HB 2003 Webinar
PSU Anti-Displacement and Gentrification Toolkit

September 9, 2021
Samuel Garcia (he/him)
Housing Planner

Ethan Stuckmayer (he/him)
Senior Housing Planner
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

- Oregon Population Forecast Program
- Project Population
- Project Housing Need
- Inventory Buildable Lands
- Accommodate Needed Housing
- Housing Capacity Analysis
- Housing Production Strategy
- Promote Needed Housing
- Reflect, Measure, and Report
Goal 10 Framework

Housing Capacity Analysis

Oregon Population Forecast Program

Project Population

Project Housing Need → Inventory Buildable Lands → Accommodate Needed Housing

Housing Production Strategy

Promote Needed Housing → Reflect, Measure, and Report
### HNA/HCA Deadline

**OAR 660-008-0045**

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**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.

<table>
<thead>
<tr>
<th></th>
<th>2022</th>
<th>2023</th>
<th>2024</th>
<th>2025</th>
<th>2026</th>
<th>2027</th>
<th>2028</th>
<th>2029</th>
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</thead>
<tbody>
<tr>
<td>Cities not within a Metropolitan Service District</td>
<td>1</td>
<td>Grants Pass</td>
<td>McMinneola</td>
<td>Bandon</td>
<td>Springfield</td>
<td>Corvallis</td>
<td>Canby</td>
<td>Albany</td>
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<td>Lebanon</td>
<td>Medford</td>
<td>Keizer</td>
<td>The Dales</td>
<td>Cottage Grove</td>
<td>Central Point</td>
<td>Baker City</td>
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<td>3</td>
<td>Pendleton</td>
<td>Medford</td>
<td>Salem</td>
<td>Sandy</td>
<td>Prineville</td>
<td>Corvallis</td>
<td>Coos Bay</td>
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<td>Newport</td>
<td>Medford</td>
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<td>Dallas</td>
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<td>St. Helens</td>
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<td>Klamath Falls</td>
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</tr>
<tr>
<td>Cities within a Metropolitan Service District</td>
<td>(must update HNA every six years)</td>
<td>1</td>
<td>Oregon City</td>
<td>Beaverton</td>
<td>Lake Oswego</td>
<td>Sherwood</td>
<td>Gladstone</td>
<td>N/A</td>
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<td></td>
<td>2</td>
<td>Gresham</td>
<td>Happy Valley</td>
<td>Forest Grove</td>
<td>Trousdale</td>
<td>Cornelius</td>
<td>N/A</td>
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<td></td>
<td>3</td>
<td>Hillsboro</td>
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<td>Tualatin</td>
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<td>Milwaukie</td>
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<td>Portland</td>
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<td>West Linn</td>
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<td>Wilsonville</td>
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</tbody>
</table>
Goal 10 Framework

- Oregon Population Forecast Program
- Project Population
- Project Housing Need
- Inventory Buildable Lands
- Accommodate Needed Housing
- Housing Production Strategy
  - Promote Needed Housing
  - Reflect, Measure, and Report
<table>
<thead>
<tr>
<th>Category</th>
<th>Description</th>
<th>Details</th>
</tr>
</thead>
<tbody>
<tr>
<td>Category A</td>
<td>Zoning and Code Changes</td>
<td>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.</td>
</tr>
<tr>
<td>Category B</td>
<td>Reduce Regulatory Impediments</td>
<td>These strategies address known impediments to providing needed housing. These include but are not limited to zoning, permitting, and infrastructure impediments.</td>
</tr>
<tr>
<td>Category C</td>
<td>Financial Incentives</td>
<td>These are a list of financial incentives that jurisdictions can give to developers to encourage them to produce needed housing.</td>
</tr>
<tr>
<td>Category D</td>
<td>Financial Resources</td>
<td>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.</td>
</tr>
<tr>
<td>Category E</td>
<td>Tax Exemption and Abatement</td>
<td>These are a list of tax exemption and abatement programs that are intended to encourage developers to produce housing.</td>
</tr>
<tr>
<td>Category F</td>
<td>Land, Acquisition, Lease, and Partnerships</td>
<td>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.</td>
</tr>
<tr>
<td>Category Z</td>
<td>Custom Options</td>
<td>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.</td>
</tr>
</tbody>
</table>
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
Fair and Equitable Housing Outcomes

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- Housing Choice
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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
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
Income Profile

People Vulnerable to Displacement

Precarious Housing

Housing Market Activity

Neighborhood Demographic Change

Displacement Risks (Input)

Neighborhood Typology (Output)

(Green) Affordable and vulnerable

(Yellow) Early gentrification

(Orange) Active gentrification

(Red) Late gentrification

(Blue) Becoming exclusive

(Purple) Advanced exclusive

(Grey) Unassigned
### Tract Level Neighborhood Typology Representing Different Characteristics and Risks of Displacement

<table>
<thead>
<tr>
<th></th>
<th>Income Profile</th>
<th>Vulnerable People</th>
<th>Precarious Housing</th>
<th>Housing Market Activity</th>
<th>Neighborhood Demographic Change</th>
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</thead>
<tbody>
<tr>
<td><strong>(Green)</strong></td>
<td>Low</td>
<td>Yes</td>
<td>Yes</td>
<td>No</td>
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<tr>
<td>Affordable and</td>
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<tr>
<td>vulnerable</td>
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<td><strong>(Yellow)</strong></td>
<td>Low</td>
<td>Yes</td>
<td>Yes</td>
<td>Yes</td>
<td>No</td>
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<td>Early gentrification</td>
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<td><strong>(Orange)</strong></td>
<td>Low</td>
<td>Yes</td>
<td>Yes</td>
<td>Yes</td>
<td>Yes</td>
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<td>Active gentrification</td>
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<td><strong>(Red)</strong></td>
<td>High</td>
<td>Yes</td>
<td>No</td>
<td>Yes</td>
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<td>Late gentrification</td>
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<td><strong>(Blue)</strong></td>
<td>High</td>
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<td>Becoming</td>
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<td>Exclusive</td>
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<td>Has higher home value</td>
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<td>Exclusive</td>
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<td>Unassigned</td>
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HB 2003 Webinar / September 9, 2021
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

Legend
- Building Permits Issued

Newly Produced Units
- 12 - 89
- 90 - 239
- 240 - 405
- 406 - 570

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

• 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
Active

- A10. Inclusionary Zoning
- A11. Add restrictive covenants to ensure affordability in new dev
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?
Thank you!

Submit comments to:
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ethan.stuckmayer@dlcd.oregon.gov