

Ellington Apartments
Property Demographic Updates
August 3, 2018

1. The Ellington is exceeding its 30% AMI income targets

- The Ellington was initially intended to restrict 80 2-bedroom units at 30% AMI and 183 units at 60% AMI. (Table 1)
- The Ellington is housing 95 households making less than 30% of the AMI and 116 households making between 31% and 60% AMI (Table 2)
 - Of these 95 households, 69 of them are paying 60% AMI rents.

Table 1
Target Restricted Unit Distribution

Type	Income Limits	# Units
Studios	60%	2
1-bedroom	60%	10
2-bedroom	30%	28
2- bedroom PBVs	30%	52
2-bedroom	60%	133
3-bedroom	60%	37
3-bedroom	Manager Unit	1
TOTAL		263

Table 2
Household Income by Restricted Unit Type

Type	Income Limits	Households 0-30% AMI	Households 31-60%	Households 61%+	Vacant/ Manager	Unknown
Studios	60%	0	0	0	0	2
1-bedroom	60%	2	4	0	1	3
2-bedroom	30%	24	2	1	1	0
2-bedroom	60%	61	90	8	5	22
3-bedroom	60%	6	22	1	0	8
3-bedroom	Manager	NA	NA	NA	1	NA
TOTAL		93	117	10	8	35

Recommendations:

- We are poised to achieve our initial goals through the deployment of 52 Project Based Vouchers to help the population making 0-30% of the AMI but live in 60% AMI units reduce their rent burden.
 - It is expected that of the 69 households currently at 0-30% AMI some of them will not be eligible for PBV's.

2. The Ellington has a 47 households that are over income or their income is unknown:

- Ten households earn an income that is above 60% of the AMI and two households that live in a 30% restricted unit earn an income between 31-60% of the AMI (Table 2).
- There are 35 households whose income is unknown; these households most likely will not qualify (Table 2).
- We are giving these households a final opportunity to determine if they income qualify.

Recommendations:

- The Portland Housing Bureau should follow the income rising in place policy to increase rents on the unqualified households or those that earn more than 60% AMI.

3. The Ellington has 35 households that are over-housed.

- In most instances, these are single person households residing in two-bedrooms.
- There are only 10 one-bedrooms and 2 studio apartments in the community.
- Of the 35 over-housed households, 6 receive tenant based vouchers (Table 4).
- These households have chosen to pay the higher rent amount for the larger size unit.

Table 4
Over-Housed Households

	Over-housed Households without TBVs	Over-housed Households with TBVs
2 Bedroom – 30%	5	1
2 Bedroom – 60%	22	5
3 Bedroom - 60%	2	0
Total	29	6

Recommendations:

- The Portland Housing Bureau should continue a process to transfer over-housed households to the studio or one-bedrooms when those become vacant.
- The Portland Housing Bureau should follow the rent increase policy to incentivize those who do not wish to transfer to a right sized unit.

4. The Ellington’s population is more racially and ethnically diverse than the surrounding area

- The Ellington’s population has a higher representation of people of color than the census tract, however, over a quarter of households did not wish to disclose their race or ethnicity or there was no data (Table 5).

Table 5
Household Demographics Compared to Census Tract

	Households	% of Total Households	Census Tract
African American/Black	22	8.3%	2.6%
Native American/ Alaskan Native	4	1.5%	0.5%
Asian	6	2.3%	8.6%
Caucasian	117	44.3%	81.8%
Hispanic	28	10.6%	6.5%
Multiple	11	4.2%	3.9%
Native Hawaiian/Pacific Islander	2	0.8%	0.0%
Manager Unit	1	0.8%	NA
No Data/ Non Disclosed	72	27.3%	NA
Total	263		

Recommendations:

- The Portland Housing Bureau should continue their current marketing activities to ensure The Ellington continues to serve a diverse population.

5. There is a need for resident and community services at the Ellington

- Over a third of households at the Ellington are making between 0-30% of the AMI (Table 2).
- Until vouchers are deployed, at least 69 households will be rent burdened as they make between 0-30% of the AMI but live in 60% AMI restricted units (Table 2).
- Approximately 263 children live at the Ellington apartments (Table 6), and the number will increase as turnover of units will bring in larger families.
- Forty-four households have a disabled or elderly household member (Table 7).

Table 6*
Number of Children

Children Under 6	73
Children Between 6 and 18	190
Total	263

* Approximation taking data from the 221 households that reported information and extrapolating to 263.

Table 7
Households with a Member that is either Elderly or Disabled

Elderly or Disabled	48
Non Elderly or Disabled	153
Not Disclosed or Unknown	62
Total	263

Recommendations:

- The level of resident need and number of children living at the Ellington warrant a full time resident services coordinator to help connect households with needed services.