



Anti-Displacement Action Plan Update

July 6, 2020

Andrea Pastor,
Economic Planner,
Bureau of Planning & Sustainability

Agenda

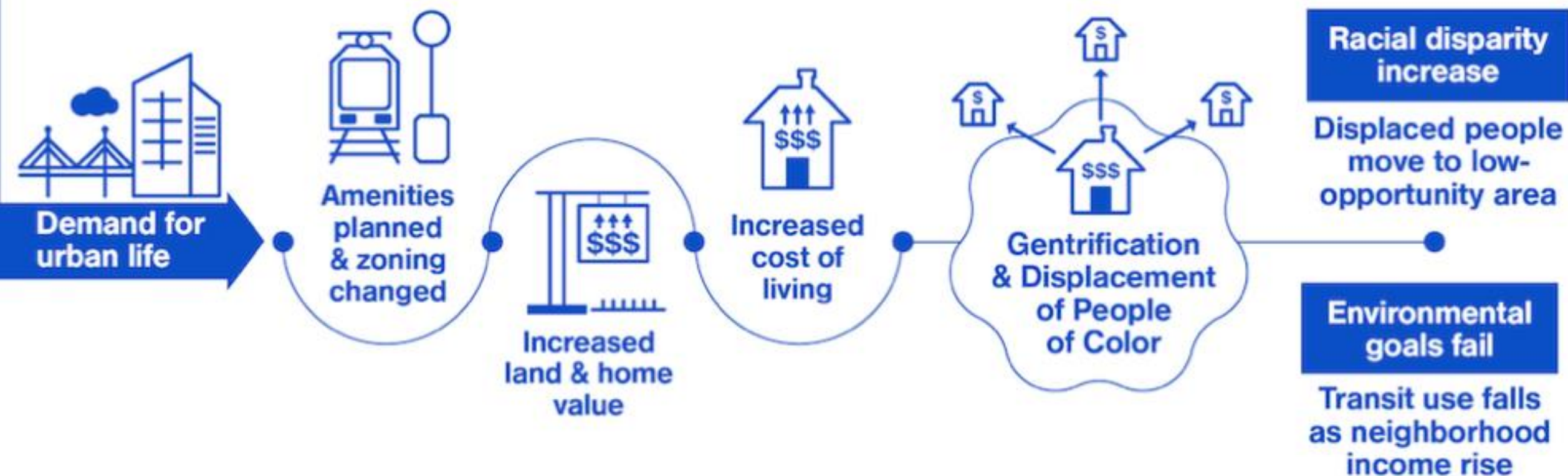
- Background and context
- Updated displacement risk analysis
- Existing A-D regulations and tools
- Anti-Displacement Task Force
- Next steps

Defining Displacement

Displacement: Households or businesses involuntarily forced to move from a neighborhood because of increasing market values, rents, or changes in the neighborhood's ability to meet basic needs in the case of households, or erosion of traditional client base in the case of businesses.

-- City of Portland Comprehensive Plan

Unintended Outcomes of Neighborhood Improvements and Change



PolicyLink Recommendations

- Racial equity must define both how the city operates and what is prioritized.
- Identify a target population.
- Focus on policies that will actively address near-term displacement pressures in communities.
- Commit to a process that is led by people and communities most impacted by displacement and racial inequities.
- Be prepared for a long-term commitment, particularly a long-term commitment of resources.
- Build in accountability, transparency, and measurement for every goal and action.
- [Link to PolicyLink memo](#)

PolicyLink Next Steps



Commit to
multi-year
funding for A-D
coalition



Create a
community-led
city task force

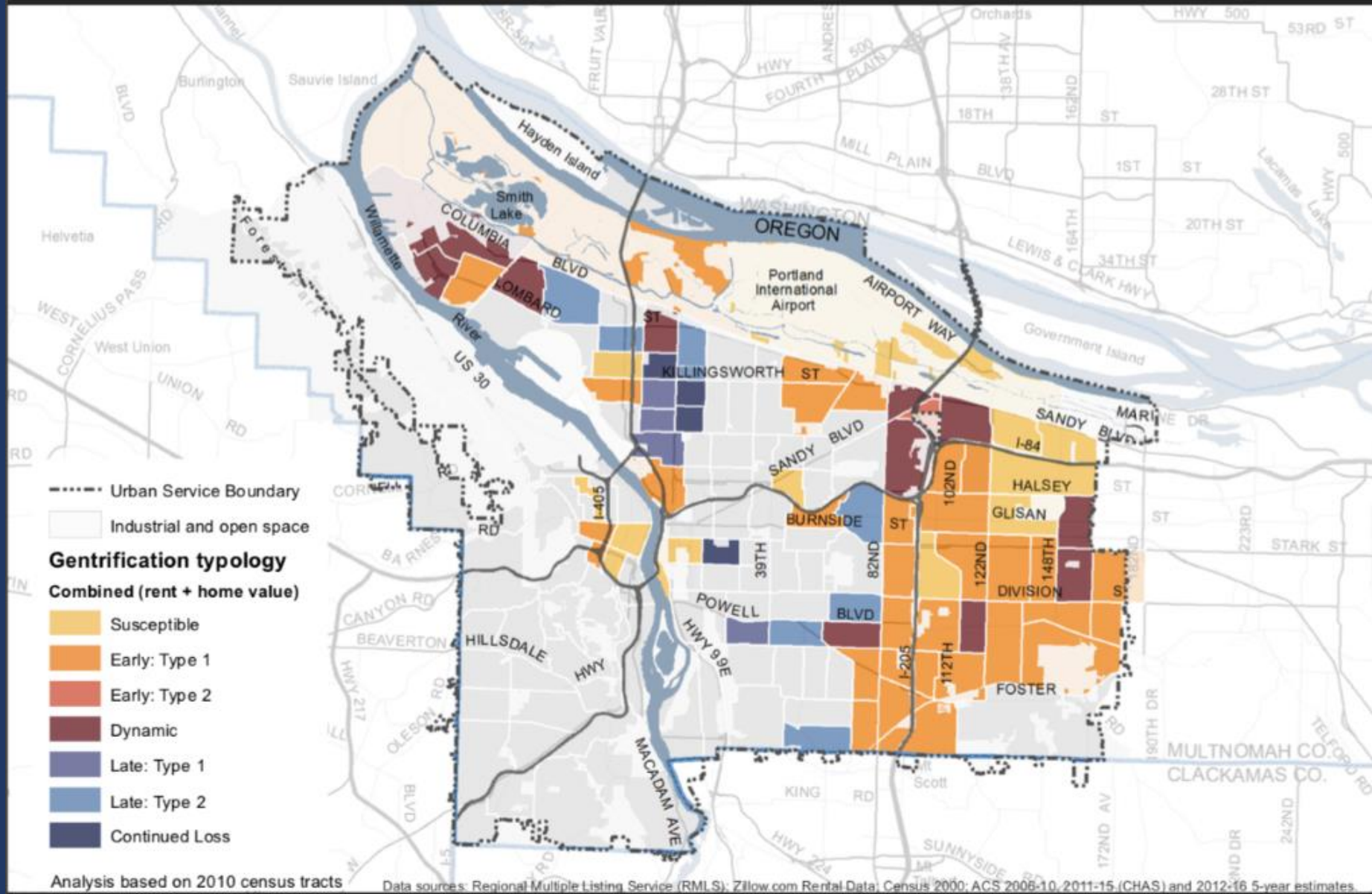


Identify a
permanent
source of
funding for A-D
work



Track and report
annually to City
Council and the
broader
community

Displacement Risk Analysis from 2018



Data sources: Regional Multiple Listing Service (RMLS); Zillow.com Rental Data; Census 2000; ACS 2008-10, 2011-15 (CHAS) and 2012-16 5-year estimates.

October 2018

City of Portland, Oregon ||
 Bureau of Planning and Sustainability ||
 Housing and Economic Planning

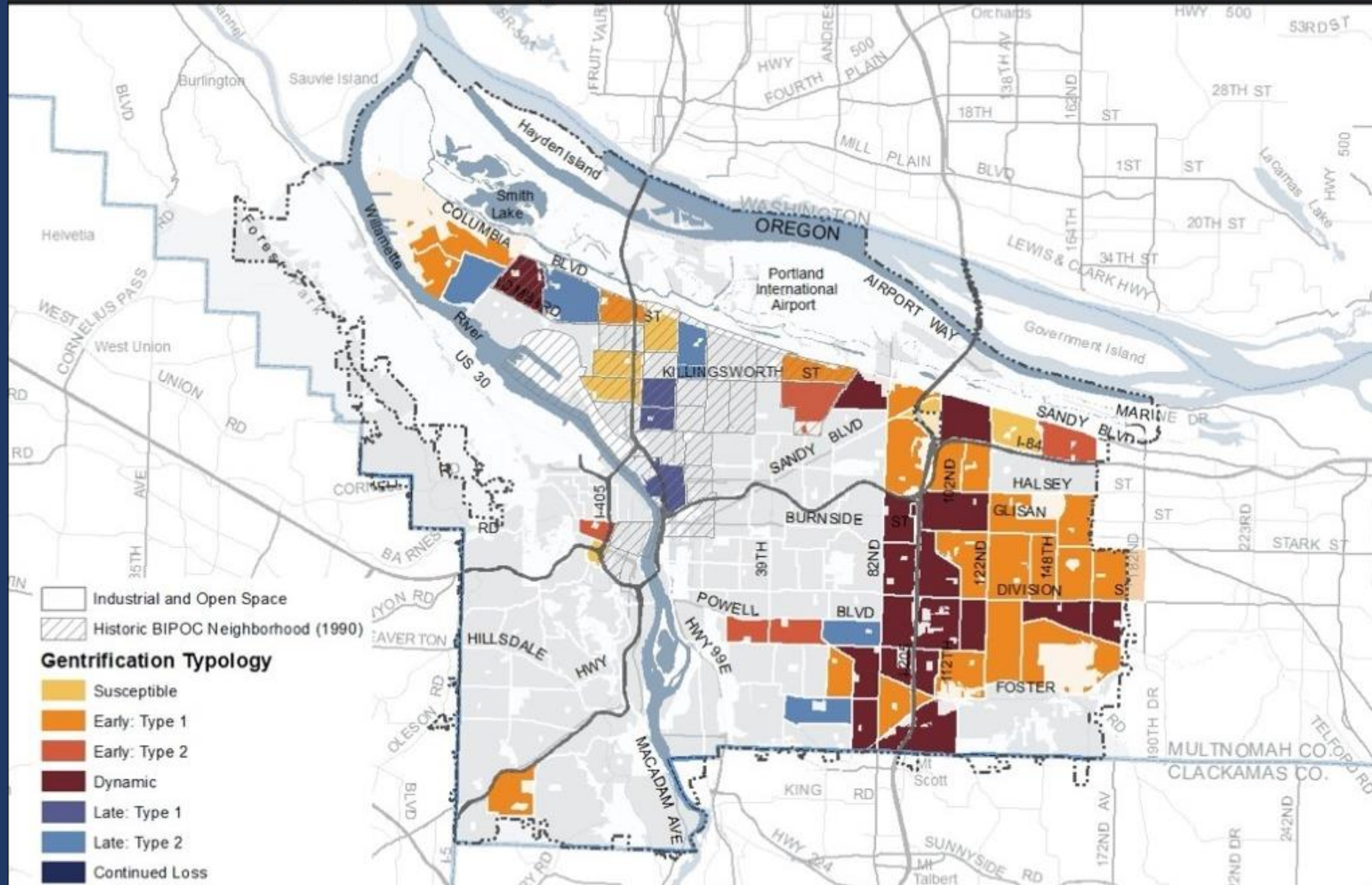


Bureau of Planning and Sustainability
 Innovation. Collaboration. Practical Solutions.
 City of Portland, Oregon
 Ted Wheeler, Mayor • Janet Anderson, Director



The information on this map was derived from City of Portland GIS databases. Care was taken in the creation of this map but it is provided "as is". The City of Portland cannot accept any responsibility for errors, omissions or positional accuracy.
 N:\work\camp_planning\camp_coord\Housing\Gentrification\2017_risk\analysis\review_methodology\displacement_risk_mapping_revised_fall_change.mxd

Updated Displacement Risk Analysis 2020



May 14, 2015

City of Portland, Oregon || Bureau of Planning and Sustainability || Geographic Information Systems

The information on this map was derived from City of Portland GIS databases. Care was taken in the creation of this map but it is provided "as is". The City of Portland cannot accept any responsibility for error, omission or positional accuracy.

The City of Portland ensures meaningful access to city programs, services, and activities to comply with Civil Rights Title VI and ADA Title II laws and reasonably provides translation, interpretation, modifications, accommodations, alternative formats, auxiliary aids and services. To request these services, contact 503-823-7700, City TTY 503-823-6868, Relay Service 711.

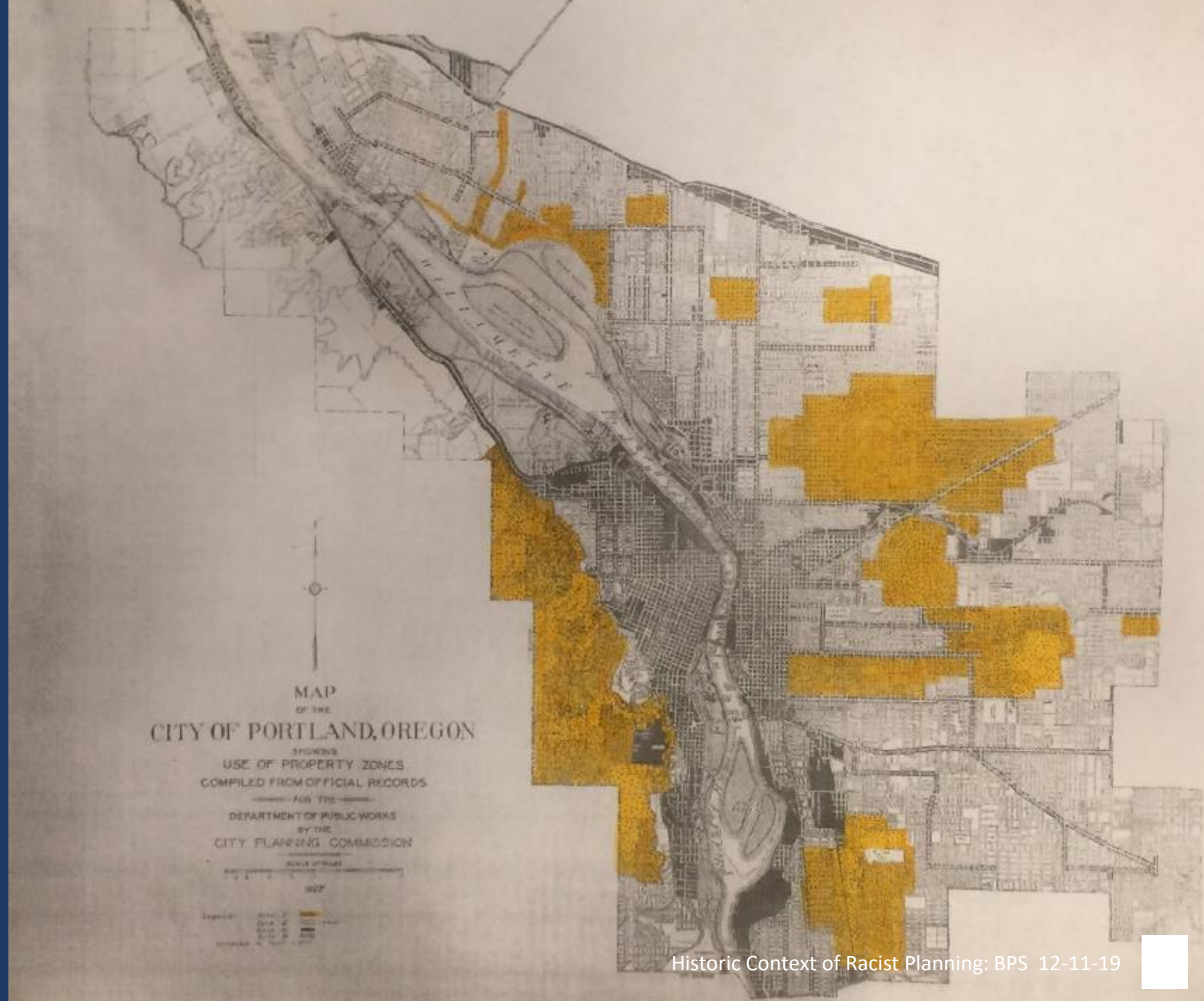


Bureau of Planning and Sustainability
Innovation. Collaboration. Practical Solutions.
City of Portland, Oregon



1924 Portland's First Zoning Code

■ Zone I - Single Family

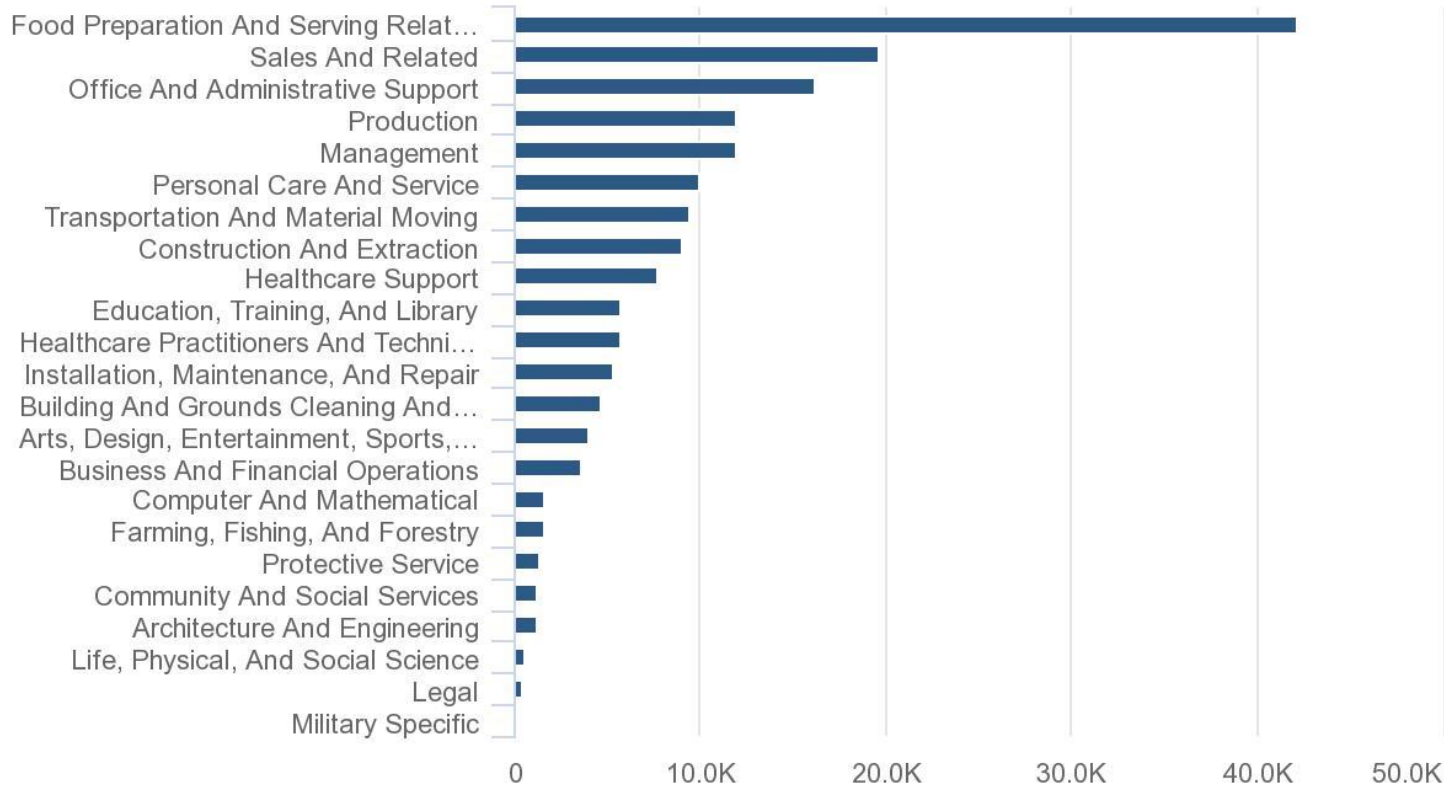


Risks to Industries & Scale of Workers Need

Continued UI Claims by Occupation

Workers Claiming Unemployment Benefits

Oregon, May 2020



Source: U.S. Bureau of Labor Statistics, Oregon Employment Department

Multnomah County

Unemployment Rate

15.5%



May 2020

Seasonally

0.4% PTS

Adjusted

Total Unemployed

72,822



May 2020

Seasonally

-895

Adjusted

Nonfarm Employment

474,700



May 2020

Not Seasonally

4,000

Adjusted

Risks to BIPOC-owned Businesses

Table 2: Demographic Group Losses and Simulations of Business Losses from Switching Industry Distributions

Group	Demographic Group		Business Losses (Feb. to April 2020)		Predicted using U.S. Industry Distribution	
	Feb. 2020 Number	Apr 2020 Number	Actual Losses Number	% Change	Number	% Change
Total	15,012,692	11,710,360	-3,302,331	-22%	-3,302,331	-22%
Female	5,389,399	4,048,205	-1,341,194	-25%	-1,029,305	-19%
Male	9,623,293	7,662,156	-1,961,137	-20%	-2,184,231	-23%
Black	1,079,116	637,769	-441,347	-41%	-379,452	-35%
Latinx	2,070,896	1,412,925	-657,971	-32%	-583,009	-28%
Asian	888,528	657,896	-230,632	-26%	-195,041	-22%
White	10,553,415	8,761,531	-1,791,884	-17%	-1,928,907	-18%
Immigrant	3,120,275	2,009,597	-1,110,677	-36%	-1,095,536	-35%
Native	11,892,417	9,700,763	-2,191,654	-18%	-2,256,417	-19%

Notes: Estimates are from CPS microdata. Predicted changes with the group's industry distribution for the U.S. industry distribution but continue to use the group's rate of change from February to April 2020.

[Source](#)

Current Anti-Displacement Regulations



Emergency Actions During
Public Health Emergency



Strengthened Renter
Protections



Increased Funding for
Affordable Housing



Density Bonuses for
Affordable Housing &
Commercial Space

Potential Tools to Prevent Displacement

Mortgage Relief:

- Washington D.C. extended a right to defer mortgage payments on properties (residential and commercial) showing evidence of financial hardship due to COVID-19 for up to 60 days past the end of the emergency declaration. No late fees, and no reports made to credit bureaus.

Commercial Rent Control:

- Property owners in Washington D.C. qualifying for mortgage relief program (above) are required to reduce their tenants rent by a commensurate amount

Funding for Community Ownership of Commercial Spaces

- Ex: Mercy Corps CIT Plaza 122nd or other models of cooperative ownership

Anti-Displacement Task Force

- Community-City leadership joint body making recommendations to Council
- Convening in September
- Focusing on BIPOC communities
- ~15 members

Desired areas of experience/expertise: Tenant rights, affordable housing development, small business ownership; urban planning with focus on gentrification and displacement; transportation justice; arts and culture advocacy; homelessness; workforce development; real estate; education equity; climate justice; personal experience of displacement (residential and commercial), expertise and understanding of Community Benefits Agreements

Ways to Stay Involved



Anti-Displacement
Coalition



Anti-Displacement
Task Force



Project Mailing
List



Questions?

Contact:

Andrea Pastor,
Economic Planner,
Bureau of Planning & Sustainability
andrea.pastor@portlandoregon.gov

Yemaya Benton,
Coalition Organizer
PAALF

myemaya@paalf.org