

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: September 8, 2022 05:30 PM Central Time (US and Canada)

Please click the link below to join the webinar:

<https://us02web.zoom.us/j/84890683898>

Or One tap mobile :

US: +13126266799,,84890683898# or +16469313860,,84890683898#

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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](mailto:amuskopf@claytonmo.gov). All comments received will be distributed to the entire Commission before the meeting.**

**Community Equity Commission  
September 8, 2022 at 5:30 PM  
City Hall, 10 N. Bemiston Avenue  
Clayton, MO 63105**

Agenda

1. Welcome and Roll Call
2. Approval of August 10, 2022 Minutes
3. Housing Subcommittee Recommendation
4. Update on Neighborhood Indentures
5. Update on Letter to Faith-Based Ex-Officio
6. Subcommittee Updates
  - a. Administrative
  - b. Communications
  - c. Law Enforcement
7. Old Business
  - a. Public Comments from August 10, 2022 Meeting
  - b. Meeting with Members of Kirkwood Human Rights Commission
8. Public Comment
9. Comments from Members
10. Next Meeting: Thursday, October 13 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  
August 10, 2022 at 5:30 PM**

Minutes

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

**Roll Call**

Present: Ben Uchitelle (Chair), Stuart Berkowitz, Lauren Rodriguez-Goldstein, and Chris Schmiz.

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

**Approval of July 14, 2022 Minutes**

Stuart Berkowitz moved to approve the minutes. Lauren Rodriguez-Goldstein seconded the motion. Minutes accepted and approved.

**Neighborhood Indentures Update**

Alderman Feder provided an update on the neighborhood indentures.

**Update on Letter to Religious Community Leaders**

Chair Uchitelle provided an update on the letters to religious community leaders.

**Housing Subcommittee Presentation and Discussion**

Chris Schmiz presented on the Housing Subcommittee's recommendation.

**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 will reach out to Kirkwood to schedule a coffee meeting with members of their Human Rights Commission and members of the Community Equity Commission.

**Public Comments**

There were no public comments from the July 14, 2022 meeting.

**Public Comment**

Kathleen Gund stated that she is extremely supportive of the Housing Subcommittee's recommendation.

Barbara Finch congratulated the Community Equity Commission for taking on tough discussions.

Richard Weiss inquired about whether the Community Equity Commission has any interest in assisting Unity Christ Church, which is located just outside of Clayton limits and is losing its lease, to relocate within Clayton. City Manager Gipson will follow up with the City's Director of Economic Development to see if anything meets the assembly use requirements.

**Comments from Members**

Chris Schmiz shared that the marker to commemorate the Attucks School is almost fully funded.

Assistant City Manager Muskopf shared that St. Louis County reached out to her to let her know that they are still working on the historic marker outside of the St. Louis County Police Department Headquarters, but the discussion has been delayed due to COVID-19 and recent flooding.

**Next Meeting Date**

The next meeting is scheduled for September 8 at 5:30 pm.

**Adjourn**

Having no other business, the meeting adjourned at 6:10 pm.

DRAFT

A 3D rendering of a neighborhood of white houses with one red house in the center. The houses are arranged in a cluster, and the red house stands out prominently. The scene is set on a white, slightly uneven ground surface.

**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.**

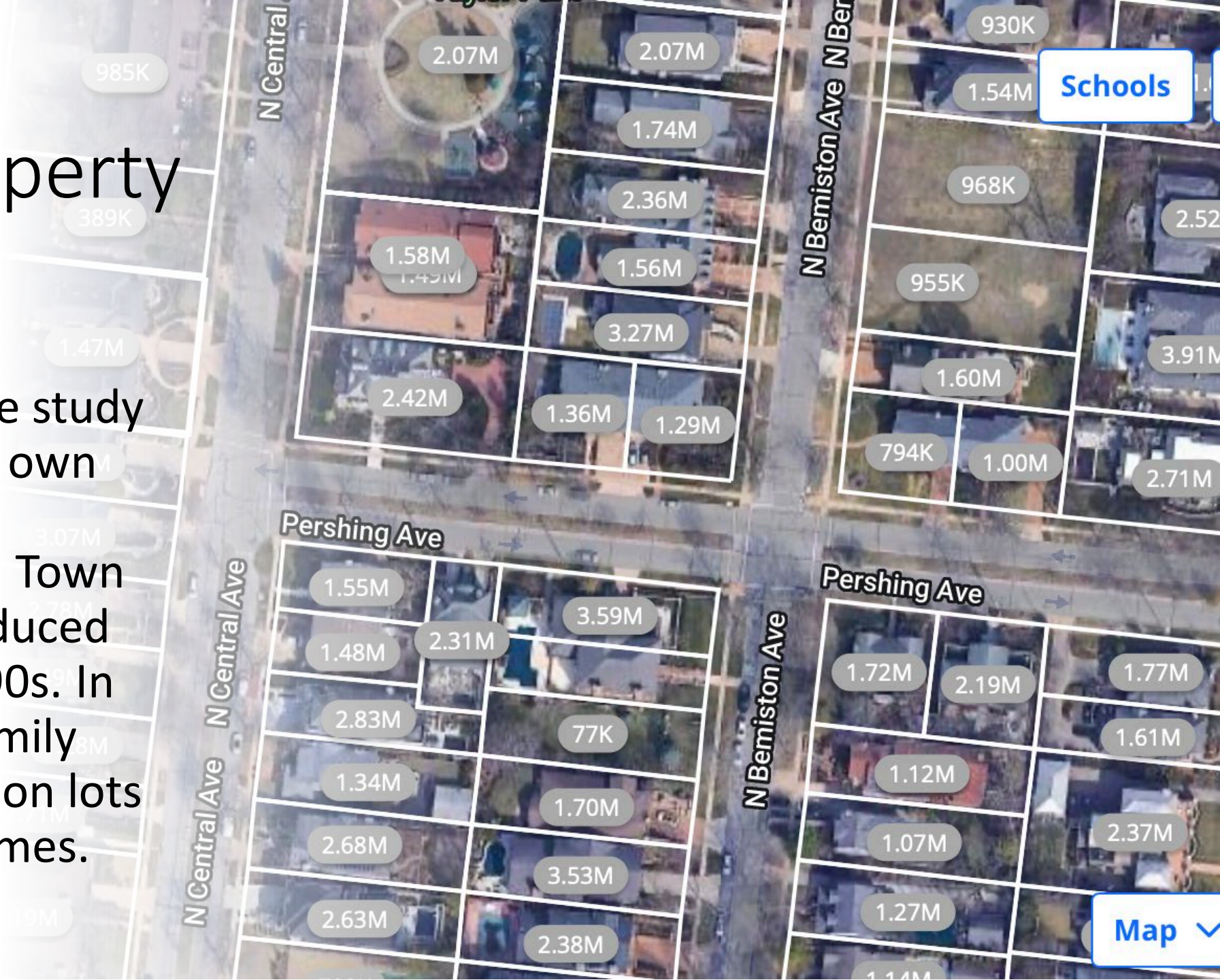
# Impact on property values

- 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