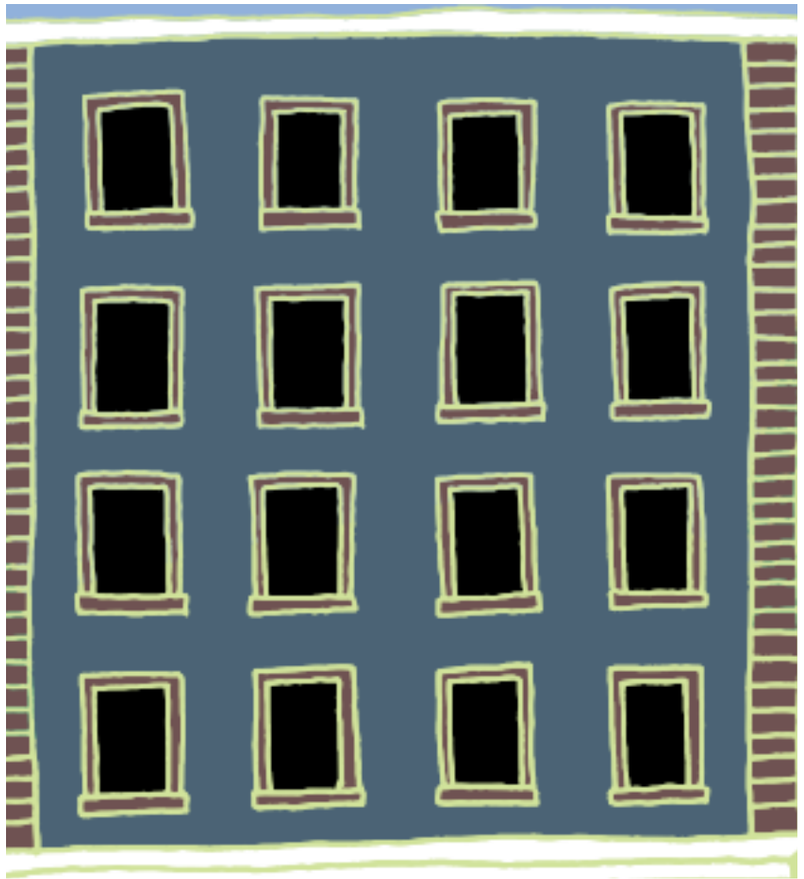
Guide to the Housing Landscape
V.2 Update, June 3, 2019



Portland's Caring Community
Old Town Chinatown

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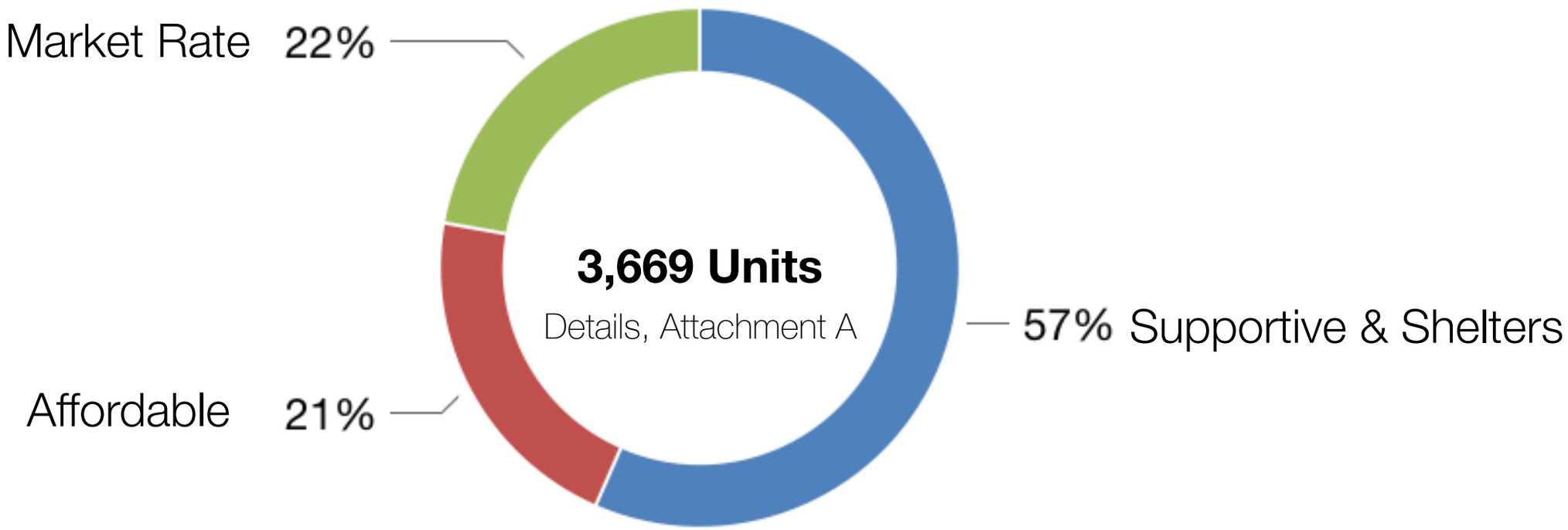
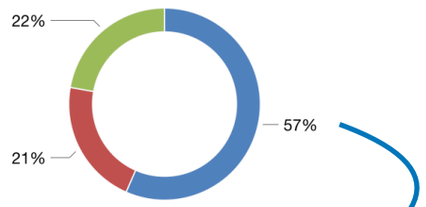
Ruth Ann Barrett	
Guide to Housing Landscape - Old Town V.2	
6/3/19	
Download from PDXcaringcommunity.com	

Portland's Caring Community
Old Town Chinatown



Housing Landscape
June 2019

Supportive Care Housing
BILTMORE HOTEL*
BUTTE HOTEL*
Estate Building*
Golden West Hotel*
HELEN ANN SWINDELLS (Housing Bureau)
LYNDON MUSOLF MANOR (Innovative Housing)
MACDONALD RESIDENCE/Maybelle
MEDFORD HOTEL*
Richard L. Harris Building*
ROYAL PALM HOTEL (Housing Bureau)
SALLY McCRACKEN*
Shoreline apartments*
WESTWIND APARTMENTS (Housing Bureau)
* Central City Concern owned and/or managed, mostly owned.



Supportive Care Housing

TOTAL	30%MFI	50%MFI	60%MFI	
1,318	586	499	233	1318
	44%	38%	18%	100%

Serving the homeless

Shelters and Transitional

(Attachment B listing)

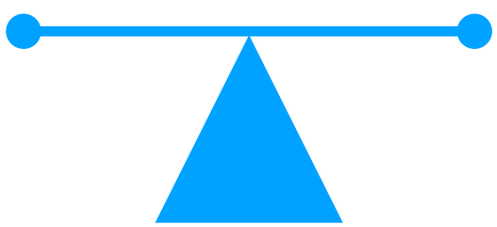
Definition of Supportive housing - an evidence-based housing solution for individuals and families who have a disability and the experience of long-term (chronic) homelessness. Supportive housing combines affordable housing with wrap around services which help people who face the most complex challenges to live with stability, autonomy and dignity. Services may include, but are not limited to, mental health and addiction services, intensive case management, and health care. An analysis conducted by the Corporation for Supportive Housing (CSH) in September 2018 indicates Multnomah County has a current gap of at least 2,400 units of supportive housing. (*State of Housing in Portland)*

Real Estate Market in Old Town

Below Market Subsized
Income Restricted

	Old Town		
Affordable (regulated)	786	49%	**73%** are at 60% AMI
Market Rate (unrestricted)	826	51%	
TOTAL	1612	100%	

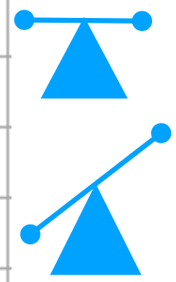
Attachment C for detail



Attachment D

Old Town Housing Residential Market

	TOTAL		North of Tracks	South of Tracks
Affordable (regulated)	786		402	384
			51%	49%
Market Rate (unrestricted)	826		536	290
			65%	35%
TOTAL	1612			



The Plan

Yes to market rate housing, no to affordable housing for at least next five years of redevelopment.

According to the Old Town Community Association
City of Portland
Prosper Portland

Our Future
Development of More Market Rate Housing!
(38 Davis)

http://www.38davis.com/

65 Units

18 @ 80% AMI

47 Unrestricted

All | Studio | 1 Bedroom | 2 Bedrooms

Studio	1 Bathroom	$1,325	511	506 Sq Ft	Income Restricted	Available Now	New
1 Bedroom	1 Bathroom	$1,525	626	628 Sq Ft	1 Bedroom, 1 Bathroom	Available Now	New
1 Bedroom	1 Bathroom	$1,525	533	717 Sq Ft	1 Bedroom, 1 Bathroom	Jun 7	New
1 Bedroom	1 Bathroom	$1,525	502	738 Sq Ft	1 Bedroom, 1 Bathroom	Jun 11	New
2 BRs	1 Bathroom	$1,849	624	708 Sq Ft	2 Bedroom, 1 Bathroom	Jun 21	New
2 BRs	2 Bathrooms	$2,199	518	1,144 Sq Ft	2 Bedroom, 2 Bathroom	Jun 23	New
Studio	1 Bathroom	$1,525	528	730 Sq Ft	Income Restricted	Jun 24	New

gen·tri·fi·ca·tion

/ˌjentrəfəˈkāSH(ə)n/

“The process of renovating and improving a district so that it conforms to middle-class taste and values.”

In the age of the growing income gap it’s more luxury class and with supportive housing and shelters concentrated in this small, higly dense urban core neighborhood it’s about luxury class. We may end up with ends and no middle in terms of an imbalance in what is available to buy or rent for moderate income folks, and, most certainly for those in the 30% to 50% AMI income range, many of them the very wage earners that are expected to staff the hospitality sector and the entertainment distict and in the 60% to 80% AMI income range, the healthcare and social workers who make up the largest industry in our neighborhood.

Ruth Ann Barrett
CEO/Founder
EarthSayers.tv
Voices of Sustainability
and Old Town Chinatown Resident

seven attachments follow
A-G

Attachments

A : Housing Counts
B : Shelters/Transitional Housing (list)
C : Real Estate Market
D : Balance Benefits
E : Area Median Income (AMI) Tables
F : About the Community
G : Definitions

Dear Reader: Please inform me of any corrections and additions to this *Guide to the Housing Landscape*, Old Town Chinatown, Second Edition, June 3, 2019. I may be reached at ruthann@earthsayers.tv. Thank you.

Attachment A

Housing Units - Old Town - By Type				
	Supportive Care	Shelter+	Affordable	Market Rate
TotalUnits	Needs+	Trans	Housing	a.k.a. unrestricted
3,669	1,318	740	786	825
100%	36%	20%	21%	22%
100%		56%		44%
3,669		2,058		1,611

56% percent of housing units (2,058) are dedicated to healthcare/social services housing to include supportive care (1,318) plus shelters and transition programs with beds and temporary housing for 740 w/the addition of Oregon Harbor of Hope this summer.

Shelters and Transitional Housing
Attachment B

Shelters and Transitional housing					
		Oregon Harbor of Hope			**100**
Transition	1927	UNION GOSPEL MISSION	11-17 NW 3RD AVE	UNION GOSPEL MISSION	**38**
transition /reg	1912	SHORELINE	123 W BURNSIDE	SHORELINE BLDG LTD PARTNERSHIP (COP LOW INCOME HSG	**62**
trans/reg	1909	BLANCHET HOUSE	340 NW GLISAN ST	BLANCHET HOUSE OF HOSPITALITY>	**42**
transition /reg		BUD CLARK COMMONS			**130**
shelter	1885	PORTLAND RESCUE MISSION	101-117 W BURNSIDE ST	PORTLAND RESCUE MISSION	**98**
shelter	1904	SALVATION ARMY HARBOR LIGHT	134 W BURNSIDE ST	SALVATION ARMY	**105**
shelter	1907	SOS Shelter			**75**
shelter		Doreen's Place			**90**
					740

Real Estate Market in Old Town Detail
Attachment C

CurrentPropertyName	PropertyAddres	Owner	otalUnit	Median Family Income Percentage						Regulated	Unrestricted	Total Units
				0-30	31-50	51-60	61-80	81-120	120+			
				30%AM	50% AMI	60%AM	80%AM	100%AM	130%AM	49%	0	
		1 Person		$18,48	$30,800	$36,960	$49,28	$61,530	$73,836			
		2 Person		$21,12	$35,200	$35,880	$56,32	$70,320	$84,383			
38 NE Davis	38 NE Davis	38 Davis	65				18			18	47	65
ERICKSON FRITZ	9 NW 2ND AVE	INNOVATIVE HC	62	2	30	20				52	10	62
EVERETT STATION LOFTS LLC	625 NW EVERETT ST	EVERETT STATION LOFTS LLC	47			5	25			30	17	47
FIFTH AVENUE COURT	221 NW 5TH AVENUE	ASSOCIATION OF UNIT OWNERS OF FACA CONDOMINIUM %KALBERER HOTEL SUPPLY CO	96			48				48	48	96
FIFTH AVENUE PLACE	302-314 NW 5TH AVE	5TH AVE COMMONS LLC ET AL % MENASHE,MICHAEL E	71			71				71		71
PACIFIC TOWER	333 NW 4TH AVE	MRA PACIFIC LLC % MENASHE,MICHAEL	156	17		139				156		156
SW 3rd & Ash	Ankenny	Goodman Famil	133					27		27	106	133
YARDS AT UNION STATION	945 NW NAITO PARKWAY	PORTLAND CITY OF(PDC % PRO SVC/ REAL ESTATE	615		72	294	10	8		384	231	615
LYNDON MUSOLF MANOR	216 NW 3RD AVE	MUSOLF MANOR LIMITED PARTNERSHIP % INNOVATIVE HOUSING INC	95	6	44	44				94	1	95
				19	102	577	53	35	0	786	460	1340
				2%	13%	73%	7%	4%		49%	366	Condos
					15%	73%		11%		51%	826	Total Market Rat
											1612	TOTAL

AMI/MFI table, Attachment D

Attachment D

Housing Balance Monitoring and Reporting Purposes

The stated purposes for the Housing Balance Monitoring and Reporting are:

a) maintain a balance between new affordable and market rate housing Citywide and within neighborhoods;

b) make housing available for all income levels and housing need types;

c) preserve the mixed- income character of the City and its neighborhoods;

d) offset the withdrawal of existing housing units from rent stabilization and the loss of single-room occupancy hotel units;

e) ensure the availability of land and encourage the deployment of resources to provide sufficient housing affordable to households of very low, low, and moderate incomes;

f) ensure adequate housing for families, seniors and the disabled communities;

g) ensure that data on meeting affordable housing targets Citywide and within neighborhoods informs the approval process for new housing development; and

h) enable public participation in determining the appropriate mix of new housing approvals.

Ordinance No. 53-15 Housing Balance Report, September 20, 2018, City of San Francisco, Planning Commission

2019 Median Income Percentages
Attachment E

2019 Portland-Vancouver-Hillsboro MSA

The 2019 Median Income for a Family of Four in the Portland-Vancouver-Hillsboro MSA is: **$87,900**

Median Income Percentages 2019 (effective 4/24/2019)

Household Size	30%	40%	45%	**50%**	55%	60%	65%	80%	*100%*	*120%*
1	$18,480	$24,640	$27,720	**$30,800**	$33,880	$36,960	$40,040	$49,280	$61,530	$73,836
2	$21,120	$28,160	$31,680	**$35,200**	$38,720	$42,240	$45,760	$56,320	$70,320	$84,384
3	$23,760	$31,680	$35,640	**$39,600**	$43,560	$47,520	$51,480	$63,360	$79,110	$94,932
4	$26,370	$35,160	$39,555	**$43,950**	$48,345	$52,740	$57,135	$70,320	**$87,900**	$105,480
5	$28,500	$38,000	$42,750	**$47,500**	$52,250	$57,000	$61,750	$76,000	$94,932	$113,918
6	$30,600	$40,800	$45,900	**$51,000**	$56,100	$61,200	$66,300	$81,600	$101,964	$122,357
7	$32,700	$43,600	$49,050	**$54,500**	$59,950	$65,400	$70,850	$87,200	$108,996	$130,795
8	$34,830	$46,440	$52,245	**$58,050**	$63,855	$69,660	$75,465	$92,880	$116,028	$139,234

Area Median Income/Median Household Income. The median divides the income distribution into two equal parts: one-half of the cases falling below the median income and one-half above the median.

2012 in San Francisco

https://www.sfgate.com/expensive-san-francisco/article/SF-household-income-192k-middle-class-median-13637536.php

In 2012, the average San Franciscan made $73,802. Five years later, he's making $96,265 — nearly $40,000 more than the U.S. average. About 21 percent of the population makes $200,000 or more in a year, up from just 13.3 percent in 2012.

About the Community
Attachment F

*ESRI Community Profile**

Renters

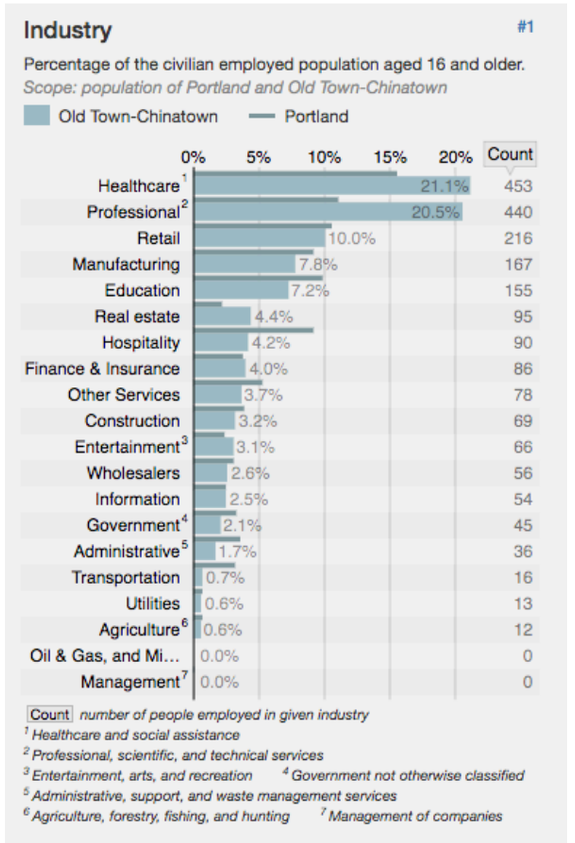
Single, 25 to 65 year old men renting apartments.

Seventy-six percent one person households inside a 100% urban area with 83% of the units renter occupied. Ninety-seven percent of the population is over the age of 18+ with 68% male and 80% between 25 and 64 years old. Over half never married.

Seventy-six percent are white with ten percent black.

Ages in Old Town 2018

Age Range	Percent	
Total	4,521	
0-4	1.1%	
5-9	0.6%	
10-14	0.4%	
15-24	10.8%	
25-34	24.8%	
35-44	20.2%	
45-54	20.2%	
55-64	15.3%	80.5%
65-74	5.4%	
75-84	1%	
85+	0.2%	
Males	2,876	68%
Females	1,328	32%
	4,204	100%
ESRI Profile	2018	



https://statisticalatlas.com/neighborhood/Oregon/Portland/Old-Town-Chinatown/Industries

* Covers the current Action Plan area that goes west to the North Park blocks but not north of Glisan.

Definitions*
Attachment G

Extremely Low Income.

Extremely low-income individuals, households or tenants are those with a gross household income **at or below 30 percent of the area median income.**

Low Income.

Low-income individuals, households or tenants are those with a gross household income **at or below 50 percent of the area median income.**

Moderate Income.

Moderate-income individuals, households or tenants are those with a gross household income **at or below 80 percent of the area median income.**

*State of Housing in Portland, December 2018

Middle class in America is defined by Pew as those earning 67% to 200% of the median household income — $39,560 to $118,080 in 2016 — but that number shifts as its broken down by state and even city. source