



DLCD



HB 2003 Webinar PSU Anti-Displacement and Gentrification Toolkit

September 9, 2021

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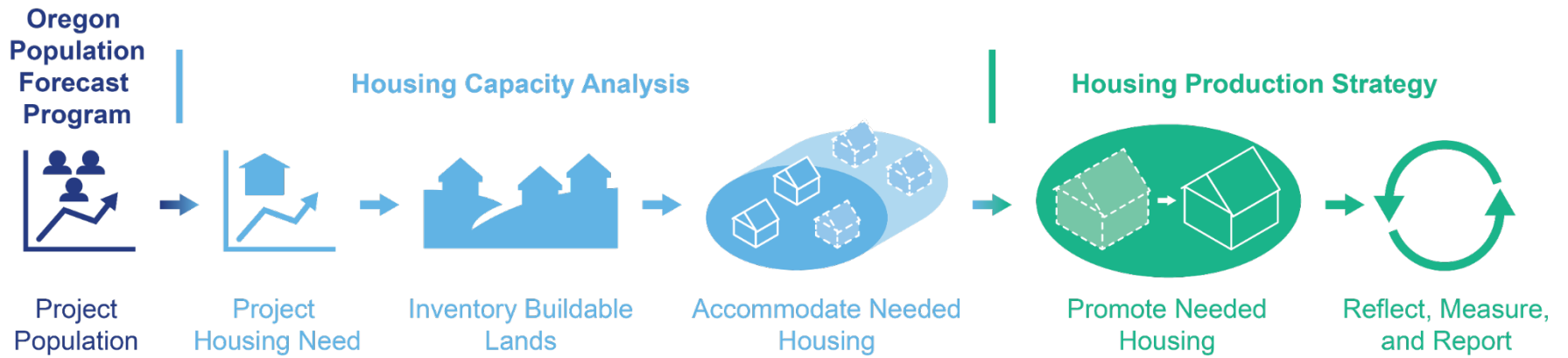


Agenda

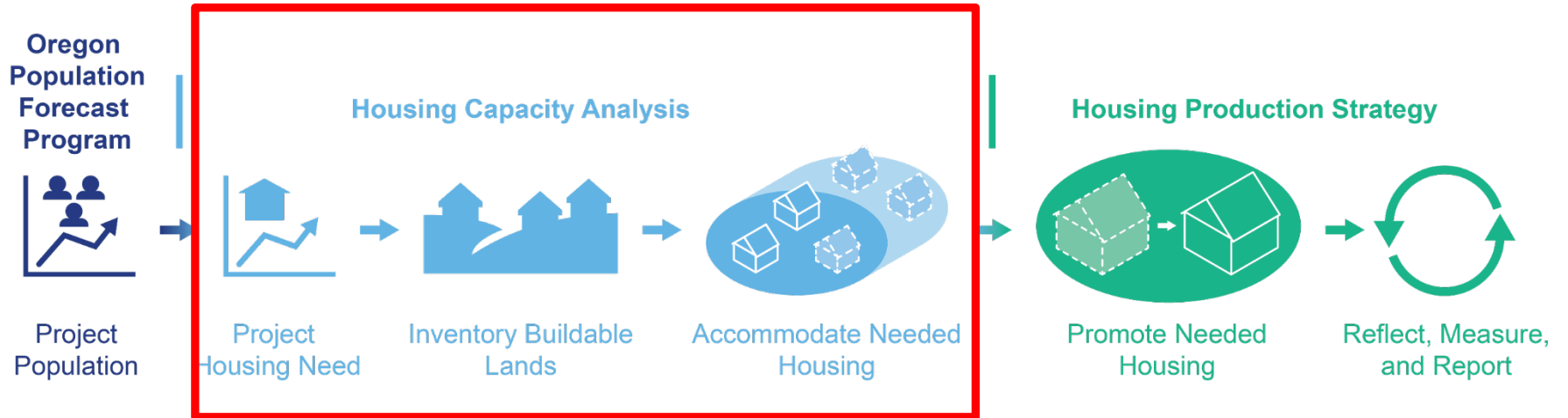
- **Review** current framework for HB 2003 Housing Production Strategy program
- **Introduce** Anti-Displacement and Gentrification toolkit
- **Explain** how toolkit provides additional resource to housing program

Goal 10 – Housing

Goal 10 Framework



Goal 10 Framework



Housing Needs/Capacity Analysis Schedule

Housing Capacity Analysis Update Schedule for Oregon Cities with a population above 10,000 (Required by ORS 197.296)

OAR 660, Division 8 – Exhibit A

Adopted by the Land Conservation and Development Commission November 2020

Updated August 26, 2021

Cities must adopt updated Housing Capacity Analyses (HNA) by December 31st of the listed year.

Cities not within a Metropolitan Service District

(must update HNA every eight years)

	2022	2023	2024	2025	2026	2027	2028	2029
1	Grants Pass	McMinnville	Bend	Springfield	Eugene	Canby	Albany	Ashland
2	Lebanon	Medford	Keizer	The Dalles		Central Point	Baker City	Hermiston
3	Pendleton		Salem	Sandy		Corvallis	Coos Bay	Newberg
4	Newport					Cottage Grove	Dallas	Ontario
5						Prineville	Klamath Falls	
6						Redmond	La Grande	
7						Roseburg	Silverton	
8						St. Helens		
9						Woodburn		

Cities within a Metropolitan Service District

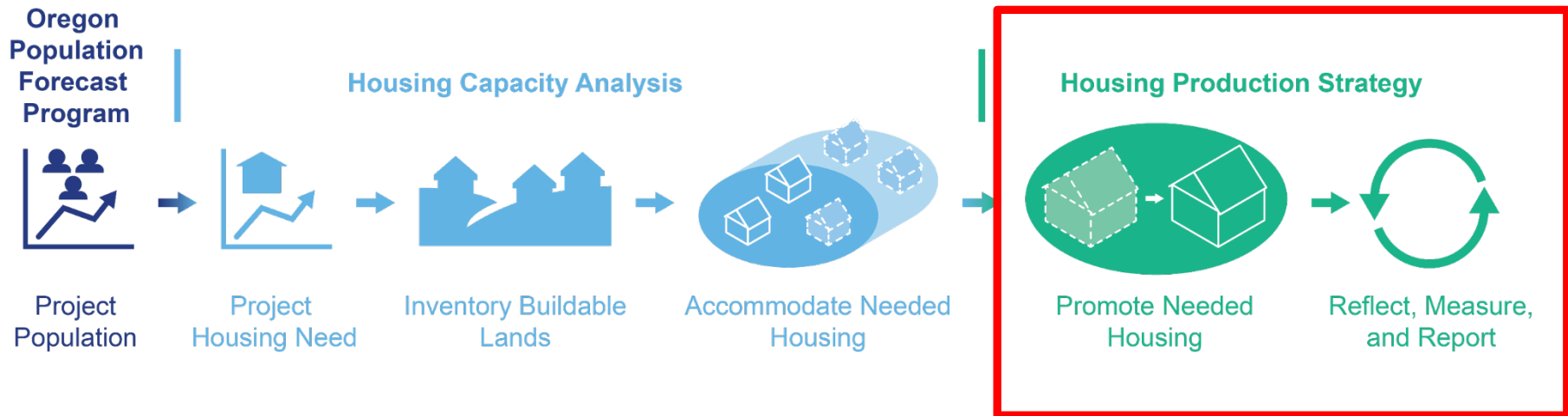
(must update HNA every six years)

	2022	2023	2024	2025	2026	2027	2028	2029
1	Oregon City	Beaverton	Lake Oswego	Forest Grove	Sherwood	Gladstone	N/A	N/A
2		Gresham			Troutdale	Cornelius		
3		Happy Valley			Tualatin	Tigard		
4		Hillsboro						
5		Milwaukie						
6		Portland						
7		West Linn						
8		Wilsonville						

HNA/HCA Deadline

OAR 660-008-0045

Goal 10 Framework



Strategies to Meet Future Housing Need


Category A	Zoning and Code Changes	These are strategies that a jurisdiction can take to proactively encourage needed housing production through zoning and code modifications. These strategies may also include regulations to ensure housing goals are met.
Category B	Reduce Regulatory Impediments	These strategies address known impediments to providing needed housing. These include but are not limited to zoning, permitting, and infrastructure impediments.
Category C	Financial Incentives	These are a list of financial incentives that jurisdictions can give to developers to encourage them to produce needed housing.
Category D	Financial Resources	These are a list of resources or programs at the local, state and federal level that can provide money for housing projects. The majority of these resources are intended to provide money for affordable housing projects.
Category E	Tax Exemption and Abatement	These are a list of tax exemption and abatement programs that are intended to encourage developers to produce housing.
Category F	Land, Acquisition, Lease, and Partnerships	These are strategies that secure land for needed housing, unlock the value of land for housing, and/or create partnerships that will catalyze housing developments.
Category Z	Custom Options	Any other Housing Production Strategy not listed in Categories A through F that the jurisdiction wishes to implement will be outlined in this section and numbered accordingly.



Proposing Strategies to Meet Future Housing Need

For each strategy:

- Description
- Timeline for adoption
- Timeline for implementation
- Expected *magnitude of impact*
 - Housing need addressed
 - Estimated # of units
 - Benefits/burdens analysis for:
 - Low-income
 - Communities of color
 - Other State/Federal protected classes



Fair and Equitable Housing Outcomes

Location / Transportation


Fair Housing

Housing Choice

Homelessness

Opportunities for
Affordable Rental Housing
and Homeownership

Gentrification,
Displacement, and
Housing Stability



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Homelessness

**Opportunities for
Affordable Rental
Housing and
Homeownership**

Gentrification,
Displacement, and
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Fair and Equitable Housing Outcomes

Location / Transportation

Fair Housing

Housing Choice

Homelessness

Opportunities for
Affordable Rental Housing
and Homeownership

**Gentrification,
Displacement, and
Housing Stability**


Anti-Displacement and Gentrification Toolkit

Authors: Dr. Lisa Bates, Ph.D., Dr.
Marisa Zapata, Ph.D., and Ph.D.
Candidate Seyoung Sung




Anti- Displacement and Gentrification Toolkit

- Add'l resource to fulfill extent of Goal 10, but not requirement
- Uses racial equity lens to help cities analyze displacement dynamics occurring and mitigate with HPS strategies going forward



Anti- Displacement and Gentrification Toolkit

- **Part 1:** Housing Needs Equity Analysis
- **Part 2:** Spatial Analysis
- **Part 3:** Planning Analysis



Part 1: Housing Needs Equity Analysis

Questions Answered

- What are the housing needs of BIPOC, low income, renters?
- What is the current, permitted, and planned housing supply?
- What mismatches or shortages exist and are projected?

Data Sets

- HNA
- Past HPS
- RHNA
- Housing projections
- Permitted and produced data

Figure 2. Distribution of Renters by Income Level Between BIPOC and White

■ BIPOC ■ White

Table 4. Distribution of Rent-Burdened Households by Race/Ethnicity

	Cost-Burdened Renter Households		Severely Cost-Burdened Renter Households		Total Renter
White alone, non-Hispanic	3,915	48.3%	2,005	24.7%	8,105
Black or African American alone, non-Hispanic					
Asian alone, non-Hispanic					
Others					
American Indian or Alaska Native alone, non-Hispanic					
Pacific Islander alone, non-Hispanic					
Hispanic, any race					
other (including non-Hispanic)					

Figure 4. Share of Housing Units by Housing Type in 2019

Others
0.5%

Multifamily
26.2%

Tri/Fourplex
5.9%

Duplexes
1.8%

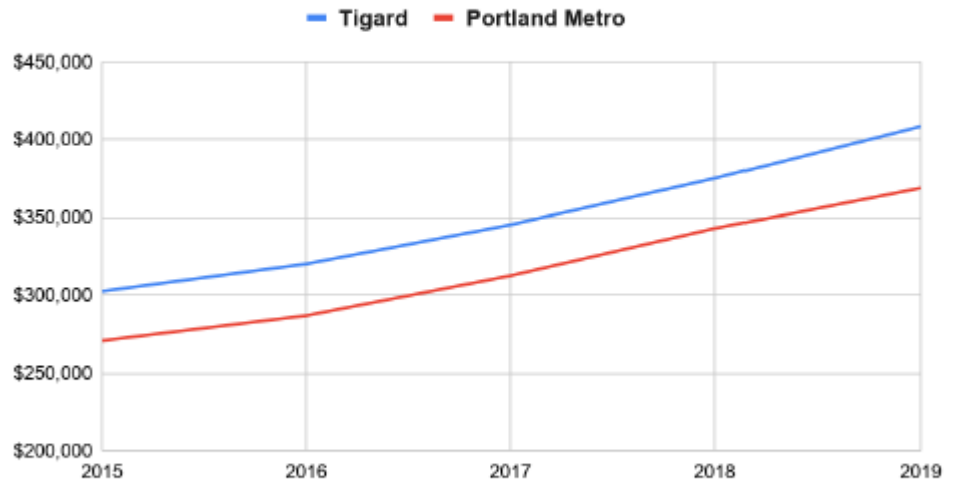
Figure 6. Change in Median Rent in Tigard Compared with Regional Median Rent, 2015-2019




Source. 2011-2015 ACS, Table of Housing Units by Type

Figure 8. Change in Median Home Value in Tigard Compared with Regional Home Values, 2015-2019

Median Home Value, 2015-2019



Source. 2011-2015 ACS, 2012-2016 ACS, 2013-2017 ACS, 2014-2018 ACS, 2015-2019 ACS



Part 2: Spatial Analysis

Questions Answered

- How different are the spatial mismatch of people and housing by neighborhood type?
- How different are the pressures/risks of unintended consequences from housing production by neighborhood type?
- Are we meeting housing needs by neighborhood type while discerning unintended negative consequences (displacement)

Data Sets

- ACS/CHAS at census-tract level

**Displacement Risks
(Input)**

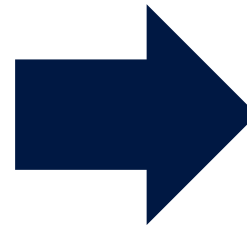
Income Profile

**People Vulnerable
to Displacement**

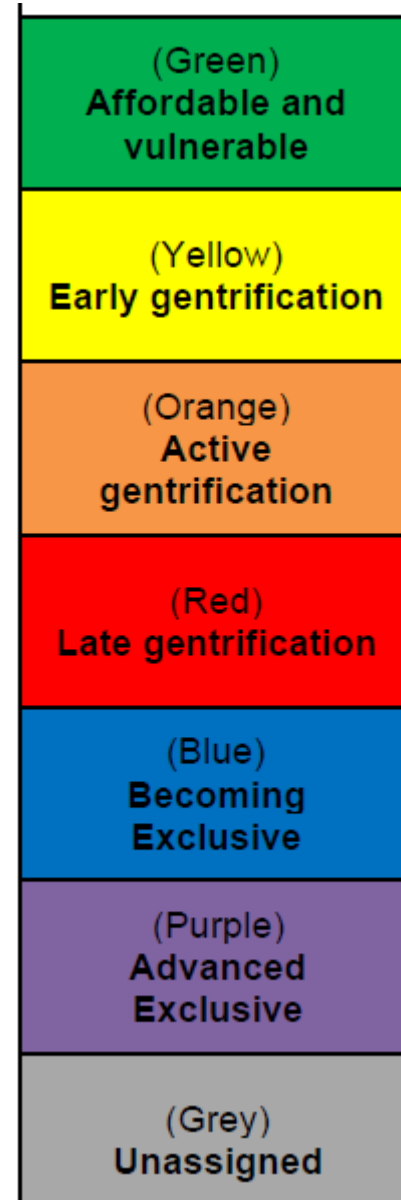
Precarious Housing

**Housing Market
Activity**

**Neighborhood
Demographic
Change**



**Neighborhood
Typology
(Output)**



Tract Level Neighborhood Typology Representing Different Characteristics and Risks of Displacement

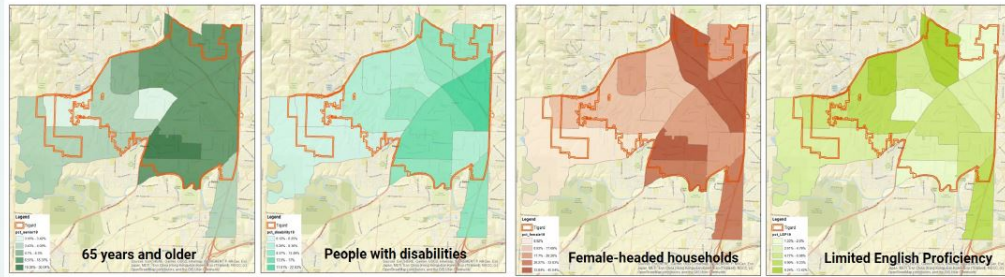
	Income Profile	Vulnerable People	Precarious Housing	Housing Market Activity	Neighborhood Demographic Change
(Green) Affordable and vulnerable	Low	Yes	Yes	No	-
(Yellow) Early gentrification	Low	Yes	Yes	Yes	No
(Orange) Active gentrification	Low	Yes	Yes	Yes	Yes
(Red) Late gentrification	High	Yes	No	Yes	Yes
(Blue) Becoming Exclusive	High	No	No	Yes	Yes
(Purple) Advanced Exclusive	High	No	No	Has higher home value and rent	No
(Grey) Unassigned	-	-	-	-	-

1

VULNERABLE PEOPLE

Where do BIPOC+Vulnerable population group live?

+ Limited English Proficiency, Persons with disabilities, Female-headed Households, 65 Years and Older

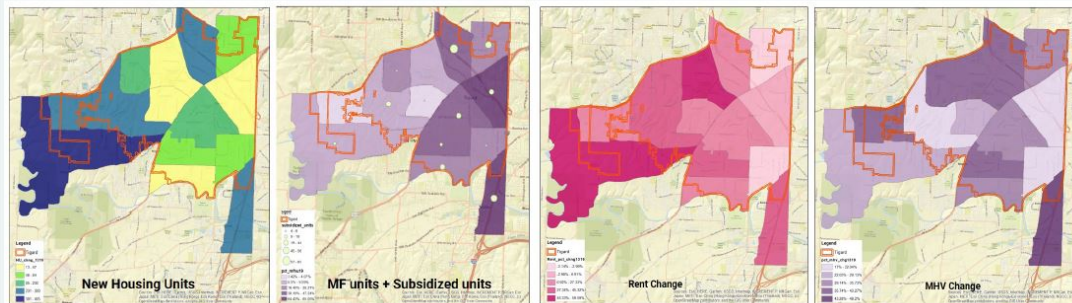


2

HOUSING MARKET

How are the housing market spatially and where is a new development?

+ Housing inventory, Precarious housing, New development, Rent and Home Value



3

NEIGHBORHOOD CHANGE

How are the changes in neighborhood characteristics? Any signs of gentrification or displacement?

+ Change in POC, Educated people, Ownership, Household income in a neighborhood

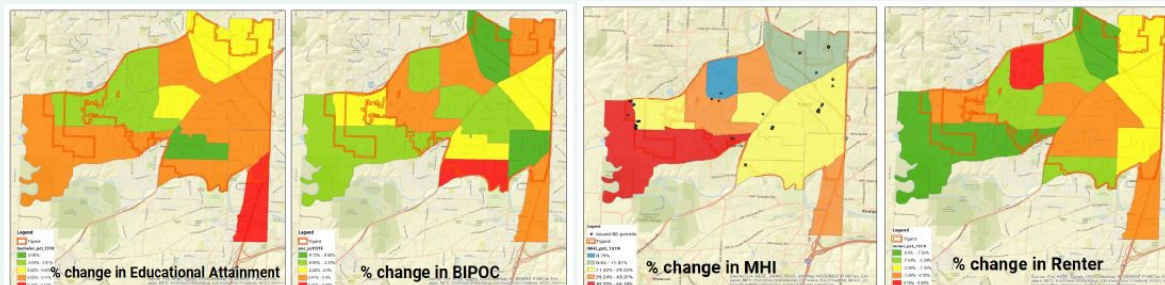
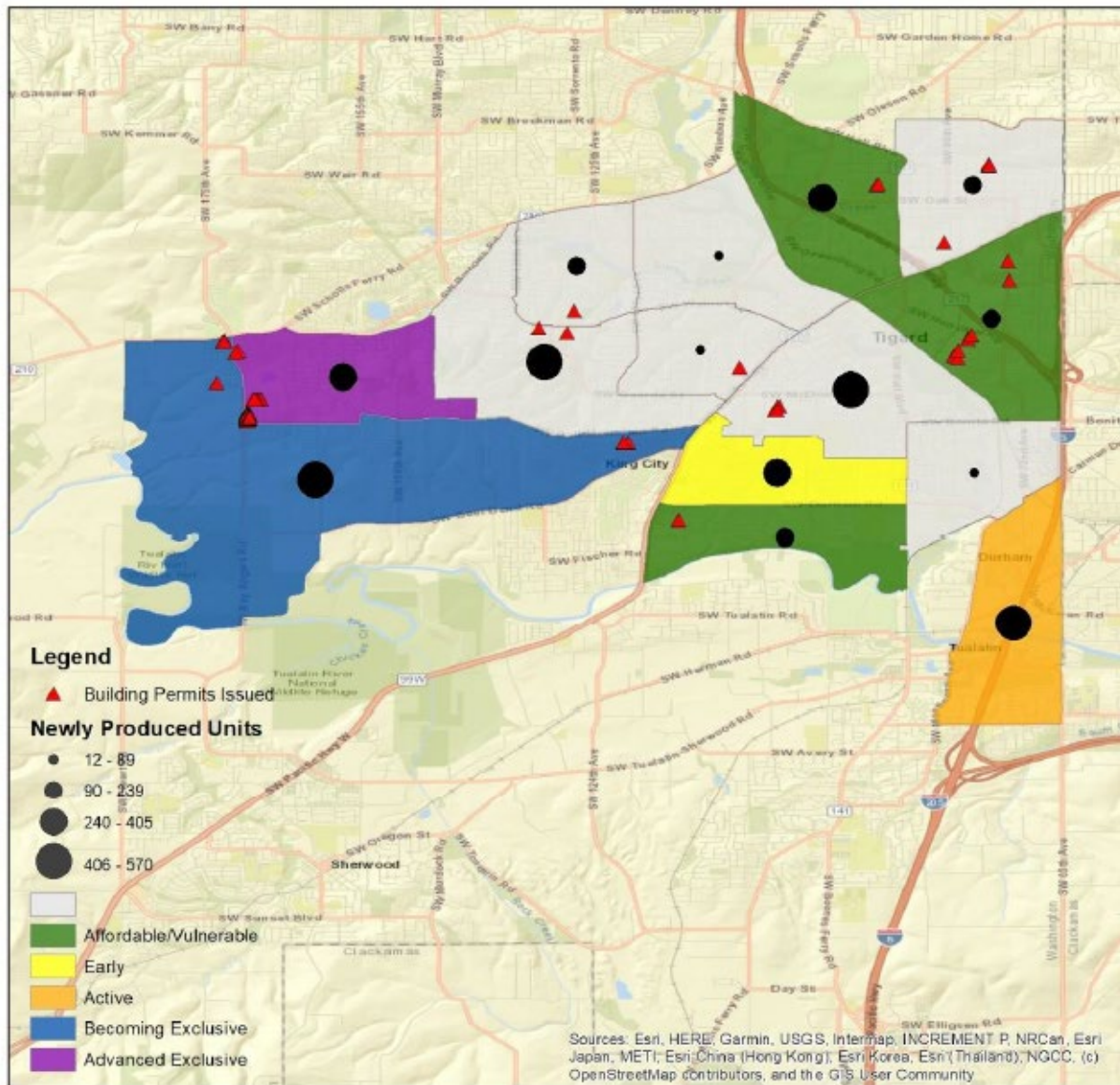


Figure 2. Map of Housing Development Patterns with Neighborhood Typology in Tigard, 2013-2019



Source. ACS 2015-2019, Tigard Community Development's Online Services for Permits

Notes. Black dot in the map indicates the "Housing Units Produced between 2013 and 2019." Red triangle indicates "Housing permits issued for new construction from 2013 and 2020."



Part 3: Planning Analysis

Questions Answered

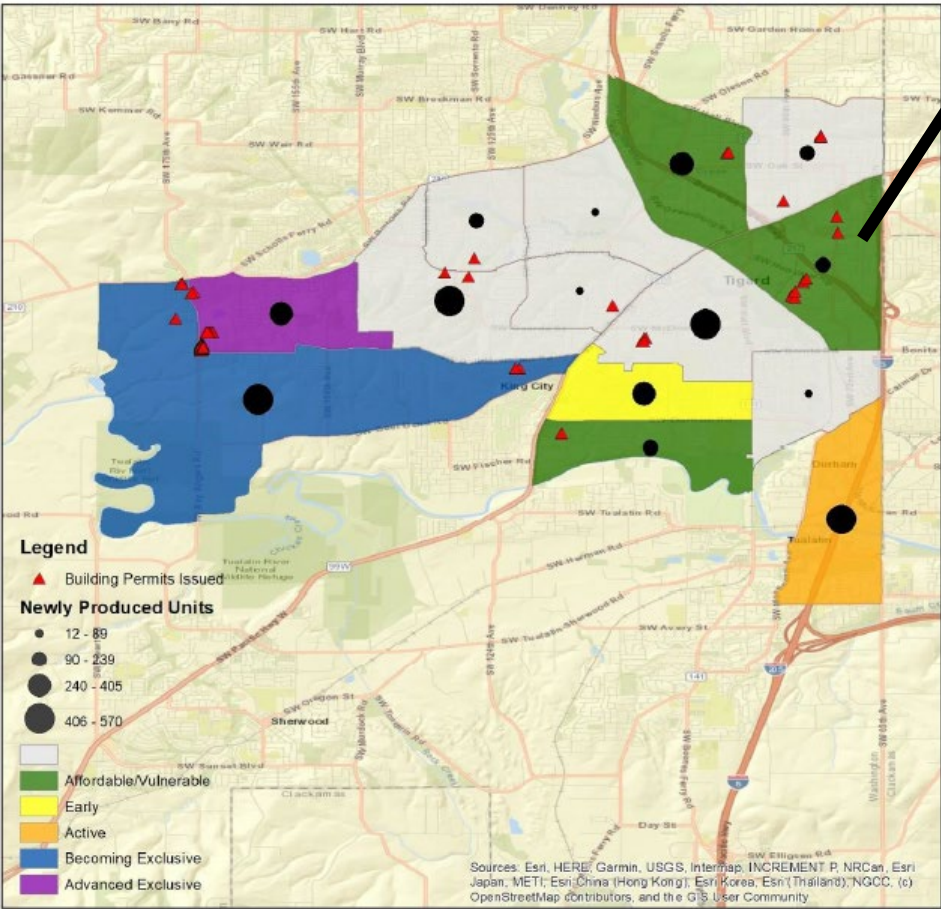
- What would we do to address the problems of the key population we are looking at?
- How would we mitigate negative side effects of the strategies we are pursuing for the key populations?

Data Sets

- Ground-truthing via community engagement
- Understanding of local planning capacity
- Understanding of regional housing dynamics

Affordable and Vulnerable

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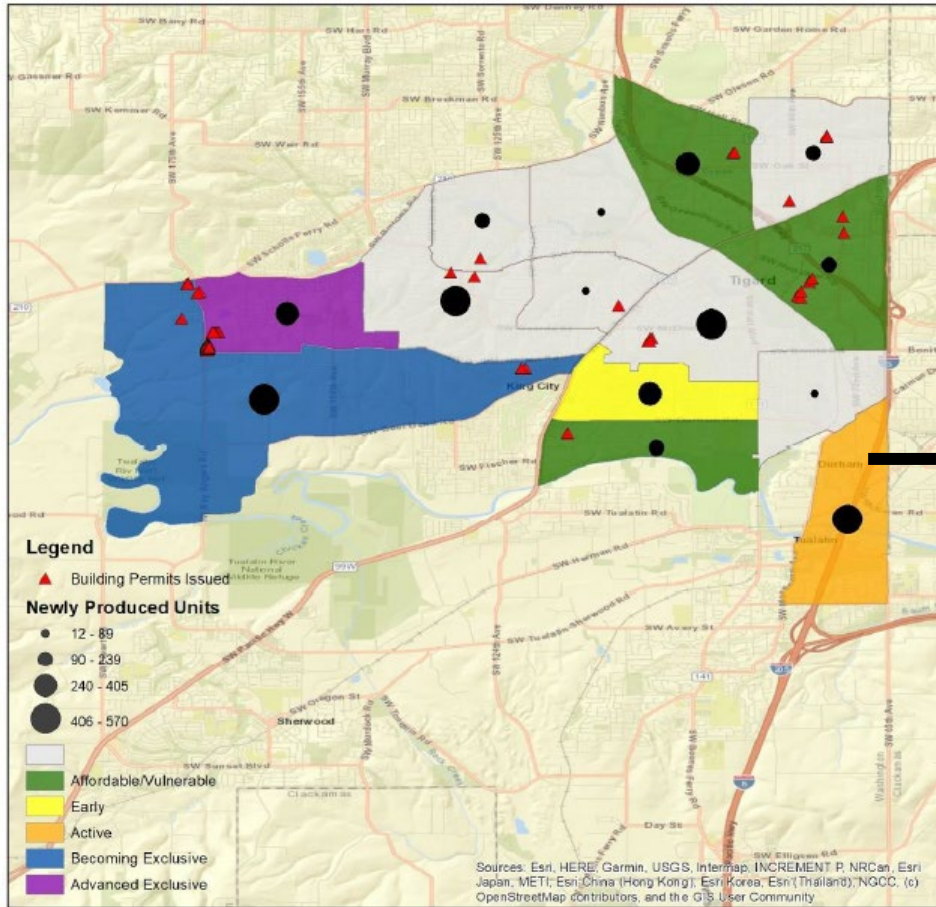
- B12. Pro Affordable Housing agenda

Near transit center....

- F19. Affordable housing preservation Inventory
- F2. Joint Development Agreements – consider ridership and affordable housing together
- F5. Preserving Low-Cost Rental Housing to Mitigate Displacement

Source. ACS 2015-2019, Tigard Community Development's Online Services for Permits
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Active

- A10. Inclusionary Zoning
- A11. Add restrictive covenants to ensure affordability in new dev

Source. ACS 2015-2019, Tigard Community Development's Online Services for Permits
 Notes. Black dot in the map indicates the "Housing Units Produced between 2013 and 2019." Red triangle indicates "Housing permits issued for new construction from 2013 and 2020."



Limitations

- Local planning capacity
- Data availability (census tracts) and data lag
- Political pushback regarding typologies
- Specifically designed for HPS program

Questions?



Next Steps

- Resources will be uploaded onto HB 2003 page on DLCD website
- Future HB 2003 webinar topic to discuss HPS anti-displacement strategies
- Other topics of interest for future webinars?



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Thank you!



Submit comments to:

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