

Cully-Concordia Schools, Families, Housing Assessment REPORT HIGHLIGHTS

People

- The population of the Cully-Concordia area grew steadily in the 1990s, rising nearly 7% to above 18,000. Nearly one-third of Cully-Concordia families include school age children, versus 26.4% across Portland. The greatest numbers of children are in the Rigler and Scott attendance areas.
- Cully-Concordia is more ethnically and racially diverse than Portland as a whole. The Hispanic population grew from 4% to a 16% share in the 1990s. In 2000, 22% of the area's population spoke a language other than English at home.
- In parts of the Concordia neighborhood, median household income was about \$50,000, while it was under \$30,000 in parts of Cully. Poverty remains a significant feature of life in parts of the Cully neighborhood.

Business and Economy

- The area's top employment sectors are construction (500 employees) and education (450 employees.) There are an estimated 3,365 total jobs in the study area. The greatest number of workers who live in Cully-Concordia commute to the central city.
- Study area residents create an estimated annual demand for \$170 million in retail sales, of which only \$105 million is captured locally. This means families must go outside the area for many needs. It also indicates opportunities for local business development.

Land, Housing and Development

- Commercial zoning makes up just 3.5% of the study area's land area, much lower than the average of 10% for Portland neighborhoods. Commercial areas are especially lacking in Cully.
- While three-quarters of the study area's housing is single-family, most of the housing built since 2000 and projected to be built in the next five years is multi-family. Nearly all of the multi-family development is taking place in Cully. Hacienda CDC has built some 300 affordable housing units in Cully, along with the Ortiz Community Center.
- In 2007, median home value was an estimated \$243,000 in the study area compared to \$281,000 citywide, making the study area relatively affordable. Still, home prices in Cully and Concordia are out of reach for a family of four with the area median income.
- The average renter household in the study area spent nearly 30% of its income on rent in 2000. The metropolitan rental market is competitive, with rising rents and low vacancy, and this has been especially true in inner and central Northeast Portland.
- There are a handful of large potential redevelopment sites in the study area, including several along Killingsworth Street in Cully. Cully's large lots create significant potential for further infill development.

Public Facilities and Services

- While 80% of Portland's streets have paving and curbs, just 50% of those in the Cully section of the study area meet those standards, and even fewer have sidewalks.
- Six bus lines serve the study area, including two of the city's highest-frequency lines. The only bus lines that connect the study area directly to downtown do not serve Cully.
- The area is deficient in parks and recreation programs, and there is no community center providing indoor recreation. Half of Portland's residents live within a quarter-mile of a park but fewer than one-fourth of Cully residents enjoy that proximity, making it Portland's most park-deficient neighborhood.
- Crime has dropped over the past five years, but area residents are concerned about increased gang activity, drugs, and adult-oriented businesses.

Schools

- Public school enrollment in the study area has increased, driven by population growth, school consolidation, and the addition of 6th and 7th grades to elementary schools. Slow enrollment growth is projected to continue, and could increase if neighborhood school "capture rates" improve.
- Facilities are at or over capacity, and are determined to be in marginal to very poor condition. School District staff recommends rehabilitation, full modernization, and replacement (respectively) for the area's three K-8 schools.
- Cully-Concordia area schools have twice the proportion of students identified as English language learners compared with elementary and K-8 schools district-wide (27% versus 14%). Some 80% of students in the study area were eligible in 2006 for the free or reduced lunch program versus 50% across PPS elementary and K-8 schools.

Community Network

- The study area is served by neighborhood and business district associations which publicize livability issues, organize events and coordinate outreach efforts.
- Multnomah County provides general health services at La Clinica de la Buena Salud in the Ortiz Center. Regionally significant treatment centers for youth with substance abuse problems and for mentally ill adults are located on Killingsworth Street in the study area.
- Notable organizations active in the study area work within the Native American, Latino, and African-American communities to develop leadership skills and youth success.
- Several study area churches seek to make positive contributions to their community. Partnerships between churches and schools have provided space for school programs.