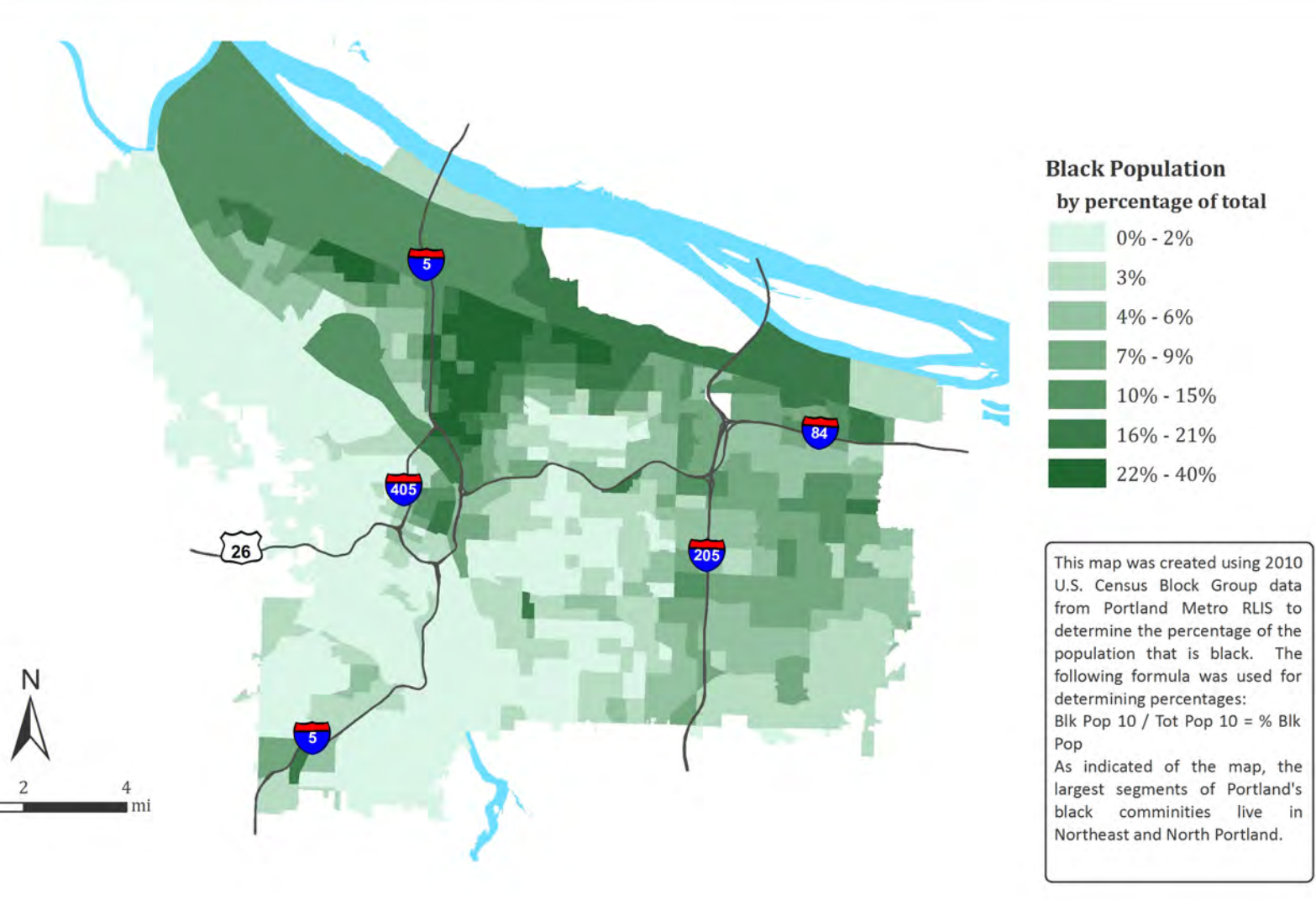


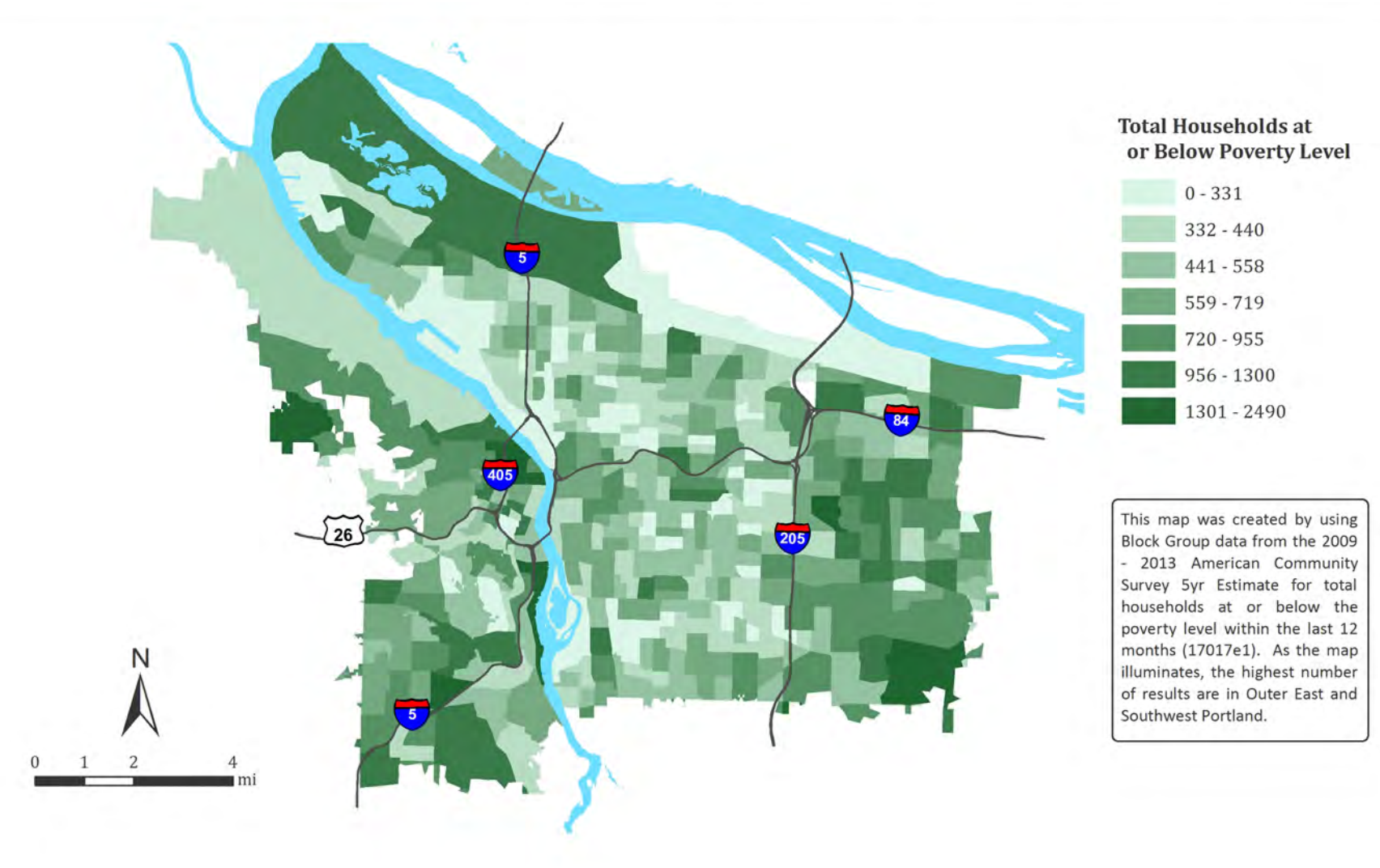
An Examination of Displacement, Gentrification, and Vulnerability in Portland, OR to Determine At Risk Areas

Vulnerability

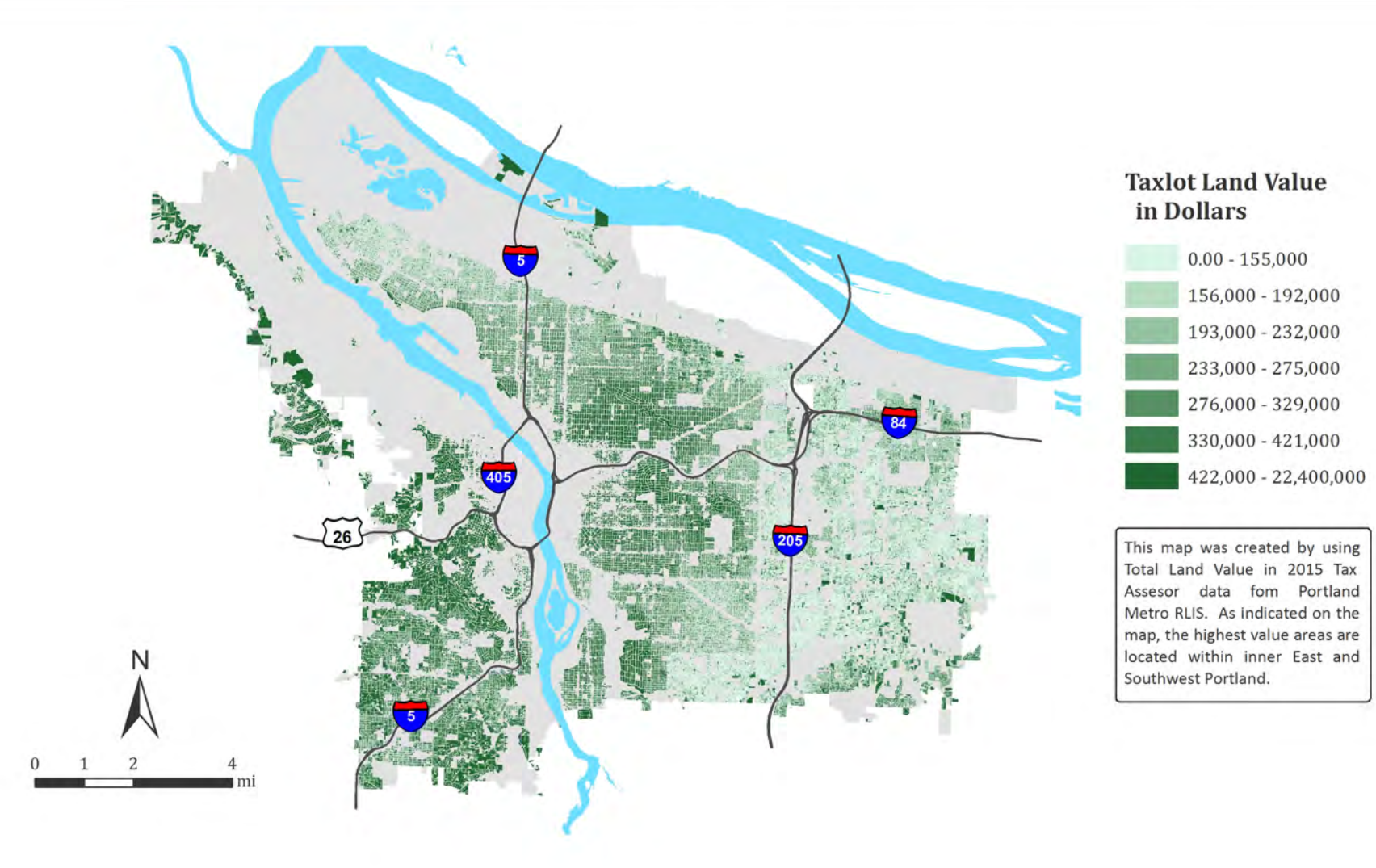
Black Population by Block Group in Portland, OR 2010



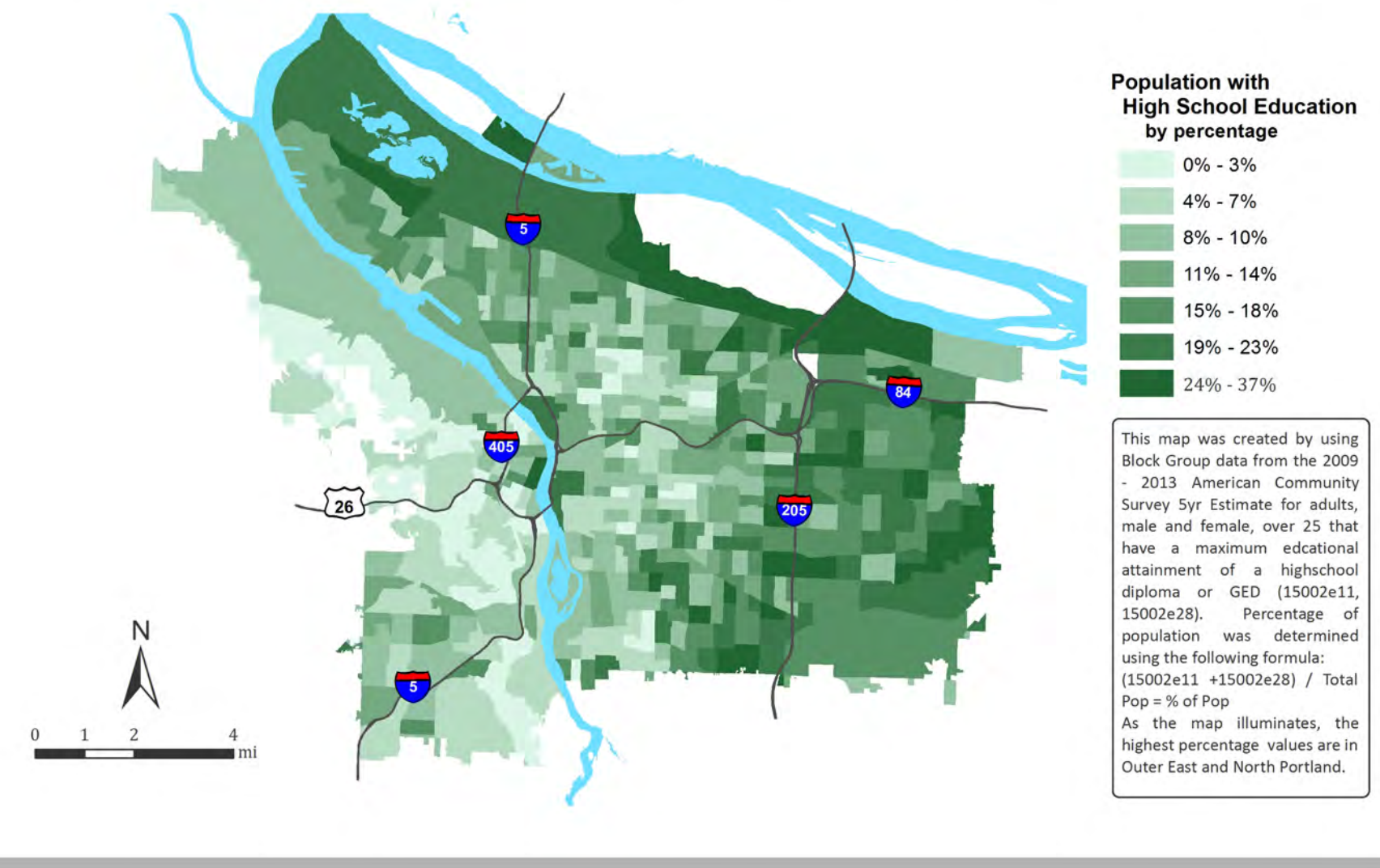
Households by Block Group At or Below the Poverty Level in Portland, OR 2013



Single Family Residence Taxlot Value in Portland, OR 2015

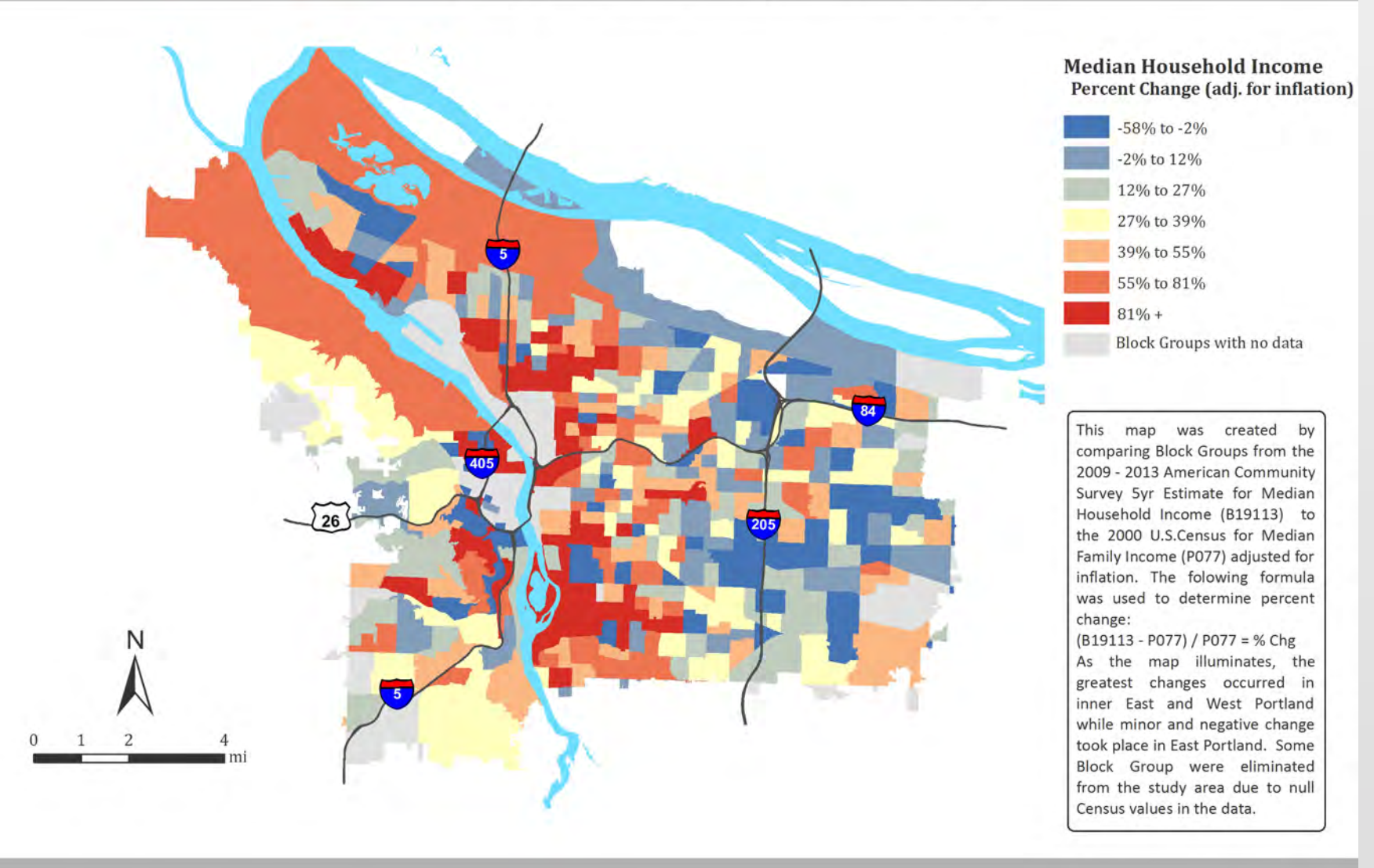


Percentage of Adult Population by Block Group with Maximum Educational Attainment at High School Level in Portland, OR 2013

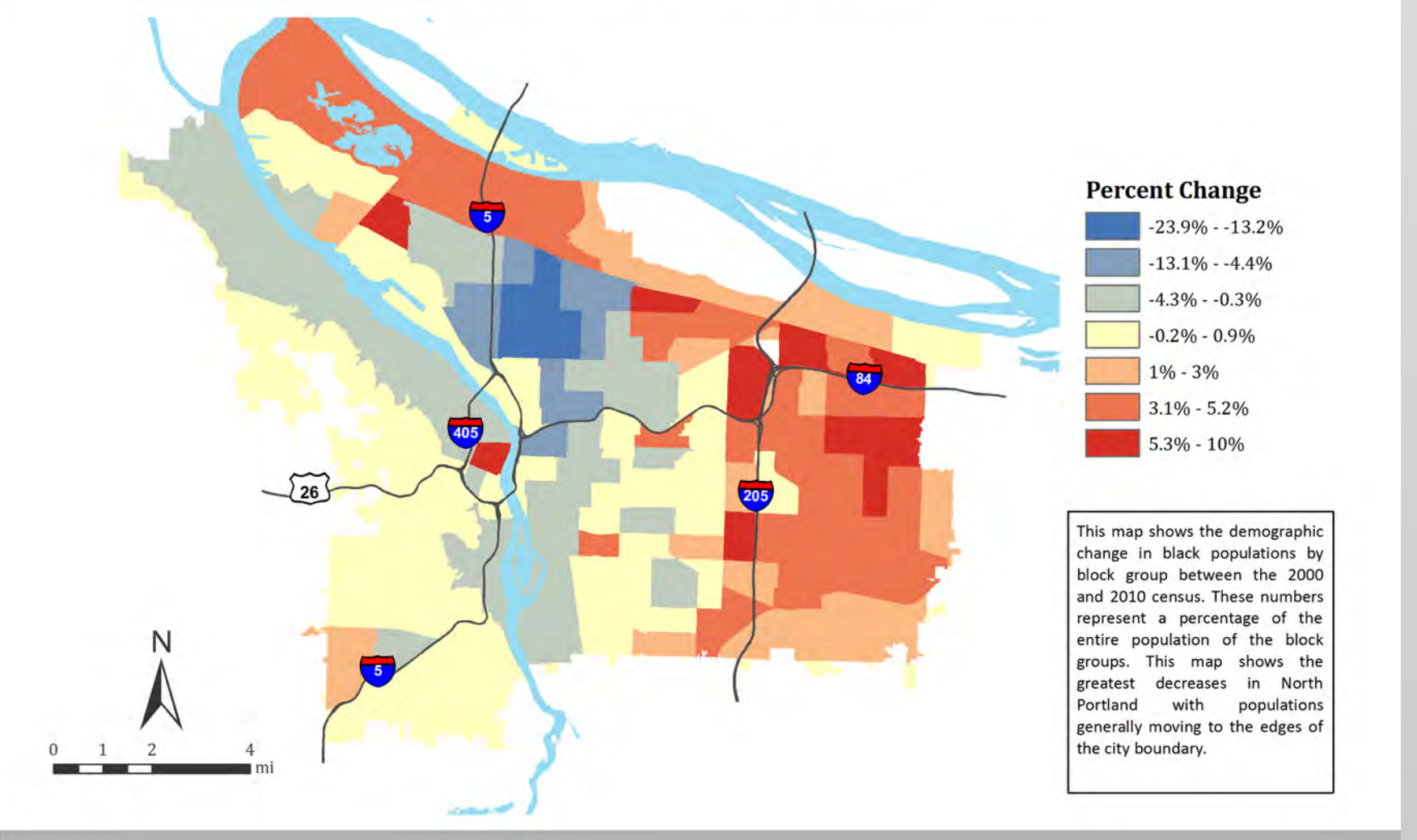


Gentrification & Displacement

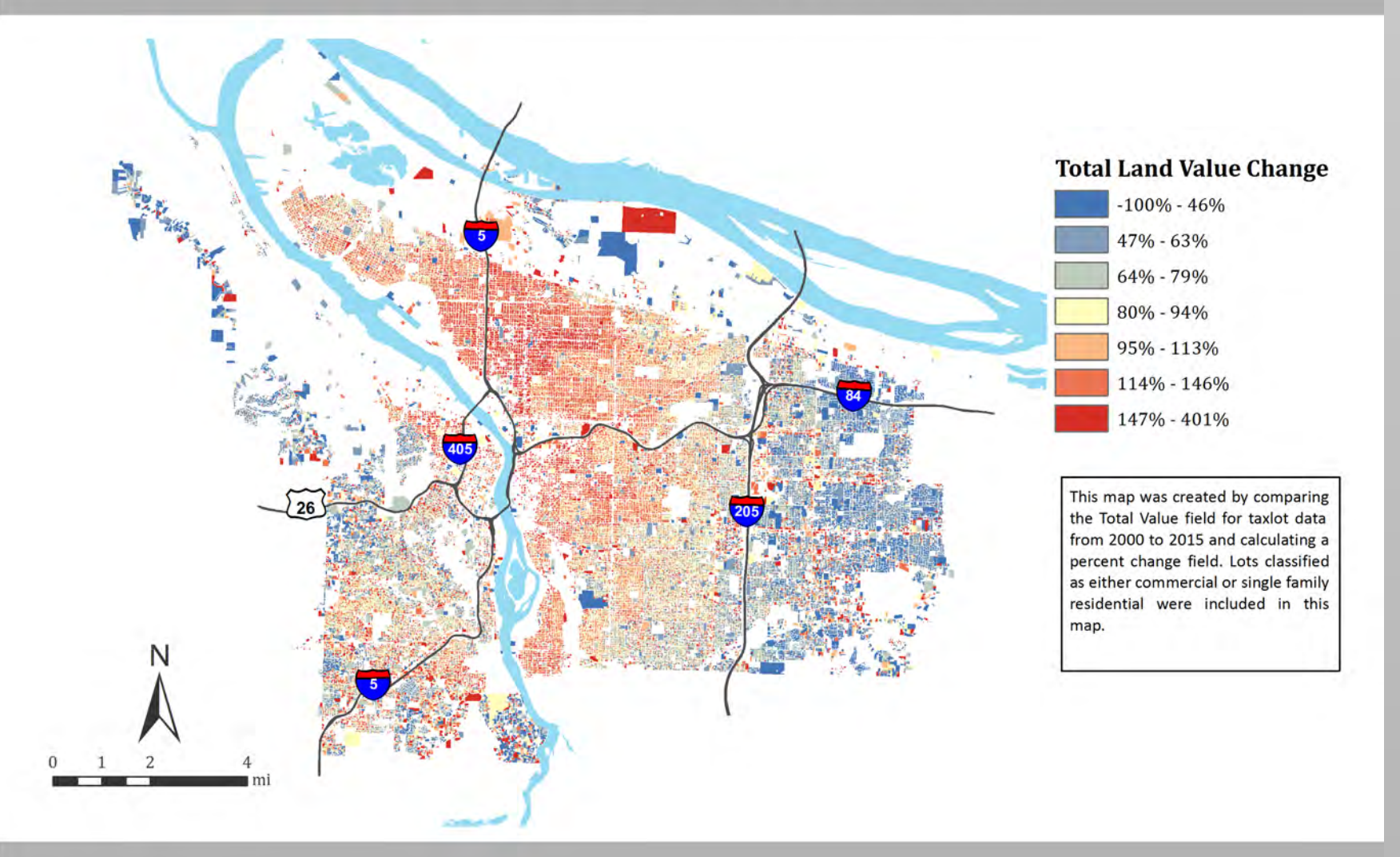
Changes in Median Income by Household in Portland, OR 2000-2013
A Percent Change Analysis by U.S. Census Block Group



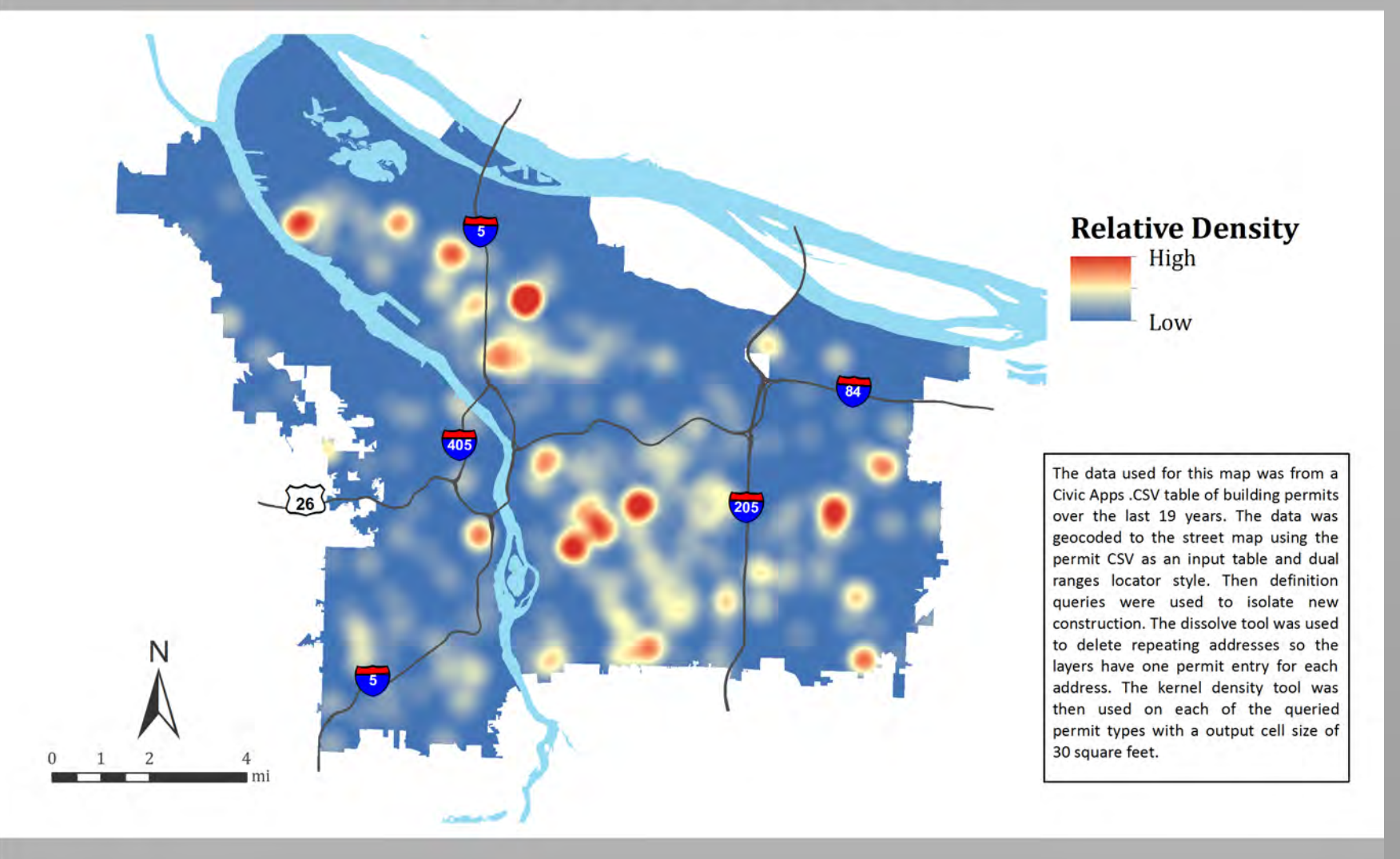
Percent Change of Black Populations in Portland, OR from 2000-2010



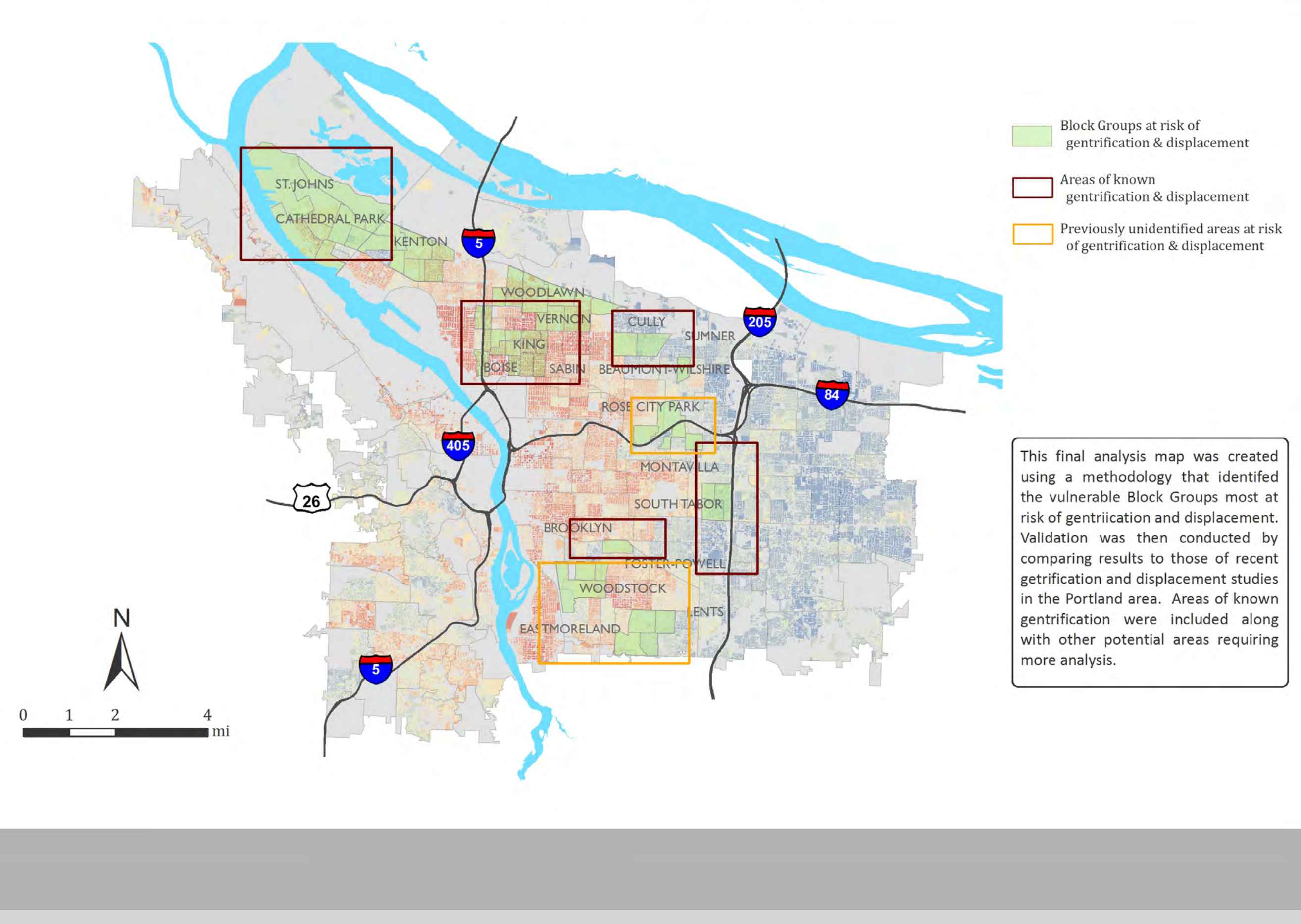
Changes in Taxlot Value from 2000-2015
A Percent Change Analysis by Portland Metro Taxlot



Kernal Density Analysis of Building Permits for New Construction from 1996-2014



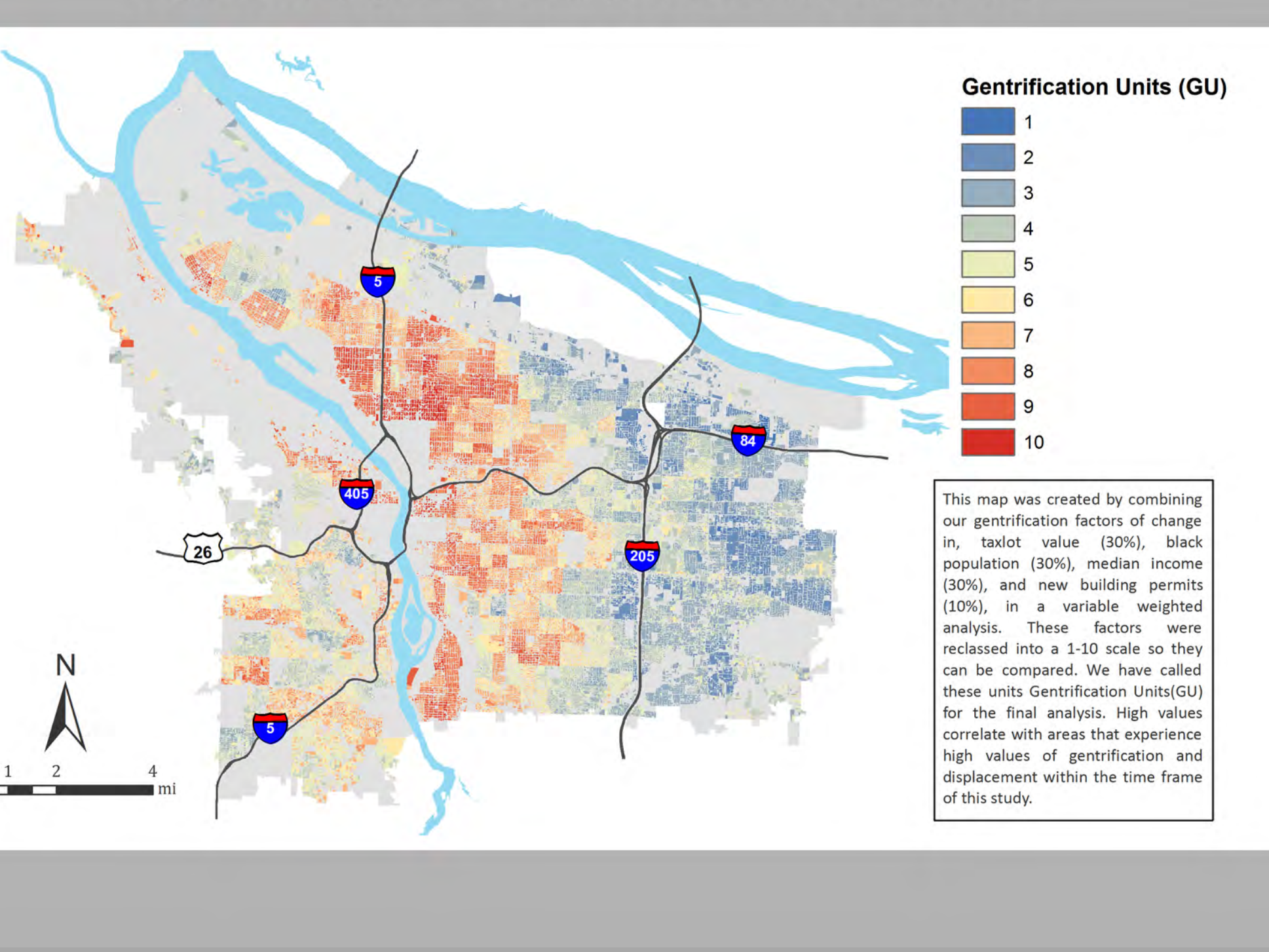
Vulnerable Areas at Risk of Gentrification and Displacement in Portland, OR
A Combined Factor Analysis



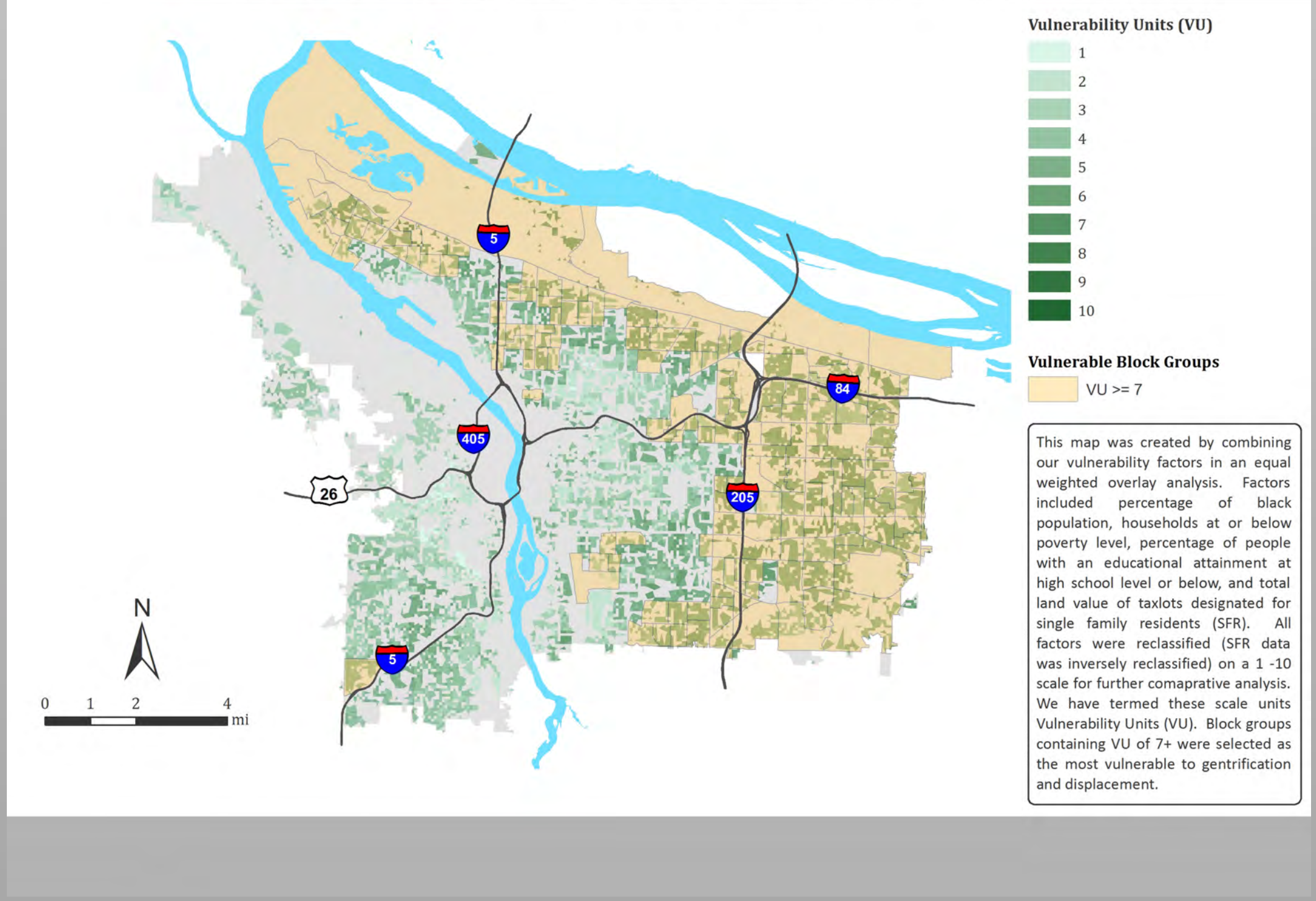
Methodology & Validation

This analysis identified factors contributing to gentrification, displacement, and vulnerability. First gentrification and displacement factors were determined and overlaid. Then vulnerability factors were determined and overlaid. This created relative scales of Gentrification Units (GU) and Vulnerability Units (VU). Block Groups with a VU of 7+ that intersected areas with a GU of 6+ were identified at most "at risk" and selected for further analysis. Of these Block groups, those more than .5 miles away from areas with a GU of 8+ were eliminated, as only areas in close proximity to ongoing gentrification and displacement are considered truly at risk. This resulted in the final Block Groups identified most at risk. For validation purposes, this analysis compared the final determined at risk Block Groups to Portland Bureau of Planning and Sustainability's (BPS) 2012 study on the same topic. Similarity in compared results demonstrated accuracy in this analysis. Further more, this analysis identified more areas at risk that would benefit from future gentrification and displacement studies.

Areas of Gentrification and Displacement in Portland, OR
Weighted Overlay of Combined Gentrification and Displacement Factors



Block Groups Vulnerable to Gentrification & Displacement in Portland, OR
A Weighted Overlay Analysis Using Combined Vulnerability Factors



Problem Statement and Research Question

How and where will gentrification and displacement, most significantly impact at risk neighborhoods of Portland, OR?
Within the last decade, a great deal of public and private investment has altered the livability of many Portland neighborhoods. Many of these investments have caused increases in housing prices, which have impacted the demographic and economic characteristics of low-income residents. These factors have contributed to displacement and loss of affordable housing.

This study aims to identify where development and displacement have most significantly affected vulnerable neighborhoods of Portland since 2000. We identified factors considering racial demographics, education level, poverty status, median household income, overall property value, and the density of new construction in our study. By overlaying these factors we can visually see the gentrification trends in Portland.

Data Sources

US Census, 2000 and 2010; Portland Metro Tax Assessor, 2000 and 2015; City of Portland building permits 1996-2014, Civic Apps; 2009-2013 American Community Survey, 5yr estimate. Portland Metro RLIS data; Portland Bureau of Planning and Sustainability.

Authors

All maps produced by Tim Hitchins, Max Blasdel, and Colby Lawrence. March, 2015.