

# Portland's Housing Bond

## Policy Framework Analysis for 3000 SE Powell Blvd. Portland, OR 97202

### Property Description:

The site is mostly a flat paved parking area, but also contains one single-story structure, a former restaurant/bar of roughly 5,000 square feet (SF) in fair to poor condition. Property located across Powell Blvd. from Cleveland High School. Catholic Charities headquarters and City-sponsored Kateri Park housing development are within walking distance.



### Type of Acquisition:

- Land/new construction acquisition
- Existing housing acquisition

### Due Diligence Analysis:

- Available for purchase
- Located in the City
- Allow for a minimum of 20 housing units
- Properly zoned for affordable housing

Price: \$3,270,000; Area: 50,113 SF; Price per SF: \$74

Location: Southeast Portland

Projected unit production: 200 units

Current zoning: General Commercial (CG)

### Neighborhood and Census Snapshot:

Property is located in the Creston-Kenilworth neighborhood. See attached Creston-Kenilworth profile and PHB Woodstock neighborhood analysis.

### Opportunity Map Score for Property: 4

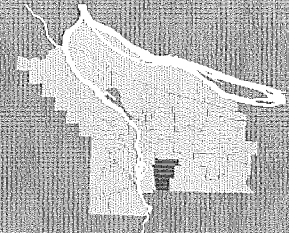
The Opportunity Map analysis is designed to help guide affordable housing investments. It establishes a score ranging from 0 to 5 for neighborhood areas in the City, based on indicators in five areas: Childhood education, employment, transportation, family wage jobs, and healthy eating and active living.

### School Catchment Area / Planned Transit or Infrastructure Improvements:

- Schools: Grout; Hosford; Cleveland. See attached school profiles, also available online here: <https://www.pps.net/cms/lib/OR01913224/Centricity/Domain/207/SchoolProfiles2016-17.pdf>
- Division Transit Project: <https://trimet.org/division/>
- Kenilworth Park improvements: <https://www.portlandoregon.gov/parks/63265>

# Neighborhood Profile

## Woodstock



Population & Income	Population		Median Income		Poverty Rate	
	2000	2014	*2000	2014	2000	2014
TOTAL	23,529	25,452	\$56,550	\$55,391	11.9%	16%
White	20,681	21,280	\$57,135	\$58,199	11.3%	13%
Black	651	890	-	-	-	75%
Asian	1,869	1,586	\$56,709	-	8.6%	19%
Hispanic-Latino	1,162	1,433	-	-	16.0%	18%
Hawaiian-Pacific Islander	132	27	-	-	-	-
Native American	455	235	-	-	-	-

\*(2015\$)

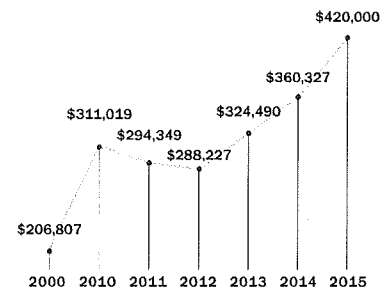
Households	2000	2014
Households Total	9,887	10,573
Single-Person Households	3,238	3,305
Households with Children	2,468	2,341
Foreign-Born Individuals	2,762	2,163
Persons Exp. Disabilities	3,830	2,954
Persons 65 and Older	3,082	2,810

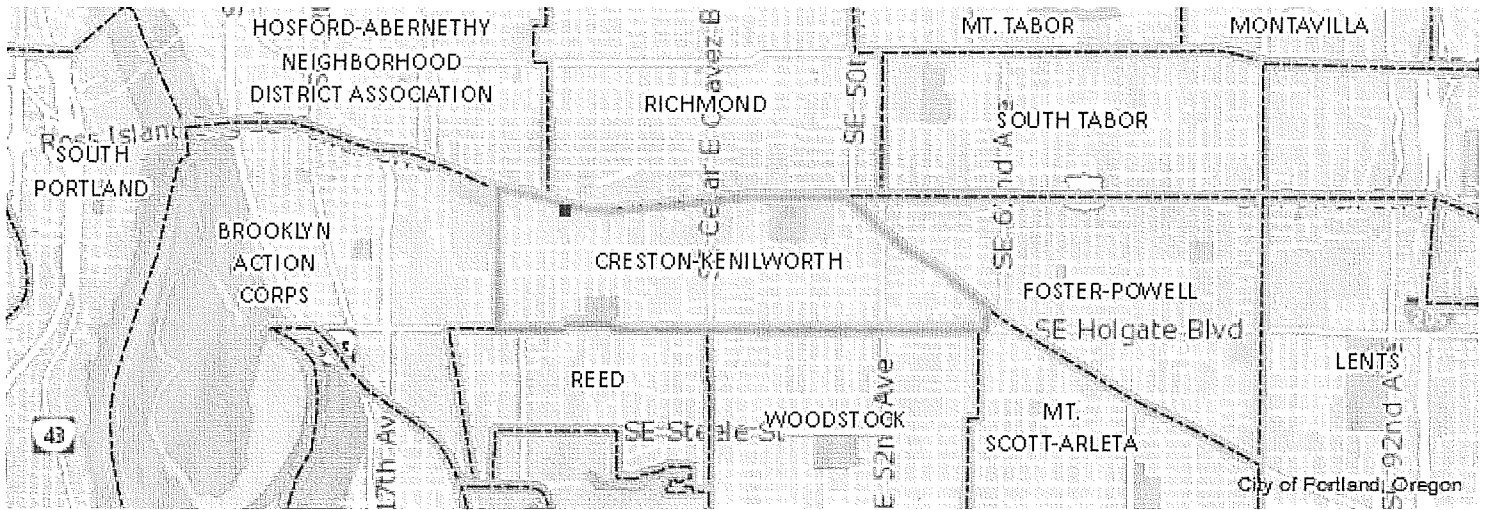
Housing Stock & Production	2000	2010	2011	2012	2013	2014	2015
<b>Housing Units: Total Units</b>	10,049	10,407	10,434	10,446	10,475	10,517	10,588
Housing Units: Single-Family	6,652	6,867	6,890	6,900	6,927	6,957	7,004
Housing Units: Multifamily	3,397	3,540	3,544	3,546	3,548	3,560	3,584
<b>Regulated Affordable Housing Units</b>	182	-	308	-	-	-	313
City Funded Regulated Affordable Housing Units	5	135	135	135	135	135	135
<b>New Residential Permits: Total Units</b>	-	21	14	27	60	66	40
New Residential Permits: Single-Family Units	-	21	14	27	34	62	40
New Residential Permits: Multifamily Units	-	-	-	-	26	4	-

Housing Market	Rental					Homeownership
	Overall	Studio	1-BR	2-BR	3-BR	
Multifamily Rental Unit Survey Sample	1,527	122	645	713	47	N/A
Average Monthly Rent	\$1,138	\$927	\$1,014	\$1,261	\$1,314	N/A
Rental Unit Vacancy Rate	3.9%	3.5%	3.2%	4.5%	3.4%	N/A
Housing Affordability	Studio	1-BR	2-BR	3-BR	Homeownership	
Avg. Portland Household	YES	YES	YES	YES	NO	
3-Person Extremely Low-Income	NO	NO	NO	NO	NO	
3-Person Low-Income	YES	NO	NO	NO	NO	
3-Person Moderate-Income	YES	YES	YES	YES	NO	
Couple with Family	YES	YES	YES	YES	YES	
White	YES	YES	YES	YES	NO	
Black	NO	NO	NO	NO	NO	
Latino	NO	NO	NO	NO	NO	
Native American	NO	NO	NO	NO	NO	
Asian	YES	YES	YES	YES	NO	
Senior	YES	NO	NO	NO	NO	
Single Mother	NO	NO	NO	NO	NO	
Foreign-Born	YES	YES	NO	NO	NO	

Homeownership Rates	2000	2014
TOTAL	57.3%	53.8%
White	60.1%	55.8%
Black	-	-
Asian	50.1%	69.8%
Hispanic-Latino	-	-
Hawaiian-Pacific Islander	-	-
Native American	-	-

Median Home Sales Price (2015\$)





### 3000 SE POWELL BLVD

PORTLAND, OR 97202

## CRESTON-KENILWORTH NEIGHBORHOOD

### Association

Creston-Kenilworth Neighborhood Association ▾

**Meeting Info** Shut Up and Eat 3848 SE Gladstone St Portland, OR 97202 7-9 pm, 4th Monday of the month

**Correspondence** C/O Southeast Uplift, 3534 SE Main, Portland OR 97214

### Coalitions

#### Southeast Uplift Neighborhood Program

**Address** 3534 SE Main St  
Portland, OR 97214

**Phone** (503) 232-0010

**Email** info@southeastuplift.org

**Meeting Info** Board meeting is first Monday of each month except Dec. 7 pm, SE Uplift Office, 3534 SE Main.

### Census

**Year** 2010

**Population** 8,227

**Area** 513 acres

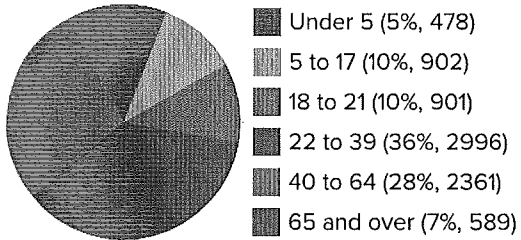
**Population Density** 16 persons per acre

**Male Population** 4,125 (50%)

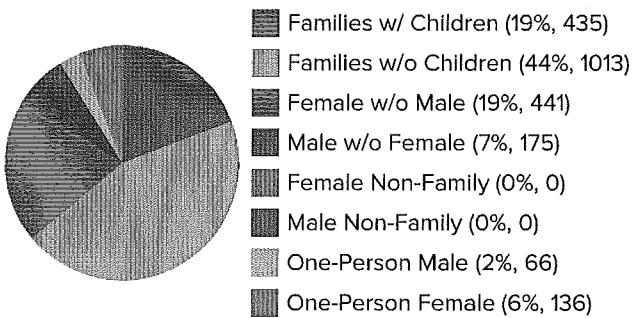
**Female Population** 4,102 (50%)

<b>Households</b>	3,887 (96% occupied)
<b>Home Owners</b>	35% (1,367)
<b>Renters</b>	60% (2,346)
<b>Household Size</b>	2.12 avg

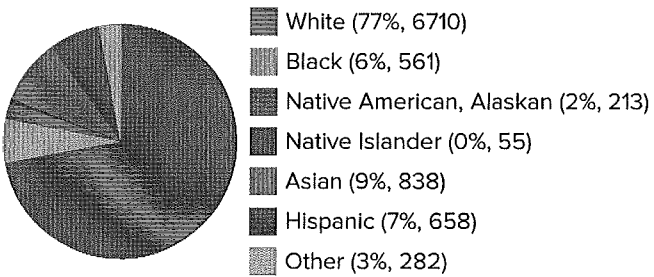
**Age Distribution**



**Household Types**



**Race Distribution**



# Grout

Updated 08/09/2017

Address 3119 SE Holgate Blvd		Phone 503-916-6209
Cluster Cleveland	Feeds To Hosford	

## 1. BUDGET AND STAFFING

School Budget Per Student	\$7240
Budget Rank (1-31)	8
Economic Disadvantaged	43.0%
School Receives Title I Funds?	Yes
Special Education	20.6%
English Language Learners	14.6%
Talented and Gifted	3.9%

### Licensed FTE Allocation

Gen. Fund - Admin Support	3.75
Gen. Fund - Ratio FTE	15.09
Gen. Fund - Equity FTE	3.25
Gen. Fund - One Time Adjustments	1.32
Gen. Fund - K-5 Arts	1.00
Title I	1.67
Foundation	0.00
Other Grants	0.50
<b>TOTAL</b>	<b>26.58</b>

## 2. ENROLLMENT CHARACTERISTICS

Year	K	1	2	3	4	5	TOTAL
2012	86	62	62	66	42	53	371
2013	83	70	58	57	70	39	377
2014	64	80	62	55	59	69	389
2015	75	66	76	62	49	48	376
2016	67	72	63	75	57	50	384

Neighborhood students	317
Students from other neighborhoods	67

Change in Enrollment from 2015 to 2016	+8
Change in Enrollment from 2012 to 2016	+13
Projected Enrollment in 2020 (K-12)	388

### Racial/Ethnic Background

African American	Asian	Hispanic	Native American	Pacific Islander	White	Multiple Races
13.5%	10.2%	10.4%	1.0%	0.8%	55.7%	8.3%

## 3. NEIGHBORHOOD ATTENDANCE CHARACTERISTICS

Neighborhood PPS Student Population	515	
Attending Grout	317	62%
Other PPS Neighborhood Schools	61	12%
Special Programs/Focus Options	103	20%
PPS Charter Schools	22	4%
Special Services	12	2%
Community Based Alternatives	0	0%

**4. EDUCATIONAL PROGRAMS**

**Achievement - % Earning Level 3 or Level 4 (On Track to Be College and Career Ready)**

Year	3rd Grade		5th Grade	
	Reading	Math	Reading	Math
2014-2015	49.0%	54.2%	59.3%	42.4%
2015-2016	56.9%	51.0%	51.4%	35.1%

For detailed achievement information go to: <http://portland.schoolwires.net/Page/2077>  
 Data have been suppressed in cases where the percentage is greater than 89% (represented by ">=89%"), less than 11% (represented by "<=11%"), or when the number of students tested is fewer than 11 (represented by an asterisk, "\*\*").

**5. SCHOOL ENVIRONMENT**

2015-2016	School	Comparable District Average
Teacher Experience (Average in years)	13.4	12.5
Substitute Usage (Average in days)	11.6	14.1
Average Daily Attendance	93.8%	94.9%
Average Class Size	21.0	23.9
Stability Index	91.2%	95.8%
Student Expulsions	0.0%	0.0%
Student Suspensions	0.8%	1.2%

October 2016 Enrollment	Number of Classrooms	Density Index
384	27	14

**6. ENROLLMENT INDICATORS**

Student loss >5% since 2015 AND >15% since 2012?	No
Neighborhood students attending Grout below 55%?	No
Building density index below 15 or above 20?	Yes

**7. COMMENTS/ISSUES**

# Hosford

Updated 08/09/2017

Address 2303 SE 28th Place		Phone 503-916-5640
Cluster Cleveland	Feeds To Cleveland, Franklin	

## 1. BUDGET AND STAFFING

School Budget Per Student	\$5774
Budget Rank (1-11)	5
Economic Disadvantaged	19.2%
School Receives Title I Funds?	No
Special Education	14.4%
English Language Learners	4.3%
Talented and Gifted	14.4%

### Licensed FTE Allocation

Gen. Fund - Admin Support	5.75
Gen. Fund - Ratio FTE	27.27
Gen. Fund - Equity FTE	1.00
Gen. Fund - One Time Adjustments	-0.27
Gen. Fund - K-5 Arts	0.00
Title I	0.00
Foundation	0.25
Other Grants	0.00
<b>TOTAL</b>	<b>34.00</b>

## 2. ENROLLMENT CHARACTERISTICS

Year	6	7	8	TOTAL
2012	189	169	180	538
2013	209	200	167	576
2014	201	190	200	591
2015	253	200	187	640
2016	202	228	201	631

Neighborhood students	504
Students from other neighborhoods	127

Change in Enrollment from 2015 to 2016	-9
Change in Enrollment from 2012 to 2016	+93
Projected Enrollment in 2020 (K-12)	626

### Racial/Ethnic Background

African American	Asian	Hispanic	Native American	Pacific Islander	White	Multiple Races
2.9%	15.2%	8.2%	0.5%	0.2%	61.3%	11.7%

## 3. NEIGHBORHOOD ATTENDANCE CHARACTERISTICS

Neighborhood PPS Student Population	785	
Attending Hosford	504	64%
Other PPS Neighborhood Schools	47	6%
Special Programs/Focus Options	201	26%
PPS Charter Schools	10	1%
Special Services	20	3%
Community Based Alternatives	3	<1%

**4. EDUCATIONAL PROGRAMS**

**Achievement - % Earning Level 3 or Level 4 (On Track to Be College and Career Ready)**

Year	8th Grade	
	Reading	Math
2014-2015	66.5%	53.0%
2015-2016	65.3%	54.2%

For detailed achievement information go to: <http://portland.schoolwires.net/Page/2077>  
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**5. SCHOOL ENVIRONMENT**

2015-2016	School	Comparable District Average
Teacher Experience (Average in years)	12.0	12.5
Substitute Usage (Average in days)	14.6	15.4
Average Daily Attendance	93.1%	94.2%
Average Class Size	24.0	22.6
Stability Index	94.2%	95.9%
Student Expulsions	0.0%	0.0%
Student Suspensions	4.1%	2.6%

October 2016 Enrollment	Number of Classrooms	Density Index
631	34	19

**6. ENROLLMENT INDICATORS**

Student loss >5% since 2015 AND >15% since 2012?	No
Neighborhood students attending Hosford below 55%?	No
Building density index below 15 or above 20?	No

**7. COMMENTS/ISSUES**



# Cleveland

Updated 08/09/2017

Address 3400 SE 26th Ave		Phone 503-916-5120
Cluster Cleveland	Feeders Hosford, Lane, Sellwood, Winterhaven	

## 1. BUDGET AND STAFFING

School Budget Per Student	\$6663
Budget Rank (1-10)	8
Economic Disadvantaged	14.7%
School Receives Title I Funds?	No
Special Education	11.2%
English Language Learners	1.4%
Talented and Gifted	18.8%

### Licensed FTE Allocation

Gen. Fund - Admin Support	17.50
Gen. Fund - Ratio FTE	75.36
Gen. Fund - Equity FTE	4.50
Gen. Fund - One Time Adjustments	1.50
Gen. Fund - K-5 Arts	0.00
Title I	0.00
Foundation	0.00
Other Grants	0.50
<b>TOTAL</b>	<b>99.36</b>

## 2. ENROLLMENT CHARACTERISTICS

Year	9	10	11	12	TOTAL
2012	383	383	408	358	1532
2013	388	394	353	388	1523
2014	427	391	356	342	1516
2015	461	428	361	350	1600
2016	427	442	382	358	1609

Neighborhood students	1428
Students from other neighborhoods	181

Change in Enrollment from 2015 to 2016	+9
Change in Enrollment from 2012 to 2016	+77
Projected Enrollment in 2020 (K-12)	1786

### Racial/Ethnic Background

African American	Asian	Hispanic	Native American	Pacific Islander	White	Multiple Races
2.8%	8.9%	9.4%	0.6%	0.6%	69.6%	8.1%

## 3. NEIGHBORHOOD ATTENDANCE CHARACTERISTICS

Neighborhood PPS Student Population	1864	
Attending Cleveland	1428	77%
Other PPS Neighborhood Schools	70	4%
Special Programs/Focus Options	154	8%
PPS Charter Schools	11	1%
Special Services	51	3%
Community Based Alternatives	150	8%

**4. EDUCATIONAL PROGRAMS**

**Achievement - % Earning Level 3 or Level 4 (On Track to Be College and Career Ready)**

Year	11th Grade	
	Reading	Math
2014-2015	73.0%	36.8%
2015-2016	72.7%	45.6%

For detailed achievement information go to: <http://portland.schoolwires.net/Page/2077>

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**5. SCHOOL ENVIRONMENT**

2015-2016	School	Comparable District Average
Teacher Experience (Average in years)	13.9	12.0
Substitute Usage (Average in days)	13.5	12.6
Average Daily Attendance	91.5%	90.4%
Average Class Size	20.0	20.8
Stability Index	93.8%	91.9%
Student Expulsions	0.0%	0.2%
Student Suspensions	1.0%	3.4%

October 2016 Enrollment	Number of Classrooms	Density Index
1609	79	20

**6. ENROLLMENT INDICATORS**

Student loss >5% since 2015 AND >15% since 2012?	No
Neighborhood students attending Cleveland below 55%?	No
Building density index below 15 or above 20?	No

**7. COMMENTS/ISSUES**