

BIG PICTURE TO CLOSEUP: CHALLENGES IN CHANGING THE FOCUS OF ANTI-DISPLACEMENT PLANNING

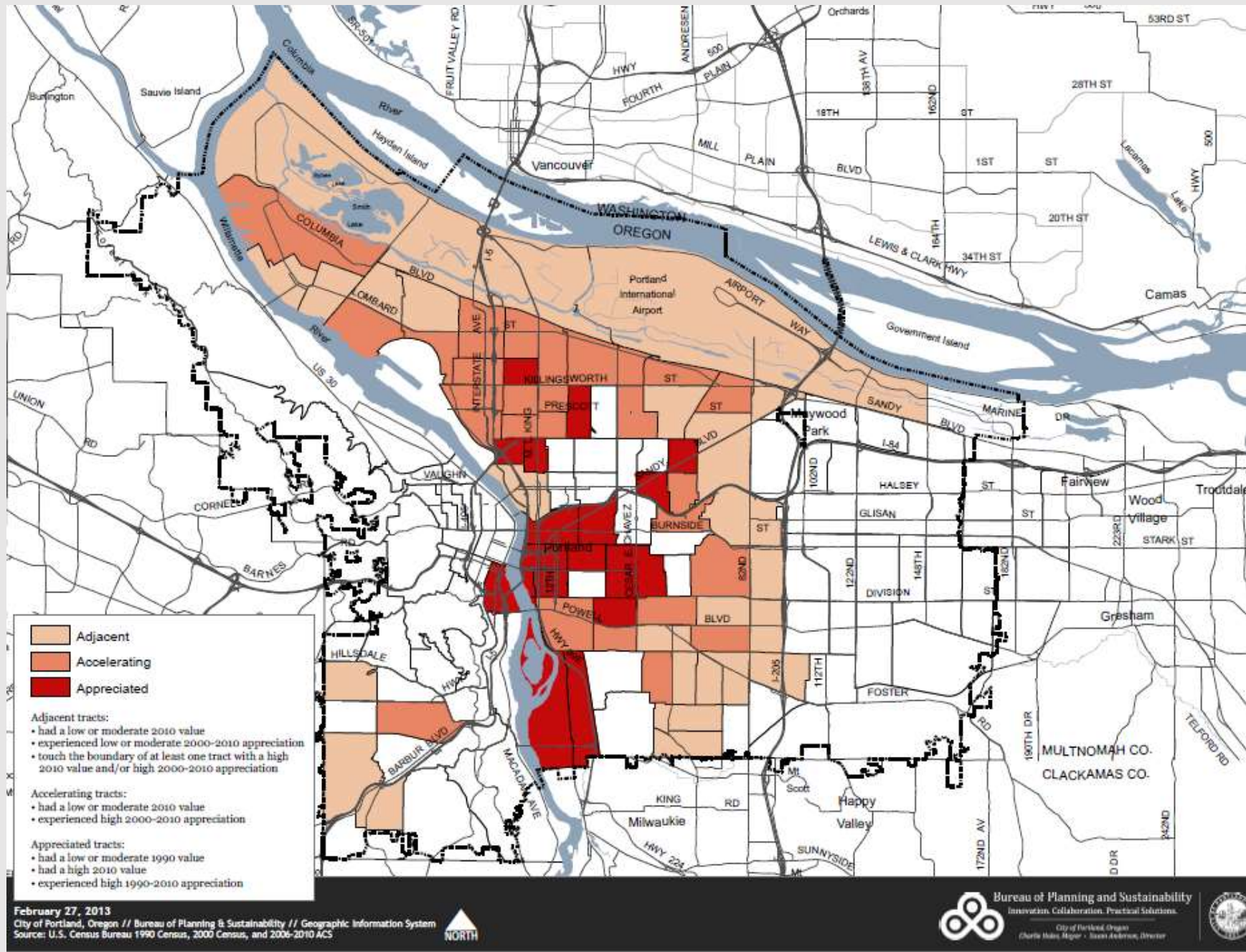
Lisa K. Bates, PhD
Portland State University

Stemming the Tide of Transit Oriented Displacement
New Partners for Smart Growth 2016

BIG PICTURE TO CLOSEUP

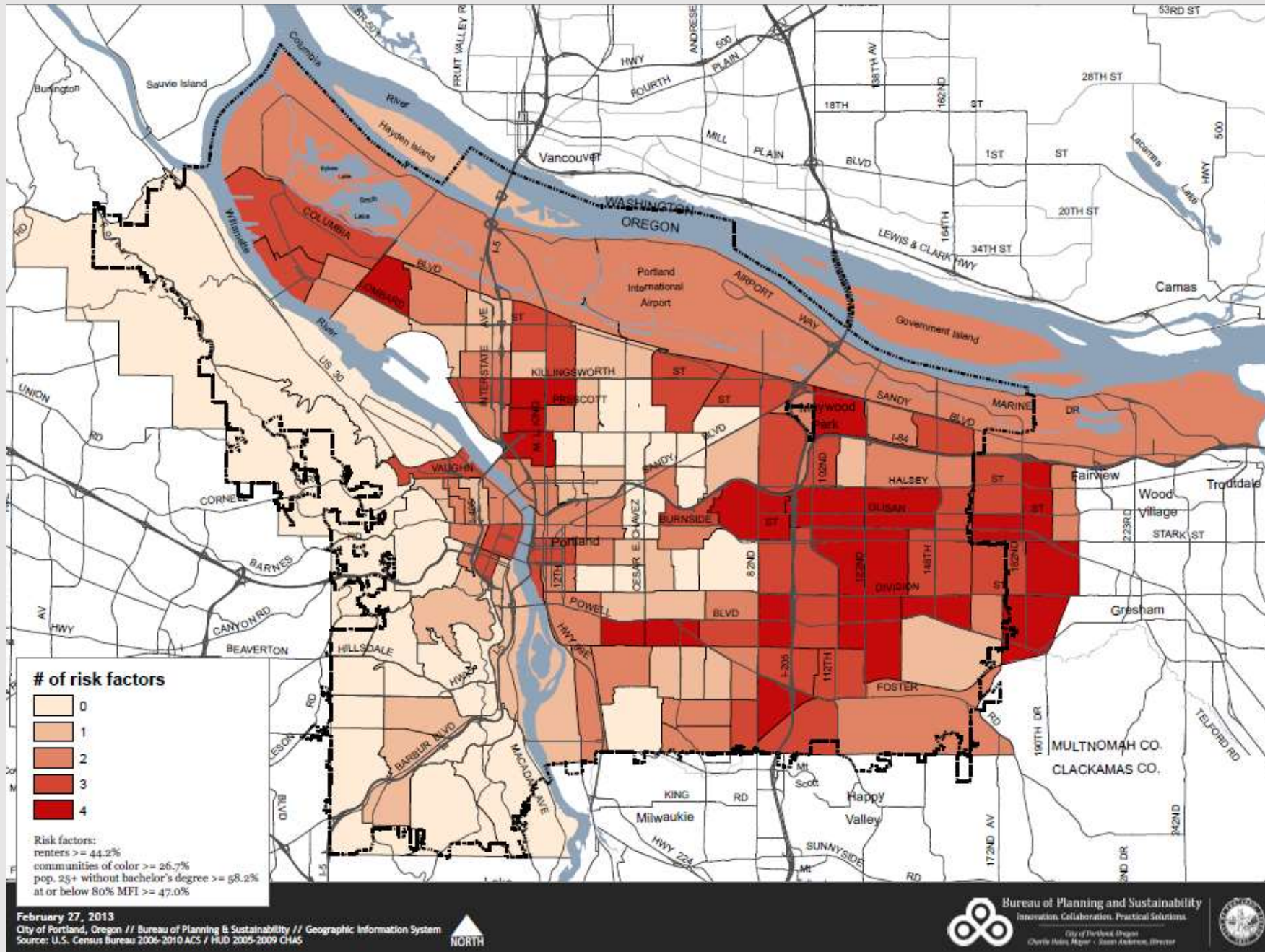
- **Citywide gentrification study**
 - Overall strategy questions
 - Present/Future and keeping up with the market
 - Drilldowns and specificity
- **TOD implementation**
 - Anticipating impacts – is it about increments?
 - BRT budget vs. light rail
 - Transit access as an equity win?
- **Still in the midst of learning**

MAPPING: HOUSING MARKET (SUPPLY)



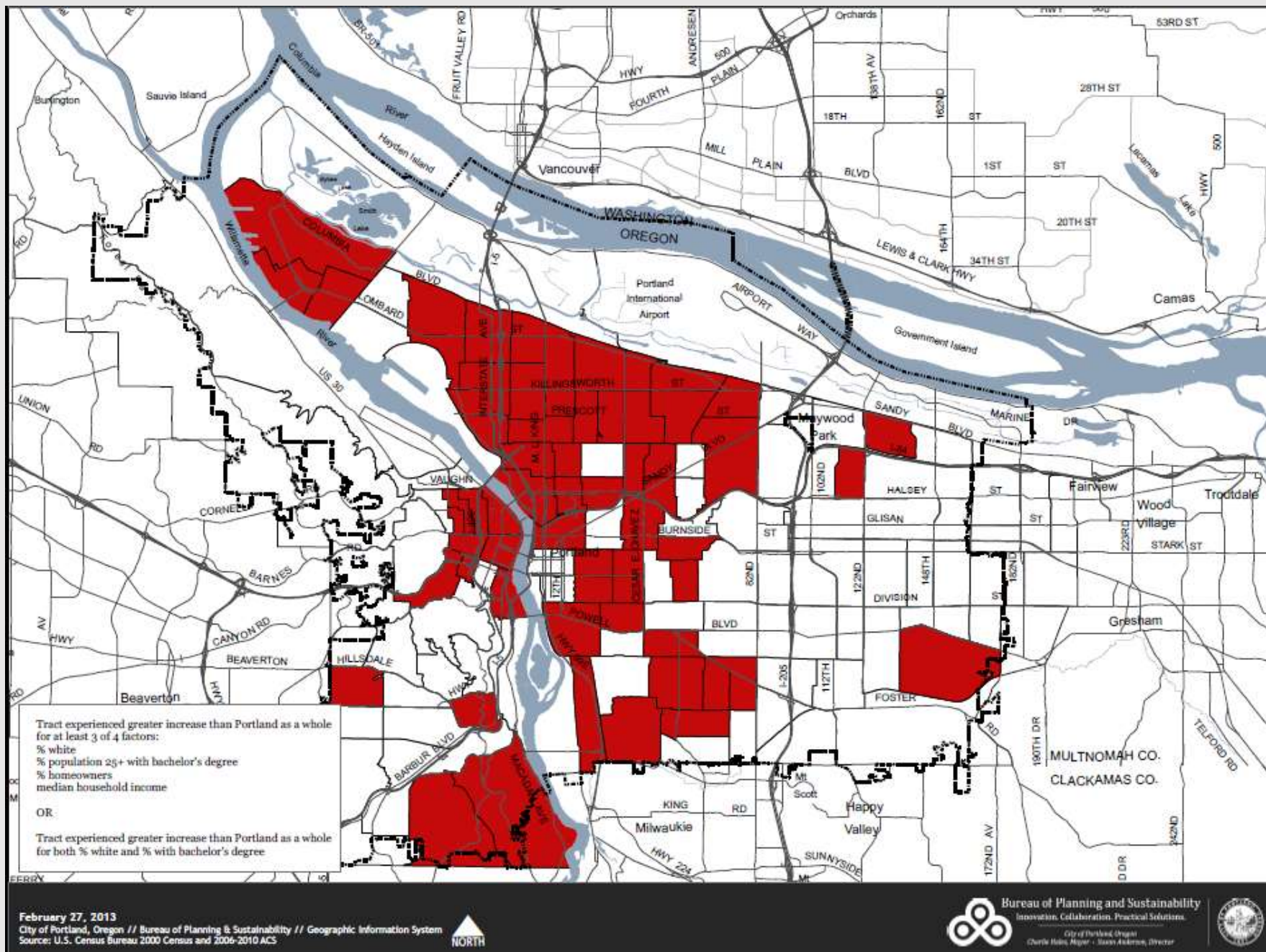
Big picture

MAPPING: VULNERABLE PEOPLE (DEMAND)



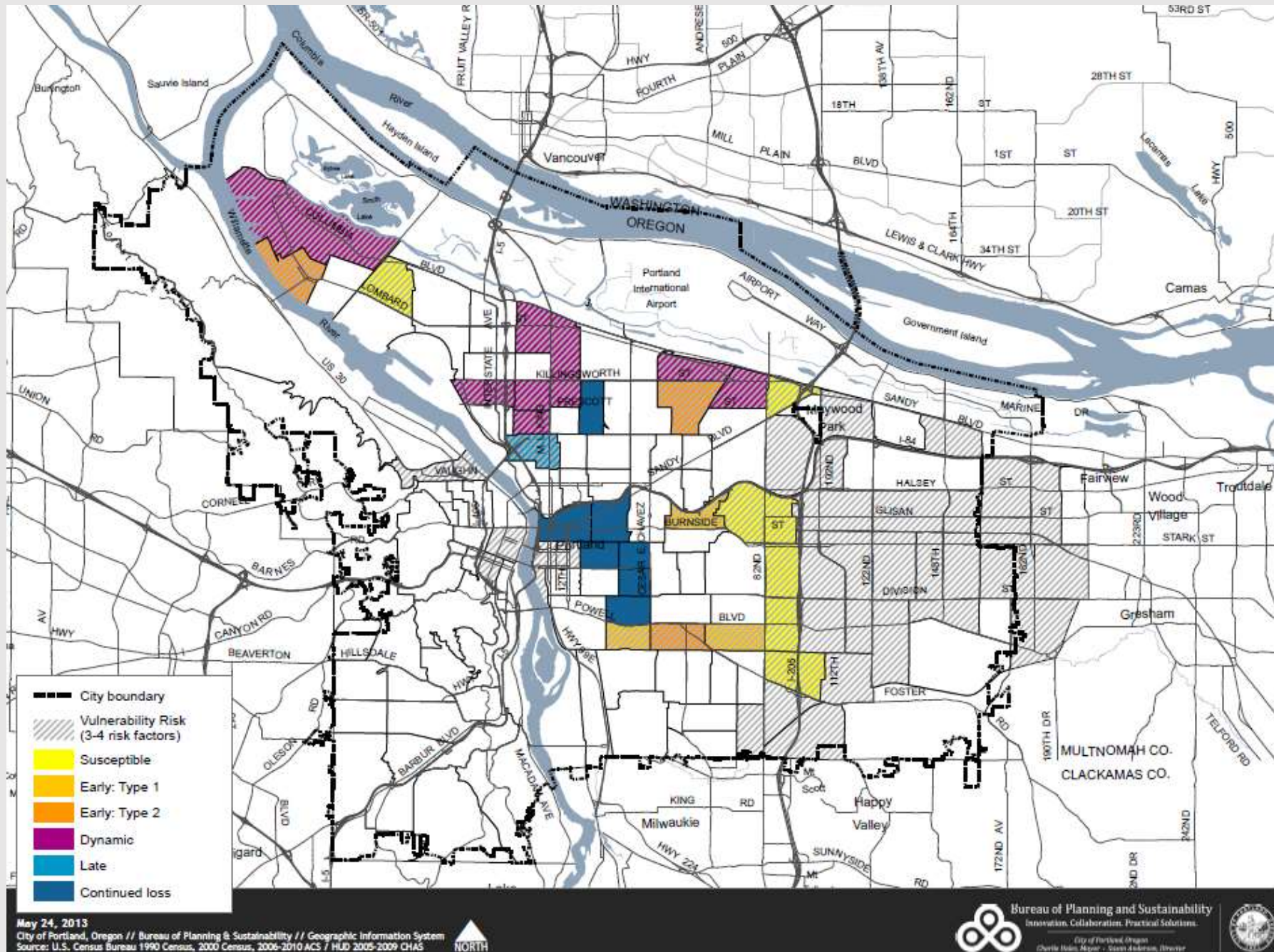
Big picture

MAPPING: DEMOGRAPHIC CHANGES



Big picture

MAPPING: COMBINING INDICATORS INTO A TYPOLOGY



Big picture

BUS RAPID TRANSIT PLANNING: IMPLEMENTATION OF ANTI-DISPLACEMENT PRINCIPLES

Closeup

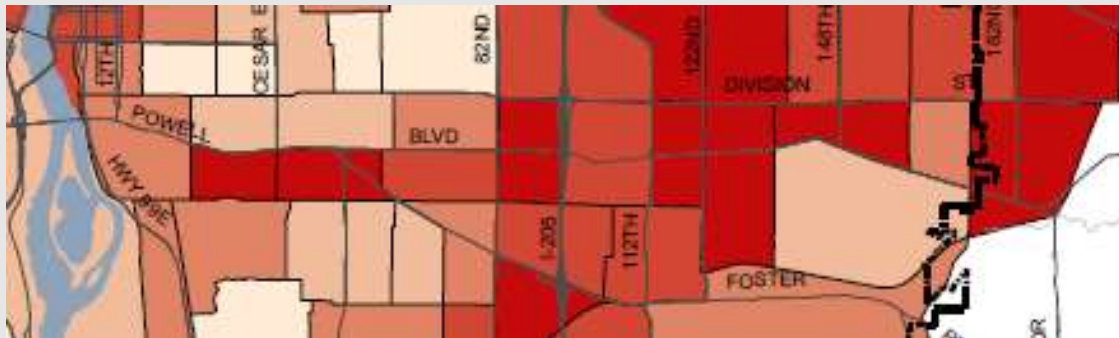
Powell-Division Transit and Development Project: Potential Transit Routes



GENTRIFICATION AND DISPLACEMENT INDICATORS

Closeup

Vulnerable populations



Housing market appreciation



Population change twds gentrif



Gentrification typology



STILL LEARNING

- Anticipating impacts
 - Incremental or market driven?
- Mitigating impacts
 - Community demands and city budget
- Equity wins?