

NOTE: THE COMMUNITY EQUITY COMMISSION MEETING WILL BE HELD **IN-PERSON** AND VIRTUALLY VIA ZOOM (link is below).

Please note, individuals may attend in-person or virtually via Zoom. Doors will open 30 minutes prior to the start of each meeting. Due to the ongoing pandemic, occupancy will be limited to 25 attendees per meeting to accommodate social distancing. While masks are recommended, proof of vaccination will be required for individuals who wish not to wear a mask. Failure to provide proof of vaccination will require a mask to be worn while in City Hall.

You are invited to a Zoom webinar.
When: August 10, 2022 05:30 PM Central Time (US and Canada)
Topic: Community Equity Commission

Please click the link below to join the webinar:
<https://us02web.zoom.us/j/84890683898>

Or One tap mobile :

US: +16469313860,,84890683898# or +19292056099,,84890683898#

Or Telephone:

Dial(for higher quality, dial a number based on your current location):

US: +1 646 931 3860 or +1 929 205 6099 or +1 301 715 8592 or +1 312 626 6799 or +1 669 444 9171 or +1 669 900 6833 or +1 253 215 8782 or +1 346 248 7799 or +1 386 347 5053 or +1 564 217 2000

Webinar ID: 848 9068 3898

International numbers available: <https://us02web.zoom.us/j/84890683898>

Persons interested in making their views known on any matter on the agenda should send an email with their comments to the Assistant City Manager at amuskopf@claytonmo.gov. All comments received will be distributed to the entire Commission before the meeting.

**Community Equity Commission
August 10, 2022 at 5:30 PM
City Hall, 10 N. Bemiston Avenue
Clayton, MO 63105**

Agenda

1. Welcome and Roll Call
2. Approval of July 14, 2022 Minutes
3. Update on Neighborhood Indentures
4. Update on Letter to Faith-Based Ex-Officio
5. Housing Subcommittee Presentation and Discussion
6. Subcommittee Updates
 - a. Administrative
 - b. Communications
 - c. Housing
 - d. Law Enforcement
7. Old Business
 - a. Public Comments from July 14, 2022 Meeting
8. Public Comment – None
9. Comments from Members
10. Next Meeting: Wednesday, September 8 at 5:30 pm
 - a. Update from St. Louis County on Historical Marker
 - b. Discussion on Disabilities
11. Adjourn

**The City of Clayton
Community Equity Commission
Virtual Zoom Meeting
July 14, 2022 at 5:30 PM**

Minutes

The meeting was called to order at 5:34 pm.

Roll Call

Present: Ben Uchitelle (Chair), Ted Wheeler, Stuart Berkowitz, Frances Pires, Dr. Shantay Bolton, Lauren Rodriguez-Goldstein, and JoAnna Schooler (ex officio).

Additional: Alderman Gary Feder, City Manager David Gipson, and Assistant City Manager Andrea Muskopf

Approval of June 9, 2022 Minutes

Minutes accepted and approved.

Welcome to New Members

Chair Uchitelle welcomes Shantay Bolton and Lauren Rodriguez-Goldstein to the Commission.

Neighborhood Indentures Update

Alderman Feder provided an update on the neighborhood indentures.

Housing Subcommittee Presentation and Discussion

Discussion was deferred until the next meeting.

Hybrid Meeting Discussion

Starting in August, the meetings will be held both in-person and via Zoom.

Subcommittee Updates

Updates on the work of the subcommittees were provided and Commission Members were advised to notify Ben Uchitelle regarding their interest(s) in serving on any subcommittee.

Old Business

City Manager Gipson shared that both Maplewood and Kirkwood have similar commissions and they are interested in working together. City Manager Gipson will reach out to Kirkwood and Maplewood to schedule a coffee meeting with members of their Commissions.

Public Comments

City Manager Gipson reviewed the public comments, which were included as part of the minutes from the June 9 meeting.

Public Comment

None

Comments from Members

The Commission discussed the draft letter to the faith community inviting them to participate in the Commission.

Next Meeting Date

The next meeting has been rescheduled for August 10 at 5:30 pm.

Adjourn

Having no other business, the meeting adjourned at 6:20 pm.

DRAFT



Follow up on 6/9 CEC Housing Discussion

In our last meeting...

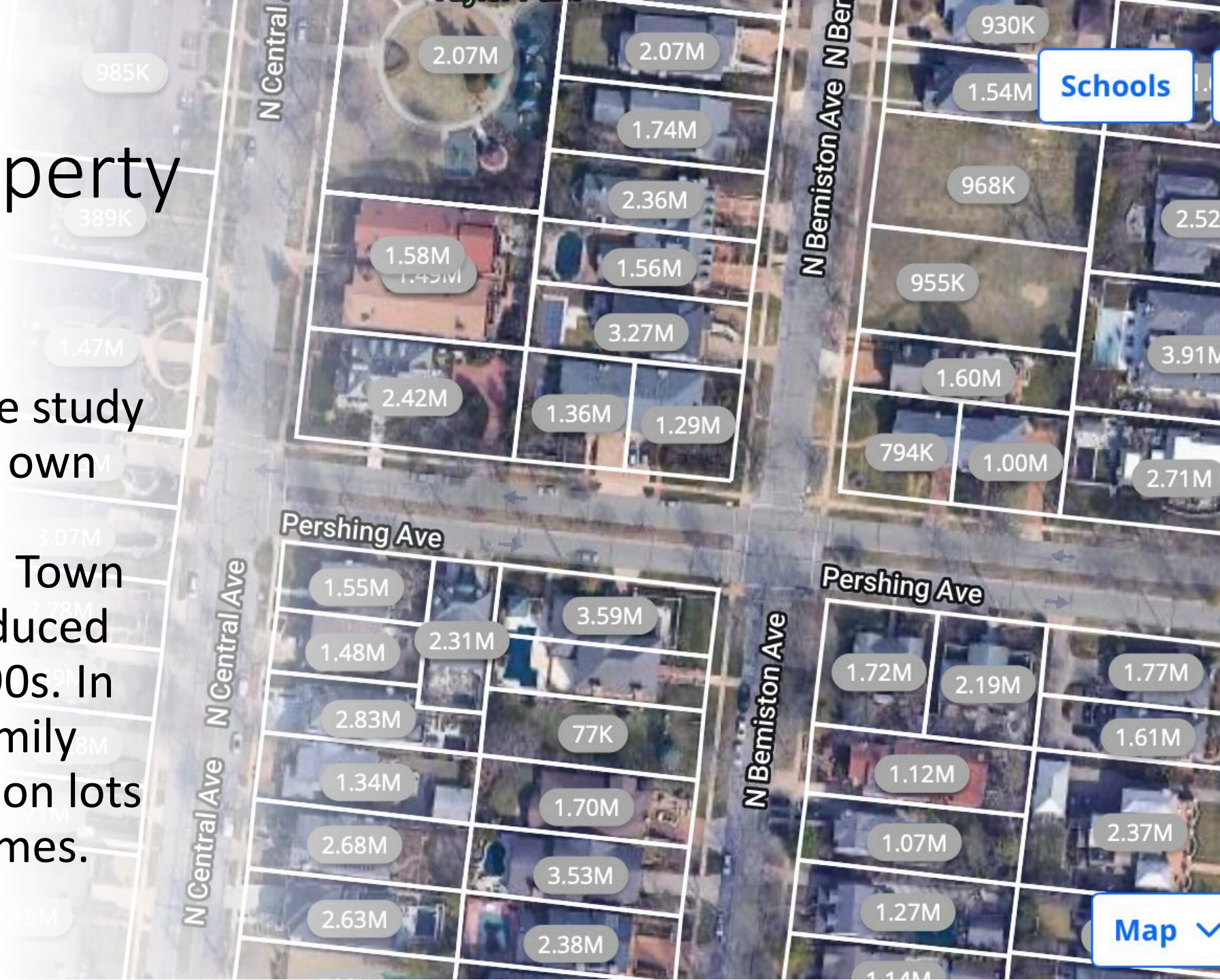
- We reviewed a snapshot of housing in Clayton vis-à-vis affordability and discussed the possibility of allowing duplexes in Clayton neighborhoods that are now zoned as single-family but have a legacy of including duplexes – e.g., Claverach, Davis Place, Wydown Forest.
- Two-family homes in Clayton can bring economic benefits in terms of real estate taxes as well as being a larger economic multiplier to local businesses – i.e., two families buying groceries, visiting restaurants, picking up dry cleaning and other goods and services commonly consumed nearby.
- Several communities have eliminated single-family zoning, including Minneapolis, Portland and the state of Oregon and, more recently, California.
- The question was raised as to whether there is data on the impact on property values of the single-family homes when multi-family dwellings are introduced.
- In addition, a question was raised from a community member as to whether ADUs must be inhabited by family members. It was confirmed after the meeting that **ADUs in Clayton are NOT limited to occupancy by family members, so that question has been resolved.**

Impact on property values

- While it is too soon to get a reading on Oregon and California, there is some early data coming out of Minneapolis:
 - According to a study by Daniel Kuhlmann, in the *Journal of the American Planning Association* (Vol. 87, No. 3) article "[Upzoning and Single-Family Housing Prices: A \(Very\) Early Analysis of the Minneapolis 2040 Plan](#)" eliminating single-family zoning in Minneapolis raised the values of existing single-family properties that now have greater development potential. Property owners in inexpensive neighborhoods saw the greatest price increase, particularly when the properties are small relative to those around them.

Impact on Property Values

The most pertinent case study though might be in our own city. Property values continued to rise in Old Town as duplexes were introduced in the mid-80s to mid-90s. In fact, high-end single-family homes have been built on lots abutting two-family homes.



Why change?

- Single-family zoning [originated](#) as a tool to exclude members of many underrepresented communities from inhabiting the same spaces as white homeowners.
- Research from Alexander Sahn of UC Berkeley has [shown](#) that between 1940 and 1970, the most exclusionary zoning was found in areas with the highest number of Black migrants.
- Single-family zoning is inefficient, expensive and exclusionary. It has a history of racial discrimination and does not represent the welcoming community Clayton strives to be today.

Discussion

Subcommittee Assignments			
Administrative	Communications	Housing	Law Enforcement
Ted Wheeler	Chris Schmiz	Ted Wheeler	Frances Pires
Stuart Berkowitz	Ben Uchitelle	Chris Schmiz	Stuart Berkowitz
		Ben Uchitelle	