



Gentrification Study

September 10, 2013



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Gentrification and Displacement

An under-valued neighborhood that becomes desirable, which results in lower income households being displaced due to the loss of affordable housing.



Gentrification Challenge

Public goal of improving neighborhoods for current residents often results in making neighborhood more attractive, which can lead to rising rents and values and involuntary displacement.



Portland Plan

Strategies to address gentrification:

- Affordable Housing
- Business Development
- Tracking and Evaluation



Neighborhood Change Typology

- Select indicators but meaningful distinctions
- Gentrification =
 - Housing market trends upward
 - Value and appreciation
 - Displacement
 - Vulnerable populations
 - Demographic change



Displacement Indicators

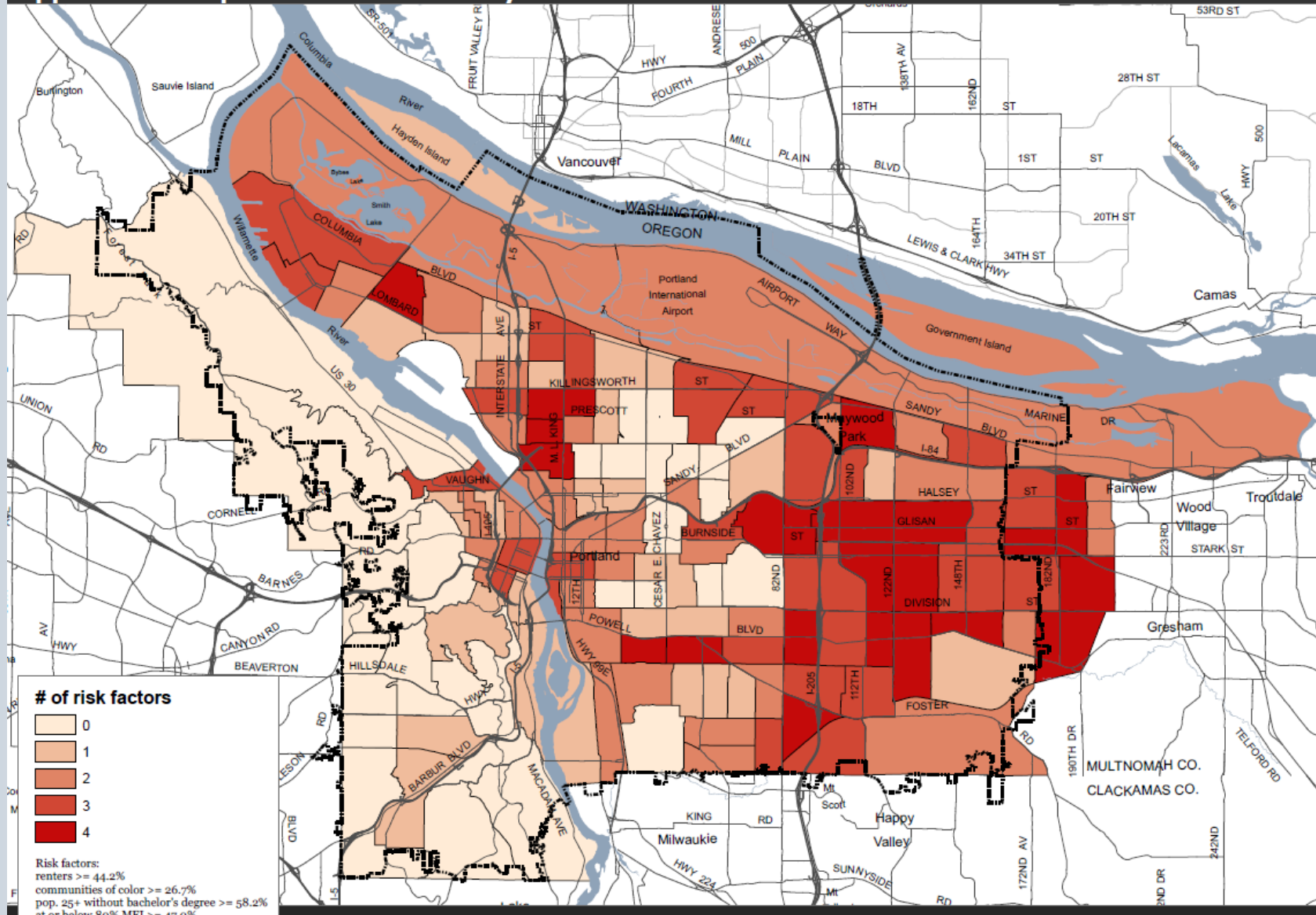
Vulnerability in 2010

- Renters \geq 44%
- People of Color \geq 25%
- Income at or below 80% MFI \geq 47%
- Without a Bachelor's degree \geq 58%

Compared to Citywide Average



Appendix A: Map 1. 2010 Vulnerability



of risk factors

- 0
- 1
- 2
- 3
- 4

Risk factors:
 renters >= 44.2%
 communities of color >= 26.7%
 pop. 25+ without bachelor's degree >= 58.2%
 at or below 80% MFI >= 47.0%

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 Source: U.S. Census Bureau 2006-2010 ACS / HUD 2005-2009 CHAS



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Displacement Indicators

2000-2010 Demographic Change Indicators

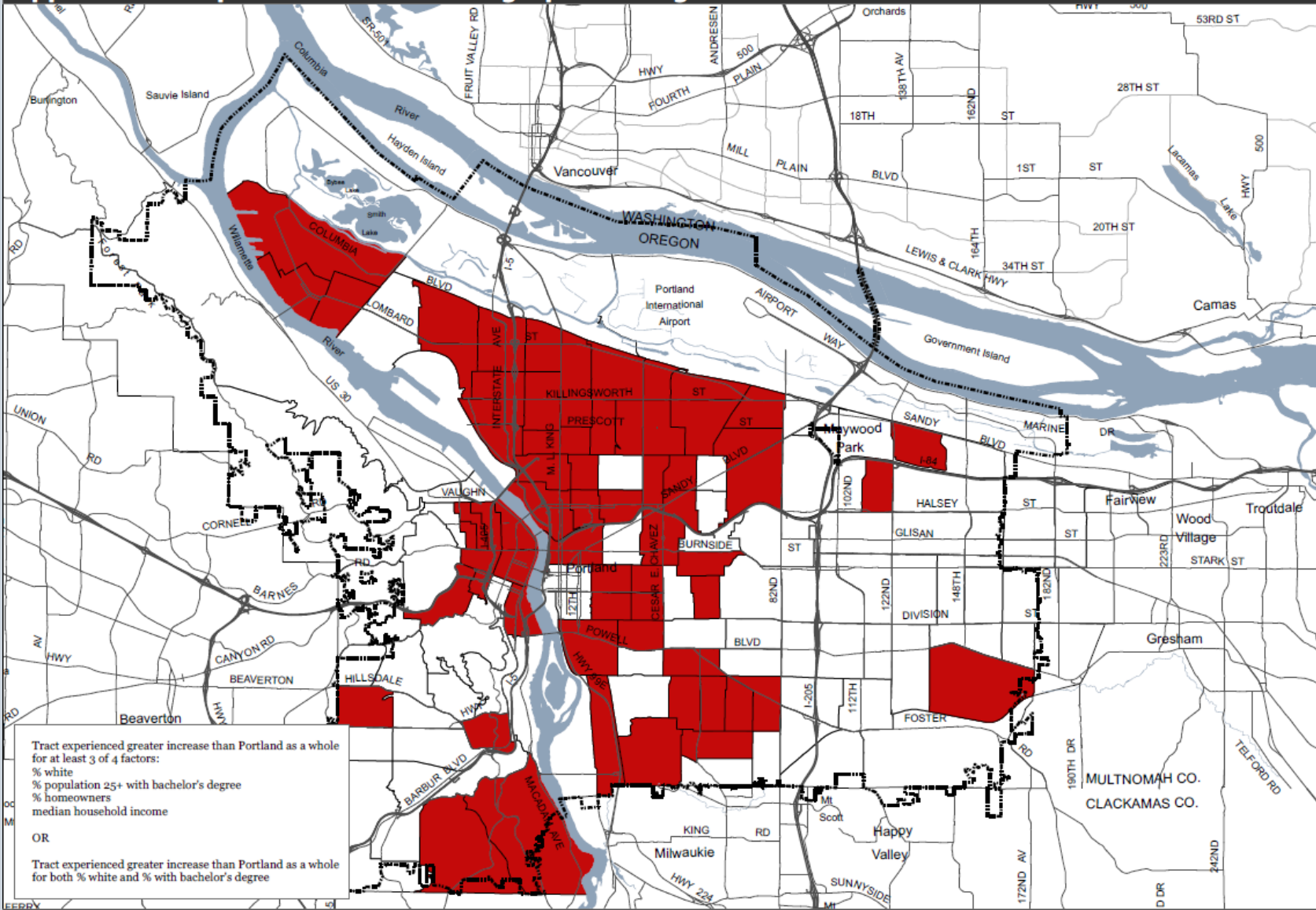
- Greater Increase in median household income
- Greater Increase in population with a bachelor's degree
- Greater Decrease in share of renters
- Decrease in share of people of color

Source: 2006-2010 ACS, 2000 Census

Threshold is the 2000-2010 Portland-wide change



Appendix A: Map 2. 2000-2010 Demographic Change



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 Source: U.S. Census Bureau 2000 Census and 2006-2010 ACS



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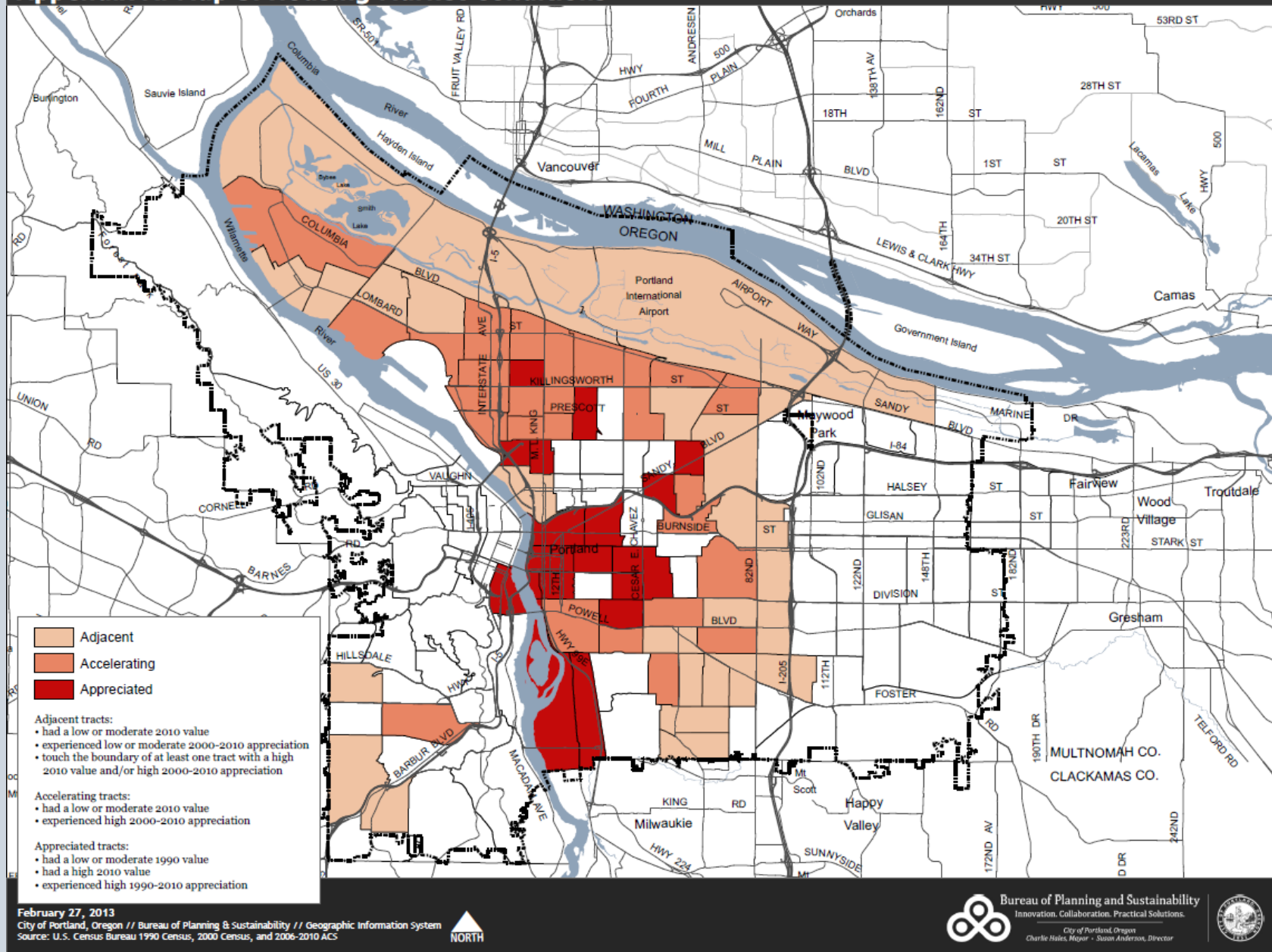


Housing Market Condition Factors

- Adjacent
 - Low or moderate 2010 value
 - Low or moderate 2000-2010 appreciation
 - Adjacent to high value/high appreciation tract
- Accelerating
 - Low or moderate 2010 value
 - High 2000-2010 appreciation
- Appreciated
 - Low or moderate 1990 value
 - High 2010 value
 - High 1990-2010 appreciation



Appendix A: Map 3. Housing Market Conditions



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 Source: U.S. Census Bureau 1990 Census, 2000 Census, and 2006-2010 ACS



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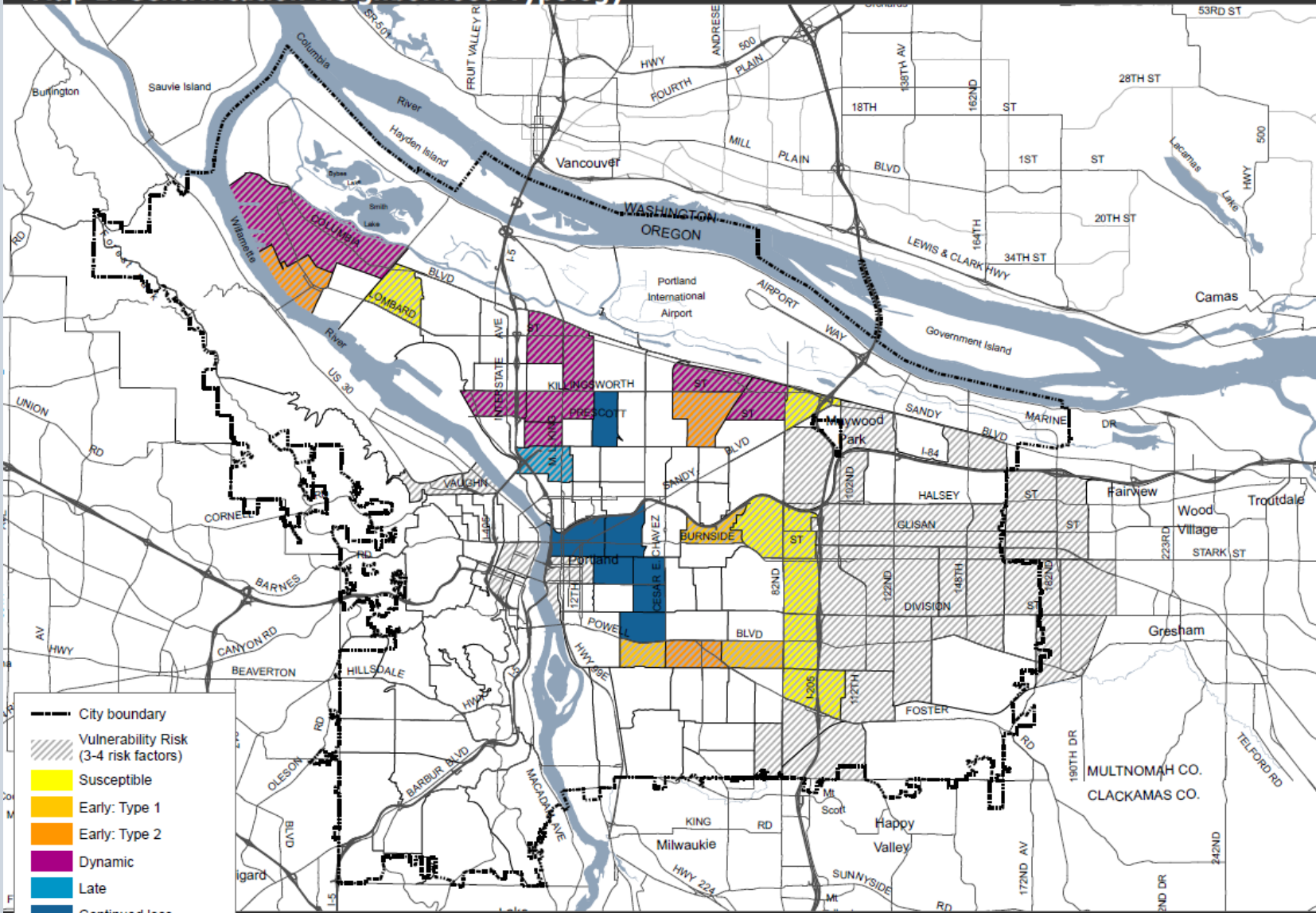


Neighborhood Typology

- *Low-income / low-value*
- Susceptible
- Early
- Dynamic
- Late
- Continued loss
- *High-income / high-value*



Map 1. Gentrification Neighborhood Typology



- - - City boundary
 ▨ Vulnerability Risk (3-4 risk factors)
 ■ Susceptible
 ■ Early: Type 1
 ■ Early: Type 2
 ■ Dynamic
 ■ Late
 ■ Continued loss

May 24, 2013
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 Source: U.S. Census Bureau 1990 Census, 2000 Census, 2006-2010 ACS / HUD 2005-2009 CHAS



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Project Evaluation in At-Risk Areas

- Drilldown in a neighborhood on...
 - Demographics and underrepresentation
 - Housing conditions and vulnerabilities
 - Economic development opportunities
 - Environmental justice concerns

Assess need for mitigating tools or opportunities
to enhance vitality



Gentrification Strategy

- On-going Monitoring
- Project Evaluation
- Program Alignment with PDC and PHB
- Investigate New Initiatives



Discussion Questions

- How does a gentrification strategy fit in relation to Portland's broader set of goals and needs?
- With limited resources, which changing neighborhoods should be addressed first?
- Could an anti-displacement goal mean an entirely different set of City priorities?
- Which policy tools should Portland implement?

