

# PHAC

## A discussion about potential displacement

June 4, 2019



Residential Infill  
Project  
Single-Dwelling Zones

Better Housing  
by Design  
Multi-Dwelling Zones

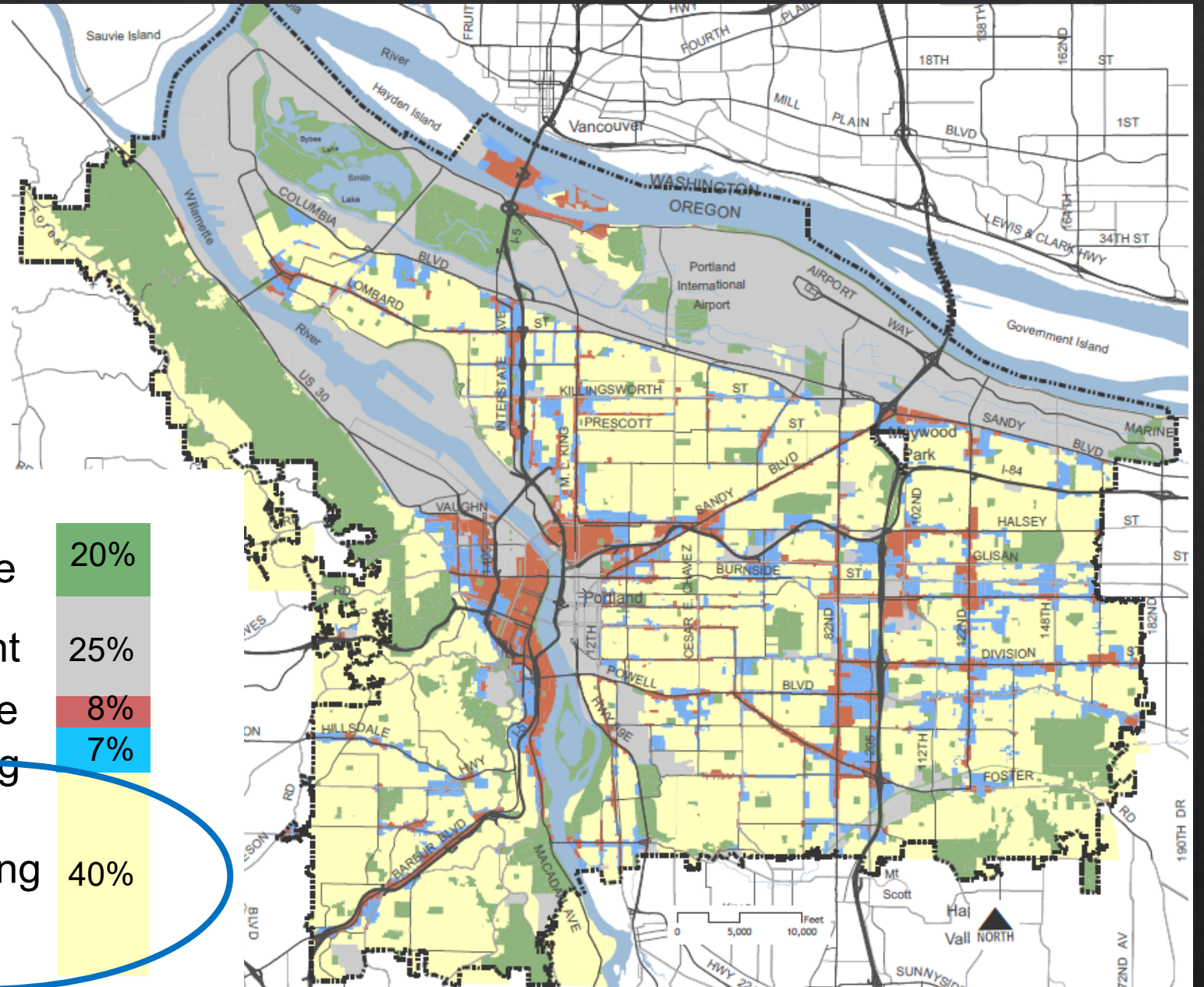
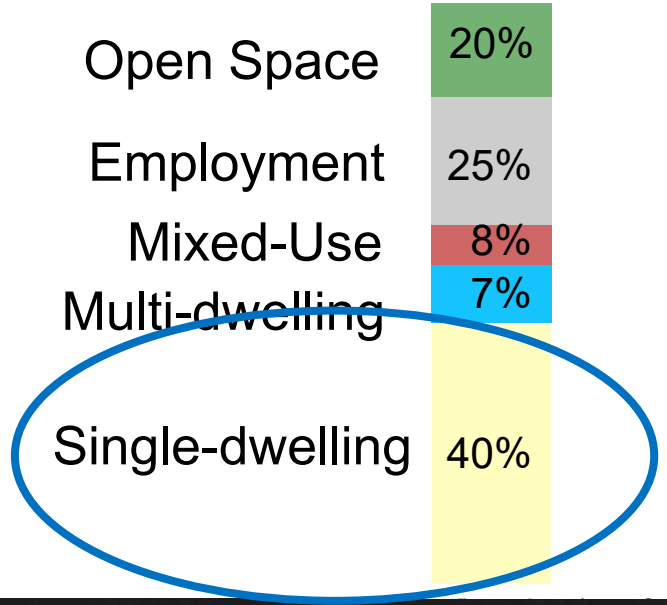
Mixed Use Zones  
Project  
Commercial/Mixed  
Use Zones

# Residential Infill Project

Key Proposals and Displacement Risk Analysis



# Residential Infill Project Scope



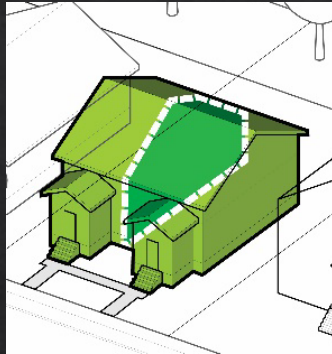
# Key Proposals

- More housing types
- More locations
- Limit building size based on type

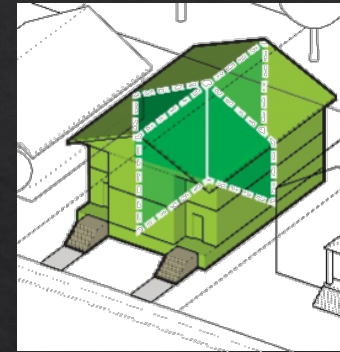
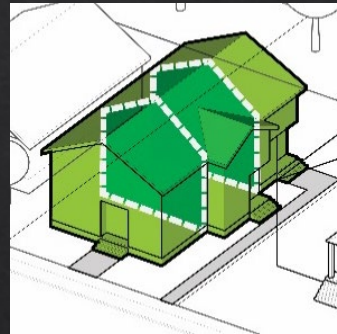


# Allow for more housing types

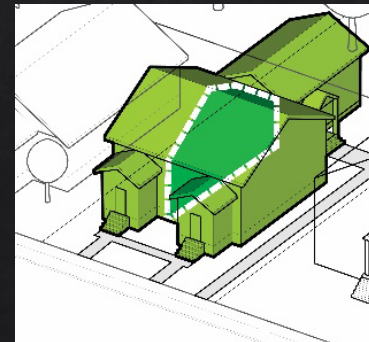
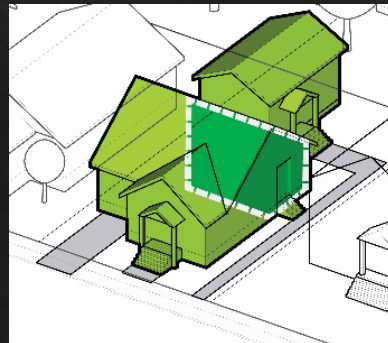
Allow duplexes, triplexes and fourplexes



Corner lots



Allow a house +2 ADUs, or duplex +1 ADU.



# Allow for more housing types ...in more locations

Allow in nearly all R2.5, R5, R7 zones

- ❖ 'a' → 'z' overlay (constraints)
  - ❖ Natural resource inventory
  - ❖ Landslide risk
  - ❖ Flood plains



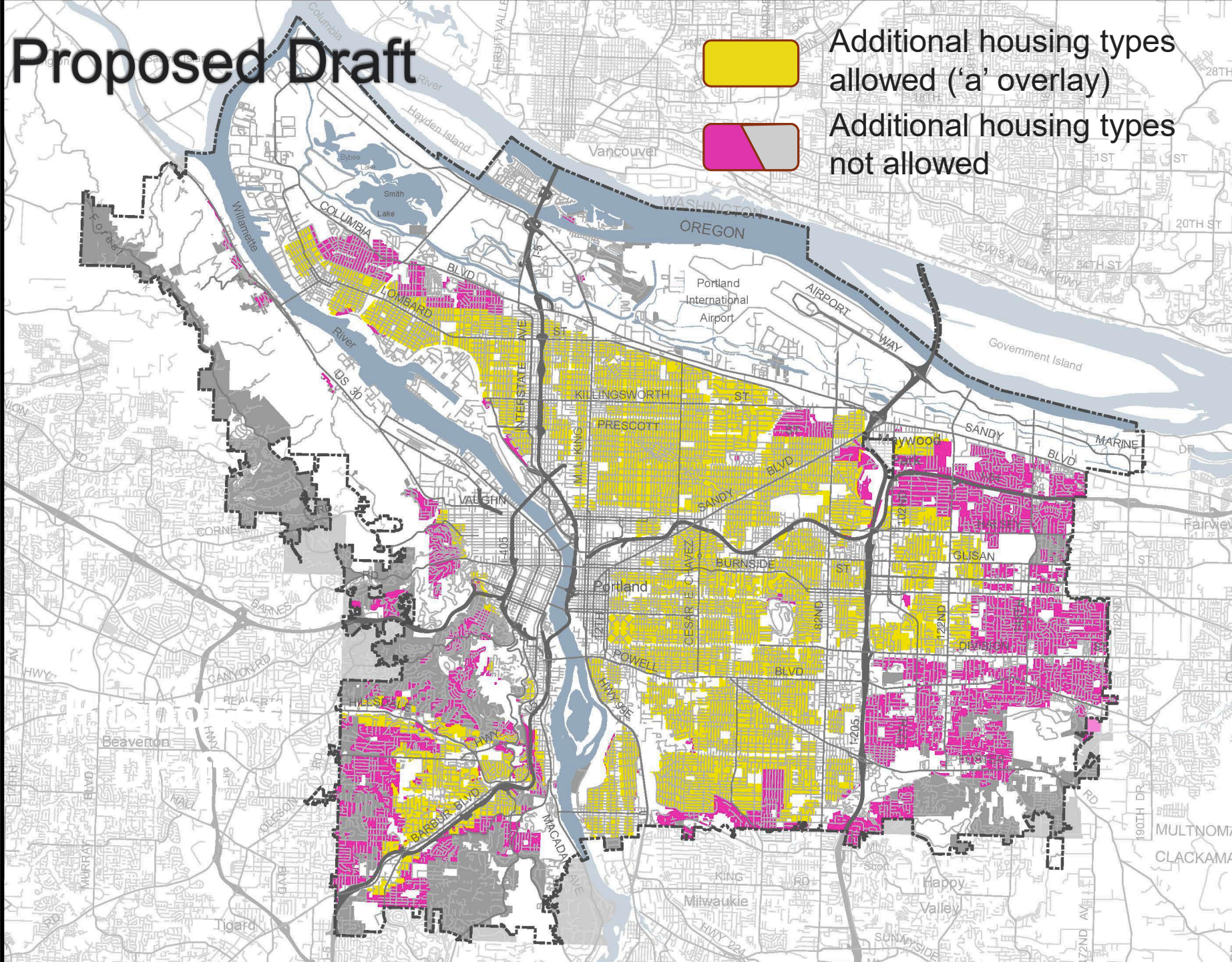
# Proposed Draft



Additional housing types allowed ('a' overlay)



Additional housing types not allowed





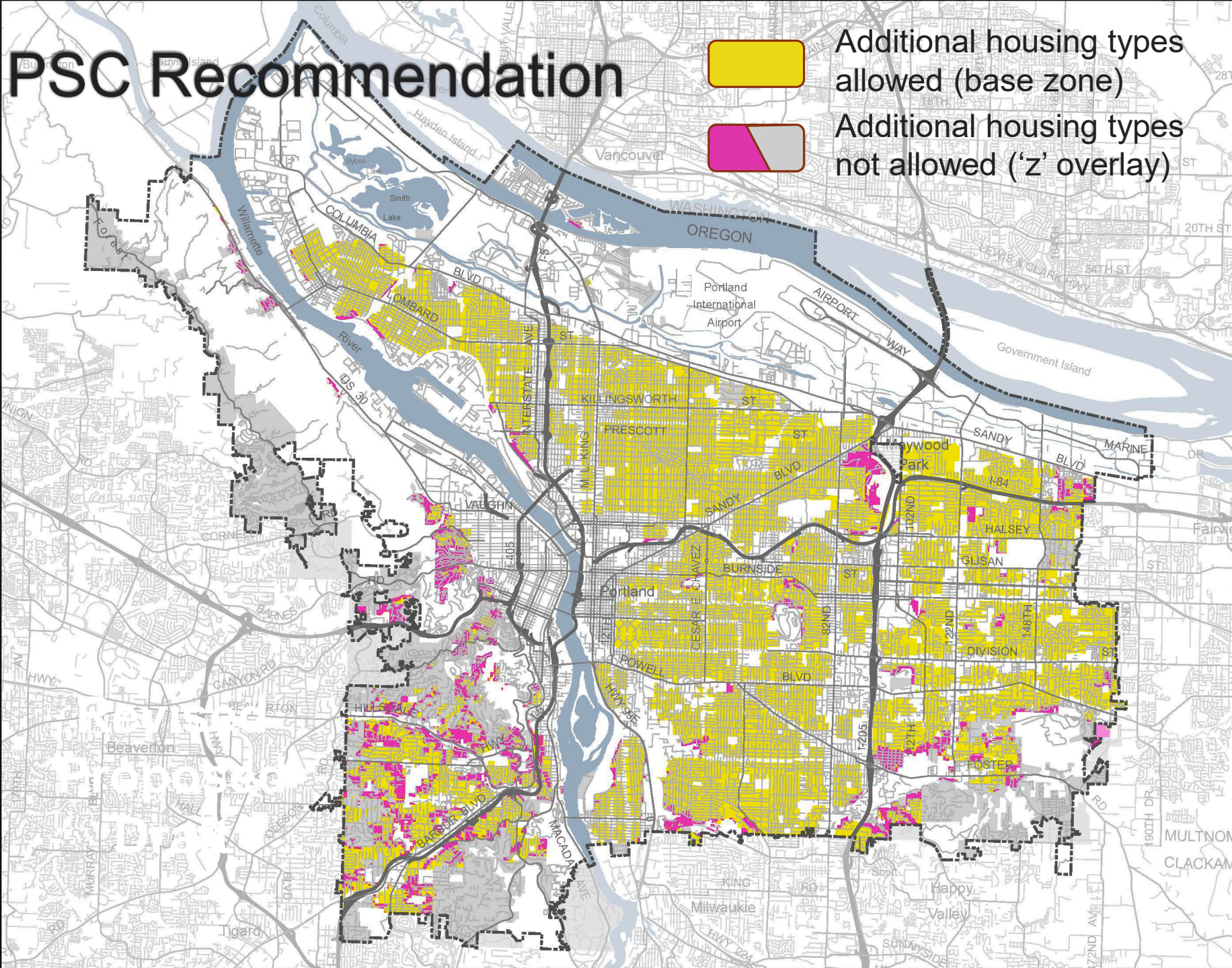
# PSC Recommendation



Additional housing types allowed (base zone)



Additional housing types not allowed ('z' overlay)

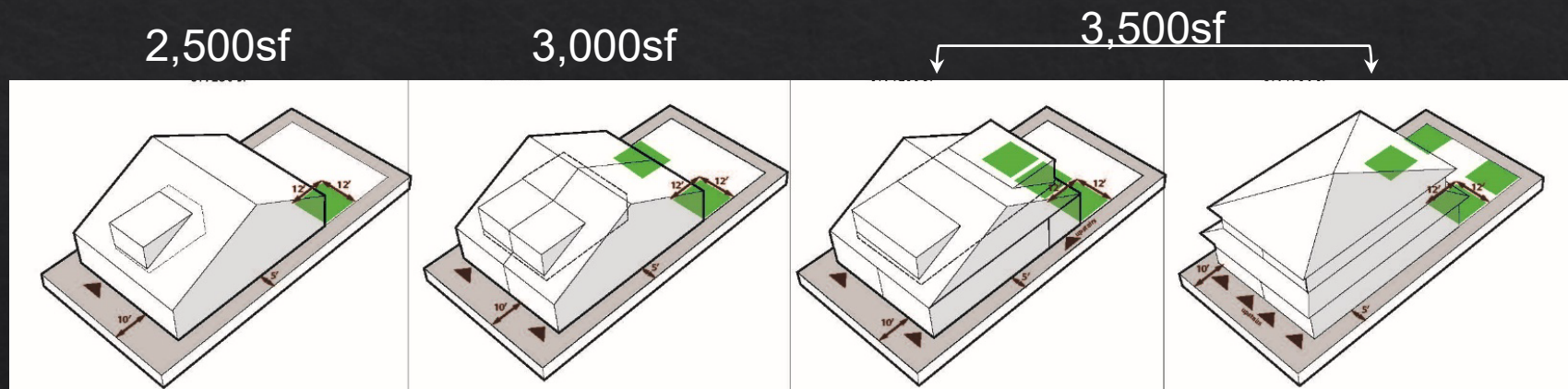




# Allow for more housing types, in more locations ...while limiting their overall size

Use floor-to-area ratio (FAR), that is less than what is achievable today.

Scale the FAR to increase with the second and third units.



• House

- House +ADU
- Duplex

- House +2 ADUs
- Duplex +1 ADU
- Triplex

• Fourplex

achievable today



# Displacement Risk



**Direct displacement** - Occurs when government acquires property through eminent domain and a property owner is forced to sell their home

**Indirect Displacement** - Occurs when policy changes create measurable impacts on market dynamics, such as an increase in rates of redevelopment

**Induced Displacement** - Occurs when market conditions respond to new development and changes in neighborhood character and impact existing housing units in terms of increasing rents or prices

# Framework for analysis

Inputs

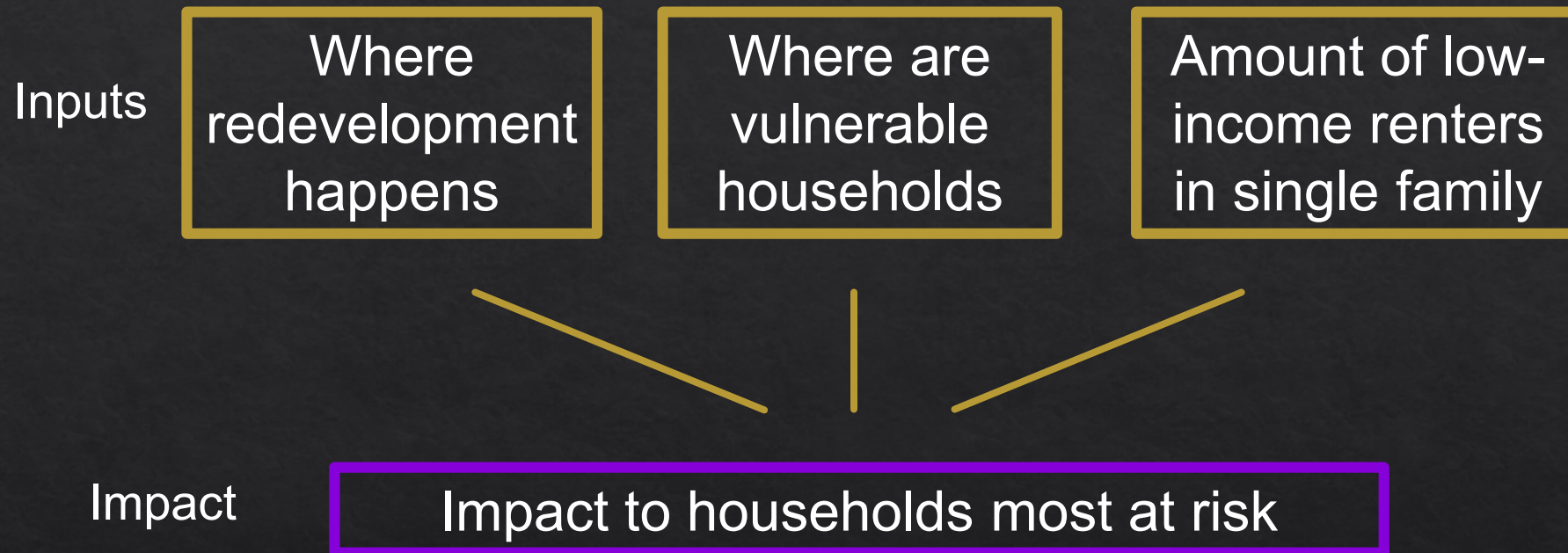
Where  
redevelopment  
happens

Where are  
vulnerable  
households

Amount of low-  
income renters  
in single family



# Framework for analysis



Where redevelopment happens

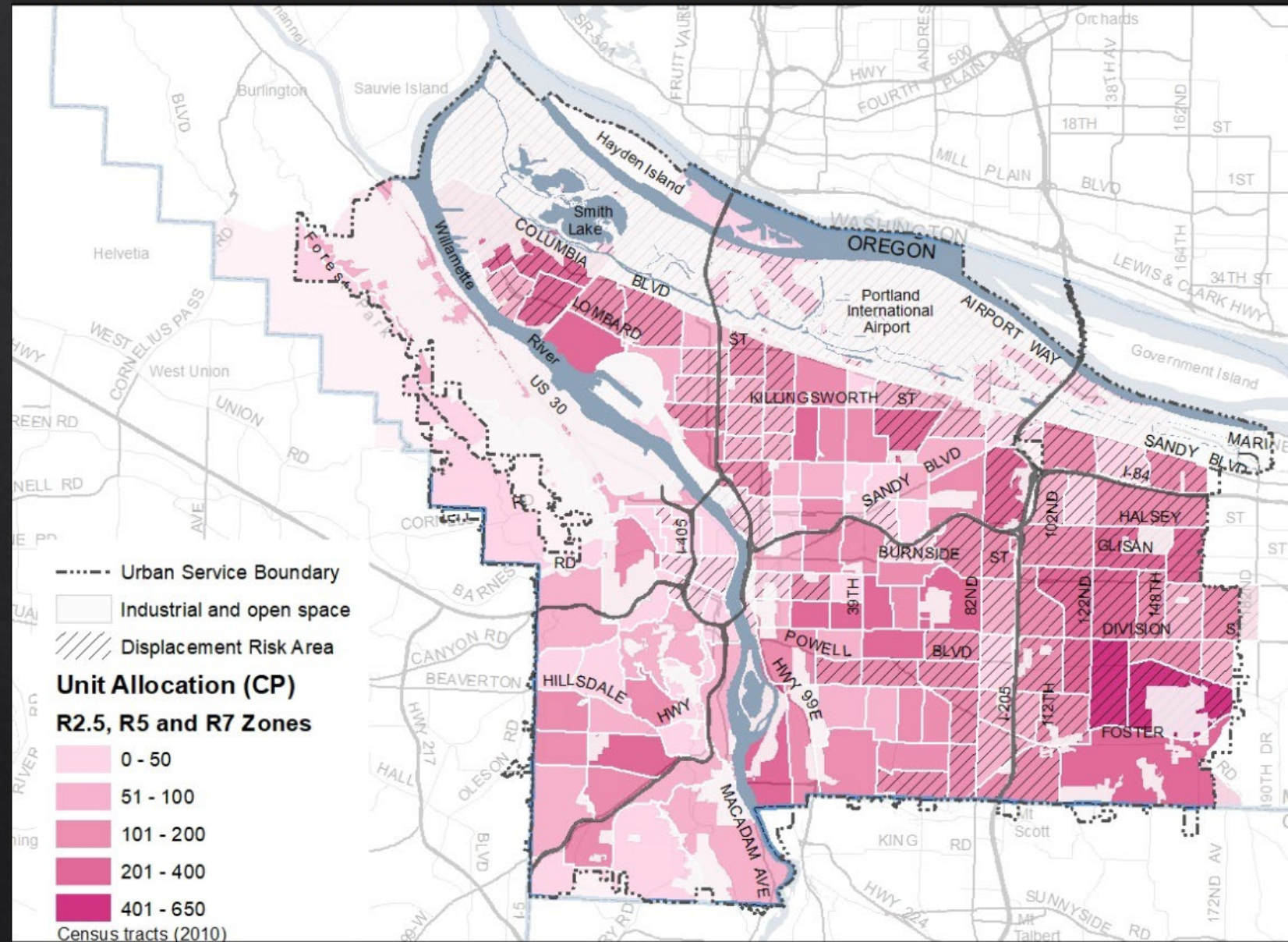
2035 comp plan (baseline scenario)

Allocation

- 16,000 houses

Capacity

- 22,000 units
- 2035 utilization = 75%



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Residential Infill Project Displacement, Collaboration, Practical Solutions



Where redevelopment happens

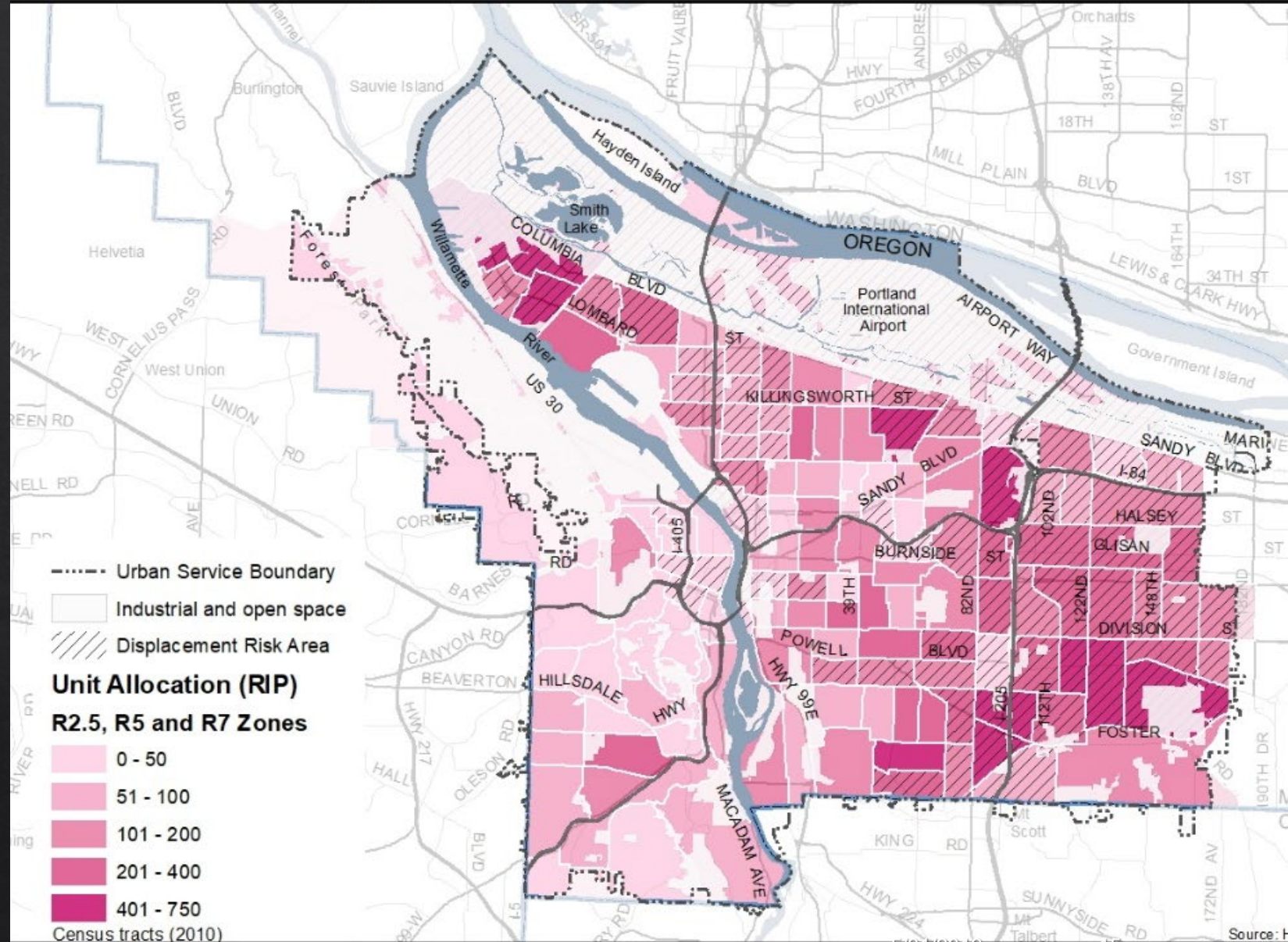
## Residential Infill Project scenario

### Allocation

- 20,000 house, duplex, triplex and fourplex units. (roughly 7,000 buildings)

### Capacity

- 58,000 units
- 2035 utilization = 45%



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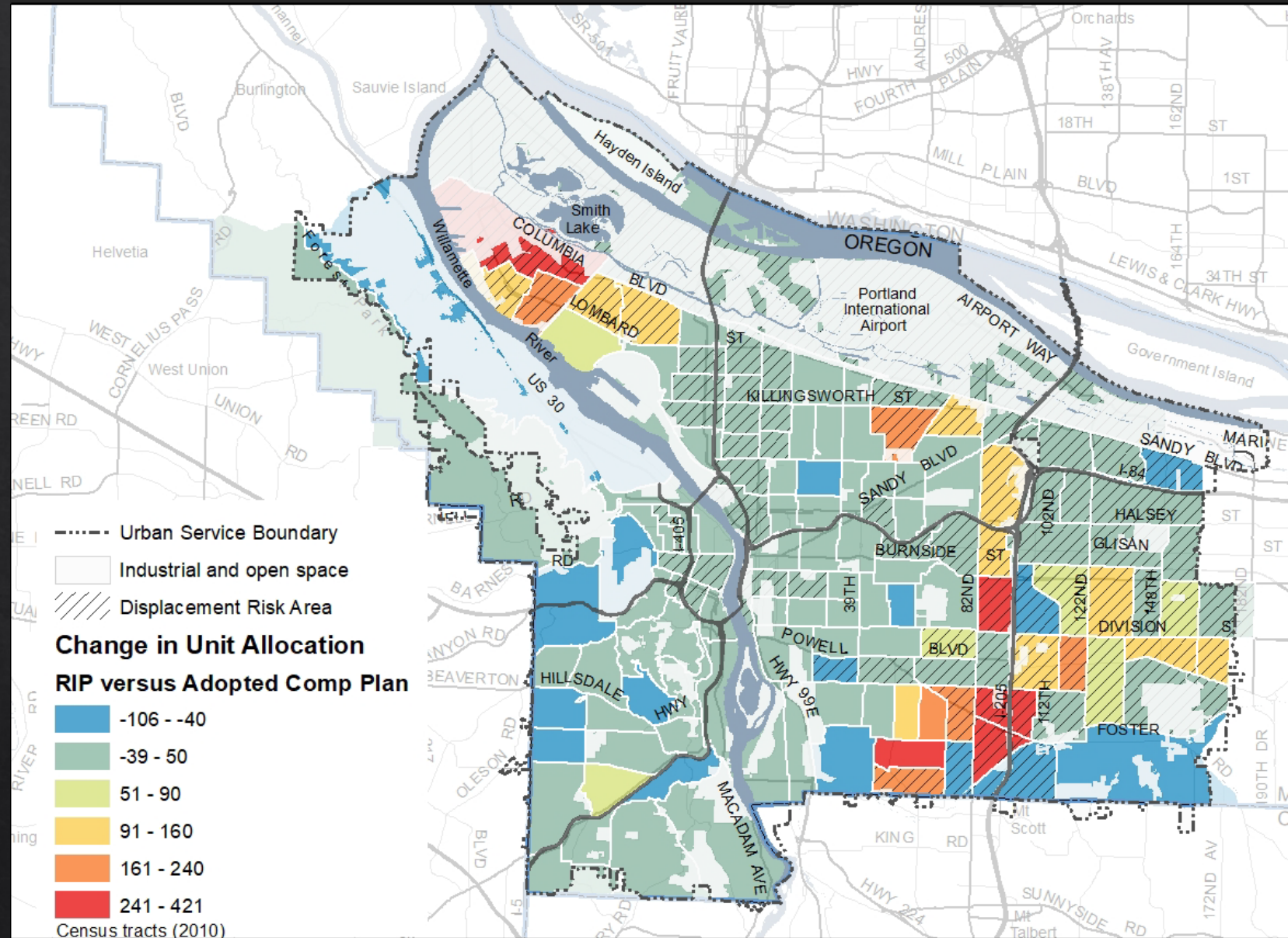
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 Ted Wasker, Mayor • Jacar Anderson, Director



Where redevelopment happens

Comparing Comp Plan to Residential Infill Project

- Reductions in west, inner and far southeast
- Increases around I- 205 corridor and north Portland

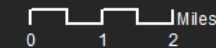


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Residential Infill Project Displacement, Practical Solutions

City of Portland, Oregon

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Where are vulnerable households

## Displacement Risk Areas

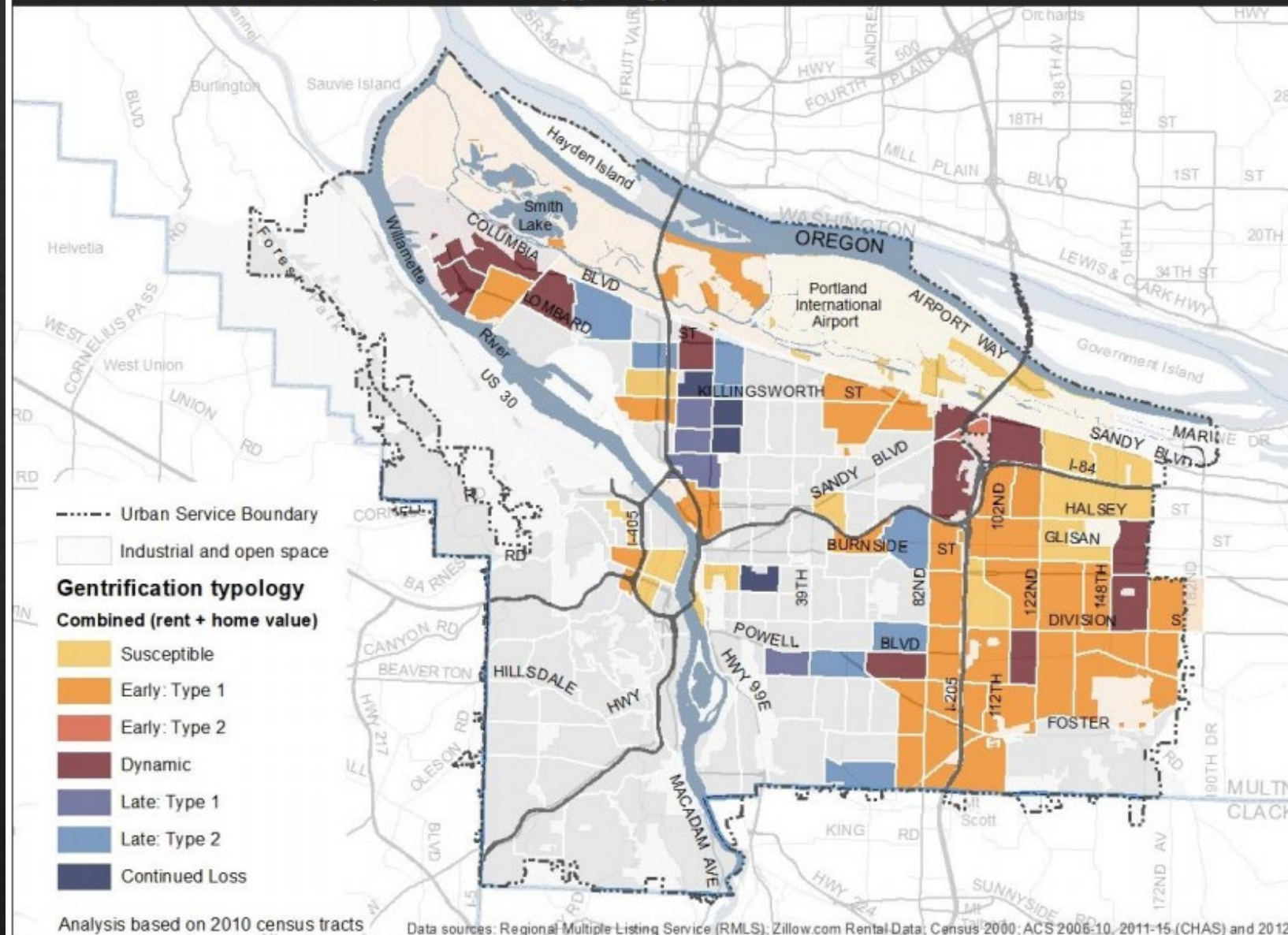
Cumulative higher share:

- w/o 4-year degree
- Communities of Color
- Low income (<80% MFI)
- Renters

## Gentrification Typology

Economic market trends and demographic trends

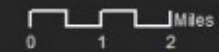
# Gentrification and Displacement Typology Assessment



Data sources: Regional Multiple Listing Service (RMLS), Zillow.com Rental Data, Census 2000, ACS 2006-10, 2011-15 (CHAS) and 2012

October 2018

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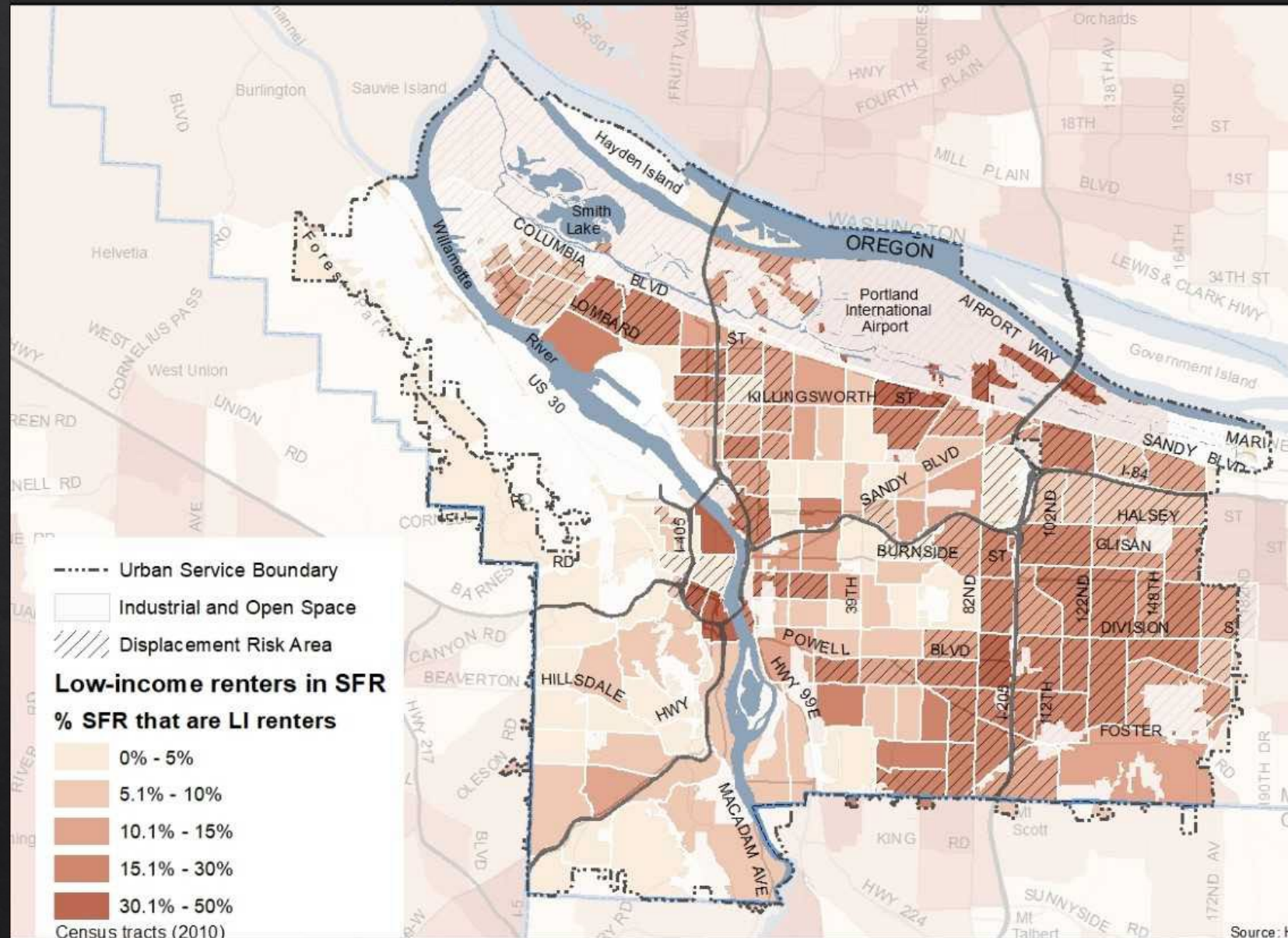


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Amount of low-income renters in single family

Focus on low income renters  
Most at-risk and least in control of redevelopment decisions



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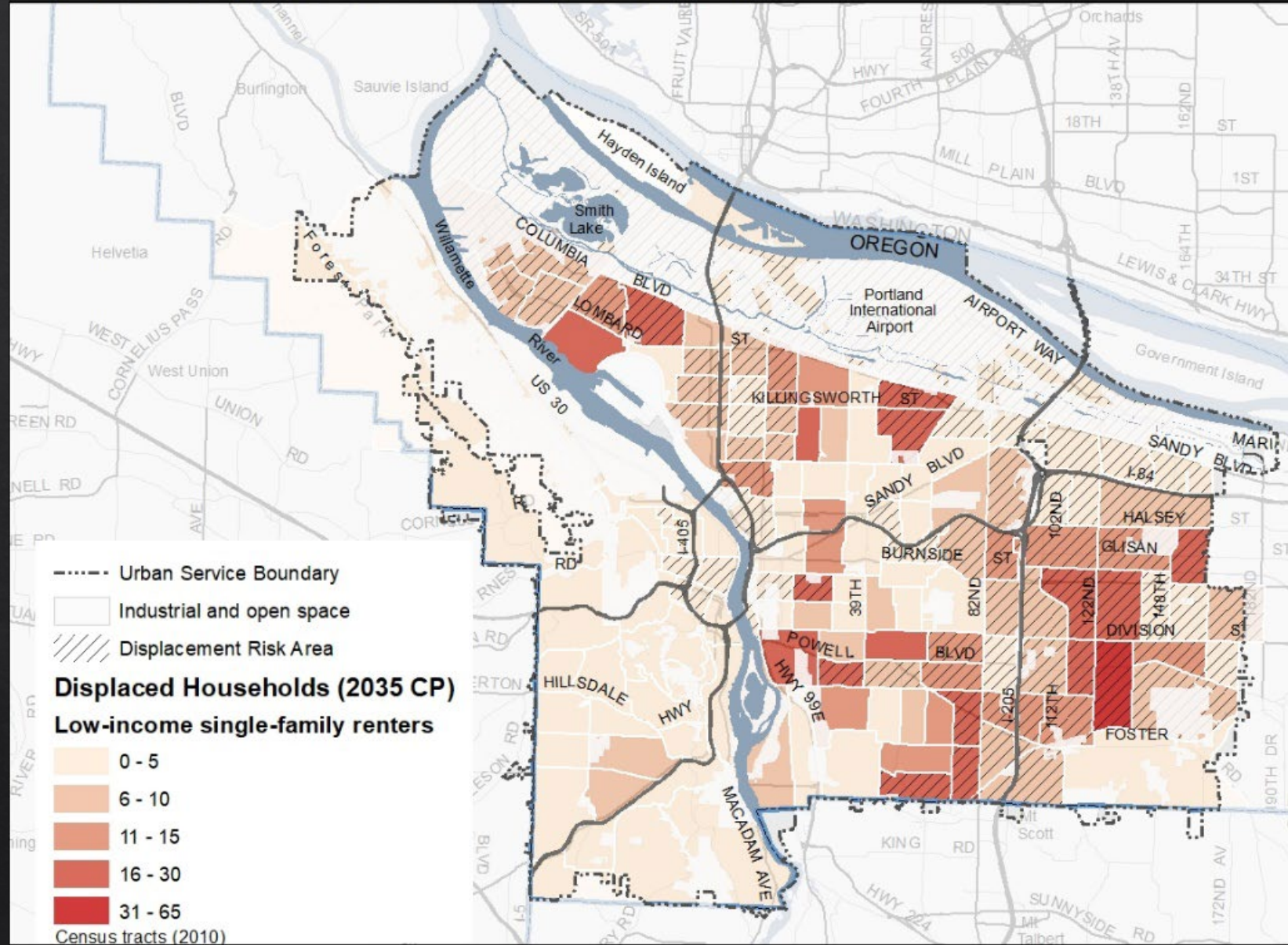




Impact

Baseline  
Indirect displacement risk  
Roughly 1,000 households\*  
at risk citywide

\*low income renter households  
in single family structures in  
R2.5, R5, R7 zones

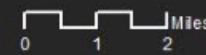


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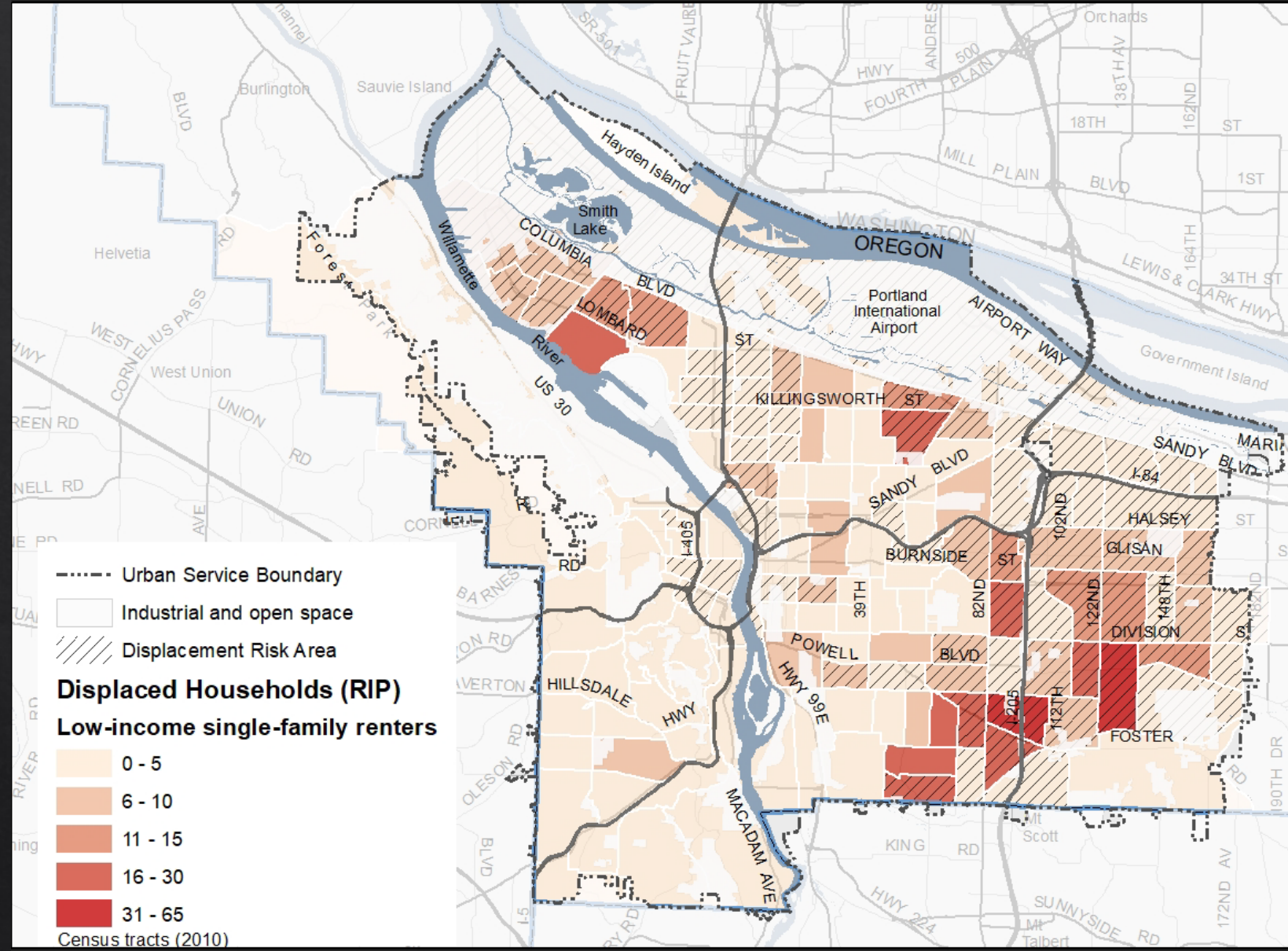




Impact

RIP  
Indirect displacement risk  
Roughly 700 households\* at risk citywide

\*low income renter households in single family structures in R2.5, R5, R7 zones

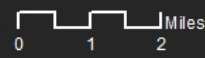


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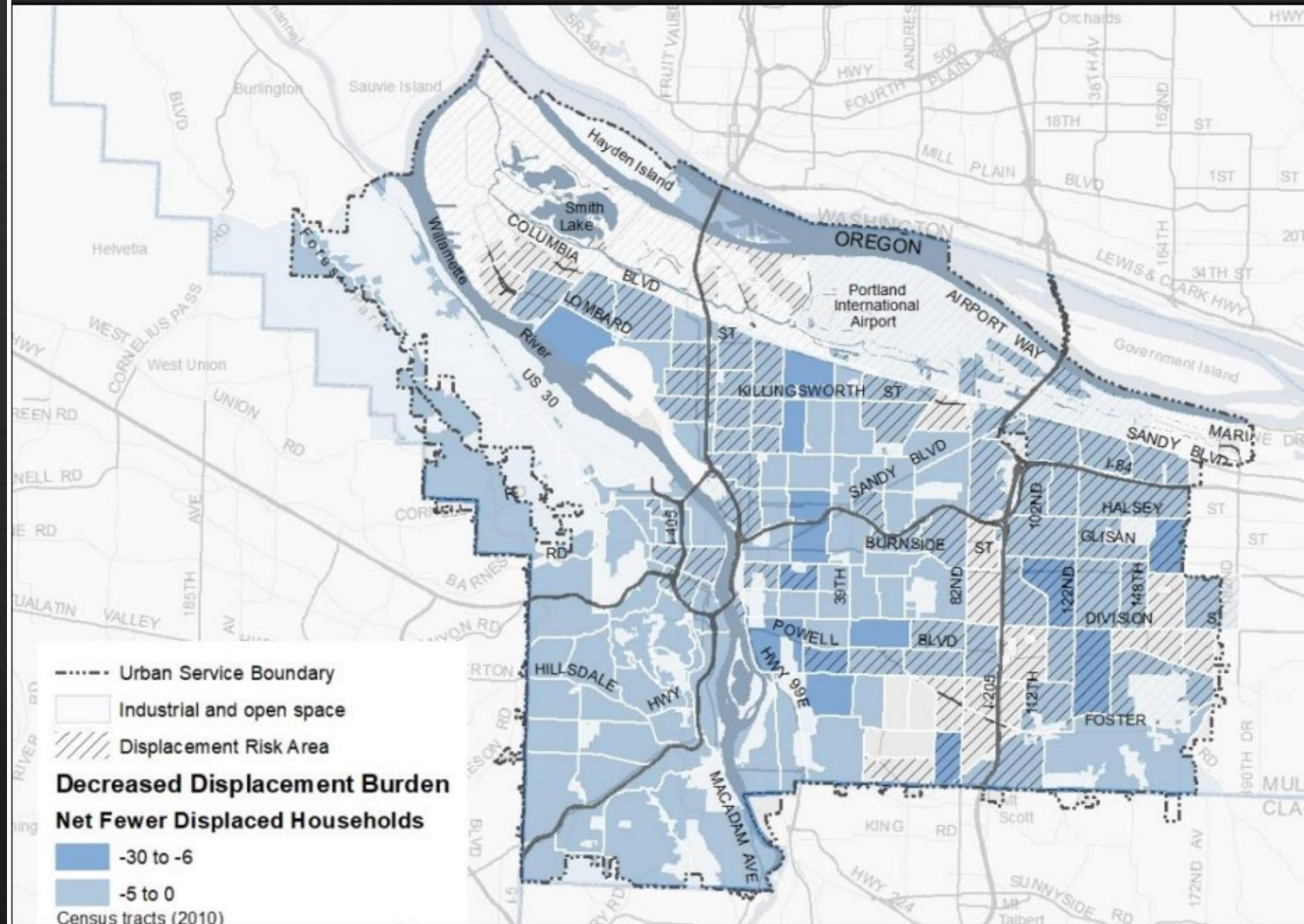


# Impact

## Areas with net displacement decrease with RIP

- 28% reduction Citywide
- 21% reduction in displacement risk areas

### Areas with Less Displacement Burden under RIP Residential Infill Project Displacement Risk



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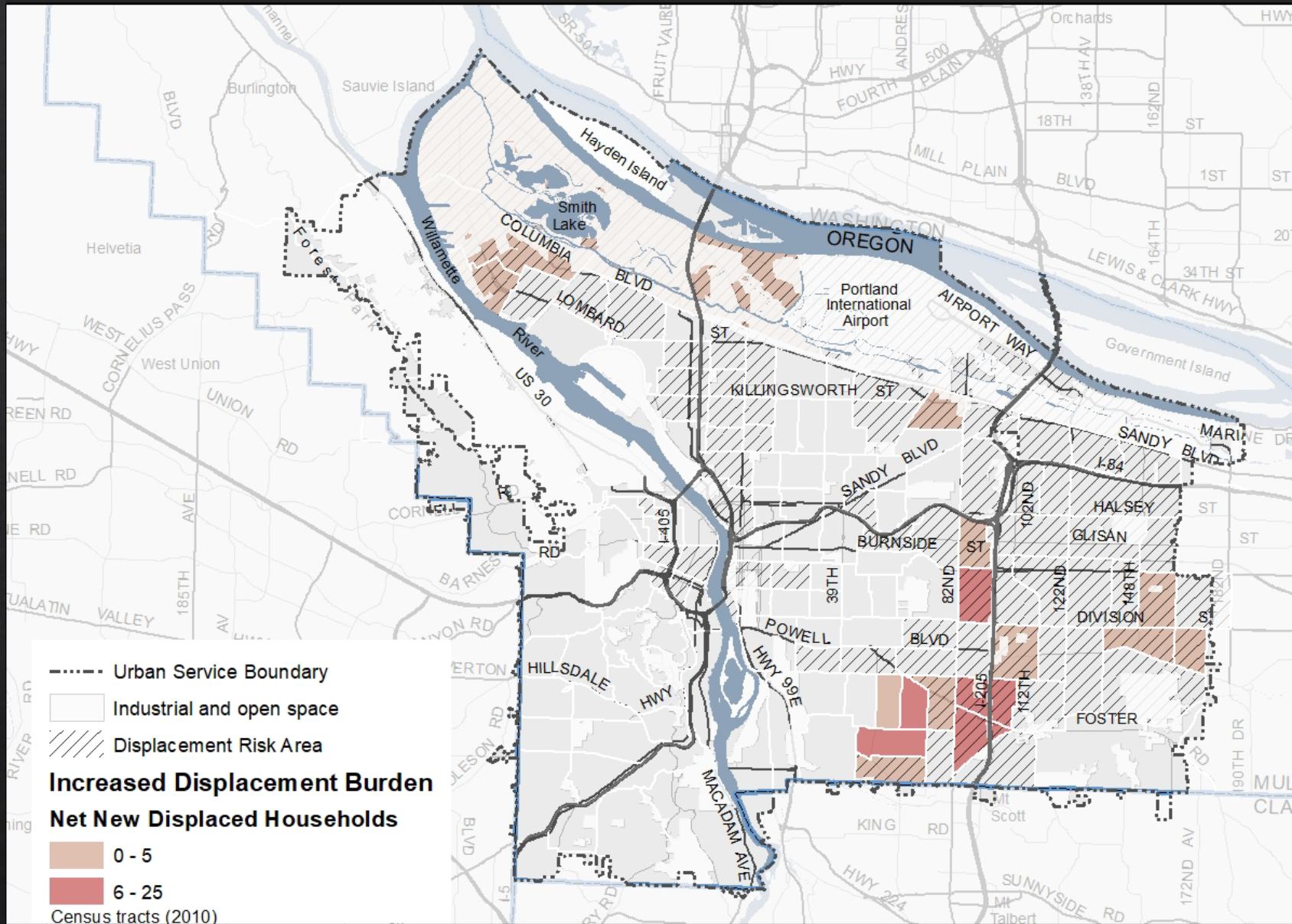
View template location



Impact

Areas with net displacement increase with RIP

- Montavilla (east of 82<sup>nd</sup>)
- Lents
- Brentwood Darlington

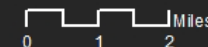


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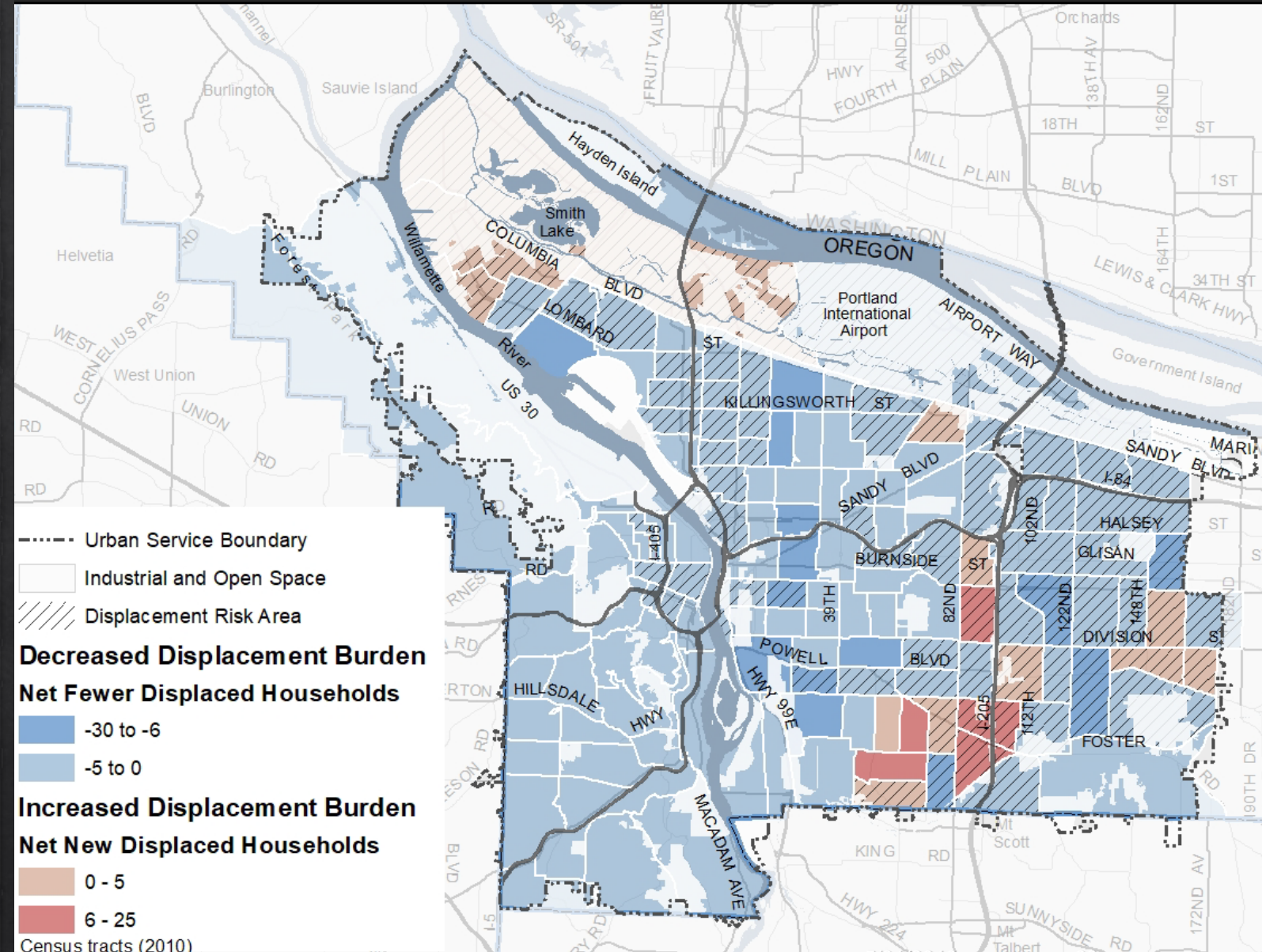
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Impact



May 2019

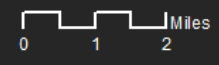
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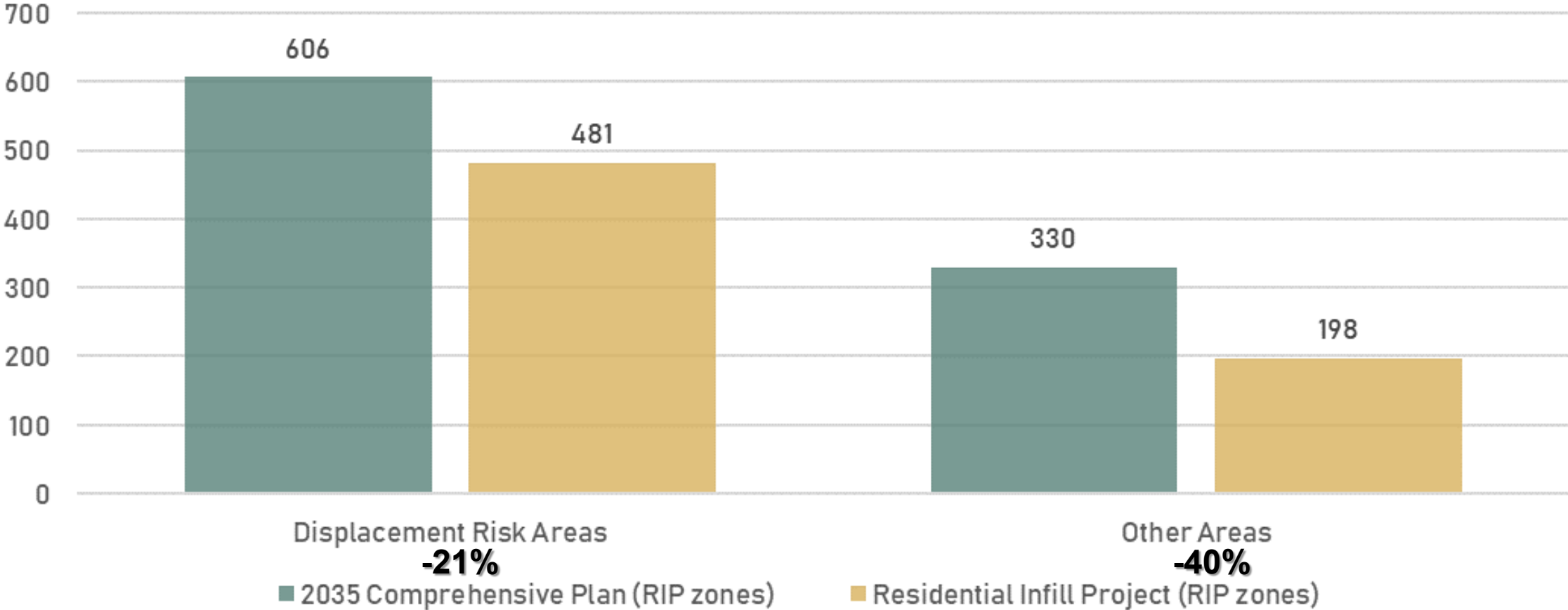


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# Estimated Displacement Risk

Adopted 2035 Comprehensive Plan versus Proposed Residential Infill Project  
Number of low-income renters in single-family structures who may be displaced

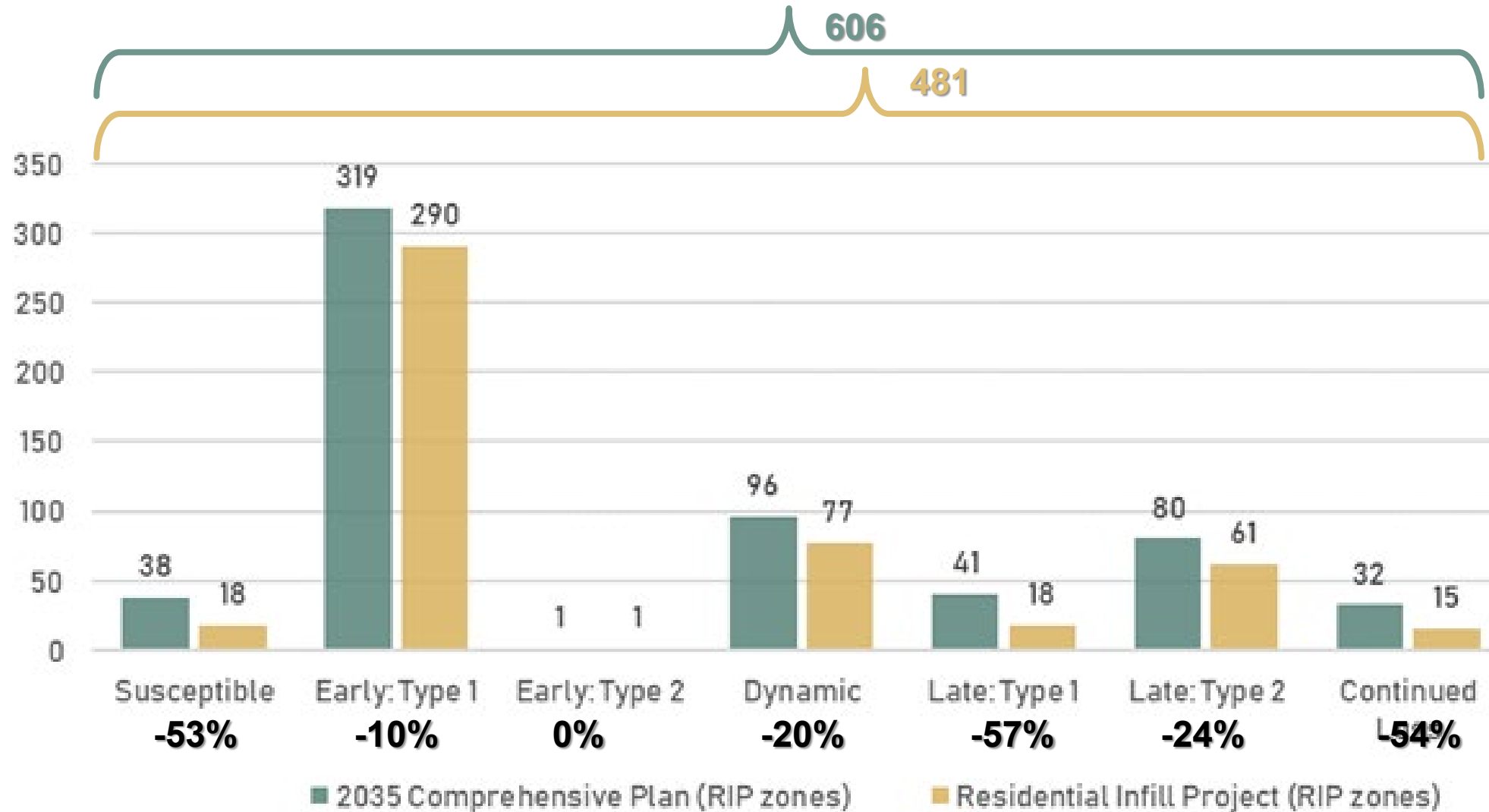




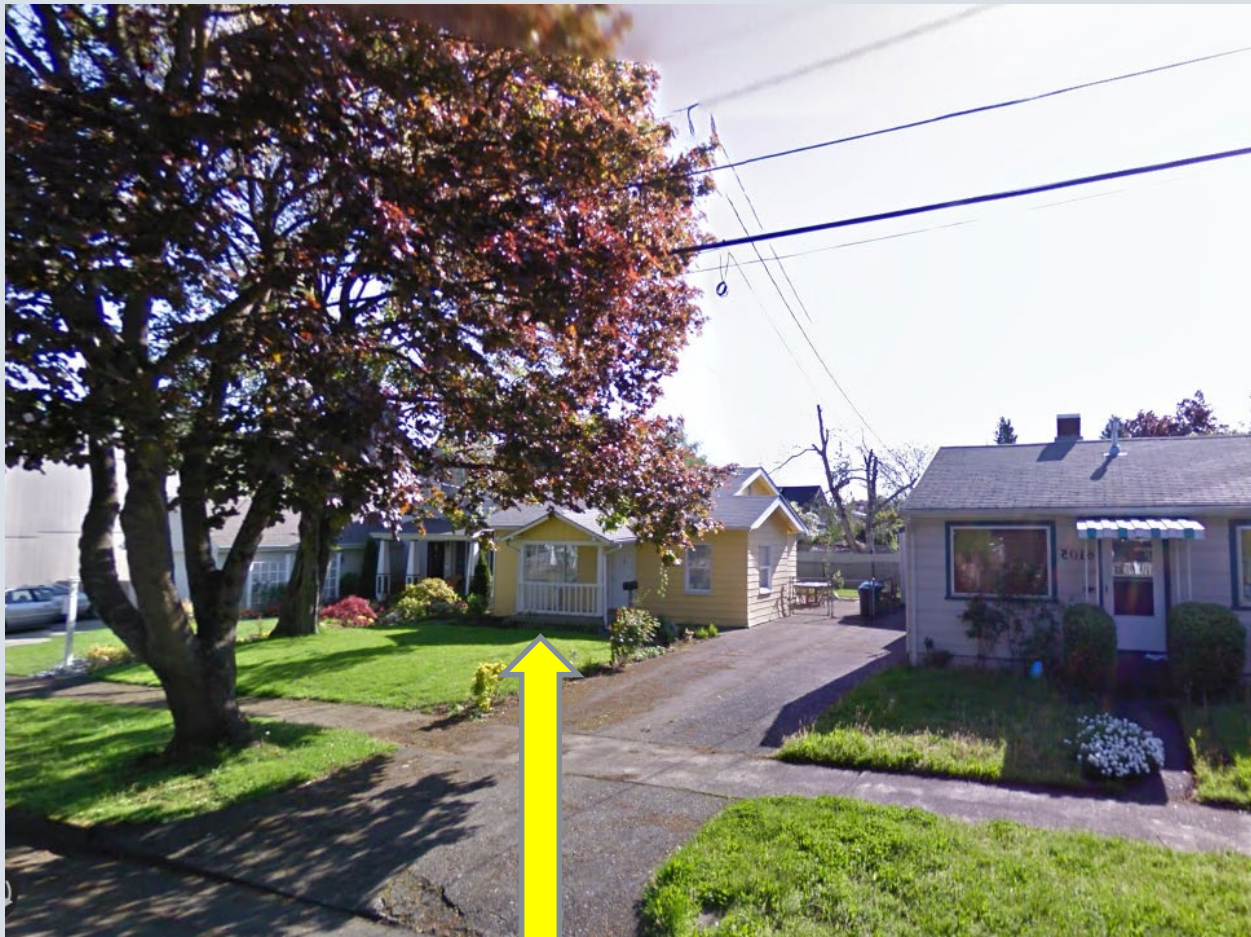
# Estimated Displacement Risk by Gentrification Typology Area

## Adopted 2035 Comprehensive Plan versus Proposed Residential Infill Project

Number of low-income renters in single-family structures who may be displaced







Built: 1912 (860 sf)  
Sold: \$190,000 (2014)

Built: 2016 (1,990 sf x 2)  
Sold: \$570,000 (2016)

Built: 1951 (700 sf)  
Sold: \$100,000 (2003)  
Est: \$347,000 (2018)



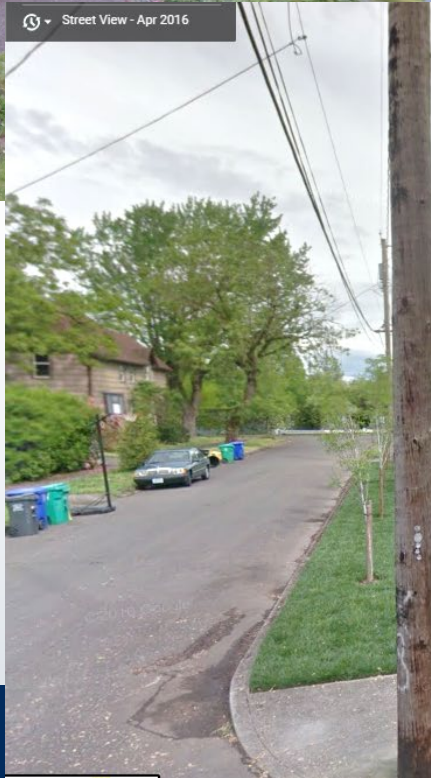




Built: 1923 (1,500 sf)  
Sold: \$190,000 (2011)  
Est: \$411,000 (2018)

Built: 2015 (915 sf x 6)  
Sold: \$267,000 (2015)  
\$330,000 (2018)

Built: 1923 (1,100 sf)  
Sold: \$205,000 (2013)





# Displacement Impact Questions

- ◆ What is the greatest priority for displacement mitigation resources?
  - ◆ Lents, Brentwood-Darlington, Montavilla show net increases, but other areas of town may have net reductions but still greater indirect displacement overall.
  - ◆ This analysis is specific to indirect displacement of low income renters in single family structures in RIP zones. But the more than 30,000 cost burdened households include owners & renters in all structure types in all zones.
- ◆ What is the appropriate balance between limiting displacement and expanding housing opportunities?