



Discerning the workforce in gentrifying Portland neighborhoods - a role for LODES

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This analysis intends to:

- Share gentrification/displacement concerns in Portland, OR;
- The use of “at-risk” mapping tool to identify displacement risk areas in various stages;
- Highlight the absence of indicators of the workforce characteristics and suggest a role for LODES;
- Demonstrate the potential of running the paired area analysis (Area Profile; Distance/Direction; Destination; Inflow-Outflow) between the city (Portland) and the 2013 Displacement-risk areas;
- Highlight the insights that the “paired area analysis” offers in terms of vulnerabilities to displacement for the workforce living in Displacement-risk areas;

Video sample of gentrification discussion in Portland:

Examining Gentrification in PDX

https://www.youtube.com/watch?feature=player_detailpage&v=4bFzguvr_Vg

Gentrification and Displacement

“An under-valued neighborhood that becomes desirable, which results in lower income households being displaced due to the loss of affordable housing, often with a change in racial and ethnic make-up of a neighborhood’s residents and businesses.”

- Gentrification =
 - Housing market trends upward
 - Value and appreciation
 - Displacement
 - Vulnerable groups and demographic change

Portland's Experience

North and Northeast Neighborhoods

- Segregation and redlining
- Major urban renewal projects
- More recent improvement projects- not paired with programs to address displacement.

Policy Strategy for Gentrification

Planning, policy, and public investment align with market and demographic dynamics

- Tools for different types of neighborhoods
- Facilitate equitable revitalization and mitigate harmful consequences
- Tools to assess potential impacts from future projects

Risk Indicators for mapping potential for displacement

Vulnerable Populations

Concentrations of:

- Renters
- Low education attainment
- Household income
- People of color

Compared to Citywide Average

Changing Demographics

Increasing rates of:

- Homeownership
- College-educated
- Household income
- White population

Compared to Citywide Average

Housing Market

Areas of:

- Low or moderate value
- High rates of appreciation
- Adjacent to high value areas

Housing values and cumulative appreciation determine typology

Note: There are no direct indicators of workforce dynamics!
LODES can help!!!

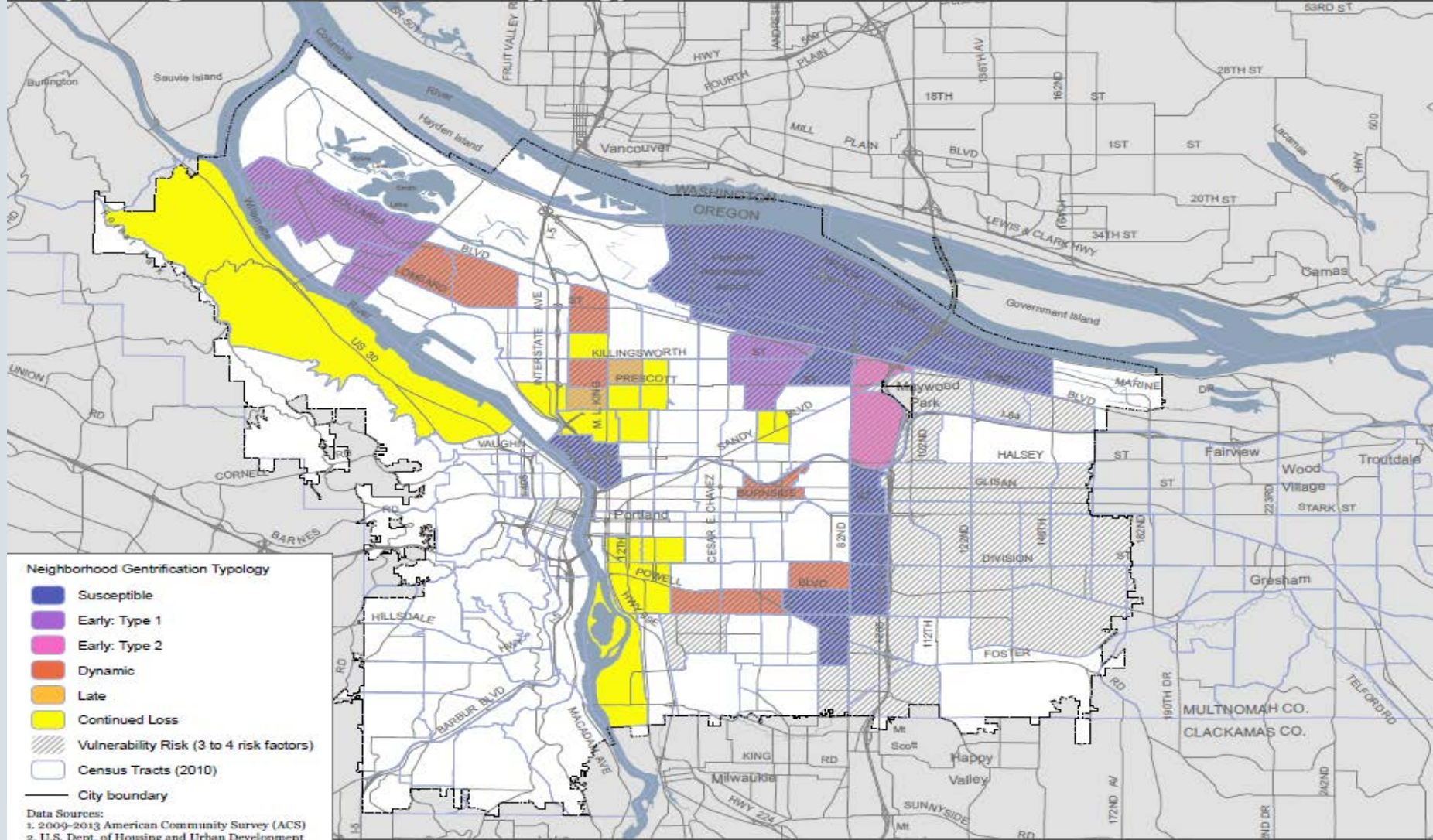
Classification of “risk areas”

Table 1: Tract-level neighborhood typology representing different stages of gentrification

Neighborhood Type	Vulnerable population?	Demographic change?	Housing market condition
Susceptible	Yes	No	Adjacent
Early: Type 1	Yes	No	Accelerating
Early: Type 2	Yes	Yes	Adjacent
Dynamic	Yes	Yes	Accelerating
Late	Yes	Yes	Appreciated
Continued Loss	No	Has % white and % with BA increasing	Appreciated

Displacement Risk Census Tracts: 2013

Map 1: Neighborhood Gentrification Typology: 2013



July 27, 2015

City of Portland, Oregon // Bureau of Planning & Sustainability // Geographic Information System

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0 5,000 10,000 Feet



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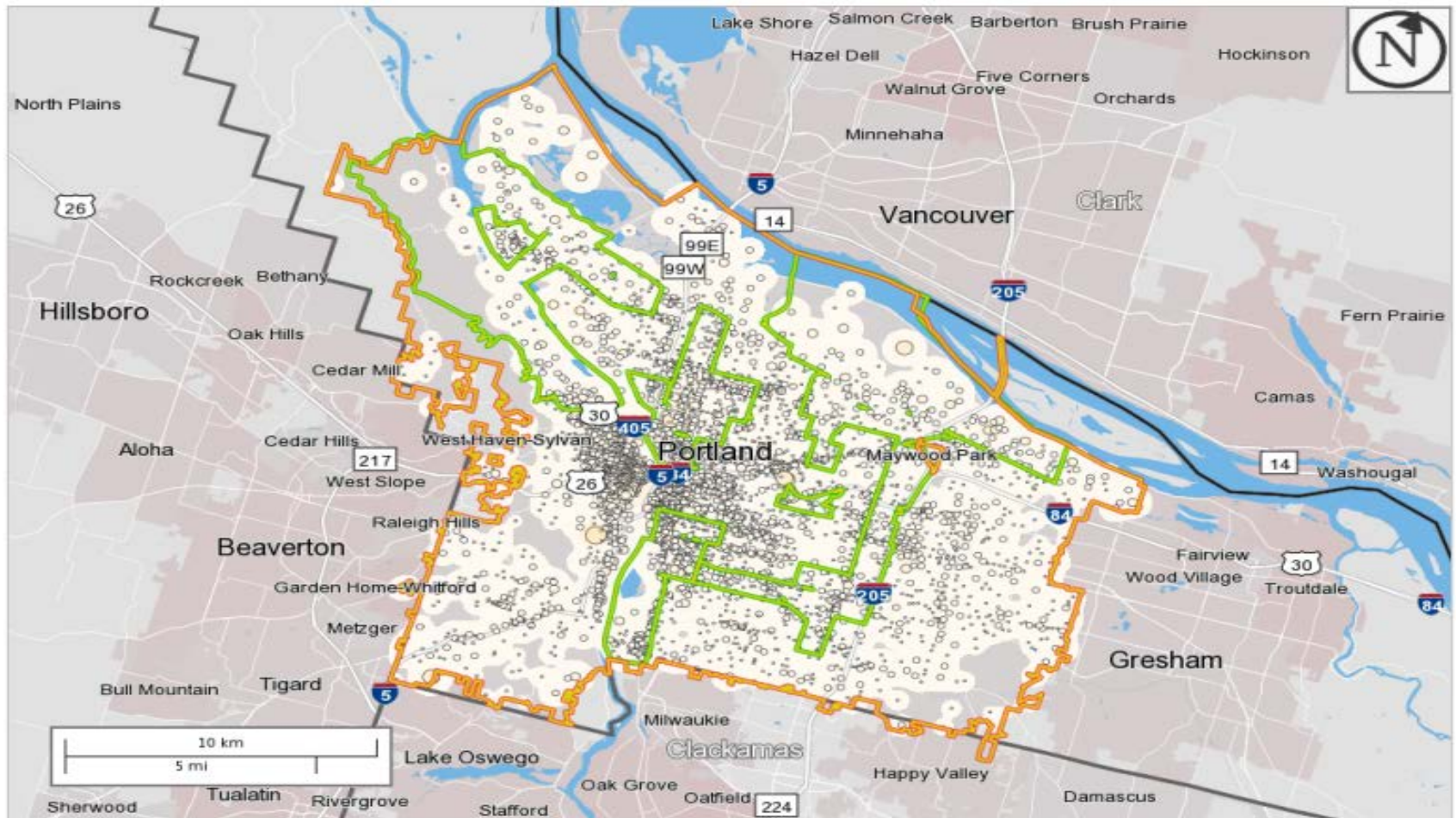
City of Portland, Oregon
Charles Nelson, Mayor • Susan Anderson, Director



OnTheMap Paired Area Analysis: City of Portland & Displacement Risk Census Tracts

Counts and Density of Work Locations for All Jobs in 2013

All Jobs for All Workers in 2013 with Work in Selection Area and Home in Advanced Selection Area



Count, Share and Age Distribution of Low-Wage Workers: City vs. Displacement Risk areas

Portland

Workers Earning \$1250 per month or less

Home Area Profile Report

Total All Jobs

2013

	Count	Share
Total All Jobs	62,012	100.0%

Jobs by Worker Age

2013

	Count	Share
Age 29 or younger	22,095	35.6%
Age 30 to 54	28,989	46.7%
Age 55 or older	10,928	17.6%

Displacement- risk areas

Workers Earning \$1250 per month or less

Home Area Profile Report

Total All Jobs

2013

	Count	Share
Total All Jobs	16,476	100.0%

Jobs by Worker Age

2013

	Count	Share
Age 29 or younger	5,805	35.2%
Age 30 to 54	8,109	49.2%
Age 55 or older	2,562	15.5%

Nearly 27% of citywide low-wage workers (<\$15,000 annual income) live in displacement risk areas

A much larger proportion of workers are in the "30-54" age group than citywide

Source: OnTheMap

Job Sector Comparison

Portland

Jobs by NAICS Industry Sector

2013

	Count	Share
Retail Trade	8,490	13.7%
Transportation and Warehousing	1,432	2.3%
Information	1,248	2.0%
Finance and Insurance	732	1.2%
Real Estate and Rental and Leasing	1,259	2.0%
Professional, Scientific, and Technical Services	2,270	3.7%
Management of Companies and Enterprises	715	1.2%
Administration & Support, Waste Management and Remediation	5,262	8.5%
Educational Services	6,667	10.8%
Health Care and Social Assistance	8,275	13.3%
Arts, Entertainment, and Recreation	2,424	3.9%
Accommodation and Food Services	13,542	21.8%
Other Services (excluding Public Administration)	3,768	6.1%
Public Administration	972	1.6%

Displacement- risk areas

Jobs by NAICS Industry Sector

2013

	Count	Share
Retail Trade	2,189	13.3%
Transportation and Warehousing	389	2.4%
Information	355	2.2%
Finance and Insurance	167	1.0%
Real Estate and Rental and Leasing	348	2.1%
Professional, Scientific, and Technical Services	584	3.5%
Management of Companies and Enterprises	188	1.1%
Administration & Support, Waste Management and Remediation	1,520	9.2%
Educational Services	1,708	10.4%
Health Care and Social Assistance	2,131	12.9%
Arts, Entertainment, and Recreation	626	3.8%
Accommodation and Food Services	3,682	22.3%
Other Services (excluding Public Administration)	960	5.8%
Public Administration	250	1.5%

Displacement-risk areas have more workers in industries that traditionally pay less and vice versa

Comparison of Commute Distance

Portland

Job Counts in Work Blocks by Distance Only

2013

	Count	Share
Total All Jobs	277,724	100.0%
Less than 10 miles	215,900	77.7%
10 to 24 miles	41,108	14.8%
25 to 50 miles	6,207	2.2%
Greater than 50 miles	14,509	5.2%

Displacement- risk areas

Job Counts in Work Blocks by Distance Only

2013

	Count	Share
Total All Jobs	70,648	100.0%
Less than 10 miles	54,379	77.0%
10 to 24 miles	10,129	14.3%
25 to 50 miles	1,784	2.5%
Greater than 50 miles	4,356	6.2%

Workers in displacement-risk areas account for nearly a third (30%) of citywide workers who travel at least 25 miles or over for their job - somewhat disproportionate

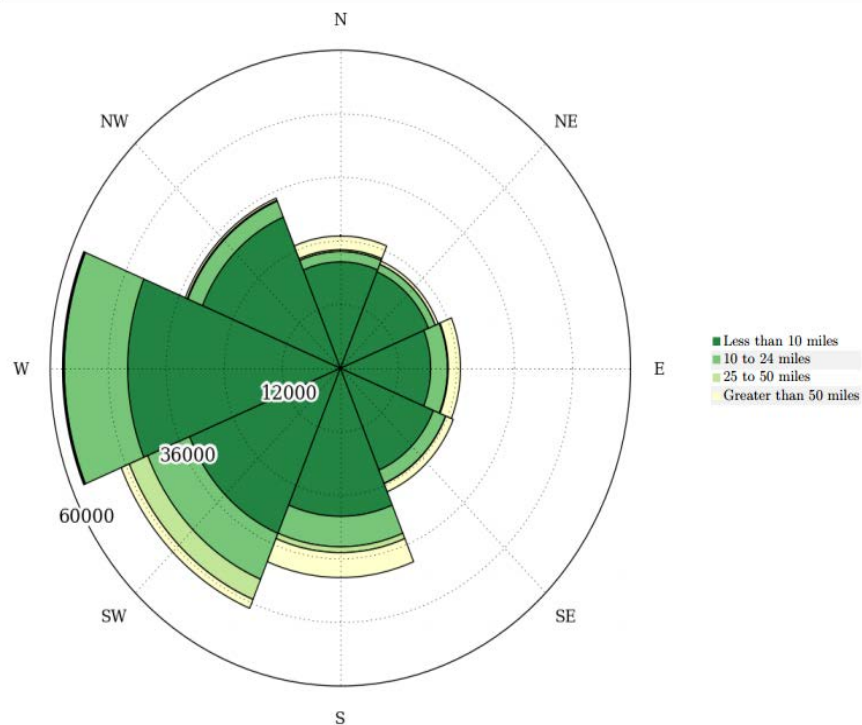
Source: OnTheMap

Distance-Direction Comparison

Portland

Displacement- risk areas

Distance and Direction from Home Census Block to Work Census Block, Living in Selection Area



Distance and Direction from Home Census Block to Work Census Block, Living in Selection Area



Source: OnTheMap

Comparison of Job Destinations

Portland

Total All Jobs

	2013	
	Count	Share
Total All Jobs	277,693	100.0%

Jobs Counts by Places (Cities, CDPs, etc.) Where Workers are Employed - All Jobs

	2013	
	Count	Share
Portland city, OR	170,554	61.4%
Beaverton city, OR	10,871	3.9%
Hillsboro city, OR	8,799	3.2%
Tigard city, OR	8,341	3.0%
Gresham city, OR	8,201	3.0%
Vancouver city, WA	5,599	2.0%
Lake Oswego city, OR	4,454	1.6%
Tualatin city, OR	3,508	1.3%
Milwaukie city, OR	3,267	1.2%
Salem city, OR	3,096	1.1%
All Other Locations	51,003	18.4%

Displacement- risk areas

Total All Jobs

	2013	
	Count	Share
Total All Jobs	70,648	100.0%

Jobs Counts by Places (Cities, CDPs, etc.) Where Workers are Employed - All Jobs

	2013	
	Count	Share
Portland city, OR	44,922	63.6%
Beaverton city, OR	2,473	3.5%
Tigard city, OR	1,977	2.8%
Hillsboro city, OR	1,930	2.7%
Gresham city, OR	1,688	2.4%
Vancouver city, WA	1,460	2.1%
Salem city, OR	971	1.4%
Lake Oswego city, OR	894	1.3%
Milwaukie city, OR	782	1.1%
Tualatin city, OR	754	1.1%
All Other Locations	12,797	18.1%

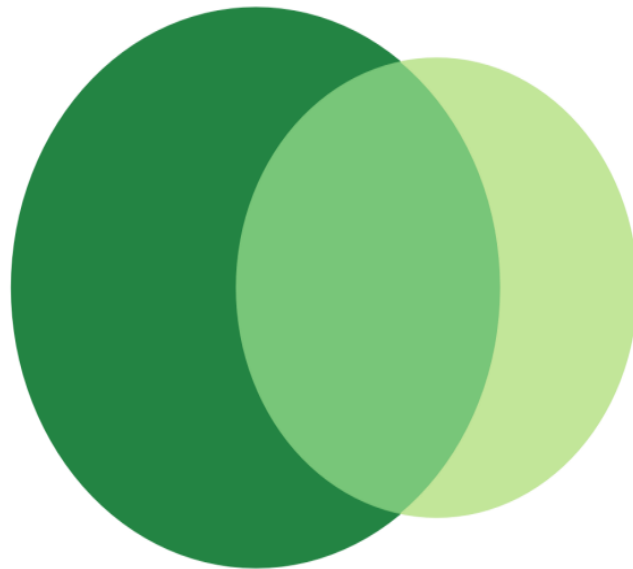
Compared to citywide, relatively larger share of workers in Displacement-risk areas commute to Salem (farther away) and less commute towards west to Beaverton & Hillsboro, the tech

Comparison of Inflow/Outflow Analysis

Portland

Inflow/Outflow Counts of All Jobs for Selection Area in 2013

All Workers



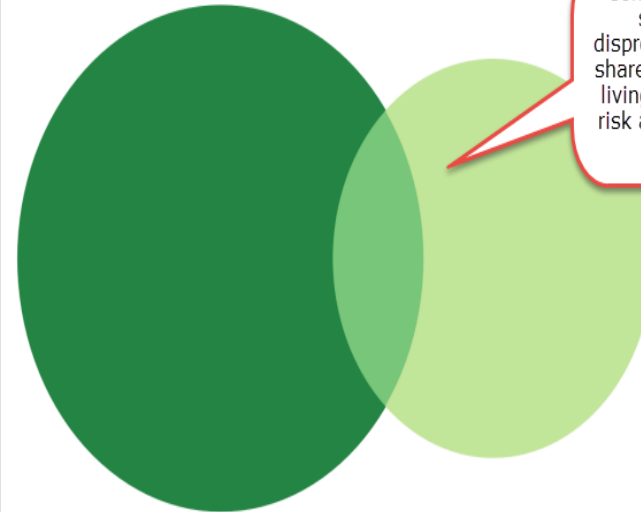
Worker Flows

- 242,892 - Employed in Selection Area, Live Outside
- 107,202 - Live in Selection Area, Employed Outside
- 170,588 - Employed and Live in Selection Area

Displacement- risk areas

Inflow/Outflow Counts of All Jobs for Selection Area in 2013

All Workers



Compared to citywide share (39%), a disproportionately larger share of workers (81%) living in Displacement-risk areas actually work outside

Worker Flows

- 100,841 - Employed in Selection Area, Live Outside
- 57,376 - Live in Selection Area, Employed Outside
- 13,288 - Employed and Live in Selection Area

Source: OnTheMap

Live/Work Comparison

Portland

Inflow/Outflow Counts of All Jobs for Selection Area in 2013

All Workers

Worker Totals and Flows	2013	
	Count	Share
Employed in the Selection Area	413,480	100.0
Employed in the Selection Area but Living Outside	242,892	58.7
Employed and Living in the Selection Area	170,588	41.3
Living in the Selection Area	277,790	100.0
Living in the Selection Area but Employed Outside	107,202	38.6
Living and Employed in the Selection Area	170,588	61.4

Displacement- risk areas

Inflow/Outflow Counts of All Jobs for Selection Area in 2013

All Workers

Worker Totals and Flows	2013	
	Count	Share
Employed in the Selection Area	114,129	100.0
Employed in the Selection Area but Living Outside	100,841	88.4
Employed and Living in the Selection Area	13,288	11.6
Living in the Selection Area	70,664	100.0
Living in the Selection Area but Employed Outside	57,376	81.2
Living and Employed in the Selection Area	13,288	18.8

A disproportionately large share of jobs (88%) available in the Displacement-risk areas employ workers from outside- this can mean added desirability to outside workers while increased displacement risk for area residents

Source: OnTheMap

Insights provided by LODES analysis:

- The Displacement-risk areas have a significant share of Portland's low-wage workers;
- Compared to the city, the Displacement-risk areas have a greater share of middle-age (30-54) workers;
- Compared to the city, a larger share of workers in the Displacement-risk areas tend to be employed in lower wage industries.

Insights continued-

- Distance travelled- workers in Displacement-risk areas are having to commute longer distances (25 or more miles) and account for 30% of Portland's long distance commuters;
- Fewer workers from the Displacement-risk areas commute west to places like Beaverton and Hillsboro, areas considered to be "tech hub";
- A significantly higher share of workers (88%) who work in the Displacement area do not live there- this means higher desirability for residence in these areas and enhanced risk of displacement, particularly for low-wage workers.

Concluding Thoughts

- Several cities across the US are facing issues of gentrification/displacement and so have tools that can help identify risk areas within the city;
- It is not uncommon for the risk tools to overlook the workforce characteristics- as the focus is largely on affordable housing;
- Including indicators provided by the LODES can bring to light the need for companion workforce training & economic development strategies as part of risk mitigation efforts;