



Gentrification and displacement typology assessment

Presented to Planning and
Sustainability Commission

March 13, 2018



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Overview

- Updated gentrification risk analysis
 - Previous work from Dr. Lisa Bates
- Social Equity Investment Strategy
- Displacement risk applied to Residential Infill Project



Definitions

- **Gentrification:** an under-valued neighborhood that becomes desirable, resulting in **rising property values** and **changes to demographic and economic conditions** of the neighborhood. These changes include a shift from lower-income to higher-income households, and often there is a change in racial and ethnic make-up of the neighborhood's residents and businesses.
- **Displacement:** households or businesses **involuntarily forced to move** from a neighborhood because of **increasing market values, rents, or changes in the neighborhood's** ability to meet basic needs in the case of households, or erosion of traditional client base in the case of businesses.



Anti-Displacement Policies

Policy 5.15 Gentrification/displacement risk

Evaluate plans and investments for the potential to increase housing costs for, or cause displacement of communities of color, low- and moderate-income households, and renters. Identify and implement strategies to mitigate the anticipated impacts.

Policy 5.16 Involuntary displacement

When plans and investments are expected to create neighborhood change, limit the involuntary displacement of those who are under-served and under-represented. Use public investments to create permanently-affordable housing and to mitigate the impacts of market pressures that cause involuntary displacement.



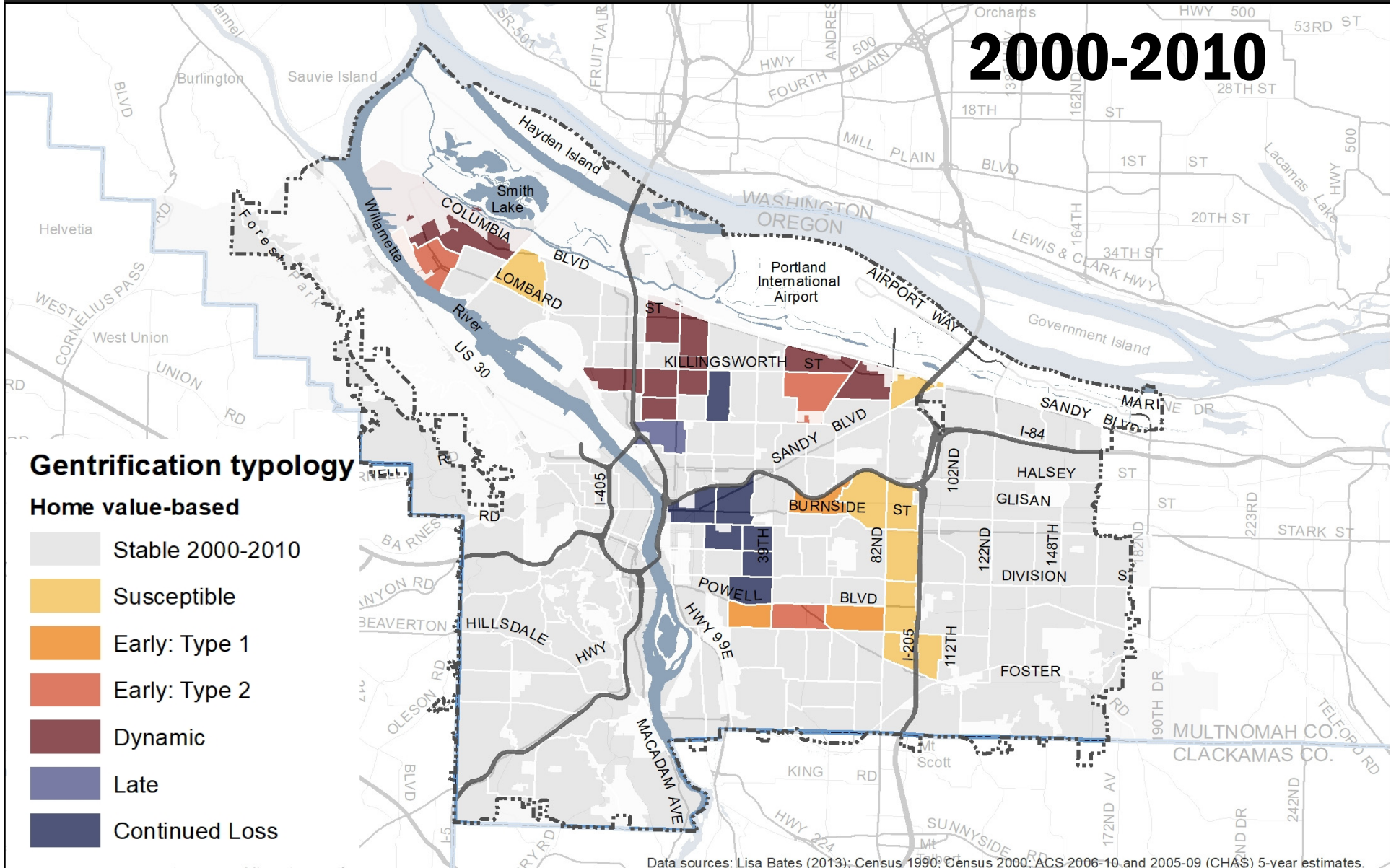
Vulnerability, gentrification and displacement



Gentrification and displacement typology assessment

2000-2010

2000-2010



Data sources: Lisa Bates (2013); Census 1990; Census 2000; ACS 2006-10 and 2005-09 (CHAS) 5-year estimates.

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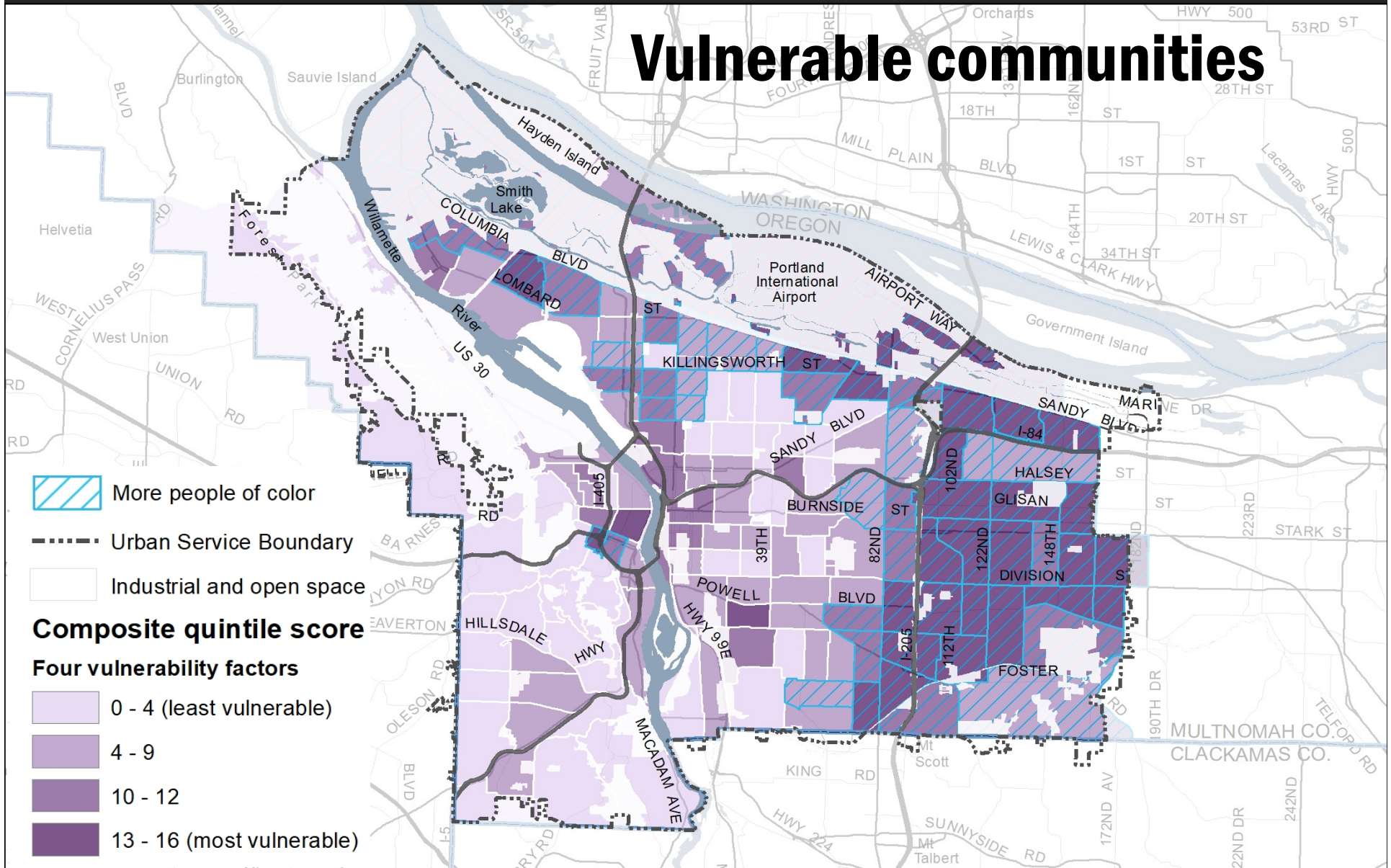
Operationalizing the definition

1. Vulnerable communities

- Low-income (<80% MFI)
- Communities of color
- Renter households
- Adults without a four-year degree



Vulnerable communities



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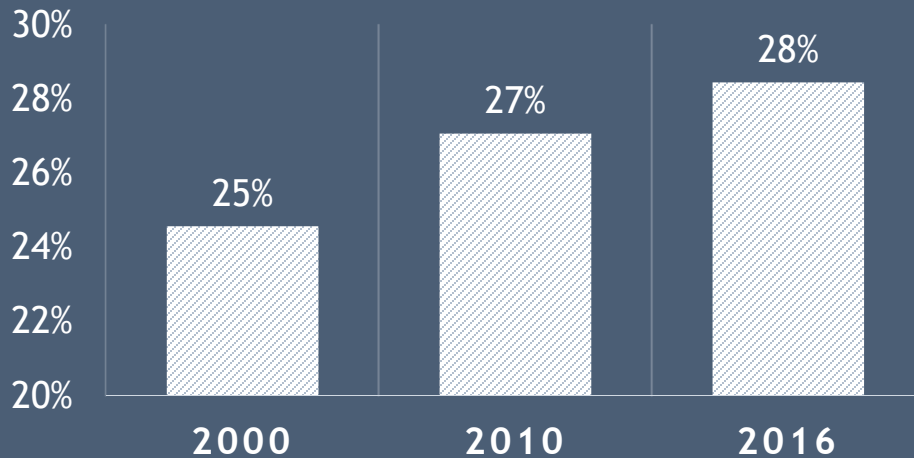
2. Demographic change 2010-2016

- Decreasing share of vulnerable communities

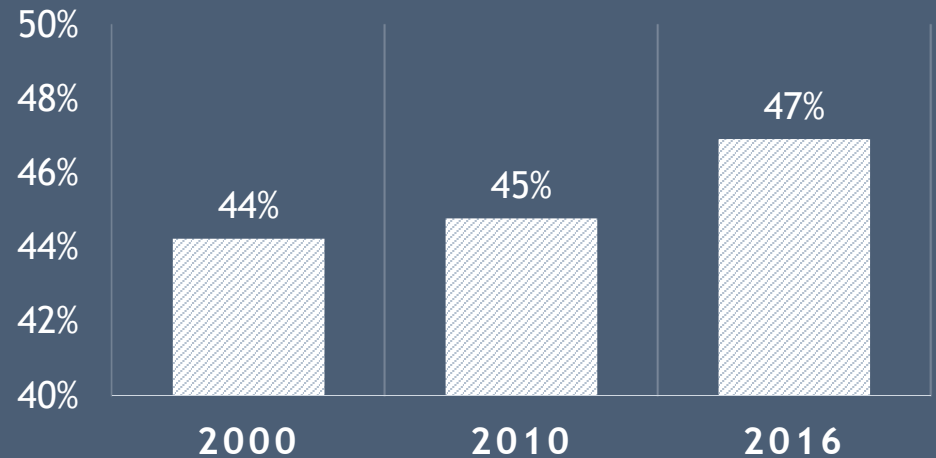


2000-2016 Demographic Changes

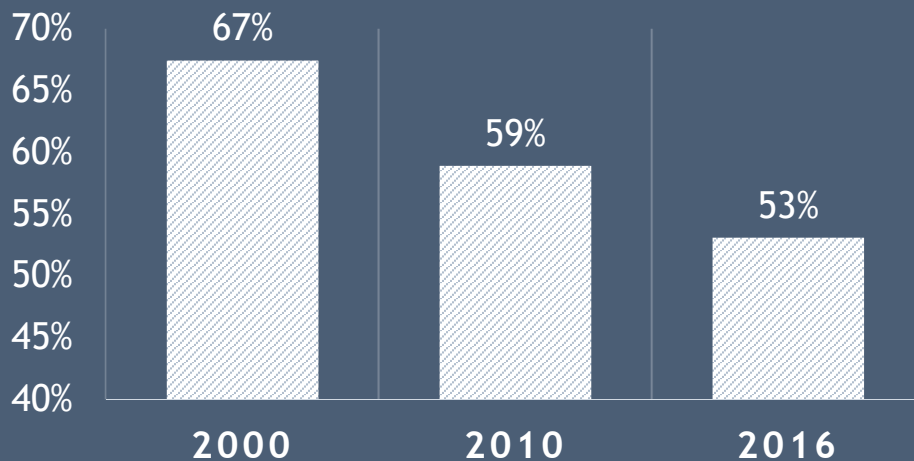
COMMUNITIES OF COLOR



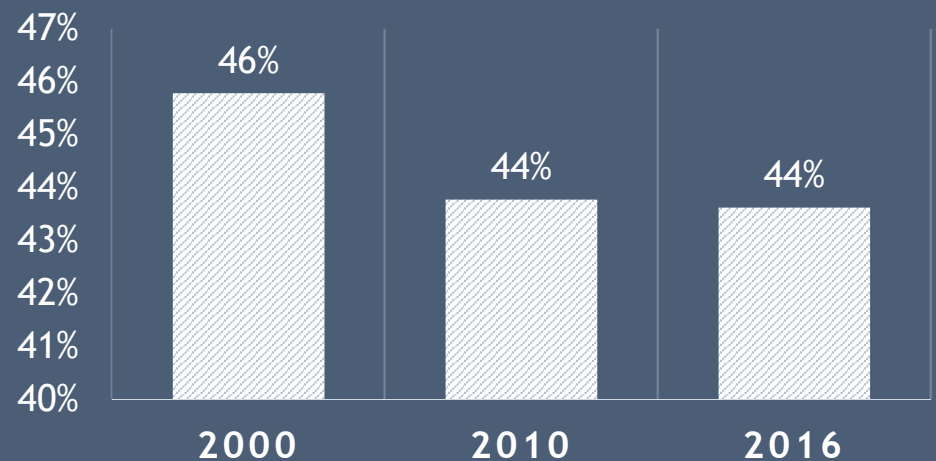
RENTER HOUSEHOLDS



NO FOUR-YEAR DEGREE



LOW-INCOME HOUSEHOLDS

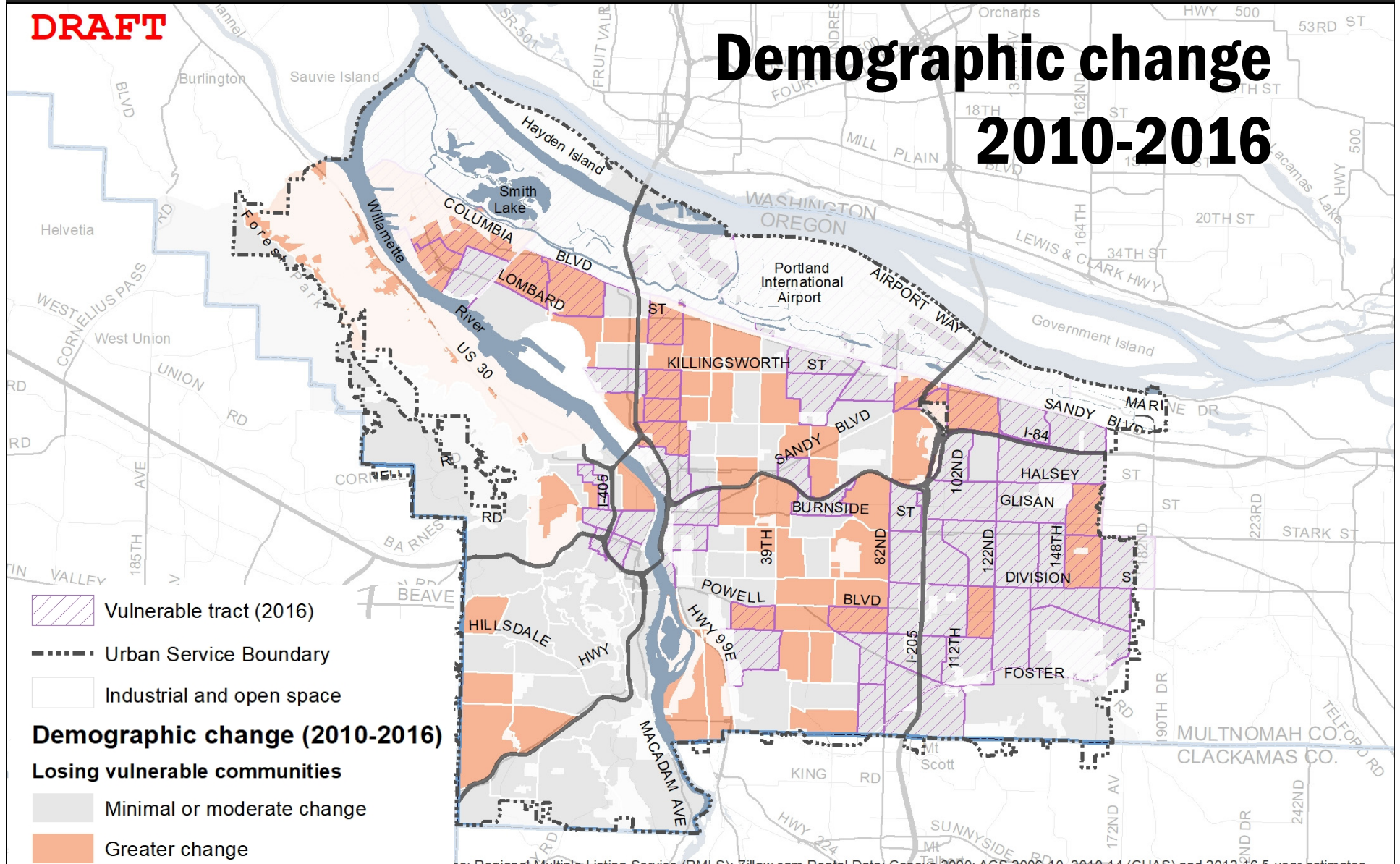


Source: U.S. Census Bureau, Census 2000 and American Community Survey. Prepared by Portland Bureau of Planning and Sustainability.



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Demographic change 2010-2016



Source: Regional Multiple Listing Service (RMLS); Zillow.com Rental Data; Census 2000; ACS 2006-10, 2010-14 (CHAS) and 2012-16 5-year estimates.

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3. Housing market condition

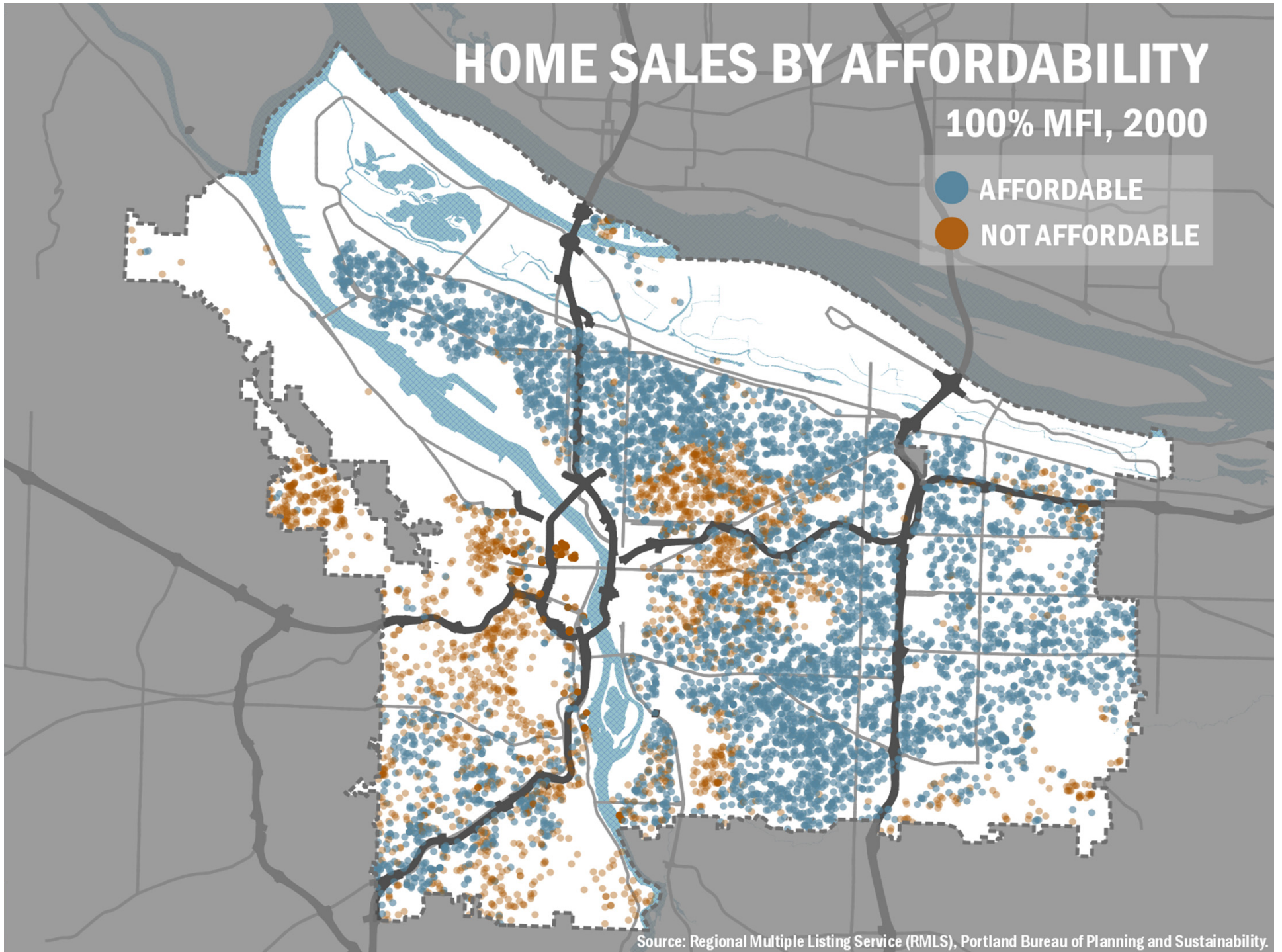
- **Adjacent** - low/moderate market, but near a hot or high market
- **Accelerating** - low/moderate market, but quickly appreciating
- **Appreciated** - market appreciated from low/moderate to high



HOME SALES BY AFFORDABILITY

100% MFI, 2000

- AFFORDABLE
- NOT AFFORDABLE

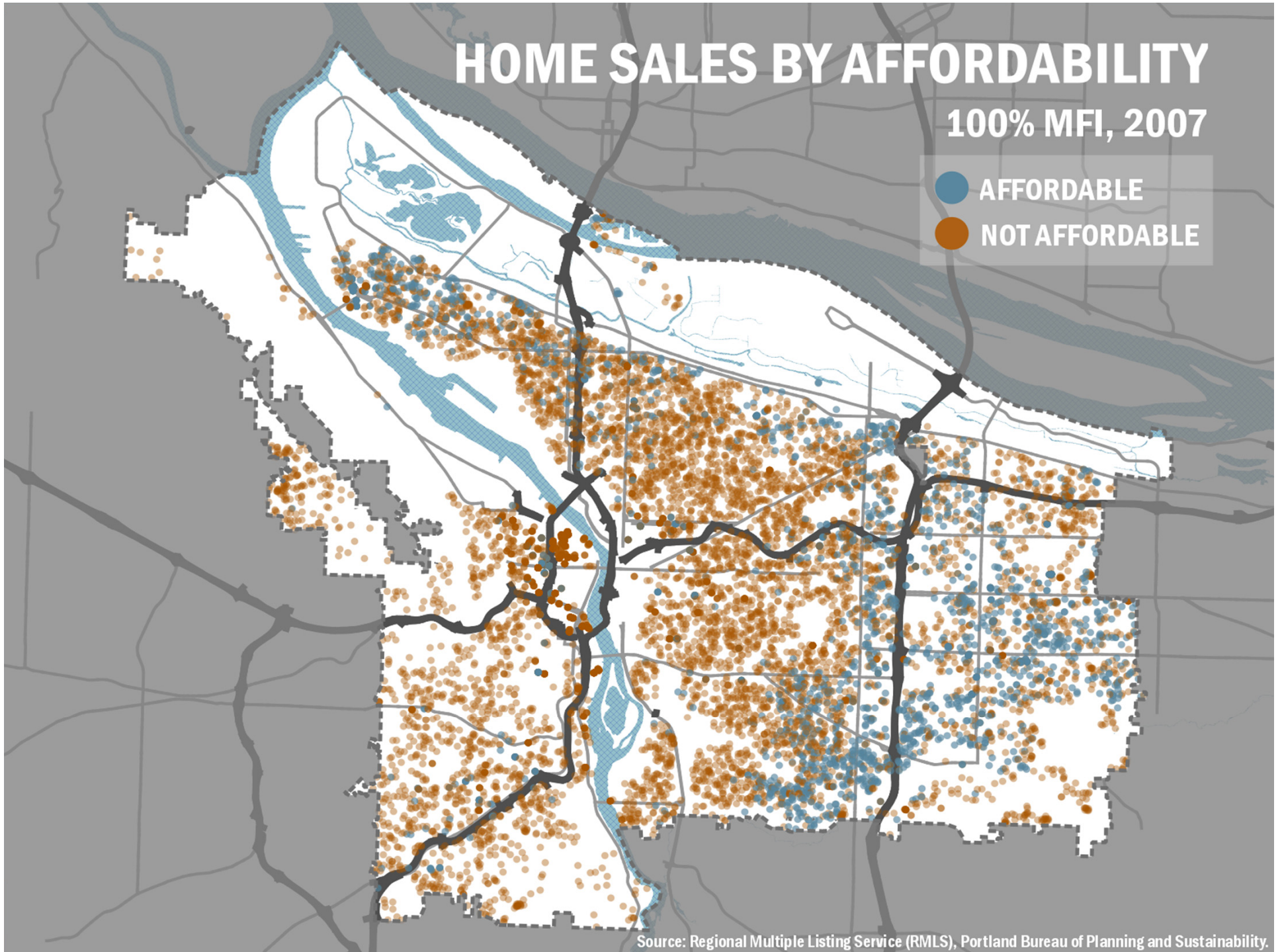


Source: Regional Multiple Listing Service (RMLS), Portland Bureau of Planning and Sustainability.

HOME SALES BY AFFORDABILITY

100% MFI, 2007

- AFFORDABLE
- NOT AFFORDABLE

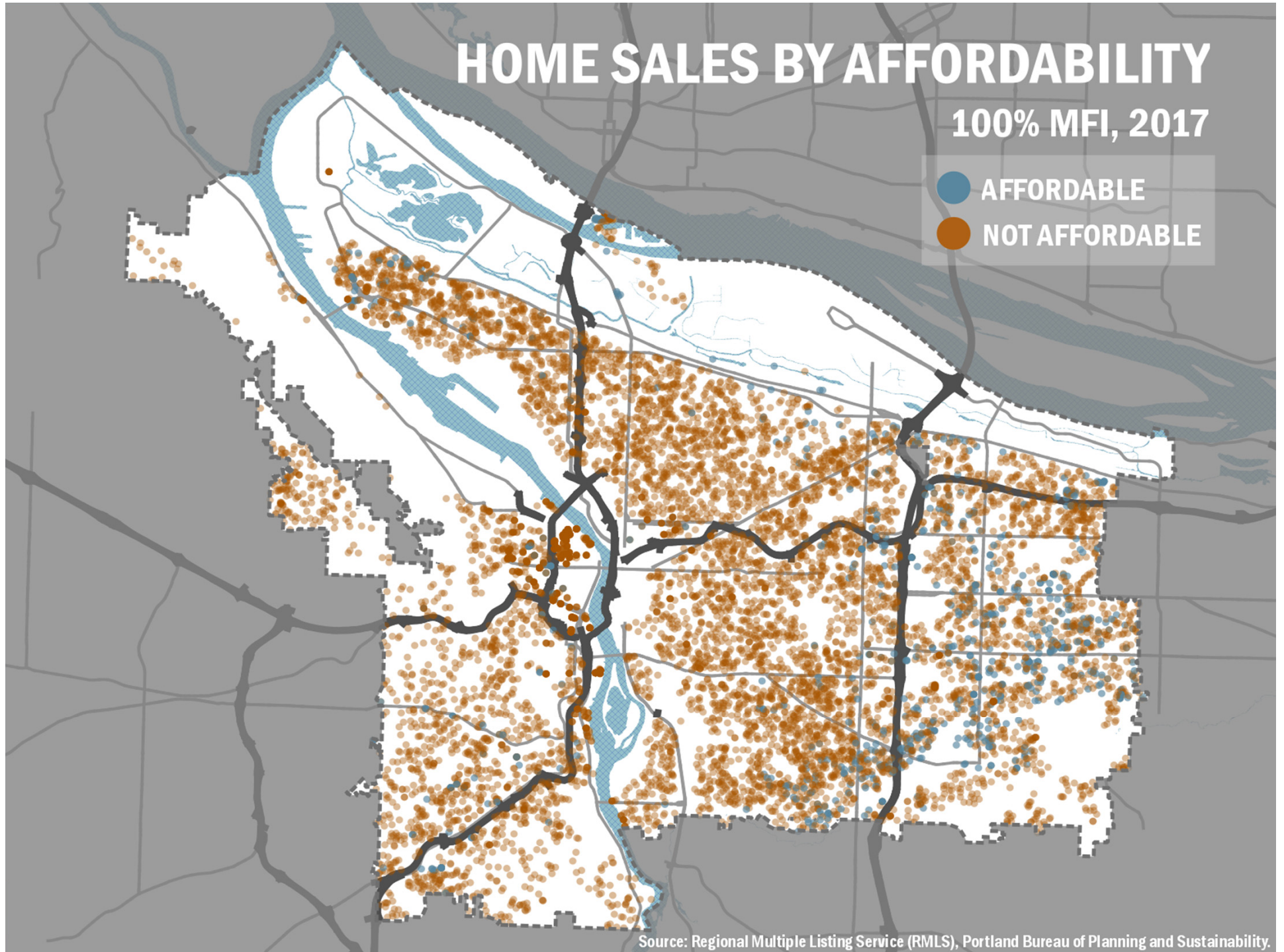


Source: Regional Multiple Listing Service (RMLS), Portland Bureau of Planning and Sustainability.

HOME SALES BY AFFORDABILITY

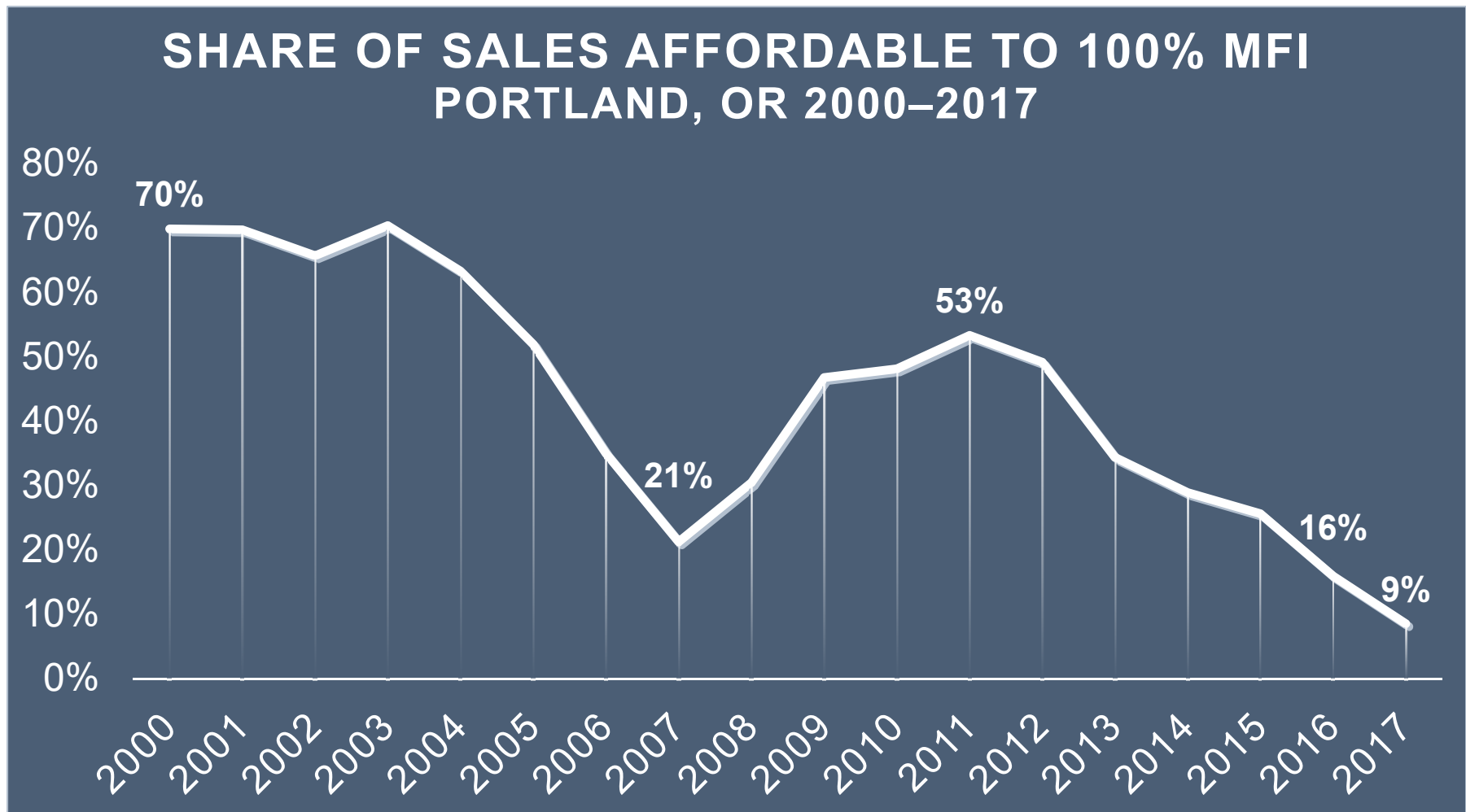
100% MFI, 2017

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Source: Regional Multiple Listing Service (RMLS), Portland Bureau of Planning and Sustainability.

Affordable homes are disappearing



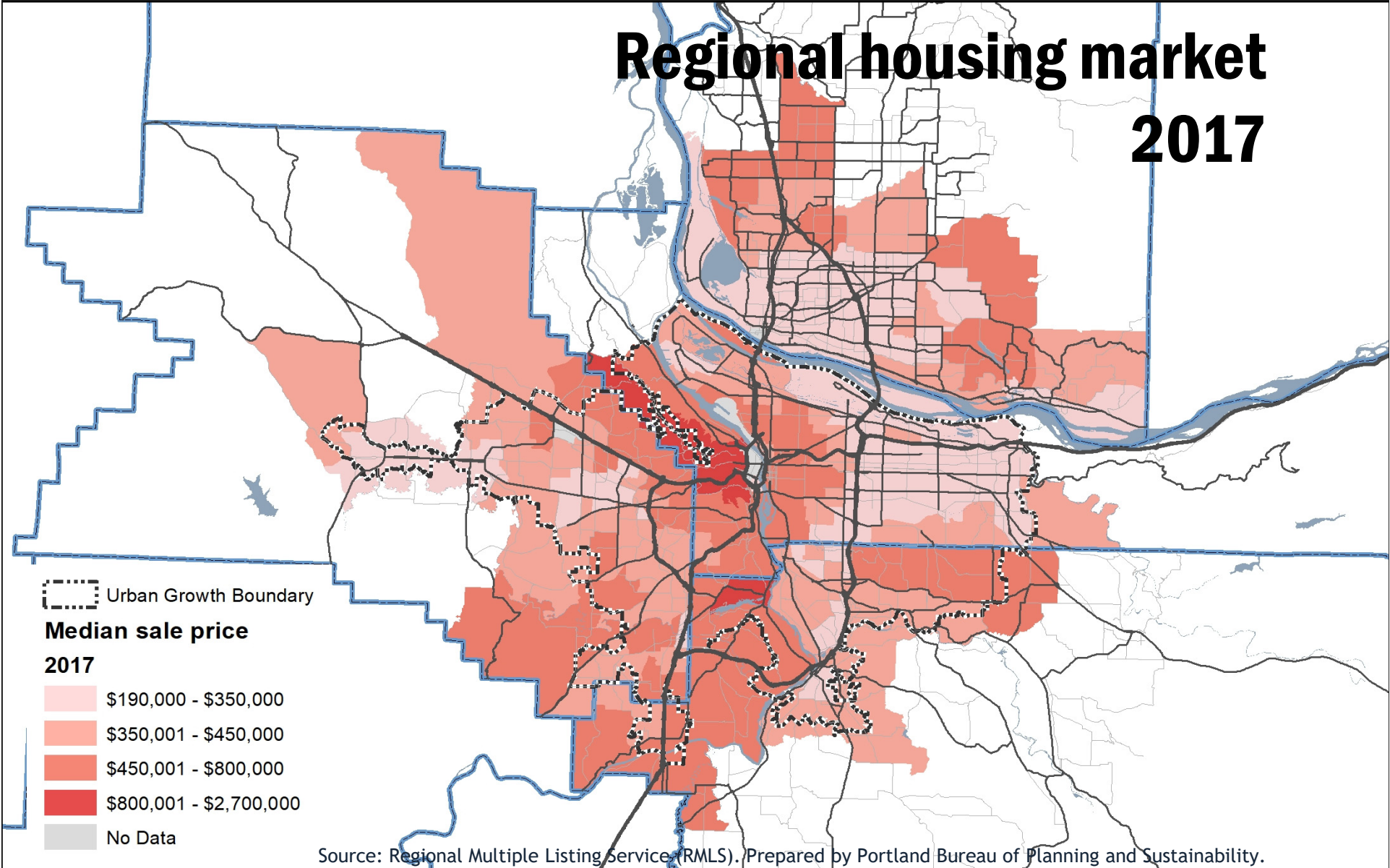
Source: Regional Multiple Listing Service (RMLS). Prepared by Portland Bureau of Planning and Sustainability.



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Regional housing market 2017



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0 3.25 6.5 Miles



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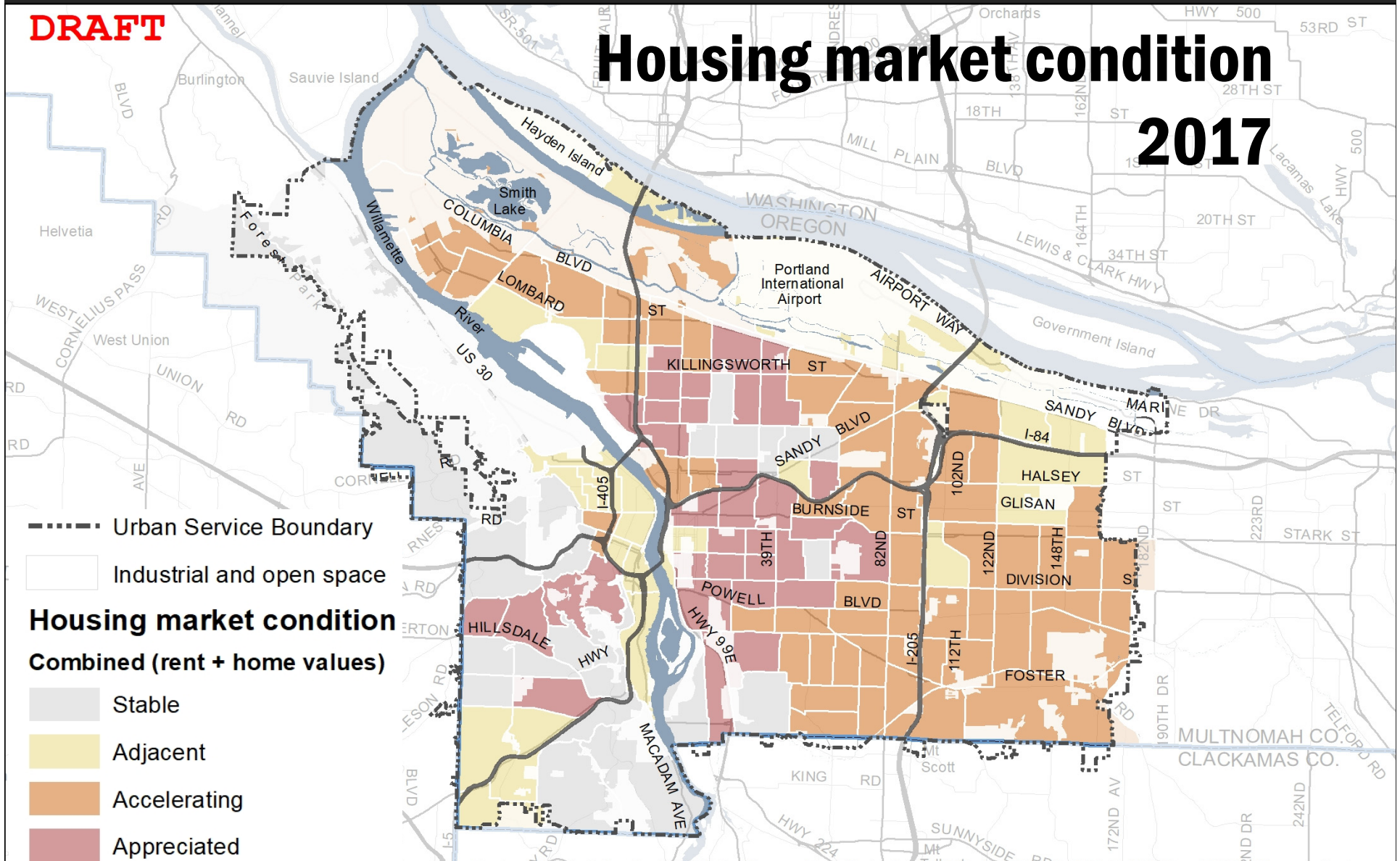
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Housing market condition 2017



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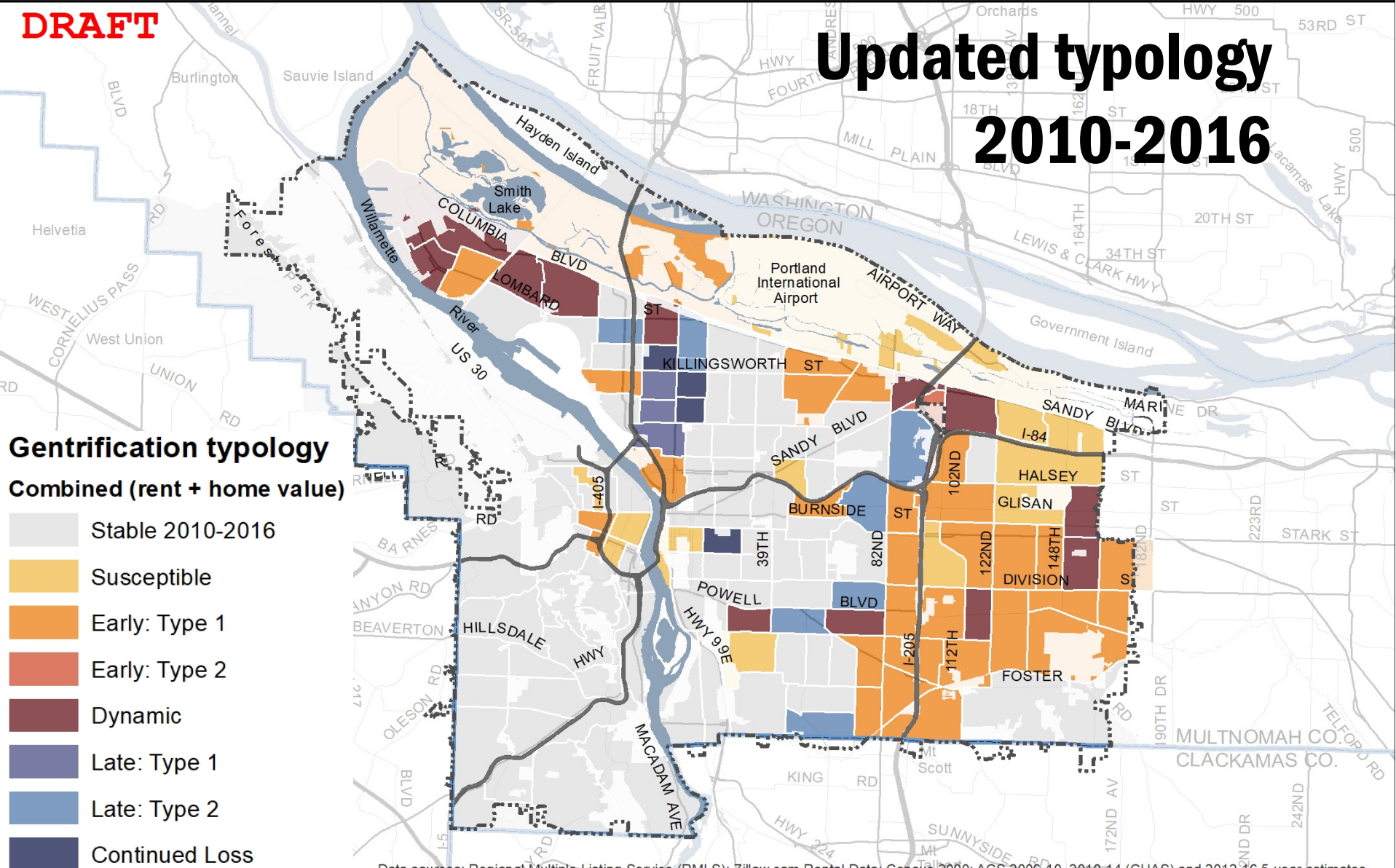
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Seven risk typologies

Typology	Vulnerable population?	Demographic change?	Housing market condition
Susceptible	Yes	No	Adjacent
Early: Type 1	Yes	No	Accelerating
Early: Type 2	Yes	Yes	Adjacent
Dynamic	Yes	Yes	Accelerating
Late: Type 1	Yes	Yes	Appreciated
Late: Type 2	Used to be in 2000 or in 2006-10	Yes	Accelerating
Continued loss	Used to be in 2000 or in 2006-10	Increasing share of white people and adults with a four-year degree	Appreciated



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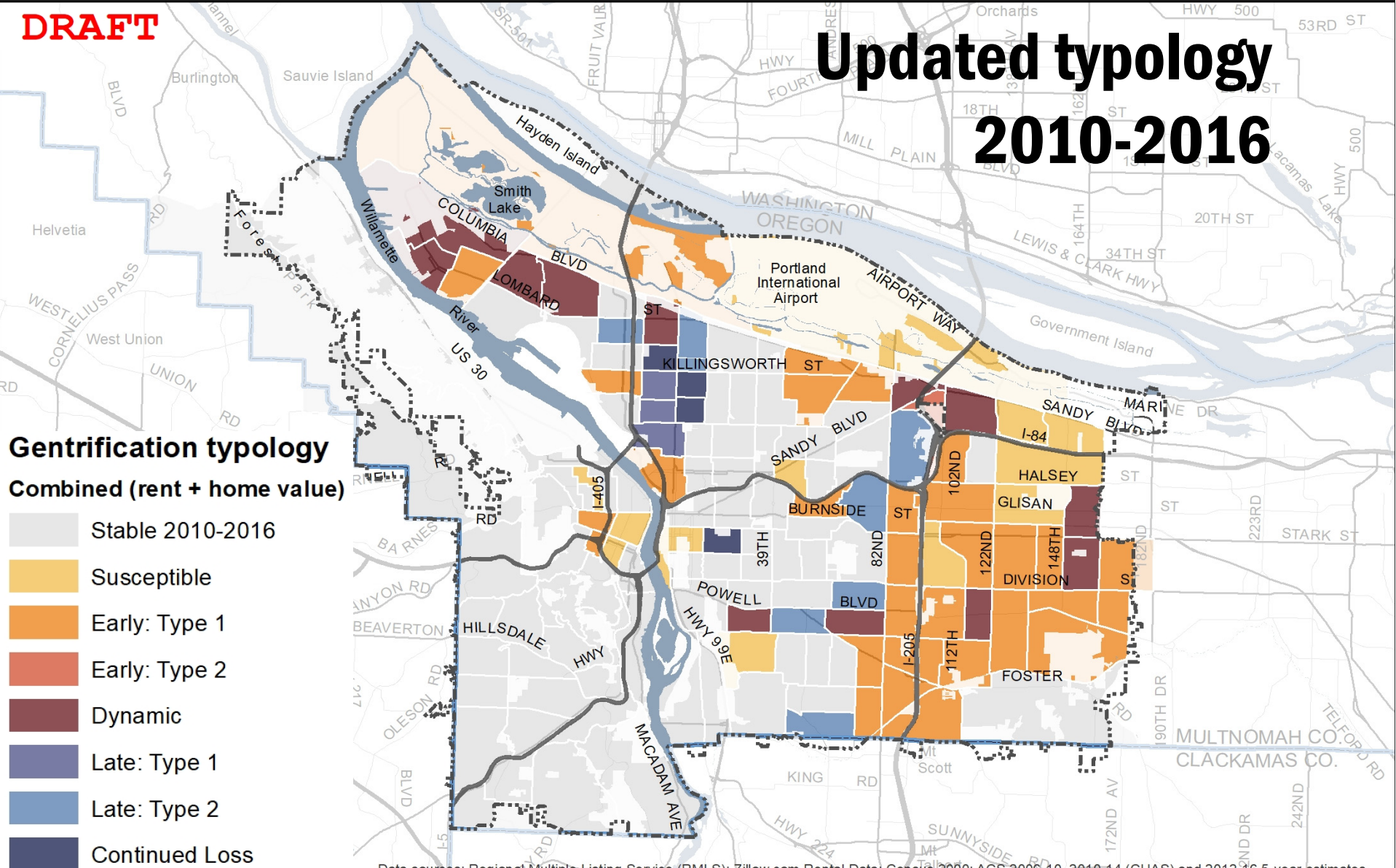
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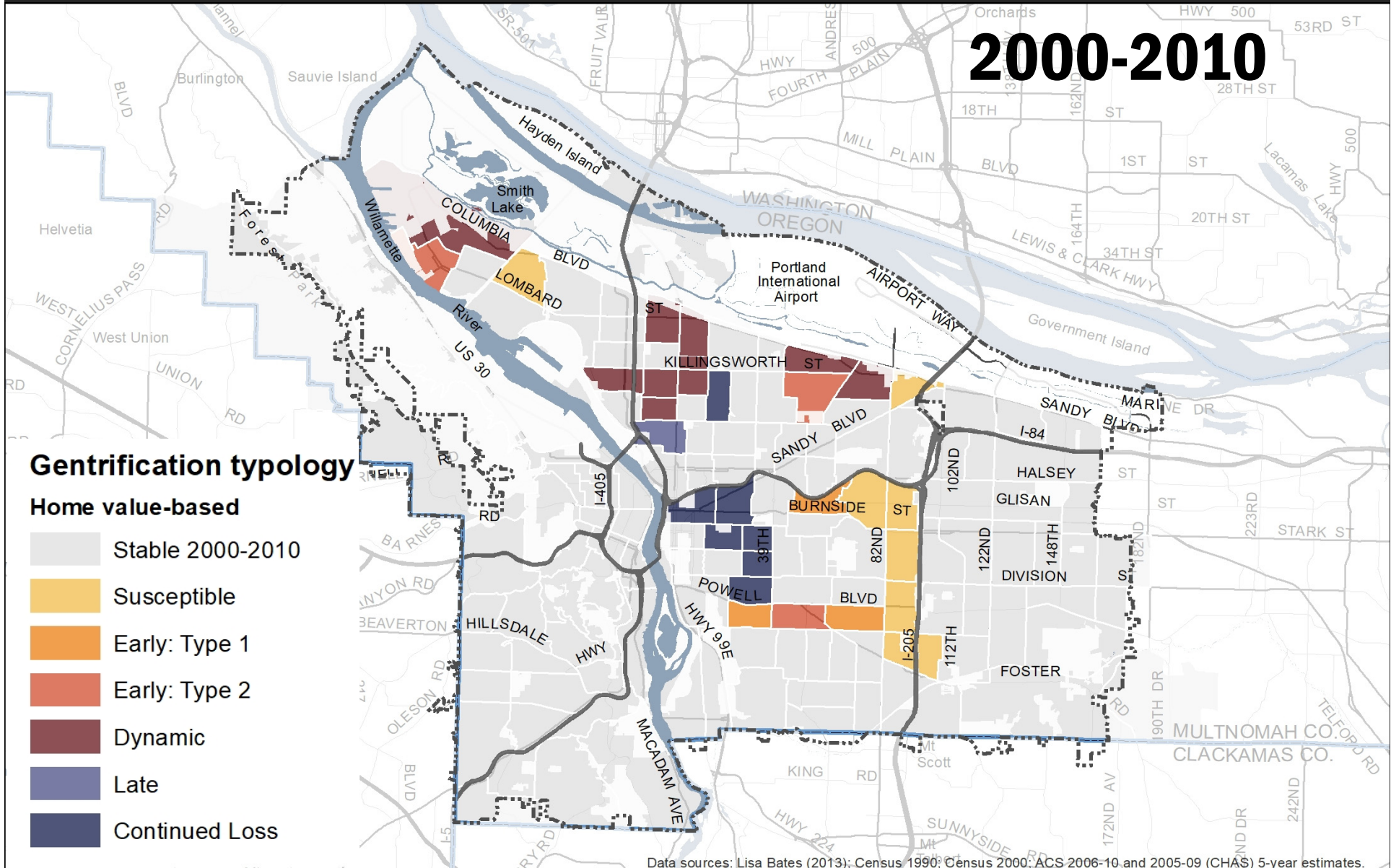
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Gentrification and displacement typology assessment

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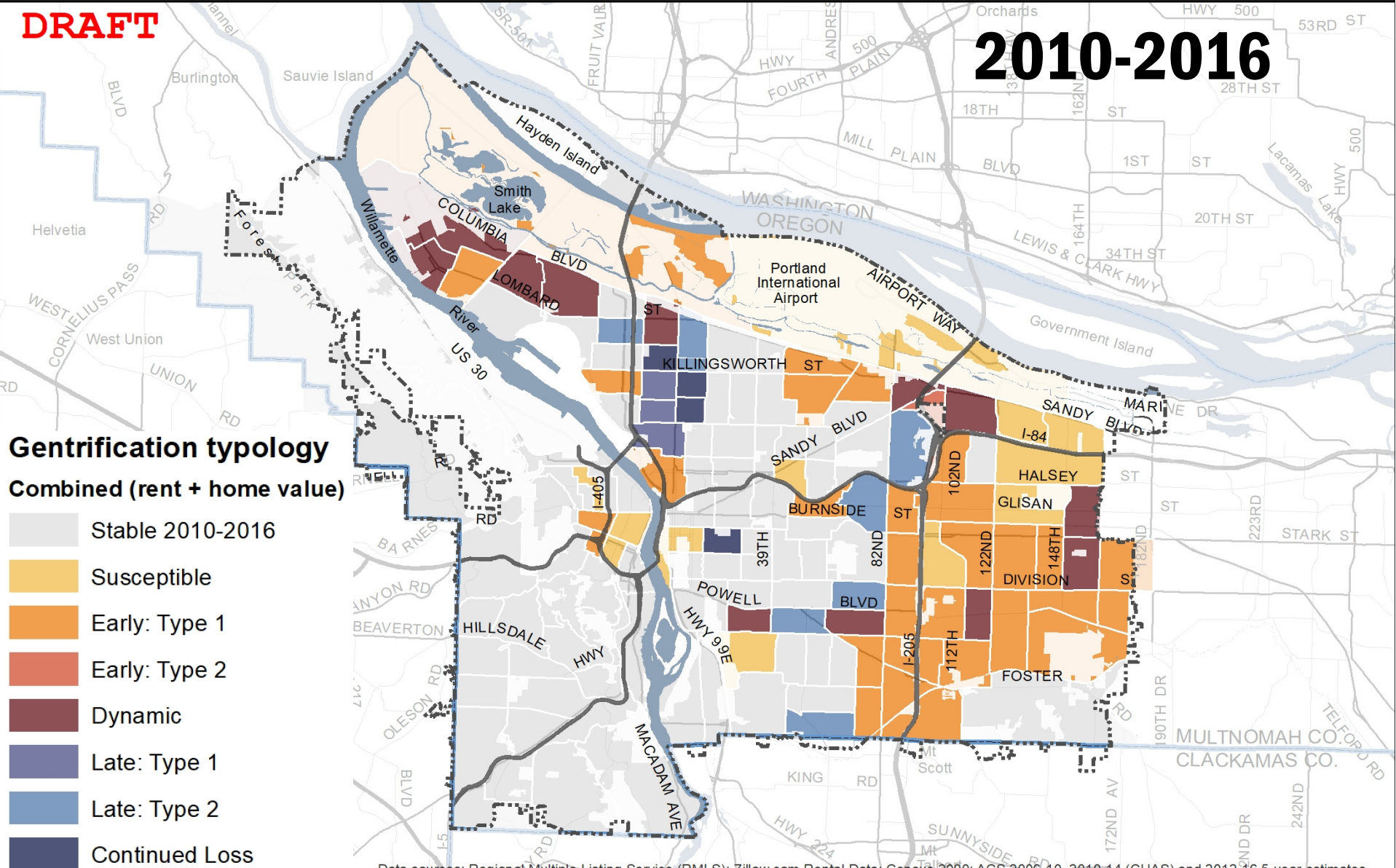
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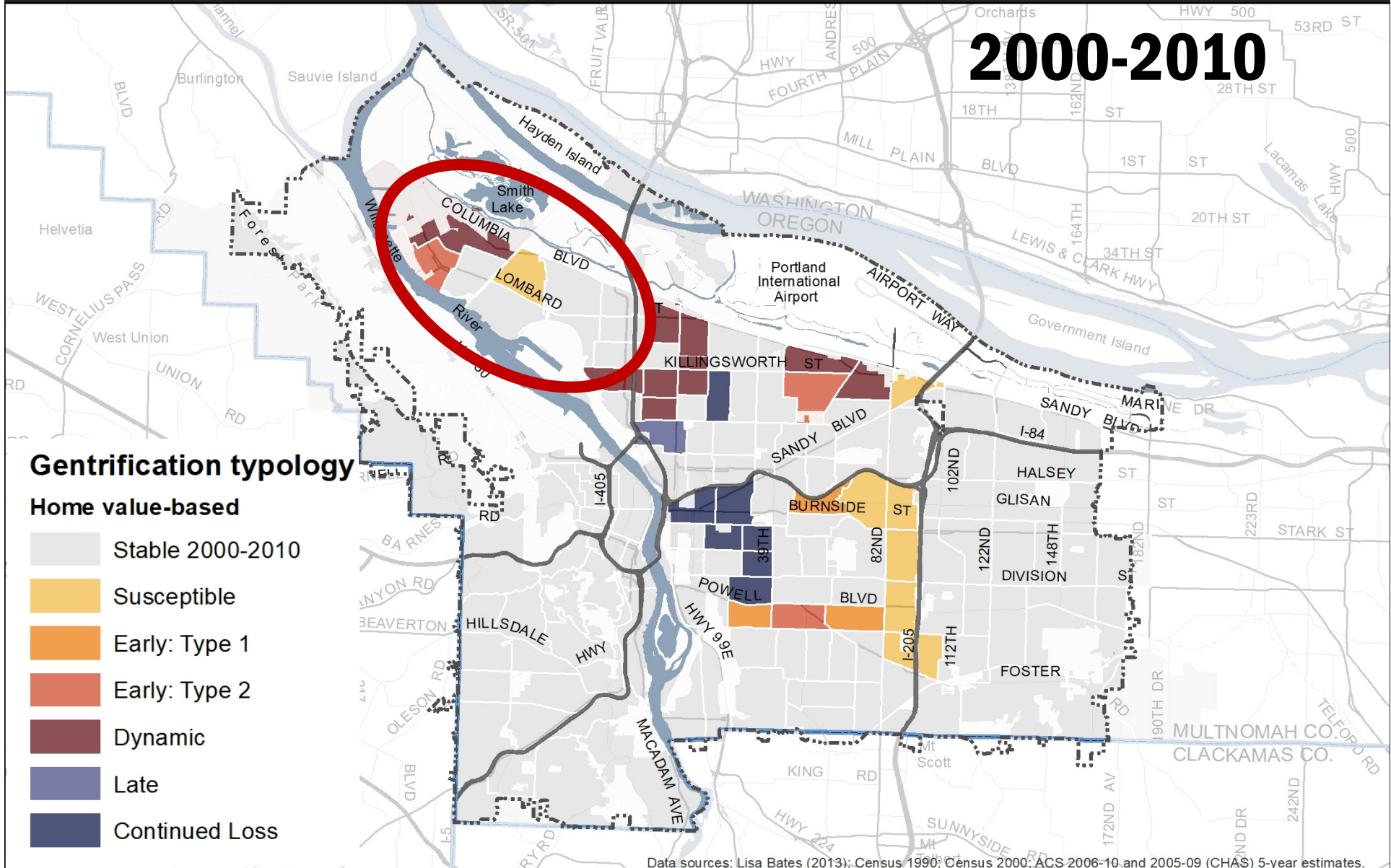
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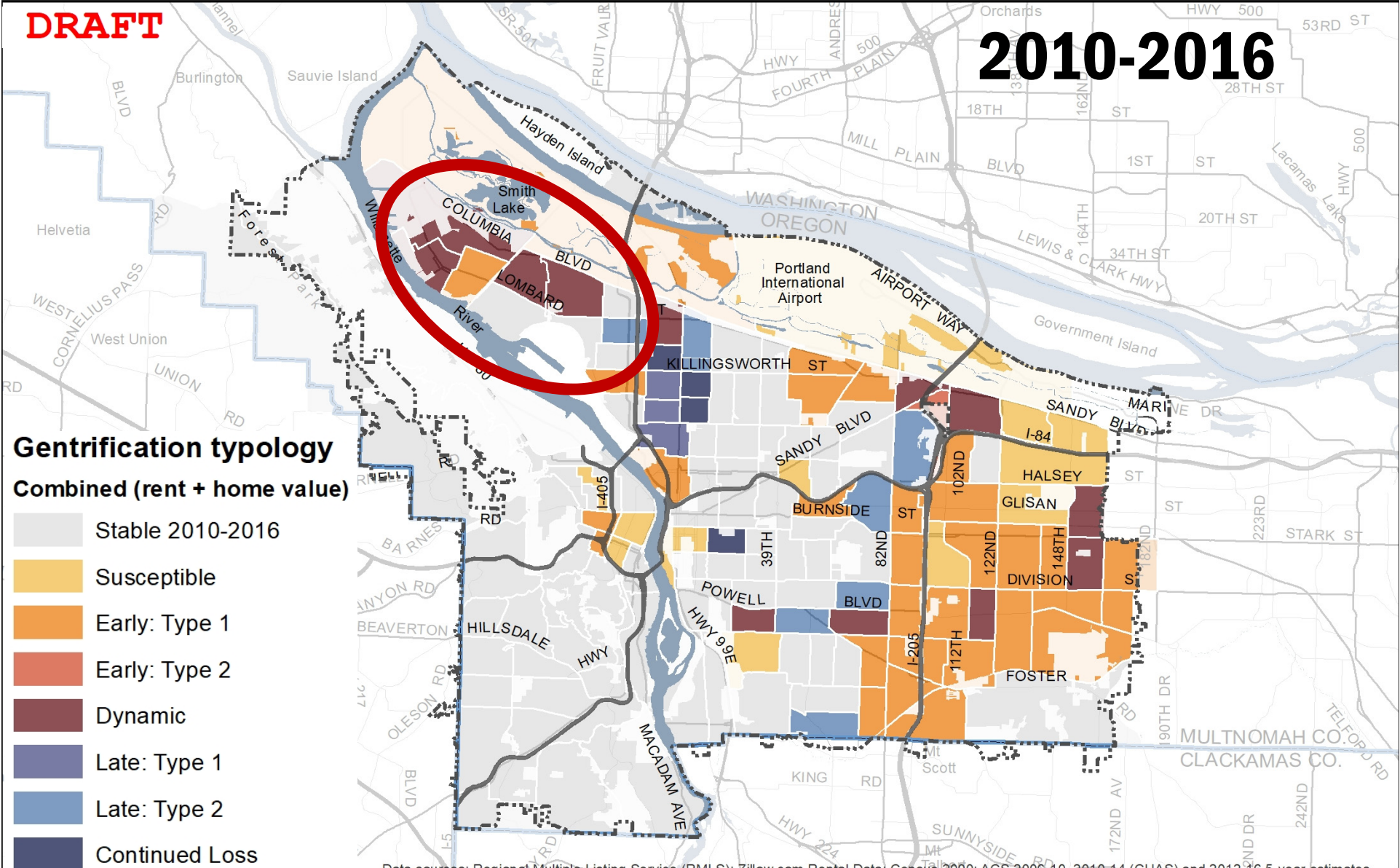
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Gentrification and displacement typology assessment

2010-2016

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2010-2016



Gentrification typology Combined (rent + home value)

- Stable 2010-2016
- Susceptible
- Early: Type 1
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- Late: Type 1
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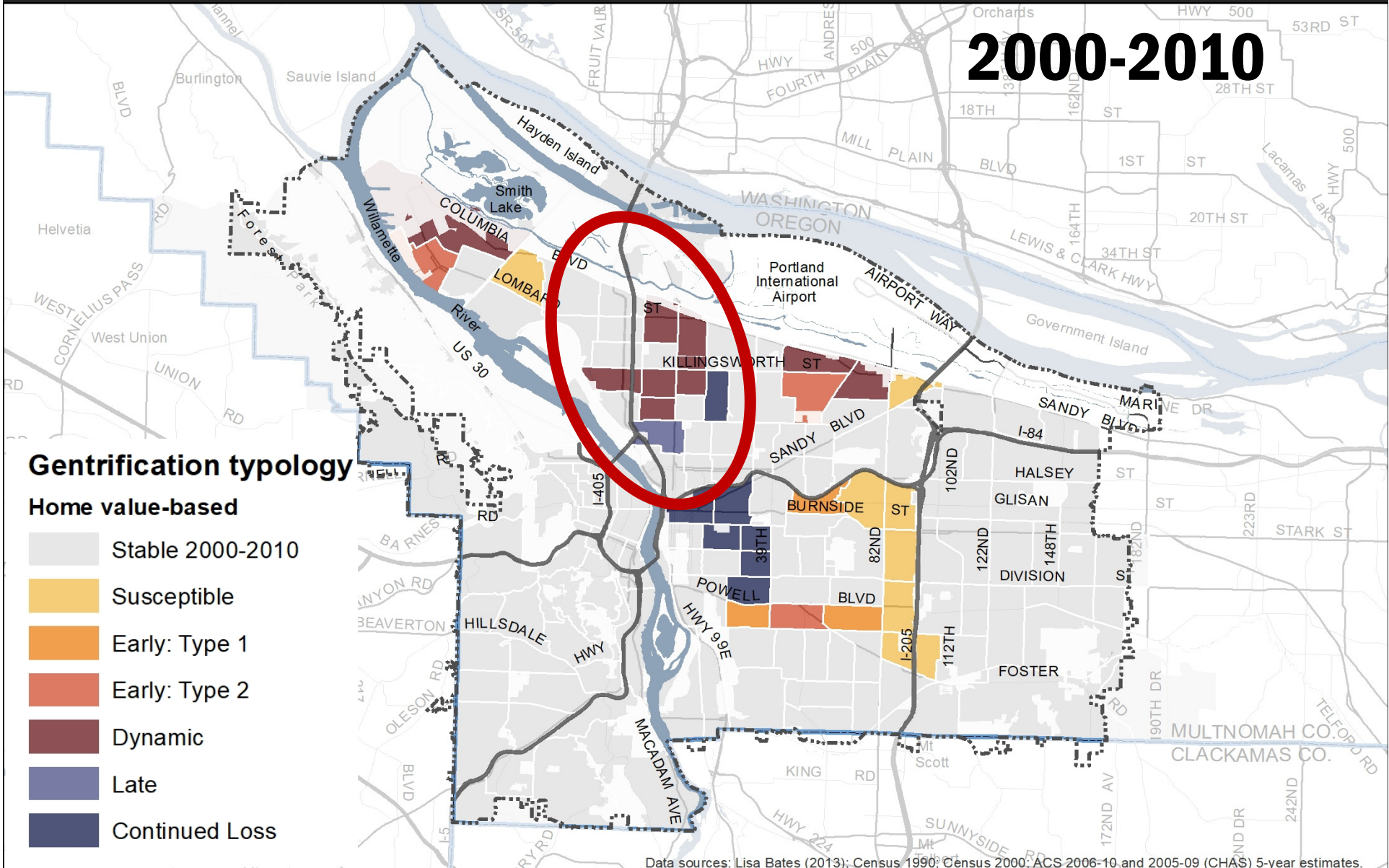
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Gentrification and displacement typology assessment

2000-2010

2000-2010



Gentrification typology

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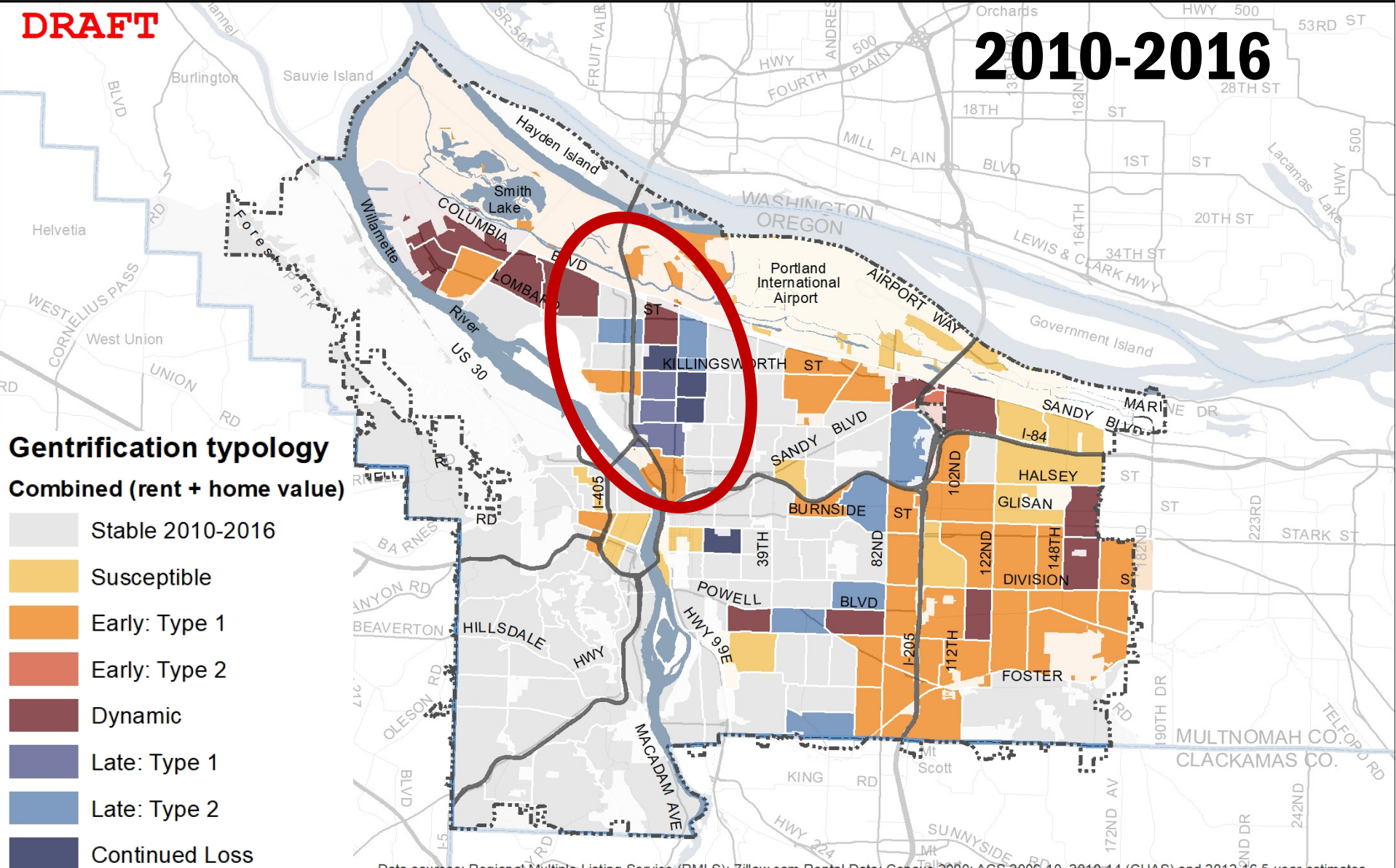
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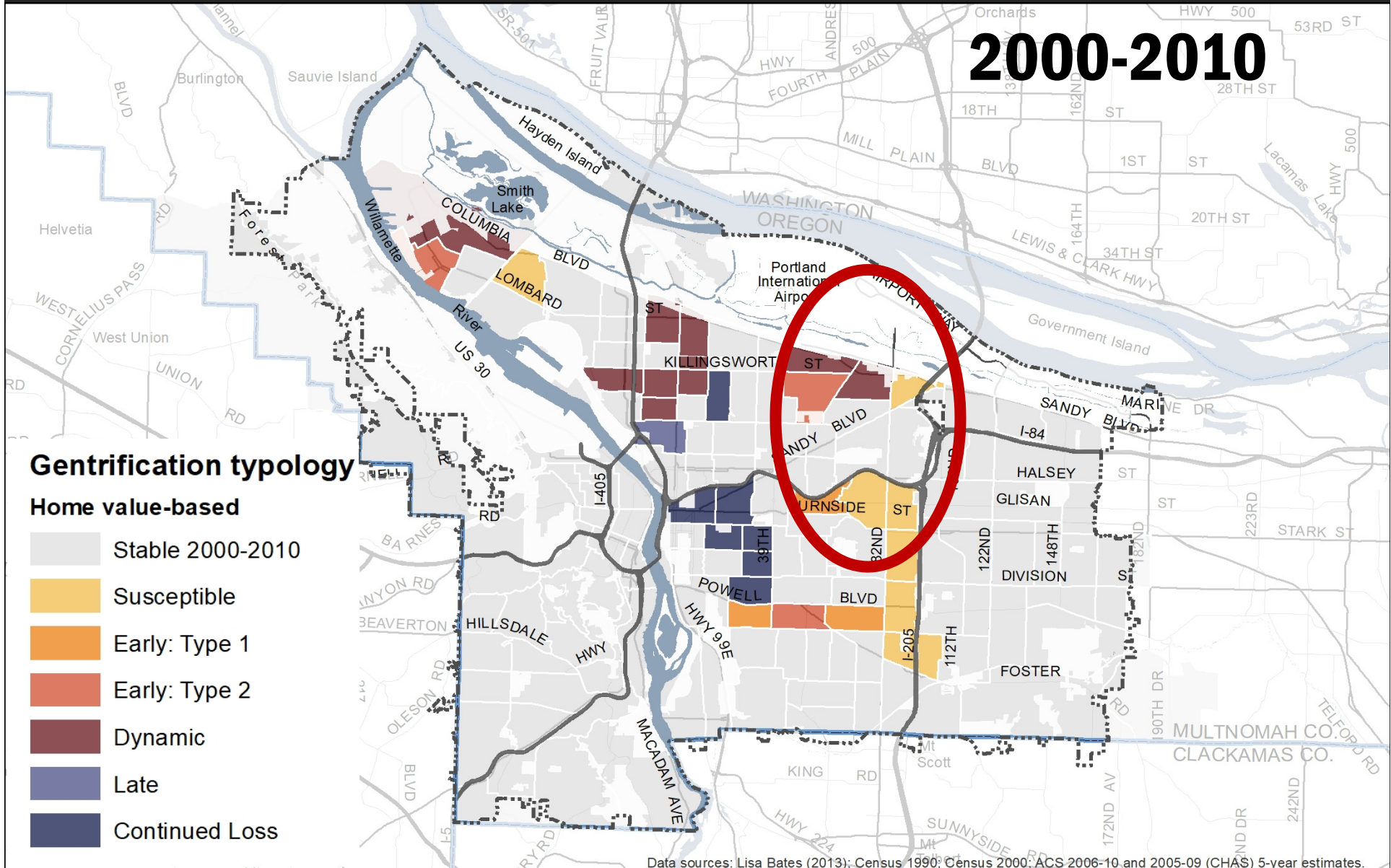
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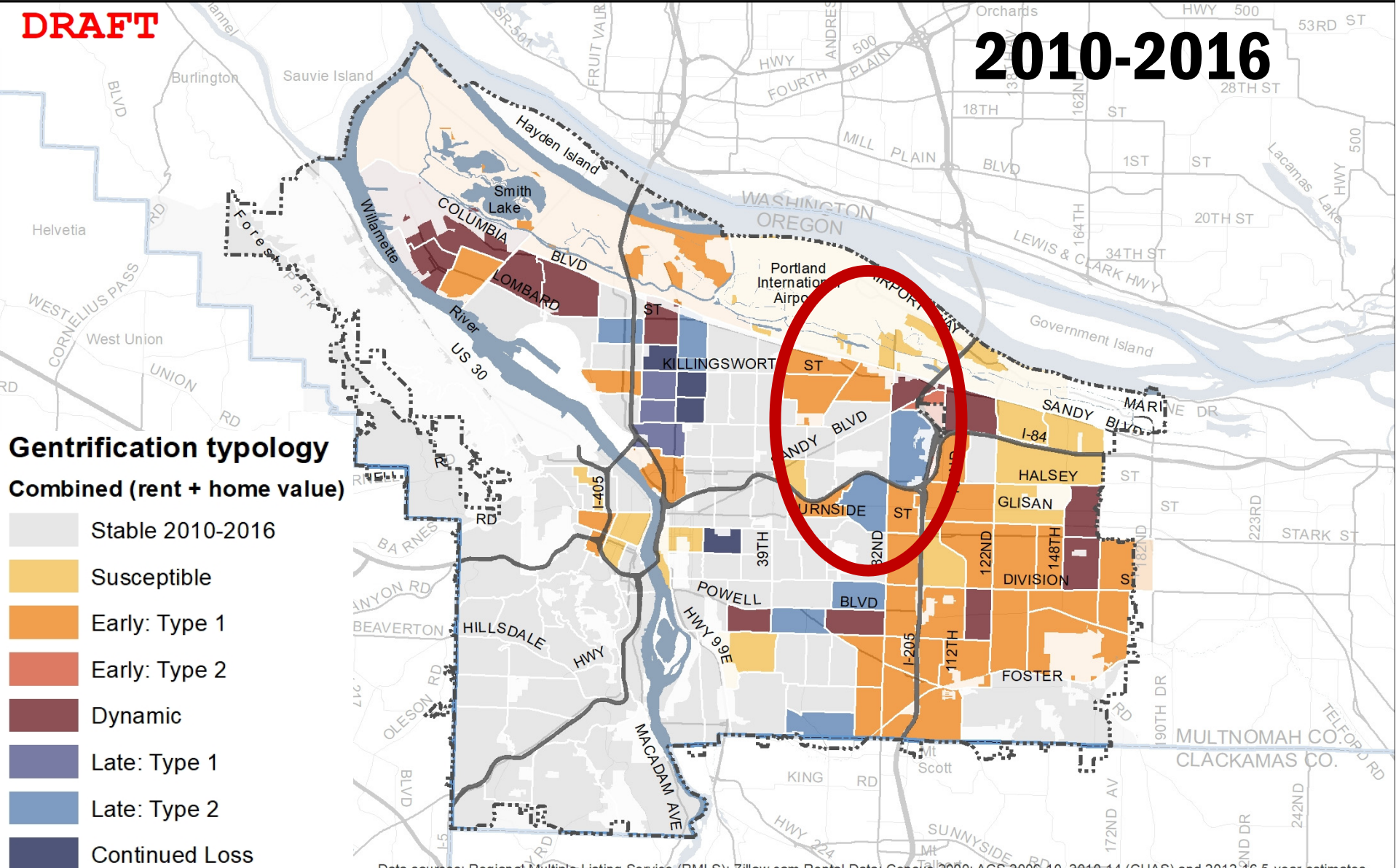
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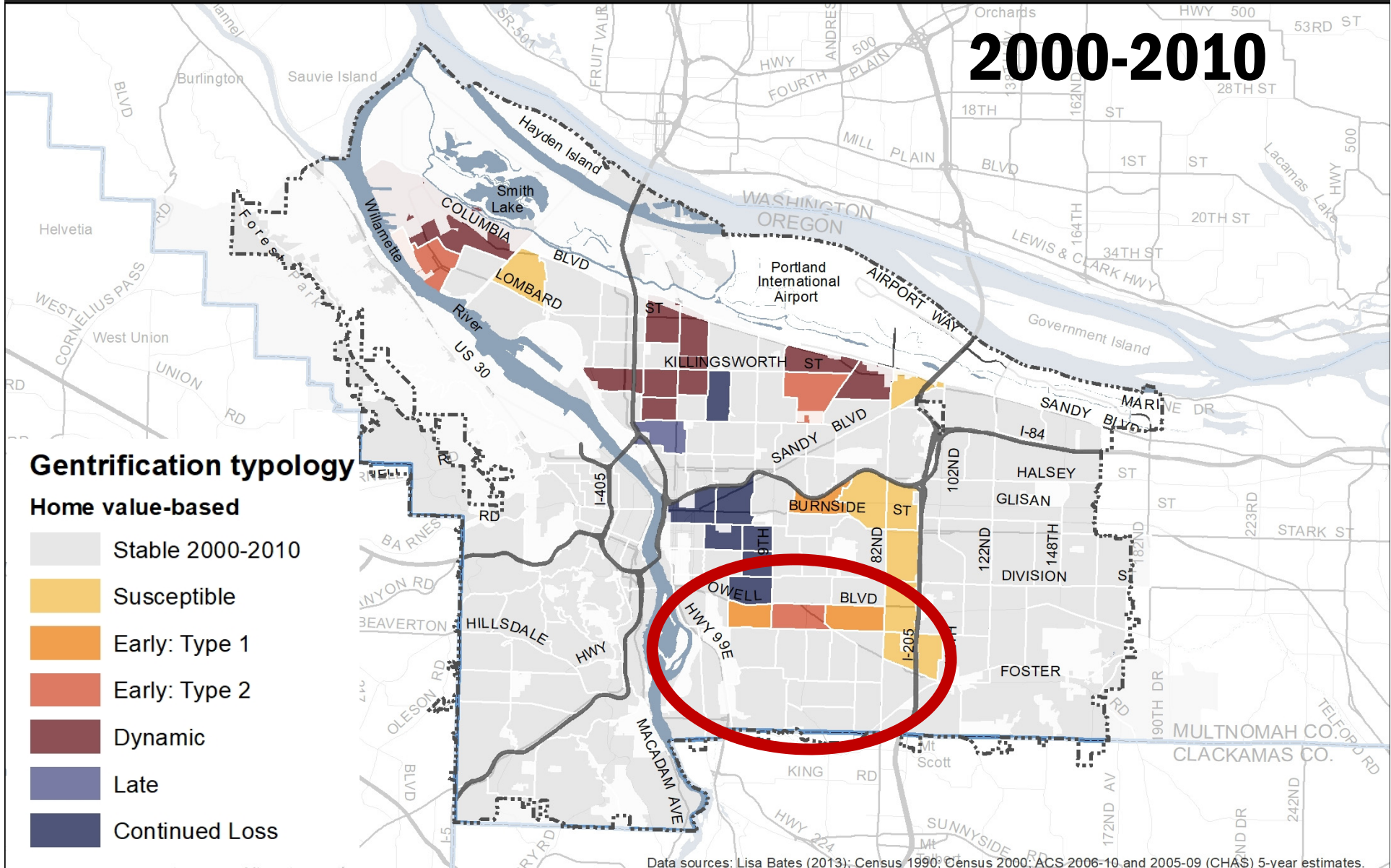
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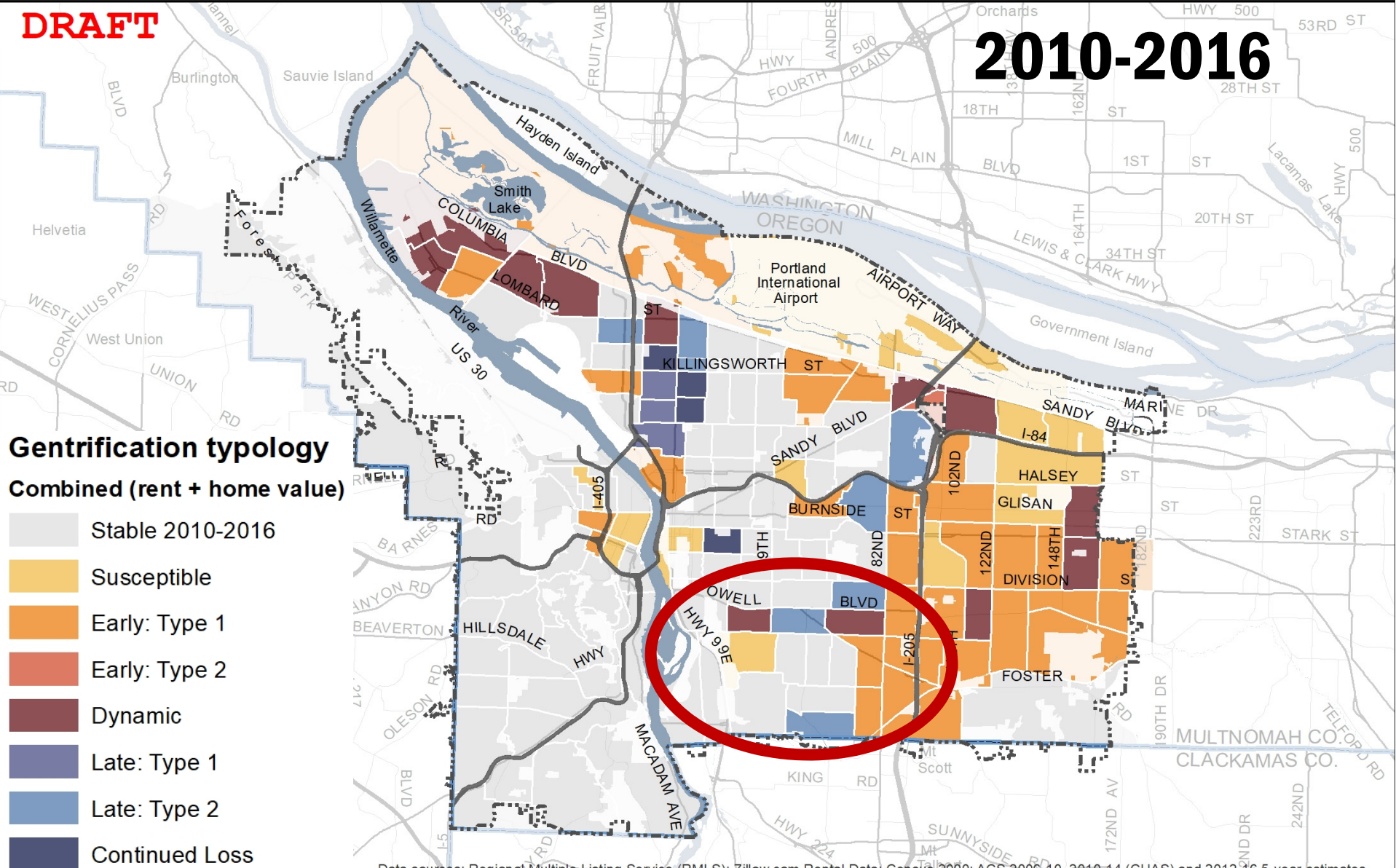
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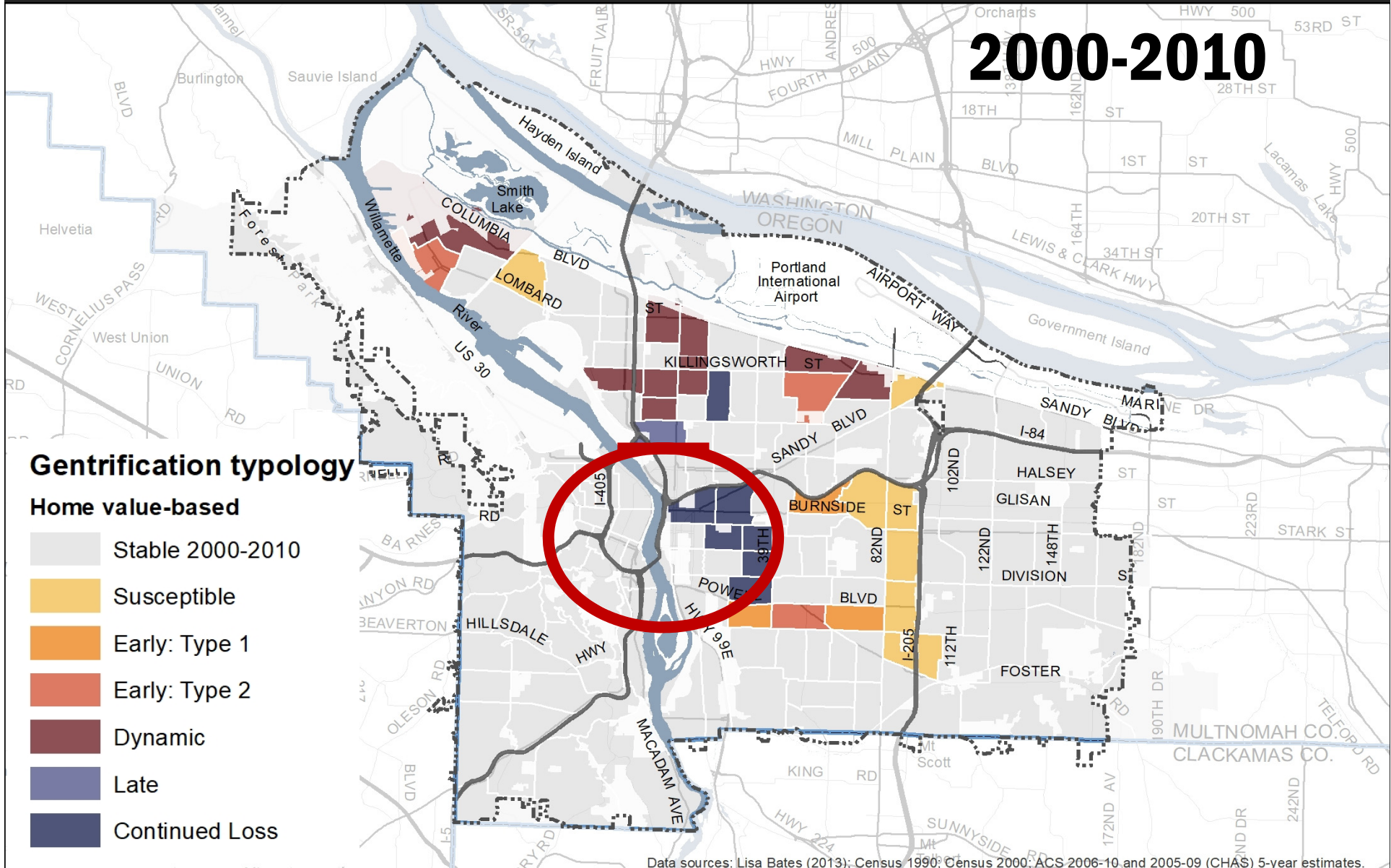
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0 1 2 Miles



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Gentrification and displacement typology assessment

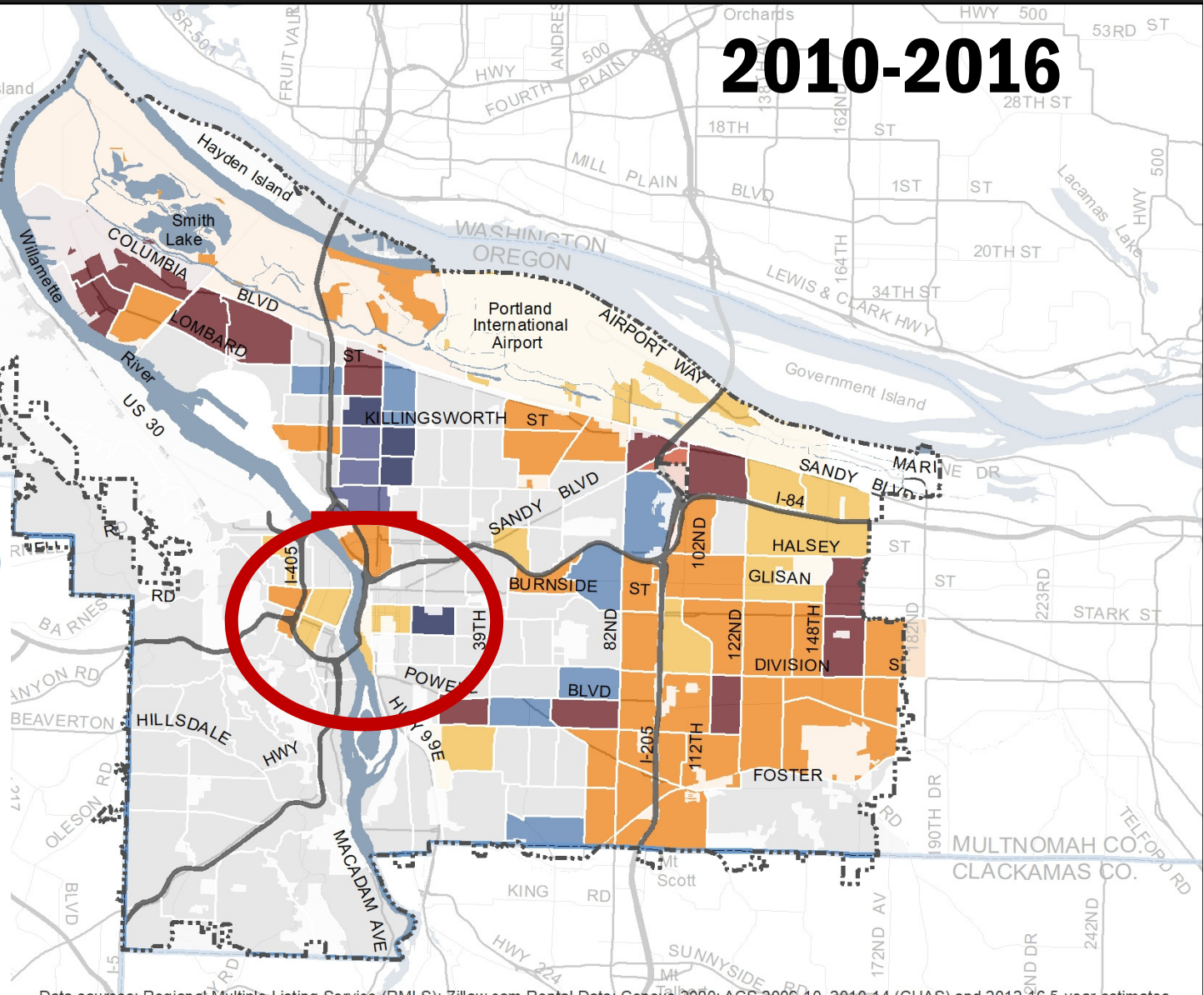
2010-2016

DRAFT

2010-2016

Gentrification typology Combined (rent + home value)

-  Stable 2010-2016
-  Susceptible
-  Early: Type 1
-  Early: Type 2
-  Dynamic
-  Late: Type 1
-  Late: Type 2
-  Continued Loss



Data sources: Regional Multiple Listing Service (RMLS); Zillow.com Rental Data; Census 2000; ACS 2006-10, 2010-14 (CHAS) and 2012-16 5-year estimates.

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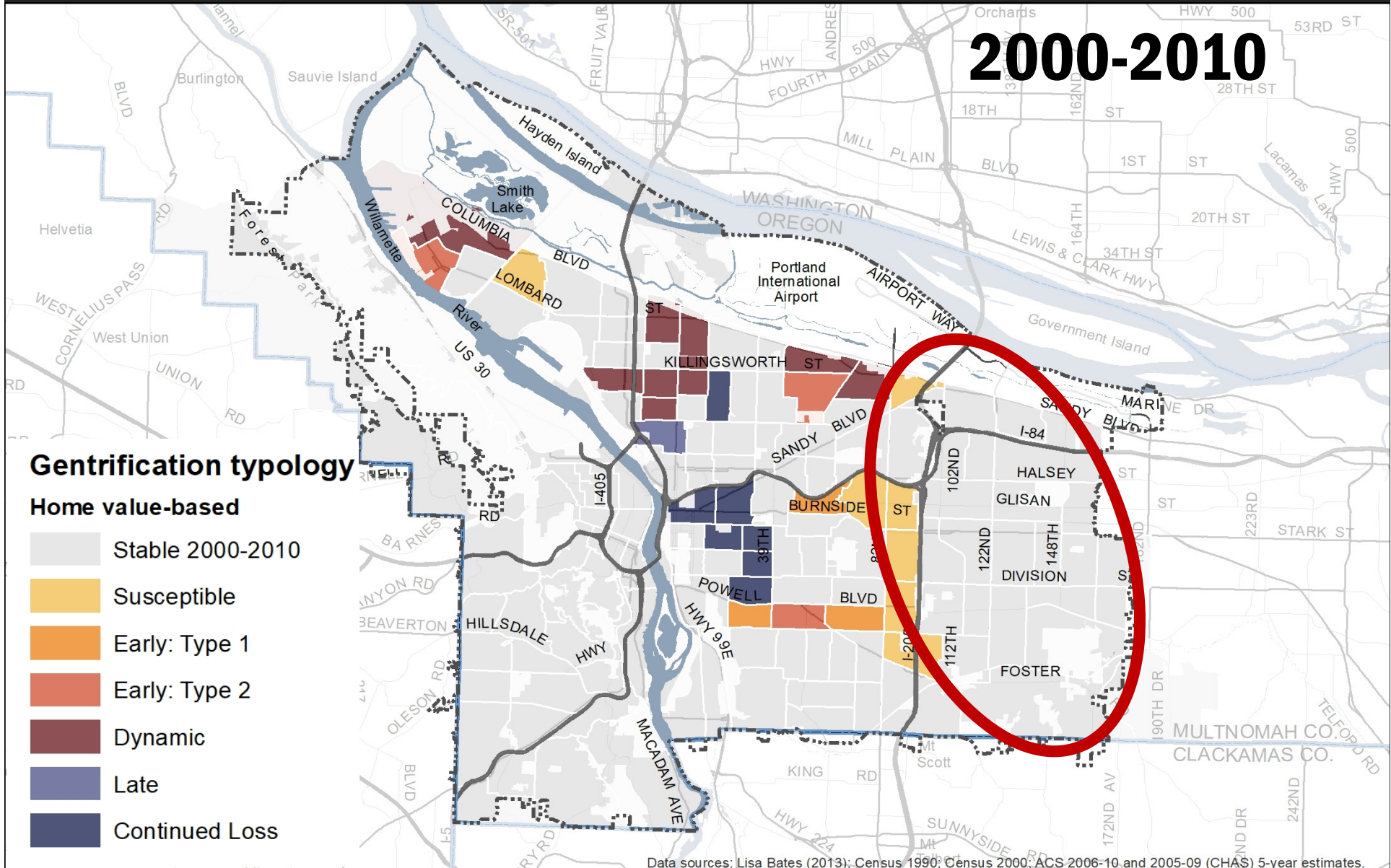
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Gentrification and displacement typology assessment

2000-2010

2000-2010



Gentrification typology

Home value-based

- Stable 2000-2010
- Susceptible
- Early: Type 1
- Early: Type 2
- Dynamic
- Late
- Continued Loss

Data sources: Lisa Bates (2013); Census 1990; Census 2000; ACS 2006-10 and 2005-09 (CHAS) 5-year estimates.

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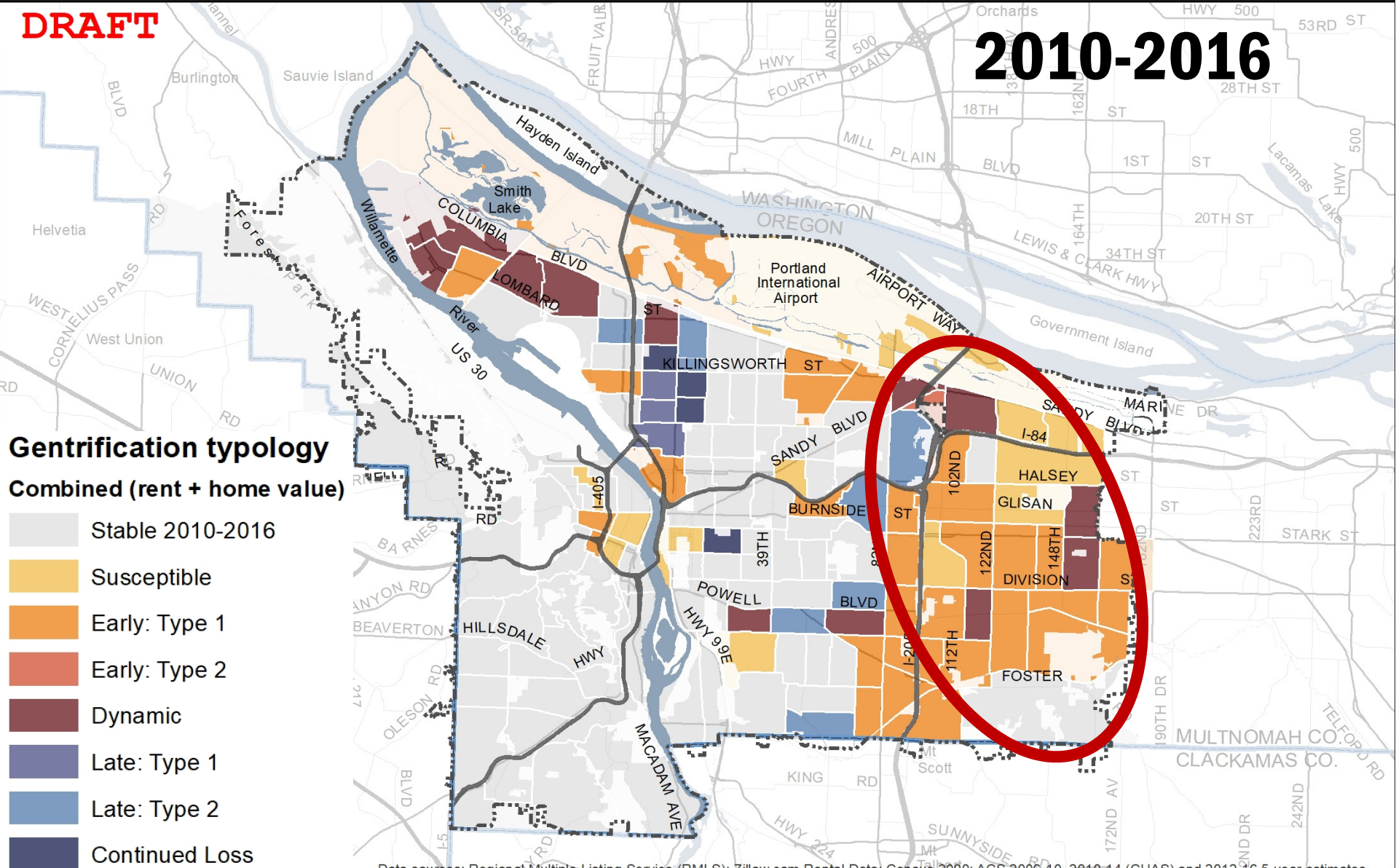
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Gentrification and displacement typology assessment

2010-2016

DRAFT

2010-2016



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Typologies by the numbers

Typology	Population	Households	Tracts
Susceptible	47,920	21,684	12
Early: Type 1	154,195	57,395	30
Early: Type 2	1,958	743	1
Dynamic	64,111	24,141	12
Late: Type 1	10,953	4,694	3
Late: Type 2	35,451	14,033	7
Continued loss	14,251	5,991	4
Total	328,839	128,681	69



Social equity investment strategy



Displacement Challenge

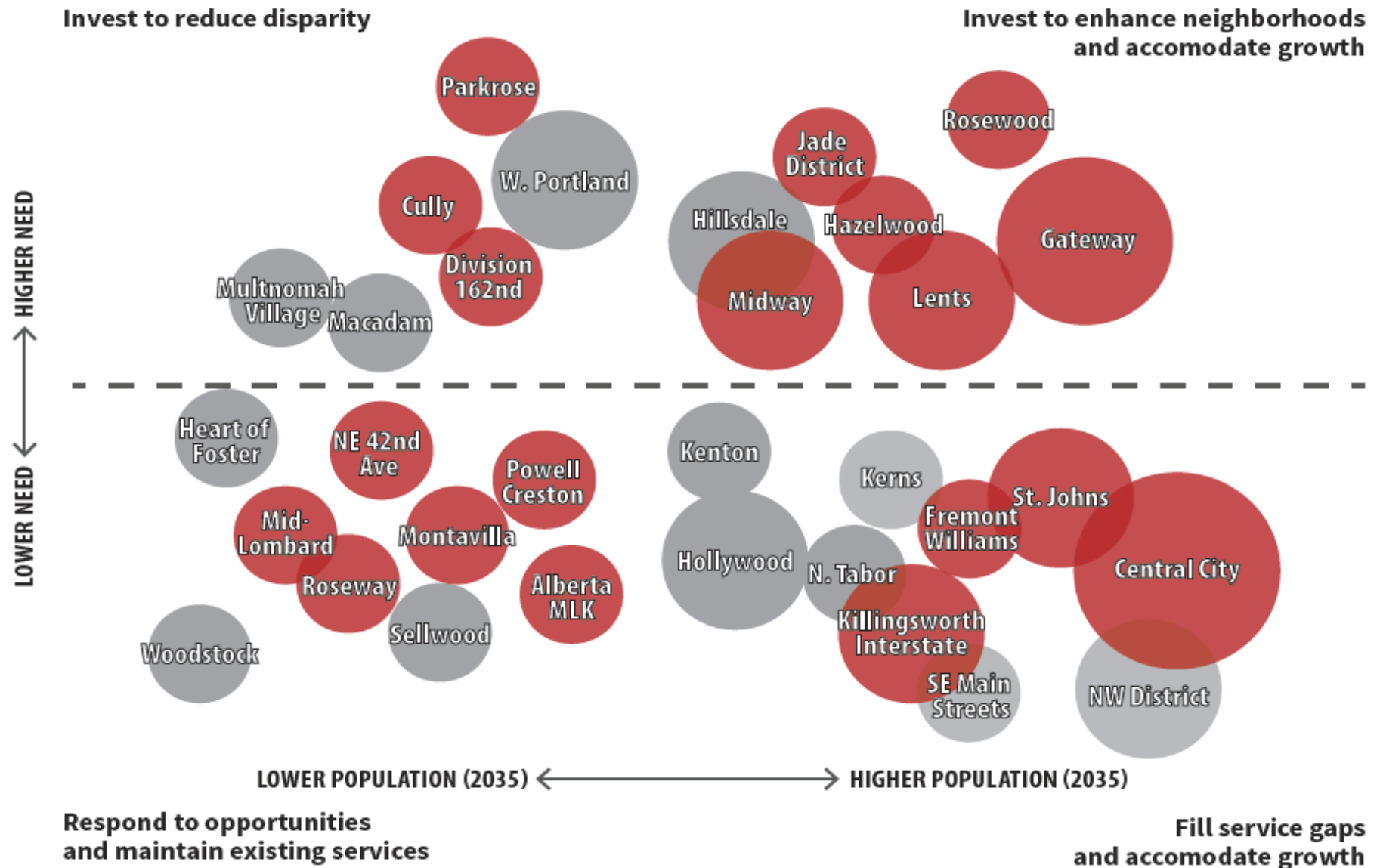
The goal to improve neighborhoods for current residents often results in making neighborhood **more attractive**.

More attractive places will have **increased rents and home values**.

This in turn leads to **involuntary displacement**.

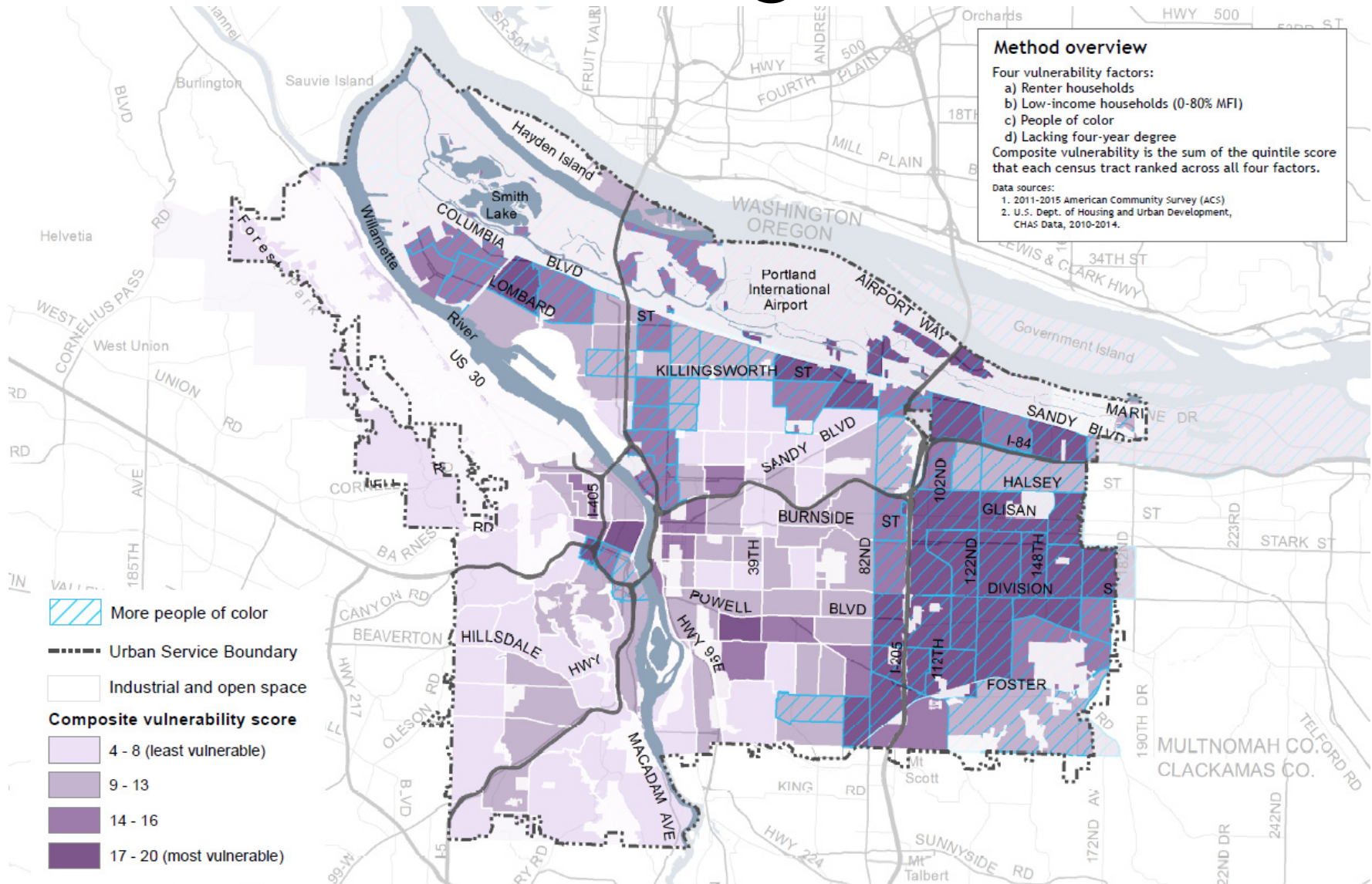


Investment strategies for complete centers



Circle sizes correspond to center types: Central City (largest), Gateway Regional Center, Town Centers and Neighborhood Center (smallest). Darker red circles indicate that the center includes higher than average concentrations of vulnerable residents, such as renters, communities of color, households with low-median incomes and/or low education levels.

Vulnerable neighborhoods



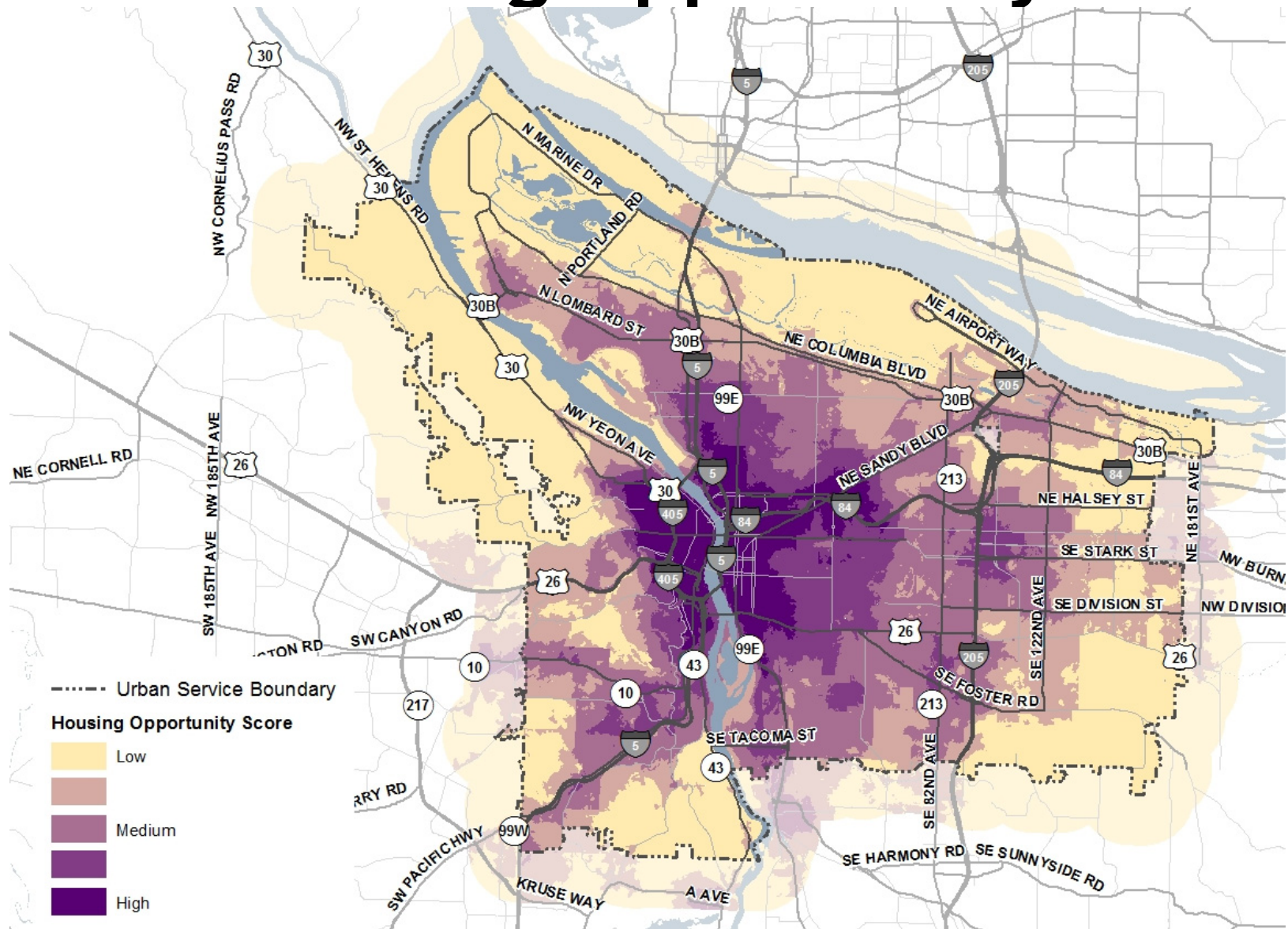
Housing Opportunity

Social indicators of health and measure access to:

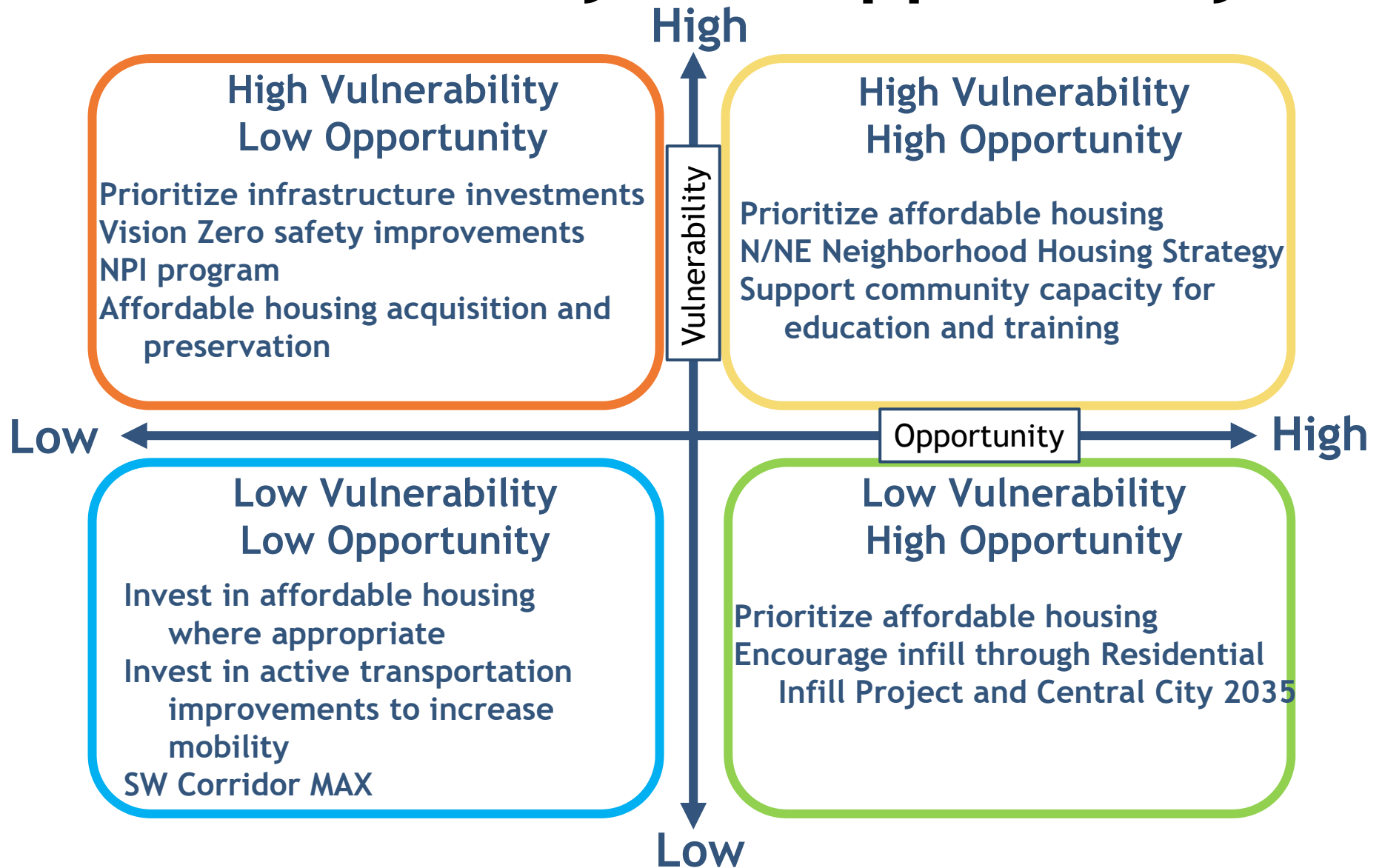
- Education
- Jobs
- Transportation (transit and sidewalks),
- Healthy Eating, Active Living (food, parks, and health care)

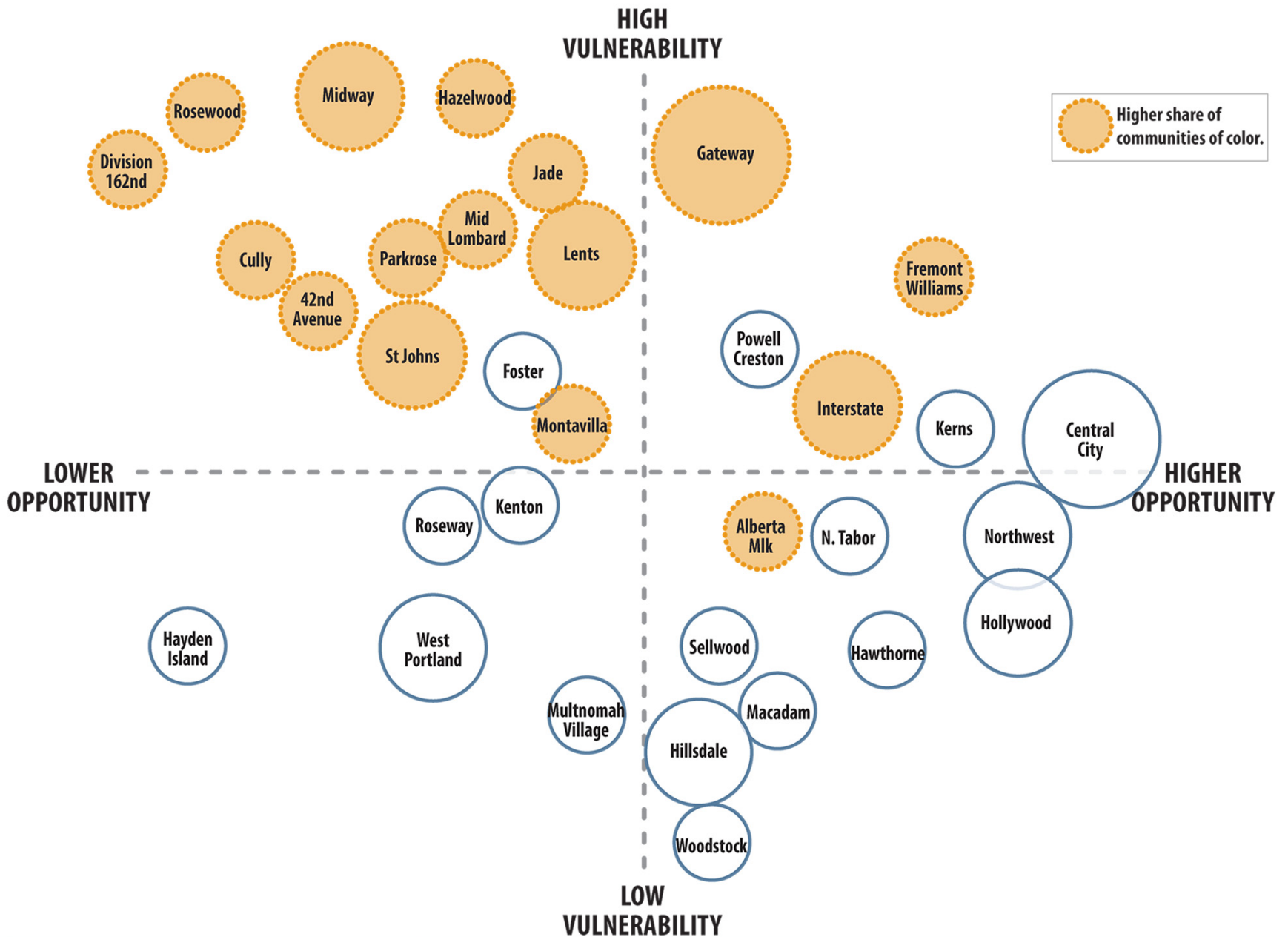


Housing Opportunity



Vulnerability and Opportunity

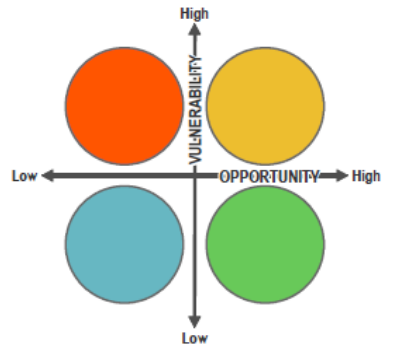




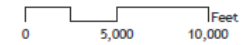
Centers Opportunity/ Vulnerability Matrix

Legend

Opportunity/Vulnerability Matrix



- Higher share of Communities of Color
- Rapidly increasing Rents or Home Prices
- City Boundary



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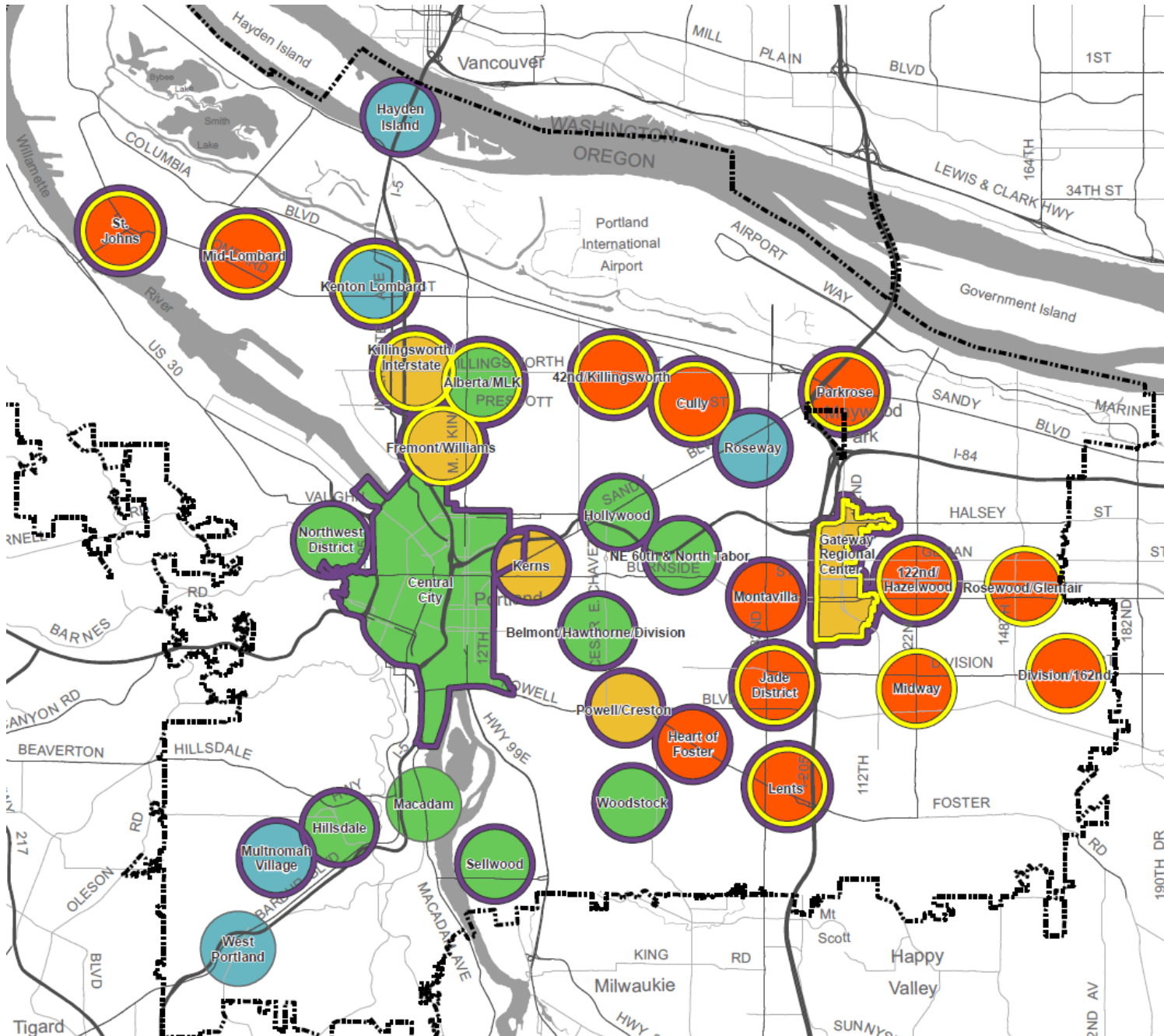


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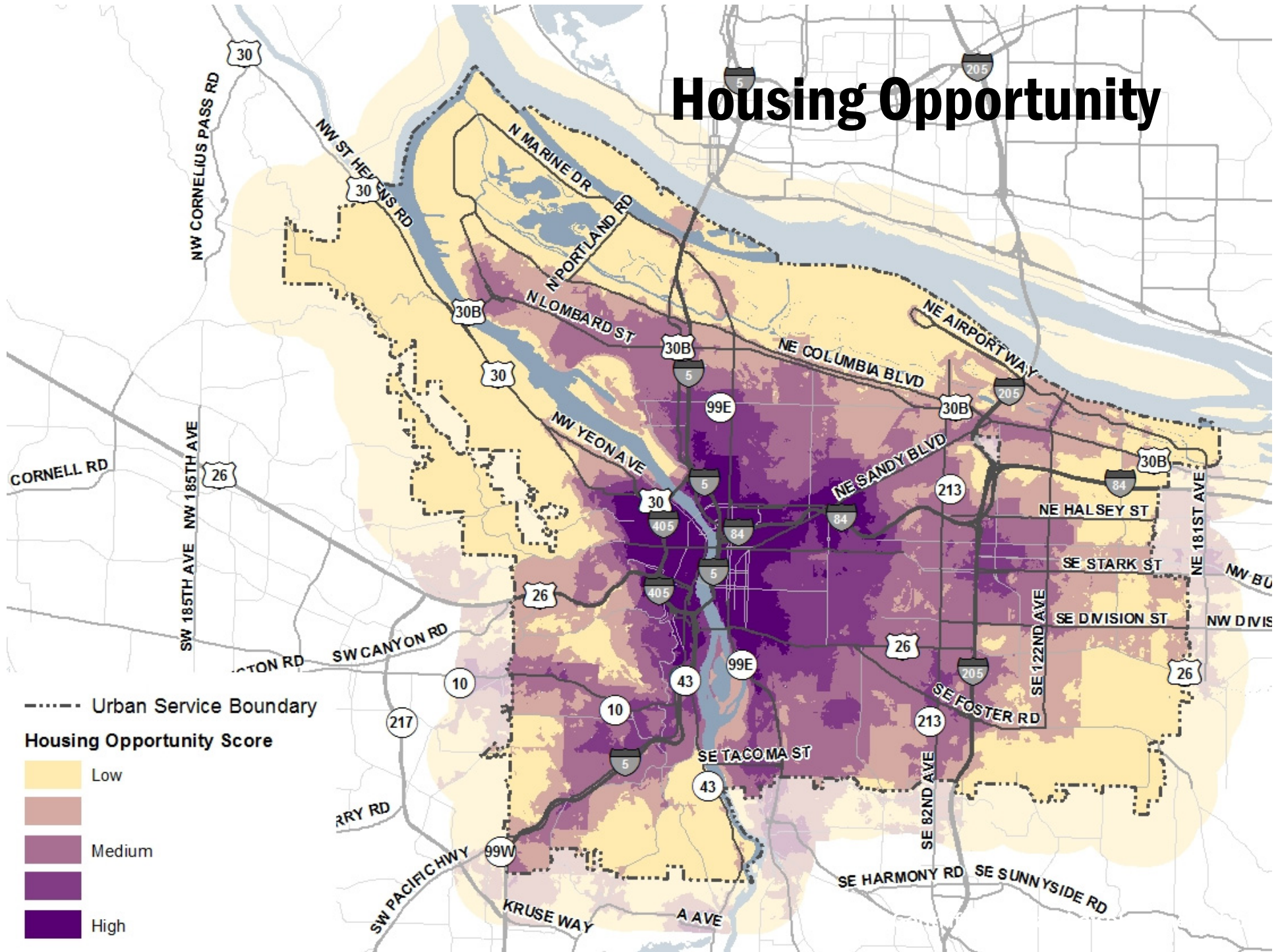
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Displacement risk in the Residential Infill Project



Housing Opportunity

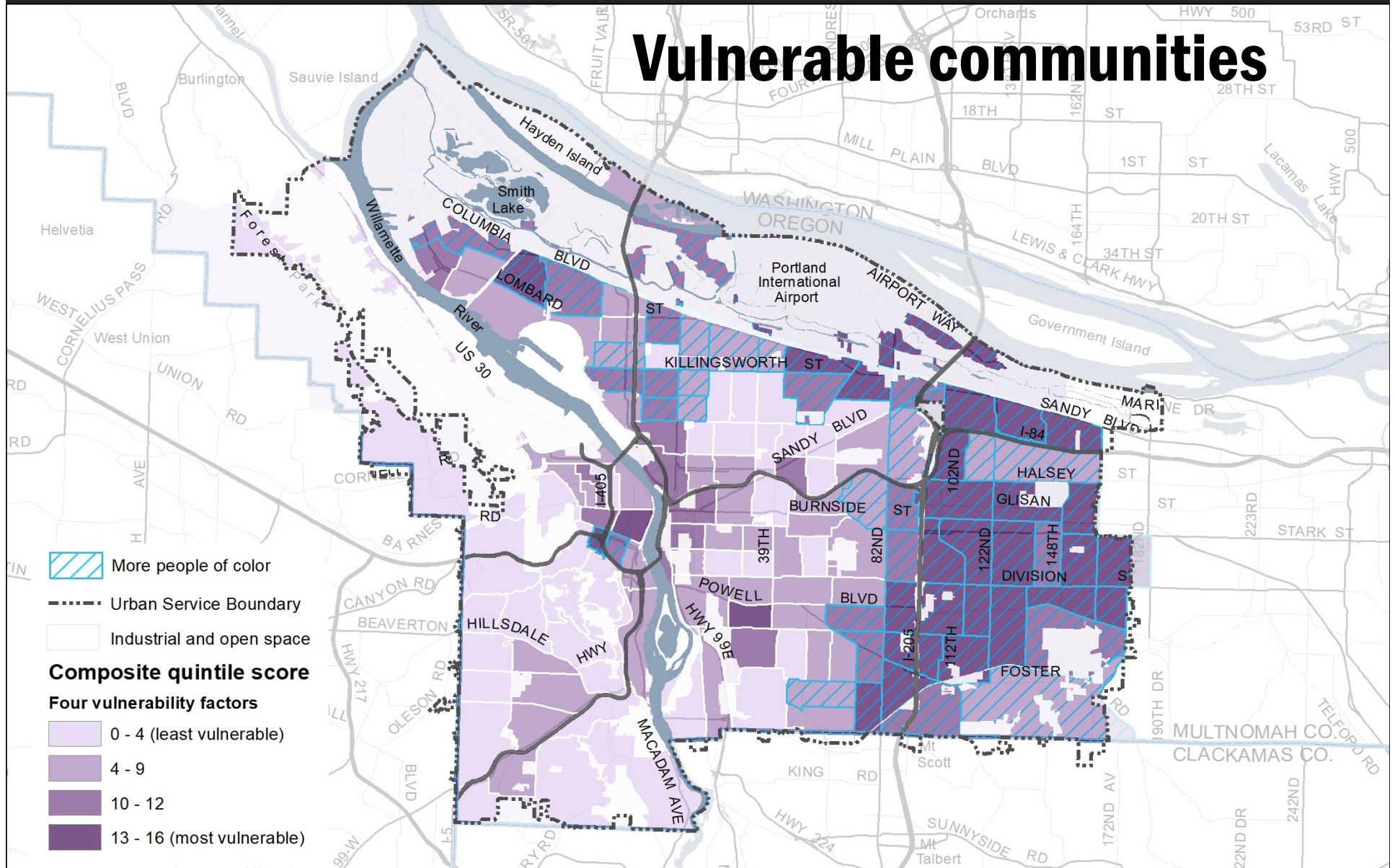


----- Urban Service Boundary

Housing Opportunity Score

- Low
- Medium
- High

Vulnerable communities



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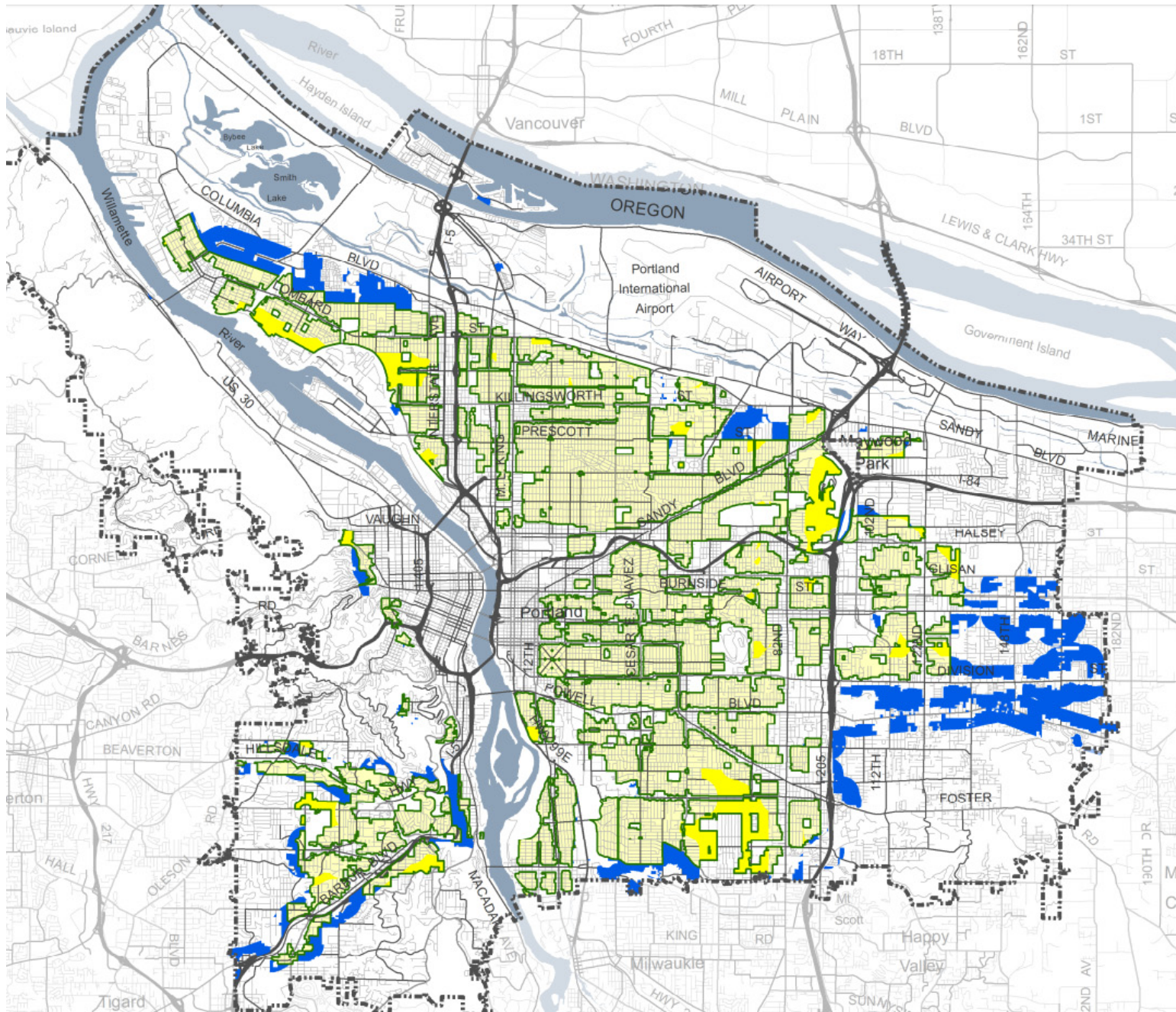
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Oct 2017
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 Geographic Information System

Residential Infill Project Map 2: Proposed New "a" Overlay Zone with Areas Subtracted and Added

Legend

- Proposed new 'a' overlay zone (Additional Housing Opportunity overlay zone)
- R2.5, R5, R7 zoned properties subtracted from the 'a' overlay (originally in Concept Boundary)
- R2.5, R5, R7 zoned properties added to the 'a' overlay (not originally in Concept Boundary)
- City Boundary



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