – is better as it measures what it means to be burdened by the cost of housing. Unfortunately, there is no residual income measure explicitly in the Census, although this measure is straightforward to calculate from the Census (process below). The cost of living in different geographical areas also must be known. Lehner suggests using MIT's Living Wage calculation to determine the amount of residual income necessary.[4]

Residual income is a household's total income minus its housing costs. The calculation requires two pieces of information: the household's median income and monthly housing costs. For renters, monthly housing costs would be the median rent.

The required datasets are on the Census Bureau website. However, PolicyMap has the same datasets in a more manageable format for analysis and visualization. On

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[3] Josh Lehner, "Oregon Households Struggling with Housing Costs."
[4] Josh Lehner.

PolicyMap's Map page, click the download button in the top right corner. This will bring you to their Data Downloader page. Please see Figures 1, 2, and 3 for what the download page should look like for the datasets of median income of an owner-occupied household, median income of a renter-occupied household, and median gross rent, respectively. The Census Bureau website provides the median monthly housing costs for owner-occupied housing by county in Table S2503. This measure is only available at the county level.

After calculating the residual income, it can be compared to the cost of living in each county. MIT's Living Wage calculator is the resource used in this analysis. The Living Wage calculator incorporates housing costs, so these costs are subtracted from the cost of living. The housing costs depend on the number of adults working and children in the household. My measure of the non-housing expenditures uses the U.S. Census data point for Lane County where the average household size is 2.32 persons. My measure of residual income will be calculated from the following equation:

$$Residual\ Income\ = \overline{HS} \times\ ReqInc$$

$$\overline{HS}\ = Average\ Household\ Size$$

$$ReqInc\ = \frac{(Required\ Annual\ Income\ for\ 2\ Working\ Adults) - \overline{Housing\ Costs}}{2}$$

$$\overline{Housing\ Costs}\ = \frac{(Housing\ Costs\ for\ 2\ Working\ Adults) - (Housing\ Costs\ for\ 2\ Working\ Adults + 1\ Child)}{2}$$

By plotting residual income versus the percentage of income spent on housing (the cost burden), we can compare the residual income measure of affordable housing to the 30% of income spent on housing measures.

The owner cost burden and renter cost burden datasets can be found on the Census or PolicyMap. Again, PolicyMap is recommended due to the data display. Follow

the above steps for downloading a dataset from PolicyMap; the layers should be "estimated median owner cost burden" and "estimated median renter cost burden."

Method 4: Interest and Wealth

During a 30-year mortgage, the homebuyer will pay as much in interest—if not more—than the cost of the house. Oregonians who can make a significant downpayment and those who can pay off their homes outright have a significant intergenerational monetary advantage.

If a home is $500,000 and the family buys it in one purchase, then the family will have saved, in the long run, at least the cost of the house—this is one way intergenerational wealth is created. Low-income or low-wealth families will be disadvantaged compared to families who can afford to purchase a house outright or put down a substantial downpayment and, therefore, not need to pay as much interest.

The Consumer Financial Protection Bureau's website consumerfinance.gov provides a tool for determining the cost of purchasing a home. The link is "www.consumerfinance.gov/owning-a-home/explore-rates/." This webpage lets users select the state, credit score range, house price, down payment, and interest rates.

Median home prices can be found on the PolicyMap. Under housing, select "Home Values," and then "Median Values." The map will be populated with the median home value for each Zip Code Tabulation Area.

Results

<u>Method 1: Supply and Policy</u>

 Assuming we wish to increase the housing supply, there are two ways to expand supply: increase the area or the density. Current policies (not to mention societal values) make either proposition untenable. The urban growth boundary constricts the expansion of Oregon cities, but for good reason: increasing the area of Oregon cities could turn them into one conglomerated mass (observe the East Coast) and disrupt the green spaces and wilderness that define Oregon. This is a primary reason why Oregon has urban growth boundaries.

If we do not increase the area, then we are left with increasing the density. This possibility may seem ludicrous to some Oregonians who imagine a New York City transplant. However, there is research to support the claim that dense cities produce fewer greenhouse gases and are therefore desirable. Further, the population will grow unless Oregon introduces a population cap. This growth can be horizontal or vertical; vertical does not necessarily mean skywards. However, this approach runs into conflict with height restriction policies. Also, consider that dense cities can be beautiful cities.

There is also a distinction to be made for policies that allow behavior through omission. Hedge funds and private equity investors are "buying up" housing in Oregon, a problem that Senator Merkley took on with the End Hedge Fund Control of American Homes Act.[5] "Hedge funds and private equity firms owning and controlling large parts of the American housing market" is possible through this omission.[6] There are, in a real sense, thousands of unwritten policies only written down when broken.

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[5] "Senator Merkley Introduces Legislation to Ban Hedge Fund Ownership of Residential Housing."
[6] "Senator Merkley Introduces Legislation to Ban Hedge Fund Ownership of Residential Housing."

Method 2: Zoning Laws

Lane County has little high-density residential zoning, all located in Eugene and Springfield; see Figure 5 and Figure 6. These two cities – along with the other cities and towns in Lane County – are mainly comprised of Medium Low-density Residential zoning; see Figure 7. Eugene and Springfield have approximately half of their Medium Low-density Residential zoning within a mile of the city center. Lane County has almost no Mixed-Use Commerical and Residential zoning; see Figures 8, 9, and 10.

While Oregon Zoning Map can visually display different zones, there is no way to determine the actual percentages of any particular type of zoning within a specific area, nor the total area dedicated to such zoning. This tool's application is limited to giving the user an intuitive but non-exact feel for the dispersion of zoning.

Method 3: Residual Income

The results for this method can be seen below in figures 11-14. Each figure has a description and brief analysis. The citations for the datasets are in the descriptions.

There are a few limitations to this method. The geographical regions used were county subdivisions and zip code tabulation areas. Zip codes cover a smaller area and, therefore, offer more accurate information; however, zip codes do trespass county lines, adding noise to the data. The county subdivisions, while all contained within the county, do not allow for the same accuracy as zip code areas.

An additional limitation is that the measure used for the median monthly housing costs for owner-occupied housing is only at the county level. The measure is not specific to county subdivisions or zip codes.

MIT's Living Wage Calculator is another limitation of this method. The costs of each basic need are arguably lower than I would assign, but they could be higher than others would assign. There needs to be a societal conversation on where the floor will be.

In addition, non-housing expenditures differ depending on the size and composition of the household. My non-housing expenditure measure does not distinguish between households with and without children; rather, it clumps them together. A different analysis is required for households with and without children.

Lastly, these graphs do not show how many people each data point represents. The graphs do not indicate how the county is doing at a population level; instead, they point toward where to look.

Method 4: Interest and Wealth

The median house price in Lane County is $363,800.[7] For a conventional mortgage, the minimum down payment is 3% to 5%. Assuming a 30-year loan and the average Oregon credit score of 713, the total interest accumulated over 30 years ranges from $439,672 to $601,515 – 1.2 to 1.6 times the cost of the house.

A limitation of this method is determining average credit scores in each county. The average credit score in Oregon depends on the credit agency used for the calculation, adding fluctuation to the scores. Also, there is inconclusive research on whether low-income and low-wealth individuals have lower credit scores. While income and wealth are not considered when calculating credit scores, having low income or low wealth may influence factors that affect credit scores.[8] AmericanExpress found that

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[7] PolicyMap, "Estimated Median Value of an Owner-Occupied Home, between 2018-2022."
[8] Jim Akin, "Does Income Affect Credit Scores?"

low-income individuals had an average credit score of 658 compared to high-income individuals with an average credit score of 774.[9]

Another limitation of this method is that it only applies to Oregonians who want to buy a house or have a mortgage. However, the method can still be used to look at the financial barriers to homeownership and how intergenerational wealth is created.

Application to Other Counties

The methods in this report should be generalizable to other countries. They rely upon datasets and tools that have information on the State of Oregon as a whole. Method one has the potential to be implemented differently.

Method one involves researching the policies that the state has implemented. This information will be the same for each county (although it will be worth determining whether a policy impacts a specific county differently). Of course, county-specific policies will be distinct in each county. However, it is worth looking at how other counties have completed this step, as there may be similar resources and departments across counties that you can pull from.

As Marion County is currently conducting its equity analysis, I have applied method 3 to their county. The results from method three are shown in Figures 15-18.

When applying these methods to other counties, it is important to consider other alternatives. There are limits and risks to home ownership in building wealth. Other methods to consider for low-income and low-wealth individuals are the development of limited-equity cooperatives (LEC), looking at economic growth in the counties and the state, analyzing wage growth, food cost, and healthcare's impact on wealth.

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[9] "Average Credit Scores by Age, State, and Income."

Figures:

Figure 1: PolicyMap Data Downloader page example. The layer is "Estimated median income of an owner occupied household, between 2018-2022" and the pre-defined location is "County: Lane, OR" by "County Subdivision, 2022". Note that "County Subdivision, 2022" is the variable changed to "Zip Code Tabulation Area, 2020" for the datasets at the zip code level.

Figure 2: PolicyMap Data Downloader page example. The layer is "Estimated median income of a renter occupied household, between 2018-2022" and the pre-defined location is "County: Lane, OR" by "County Subdivision, 2022. Note that "County Subdivision, 2022" is the variable changed to "Zip Code Tabulation Area, 2020" for the datasets at the zip code level.

Figure 3: PolicyMap Data Downloader page example. The layer is "Estimated median gross rent, between 2018-2022" and the pre-defined location is "County: Lane, OR" by "County Subdivision, 2022. Note that "County Subdivision, 2022" is the variable changed to "Zip Code Tabulation Area, 2020" for the datasets at the zip code level.

Figure 4: PolicyMap Data Downloader page example. The layer is "Estimated median renter cost burden, between 2018-2022" and the pre-defined location is "County: Lane, OR" by "County Subdivision, 2022. Note that "County Subdivision, 2022" is the variable changed to "Zip Code Tabulation Area, 2020" for the datasets at the zip code level.

Figure 5: High-Density Residential Zoning in Lane County.

Source: DLCD Oregon Zoning Map[10]
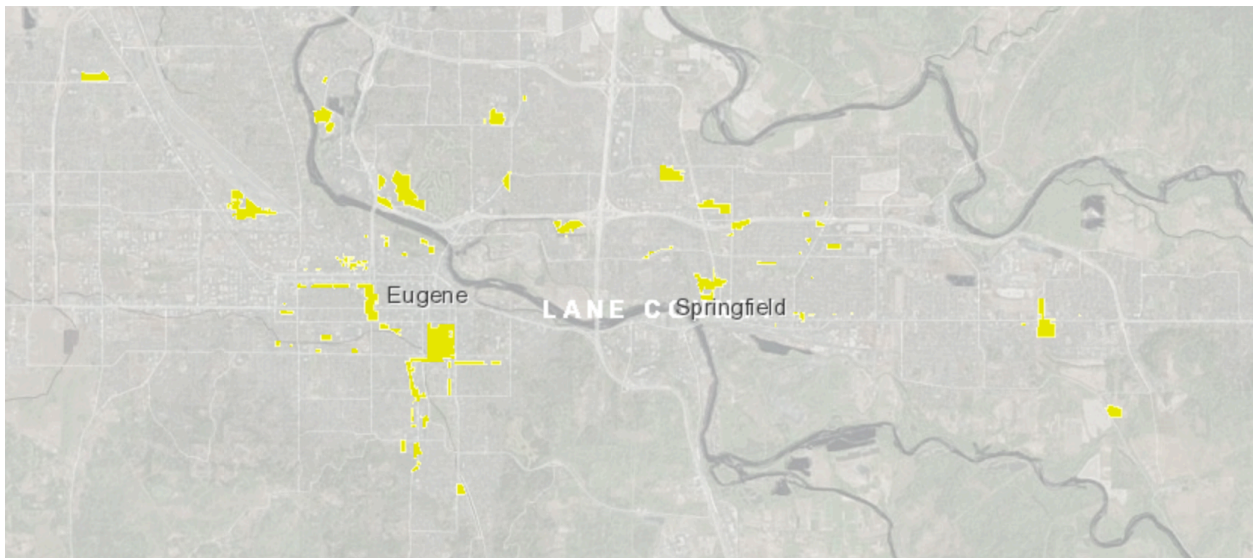
Figure 6: Magnification of Figure 5.

Source: DLCD Oregon Zoning Map[11]

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[10] Oregon Explorer, "Oregon Zoning Map Viewer."
[11] Oregon Explorer.
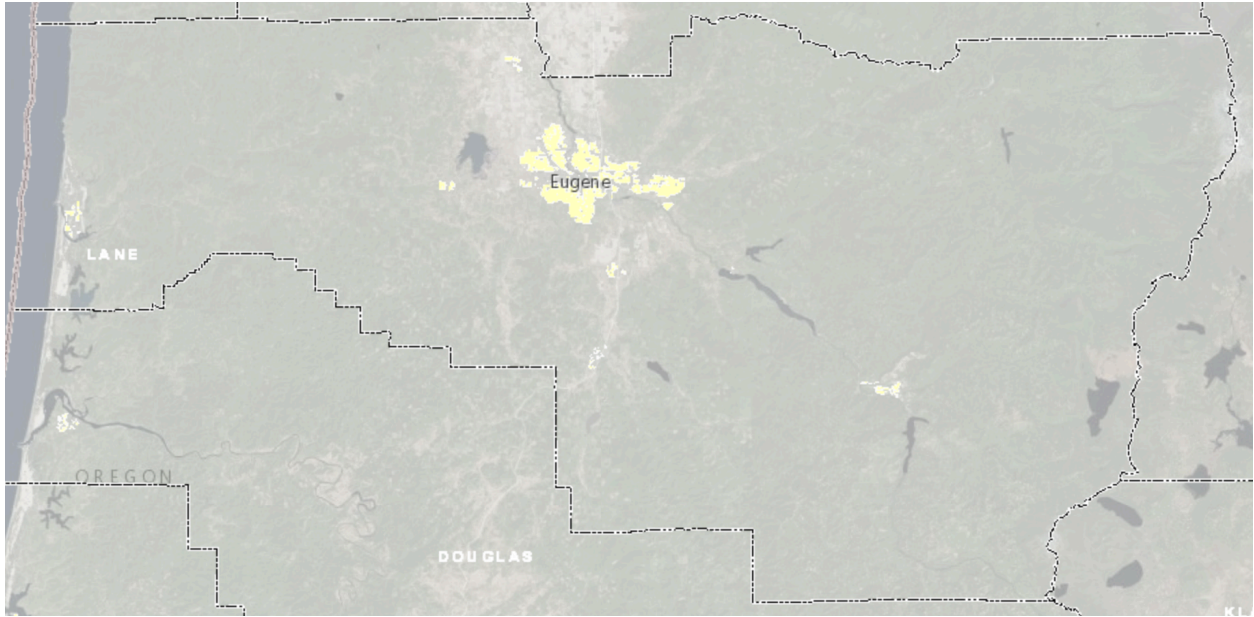
Figure 7: Medium Low-Density Residential Zoning in Lane County.

Source: DLCD Oregon Zoning Map[12]
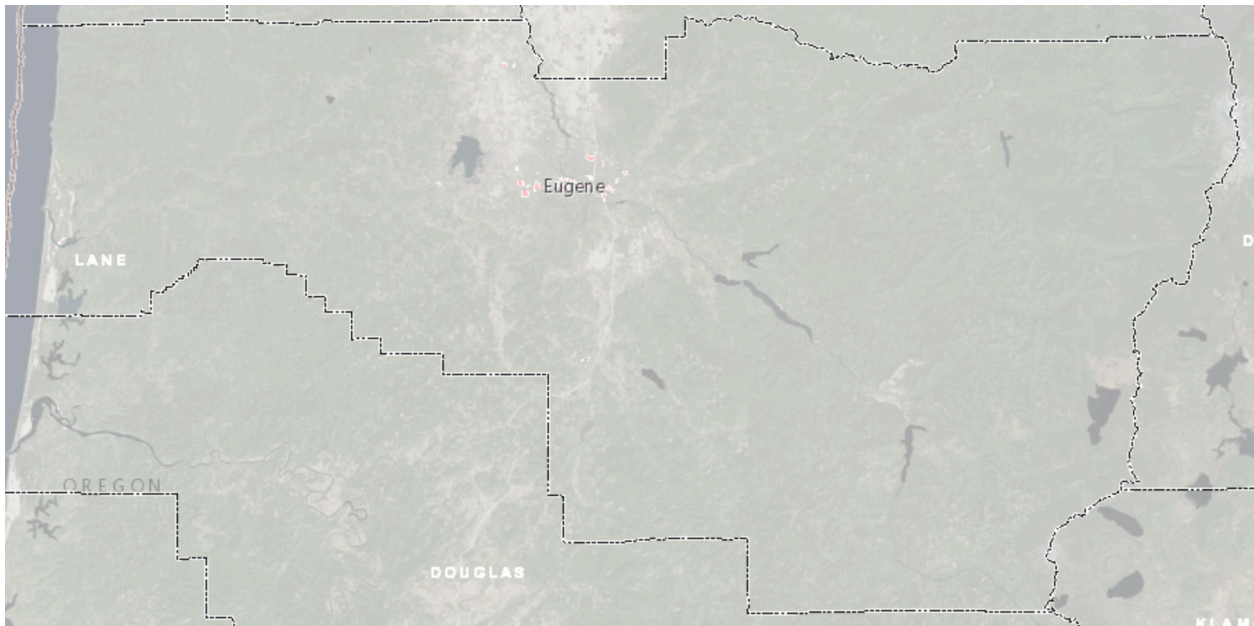
Figure 8: Mixed-Use Commercial & Residential Zoning in Lane County.

Source: DLCD Oregon Zoning Map[13]

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[12] Oregon Explorer.

[13] Oregon Explorer.
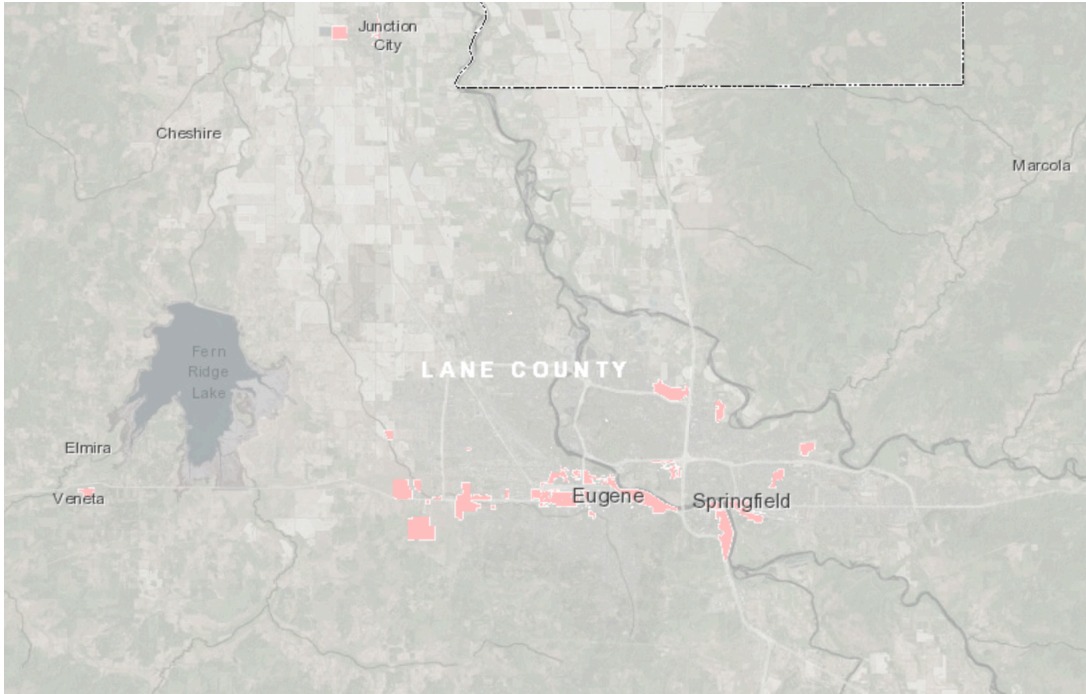
Figure 9: Magnification of Figure 8.

Source: DLCD Oregon Zoning Map[14]

Figure 10: Magnification of Figure 8.

Source: DLCD Oregon Zoning Map[15]

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[14] Oregon Explorer.
[15] Oregon Explorer.

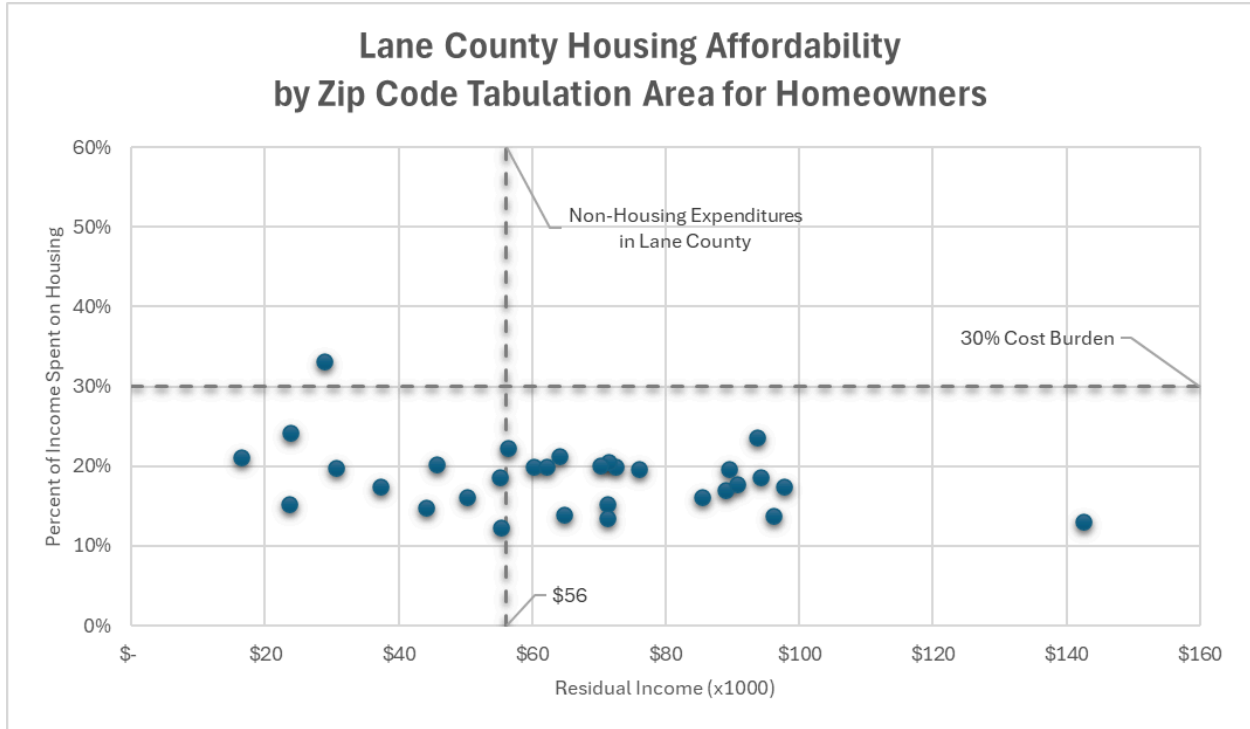**Lane County Housing Affordability by County Subdivision for Homeowners**
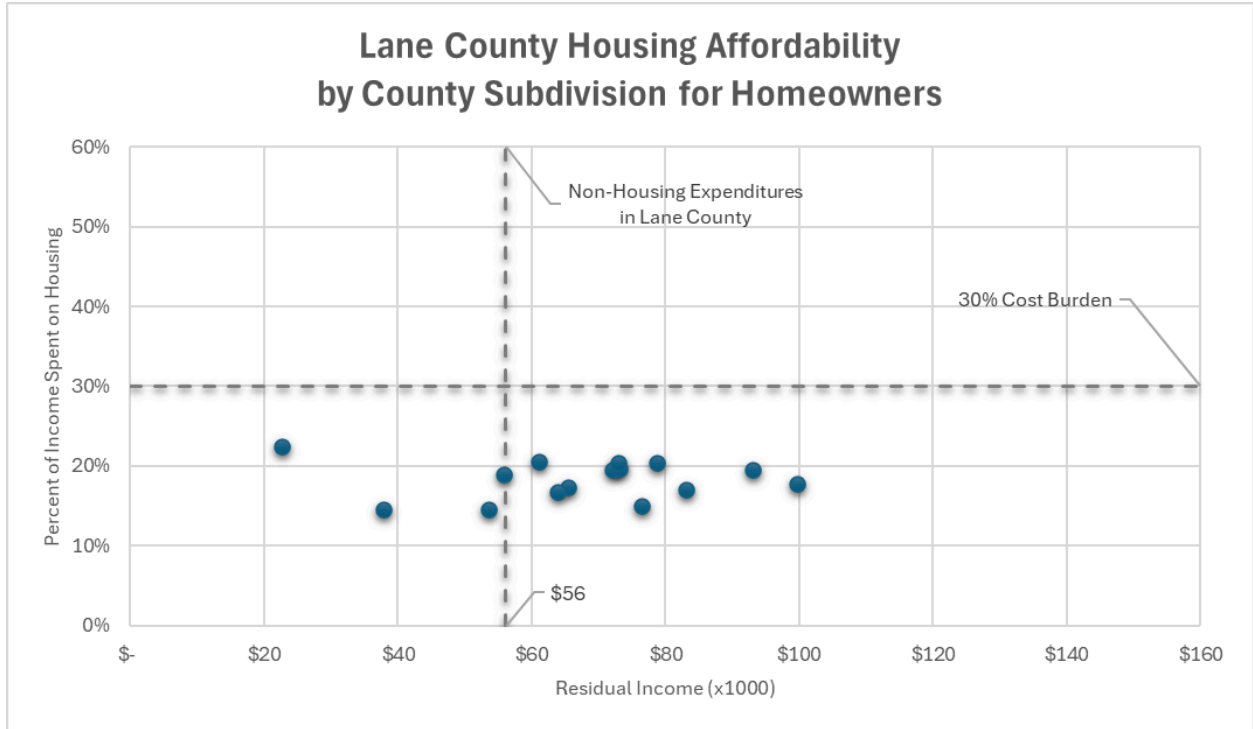
Figure 11: This graph plots the residual income of homeowners against the percent of income spent on housing by homeowners for each Lane County Subdivision. The non-housing expenditure cost was based on the U.S. Census data showing Lane County to have an average household size of 2.32.[16] The resources used to generate this graph are from the US Census Bureau,[17] PolicyMap,[18] and MIT's Living Wage Calculator.[19] Inspiration for this graph and its visualization came from economist Josh Lehner.

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[16] U.S. Census Bureau, "Households and Families."
[17] U.S. Census Bureau, "Financial Characteristics."
[18] "Estimated Median Income of an Owner Occupied Household, between 2018-2022."; "Estimated Median Owner Cost Burden, between 2018-2022."
[19] Massachusetts Institute of Technology, "Living Wage Calculator."

**Lane County Housing Affordability
by Zip Code Tabulation Area for Homeowners**

Figure 12: This graph plots the residual income of homeowners against the percent of income spent on housing by homeowners for each Lane County Zip Code Tabulation Area. The non-housing expenditure cost was based on the U.S. Census data showing Lane County to have an average household size of 2.32.[20] The resources used to generate this graph are from the US Census Bureau,[21] PolicyMap,[22] and MIT's Living Wage Calculator.[23] Inspiration for this graph and its visualization came from economist Josh Lehner.

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[20] U.S. Census Bureau, "Households and Families."
[21] U.S. Census Bureau, "Financial Characteristics."
[22] "Estimated Median Income of an Owner Occupied Household, between 2018-2022."; "Estimated Median Owner Cost Burden, between 2018-2022."
[23] Massachusetts Institute of Technology, "Living Wage Calculator."

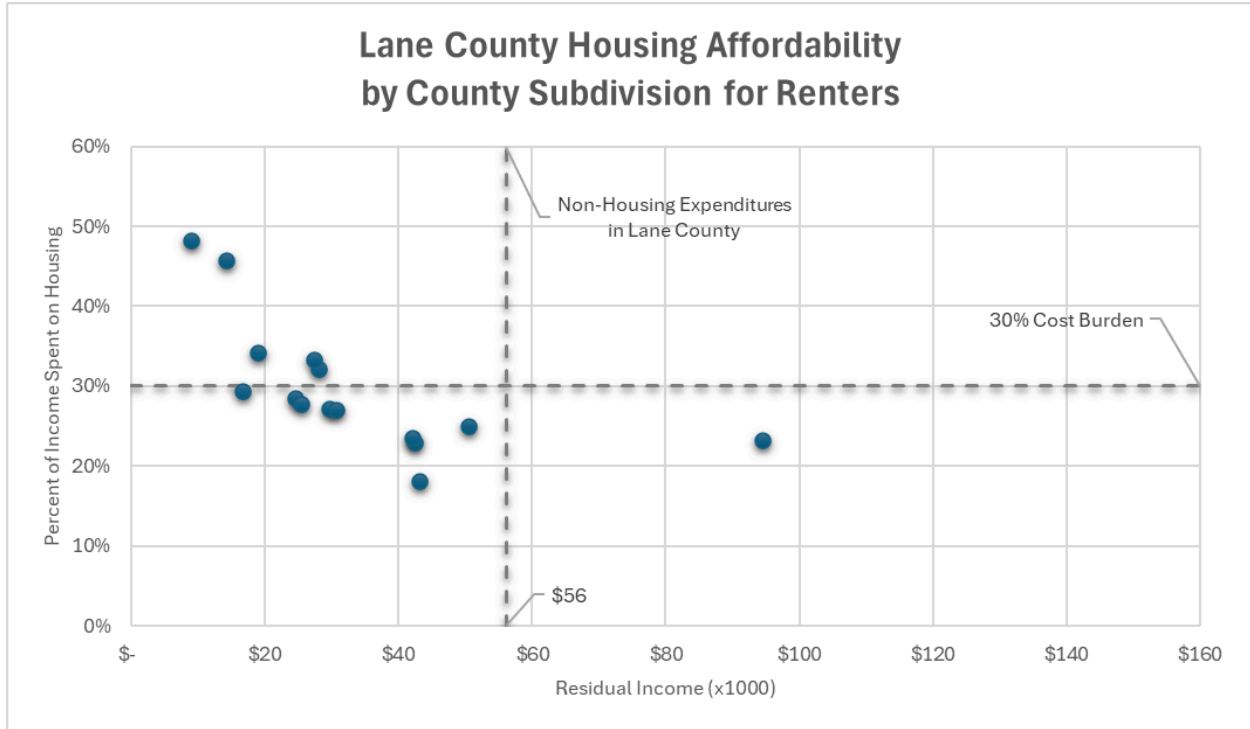**Lane County Housing Affordability by County Subdivision for Renters**

Figure 13: This graph plots the residual income of renters against the percent of income spent on rent for each Lane County County Subdivision. The non-housing expenditure cost was based on the U.S. Census data showing Lane County to have an average household size of 2.32.[24] The resources used to generate this graph are from the US Census Bureau,[25] PolicyMap,[26] and MIT's Living Wage Calculator.[27] Inspiration for this graph and its visualization came from economist Josh Lehner.

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[24] U.S. Census Bureau, "Households and Families."
[25] U.S. Census Bureau, "Financial Characteristics."
[26] "Estimated Median Income of a Renter Occupied Household, between 2018-2022."; "Estimated Median Gross Rent, between 2018-2022."; "Estimated Median Renter Cost Burden, between 2018-2022."
[27] Massachusetts Institute of Technology, "Living Wage Calculator."

**Lane County Housing Affordability
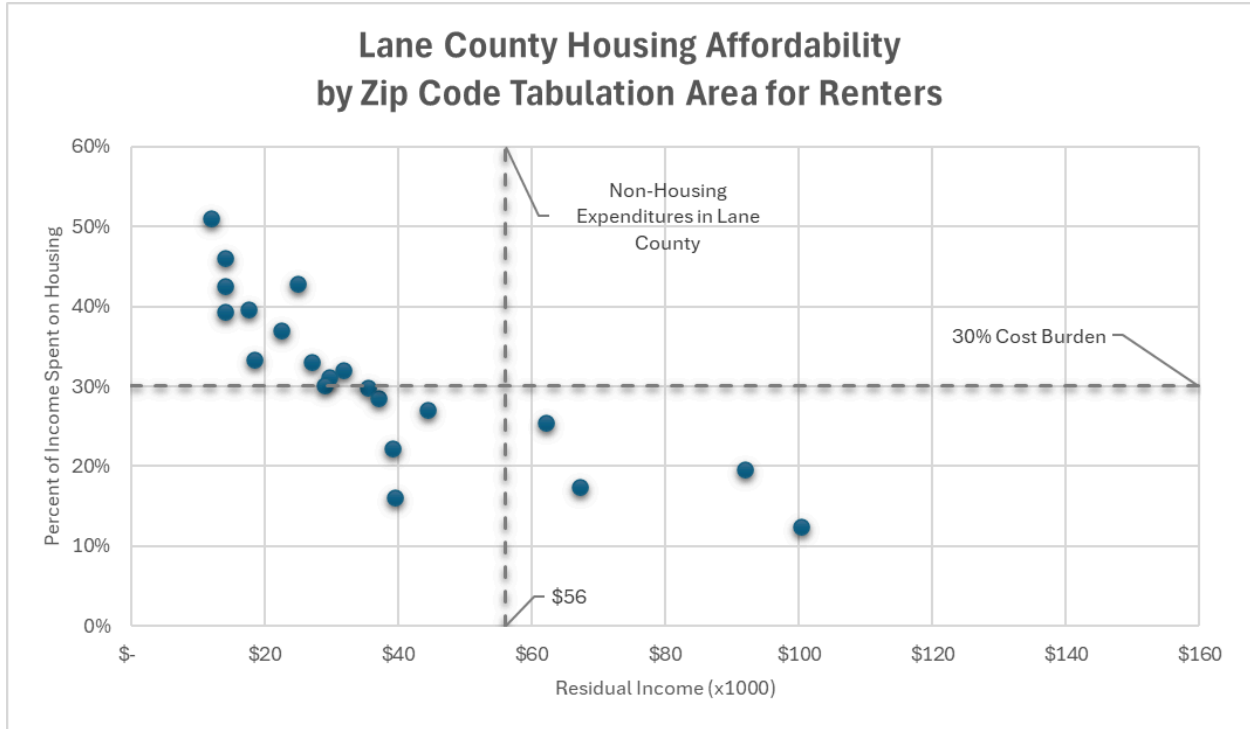by Zip Code Tabulation Area for Renters**

Figure 14: This graph plots the residual income of renters against the percent of income spent on rent for each Lane County Zip Code Tabulation Area. The non-housing expenditure cost was based on the U.S. Census data showing Lane County to have an average household size of 2.32.[28] The resources used to generate this graph are from the US Census Bureau,[29] PolicyMap,[30] and MIT's Living Wage Calculator.[31] Inspiration for this graph and its visualization came from economist Josh Lehner.

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[28] U.S. Census Bureau, "Households and Families."
[29] U.S. Census Bureau, "Financial Characteristics."
[30] "Estimated Median Income of a Renter Occupied Household, between 2018-2022."; "Estimated Median Gross Rent, between 2018-2022."; "Estimated Median Renter Cost Burden, between 2018-2022."
[31] Massachusetts Institute of Technology, "Living Wage Calculator."

Marion County Housing Affordability
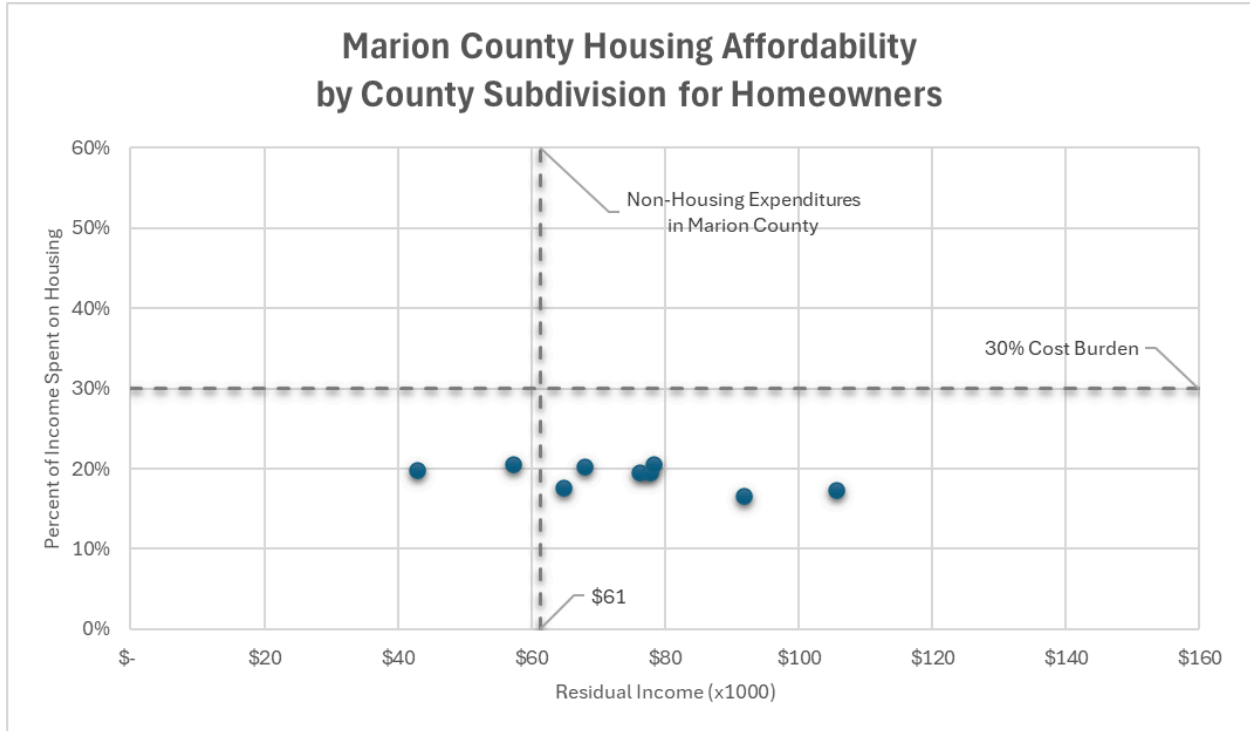## by County Subdivision for Homeowners

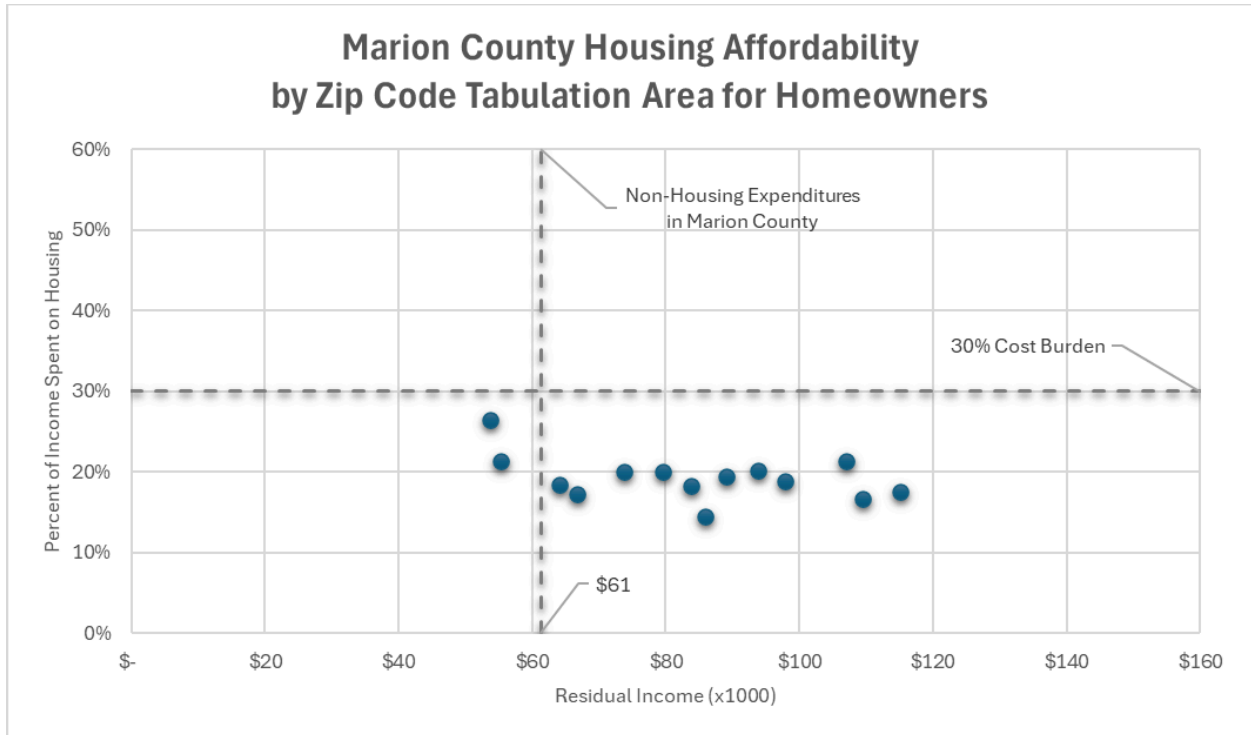*Figure 15:* This graph plots the residual income of homeowners against the percent of income spent on housing by homeowners for each Marion County Subdivision. The non-housing expenditure cost was based on the U.S. Census data showing Marion County to have an average household size of 2.62.[32] The resources used to generate this graph are from the US Census Bureau,[33] PolicyMap,[34] and MIT's Living Wage Calculator.[35] Inspiration for this graph and its visualization came from economist Josh Lehner.

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[32] U.S. Census Bureau, "Households and Families."
[33] U.S. Census Bureau, "Financial Characteristics."
[34] "Estimated Median Income of an Owner Occupied Household, between 2018-2022."; "Estimated Median Owner Cost Burden, between 2018-2022."
[35] Massachusetts Institute of Technology, "Living Wage Calculator."

Marion County Housing Affordability by Zip Code Tabulation Area for Homeowners

Figure 16: This graph plots the residual income of homeowners against the percent of income spent on housing by homeowners for each Marion County Zip Code Tabulation Area. The non-housing expenditure cost was based on the U.S. Census data showing Marion County to have an average household size of 2.62.[36] The resources used to generate this graph are from the US Census Bureau,[37] PolicyMap,[38] and MIT's Living Wage Calculator.[39] Inspiration for this graph and its visualization came from economist Josh Lehner.

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[36] U.S. Census Bureau, "Households and Families."
[37] U.S. Census Bureau, "Financial Characteristics."
[38] "Estimated Median Income of an Owner Occupied Household, between 2018-2022."; "Estimated Median Owner Cost Burden, between 2018-2022."
[39] Massachusetts Institute of Technology, "Living Wage Calculator."

Marion County Housing Affordability
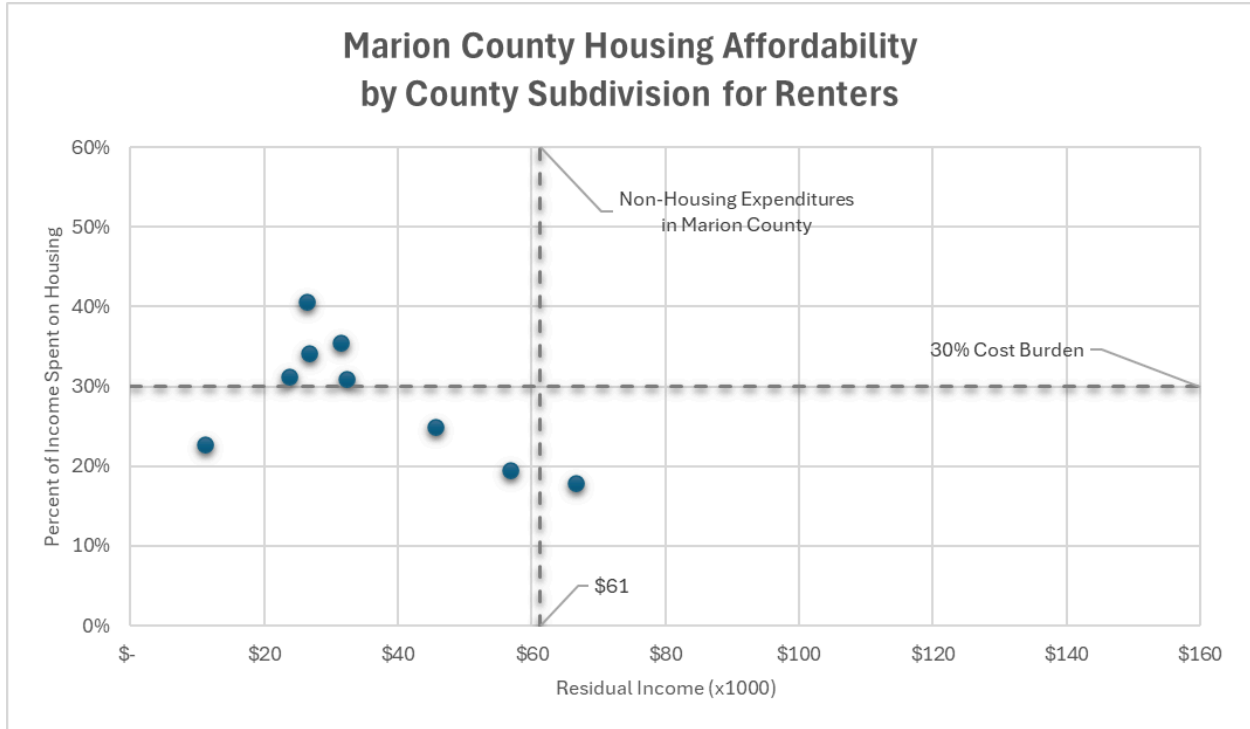## by County Subdivision for Renters

Figure 17: This graph plots the residual income of renters against the percent of income spent on rent for each Marion County County Subdivision. The non-housing expenditure cost was based on the U.S. Census data showing Marion County to have an average household size of 2.62.[40] The resources used to generate this graph are from the US Census Bureau,[41] PolicyMap,[42] and MIT's Living Wage Calculator.[43] Inspiration for this graph and its visualization came from economist Josh Lehner.

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[40] U.S. Census Bureau, "Households and Families."
[41] U.S. Census Bureau, "Financial Characteristics."
[42] "Estimated Median Income of a Renter Occupied Household, between 2018-2022."; "Estimated Median Gross Rent, between 2018-2022."; "Estimated Median Renter Cost Burden, between 2018-2022."
[43] Massachusetts Institute of Technology, "Living Wage Calculator."

**Marion County Housing Affordability
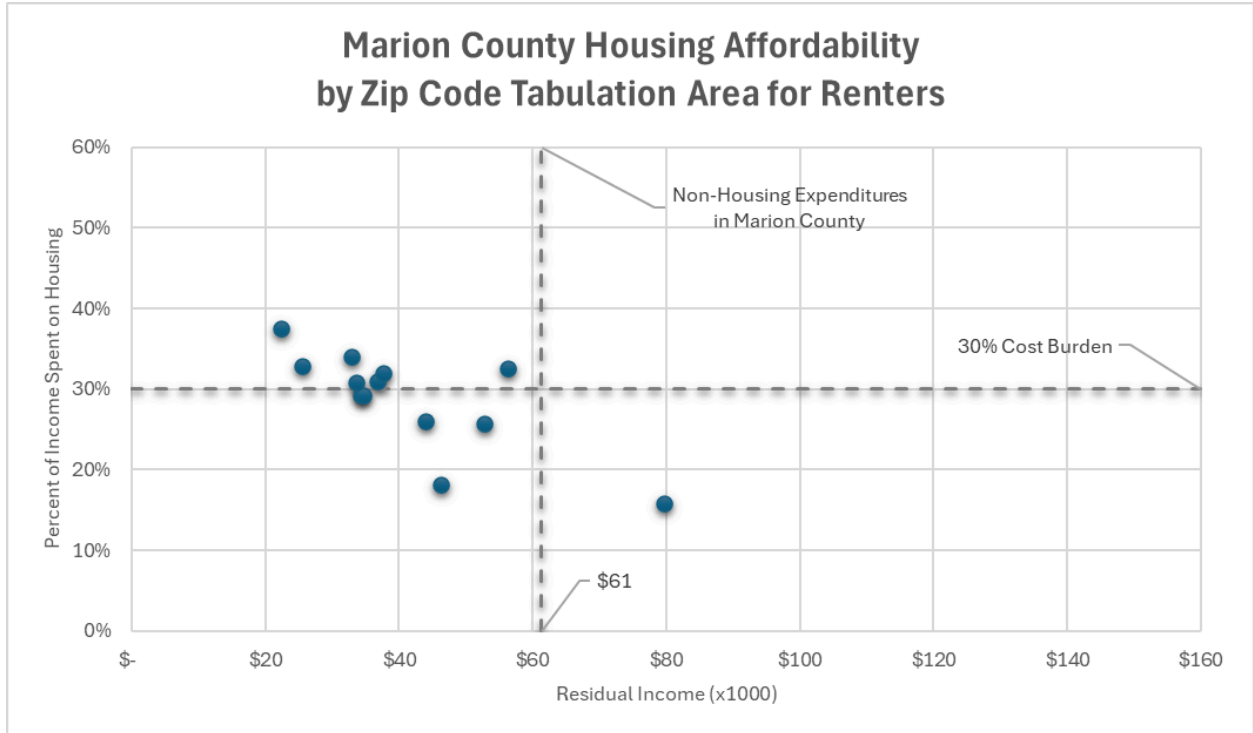by Zip Code Tabulation Area for Renters**

Figure 18: This graph plots the residual income of renters against the percent of income spent on rent for each Marion County Zip Code Tabulation Area. The non-housing expenditure cost was based on the U.S. Census data showing Marion County to have an average household size of 2.62.[44] The resources used to generate this graph are from the US Census Bureau,[45] PolicyMap,[46] and MIT's Living Wage Calculator.[47] Inspiration for this graph and its visualization came from economist Josh Lehner.

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[44] U.S. Census Bureau, "Households and Families."
[45] U.S. Census Bureau, "Financial Characteristics."
[46] "Estimated Median Income of a Renter Occupied Household, between 2018-2022."; "Estimated Median Gross Rent, between 2018-2022."; "Estimated Median Renter Cost Burden, between 2018-2022."
[47] Massachusetts Institute of Technology, "Living Wage Calculator."

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    2018-2022." Accessed March 9, 2024.

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    Oregon&g=050XX00US41039,41047.

Housing Accessibility for the Black and African American Community in Lane County, Oregon:

Equity Analysis Report

Emily Severeid

Dr. Nicole Ngo

PPPM 657 Research Methods in Public Policy and Management

March 11, 2024

INTRODUCTION

The Climate Friendly and Equitable Communities program is a function of the Oregon State Department of Land Conservation and Development. This program aims to reduce climate pollution, increase transportation and housing options, and promote equitable land use planning outcomes (Oregon Department of Land Conservation and Development, n.d.). Part of the process to improve equitable outcomes in these areas is a requirement for local governments to complete a comprehensive Equity Analysis Report. These analytical reports are to assess, document, and acknowledge the ways in which historical housing policies have harmed underserved populations. This report focuses on the Black and African American community in Lane County, Oregon (Lane County).

Background

Throughout history, Oregon has been an unwelcoming and hostile place for Black and African American community members to live. Even before Oregon was created as a state, in 1844, the Oregon Trail Legislature banned African American adults from living here and violators were subjected to physical punishments (Nokes, 2023). This harmful history continued once Oregon became a state about a decade later, when it was the only state in the Union to have exclusion laws written into its constitution (Nokes, 2023). Into the 20th century, Oregon upheld laws that restricted people of color from voting and buying property, and by the 1920s, Oregon held the second highest membership rate per capita in the KKK (Gibson, 2007). These policies and hostile social atmosphere prevented Black and African American people from accessing housing in Oregon and continue to influence the way that cities and towns are built. Analyzing

data that connects housing access to other social outcomes can create better understanding of

the harm done, which can improve future outcomes through equitable planning.

HOUSING EQUITY RESEARCH METHODS

This section of the report presents the four data sources identified that could be used in

the production of an Equity Analysis Report in Lane County. These sources provide policymakers

the opportunity to further understand the history of discriminatory housing policy for the Black

and African American community in Lane County. However, it's important to note that historical

measurements of equity were not standardized, so many of the data sources referenced rely on

understanding the data that does exist as a proxy for direct equity measurements.

Method I: Environmental Justice Research Repository

The first data source that provides a historical social perspective on housing access in

Lane County is the Environmental Justice Research Repository[1]. This repository was created in

partnership between the University of Oregon's (UO) English 470 Technologies & Texts Capstone

course and the UO Libraries DREAM Lab in consultation with Beyond Toxics, a nonprofit

organization which works towards environmental justice in Oregon. This resource is a "digital

collection of research materials related to the history of environmental racism in the Eugene-

Springfield community" (Environmental Justice Research Repository, 2022).

The information available through this source is primary research. It provides a specific

look at the social atmosphere throughout history, and how it manifested in official policy

documents. Utilizing the information available through this repository can increase policymaker

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[1] *Environmental Justice Repository.* (2022). Environmental Justice Repository: Interconnected histories of racism, urban ecology, and environmental activism in Eugene, Oregon. https://learn-static.github.io/eng-470/

awareness of the harmful history of housing policy in Eugene-Springfield, the most populous

area of Lane County, and support the improvement of future outcomes for the Black and African

American community regarding housing policy development. One key limitation to note about

this data source is that the Environmental Justice Research Repository is hyper-localized to Lane

County and would require significant administrative burden for other counties to replicate.

Method II: PolicyMap and U.S. Census Data on Total Population and Poverty

Another data source that could be used to create an Equity Analysis Report for Lane

County is a multilayer map on PolicyMap[2]. The data available through PolicyMap is from the

United States Census Bureau and displayed in a map for quick, comprehensive information

about the geographies of population in the United States. Data that would be useful to

understand housing discrimination is not directly available, but researchers can use other

census data as a proxy to understand discriminatory housing policy in this county.

PolicyMap allows researchers to quickly complete time series data analysis from the

census data tables: Estimated Percentage of all Black or African American People Who Lived in

Poverty, and the Estimated Percentage of the Total Population of Black and African American

People in the county between 2000 and 2022. This analysis presents a viable option for proxies

to understand the need for supportive social services around income inequality and the

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[2] PolicyMap. (n.d.). *PolicyMap*. https://uoregon-policymap-com.uoregon.idm.oclc.org/newmaps#/; U.S. Census Bureau. (2018). *Estimated percent of all Black or African American people who lived in poverty, between 2018-2022*. Retrieved from https://uoregon-policymap-com.uoregon.idm.oclc.org/data/dictionary#Census:%20Decennial%20Census%20and%20American%20Community%20Survey%20(ACS); U.S. Census Bureau. (2018). *Estimated percent of all people who were Black or African American, between 2018-2022*. Retrieved from https://uoregon-policymap-com.uoregon.idm.oclc.org/data/dictionary#Census:%20Decennial%20Census%20and%20American%20Community%20Survey%20(ACS)

subsequent ability to access permanent housing in this underserved community. The first

limitation to note when interpreting this information from PolicyMap is that it is a paid service

and may not be administratively efficient for all counties responsible for developing an Equity

Analysis Report. While this does not prevent counties from utilizing PolicyMap, it may create

some unexpected cost burdens related to the acquisition of such a service.

Method III: PolicyMap and U.S. Census Data

The third method in this Equity Analysis Report also comes from PolicyMap[3], and

focuses on employment. This data source provides county officials an opportunity to view the

percent change of workers in Lane County who are Black or African American based on their

employment locations over a one-year period. Measurements of equity are not regularly

tracked in public data sources, so utilizing this data as a proxy for employment rate by race can

be useful in generating an Equity Analysis Report. Analyzing the percent change in workers

throughout the county can create an opportunity for researchers to understand livability and

job access.

The data for this percent change over time analysis is gathered from American

Community Survey 1-year estimates but is only available on PolicyMap from 2010 to 2019. To

gain a more comprehensive picture of the change over time in this dataset, researchers should

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[3] PolicyMap. (n.d.) *PolicyMap*. Retrieved on 10 March 2024 from https://uoregon-policymap-com.uoregon.idm.oclc.org/newmaps#/; U.S. Census Bureau. (2010). *Percent of workers, by employment location, who are Black or African American in 2010*. Retrieved on 10 March 2024 from https://uoregon-policymap-com.uoregon.idm.oclc.org/data/dictionary#Census:%20Longitudinal%20Employer%20-%20Household%20Dynamics; U.S. Census Bureau. (2019). *Percent of workers, by employment location, who are Black or African American in 2019.* Retrieved on 10 March 2024 from https://uoregon-policymap-com.uoregon.idm.oclc.org/data/dictionary#Census:%20Longitudinal%20Employer%20-%20Household%20Dynamics.

compile historical census data on employment trends in the county. Then this data should be

analyzed in comparison to other races reported on in the United States Census to better

understand any negative impacts seen in the Black and African American demographic group.

This presents the primary limitation with this specific method in PolicyMap because it does not

allow researchers to look at a longer time series of the data.

Method IV: PolicyMap and U.S. Census Data on Homeowner-Occupied Housing Disparities

A fourth data source that could be used to create an Equity Analysis Report for Lane

County is another map from PolicyMap. This specific data from this software uses data pulled

from the American Community Survey dating back to 2006[4]. By using American Community

Survey (ACS) data, PolicyMap calculated the percent gap in occupancy rates for homeowners

and renters between Non-Hispanic White and Black and African American residents in Lane

County.

This data was calculated by using the percent of households by race and subtracted it

from percent of Non-Hispanic White renter- and owner-occupied households. The discrepancy

outlined by this analysis shows the present-day impact of historical exclusionary housing

policies in Oregon. Utilizing the data analysis completed in PolicyMap already would support the

administrative efficiency of Equity Analysis Report development by limiting the amount of

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[4] PolicyMap. (n.d.) *PolicyMap*. Retrieved on 10 March 2024 from https://uoregon-policymap-com.uoregon.idm.oclc.org/newmaps#/; PolicyMap, U.S. Census Bureau. (2020). *Homeownership gap between Non-Hispanic White homeowners and Black or African American homeowners, between 2016-2020*. Retrieved on 10 March 2024 from https://uoregon-policymap-com.uoregon.idm.oclc.org/data/dictionary#Racial%20Homeownership%20Gap; PolicyMap, U.S. Census Bureau. (2020). *Homeownership gap between Non-Hispanic White homeowners and Black or African American homeowners, between 2006-2010*. Retrieved on 10 March 2024 from https://uoregon-policymap-com.uoregon.idm.oclc.org/data/dictionary#Racial%20Homeownership%20Gap

original analysis county officials would need to do. PolicyMap presents one avenue to access this kind of data that has already been analyzed within the scope of the report required. As noted above, a limitation of note for this specific instance of PolicyMap is that this data only goes back to 2006, which does not allow county officials a comprehensive view of how this statistic may have changed over time.

RESULTS

This section of the report presents an initial analysis of the findings in each of the methods presented above. Finding housing data that directly represents equity measurements was somewhat difficult, so several of the methods presented represent proxies for actual data. Therefore, the analysis of these findings should be interpreted as preliminary.

Sociopolitical Impacts on Housing Access

Due to the plenitude of historical information provided in the Environmental Justice Repository, this subsection presents information from just one notable source. Chrisanne Beckner's Master of Science thesis, "Cultural Demolition: What Was Lost When Eugene Razed Its First Black Neighborhood?" was submitted to the Interdisciplinary Studies Program in Historic Preservation at the University of Oregon in 2009. The thesis records the history of the first Black neighborhood in Eugene, Oregon, and discusses the roles of race and class in its demolition. This neighborhood was commonly referred to as the "Ferry Street village" or "Tent City," and comprised an, "informal neighborhood that formed temporarily on the north bank of the Willamette River north of Eugene… and existed from approximately 1945 to 1950" (Beckner, 2009).

The formation and development of this neighborhood happened because Black and African American people were not allowed in other neighborhoods in Eugene. Therefore, they built their own informal houses, outhouses, and a chapel. When the county gave notice that the site would be demolished to redevelop the Ferry Street Bridge, the bulldozing continued beyond the areas noted by the county, leaving dozens of Black and African American people suddenly homeless (Beckner, 2009). Following the demolition of the neighborhood, the community relocated to parts of West and South Eugene, which at the time did not have utility services.

This harmful history of exclusionary land use development practices directly relates to the ability of Black and African American people to access permanent housing in Lane County. Critically assessing this piece of history, along with policies that preclude Black and African American people from living in Oregon, shows a harmful sociopolitical atmosphere that likely continues impacting this community today. Further research on other qualitative sources from the Environmental Justice Repository can expand understanding of the historical discriminatory land use practices regarding housing.

Economic Impacts on Housing Access

The other methods outlined above in this report focus on the way that individual economic factors impact the accessibility of housing in Lane County. PolicyMap presents United States Census and American Community Survey data as maps, which provides researchers with opportunities to see significant changes over time in a specific geography. It is important to highlight that the selected datasets are intended to be used as proxies for equity measures. Historically, equity has not been measured or quantified in such a way that could positively

influence policy development. However, beginning to understand the underlying market

features that influence equity can improve public sector operations in the long run.

The findings from the population and poverty datasets in PolicyMap show that, in 2018,

Black and African American people constitute approximately 1% of the Lane County population

(United States Census Bureau, 2018). Despite this being the case, more than one quarter of the

Black and African American community lived in poverty at that time (United States Census

Bureau, 2018). The maps depicting this data can be seen in Figures 1 and 2, included below. This

data can be used as a proxy to understand the need for stronger social services to support the

Black and African American community, such as public housing. However, further analysis of

poverty level by race is needed to understand the total effect of poverty in Lane County.

Beyond poverty levels, researchers can use PolicyMap to understand the disparities in

employment location in Lane County. According to the U.S. Census, the percent of the number

of workers who are Black or African American increased from 1.01% to 1.47% between 2011

and 2019 (United States Census Bureau, 2019). This dataset, when used in addition to the

poverty rate dataset above, creates a broader picture of equity but more information is needed

to understand how housing is connected to both employment and poverty. Maps depicting the

percent change between 2010-2011 and 2018-2019 can be found in Figures 3 and 4 in the

appendix below. To better understand the implications of this Census data on housing

accessibility, Lane County should collaborate with researchers and historians in the county to

connect the social impact to the available data.

PolicyMap also presents analyzed data from the American Community Survey about the

gap in homeownership between the Black and African American community in comparison to

the Non-Hispanic White community. The findings of this analysis of the American Community

Survey data in 2010 note that the gap Non-Hispanic White and Black and African American

Renters is 15% (United States Census Bureau, 2010). Unfortunately, this dataset is not very

comprehensive because it only includes data from 2006 through 2020. To understand the

complete impacts, further research is necessary to understand the evolution of housing policy

in Lane County and how it has influenced the development of the Black and African American

community and their ability to acquire and maintain permanent housing.

EXTERNAL VALIDITY

Replicability in Other Counties

The primary concern that county officials should be aware of when approaching this

research question is about the lack of quantitative data on equity measurements throughout

the history of the State of Oregon. The data sources presented in this report primarily rely on

proxies for equity measures due to the lack of publicly available equity metrics. Therefore, more

extensive research is required to understand the full scope of housing discrimination for the

Black and African American community. One recommended avenue for expanding this research

is through collaboration with county historical societies and museums, to access their archives

and interview the researchers they employ.

In other counties, such as Jackson County, there are similar institutions that could

support county researchers in achieving a comprehensive equity analysis. While there are

demographic differences between Lane County and Jackson County, utilizing the quantitative

census data from the PolicyMap methods supports the analysis of housing equity in Jackson

County. However, to create a robust resource like the Environmental Justice Repository, Jackson

County would need to create a robust working relationship with research institutions in the

region to gather appropriate information.

CONCLUSION

In conclusion, approaching this research question would be more effective in a project

with a larger scale and scope than this one alone. It is important to recognize that each of the

data sources provided presents a limitation regarding external validity of this approach to

creating an Equity Analysis Report. To create a comprehensive equity analysis of housing

accessibility, all data should be analyzed for the specific purpose of creating the Equity Analysis

Report, and the analysis should incorporate both quantitative and qualitative data on housing

policies in Lane County. This would result in the best outcomes for the community being served,

and express actionable equity analysis for the future benefit of Oregon's society.

Appendix A: Figures

Figure 1: PolicyMap Map presenting the *Estimated Percent of all People who were Black or African American, between 2018-2022*.
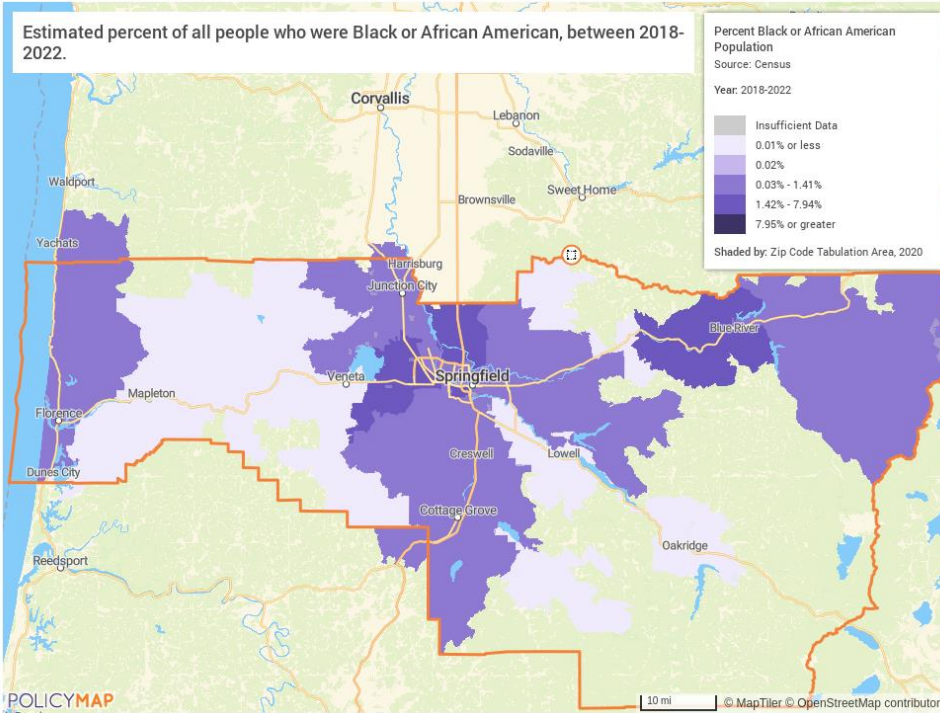
Figure 2: PolicyMap Map presenting the *Estimated Percent of all Black or African American people who lived in poverty, 2018-2022*.
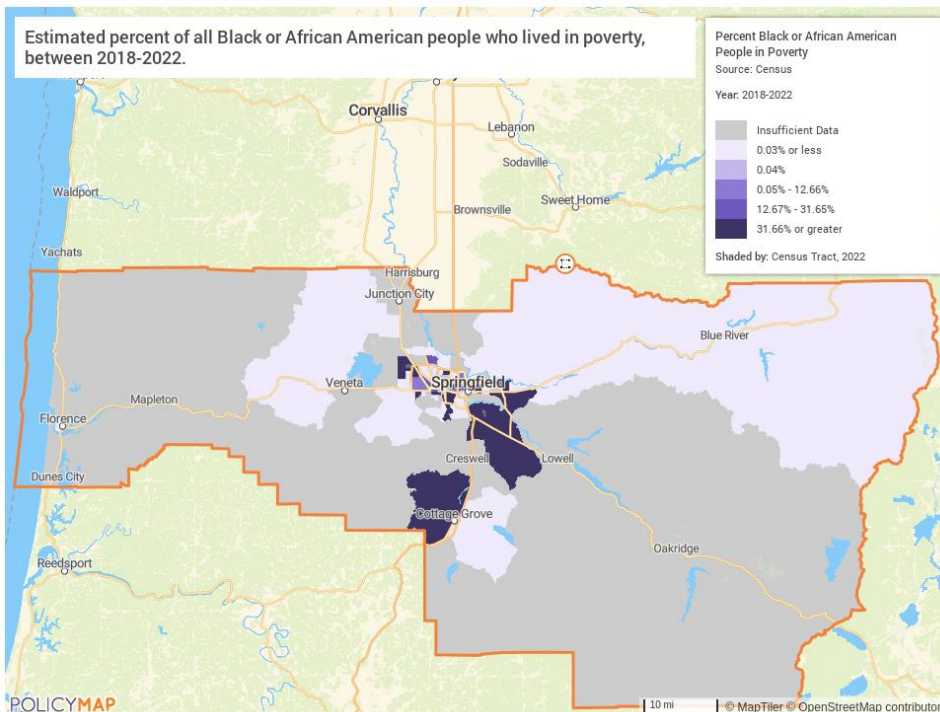
Figure 3: PolicyMap Map presenting the *Percent change in the number of workers, by employment location, who are Black or African American from 2018 to 2019*.
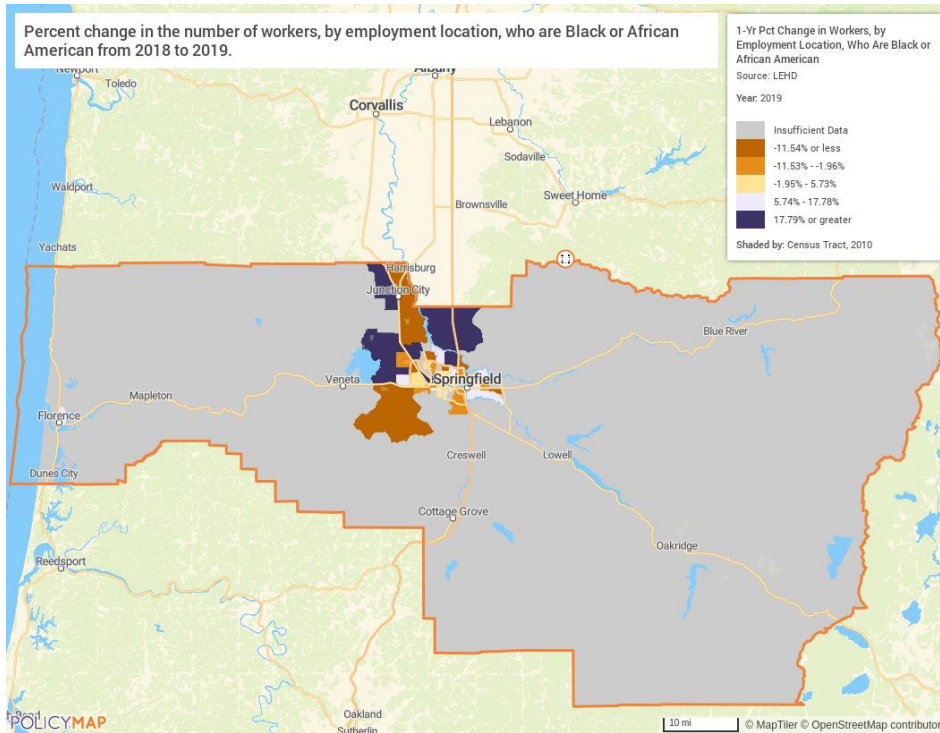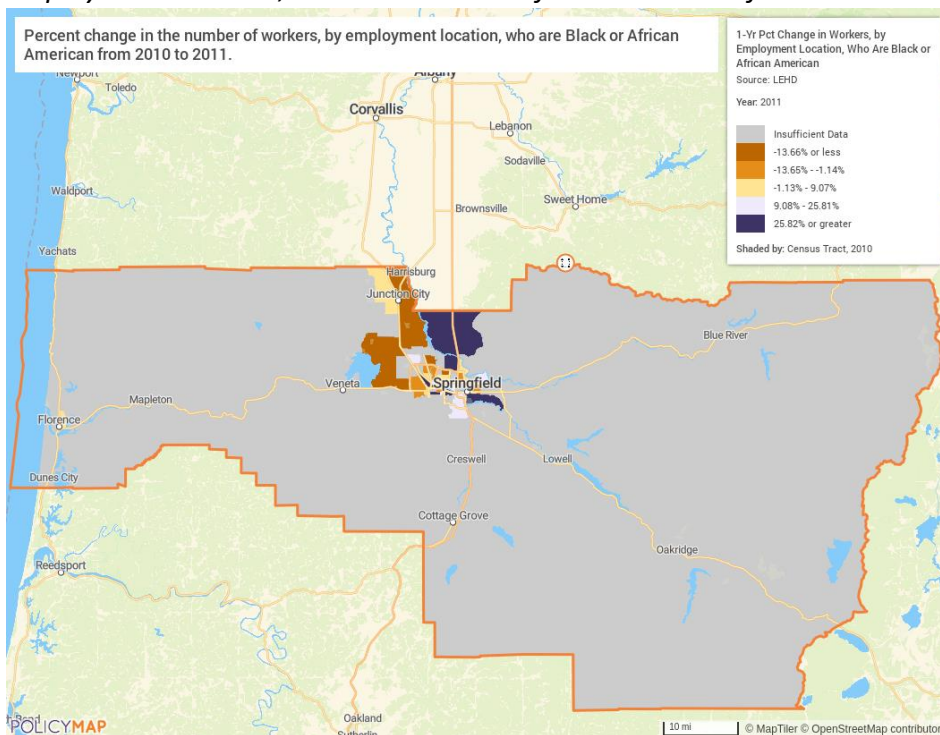

Figure 4: PolicyMap Map presenting the *Percent change in the number of workers, by employment location, who are Black or African American from 2010 to 2011.*
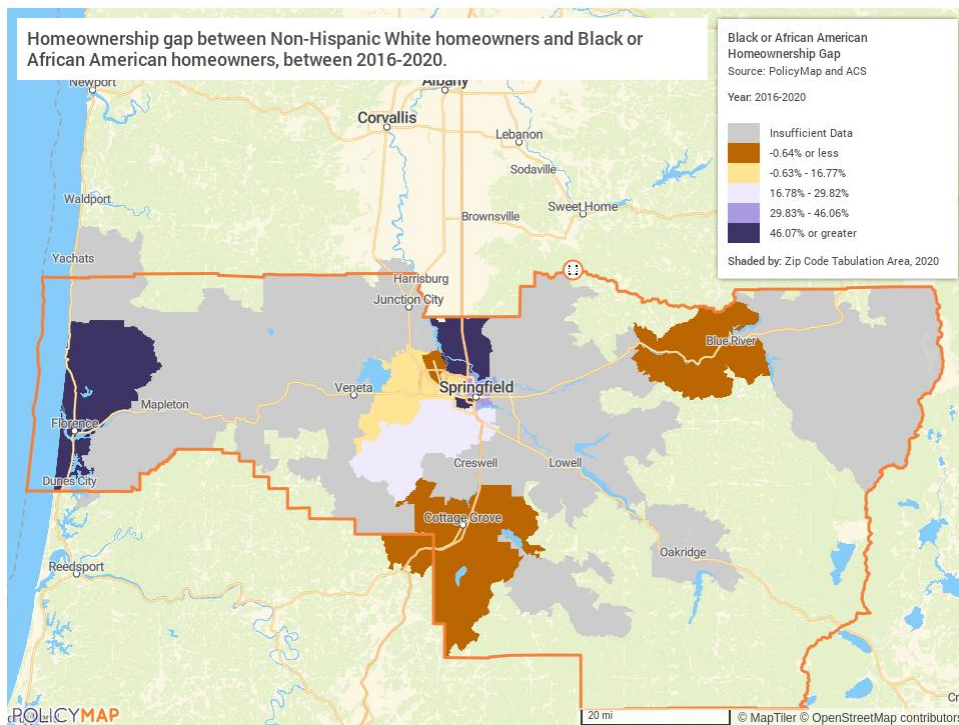
Figure 5: PolicyMap Map presenting the *Homeownership gap between Non-Hispanic White homeowners and Black or African American homeowners, between 2006-2010*.
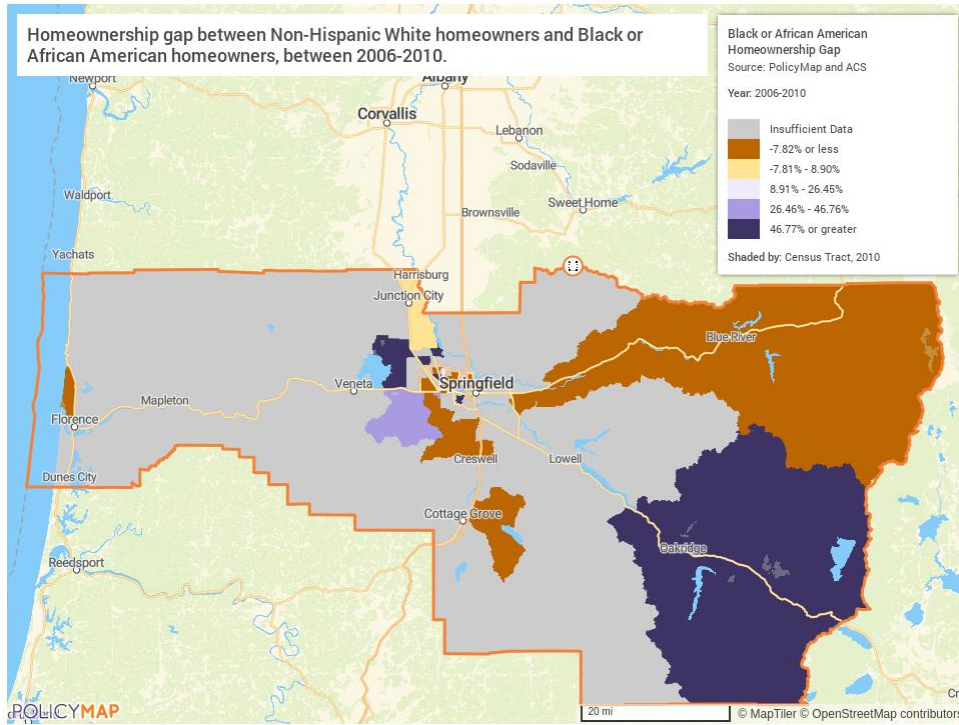
Figure 6: PolicyMap Map presenting the *Homeownership gap between Non-Hispanic White homeowners and Black or African American homeowners, 2016-2020*.

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PolicyMap, U.S. Census Bureau. (2020). *Homeownership gap between Non-Hispanic White homeowners and Black or African American homeowners, between 2006-2010*. Retrieved on 10 March 2024 from https://uoregon-policymap-com.uoregon.idm.oclc.org/data/dictionary#Racial%20Homeownership%20Gap.

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