Portland Social Equity Strategy
(Getting ahead of Gentrification and Displacement)

Rail~volution September 2017

Bureau of Planning and Sustainability
Portland Context

- High job growth feeding population growth
- Construction boom
- Investments in multimodal transportation infrastructure
- Displacement of vulnerable populations
- Major Update of the City’s Comprehensive Plan
Transportation Investments

- Streetcar expansion planning
- Light rail expansion (SW Corridor)
- Protected bikeways and bikeshare
- Frequent service bus service improvements
- New BRT route (Division)
Transportation Investments
Mixed Use TOD Construction Boom
Demographic shifts

Shifting population patterns

Source: U.S. Census

DAN AGUAYO/THE OREGONIAN
Gentrification and Displacement

- Population Vulnerability
- Market Pressure
Vulnerability Indicators

Vulnerability in 2015

- People of Color: 28%
- Income at or below 80% MFI: 44%
- Adults without a Bachelor’s degree: 54%
- Renters: 46%
Market Indicators

- Rent increases
- Transactions
- Building permits (construction)
Mixed Use TOD Construction Boom

~15,000 new dwellings in Portland’s inner neighborhoods over 5 years

![Graph showing new housing units per year in inner neighborhoods from 1995 to 2016.](image-url)
Mixed Use TOD Construction Boom
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)
Vulnerability and Opportunity

Map showing various centers with different symbols indicating opportunity or vulnerability.
Vulnerability and Opportunity

High Vulnerability
- Prioritize infrastructure investments
- Vision Zero safety improvements
- NPI program
- Affordable housing preservation

High Vulnerability
- Prioritize affordable housing
- N/NE Neighborhood Housing Strategy
- N Russell/Williams Collaboration

Low Vulnerability
- Invest in affordable housing where appropriate
- Invest in active transportation improvements to increase mobility
- SW Corridor MAX

Low Vulnerability
- Prioritize affordable housing
- Encourage infill through Residential Infill Project and Central City 2035
Policy Responses

- Inclusionary housing
- Increase supply
- Renter protections
- Analysis with zoning and investment decisions
- Location policy for new affordable housing
- Housing options (ADUs, small infill lots, reduced/no parking req.)