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Planning for Latino Community Development in Clatsop County

Working Paper

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This report was commissioned by the Nathan Cogan Family Fund, administered by the Oregon Jewish Community Foundation, to provide better insight into the lives and needs of Latinos living in Clatsop County, Oregon. Since 2004 Nathan Cogan's interest in the needs of Hispanic/Latino community housing on the Northwest Coast has been partly sparked by his family's ownership of a beach home in Cannon Beach. He has collaborated with faculty in PSU's Urban Studies College to determine, for example, how a NW coast study might possibly contribute to federal, state and county support to improve the endemic housing crisis facing the Coastal area. Mr. Cogan's personal interest in this work and support of it demonstrates what individuals can do to help support the needs of society's most vulnerable populations.

I would also like to thank all those who participated in interviews or responded to data requests. Many thanks for Megan Horst for a careful review of the report. Any errors in reporting or interpreting the data are mine alone.

This working paper builds on findings from an earlier report: *Clatsop County Latinos: A Demographic and Economic Profile* by myself and Amanda Hudson.

About the Author

Marisa A. Zapata, PhD, is an assistant professor in the Toulan School of Urban Studies and Planning at Portland State University. Her expertise is in participatory planning and futures planning. Dr. Zapata approaches her work from a racial equity framework. She has worked in Oregon, California, Illinois, Ohio, and Costa Rica as an urban planning practitioner and scholar.

Dr. Zapata believes that racially just futures are feasible, and seeks a planning practice committed to creating them.

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Overview

While the population declines in many parts of Clatsop County, one ethnic and racial group chooses to move and raise families there. Between the years 2000 and 2010, the Latino population grew nearly 80%.[1] Though the entire Latino population constitutes only about 8% of the total Clatsop population, Latinos represent the second largest ethnic or racial group after Whites.[2] Across the state of Oregon, the Latino population is growing rapidly, and is projected to continue its growth. Like the rest of the state, the Clatsop county Latino population is younger than their White counterparts. In the Seaside School District, Latinos are about one-third of the student population. Between those moving as adults to the county, and their children born in the county, the Latino population could represent much of the future of Clatsop County's population.

Despite the Latino population's willingness to call Clatsop County home, the community struggles.[3] Though many people in the county are still feeling the effects from the recession and a tightening housing market, Latinos are twice as likely to live in poverty when compared to the White population. Their lives in poverty look different when compared to Whites as well, with much higher numbers of married couples and children living in poverty. Latinos living in poverty also tend to rent homes in urban areas, while Whites living in poverty more often reside in rural areas in Clatsop County. However, with the support of the local planners and community developers, this historically marginalized population could thrive in - and drive the future of - Clatsop County.

Based on available data sets, review of reports and newspaper articles, and interviews with government and civic society actors, I provide recommendations about how the local governments such as the county and various city planning departments as well as the housing authority can better support the Latino population. There are several actors working on core, and critical, service provisions such as health care and education in Clatsop County such as the school districts and the Lower Columbia Hispanic Council. I instead focus on recommendations most relevant to planning and community development such as equity planning and housing that

[1] The data referenced in this document comes from *Clatsop County Latinos: A Demographic and Economic Profile* by Marisa A. Zapata and Amanda Hudson. Please email: mazapata@pdx.edu for a copy of the report.
Unless otherwise stated, statistics in this report come for the U.S Census Bureau American Community Survey (ACS) 5 year estimate 2009-2013. Census data remain difficult to collect in marginalized communities for many reasons such as distrust of government actors and number of people living in rental units, resulting in fewer responses by people of color, particularly those that are least well off. In addition to these traditional challenges, parts of the Latino population are either documented or undocumented immigrants. Undocumented immigrants in particular work to remain hidden. Seasonal migrant workers also present another unique set of issues as they move from place to place. The data presented in this report likely include few undocumented immigrants or migrant workers in their findings. Their inclusion would likely result in even more depressed economic and demographic indicators for Latinos while increasing their share of the overall Clatsop County population.
[2] I use the terms 'Hispanic' and 'Latino' interchangeably; however, I focus on people from Latin America or are descendants from Latin America.
[3] I interviewed several actors in local government and in the Latino community for this report. Because of the size of the Clatsop County community, I do not identify them in this report. I also reviewed newspaper articles, blogs, and reports to inform the findings from this study.

exceed the scope of the organizations most involved in serving Latinos directly.[4] It was beyond the scope of this report to identify exactly which government actor in each locality would be responsible for implementing these recommendations. However, any jurisdiction committed to supporting the Latino population could find mechanisms to plan more equitably. To the extent possible, I include references and resource recommendations that are available online and for free.

Recommendations Summary

I identified 5 focus areas for local governments, particularly planners and community developers, to examine to improve their work in and with Latino communities. They are summarized here:

1) *Prioritize racial equity in policy and plan making and implementation.* Meeting the needs of the Latino community will mean adopting achieving racial equity as an organizational goal. Local government offices and their partners should conduct equity assessments to see how well they are positioned to they are to address racial inequity. They should then create equity analytical tools to inform their policy and plan making and implementation.
2) *Collect and highlight data articulating Latino community disparities.* All reports and analyses should include information about Latinos. Few planning related reports across Clatsop County include disaggregated data. The U.S American Community Survey (ACS) provides base level data with which to start. The upcoming Oregon Population Forecast Project Clatsop County forecasts for the urban growth boundary could be an important opportunity to create disaggregated data by race and ethnicity.
3) *Build affordable, relevant housing*. The lack of affordable housing affects many Clatsop County year-long residents and seasonal workers. However, meeting the housing needs of the Latinos in the community will look somewhat different than for Whites. Latinos predominantly rent in urban areas, and live with their families. Because many Latinos live at low-income or very-low income levels, housing that serves these income brackets is necessary. Neither Senate Bill 1533 permitting inclusionary zoning nor the Cannon Beach housing development proposals would serve those most in need of affordable housing.
4) *Build meaningful partnerships.* Develop partnerships with Latino community leaders, and individuals within the Latino communities in your area. Build capacity within the Latino community to self-advocate by supporting ongoing efforts, or developing new programs.
5) *Additional Issues.* Undocumented immigrants may take the risk to drive without a valid driver's license, a serious safety issue. Planners should hold meetings in Latino community spaces, seek to expand mass transit, and locate housing near employment

[4] Equity planning, popularized by the Cleveland Policy Plan, argues that plans and policies should prioritize the needs of the least well off in society in 1975 (see the plan here: https://www.pdx.edu/usp/planpdxorg-cleveland-policy-plan). The U.S. Department of Housing and Urban Development integrated this thinking about equity planning into its 'equitable land-use' for land-use, housing, and transportation decision-making framework. See the following for a more in-depth description of equity planning: Lisa K. Bates and Marisa A. Zapata. 2013. Revisiting Equity: The HUD Sustainable Communities Initiative. *Progressive Planning Magazine*. 194: 14-17 (http://www.plannersnetwork.org/wp-content/uploads/2013/02/PPMag_W13Revisit.pdf).

hubs. Effective interpretation and translation services are integral to working with and supporting the Spanish speaking Latino community. Title six also requires that these services are provided. Community developers should develop a long term relationship with area translators and interpreters, and be prepared to pay well for these services. Lastly, Latinos have varied racial, national, and linguistic identities.

Racial equity in policy

Meeting the needs of the Latino community will mean prioritizing racial equity as an organizational goal. Racial equity involves ending racial disparities across a broad range demographic and economic indicators, such as poverty, education, and health. There are many resources to help government organizations develop racially equitable practices. The Collective Impact Forum provides a link to a wide range of guides and recommendations, including how departments and individuals can make the case for planning for racial equity.[5] Locally, the City of Portland put together a racial equity strategy guide.[6] Most equity experts recommend starting with two activities: 1) Conduct a racial equity assessment; and 2) Develop and utilize a racial equity lens.[7]

Racial equity assessments. Local government offices, either as a whole or as individual units, should conduct equity assessments, also called audits, to see how well they are positioned to address racial inequity. Racial equity assessments ask organizations to explicate how they work with, understand, and support the needs of communities of color.[8] The assessments guide organizations through articulating their individual and collective understanding of structural racism. Organizations then develop plans and policies to affect changes to achieve racial equity. Many examples exist of how to begin or conduct racial equity assessments:

- City of Seattle, Department of the Arts requires organizations that they fund to conduct an equity assessment.[9] These assessments require that organizations analyze and document how well prepared they are to address equity by examining their staffing, policies, and priorities. By requiring their organizational partners to conduct this work, Seattle is holding their partners accountable for equity.
- The Western States Center provides a much more extensive document to develop organizational capacity to address racial equity. Of particular interest, the document discusses different needs and issues for predominantly White versus predominantly people of color organizations, offering insights to White dominant institutions into how people of color organizations may operate. While this document was published some time ago (2001), it includes many useful questions to help organizations assess their racial equity work and capabilities.[10]

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[5] Collective Impact documents: https://collectiveimpactforum.org/resources/equity-resources.

[6] Portland's racial equity guide: https://www.portlandoregon.gov/oni/article/505494

[7] Equity assessments and analytical lenses can be used to discuss equity for any groups experiencing disparities such as gender, income, disability, LGBT, etc. Because the racial disparities in Clatsop County (as well as in Oregon) are so dramatic and the rapid growth of the Latino population, I recommend using a racial equity framework to understand and plan for the Latino population.

[8] Communities of color refer to ethnic and racial non-White communities. Who constitutes a community of color will likely look different from place to place around the country.

[9] City of Seattle, Department of the Arts equity assessment: http://www.seattle.gov/Documents/Departments/Arts/Downloads/Grants/Civic%20Partners/Racial-Equity-Assessment.pdf.

[10] Western States Center Equity assessment: http://www.westernstatescenter.org/tools-and-resources/Tools/Dismantling%20Racism

- The Portland area's regional government, Metro, undertook an extensive organizational racial equity assessment. Conducting something of this magnitude would likely be infeasible for much of Clatsop County; however, their questions around their staffing profiles and policy priority impacts coupled with their findings may offer useful insight into how Clatsop County entities can assess their own work.[11]

Racial equity Lens/Equity impact assessment. A racial equity lens or impact assessment incorporates a series of systematic questions to ask during all policy and plan making and implementation to ensure the needs of marginalized populations are articulated and understood. The questions are designed to develop and sustain an analytical framework to assess the effects of policies on marginalized racial groups. The lens pairs an examination of the equity of a planning process with the equitableness of the policies. Some example questions found in many racial equity lens examples include: what are the expected results of a policy; how will those results affect different racial groups; and does a proposed policy address a pressing issue identified in data about a racially marginalized group. Examples of racial equity lenses follow:

- Race Forward: The Center for Racial Justice Innovation provides materials to help organizations launch these lenses.[12] They publish a handout includes examples from different impact tools from around the country, and provides a summary of different approaches to the tool.[13]
- The Center for the Study of Social Policy created a racial impact assessment tool that includes more questions from which beginning organizations can draw to help them think through the equity effects of their decisions.[14]
- Multnomah County developed what they call an equity and empowerment lens. Their website includes many materials, worksheets, and examples from their work.[15]

Equity lenses can be applied for all marginalized groups, or used to focus on groups known to be in consistent need within a community, such as the Latino community in Clatsop County. Creating an equity lens is an iterative process, and asks participants to continually reflect and assess their decision-making processes and outcomes.

[11] Metro government equity documents: http://www.oregonmetro.gov/sites/default/files/Organizational%20self-assessment%20related%20to%20racial%20equity%20FINAL.pdf
[12] Race Forward: https://www.racialequitytools.org/home.
[13] Race Forward equity lens summary document: https://www.raceforward.org/sites/default/files/RacialJusticeImpactAssessment_v5.pdf
[14] Center for the Study of Social Policy impact assessment and lens: http://www.cssp.org/policy/2015/Race-Equity-Impact-Assessment-Tool.pdf.
[15] Multnomah County's racial equity lens materials: https://multco.us/diversity-equity/equity-and-empowerment-lens

Disparity Data

An integral part of serving the Latino community means accessing and analyzing data about them. Equity assessments and lenses demand that data about communities be disaggregated to allow people to see how various sub-communities such as race and ethnicity are doing relative to one another, and particularly how marginalized communities are faring. For instance, in Clatsop County about 30% of all Latinos live below poverty, compared to 15.1% of the White alone population. Looking at the overall poverty rate (15.4%) alone does not reveal the dramatic disparity Latinos experience living in poverty.

These disaggregated data also allow internal and external actors to see where disparities exist – they make the invisible visible. Few reports I reviewed in various localities in Clatsop County included data broken down by race or ethnicity. By disaggregating data consistently, policy makers develop greater familiarity with how different issues affect various people in their communities. Even if you are not using an equity lens, identifying how the data plays out amongst different communities can inform decision-making.

Various resources exist to obtain data about the Latino population in Oregon or in Clatsop County. The U.S. Census website disaggregates data a wide range of data. Though older, the 2010 Census still provides important insight into the Latino community, especially at the neighborhood level where the American Community Survey (ACS) error rates become especially problematic for sub- populations. The five year estimates from ACS will provide more updated information, and can be used to cross-check any major changes in trends within the Latino community at the county or city level. ACS tract level data may be of use for Latino data; however, people should review the error amounts before relying on them too much. Social Explorer distills U.S. Census Bureau data, as well as other sources, in easy to read maps; however, many of the data about Latinos are only available if you pay for the professional edition.[16] The Pew Research Center distills Census data for Latinos as well.[17] Elsewhere, I provide disaggregated data beyond what is mentioned in this report for Latinos in Clatsop County across a range of indicators from these and other data sources.[18]

Effective long-range planning requires jurisdictions to understand population forecasts. As part of the state land-use system, jurisdictions must manage urban growth boundaries (UGB). Population forecasts are a central component to the determination of whether the UGB should be expanded. The State of Oregon contracts with the Population Research Center at Portland State University to help localities conduct this forecasting work. Called the Oregon Population Forecast Project (OPFP), the researchers are beginning the forecast work for Clatsop County.[19] [20] The contract with the state does not include data disaggregated by race or ethnicity. I recommend that Clatsop County officials involved with the upcoming forecasts talk with the OPFP to see if this might be an opportunity to better understand the future of the Latino population. If the Latino population continues its rapid growth, and the White population its limited growth,

[16] www.socialexplorer.com
[17] http://www.pewhispanic.org/
[18] Zapata, Marisa and Amanda Hudson. 2016. *Clatsop County Latino Population Demographic and Economic Profile.*
[19] https://www.pdx.edu/prc/opfp.
[20] I am not affiliated with the Population Research Center or the OPFP.

Clatsop County will look quite different in a decade. Planning effectively with and for the Latino community could help ensure a prosperous future for the county as a whole.

Affordable, Relevant Housing

The housing challenges facing the Clatsop region are serious, and they affect the majority of all Clatsop County year-long residents and seasonal workers. Many reports, newspaper articles, and peoples' daily lives testify to the pressure of the housing market as well as offer solutions across the county.[21] Creating affordable housing at all income ranges is an obvious need; however, specifically building housing to meet the needs of Latinos in the community will look somewhat different than for Whites.

Income. To support the Latino community, housing is needed at a range of low-income, and very low-income levels. About 30% of all Latinos live below poverty, compared to 15.1% of the White alone population. The median family income (MFI) is $34,432 for Latinos compared to $59,101 for Whites. Like Whites about 1/3 of Latinos pay over 35% of their income to rent, meaning they are rent burdened. While middle income housing, housing built for 70% of MFI, would help many people, more Latinos make substantially less than that, meaning their core need would not be met by these housing developments. To most effectively serve Latino communities, housing would need to be built at the 0-70% of MFI.[22]

Locations for housing. Latinos tend to live in urban areas as families at a higher rate than Whites in Clatsop County. These Latino families are concentrated in Astoria, Cannon Beach, and Seaside, cities where they tend to work. While White poverty is concentrated in more rural areas, Latinos living in poverty are concentrated in the urban, more affluent areas.[23] Housing efforts should focus on places where Latinos are already developing professional networks, social ties, and experience with the relevant school districts. However, current decisions about where to live should not be taken as a preference without conferring with community members. Location decisions are likely driven by affordability. Further, based on current data and mapping, Latinos may be experiencing spatial segregation. Almost all larger multi-family housing (20-49 units per building) serves Latinos, meaning they are not living in buildings with Whites. Building based segregation can lead to landlord exploitation. Affordable units should instead dispersed throughout a given urban area.

Renters and Home Ownership. Latinos rent at a significantly higher rate than Whites (73% versus 36%). Because of language barriers, immigration status, and possible residential segregation, Latinos are at a much higher risk of landlord exploitation such as refusing to repair units. Local entities should work with Latinos to understand their rights as tenants as well as identify landlords and property developers committed to developing high quality housing and providing effective property management.

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[21] See: Lacaze, Katherine. 2015. Housing crunch: Private, public partners discuss affordable housing shortfall. *The Daily Astorian.* October 21, 2015.; City of Astoria. 2015. *Astoria Affordable Housing Study*; City of Cannon Beach. 2013. *Cannon Beach Housing Report.*

[22] The City of Astoria is undertaking an economic development plan, funded in part by the Oregon Department of Land Conservation and Development. Engaging Latinos in this process could be an important component of building wealth in the Hispanic community. In 2014, Business Oregon organized a forum on economic development opportunities in the North Coast Regions. Hispanics are not mentioned in their summary document.

[23] Clatsop County's 2030 Vision Together (https://www.co.clatsop.or.us/county/page/clatsop-vision-2030)

While Latinos are renters now, they likely would like to own their homes and may not be aware of the various pathways to home ownership. The housing authority or local planning and community development offices could develop culturally relevant programs to educate Latino community members about their homeownership options would help support them in the quest for home ownership. Likewise, working with area credit unions and banks to understand the unique needs of the Latino community, could help them better support Latino community members.

Unit design. In Clatsop County Latino household size tends to be slightly larger than Whites (3.47 compared to 2.23), and a family may include a different set of familial relationships than the more conventional married couple with children found in White families. Latinos also tend to have more people sharing bedrooms. The sharing of rooms should not be taken as a cultural preference, and housing should still be designed for households to be comfortable. Seasonal workers will have different housing needs, and the several housing organizations working on farmworker housing across the state should be consulted for insight into addressing seasonal housing needs.[24] More detailed recommendations for housing design and location should come from a community process with Latino community members; however, I caution spending too much time and too many resources in further studying of the problem, as opposed to building and developing housing. The building and development of housing could be done in tandem with Latino community members.

Housing and Race/Ethnicity. The US Department of Housing and Urban Development (HUD) issued a Final Rule about affirmatively furthering fair housing. While most planners and community developers are aware that housing cannot be withheld based on race or ethnicity (along with a set of other protected classes), actors are often confused about whether and how to target historically marginalized populations to provide them housing in order to reduce disparities. The Final Rule helps clarify this, and covers 100 pages.[25] Its executive summary is more approachable.[26] Given the complexity and legalities of the rule, I suggest working directly with HUD to explore program activities to best meet the needs of the Latino community. Also, remember that undocumented immigrants as well as documented immigrants will have different restrictions at the federal and state levels in receiving types of public benefits than U.S. citizens. Local governments should partner with organizations accustomed to serving these communities. Understanding this rule will be essential if there is continued resistance to developing housing for people making 0-60% of MFI, if the area would like to ensure they are serving Latinos in housing projects built for >=70% MFI.

Ongoing discussions and policy changes.

- Inclusionary zoning. Senate Bill 1533 (SB 1533) removes the ban on inclusionary zoning, allowing local jurisdictions to require affordable housing units to be required in housing developments. However, SB 1533 does not apply to units with fewer than 20 units, caps the

[24] Some of the organizations include CASA of Oregon (http://www.casaoforegon.org/), and the Farmworker Housing Development Corporation (http://www.fhdc.org/).
[25] https://www.gpo.gov/fdsys/pkg/FR-2015-07-16/pdf/2015-17032.pdf
[26] https://www.huduser.gov/portal/sites/default/files/pdf/AFFH_Final_Rule_Executive_Summary.pdf

number of required affordable units at 20, and sets affordability at 80% of the median family income. A notable first step in furthering the development of affordable housing, SB 1533's limitations on the implementation of inclusionary zoning bound its effectiveness and utility. The narrow provisions in which inclusionary zoning could operate will not serve most Latinos in Clatsop County, assuming relevant jurisdictions decide to use inclusionary zoning as a tool.

- Regional collaboration. Housing markets are complex and interconnected. Jurisdictions do have power to influence their housing markets; however, a joint approach to housing decisions across the county could help create more affordable housing. In particular, planning collectively could limit spatial segregation of affordable housing. For instance, Seaside and Gearhart may have more physical capacity for housing (based on current zoning codes and buildable land inventories); however, if all affordable housing ends up in those two areas, they will carry a disproportionate amount of affordable housing for the region. Affordable housing should instead be spread across the urban areas in the county. For instance, Seaside and Cannon Beach are well aware of their inter-connections. Business owners report service workers taking jobs in Seaside over Cannon Beach because the workers live in Seaside.[27] Locating affordable housing in Cannon Beach, or increasing transit options between Seaside and Cannon Beach, could help influence these choices. Businesses could also increase wages for those working in Cannon Beach. Likely, multiple approaches will be necessary, but they jurisdictions should work cooperatively to ensure they are helping reach regional goals.
- Short-term vacation rentals. Increasing housing supply will only help if that housing is not taken off the market for vacation homes. A full assessment of this specific area was beyond the scope of this report; however, several Clatsop County jurisdictions continue to experiment with different policy approaches to regulating vacation homes. With time, local planners and community developers should be able to identify mechanisms to allow tourism to co-exist with affordable housing while also assessing what is working (or not) in other areas. For instance, New York City recently banned Air B&B.

- Local Discussions.
    - *Cannon Beach and MFI Income Requirements*: There have been several ongoing discussions in Cannon Beach, and the creation of a task force to address affordable housing. However, the proposals focus on housing for people living at least 70% of MFI. This means that the housing would not serve people making less than 70% of MFI. The median family income for Latino families is about 60% of the median family income for all Clatsop County community members. They are unlikely to be served by these housing proposals. The Cannon Beach Housing Report where a comprehensive employment survey was suggested. While having firm numbers from which to operate is always a benefit, the current proposal adds 50 units by 2020 at 70% MFI or higher.[28] An informal count by business owners would likely reveal the need is higher than that, and that there is a serious need for people living below 70% MFI, especially amongst Latinos.
    - *Astoria and Land Development Changes:* While the Astoria City Council made affordable housing a goal recently, neighborhood opposition has been raised against

[27] Interview, 2015.
[28] Fontaine, Lyra. 2016. Cannon Beach weighs Housing Options. *The Daily Astorian.* August 16, 2016.

several proposed land development changes.[29] Allowing accessory dwelling units and building height increases are fairly common mechanisms for creating more housing. How they are implemented, and with which other tools such as the proposed construction excise tax, determines their effectiveness in meeting the need for housing at all income ranges.[30] Elected officials and community members must decide how committed they are to housing the least well off. Astoria has the capacity to add more housing and adopt policies to promote the development of more affordable housing.

Farmworker housing. Other Clastop County jurisdictional reports provide recommendations developing housing; however, an additional program may be of assistance in Clatsop County. The Oregon farmworker housing tax credit program helps investors build housing for agricultural workers.31 The definition of agricultural workers includes aqua-cultural crops and products as well as forestation activities. The credit can be applied to housing in rural and urban areas. Several organizations specialize in using this program.[32]

Build Meaningful Partnerships

Ongoing work in Clatsop County within the Latino community offers opportunities for partnerships. The Lower Columbia Hispanic Council is the only organization in Clatsop County that serves the Latino community.[33] Their board and staff are committed to serving the Latino community, but they are small organization. They focus on social services, but are developing a leadership program that planners could support. Graduates from the leadership program may be future people with whom to work or invite to participate in planning activities. The school districts also have migrant education programs, and have considerable contact with Latino community members. Clatsop Community College offers GEDs in Spanish, and area health care efforts have launched outreach programs to serve Latinos.

Local policy makers in planning, transportation, and community development, should keep in mind that many of the efforts I describe here are operating in social service fields. While their input and connections would be valuable in planning discussions, much of their work is to provide desperately needed services. They may not be equipped or have time to participate in policy making decisions about housing, transportation, and long term job development. However, supporting their work, and helping them develop capacity to engage with planning decision should be a long-term goal. A program in Portland has attempted to address the over-taxing of marginalized community members through the development of its Community Engagement Liaisons (CELs) program.[34] The participants in CELs are activists trained to

[29] DePledge, Derrick. Council Still Cautious on Affordable Housing. *The Daily Astorian*. July 19, 2016.
[30] Visit the PolicyLink website for a wide range of tools to support equitable land use development in the area of housing: http://www.policylink.org/equity-tools/equitable-development-toolkit/affordable-housing.
[31] Factsheet for Agriculture Housing Tax Credit Program: https://www.oregon.gov/ohcs/HD/HRS/FHTC/factsheet-agriculture-housing-tax-credit-program.pdf.
[32] CASA summary of farmworker housing tax credit: http://www.casaoforegon.org/fwtc
[33] http://lchispaniccouncil.org/
[34] https://www.portlandoregon.gov/oni/?c=62226&a=448753

participate in government activities whom are bilingual and can do outreach with city government actors.

Statewide Latino serving organizations could also be partnered with to develop programming, especially housing. Farmworker Housing Development Corporation and Community And Shelter Assistance Corporation (CASA) of Oregon corporation are both community development organizations that provide a range of services to Latino community members, starting with the development of farmworker housing. Causa (www.causaoregon.org) is a Salem based Latino immigrant rights organization that serves the state of Oregon. Causa has assisted youth in applying for protection through the Deferred Action for Childhood Arrivals (DACA) program, and have led multiple efforts to defeat anti-immigrant legislation and promote reasonable policy to support immigrants.

Additional Topics

Transportation and Safety.

Most Latinos drive to work. Mass transportation in the region exists, but is limited. Most problematically undocumented immigrants do not have the right to obtain a driver's. This makes them dependent on mass transit, walking, and carpooling. Undocumented immigrants may take the risk to drive without a valid driver's license, a serious safety issue. In 2014, an Oregon ballot measure that would have given undocumented immigrants the right to obtain a driver's license failed by a considerable margin. The Clatsop County Sherriff, Tom Bergin, was one of the leaders in fighting against its success. Between his visible efforts to stop the initiative and Immigration and Customs Enforcement raids in the region, Latinos are moving around the county worried about policy scrutiny, even if they are U.S. Citizens.[35] Local governments should hold meetings in Latino community gathering spaces, and sponsor sessions that teach Latino community members about their rights when interacting with police.[36]

Provide translation/interpretation services.

Interpretation and translation services are integral to working with and supporting the Spanish speaking Latino community. Title VI of the Civil Rights Act of 1964 requires that people who have limited English proficiency have the ability to participate in or benefit from federally assisted programs. While some places work to find out just how much they must do to meet the legal statue, I encourage locations to provide as much of these services as possible. Developing long term relationships with area translators and interpreters will help translators learn planning and government language, making them more effective in their work. Please be prepared to pay well for these services. Incorporating language services also takes additional time to planning processes. Several documents that will help the Clatsop County localities better develop ways to reach out to the Latino community follow:

- HUD's discussion about persons with limited English proficiency, and requirements for achieving fair housing standards.[37]

[35] Interview, 2015
[36] The Lower Columbia Hispanic Council has conducted trainings in the past.
[37] http://portal.hud.gov/hudportal/HUD?src=/program_offices/fair_housing_equal_opp/promotingfh/lep-faq

- The U.S. Department of Justice's response to the Oregon Health Department's request to clarify Title VI requirements for serving people with limited English proficiency.[38]
- Two plans from Oregon local governments to serve limited English proficient community members (Beaverton and Metro Regional Government).[39] [40]

[38] https://www.oregon.gov/oha/oei/Documents/Limited%20English%20Proficiency%20Requirements%20Memo.pdf;

[39] http://www.beavertonoregon.gov/DocumentCenter/View/5789

[40] http://www.oregonmetro.gov/sites/default/files/metro_title_vi_program_exhibit_a_only.pdf

Multiple Identities. In Clatsop County, many Latinos are Mexican or Mexican American, but others are from across the Americas. Many speak English, but others speak only Spanish, or may be from Latin American indigenous communities and speak little to no Spanish. Some US born Latinos are from places with majority Latino communities; others have been born and raised in Clatsop County. All of these experiences and perspectives will shape Latinos' expectations, needs, and desires. However, they will not be that different than White communities in that they will want the ability to raise a family, live in safe and stable home, enjoy good health and education, and make a decent living in a shared place.

Conclusion

Though a small portion of the overall Clatsop County population, the Latino population has grown rapidly. Latinos describe liking the tranquil life in the community, and look forward to staying and raising their families there.[41] The community is struggling financially, and lacks affordable housing. Through coordinated and deliberate efforts to support Latinos, their future, and in turn the future of Clatsop County, can be prosperous, and be a model to other places.

[41] Aguilar Morrissey, Patricia and E. Purcell. 2012. *The Latinos of Clatsop County Oregon.* Self-published; 3 Interviews, 2015.