



West Portland Town Center Plan

Community Advisory Group meeting #9

August 19, 2020







WPTC Transportation Planning

CAG early input:

Is plan on the right track?

Is anything missing?

What are your priorities?

Your thoughts on level of funding or certainty?

West Portland Town Center - Circulation Growth Concept 07.22.2020



WPTC planning work

- Learn community needs and priorities + propose how transportation can support TC vision, including LU, health, equity and access to opportunity
- Analyze future needs via transportation modeling
- Work with PBOT's Development Review and Planning to understand area's implementation issues
- Analyze and propose updates to TSP Project list
- Propose actions to refine and implement WPTC Plan identified transportation/circulation needs

Proposed actions + future/new work

- a. Study and adopt a “Crossroads Solutions” Plan (name TBD)
- b. Create and adopt a WPTC Master Street Plan (street connectivity)
- c. Adopt identified TSP* projects and street classifications updates
- d. Create and adopt Green Ring Plan
- e. Create and adopt WPTC Right of Way (street) Design Standards to include:
 - Approach to local street improvements
 - Greenscape standards for main streets
- f. PBOT + BES WPTC Coordination Plan
- g. ODOT corridor wide analysis on impacts of and opportunities for relocating ramps

*TSP= Transportation Systems Plan

Implementation and Funding

How do street and sidewalk improvements get built?

Who pays for them?

- Capitol project improvements – City/government
- Incremental improvements with new development – landowner/developer

CAG early input

Is plan on the right track?

Is anything missing?

What are your priorities?

Your thoughts on level of funding or certainty?

Equity Considerations for Zoning

Who benefits and who is burdened when new multi-family is encouraged where single-dwelling housing exists today?

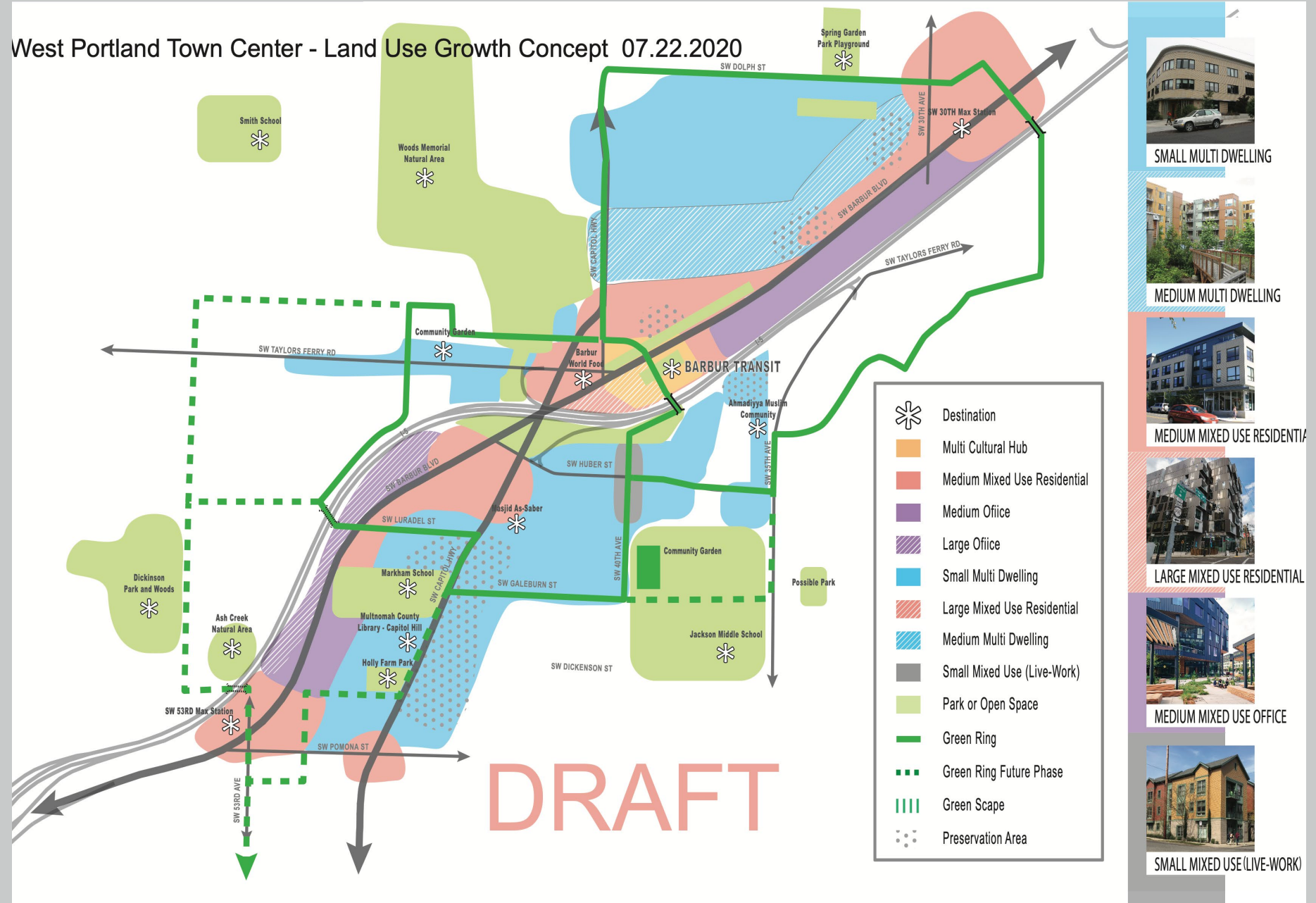
Who benefits and who is burdened when existing multi-family apartments are discouraged from redevelopment and affordability is incentivized?

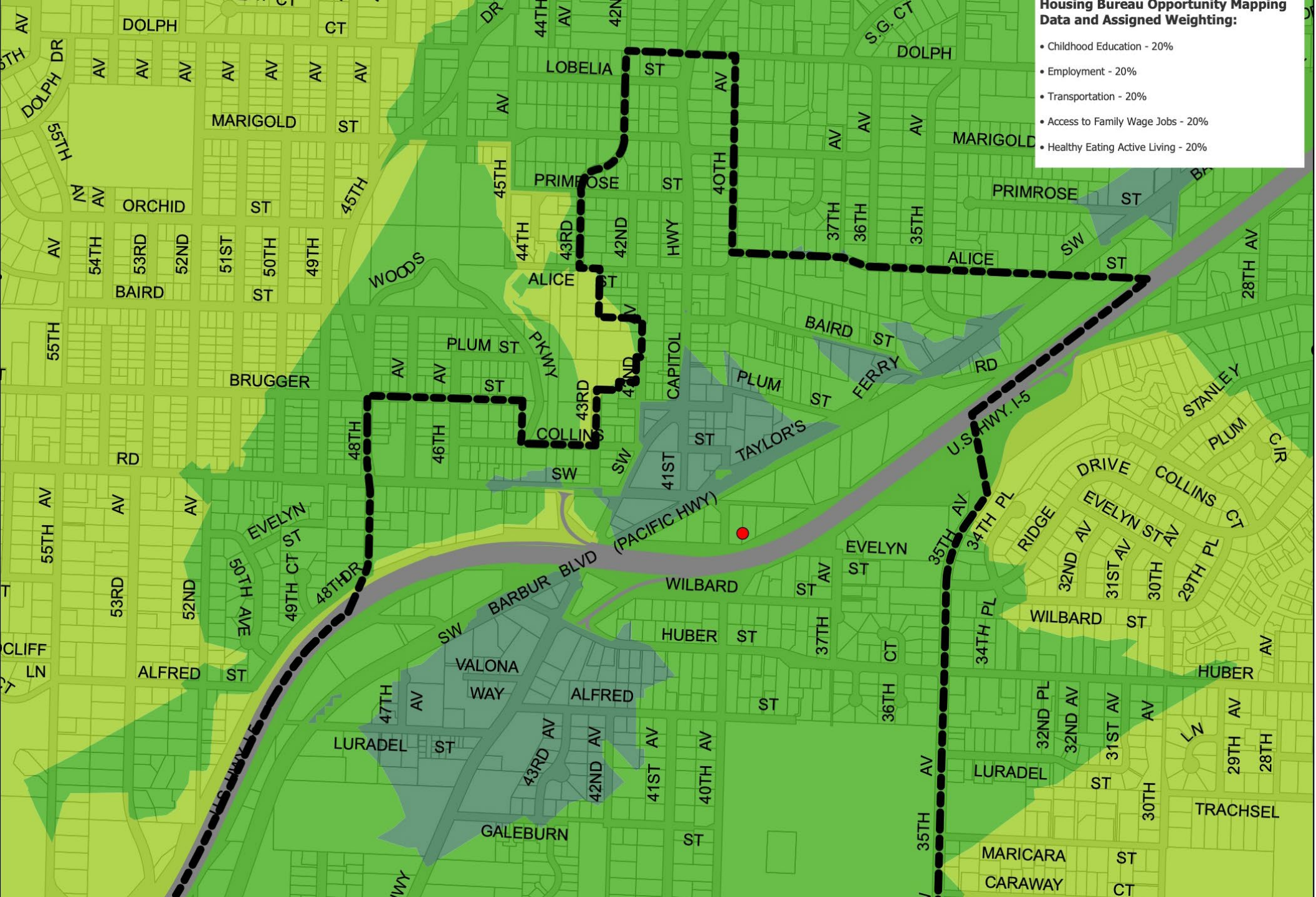
Zoning & housing policy:

Broadly encourage new choice and affordability in high opportunity area

Discourage loss of existing affordability

West Portland Town Center - Land Use Growth Concept 07.22.2020



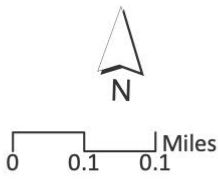


SW Corridor Implementation - Existing Conditions

Opportunity Mapping

Legend

- Proposed Light Rail Station
- SWC EHS Station Area Study Area
- PHB Opportunity Mapping (2018)
- Low
- Medium
- High



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WPTC Plan Data Table: Existing, 20-year estimate, and full build out at capacity (100+ years)

Metric	Indicator	Existing	Allocation (20-year estimate)		Zoning Capacity (Full Build-Out, 100+ years)	
			Total	<i>Change from base</i>	Total	<i>Change from base</i>
People	Population	4,086	12,000	7,914	40,000	36,257
Housing	Total Homes	2,005	7,000	4,995	24,000	21,724
	Households (Occupied Homes)	1,837	6,500	4,663	22,000	20,468
	Inclusionary Housing: Regulated Affordable Homes	-	500-1,000		2,000-4,000	
	Apartments discouraged from redevelopment	approx. 600	approx. 600	<i>approx. 600</i>		

Historical Context

Tools of explicit exclusion:

- Areas “blue lined”
- Racial covenants used
- Steering

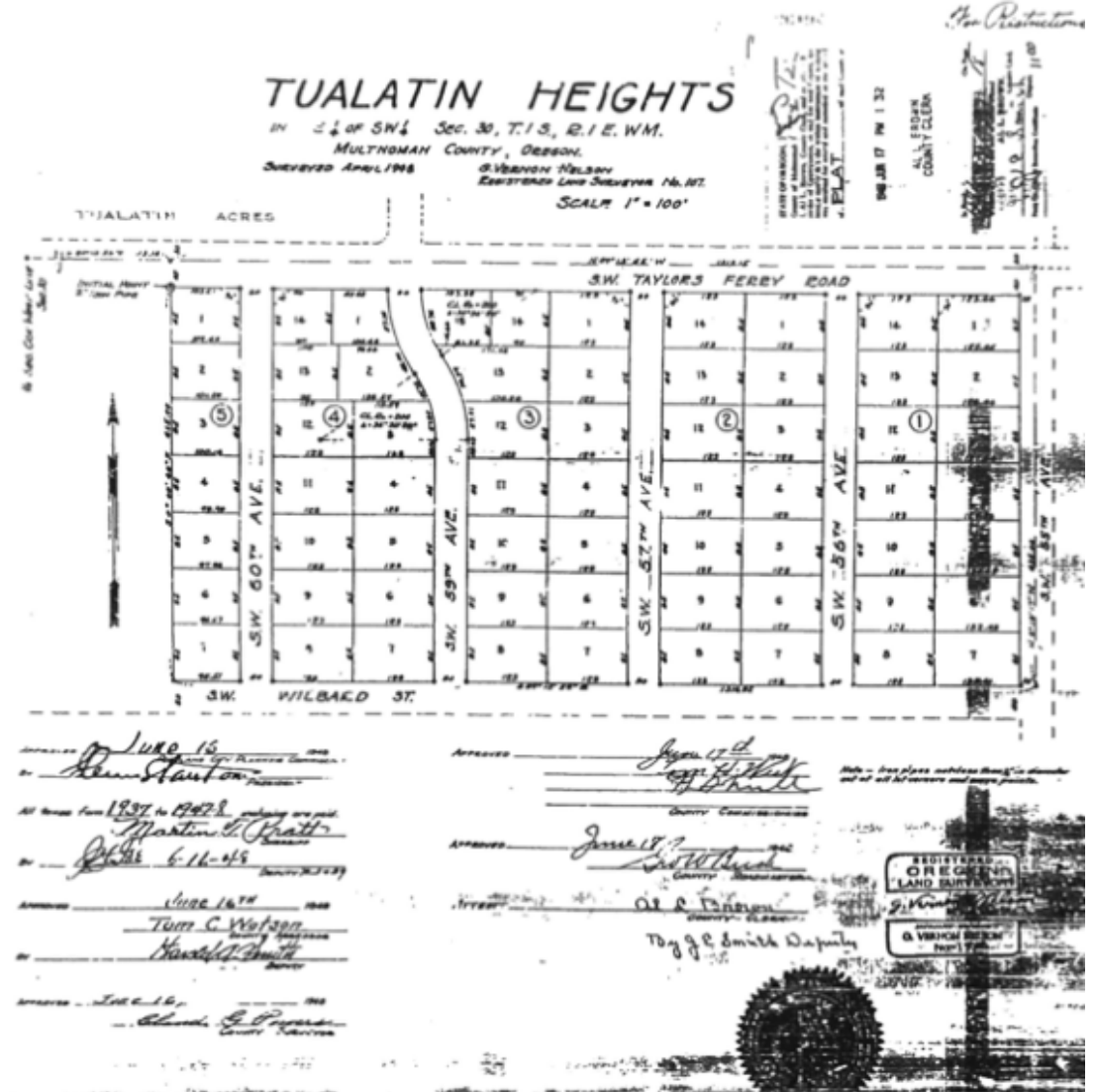


Crestwood covenant 1/1/1948

(Intended to be in effect until January 1, 1975)

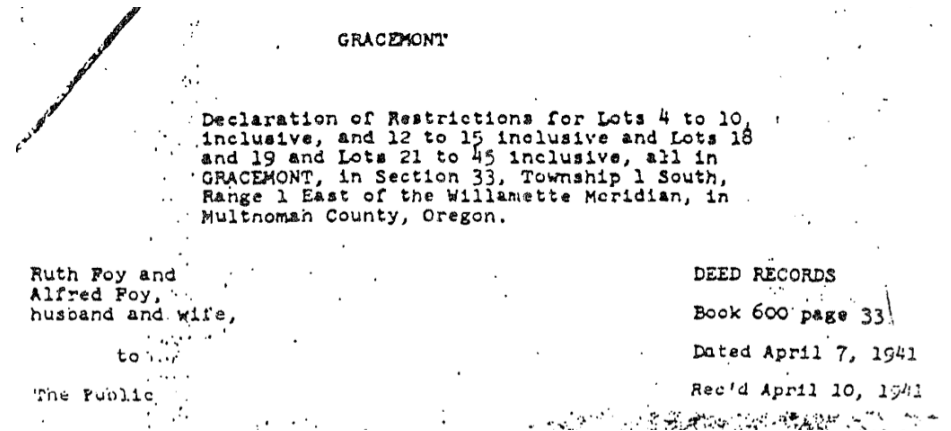
“No persons of any race other than the white race shall own, use, or occupy any building on the above tract except domestic servants of other than the white race who may be employed or domiciled with the owner or tenant with the tract.”

Also excluded apartments



Marshall Park Covenant (1941)

- “That the property herein described or any part thereof, shall not in any manner be used or owned by Orientals or Negroes, except that persons of said races may be employed as servants by residents.”
- Also excluded apartments



July 17, 2019

City of Portland, Oregon
Bureau of Planning & Sustainability
Geographic Information System

Concentrated White Population Areas

Legend

- 1927 Zone I Areas
- Percentage of White Population (Highest 2 Quintiles)
- City Boundary

Source(s):
American Community Survey (ACS) 5-year estimate, 2017

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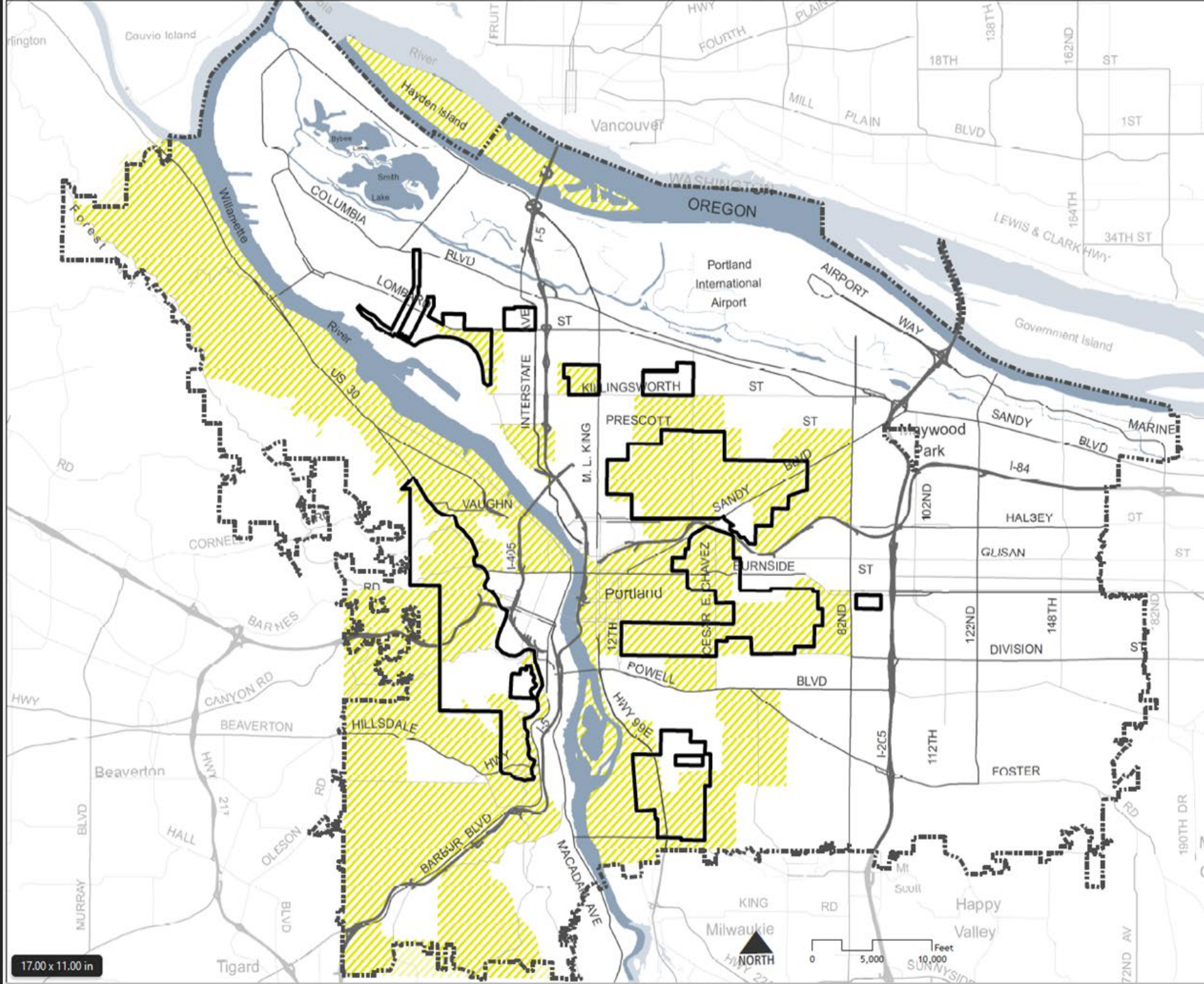


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March 15, 2019

City of Portland, Oregon
Bureau of Planning & Sustainability
Geographic Information System

Racially Concentrated Areas of Affluence

Legend

Percent Household living at 140% MFI and greater (2015)

- 0% - 16.9%
- 17% - 27.5%
- 27.6% - 39.3%
- 39.4% - 54.6%
- 54.7% - 81.2%

1927 Zone I

Percentage of White Population
above Citywide Average

City Boundary

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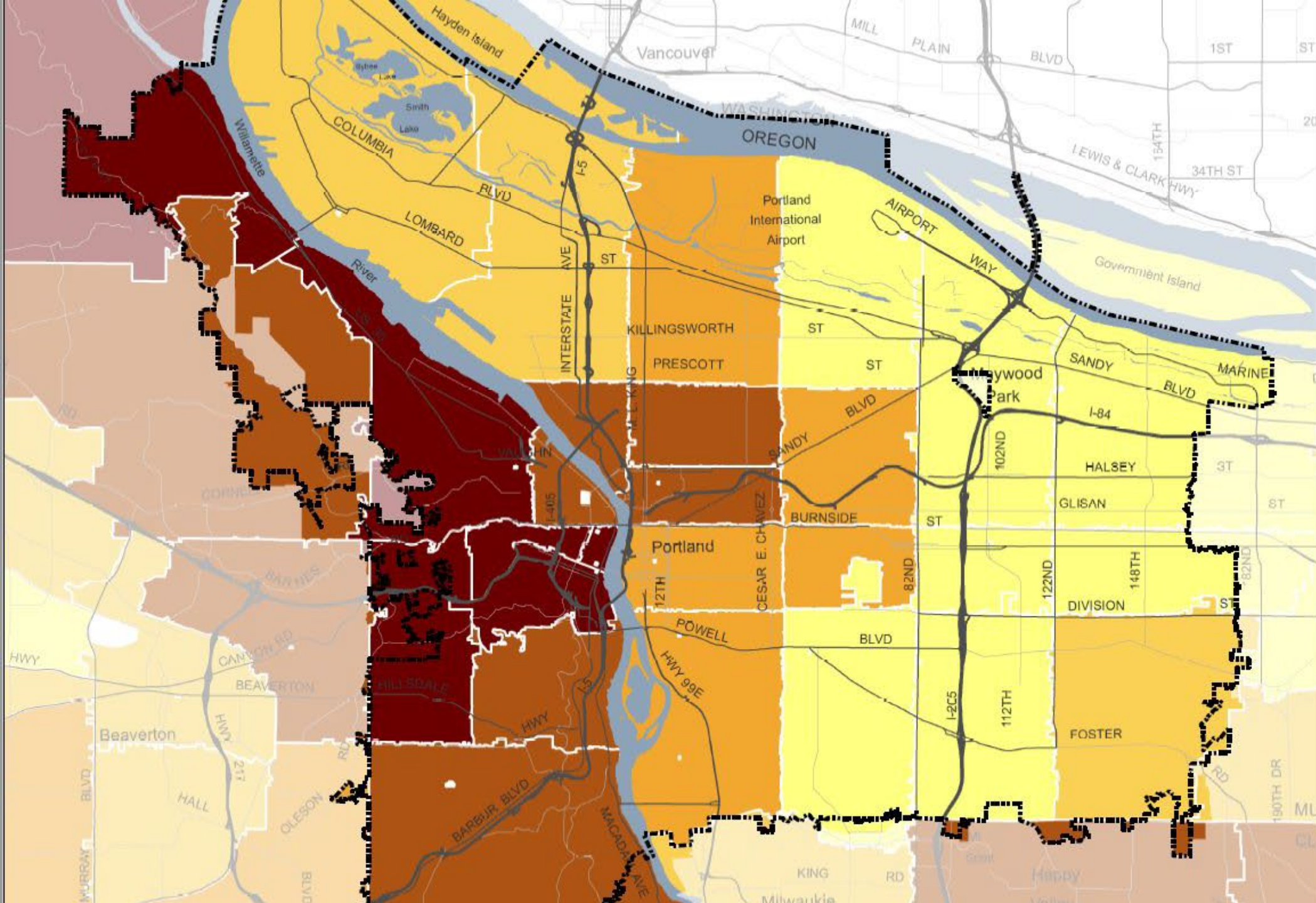


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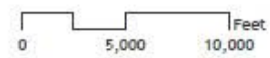


Average Mortgage Interest Deduction (MID), per Claimant

Legend

Average MID, per claimant (2014)

- \$6,012.50 - \$7,422.32
 - \$7,422.33 - \$8,354.28
 - \$8,354.29 - \$9,397.97
 - \$9,397.98 - \$10,939.80
 - \$10,939.81 - \$13,805.40
- City Boundary



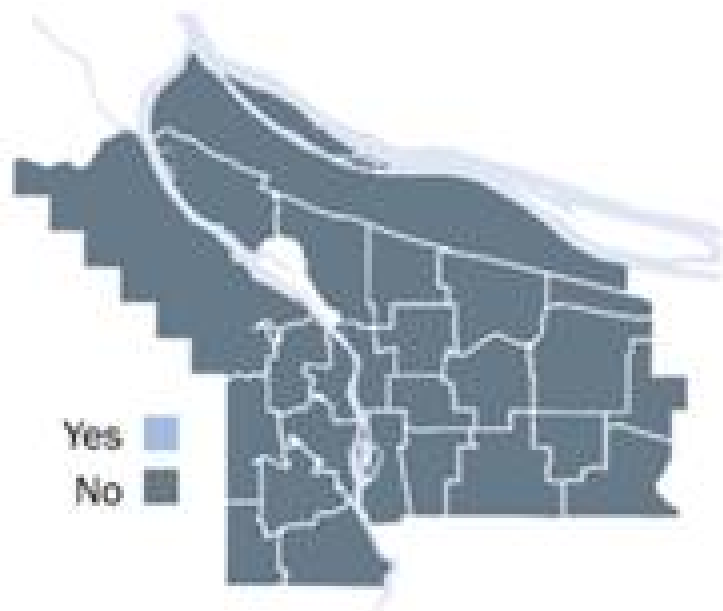
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Average Black Household



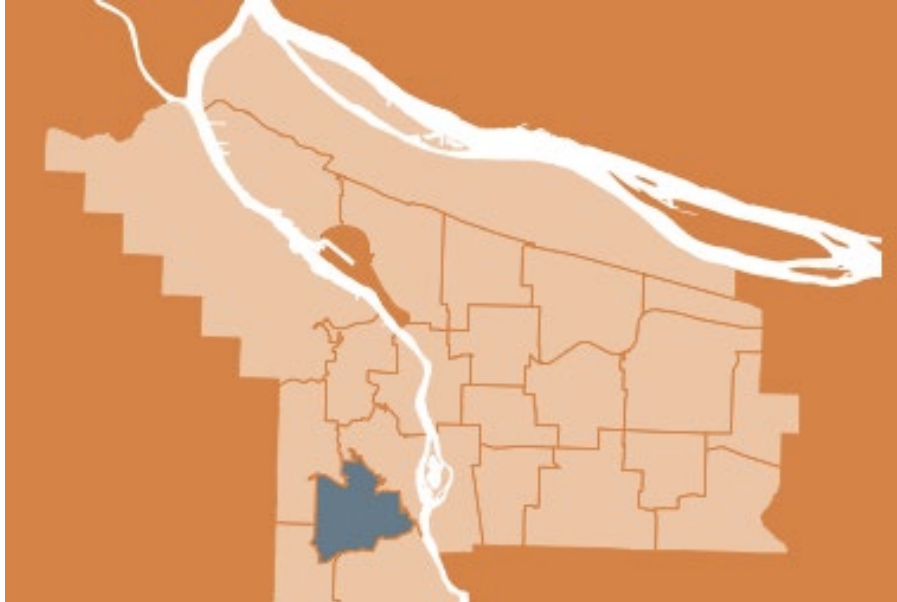
On average, a **Black** Portland household could afford to purchase a home without becoming cost burdened and spending more than 30% of their monthly income on housing, not including taxes, insurance, or utilities, as indicated below.

AVERAGE HOUSEHOLD PROFILE		
Portlanders	-	
Households	-	
Household Composition		
Households with Children		
Median Income	\$26,675	
Maximum Monthly Housing Cost Considered Affordable	\$667	
Homeowners	-	
Median Income for Homeowners	-	
Renters	-	
Median Income for Renters	-	
Poverty Rate	-	

Housing Affordability

Barbur/Hillsdale/Multnomah

Portland Housing Bureau State of Housing Report, 2019

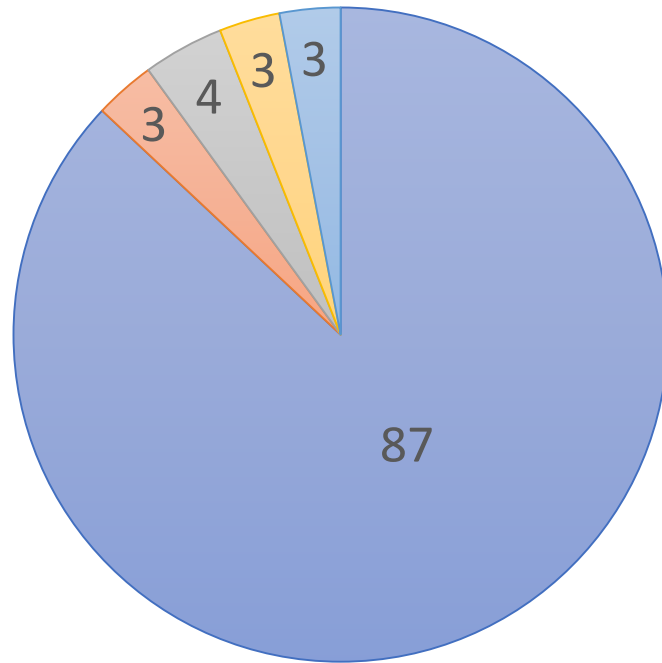


Housing Affordability	Studio	1-BR	2-BR	3-BR	Homeowner
Avg. Portland Household	YES	YES	YES	NO	NO
3-Person Extremely Low-Income	NO	NO	NO	NO	NO
3-Person Low-Income	NO	YES	NO	NO	NO
3-Person Moderate-Income	YES	YES	YES	NO	NO
Couple with Family	YES	YES	YES	YES	NO
White	YES	YES	YES	YES	NO
Black	NO	NO	NO	NO	NO
Latinx	NO	YES	NO	NO	NO
Native American	NO	NO	NO	NO	NO
Asian	YES	YES	YES	NO	NO
Hawaiian-Pacific Islander	NO	NO	NO	NO	NO
Senior	NO	NO	NO	NO	NO
Single Mother	NO	NO	NO	NO	NO
Foreign-Born	NO	YES	NO	NO	NO

Racial demographics and tenure

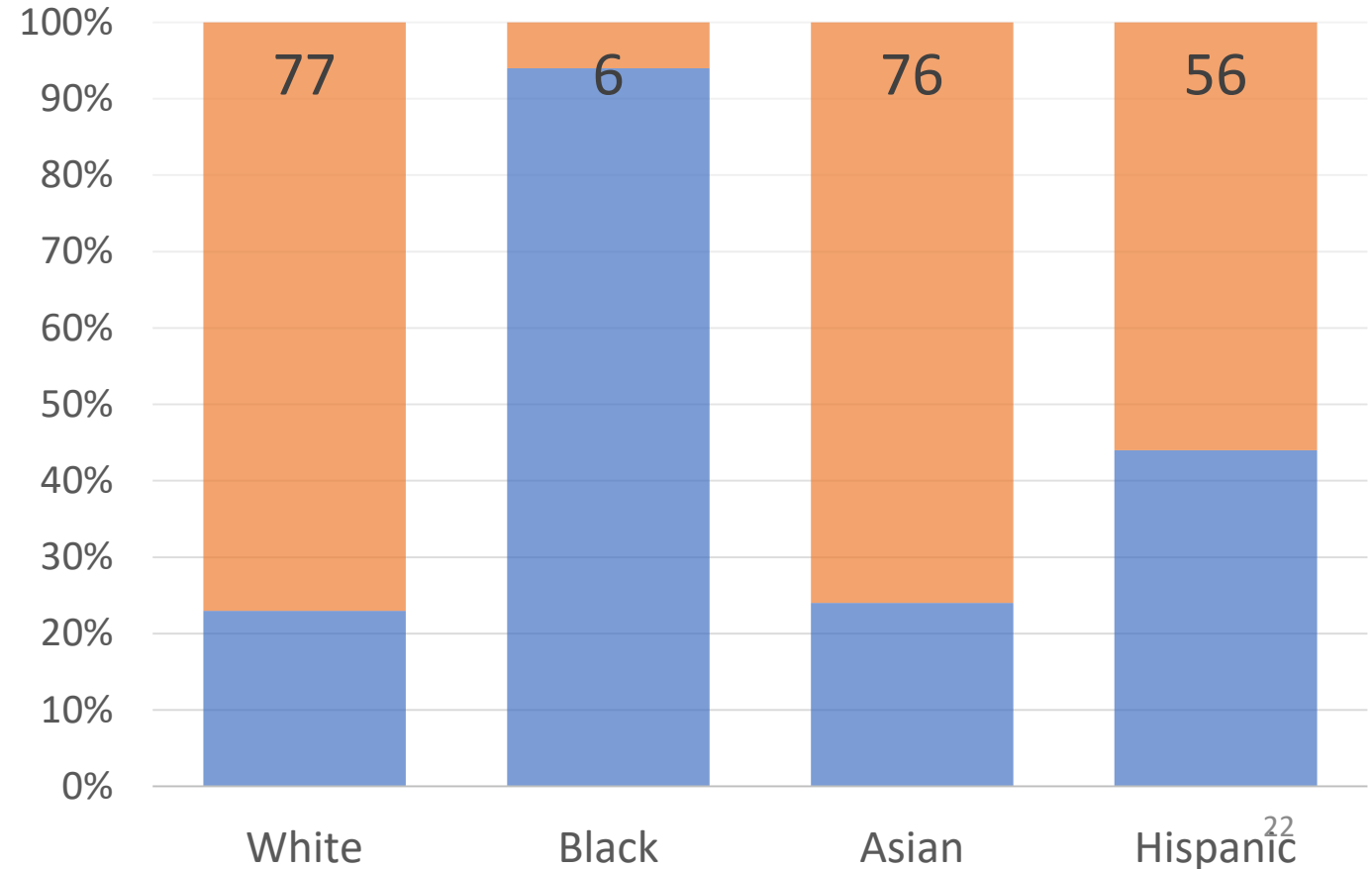
WPTC Census Tracts, American Community Survey, 2013-2018

Racial Demographics

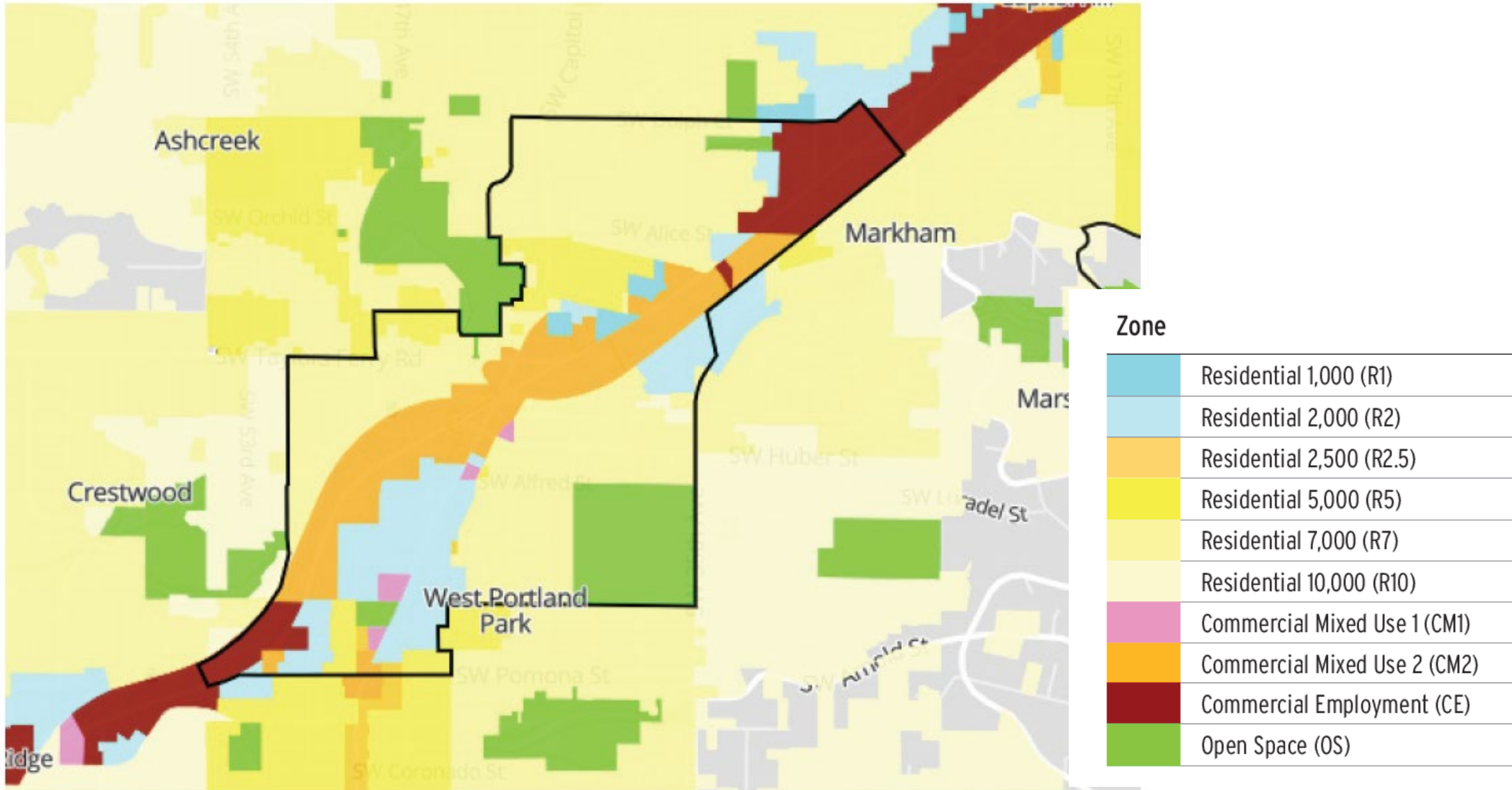


■ White ■ Black ■ Asian ■ Hispanic ■ Other

HOMEOWNERSHIP (ORANGE) VS. RENTAL (BLUE)

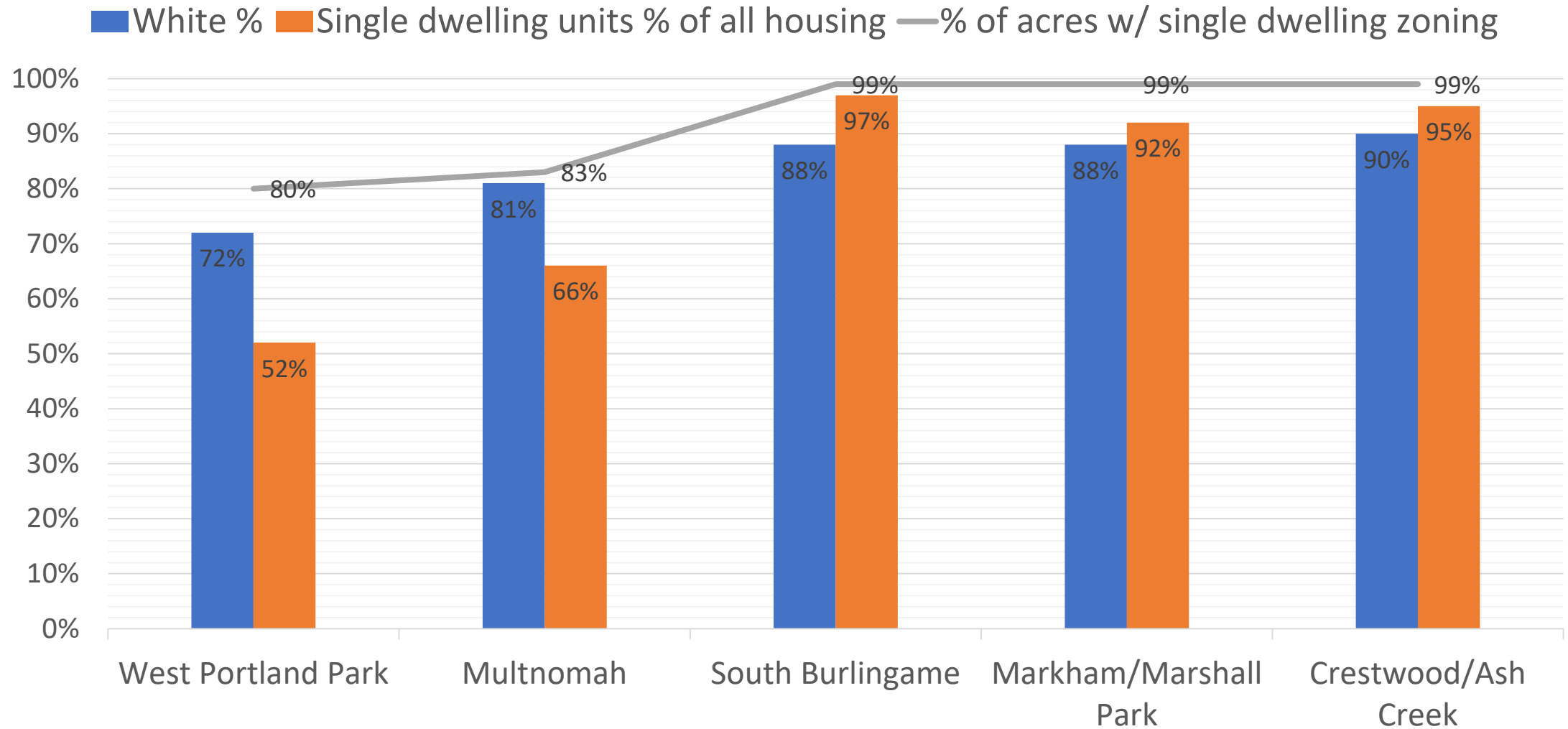


Current Zoning

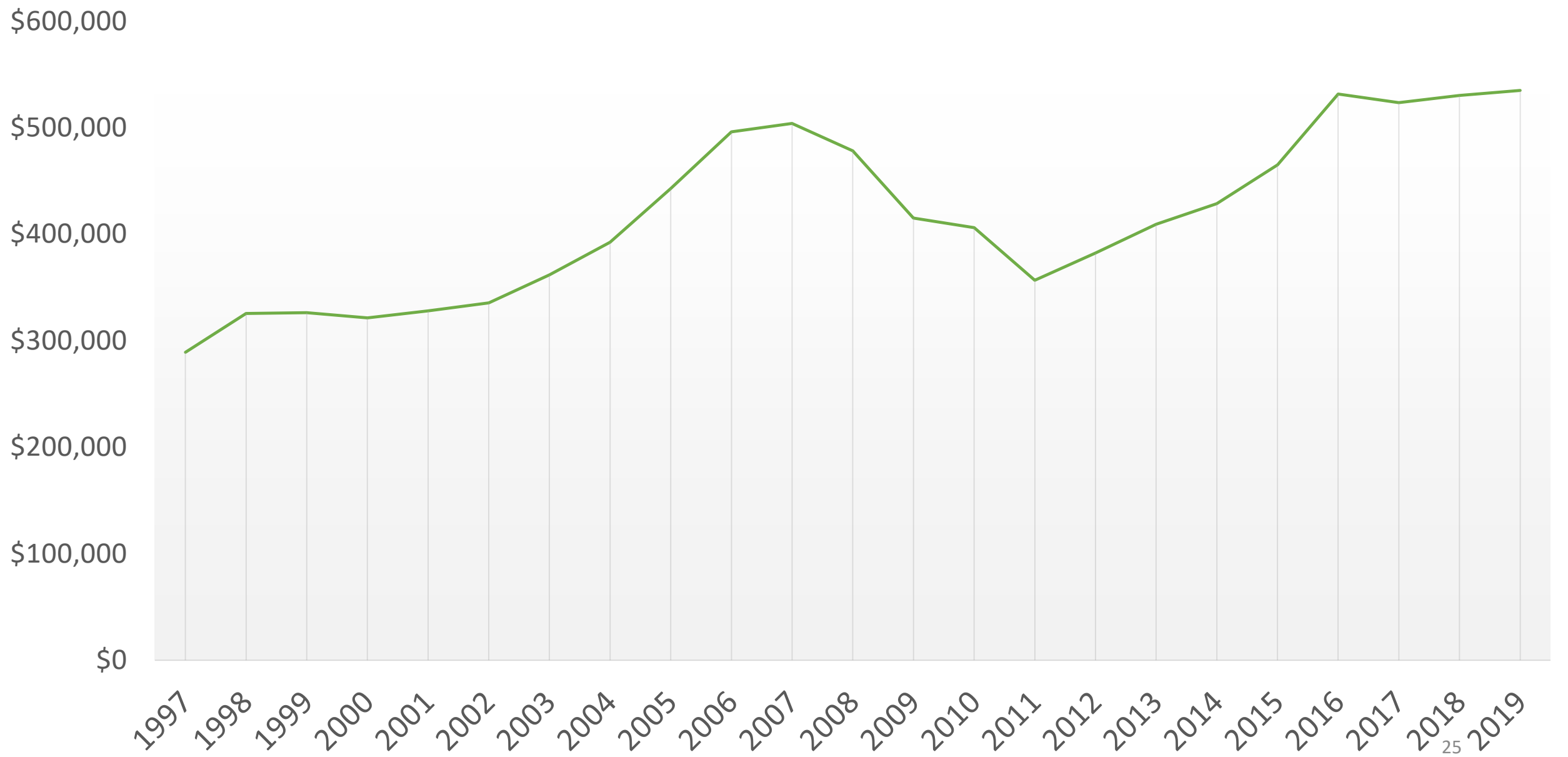


White population and single-dwelling housing & zoning

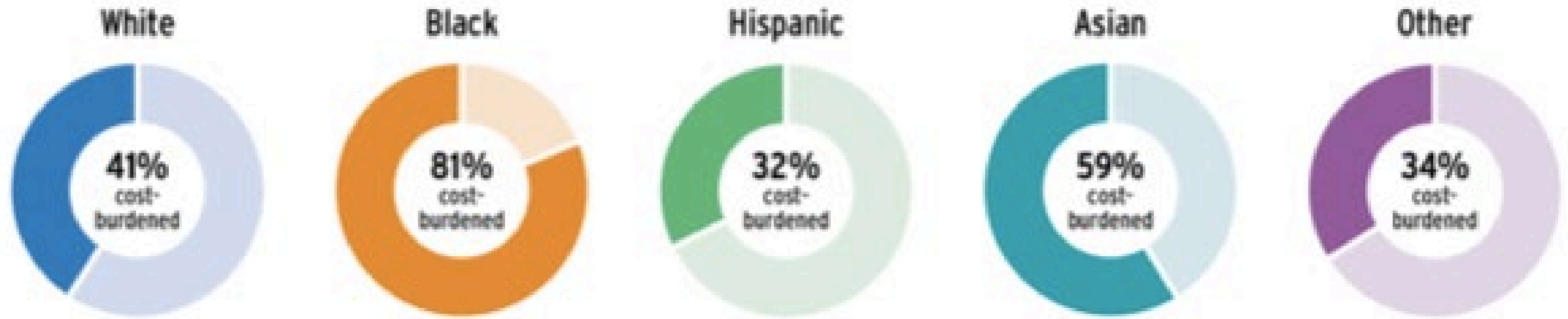
WPTC Census Tracts, BPS GIS 2020, American Community Survey, 2013-2018



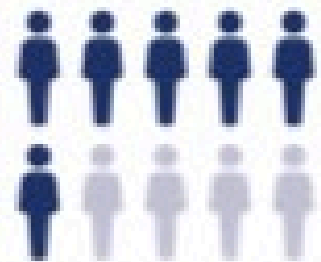
Average Sales Price (in 2019 dollars)



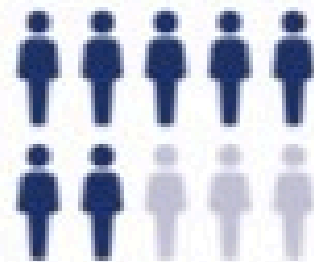
Cost-burdened Renters by Race



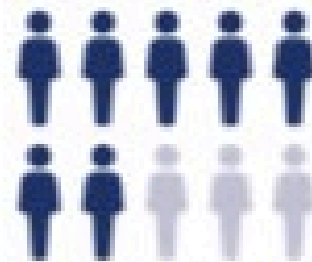
Of those cost-burdened renters...



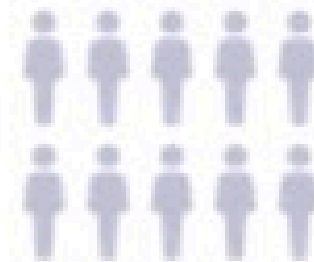
60% are severely cost-burdened.



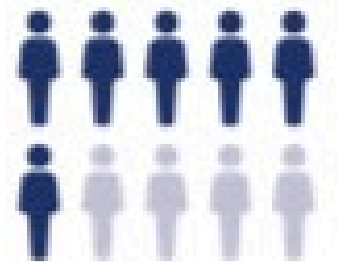
72% are severely cost-burdened.



73% are severely cost-burdened.



there are no severely cost-burdened Asian renters.



59% are severely cost-burdened.



Severely Cost-Burdened: More than 50% of monthly income spent on housing costs including utilities



Cost-Burdened: 30-50% of monthly income spent on housing costs including utilities

New Inclusionary Housing units vs. Current rents

	Capitola Commons (70 units)	Capitol Garden Apartments (60 units)	Quail Ridge Apartments (61 units)	IH Rents @ 80% MFI
Studio			\$790	\$1,290
1 Bedroom	\$1,342		\$1,001	\$1,382
2 Bedroom	\$1,526	\$1,399	\$1,149	\$1,658
3 Bedroom	\$1,783	\$1,600		\$1,916

Initial conclusions

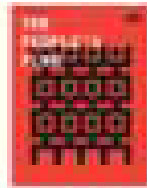
Low-cost apartment buildings:

- Preserving apartments can benefit all low-income renters but can disproportionately benefits BIPOC renters
- Redeveloping apartments disproportionately harms BIPOC households and results in displacement and less affordability overall

Single-dwelling zoning vs multi-family

- Preserving single-dwelling homes benefits all homeowners through land value escalation but disproportionately benefits white households
- Redeveloping single-dwelling homes with multi-family buildings benefits homeowners through land sales but also benefits all future households by providing new rental and homeownership opportunities (condos) and some affordability through Inclusionary Housing
- Redeveloping sing-dwelling homes will displace some renters over time

“Hold the City, County, and Metro accountable for the HUD mandate to Affirmatively Further Fair Housing by **ending racial segregation** from opportunity, providing **community development** and **investment without displacement**.”



The People's Plan, PAALF, 2017

- What resonated with you or surprised you?
- What are other considerations?
- What are implications for this plan?