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Memorandum

Date: March 2, 2023
To: City of Salem Planning Staff
From: Kim Sapunar, MWVCOG
Re: **Technical Memo #6 Anti-Displacement**

From the DLCD/MWVCOG Scope of Work:

3.1 Anti-Displacement Spatial Analysis

The analysis of CFAs will determine the amount of overlap between each CFA and the neighborhood typology, with results in maps and data tables. For example, the overlay analysis may have results such as “City of Salem CFA #1 is an 100% Early Gentrification area; City of Salem CFA #2 is approximately 40% Late Gentrification area and 60% Active Gentrification area, etc.” Consultant will provide their analysis in draft **Technical Memo #6**.

Background

Beginning in late 2022, MWVCOG began work to evaluate potential areas for consideration of designated climate friendly areas (CFAs) referred to in Salem as Walkable Mixed-Use Areas (WaMUAs) as part of the compliance for DLCD’s recent Climate-Friendly and Equitable Communities rules, adopted in July 2022. In January 2023, the city identified initial candidate WaMUA areas in downtown, north of downtown and West Salem. Technical memo #6 calls for anti-displacement analysis on draft areas using the data set provided by Portland State University that was produced as part of the Housing Production Strategies work for the State.

Spatial Analysis

In 2021, Portland State University professors Lisa K. Bates, Ph.D., Marisa A. Zapata, Ph.D., and Ph.D. candidate Seyoung Sung prepared an Anti-Displacement and Gentrification Toolkit for DLCD. As part of the work, a data layer was created identifying areas into six different neighborhood typologies. Neighborhood typologies were identified by overlaying the spatial

analysis of vulnerable populations with housing development patterns, to examine what housing supply and spatial dynamics are occurring for each neighborhood. The six typologies are:

Green: Affordable and Vulnerable

The tract is identified as a low-income tract, which indicates a neighborhood has lower median household income and whose residents are predominantly low-income compared to the city average. The neighborhood also includes precariously housed populations with vulnerability to gentrification and displacement. However, housing market in the neighborhood is still remained stable with no substantial activities yet. At this stage, the demographic change is not under consideration.

Yellow: Early Gentrification

This type of neighborhoods represents the early phase in the gentrification. The neighborhood is designated as a low-income tract having vulnerable people and precarious housing. The tract has hot housing market, yet no considerable changes are found in demographics related to gentrification.

Orange: Active Gentrification

The neighborhoods are identified as low-income tracts with high share of vulnerable people and precarious housing. Also, the tracts are experiencing substantial changes in housing price or having relatively high housing cost found in their housing markets. They exhibit gentrification related demographic change.

Red: Late Gentrification

This type of neighborhoods does not have predominantly low-income households, but still have vulnerable population to gentrification. Their housing market exhibits the high housing prices with high appreciations as they have relatively low share of precarious housing. The neighborhoods experienced significant changes in demographics related to gentrification.

Blue: Becoming Exclusive

The neighborhoods are designated as high-income tracts. Their population is no longer vulnerable to gentrification. Precarious housing is not found in the neighborhoods. However, the neighborhoods are still experiencing demographic change related to gentrification with hot housing market activities.

Purple: Advanced Exclusive

The neighborhoods are identified as high-income tracts. They have no vulnerable populations and no precarious housing. Their housing market has higher home value and rent compared to the city average, while their appreciation is relatively slower than the city average. No considerable demographic change is found in the neighborhoods.

Figure 1 shows the neighborhood typologies in Salem with the draft CFA/WaMUA boundaries.

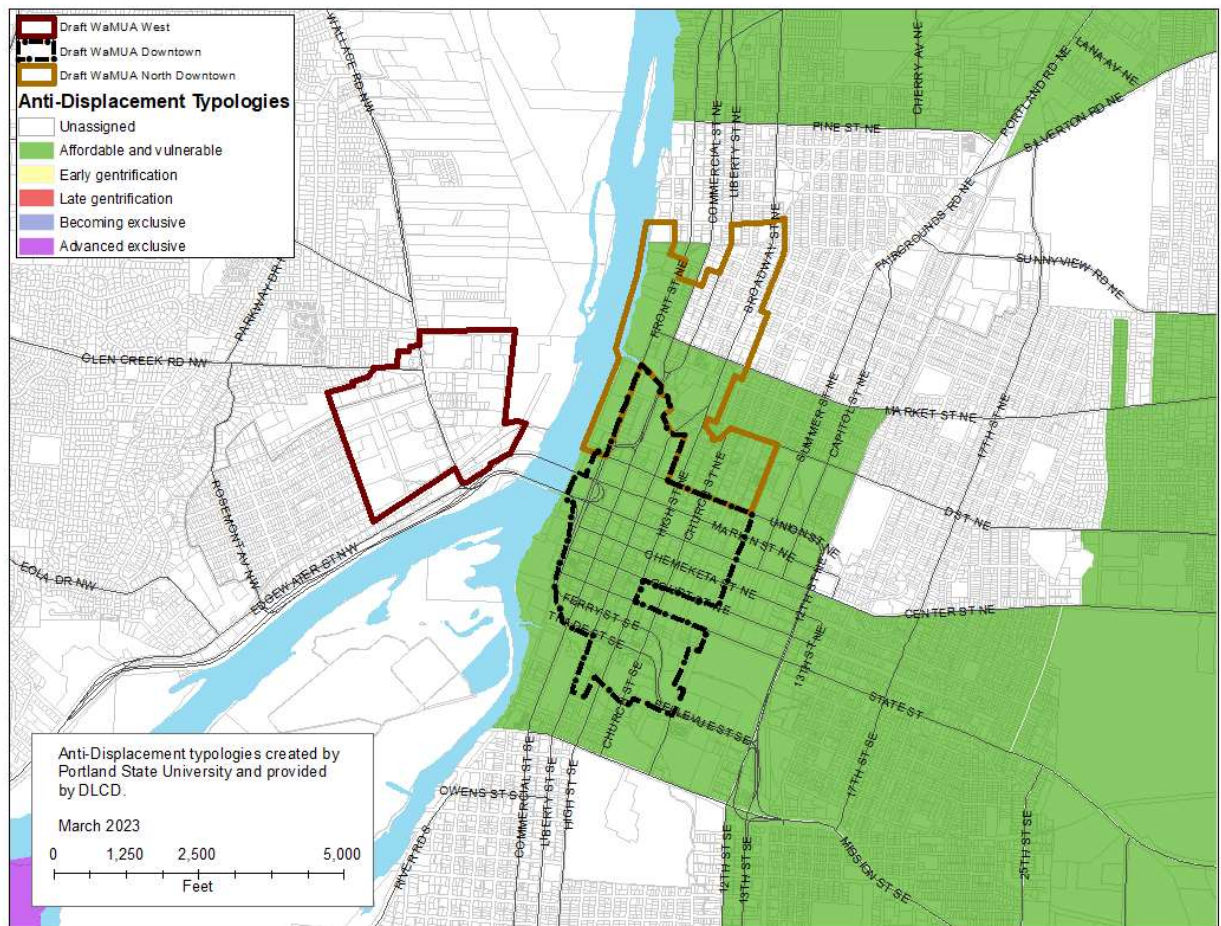


Figure 1 Map of Anti-Displacement Areas

Near the candidate WaMUAs, there is one neighborhood typology. The green “Affordable and Vulnerable” area is considered an area that has people vulnerable to displacement and precarious housing that may be easily targeted to gentrification.

Table 1 shows the percentage of each candidate WaMUA area that overlap with the anti-displacement typology of “Affordable and Vulnerable”.

Table 1 Percent of Draft WaMUAs in Neighborhood Type

Candidate Area	% of WaMUA in Typology
West	0%
North Downtown	60%
Downtown CBD	100%

Figure 2 shows neighborhood typologies for the entire city. The city as a whole has three neighborhood typologies, in green: the Affordable and Vulnerable, in blue: “Becoming Exclusive” and in purple: “Advanced Exclusive”.

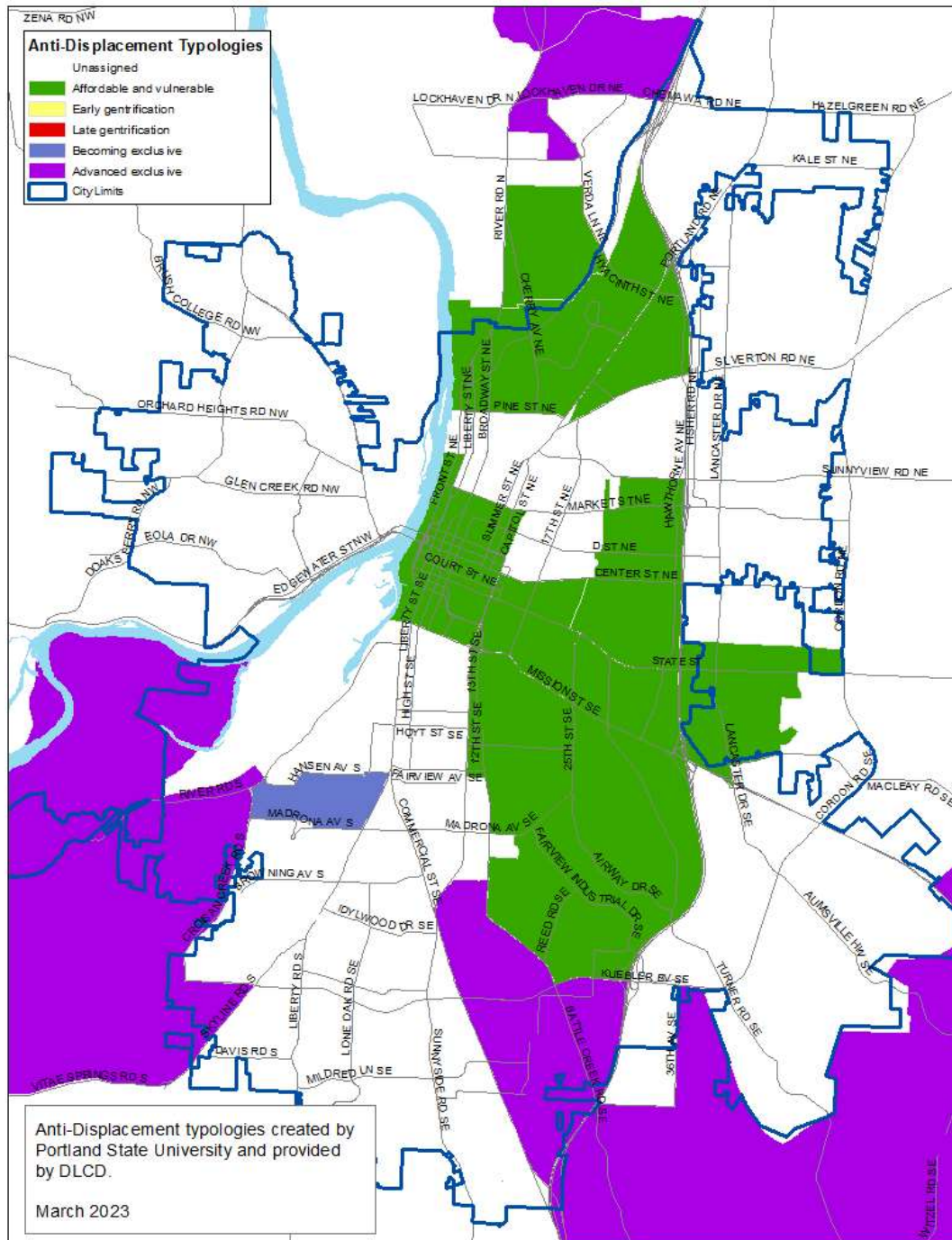


Figure 2 Anti-Displacement Typologies

A city-wide summary of zoning by anti-displacement category was also calculated without regard for the draft WaMUA boundaries. Figure 3 shows selected zoning categories, those allowing higher density residential development, with the anti-displacement data.

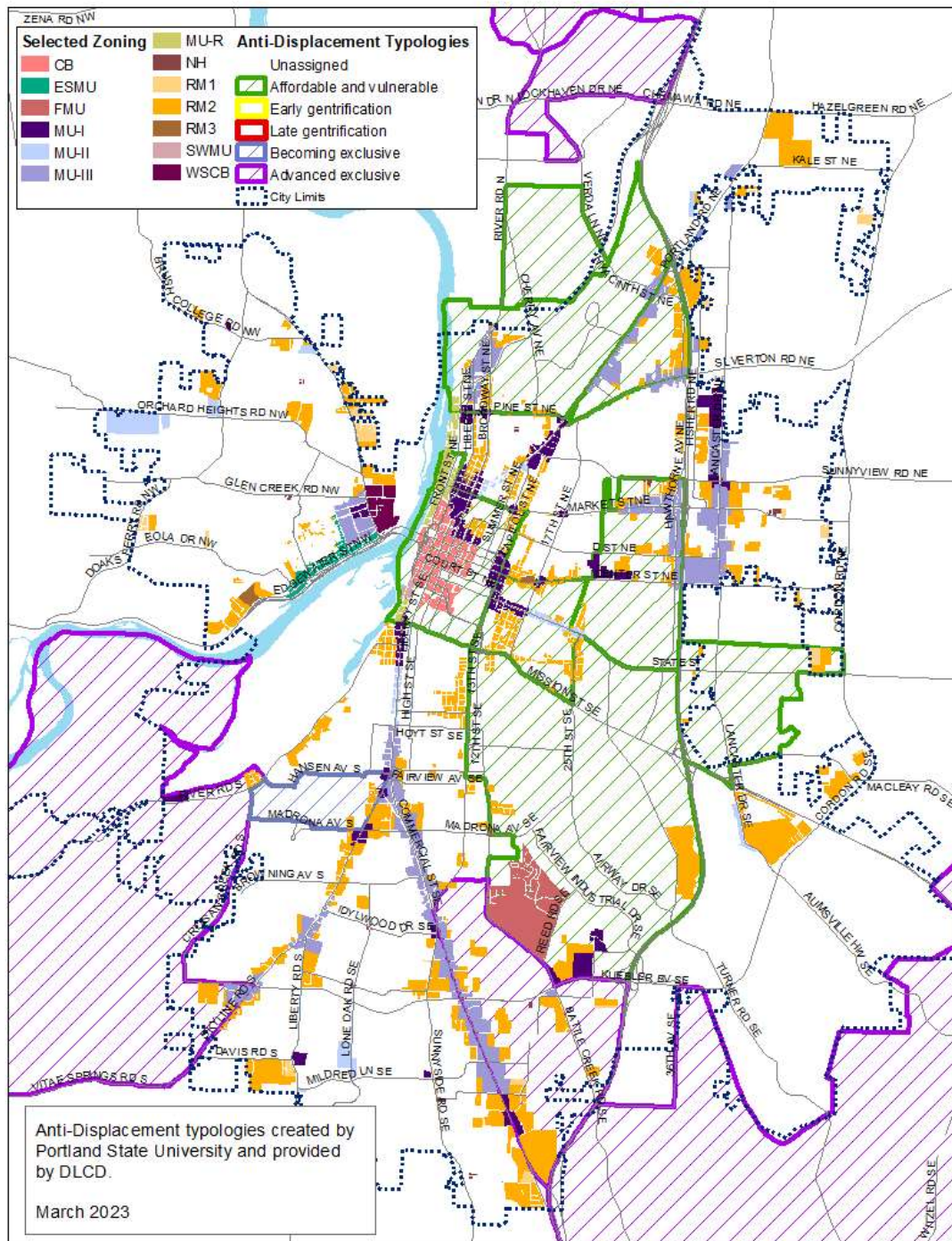


Figure 3 Selected Zoning Categories and Anti-Displacement Areas

Table 2 summarizes by acres the selected zoning categories from Figure 3 by anti-displacement typologies city-wide. There are areas where no typology has been specified.

Table 2 Acres of Zoning by Typology City-Wide

Zoning	Advanced exclusive	Affordable and vulnerable	Becoming exclusive	No typology	Total
CB		134			134
ESMU				53	53
FMU		255			255
MU-I	23	155	4	179	361
MU-II		20		168	188
MU-III	120	218	0	504	843
MU-R		51		14	65
NH	1	3		13	17
RM1	9	13		90	111
RM2	259	467	17	1,333	2,077
RM3		0		20	20
SWMU		8			8
WSCB				58	58
Total	412	1,325	21	2,433	4,191

Next steps

These initial results were provided to city staff in March. City staff will share the work with other staff and elected officials as they look at an appropriate planning analysis for the city. Potential appropriate strategies to mitigate gentrification and/or displacement for each draft CFA/WaMUA can be identified from the existing Housing production strategies inventory.

Potential strategies may be vetted by the city through public engagement, advisory committees, or elected bodies. The rule requirements in OAR 660-012-0310 (4)(f) require local governments to include the actions that may be employed to mitigate or avoid potential displacement.

Implementation of the identified strategies will occur later in the zoning phase of the Climate-Friendly Areas work. Identified strategies, maps, and discussion should be included in the local government's report to DLCD.