

The Future of Old Town's Housing Landscape

September 24, 2019

Ruth Ann Barrett

Portland's Caring Community

2019-2035

"This place wants to stand against forgetting that we belong to each other.
It's at the root of all things wrong with the world. It's born of the notion that there might
be lives out there that matter less than other lives."

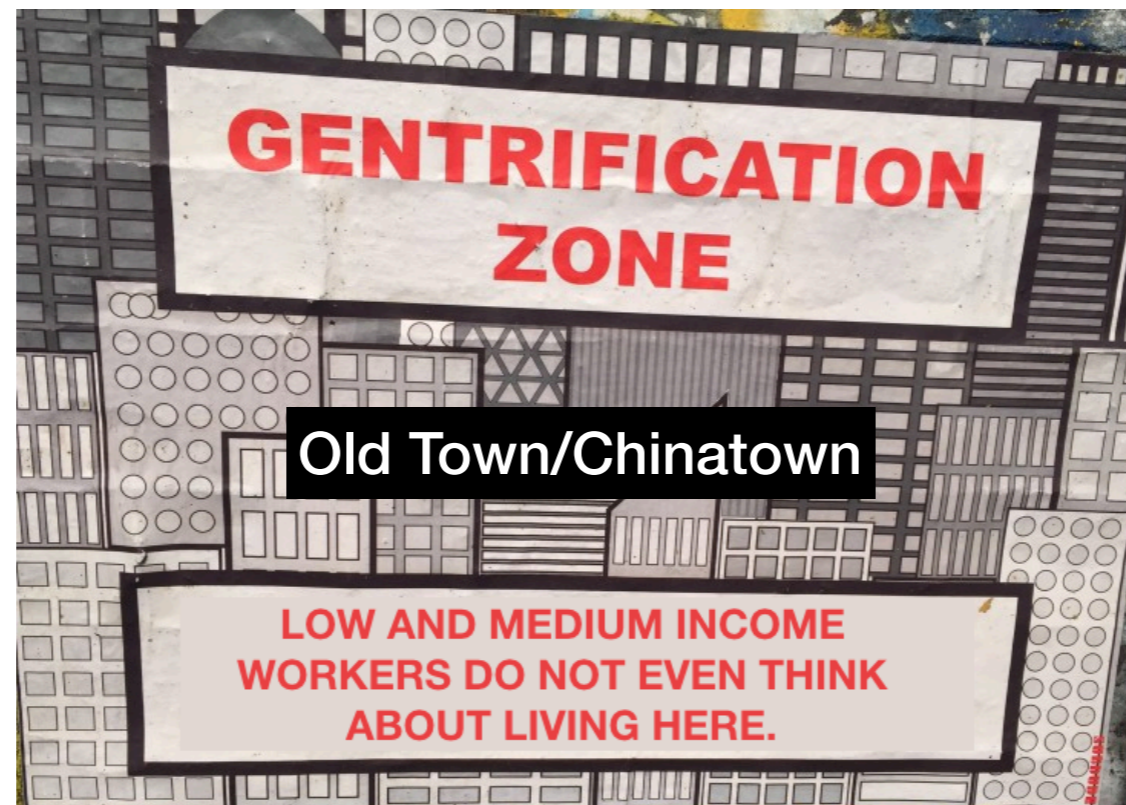
– Father Greg Boyle, Founder, Homeboy Industries

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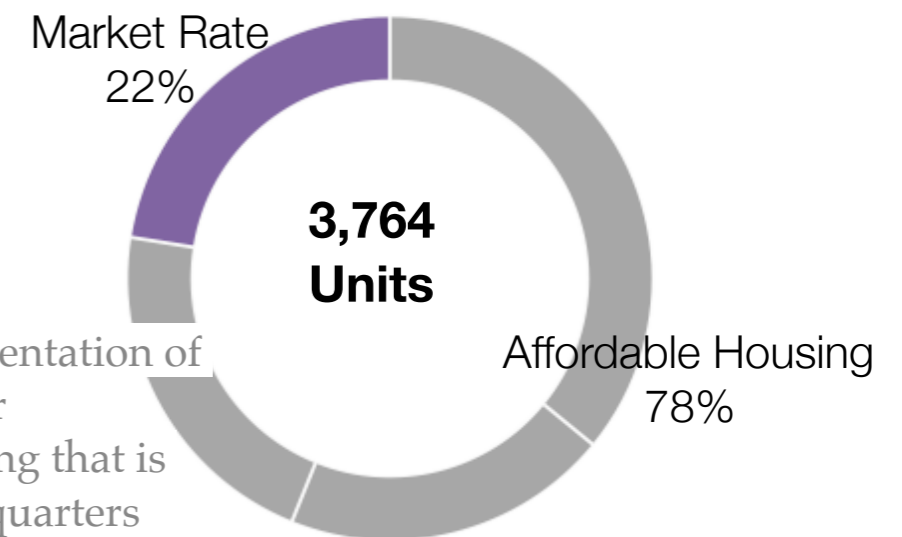
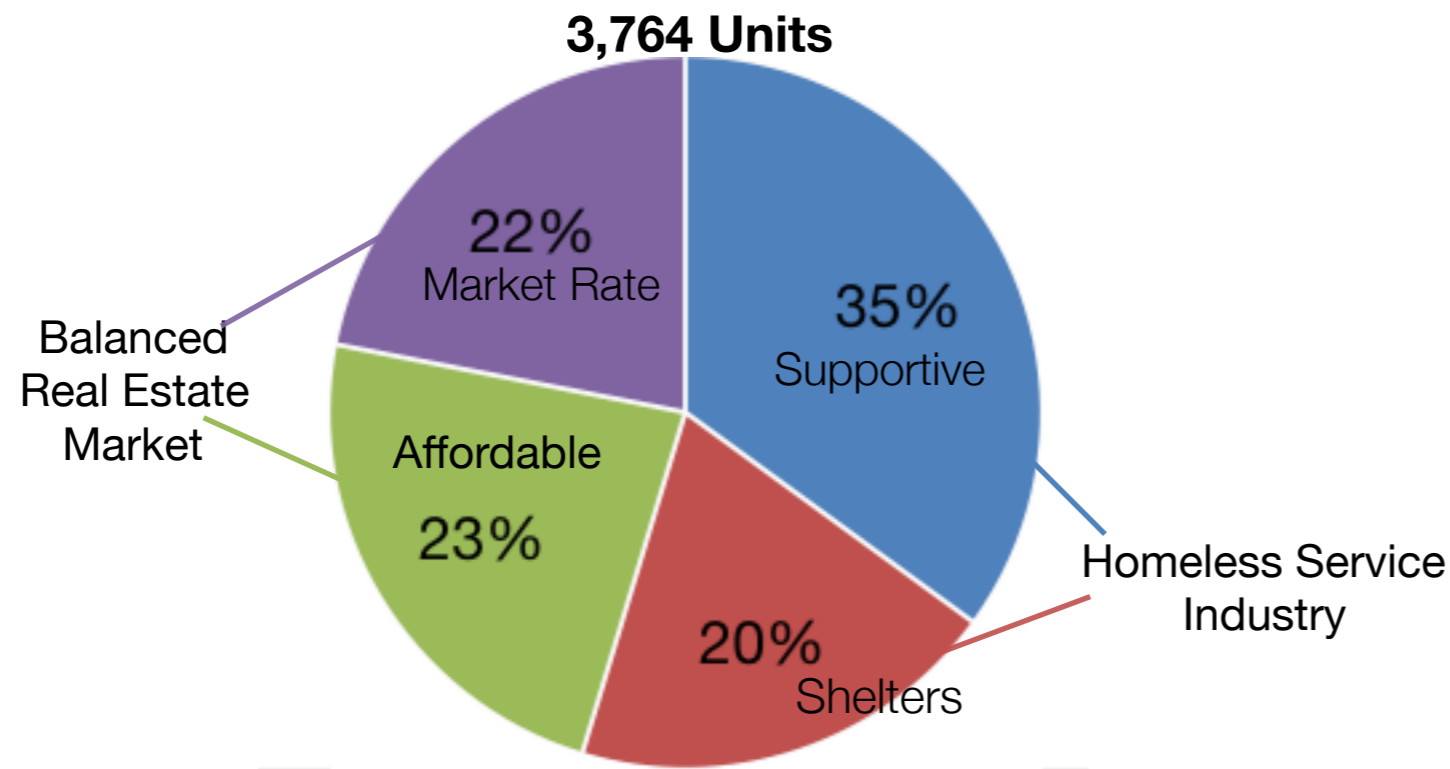
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Avoid Gentrification

Challenge the mandate¹ for “market rate housing²” in the 2035 Central City Plan to avoid the negative effects of gentrification³, specifically **say yes to a balance⁵** of the real estate market of affordable and market rate housing. **Do not restrict access** to high wage workers and other “affluents⁴.”



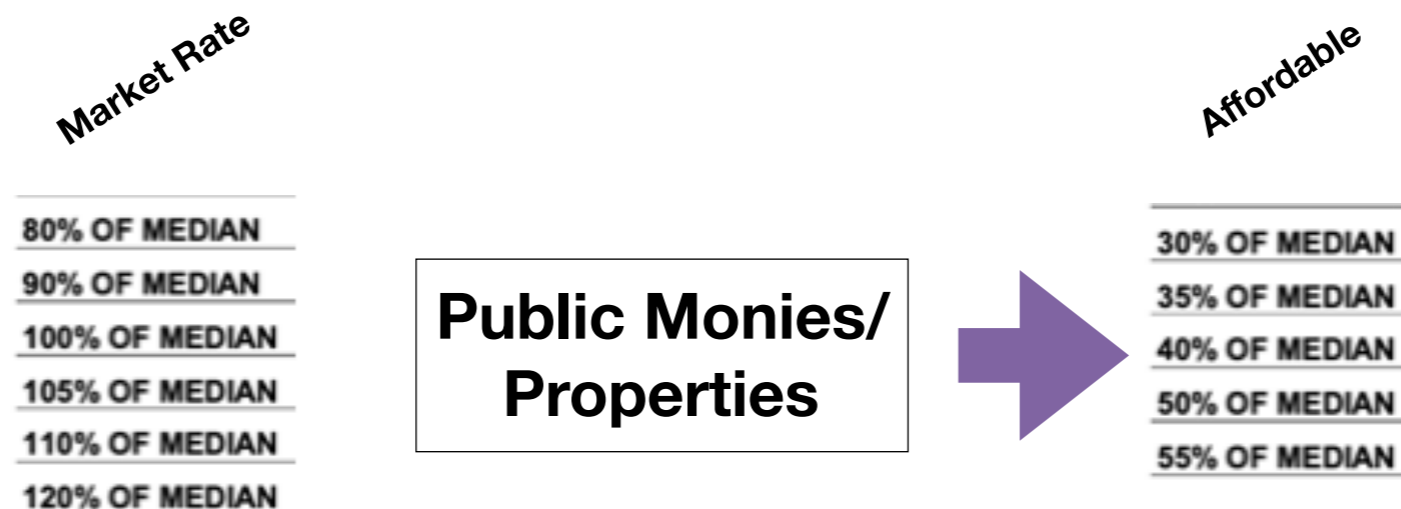
Balanced Real Estate Market **Today**



Do not be misled by this strategic mis-representation of the marketplace of residential housing in our neighborhood in regards to affordable housing that is part of the real estate market. It is not three-quarters affordable housing. Supportive care and housing for the homeless and those in recovery is NOT part of the real estate market. And “no more” affordable housing is unacceptable in a housing crisis. (period)

Balanced Real Estate Market Grow and Stay in Balance

Use public resources (money and property) to fill out affordable housing in the range of 30%, 40%, and 50-55% AMI housing units, in our neighborhood, creating a community of true *mixed* income housing units.

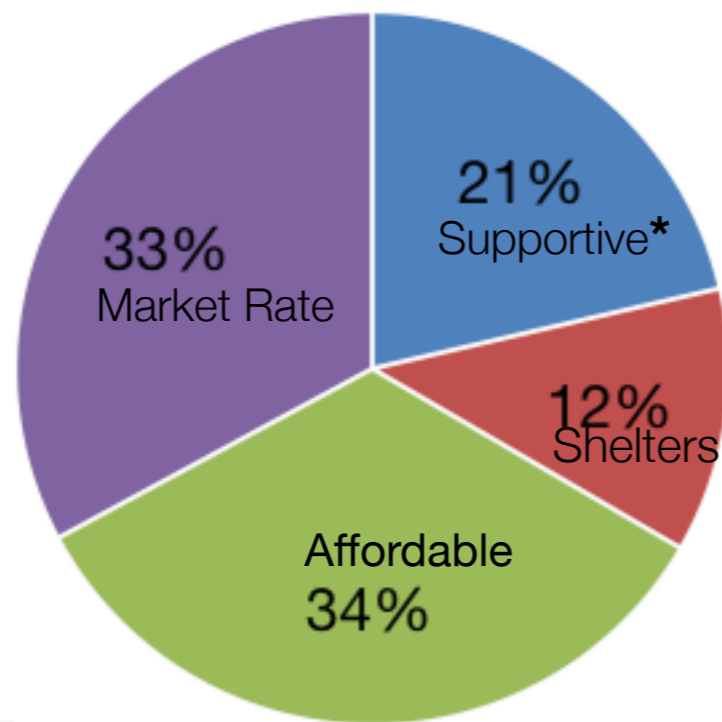


The elite can hold onto their claims to the city because they also hold the political power.

National Low Income Housing Coalition

All Housing Units

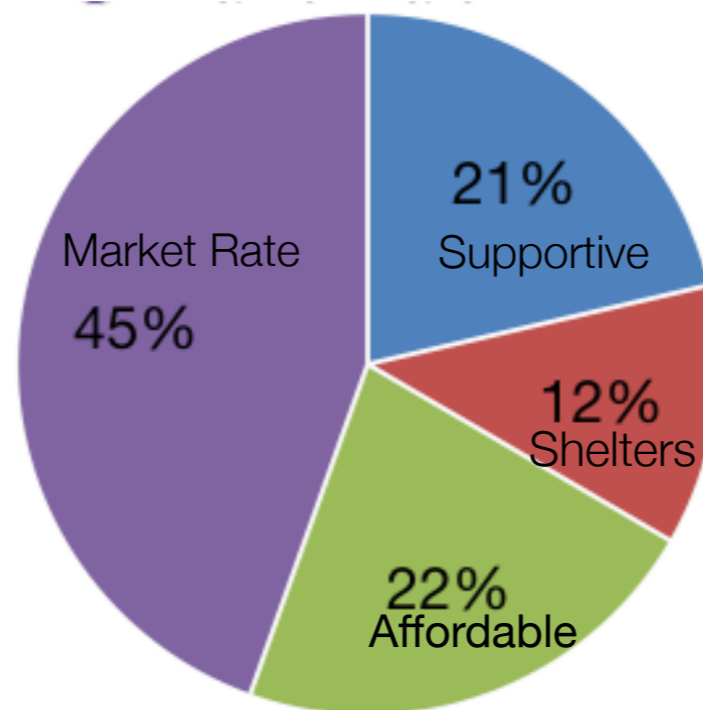
What is a balanced market, even given the concentration of supportive housing and shelters in our neighborhood, is about to be “developed.”

**2019**

*Despite 2035 Central Plan, 36 more units of supportive housing are to be developed by Central City Concern (CCC), replacing a slum-like market rate property (incorrectly identified as 66 supportive care units in previous Guide to Housing Landscape) was recently purchased by the City. These additional 36 units are not supported in the above 21%.

All Housing Units 2035

The City with Prosper Portland and our Community Association is taking us towards the dream of a richer, “successful” white community as if more money will dilute the effect of those of us who are in affordable housing, those seeking recovery from drug addiction and the unhoused. City (taxpayer) resources are to be used to develop “market rate” housing and ignore market demand.

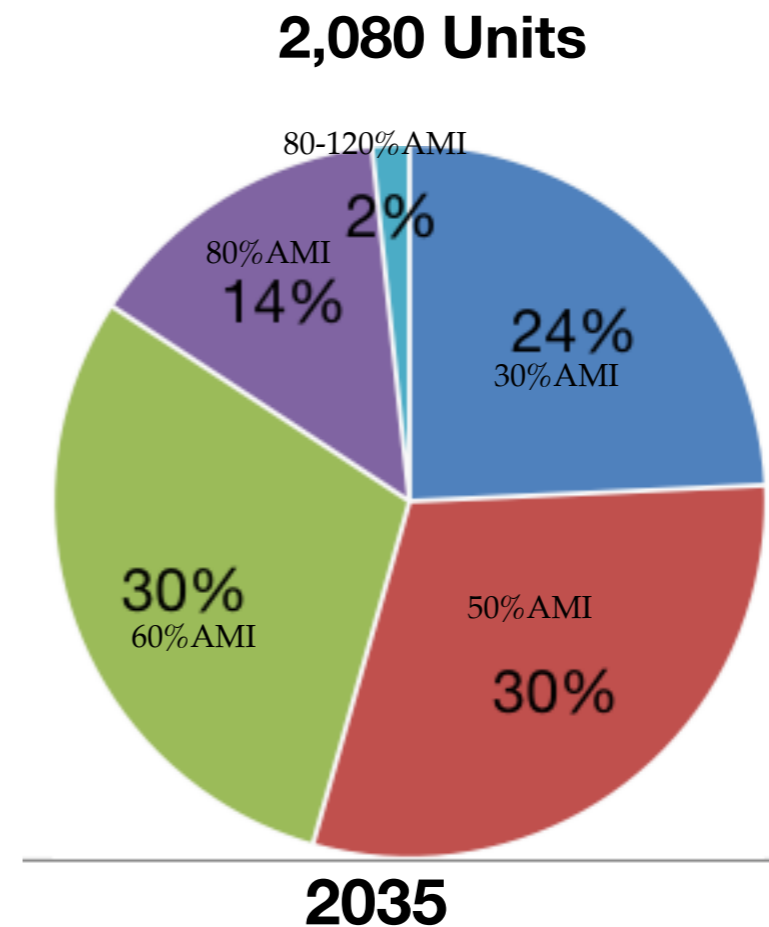
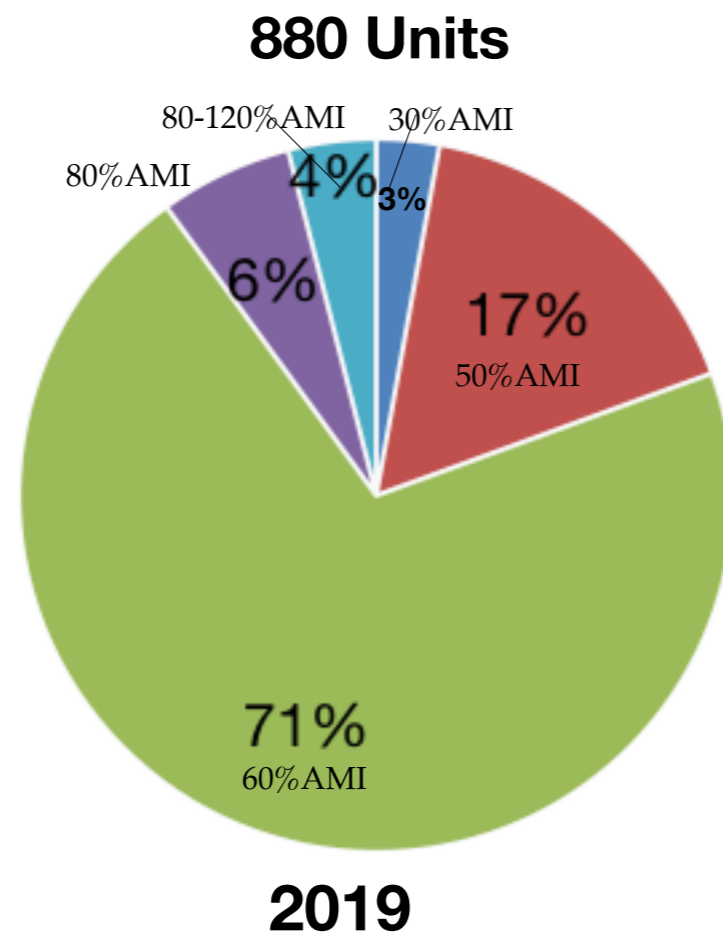


**Study finds rampant discrimination
by landlords against people who get
housing help**

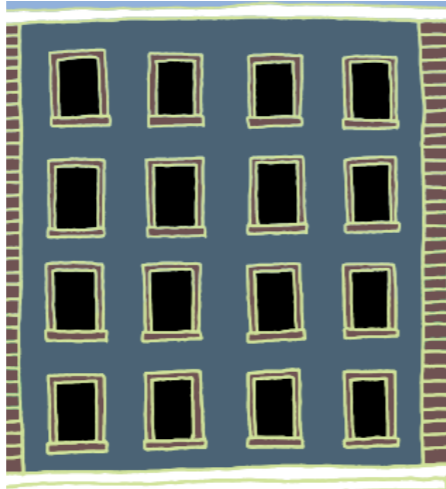
Affordable Units

Better balance of affordable housing opportunities given much wider range of AMI income restricted units.⁶

48% of renters are rent burdened... including those on fixed incomes in affordable units.



Number of Units, See Note 7, Page 18



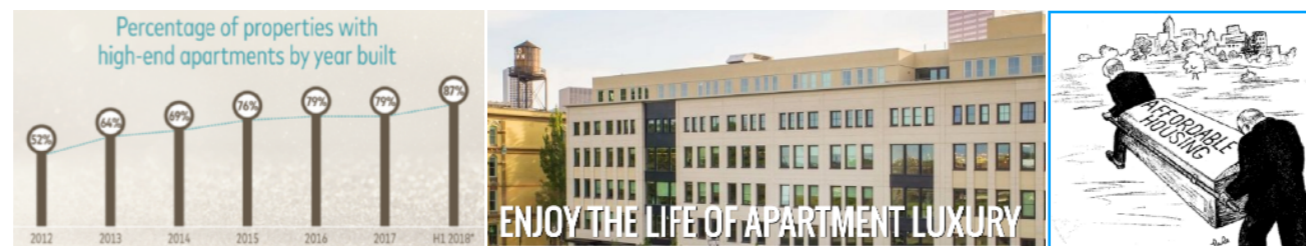
Old Town's Guide to the Housing Landscape
V.2 Update, June 3, 2019
www.pdxcaringcommunity.com

Source of housing unit numbers with listings of properties.

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Attachments

Notes 1- 7



Note 1 | Market Rate Mandate

Central City Plan 2035

POLICY 2.OT-3 **Housing diversity**. Encourage market rate and middle-income⁷ housing

POLICY 2.OT-2 Social services. Support existing social service and shelter functions in the district.

Limit the significant expansion of these services and do not locate additional major social services in the district.

Note 2 Market Rate Housing

What is Market Rate Housing?

Market-rate housing is an apartment that has no rent restrictions. A landlord who owns **market-rate housing** is **free to attempt to rent the space** at whatever price the local market may fetch. In other words, the term applies to conventional rentals that are not restricted by affordable housing laws. Oregon passed a rent control at 7%+COL*.



...nine out of ten apartments built in 2017 were classified as luxury units. (Washington, D.C.)

***PSU study says Oregon's rent control law will not decrease Portland's homeless population**

<https://katu.com/news/local/psu-study-says-oregons-rent-control-law-will-not-decrease-portlands-homeless-pop>

Note 2 Market Rate Housing Luxury Old Town

Although down \$100 from last quarter, the report says the highest median rent for a one-bedroom apartment was in the Pearl District at \$2,090. It was followed by Corbett/Terwilliger/Lair Hill at \$1,600 and Old Town/Chinatown at \$1,550. (PDX Tribune, April 2018)



38 Davis (2017) – Prosper Portland land sale, Old Town

Renters still haven't achieved their pre-recession income levels, while homeowners have easily surpassed pre-recession levels.

Note 3

Gentrification

Old Town Style

Gentrification is a process of changing the character of a neighborhood through the influx of more affluent residents and businesses.

Not driving low income people out.

Instead, **restrict** the number of low income people from coming in especially “students, families and older adults.”

Portland Mayoral Candidate Ted Wheeler Wants To Stop Gentrification (March 2016)



■ No more affordable housing except through inclusionary housing, 20% of units set aside as affordable, mostly at 80% AMI.

■ No more supportive housing nor shelters.

(no net loss, though - no teardown/replace*)

*Central City 2035 POLICY 2.OT-2 Social services. Support existing social service and shelter functions in the district. Limit the significant expansion of these services and do not locate additional major social services in the district.

The Housing Bureau pays no attention to this nor do other City organizations. Gentrification will fail to dilute this concentration of the poor, very sick, and homeless.

Note 4 The Affluent In

Affluent Asian and White families with incomes in excess of \$87,900 (AMI 100%)

Family of Four in the Portland-Vancouver-Hillsboro MSA is: \$87,900 /\$61,530 for single person.

Affluent Asian and White single persons with minimum annual income of \$61,530+*

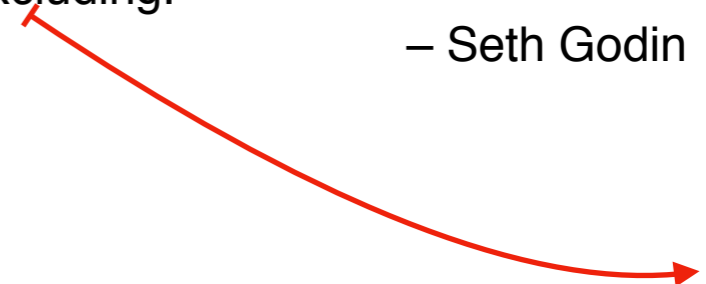
In 2017 the highest paid race/ethnicity of Oregon workers was Asian. These workers were paid 1.16 times more than White workers, who made the second highest salary of any race/ethnicity.



In 2017, full-time male employees in Oregon made 1.27 times more than female employees, women in Oregon average salary \$49,734

If you're creating something where widespread inputs, usage and adoption lead to significant benefits, it's worth considering who you're excluding.

– Seth Godin



Note 4

The Not So Affluent

Out

Low & Moderate

The most common racial or ethnic group living below the poverty line in Portland, OR is White, followed by Hispanic and Black.

Nationwide, the hourly earnings of high-wage workers rose 41 percent between 1979 and 2013; those of middle-wage workers grew only 6 percent. The pay for low-wage workers, meanwhile, decreased by 5 percent. The New Republic/ August 2019, The New American Homeless.

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

While incomes have risen overall, disparities in income growth by race and ethnicity persist, with median income levels increasing only among White households (State of Housing 2018)

Moderate-income individuals, households or tenants are those with a gross household above 80 percent of the area median income - \$49,280/single, \$70,320/family of four. - State of Housing in Portland 2018.

Male average salary in Oregon at \$63,218 and female at \$49,734

Study finds rampant discrimination by landlords against people who get housing help

Median income levels increasing only among White households, and decreasing among African American, Hawaiian-Pacific Islander, and Native American populations.

Note 5 Balance within Neighborhoods San Francisco

This report is submitted in compliance with Ordinance No. 53-15 requiring the San Francisco Planning Department to monitor and report on the housing balance between new market rate and new affordable housing production. San Francisco Planning Department (Sept. 20, 2018 Report no.7)

- a) to maintain a balance between new affordable and market rate housing Citywide and **within neighborhoods***;
- b) to make **housing available for all income levels and housing need types**;
- c) to preserve the mixed- income character of the City and **its neighborhoods**;
- d) to offset the withdrawal of existing housing units from rent stabilization and the loss of single-room occupancy hotel units(note below);
- e) to 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) to ensure adequate housing for families, seniors and the disabled communities;
- g) to ensure that data on meeting affordable housing targets Citywide and within neighborhoods informs the approval process for new housing development; and
- h) to enable public participation in determining the appropriate mix of new housing approvals. This report is submitted in compliance with Ordinance No. 53-15, SF Planning Dept.

* Our neighborhood is rolled into the Central City in terms of the Mayor's Housing Report and other important planning documents.

Note 6

AMI Numbers

Affordable Housing by AMI Availability

		30%AMI	50% AMI	60%AMI	80%AMI	100%AMI
	TOTAL	\$18,480	\$30,800	\$36,960	\$49,280	\$61,530
Today	880	25	146	621	53	35
Percent	100%	3%	17%	71%	6%	4%
Development	1200	480	480	0	240	
Percent	100%	40%	40%		20%	
TOTAL	2080	505	626	621	293	35
Percent	100%	24%	30%	30%	14%	2%
	AMR is \$87,900 in 2019					

- Using imprecise terminology around people's income and housing units is a problem across and within documents. It confuses people. Terms are de-personalized e.g. workforce housing.

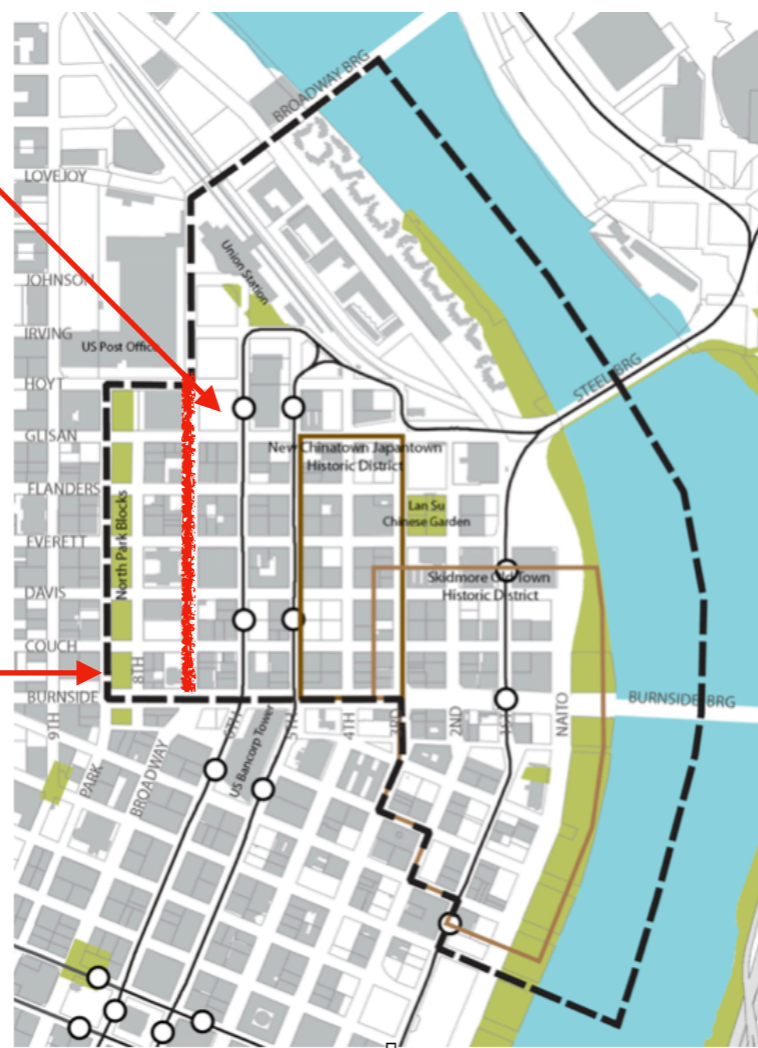
Which workforce?

median household income market rate and middle-income housing.
mixed-income housing moderate-income households, median income*
median family housing *middle-income housing units*
workforce housing
median family income

- Prosper Portland uses different geographic definition from the one that is approved as the Old Town Community Association, the latter ends at Broadway rather than North Park Blocks, making measurement/comparisons very difficult. The Old Town boundaries should be extended to equal that used by Prosper Portland, but I suspect that would cause undo stress among the property owners in the Pearl and any change in boundaries would be opposed by the business associations of both Old Town and the Pearl.

**Neighborhood
border**

**Re-development
border**



Old Town Chinatown