
Downtown Housing Inventory and Policy Analysis

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Portland Development Commission

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DOWNTOWN HOUSING INVENTORY AND POLICY ANALYSIS

Executive Summary

Background

In January 1998, the Portland Development Commission (PDC) convened the Tax Increment Financing Housing Advisory Committee (TIF Committee), an ad hoc committee with the charge of recommending funding guidelines for the expenditure of tax increment funds dedicated to housing for the fiscal years 1998-2000. These recommendations included units production goals, mix of housing types and income allocation guidelines for the two Downtown urban renewal areas—South Park Blocks Urban Renewal Area and Downtown Waterfront Urban Renewal Area. The PDC Housing Department was assigned the lead responsibility for the implementation of the TIF Committee's recommendations.

The housing inventory and analysis provide an evaluation of the housing efforts in the South Park Blocks and the Downtown Waterfront urban renewal districts south of Burnside with respect to the TIF Committee recommendations, as well as overall city policy.

The South Park Blocks and Downtown Waterfront urban renewal districts are also approaching their end. Except for the small portion of the River District Urban Renewal District south of Burnside, tax increment financing (TIF) funds will not be available in Downtown after the current five-year budget cycle (fiscal years 2000-2005). The Downtown Waterfront Urban Renewal District will expire and tax increment financing funds in South Park Blocks will be exhausted. The housing inventory and analysis provide an opportunity to examine the current housing stock, city goals and policies, and develop a targeted strategy that best utilizes the remaining TIF housing resources.

Housing Inventory

Some key findings illustrate areas in which housing production has been succeeded in meeting city and urban renewal goals and continued gaps in housing stock.

The city has retained the stated goal of 5,183 units of low-income units at or below 80% median family income (MFI), but rent increases have resulted in a loss of the most affordable units. Many of the affordable housing units in Downtown are privately owned and do not have long-term affordability restrictions, making them at risk of demolition or conversion due to redevelopment pressures.

The Downtown housing stock is lacking in housing opportunities for middle- and upper-income households and very little new construction has focused on these income levels. Very few

middle-income rental units have been built in Downtown over the last 10 years and none were built in the 1998-2000 fiscal years. Ownership units comprise only 10.2% of the total housing units in Downtown, and only 60 new ownership units have been built in Downtown south of Burnside in the last decade.

DOWNTOWN HOUSING INVENTORY AND POLICY ANALYSIS

Introduction

This study was conducted by the Portland Development Commission (PDC) to provide a foundation for a housing implementation strategy for Downtown Portland. The scope of work consisted of profiling existing demographic, income and housing data, surveying the existing housing inventory, and analyzing relevant City housing policy. Based on the analysis of the housing inventory, demographic and economic trends, and housing policies applicable to the Downtown, recommendations are made for basic housing strategy in Downtown to best utilize available resources and promote city policy and goals.

For this analysis, Downtown Portland refers to the area South of Burnside and bounded by I-405. Over the last three decades various planning efforts have addressed the housing needs and goals of Downtown Portland and its relationship to the entire City and metropolitan region. PDC has cooperated with many planning and policy efforts, and is most actively involved in the creation and implementation of the Downtown Waterfront Urban Renewal Area adopted in 1974 and the South Park Blocks Urban Renewal Area adopted in 1985. While these two urban renewal areas do not comprise the entire Downtown area, they do encompass approximately 70% of the parcels in Downtown, and represent an important funding source for PDC housing projects in Downtown through tax increment financing.

As both urban renewal areas are quickly approaching their end, PDC is reevaluating the manner in which the remaining resources are used for housing related activities in an context of overall redevelopment and the City's vision for Downtown.

Vision of Downtown

Downtown serves as the core of the city and the metropolitan region, with the Willamette River as a focal point in the City. The Downtown policy from the Central City Plan is to "strengthen the Downtown as the heart of the region, maintain its role as the preeminent business location in the region, expand its role in retailing, housing and tourism, and reinforce its cultural, educational, entertainment, governmental and ceremonial activities." Portland has been working toward strengthening Downtown and its role in the City.

The Downtown serves as the high-density retail and office core of the City with a range of employment opportunities from administration and finance to restaurant and retail. New office buildings like the ODS Tower and Fox Tower have been developed throughout the Downtown creating new employment opportunities. With the addition of Pioneer Place and Pioneer Place II, the central retailing district continues to expand, providing more options for Downtown

residents and employees, as well as a shopping hub for the entire region. The conversion, rehabilitation and expansion of hotels in the heart of Downtown supports an increase in the tourism and business industries.

The southern end of Downtown is anchored with the educational and supportive uses on and around the expanding Portland State University campus. PSU has strengthened its role in Downtown with the new Urban Center and the proposed Engineering School.

The Portland Art Museum, Center for the Performing Arts and theaters provide a strong, center for the region's arts and entertainment. With focus on City Hall, Downtown has a distinct center for government services, including City, County and Federal offices and functions. Over the last two decades that role has been strengthened with the development of the Portland Building and the Federal Courthouse.

These Downtown improvements have been supported by the increased transit service provided by light rail, allowing new means for getting to Downtown from other areas of the city and region. The city and the efforts by PDC will need to focus on capitalizing on the improvements and development in Downtown, and optimize infrastructure improvements such as the light rail and upcoming Central City streetcar, as well as upgrades and expansion of the Downtown parks.

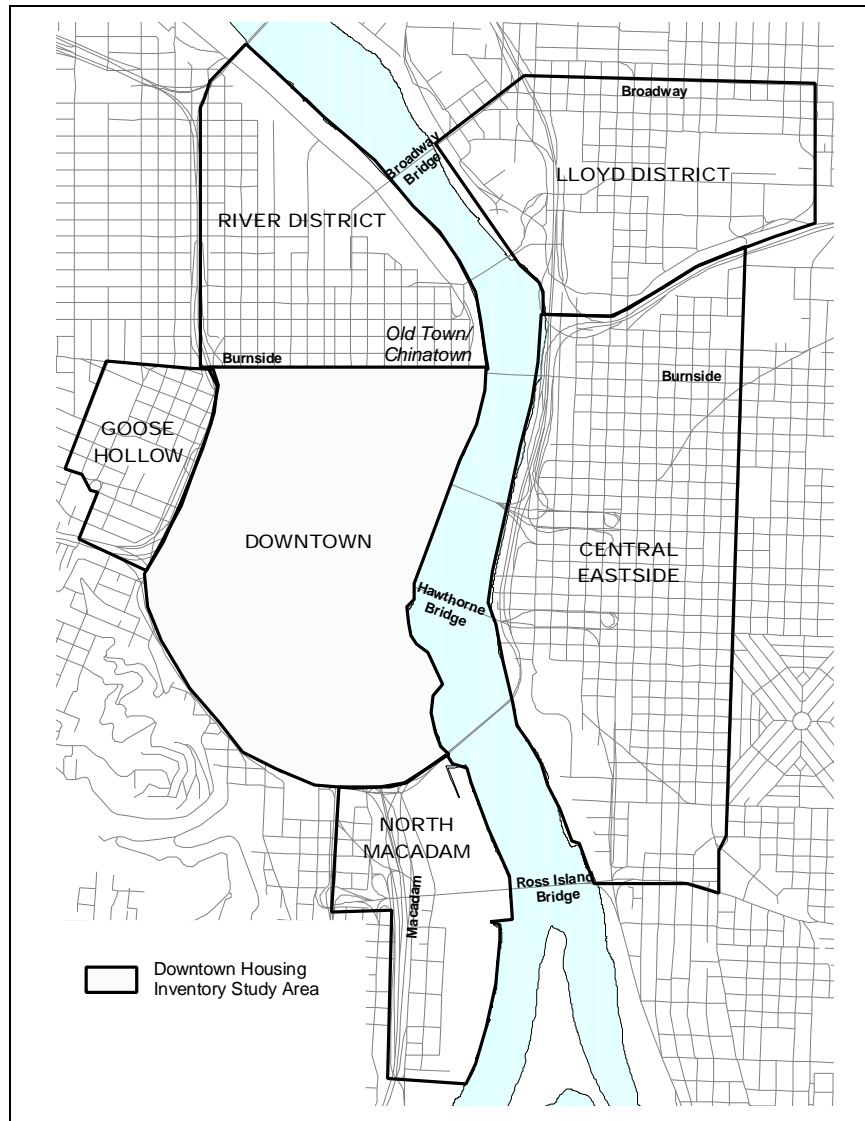
Role of Housing in Downtown Revitalization

Housing plays an important role in supporting the revitalization of Downtown. Housing is important in creating a "24-hour" Downtown that is vibrant and active at all times of the day and night. Residents in Downtown can serve to support the cultural center as arts patrons, the entertainment industry, restaurants, and small businesses in Downtown providing basic services (shoe repair, markets, small retail). Housing supports the hundreds of businesses in Downtown by giving employees the option to live closer to work, and by making the area safer with more "eyes on the street."

Downtown historically served as the location of "worker housing," serving employees of the railroads and docks. As the city has grown and the primary industries have changed, much of the remaining housing has been converted to low income housing, and the role of "worker housing" has expanded to include the wide range of employees in Downtown—low-, middle- and upper-income. Downtown amenities supportive of these broader residential uses include easy access to transportation, including many bus lines serving the entire region and light rail, as well as quick auto access to freeways. Downtown residents have the luxury of walking to many services such as restaurants, night clubs and a major grocery store, theaters and entertainment, shopping and Downtown jobs.

Downtown continues to serve as a supportive location for low-income households, including seniors and persons with special needs. Access to transit is very important to this typically less mobile population. Downtown also has a network of support services, comprised of County benefit and mental health offices, housing and employment services, treatment centers for drug and alcohol dependencies, and affordable and alternative health care services.

It is important to also understand the relationship of Downtown housing to the surrounding neighborhoods in the Central City, as well as the City as a whole. Each of the districts in the Central City provide a variety of housing types.



- **River District**—The River District is developing into a new mixed-use neighborhood north of Downtown. The District is serving a range of households with converted and newly constructed high-density condominiums and rental units. The open market in the River District is predominantly serving upper-income households, while low- and moderate-income households are served through subsidized housing. Most of the units built in the River District are serving small households.
- **Old Town/Chinatown**—As part of the River District, the Old Town/Chinatown neighborhood north of Burnside continues to serve residents with low incomes and special needs. The SRO stock, social services and missions have been a predominant residential use in the area. The new housing developments include senior assisted living units, low- and

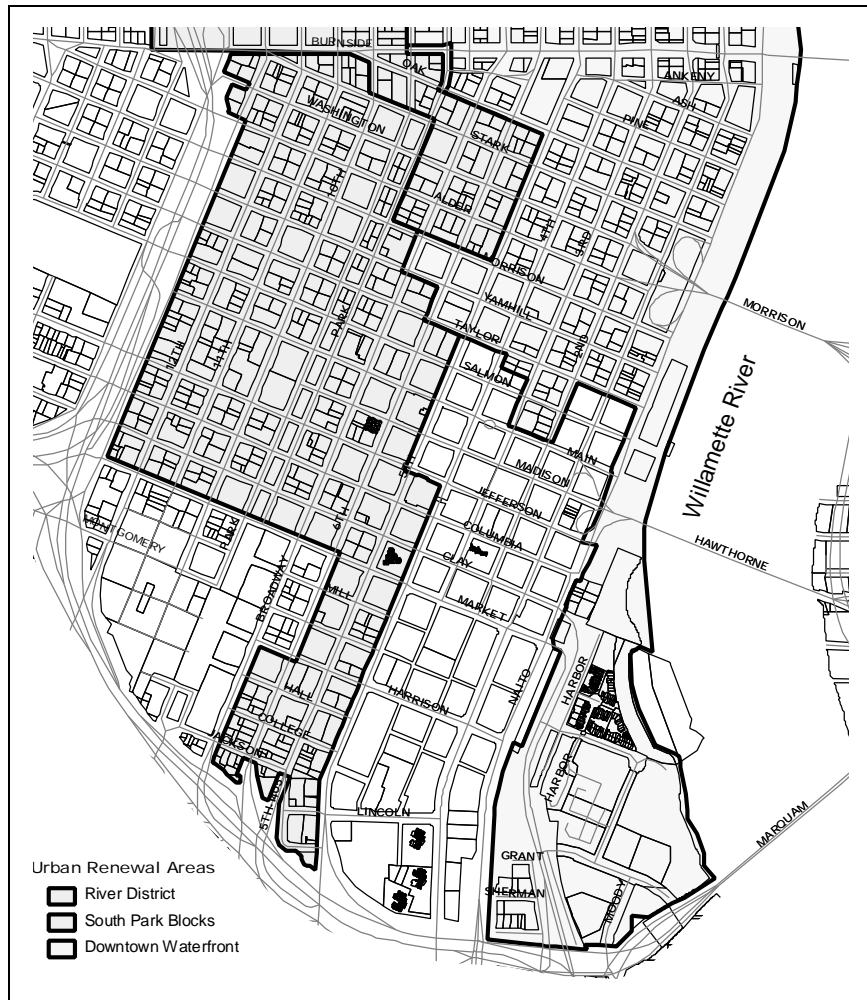
moderate-income units and market rate rentals and condominiums. Old Town residential units are also best suited for small households. Old Town/Chinatown provides a unique cultural element to the Central City and hopes to augment the Chinese history and provide a neighborhood and regional focus with the development of the Chinese Classical Garden.

- **Goose Hollow**—Goose Hollow may provide the most diverse housing stock in the Central City. The neighborhood is filled with everything from single family homes and smaller rental complexes to high-density apartments and condominiums. Historic buildings are coupled with new construction. Goose Hollow serves more family oriented households (in and outside the neighborhood) with Lincoln High School and its facilities. The renovation of Civic Stadium will bring more of a regional draw to the neighborhood.
- **North Macadam**—North Macadam, like the River District, provides a clean slate for mixed-use development that will include high-density residential. The focus of residential development in North Macadam will be the creation of a jobs/housing balance.
- **Lloyd District**—The Lloyd District is viewed as an “extension of Downtown.” New housing in the last four years has been market rate rental developments serving moderate- and middle-income households and upper-income condominiums. The Cascadian development will provide additional ownership units. This District is currently undergoing a planning process for a development strategy, including a new focus on housing, including low-income housing.
- **Central Eastside**—The Central Eastside is predominantly viewed as a light industrial district. The predominant residential pattern is multi-family, low-income housing stock. The Central Eastside also houses the new Clark Center emergency shelter for men.

The Central City Plan recognizes the relationships and connection of these neighborhoods to each other and addresses them as one in the overall housing policy to “maintain the Central City’s status as Oregon principal high-density housing area by keeping housing production in pace with new job creation.” In recognition of their unique characteristics and differing roles within the Central City, the Plan also provides separate goals for each district. The goals for the Downtown are discussed later. These relationships and interactions are important to understand in formulating the housing strategy for Downtown.

Urban Renewal Areas

The urban renewal areas provide the largest source of public financing available for housing in Downtown through tax increment financing (TIF). It is estimated that funding will only be available in these two urban renewal areas for the next five years. In the case of the Downtown Waterfront Urban Renewal Area the urban renewal area is expiring, but in the South Park Blocks Urban Renewal Area PDC staff anticipate that funds will be exhausted prior to the expiration date in 2008.



- **Downtown Waterfront** (South of Burnside)

The Downtown Waterfront Urban Renewal Area (DTW URA) was adopted by City Council in April 1974. The primary objective of the Downtown Waterfront Urban Renewal Plan (DTW Plan) is “to improve the function, conditions and appearance of the area adjacent to the Willamette River and to eliminate blighting influences in order to strengthen the downtown and reestablish its relationship to the river.”

The boundaries of the DTW URA span across Burnside. The portion that is incorporated in the Downtown target area referenced in this report is the area South of Burnside, west to Fifth Avenue, south to Taylor Street and east to the river. The DTW URA extends south to the Marquam Bridge bounded by Front Avenue/Naito Parkway and the river. The DTW Plan expires after April 24, 2004, allowing no further bonded indebtedness under the Plan. This means PDC has a limited amount of time and resources in which to use TIF funds for housing in the DTW URA.

- **South Park Blocks**

The South Park Blocks Urban Renewal Area (SPB URA) was adopted by City Council in July 1985. The primary objective of the South Park Blocks Urban Renewal Plan (SBP Plan) is “to improve the condition and appearance of the Area, eliminate blight and blighting influences, to increase and improve housing, expand public facilities and upgrade the South Park Blocks.”

The boundaries of the SPB URA encompass the Downtown area west of Fourth Avenue except the Portland State University Campus and all areas already included in the DTW URA. While the SPB Plan does not expire until July 23, 2008, PDC staff estimate that the available funds will be exhausted in the next five year budget cycle, exhausting the available funds in the remaining years.

In 1997, PDC began an internal process for establishing funding guidelines for the expenditures of tax increments funds dedicated to housing. The Tax Increment Finance Housing Advisory Committee (TIF Advisory Committee) was convened and, in March 1998, provided recommendations for allocating tax increment funds in the Central Eastside, Oregon Convention Center, South Park Blocks and Downtown Waterfront urban renewal areas. The TIF Advisory Committee recommended the following strategies for allocation housing tax increment funds for the fiscal years 1988 – 2000 in both the South Park Blocks and Downtown Waterfront Urban Renewal Areas:

- Target 50% of housing tax increment funds for preservation, replacement and development of 0-60% MFI units.
- Target 50% of housing tax increment funds for units over 61% MFI with special consideration given to projects containing some units at 61-80% MFI.
- Preserve current affordability distribution of units through replacement and/or rehabilitation.
- Use TIF resources to encourage and support mixed-income, mixed-use projects.

The Committee also made specific recommendations related to the completion of two low-income projects, Hamilton West II replacement housing and 333 Oak.

The following section evaluates the extent to which PDC achieved the funding and development recommendations of the TIF Advisory Committee, as well as goals and policies of other relevant city policy and planning documents.

Housing Policy and Past Planning Efforts

The Comprehensive Plan provides the context for land use planning within Portland. In January 1999, the City of Portland adopted the Comprehensive Plan Housing Policy (Comp Plan) updating the Goal 4 of the Comprehensive Plan: “Enhance Portland’s vitality as a community at the center of the region’s housing market by providing housing of different types, tenures, density, sizes, costs, and locations that accommodate the needs, preferences, and financial capabilities of current and future households.” Major redevelopment decisions and urban renewal areas are required to be consistent with the Comp Plan.

The Central City Plan adopted in March 1988, outlines the vision for Portland’s Central City. The plan provides overall policies and objectives for the Central City as a single planning area, as well as establishing goals specific to the different subareas. The policy for Downtown is to:

- Strengthen the Downtown as the heart of the region
- Maintain its role as the preeminent business location in the region
- Expand its role in retailing, housing and tourism
- Reinforce its cultural, educational, entertainment, governmental and ceremonial activities

Past planning efforts include the Downtown Plan adopted by City Council in 1972 and updated in 1980. The Downtown Plan was incorporated into the Central City Plan. To stem the loss of housing that continued to occur in Downtown following the adoption of the Downtown Plan City Council appointed a Downtown Housing Advisory Committee to recommend new housing policy and a housing program for Downtown. The result was the Downtown Housing Policy and Program adopted in 1979.

More recent planning efforts include the Downtown Community Association’s Residential Plan adopted in July 1996 by the Bureau of Planning. This Plan outlines the vision Downtown residents have for their neighborhood as a residential community. In July 1999, residents and business owners in the West End area of Portland’s Downtown developed a comprehensive strategy for the area between NW Couch and SW Market, and 9th and 14th Avenues. The culmination of the planning effort was A Vision Plan for the West End. These efforts have been further supported by the Planning Bureau in their review of city codes in the West End.

Coupled with the South Park Block and Downtown Waterfront urban renewal plans and the TIF Advisory Committee Report, these documents establish a policy framework to guide PDC’s housing strategy in Downtown. Below is an outline of the major housing policies and objectives of the various city and neighborhood plans. Findings from the Downtown Housing Inventory are provided for each policy category. A more detailed description and analysis of the Housing Inventory is provided in the following section.

Housing Production

With the new planning efforts that surrounding the adoption and implementation of Metro’s 2040 Plan, new emphasis has been placed on new residential production in the City. To lessen

the impacts of population growth on the lower density residential neighborhoods in Portland, City Council has targeted the Central City for accommodating 15,000, of the total 70,700 additional housing units recommended by Metro in the 2040 Regional Framework Plan. The River District is anticipated to accommodate 5,000 of these new units, leaving the remaining 10,000 to be accommodated in Downtown, Lloyd District, Inner Eastside, Goose Hollow and North Macadam.

The Tax Increment Financing Housing Advisory Committee (TIF Advisory Committee) recommended a housing unit production goal of 2,800 to 3,800 units in Downtown by the year 2015. This group further delineated a goal for the two fiscal years 98/99 and 99/00 of 560 to 760 new housing units.

Findings: While 751 new units have been constructed in Downtown since July 1998, 369 of these units were in the Hamilton West, Kafoury Commons, and Peter Paulson to replace units lost due to the demolition of the Hamilton and Lownsdale Hotels.

Income Diversity

The Comp Plan calls for striving for livable mixed-income neighborhoods. One objective of the Comp Plan is to achieve a distribution of household incomes in the Central City that reflects the distribution citywide. Based on the 1990 Census, the distribution of median family incomes in the city without respect to housing cost burden and affordability is as follows:

1990 Income Distribution*	0–30% MFI	31–50% MFI	51–80% MFI	81–120% MFI	More than 120% MFI
City of Portland	14%	13%	20%	20%	33%

* Source: River District Housing Implementation Strategy

The following table represents the affordability distribution of housing units in the Downtown study area as determined in the following inventory and analysis. It does not represent the actual income distribution of Downtown residents.

2000 Housing Affordability Distribution*	0–30% MFI	31–50% MFI	51–80% MFI	81–120% MFI	More than 120% MFI
Downtown Study Area	18%	29%	26%	17%	10%

*The affordability of one- and two-bedroom units may be overstated in this analysis. The methodology for calculating the affordability of one-bedroom units is estimated based on a 1.5 person household assuming a split between one and two person households. But, based on the 1996 American Community Survey (ACS), Downtown households are smaller than the city average with nearly 75% of all one-person households. Two-bedroom units are estimated to have 3 person households, while the ACS shows less than 200 households with three or more persons, as compared to an estimated 1,186 two-bedroom units in Downtown.

Low Income Households

Downtown plays a very important role in the Central City by providing housing for small low-income households. The housing stock of smaller SRO and studio units has made Downtown a natural location for a range of low-income housing. Downtown is also the location of a number of support services for low-income people, including government offices, workforce training programs, affordable health care, mental health and treatment programs and access to transit.

The Comp Plan also calls for ensuring that income diversity is maintained over the long-term. Efforts have been made in recent years to protect existing low income housing resources in the City, and specifically Downtown. In December 1993, the City of Portland adopted the Shelter Reconfiguration Plan which restructured the housing services for homeless single adults in Downtown Portland. The Plan outlined alternatives to the two mass shelters in operation at the time that would serve the diverse homeless population. The result of this planning process was approximately \$10 million expenditures on emergency and transitional housing that took some of the burden of shelter housing off Burnside Avenue, lessening the impact on Downtown Portland.

Findings: The housing available Downtown is predominantly affordable to low-income households at or below 80% of MFI—18.2% of the units are affordable at 0-30% MFI, 28.5% at 31-50% MFI, and 25.9% at 51-80% MFI.

Middle-Income Households (81-150% MFI)

The Central City 2000 Strategy of July 1996 recommended to the City a housing strategy that fosters affordable mixed- and middle-income housing to provide the Central City labor and consumer markets needed to support job growth.

The South Park Blocks Urban Renewal Plan (SPB Plan) set a units target of 1,600 for new middle income (81-150% MFI) units in the urban renewal area to support the City in meeting the 2,500 new middle income units by 1985 objective of the Downtown Housing Policy and Program (DHPP) adopted by City Council in October 1979.

Findings: Since 1980, 985 new units of middle income housing have been built in Downtown. This is far short of the DHPP objective. The South Park Blocks URA has seen the production of 298 middle income units, also falling short of the SPB Plan goal. Currently, middle-income housing constitutes only 20.8% of the total housing units, with 90% of these units rental and the remaining 10% ownership. The majority of these units are located in the South Auditorium district and RiverPlace.

Upper-Income Households (Over 150% MFI)

The encouragement of new high-income housing is an objective in the Downtown Housing Policy and Program, but it is not anticipated that direct financial subsidies will be required in this type of development.

Findings: Housing affordable to households with income greater than 150% MFI accounts for only 6.6% of the total housing stock in Downtown, of which more than 92% are ownership.

The West End Vision Plan (West End Plan) and the Downtown Community Association Residential Plan (DCA Plan) focus their goals and objectives on the development of middle and upper income housing through the development of market rate rental housing and increased development of ownership opportunities.

Preservation

Another Comp Plan objective is to “ensure that income diversity and affordability targets are maintained over the long-term.” The Downtown Housing Policy and Program sets forth a policy to “maintain 5,183 low-income units in Downtown.” Low-income is defined as housing that is affordable to households at 0-80% MFI.

Findings: Based on the housing inventory, the City is currently meeting the basic goal to maintain low-income housing units. On further analysis, what becomes apparent is that much of the housing once affordable to the lowest income households between 0-30% MFI, has experienced rent increases resulting in rental levels above 30% MFI, creating more housing affordable to low- and moderate income households between 51-80% MFI. The income spectrum of low-income units within the 0-80% MFI range becomes important, with focus on maintaining housing for the lowest income populations.

Census data also indicates that many low-income residents of Downtown Portland may be experiencing a housing cost burden greater than 30% of their income. The 1996 ACS reports a median households income of residents in the Retail Core and West End as lower than 30% MFI and lower than 50% in the University District. This would indicate that if the housing stock reflected the actual incomes of Downtown these residents, then at least 50% of all housing in the Retail Core and West End would be affordable at levels between 0-30% MFI.

A public objective of the Downtown Waterfront Urban Renewal Plan is to “maintain existing low-income housing and promote additional new housing serving mixed income groups.” The SPB Plan also has a housing objective to “maintain the existing number of low and moderate income housing units.” The Central City Plan specifically calls for using urban renewal and tax increment financing programs to preserve SRO housing in urban renewal districts.

The Comp Plan outlines a number of preservation objectives:

- support acquisition of existing affordable housing susceptible to redevelopment
- support non-profit and community based ownership of existing rental housing
- develop and implement a strategy to preserve Section 8 housing

HUD Subsidized Properties

In 1998, the City of Portland adopted an Affordable Housing Preservation Ordinance. The intent of the ordinance is to “protect the availability of publicly assisted affordable housing for low and moderate income households.” It established Title 30 as part of the city code, requiring properties owners to provide the City notice if they choose to opt out of the HUD contracts (such as Section 8 and Section 202) upon expiration and provide the City the opportunity to purchase the property.

Findings: The following is a table of HUD-subsidized housing that is not owned by either the Housing Authority of Portland or a non-profit dedicated to preserving low-income housing. These contracts are up for renewal in the next 10 years and the owners have the option to not renew their HUD contracts when they expire.

Property	Address	# of Units	Expiration Date	URA
1200 Building	1200 SW 12 th Ave.	89	2013	SPB
Admiral Apt.	910 SW Park Ave.	37	2010	SPB
Chaucer Court	1019 SW 10 th Ave.	82	2011	SPB
Clay Towers	1430 SW 12 th Ave.	233	2007	SPB
Fairfield	117 SW Stark	82	2000	SPB
Jefferson West	1117 Jefferson	50	2000	SPB
Lexington Apt.	1125 SW 12 th Ave.	52	2012	SPB
Park Tower Apt.	731 SW Salmon	161	2012	SPB
Rosenbaum Plaza	1218 SW Washington	76	?	SPB
Western Rooms	17 SW 2 nd Ave.	40	2001	DTW
TOTAL		826		

All of the HUD-subsidized properties are restricted to seniors and disabled, except the Jefferson West, Fairfield and Western Rooms. PDC is currently working to preserve the Jefferson West and Fairfield through acquisition and subsequent transfer to a nonprofit agency.

If a property owner decides not to renew the federal contract and the City is unable to negotiate a purchase, these low-income units are at risk of being lost. Many of the federal contracts on these buildings will come up for renewal after the urban renewal areas have expired.

“Market” Low-Income Housing Properties

A large number of low-income units in downtown are “open market” housing units, i.e. privately owned without income limitation contracts. These units have no restrictions (other than the market) on what rent they charge. If there is a strong enough market for their unit type, it is conceivable that the rents could rise beyond the affordability of the current residents.

Findings: There are eight buildings where all of the units are at rents affordable to households at or below 50% MFI (a list is provided in the Housing Inventory Analysis section). These buildings represent 273 units ranging from 28% MFI to

50% MFI. Some of these affordable units are rented by the week to accommodate cash flow problems that the tenant's experience, ultimately resulting in higher rents than if rented by the month.

A list of all of the "market" residential buildings in which all of the units are affordable to households at or below 50% MFI is provided in the Housing Inventory Analysis section. These buildings might be targeted for preservation. An additional 27 buildings have units with rents at or below 80% MFI. These buildings also have a range of units mixes from 25% MFI to 80% MFI.

The largest rental market in Downtown for unrestricted units is at a level affordable to households with incomes between 51-80% MFI.

Replacement

The City has recently completed a replacement agenda to replace the low-income units lost with the redevelopment of the Federal Courthouse, displacing 194 units of the Hamilton and Lownsdale residential hotels. Of these replacement housing units, 194 units were replaced at 31-50% MFI and an additional 175 units were replaced at 51-80% MFI. As new construction continues to occur in Downtown Portland, replacement strategies will be important to mitigate redevelopment pressures likely to result in the loss of low income housing units.

The Tax Increment Finance Housing Advisory Committee recommended that PDC develop strategies in the South Park Blocks and Downtown Waterfront urban renewal areas to replace low income rental units when they are converted to condominiums or other uses, such as boutique hotels. This would impact residential buildings such as the Roosevelt which has plans to convert the units into condominiums.

The DHPP stressed that middle income and high income housing units are not to be created at the expense of low-income housing units unless replacement of the low-income units is assured.

Homeownership Opportunities

A call for increased homeownership opportunities in Downtown is a common theme throughout the different policies, objectives and planning efforts. The Comp Plan supports increased homeownership in areas of the City which have low homeownership rates. Downtown definitely has one of the lowest homeownership rates in the city, if not the lowest. The creation of new homeownership units in Downtown would aid in balancing some of the income distribution by providing new housing opportunities for middle and upper income households.

Findings: Homeownership represents only 10% of the total housing units in Downtown. Most of the ownership units in Downtown are located in the South Auditorium district and River Place.

The Comp Plan also highlights support for homeownership in new multi-dwelling units which is the type of housing most appropriate in Downtown. The inclusion of “new multi-dwelling units” links to the preservation agenda of the City. It is more desirable to see new construction of ownership units rather than the conversion of existing rental properties into ownership. Decreasing the rental stock is not a goal of the City, and most often the units converted are not affordable to the income groups previously renting the unit, therefore resulting in displacement. This is further related to the Comp Plan goal to “expand homeownership opportunities for existing residents.” The Comp Plan also calls for the City to “promote homeownership for low and moderate income households.

Findings: With a poverty rate of 35% in Downtown, providing feasible ownership opportunities for existing residents may be difficult. Since 1995, 83.9% of all homes sales in Downtown have not been affordable to households with income at or below 150% MFI. The prices ranged from \$80,000 in 1995 for a small one-bedroom to \$745,950 for a two-bedroom penthouse.

Family Housing Units

The DCA Plan supports the City’s encouragement of new, larger housing units that can accommodate larger households, specifically households with children. This objective for family units is not supported in the SPB Plan, which calls for the creation of new housing units for small households. According to the 1996 American Community Survey, children under the age 18 comprise only 3% of the total population of the Downtown study area.

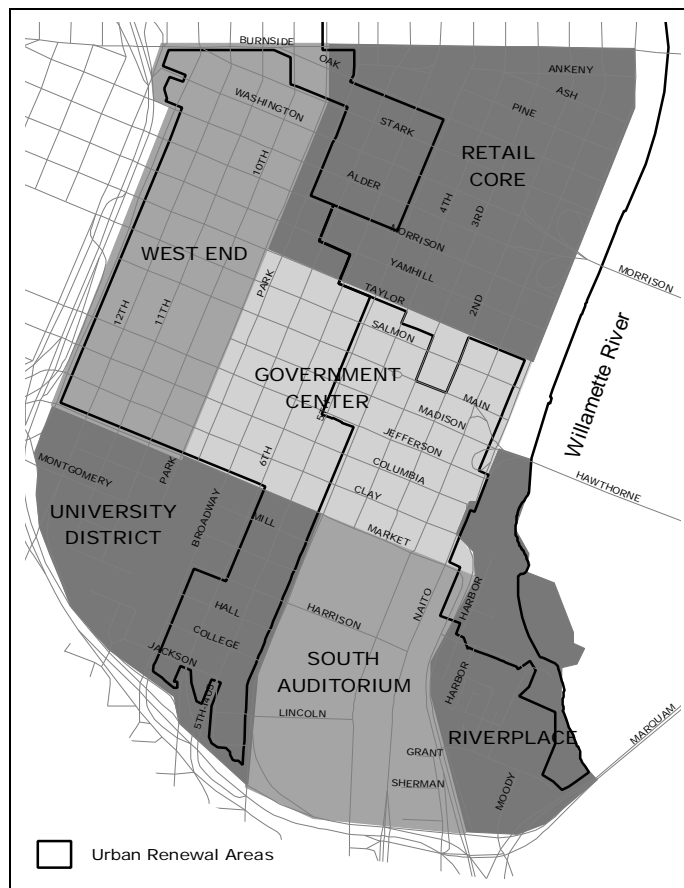
Findings: The majority of housing in Downtown is small. Only 10% of the rental units have two or more bedrooms, and only 10% of the ownership units have three or more bedrooms. Anecdotal information from property managers suggests that many of the larger rental units in Downtown are rented by non-family households. This may be a result the close proximity of a large single-family housing stock to Downtown and a lack of amenities traditionally associated with family housing in Downtown, such as elementary and middle schools.

Downtown Housing Inventory

Compiling an inventory of Downtown residential units is important for development of a housing implementation strategy because it provides a better understanding of the current housing conditions, types of units and housing opportunities. When compared to other areas of the city, demographic information and city policy, the inventory aids in analyzing where gaps exist in the types of housing available, the tenure of housing (rental versus ownership) and affordability levels. The inventory also serves as data to help evaluate the progress of Downtown development toward meeting Downtown and citywide housing goals.

Study Area Defined

The housing inventory and analysis is targeted for the Downtown area south of Burnside, bounded by I-405 and the Willamette River. The study area does not include the areas north of Burnside in which a significant number of housing units are located, including a large number of affordable housing units. The study area has been divided into six sub areas to allow for more detailed geographic analysis. Due to the meandering nature of the urban renewal boundaries, the sub areas do not coincide directly with the DTW URA and SPB URA boundaries, but do allow for analysis relevant to other planning and analysis efforts in the city. The following map shows the sub areas with respect to the urban renewal area boundaries.



The six sub areas are as follows:

- **West End**—The West End sub area mirrors the boundaries south of Burnside used in the West End Vision Plan and the City of Portland Bureau of Planning West End Existing Conditions Report. The West End also includes a large portion of the SPB URA. The boundaries of this sub area are Burnside to the north, 9th Avenue to the east, I-405 to the west, and Market Street to the south.
- **Retail Core**—The Retail Core sub area encompasses the largest portion of the DTW URA south of Burnside. It wholly includes the Yamhill Historic District and the Skidmore/Old Town Historic District south of Burnside, as well as much of the retail core. The boundaries of this sub area are Burnside to the north, the Front Avenue/Naito Parkway to the east, 9th Avenue to the west, and Taylor Street to the south.
- **Government Center**—The Government Center wholly includes the Government Center as described in the Central City Plan and the surrounding areas. The Government Center includes the eastern blocks of the Cultural Center and the SPB URA. The boundaries of this sub area are Taylor Street to the north, Front Avenue/Naito Parkway to the east, 9th Avenue to the west, and Market Street to the south.
- **RiverPlace**—The RiverPlace sub area includes the new RiverPlace development in the southern tail of the DTW URA. The boundaries of this sub area are Waterfront Park to the north, I-5 entrance to the west, the Willamette River to the east, and the Marquam Bridge to the south.
- **South Auditorium**—The South Auditorium sub area includes most of the now defunct South Auditorium Urban Renewal Area. The boundaries of this sub area are Market Street to the north, 4th Avenue to the east, I-5 on ramp to the west, and I-405 to the south.
- **University District**—The University District coincides with the Portland State University (PSU) District as described in the Central City Plan. The boundaries of this sub area are Market Street to the north, I-405 to the south and west, and 4th Avenue to the east.

Inventory and Research Methodology

Calculating Income Levels

The housing inventory was used to categorize units by income level. The categorization of housing as affordable at the various income levels is based on imputing an income level from rents, not actual tenant income data. Since actual household size was not available for the housing units, the number of people in a household was estimated based on the number of bedrooms. Household size, median family income (MFI), and housing affordability was estimated in the same manner used for the River District Housing Implementation Strategy Update.

The table above shows the estimated housing cost affordable for a household at 100% median family income. The maximum monthly housing cost serves as the indicator of affordability. Median family income of tenants was estimated from the total monthly housing cost, assuming a 30% rent burden. See Appendix A for a breakdown of median family income by household size and maximum monthly rent considerable affordable by the US Department of Housing and Urban Development (HUD) standards.

**Estimated Household Size and Housing Affordability
By Number of Bedrooms**

Number of Bedrooms	Estimated Household Size	100% Median Family Income	Maximum Monthly Housing Cost = 30% of Monthly Income
0	1	\$37,600	\$940
1	1.5	\$40,280	\$1,007
2	3	\$48,350	\$1,209
3	4.5	\$55,840	\$1,396
4	6	\$62,300	\$1,558
5	7.5	\$68,760	\$1,719

Throughout the report, affordability is discussed in terms of percent of median family income. For instance, rent and utility costs of \$604 for a two-bedroom apartment is affordable to a household with an income at 50% MFI, or otherwise stated an annual income of \$24,150 for a three person household. The MFI ranges of 0-30%, 31-50%, 51-80%, 81-100% 101-120%, 121-150% and over 150% are consistent with other policy discussions and analyses and allow for broad comparisons. The following table provides examples of the types of households in each income level, i.e. percent of median family income

INCOME LEVEL	AFFORDABLE HOUSING COST		HOUSEHOLD PROFILES
30% MFI	Studio apt.	\$283	<ul style="list-style-type: none"> • Minimum wage working 32 hours or less • Full time minimum wage worker with two children • Low-income senior with little retirement income • Unemployed or Student • Physically and mentally disabled, special needs
\$11,300 1 person	1 bedroom	\$303	
\$16,100 4 persons	2 bedroom	\$363	
50% MFI	Studio apt.	\$470	<ul style="list-style-type: none"> • Full-time file clerk or bank teller at \$8.00/hr • Full-time bookkeeper or secretary with two children • Two minimum wage workers working 32 hours or less • Senior on a limited income (social security, retirement)
\$18,800 1 person	1 bedroom	\$504	
\$26,850 4 persons	2 bedroom	\$604	
80% MFI	Studio apt.	\$751	<ul style="list-style-type: none"> • Full time truck driver • Full time secretary and full time stock clerk with children • Single office manager
\$30,050 1 person	1 bedroom	\$805	
\$42,950 4 persons	2 bedroom	\$966	
100% MFI	1 bedroom	\$1,007	<ul style="list-style-type: none"> • Full time worker at \$17.00/hr • Computer programmer with two children • Electrical engineer, one stay at home parent and two children
\$37,600 1 person	2 bedroom	\$1,209	
\$53,700 4 persons	3 bedroom	\$1,396	
120% MFI	1 bedroom	\$1,208	<ul style="list-style-type: none"> • Full time professional • Two fulltime workers at \$12/hr • Professional manager and four person household
\$45,100 1 person	2 bedroom	\$1,450	
\$64,450 4 persons	3 bedroom	\$1,676	

Rental Units

Rent levels were collected for 97% of the identified rental units. Actual rents were recorded whenever possible. For units in which ranges were reported, the high end of the rent range was used in calculating the affordability. For units in which no utilities or only partial utilities were included in the rent, monthly utility costs were estimated using the 1999 HUD Utility Allowance Worksheet (Appendix B) provided by the Housing Authority of Portland. Income levels were calculated using gross rent and estimated household size.

For Sale Units

For these units, the data collected included the age of structure, number of bedrooms, actual price paid, and date of sale. The asking/sales price was recorded for units that had not yet been sold, were currently under construction or were newly placed on the market. To determine the appropriate income category and affordability levels for ownership units the following assumptions: 3% down payment, 30-year fixed mortgage, and a 30% housing cost burden. See Appendix C for assumptions made when calculating for of homeownership affordability and affordability levels by income and number of bedrooms. Sales data was collected for 75% of the identified ownership units.

Housing Inventory—Total Units

Number of Units

The Downtown study area has 94 residential buildings ranging from a few single-family homes to condominium towers. Unit information was collected for all but four buildings (two in the West End and two in the University District), with a total of 8,155 residential units. The table below shows the distribution of residential units by tenure and location within a study sub area.

**Estimated Number of Housing Units in
Downtown by SubArea**

TENURE	DOWNTOWN SUB AREAS						DOWNTOWN TOTAL
	West End	Retail Core	Gov. Center	River Place	South Aud.	Univ. Dist.	
Rental	3,070	827	686	290	929	1,525	7,327
Owner Occupied	40	0	265	185	337	1	828
TOTAL UNITS	3,110	827	951	475	1,266	1,526	8,155

The West End sub area is the predominant residential district in Downtown. This area is almost exclusively a rental district with 40 ownership units located in the new Cornerstone project at SW 12th Avenue and Jefferson. Fifty of the units in the West End may be converted from rental units to ownership condominiums with the current proposal for renovation of the Roosevelt Hotel anticipated for completion by December 2000.

The RiverPlace sub area has emerged as a residential community. The University District has a strong residential component primarily supporting the needs of students in the Portland-area public colleges and universities (PSU, OHSU and PCC). The Retail Core and the Government Center sub areas have limited residential components, but instead are primarily the office and retail core of Downtown.

Unit Size

Number of Bedrooms

# of Bedrooms	Rental Units	Owner Units	Total Units
Shelter/Mission Beds	117	0	1.5%
Single Room Occupancy	1,678	0	20.6%
Studio	2,105	32	26.2%
1 Bedroom	2,590	199	34.2%
2 Bedroom	703	483	14.5%
3 + Bedroom	43	79	1.5%
Loft	10	0	0.1%
Unknown	79	35	1.4%
TOTAL			

Downtown is unique with its high proportion of single room occupancy units (SROs). These are comprised of subsidized and unsubsidized residential hotels and low-income developments, as well as student housing in the University District.

Studio and one-bedroom units represent the bulk of housing in Downtown. The only ownership studios in Downtown are located in the Cornerstone. If the Roosevelt renovation goes forth as planned, additional ownership studios and one-bedrooms will be added to the unit profile.

Median Family Income

The following table includes all of the housing for which housing cost was available, including public housing units.

**Total Housing Units by Median Family Income
Rental and Owner-Occupied**

DOWNTOWN SUB AREAS	PERCENT OF MEDIAN FAMILY INCOME							TOTAL UNITS
	0-30% MFI	31-50% MFI	51-80% MFI	81-100% MFI	101-120% MFI	121-150% MFI	> 150% MFI	
Retail Core	252	409	22	2	0	2	0	687
Gov. Center	37	248	119	182	55	75	141	857
South Aud.	0	43	196	506	152	45	225	1,167
West End	931	945	866	103	98	11	0	2,954
Univ. Dist.	161	518	760	21	2	1	3	1,466
RiverPlace	0	0	6	31	174	122	126	459
TOTAL UNITS DOWNTOWN	1,381	2,163	1,969	845	481	256	495	7,590
% OF TOTAL UNITS	18.2%	28.5%	25.9%	11.1%	6.3%	3.4%	6.6%	
	72.6%			Sales or rental data available for 7,590 units				

Of the total units in Downtown, rental and owner-occupied, 72.6% are at or below 80% of MFI. The following section provides a more detailed analysis of the housing units broken down by tenure, occupancy restrictions, age and housing type.

Housing Inventory—Rental Units

The Downtown rental stock includes 7,327 units ranging in size from the two single-family rentals to the over 500-unit Portland Center apartment development. The profile of rental housing in Downtown is important to understand because it accounts for 90% of all housing in the District.

Restricted Occupancy

Rental units were divided into Restricted Occupancy and Open Market/No Restrictions to provide distinction between the type of units provided by the open market, and those provided by public and non-profit programs. Restricted occupancy describes any unit in which there are occupancy requirements other than basic tenant screening for tenancy and credit histories. Requirements include restrictions on the how high a tenant's income can be, and tenant's age or attendance at a qualified school. They also include rental units that require tenants to be involved in programs such as drug and alcohol treatment, life skills, or job training.

Some of the shelter/mission units are listed as "special needs" because of program restriction. The remaining shelter beds, while technically "open market," are listed separately due to the unique population served.

UNIT TYPE RESTRICTION	DOWNTOWN SUB AREAS						TOTAL UNITS	% OF TOTAL UNITS
	West End	Retail Core	Gov. Center	River Place	South Aud	Univ Dist		
Open Market/No Restrictions	1,522	254	488	290	889	616	4,059	55.4%
Restricted Occupancy	1,548	573	198	0	40	909	3,268	44.6%
<i>Senior/Disability Housing</i>	730	0	198	0	0	0	928	12.7%
Section 8 & 202 (0-50% MFI)	650		198				(848)	
Assisted Living	80						(80)	
<i>Section 8 Low Income (0-50% MFI)</i>	81	130	0	0	0	0	211	2.9%
<i>Mission/Shelter</i>	0	34	0	0	0	0	34	0.5%
<i>Special Needs</i> (Drug & Alcohol, Aids Housing, Youth, Corrections, Program Restricted)	165	83	0	0	0	0	248	3.4%
<i>Student Housing</i>	45	0	0	0	0	909	954	13.0%
Open Market	22					903	(925)	
Income Restricted (0-80% MFI)	23					6	(29)	
<i>Other Income Restricted</i>	527	326	0	0	40	0	893	12.2%
Total Units	3,070	827	686	290	929	1,525	7,327	

Restricted Occupancy units comprise 45% of the total rental units. All of the Restricted Occupancy units have rent levels that are affordable to households with incomes at or below 80% MFI.

At 28%, student housing represents the largest portion of Restricted Occupancy units in Downtown. While the student housing is clustered in and around the PSU campus, students attending Portland Community College and Oregon Health Sciences University are also able to rent these restricted apartments. Some of the student housing is more dorm-like, without private kitchens and bathroom facilities, and are classified as SROs. Of the 1,678 SROs in Portland, 24% (405 units) are student housing.

Seniors housing represent 23% of all Restricted Occupancy rental units. The West End is the primary location for senior housing, with 79% of Downtown's total senior units. The majority of these units are located in the ten HUD-subsidized buildings that also serve disabled persons who may or may not be over age 62. Downtown also has three HUD-subsidized Section 8 buildings for very low-income households—one located in the West End and two located in the Retail Core sub area. While classified as low-income "family" units, these units mostly serve singles.

As Section 8 project-based support declines and new sources of funding are used to finance affordable housing renovation and construction, there is an increase in the number of units which are income restricted. The 893 units of income restricted housing are in housing projects that have been recently constructed or rehabilitated using public funds, including PDC loans and State Section 42 Low Income Housing Tax Credits. The amount of time in which these units must remain income restricted is dependent on the type of financing used, with most requiring 30 or 60 years of affordability.

Median Family Income of Renters

The following tables breakdown the presumed median family income of renters. The study infers residents' income from the gross rent and number of bedrooms in a unit as described in the methodology. The rental units are categorized in income ranges that assume a maximum gross rent of 30% of the tenant's income. The income ranges are based on HUD's MFI estimates, as detailed in Appendix A.

The analysis is broken into a table of all rental units in Downtown, as well as a table of only "open market" rental units. Open market rental units have no restrictions on tenant occupancy. Both restricted occupancy and open market units comprise the rental market, but the open market units provide insight into what rent levels are supported by market demand, i.e. what is the highest rent a property can charge and still be able to fill the units.

Both segments of the rental market interact with and affect each other. In cases where market rents are low, open market rental and restricted occupancy units may compete for the same tenant population. Rent stability offered by restricted units or possible amenities provided by the open market units may influence a renter's decision. In either case, the following table indicates that the current rental market in Downtown favors low-income units (0-80% MFI).

Rental Housing Units by Median Family Income
Includes Section 8, Subsidized and
Other Restricted Occupancy Units

DOWNTOWN SUB AREAS	PERCENT OF MEDIAN FAMILY INCOME						
	0-30% MFI	31-50% MFI	51-80% MFI	81-100% MFI	101-120% MFI	121-150% MFI	> 150% MFI
Retail Core	369	409	22	2	0	2	0
Gov. Center	37	248	117	176	51	53	4
South Aud.	0	43	195	502	141	16	32
West End	931	945	866	86	79	7	0
Univ. Dist.	161	518	760	20	2	1	3
RiverPlace	0	0	6	30	164	90	0
TOTAL DOWNTOWN	1,498	2,163	1,966	816	437	169	39
% OF TOTAL UNITS	21.1%	30.4%	27.7%	11.5%	6.4%	2.4%	0.5%

Rent data available for 7,108 rental units

The spectrum of rental units in Downtown is heavily weighted toward units affordable to low- and moderate-income households with 79.2% of all rental units at or below 80% MFI. The distribution of rental units by income category changes dramatically when restricted occupancy units are taken out of the picture.

**Open Market Rental Housing Units
by Median Family Income**

Does Not includes Section 8 and Section 202,
Subsidized and Other Restricted Occupancy Units

DOWNTOWN SUB AREAS	PERCENT OF MEDIAN FAMILY INCOME						
	0-30% MFI	31-50% MFI	51-80% MFI	81-100% MFI	101-120% MFI	121-150% MFI	> 150% MFI
Retail Core	107	113	7	2	0	2	0
Gov. Center	0	87	117	176	51	53	4
South Aud.	0	3	195	502	141	16	32
West End	162	417	526	86	79	7	0
Univ. Dist.	26	63	551	20	2	1	3
RiverPlace	0	0	6	30	164	90	0
TOTAL DOWNTOWN	295	683	1,402	816	437	169	39
% OF OPEN MARKET UNITS	7.7%	17.8%	36.5%	21.2%	11.4%	4.4%	1.0%

Rent data available for 3,841 Open Market rental units

As illustrated in the preceding table, the “open market” for rental housing in Downtown has a regular distribution with few units available at the 0-30% MFI level and few available above 120% MFI. The primary reason for Downtown being able to support any open market housing below 30% MFI is in large part due to the SRO housing stock.

- **0-30% MFI Rental Housing**

Downtown has a high percentage of low-income housing with 79% of the total housing units at or below a rent level affordable to households at 80% MFI. Of critical interest to many affordable housing advocates is the provision of housing at 0-30% MFI. Units affordable to incomes at 0-30% MFI comprise 21.1% of all Downtown rental units. The composition of these extremely low-income units is varied:

- 7.8% are shelter/mission units (beds instead of rooms)
- 51.5% are SROs
- 44.0% are studios or one-bedrooms
- 0.3% are two-bedrooms

The MFI range of HUD-subsidized units is estimated in the above table. Section 8 units for both seniors and very low-income families are restricted to households with incomes at or below 50% MFI. Residents are required to pay 30% of their income toward rent, therefore the actual rent amount paid is dependent on the individual residents’ incomes. For some buildings the actual rent levels were available, but for other buildings the rent levels were reported generically as “30% of tenant income.” The result is that the study may overstate or understate the number of rental units at the 0-30% MFI and 31-50% MFI ranges.

As currently reported, 612 of the total 1,059 Section 8 units are allocated as 0-30%. Downtown has 295 “open market” units at 0-30% MFI. These units have no restrictions on the tenants eligible for the units. All but two of these open market units are SROs. Many of the residential hotels rent by the month, week by week and daily. When available, the monthly rent was used to calculate affordability. It is important to note that tenant paying weekly rents end up paying substantially more if averaged for the entire month.

The following building is the only building in which all of the units are “open market” units are at or below 30% MFI:

Open Market Units—0-30% MFI

<u>Property</u>	<u>Address</u>	<u># of Units</u>
Multifamily	2 SW Third Avenue	7

The highest concentration of extremely low-income housing is in the West End and the Retail Core sub areas. Sixty-two percent of all 0-30% housing is located in the West End. Housing at 0-30% MFI comprises one-third of the total housing stock in the West End. Although the number of 0-30% MFI units is lower in the Retail Core, 45% of the total housing stock in this sub area is at 0-30% MFI. No 0-30% housing is located in the South Auditorium or RiverPlace subareas.

- **31-50% MFI Rental Housing**

Housing affordable to households with incomes at 31-50% MFI is the largest income group of housing in Downtown at 30.4% of the total housing stock. Similar to the extremely low-income housing units, the majority of 31-50% units (68%) have restricted occupancy. Of the restricted occupancy units 30% are HUD-subsidized, 33% are students and 37% are income restricted. The table below lists buildings in which 50% or more of the units are “open market” units at or below 50% MFI and not owned by either nonprofits or public agencies. Many of these buildings have a portion of their units below 30% MFI. All of these units are in Downtown’s older housing stock built between 1903 and 1927.

Open Market Units—0-50% MFI

<u>Property</u>	<u>Address</u>	<u># of Units in Building</u>
Arthur	726 SW 11 th Ave.	48 (4 are 51-80% MFI)
Century Plaza	415 SW Alder Street	25
Chandler Apt.	1104 SW Columbia	32
Cumberland	1405 SW Park Ave.	23 (16 are 51-80% MFI)
Doricourt	1126 SW 12 th Ave.	58
Fairmont Apt.	1318 SW 11 th Ave.	23*
Gentry	909 SW 12 th Ave.	60 (27 are 51-80% MFI)
Home Hotel	16 SW 3 rd Ave.	29
Lincoln Hotel	1019 SW Morrison	28
Maurice Dear	411 SW 12 th Ave.	23
Pine Cone Apt.	1025 SW 11 th Ave.	16
Regency Apt.	1410 SW Broadway	87
Stewart Hotel	127 SW Broadway	<u>55</u>
		507 TOTAL UNITS

*The Fairmont is scheduled for demolition by the end of this year.

Housing at 31-50% MFI is more dispersed throughout the entire Downtown area. RiverPlace is the only sub area without 31-50% MFI rental units. Almost 50% of the Retail Core sub area residential units are at 31-50% MFI, with 72% of these units restricted. One-third of the rental units in the West End are at 31-50% MFI, but in contrast the Retail Core, 417 or 44% of these units do not have restricted occupancy. Half of the student restricted housing units rent at the 31-50% MFI range and are predominantly located in the University District. The 31-50% units in the Government Center are comprised of Section 8 senior housing and 87 units of open market studios.

The Joyce and Kent Hotels are SROs serving a low-income population. Most of the units in these hotels rent on a weekly basis due to unstable cash flow of many of their tenants. These units currently rent for \$120 a week, which has been translated in this analysis as a monthly rent of \$504 or 54% MFI, but the actual income of these tenants is most likely lower than 50% MFI.

- **51-80% MFI Rental Units**

The largest residential rental market of unrestricted/unsubsidized units in Downtown is in the moderate-income category of 51-80% MFI. This rent groups accounts for 36.5% of the total “open market” units. Less than one-third of the units are restricted with a split between student housing and units restricted to income at 60% and 80% MFI. This range represents the rental open market in the West End and the University District sub areas. Rental units at the 51-80% MFI level are less prevalent in the South Auditorium sub area, and almost non-existent in the Retail Core and RiverPlace sub areas.

- **81-100% MFI Rental Units**

While the rental market (open/unrestricted) in the West End and University District is predominantly in the 51-80% MFI range, the market for the 81-100% MFI units is located in the South Auditorium sub area and in the small residential community in the Government Center sub area. Sixty-two (62) percent of all 81-100% MFI rental units are in the South Auditorium, and 22% are in the Government Center.

- **Over 100% MFI Rental Units**

The RiverPlace sub area rental market is mostly between 101-150% MFI. South Auditorium is the only sub area with a high-income rental market with rents at levels greater than 150% MFI.

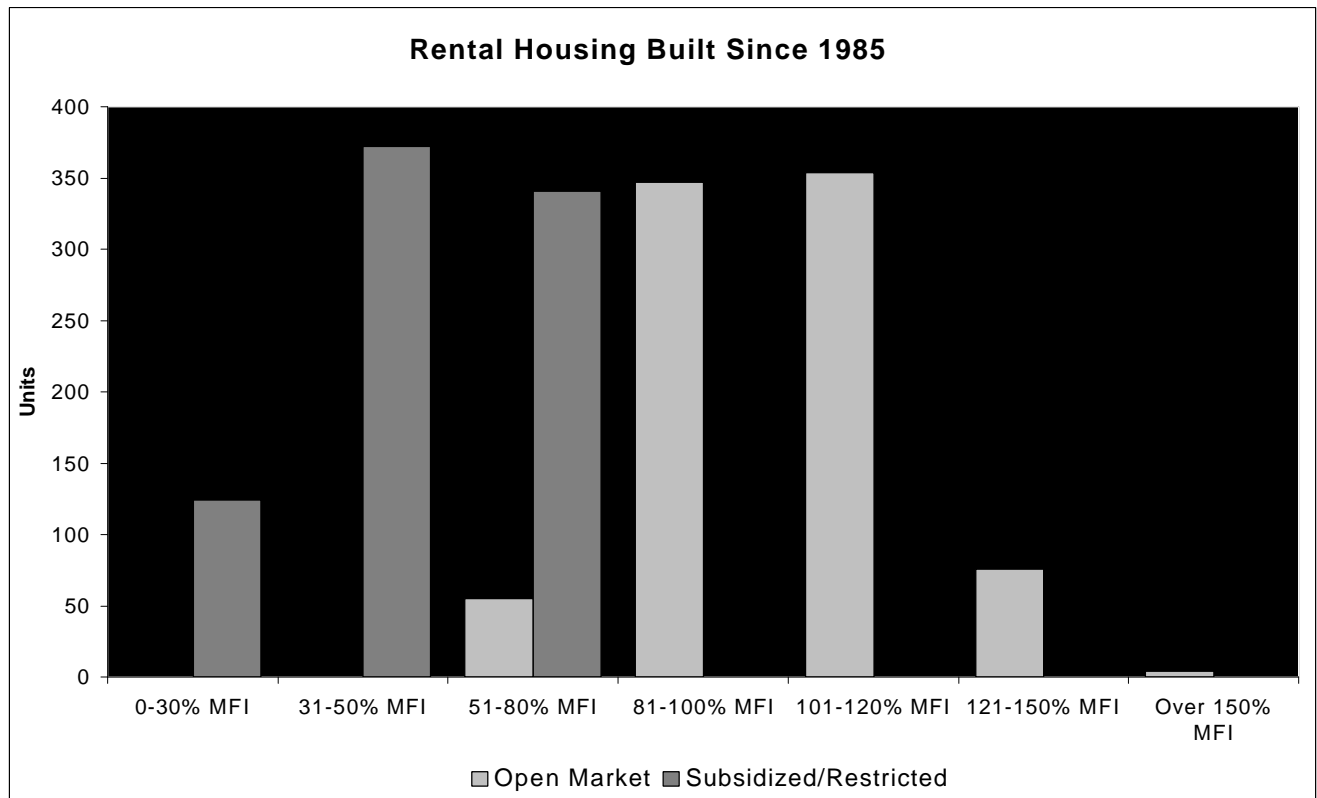
New Construction

Prior to 1980, a residential building had not been built in the Downtown study area for 13 years, with the development of the Ondine in 1967.

Rental Housing Units Built Since 1980

<u>Building</u>	<u># of Units</u>	<u>Year Built</u>
University Park	125	1987
South Park Square	191	1988
Riverplace	290	1988
Gallery Park	30	1989
Oakwood at Essex	156	1991
Alder House	132	1992
Twelfth Avenue Terrace	118	1993
West Park Place	30	1995
St. James	122	1998
Village at Lovejoy Fountain	198	1998
Westshore	113	1998
Hamilton West	152	2000
Kafoury Commons	120	2000
Cornerstone	6	2000
Total Units	1,783	

The following graph illustrates the income level of rental units built since 1985 in which rent data was available. Not surprisingly, the most recent construction of rental units is divided sharply between the open market and subsidized projects. Project which have received some public subsidy require a level of rent restrictions and therefore are the only new units serving the very low-income at or below 50% MFI. The market for new rental properties that do not have income restrictions is primarily for middle-income households between 81% and 120% MFI. Rent data was unavailable for 449 of the new units.



Housing Inventory—Homeownership Units

Downtown has one of the lowest homeownership rates in the City. Of the 8,155 total residential units in Downtown, only 828 are ownership units. All of the units except one are multi-unit townhomes or condominiums, in the nine developments listed below.

Ownership Development

Ambassador Condominiums
 Fountain Plaza Townhomes
 Grant Tower—American Plaza
 Lincoln Tower—American Plaza
 Madison Tower—American Plaza
 Portland Plaza
 Riverplace Condominiums
 Cornerstone Condominiums
 Single Family Home

Downtown Study Area

Government Center
 Government Center
 South Auditorium
 South Auditorium
 South Auditorium
 Government Center
 RiverPlace
 West End
 University District

Homeownership Rate

The homeownership rate of the entire Downtown study area is 10.2%. In comparison, the rate of homeownership in the City of Portland is 54.6% (1996 American Community Survey), 19% in the River District (River District Housing Implementation Strategy Update, June 1999), and 8.5% in the Lloyd District (Lloyd District Housing Inventory and Policy Analysis, February 2000).

The homeownership rate varies significantly in the Downtown sub areas ranging from zero to over one-third. Below is a breakdown of homeownership rates by each sub area.

DOWNTOWN STUDY SUB AREAS	OWNERSHIP RATE
West End	1.3%
Retail Core	0%
Government Center	27.9%
RiverPlace	38.9%
South Auditorium	26.7%
University District	>1%
TOTAL	10.2

The West End and Retail Core sub areas have a nearly non-existent ownership market. In regards to the West End, demand for smaller ownership units will be tested with the brand new Cornerstone studio and one-bedroom condominiums.

Home Sales Data

Homes sales data was collected for 619, representing 75% of the estimated total 828 ownership units in Downtown. These prices represent what was actually paid for the unit, not the market or assessed value of the unit. It is assumed that all condominium units are owner-occupied. Therefore, the study does not account for condominium units that are rented out.

Unit Size

One- and two-bedroom condominiums account for 86% of the ownership units in Downtown. Less than 10% are three-bedroom units or larger. The Cornerstone accounts for all 32 ownership studio units.

The physical size of units varies greatly. The below table outlines the square footage of the ownership units in Downtown by the number of bedrooms in the unit.

**Square Footage by Number of Bedrooms
Downtown Ownership Units**

# of Bedrooms	Square Footage	Units
Studio	506-518	32
One Bedroom	620-799	83
	800-999	53
	1,000-1,199	18
	1,200 +	36
	Unknown	9
Two Bedroom	817-999	49
	1,000-1,199	72
	1,200-1,399	249
	1,400-1,999	84
	2,000 +	29
Three Bedroom or Larger	1,338-1,999	55
	2,000-2,999	22
	3,000 +	2

Median Family Income of Homeowners

The median family income of homeowners was derived from the sales price, date of sale, number of bedrooms and the assumptions described in the methodology. Theoretically, this method determines the affordability of the house at the time of purchase using median family income for that year as a comparison. Median family income was only available back to 1994, so the median family income for the years between 1980 and 1994 was estimated at a 1% annual increase based on historic patterns.

Homeownership Housing Units by Median Family Income

DOWNTOWN SUB AREAS	PERCENT OF MEDIAN FAMILY INCOME						
	0-30% MFI	31-50% MFI	51-80% MFI	81-100% MFI	101-120% MFI	121-150% MFI	> 150% MFI
Retail Core	0	0	0	0	0	0	0
Gov. Center	0	0	2	6	4	22	137
South Aud.	0	0	1	4	11	29	193
West End	0	0	0	17	19	4	0
Univ. Dist.	0	0	0	1	0	0	0
RiverPlace	0	0	0	1	10	32	126
TOTAL UNITS DOWNTOWN	0	0	3	29	44	87	456
% OF TOTAL UNITS	0%	0%	0.5%	4.7%	7.1%	14.0%	73.7%

Sales data available for 619 ownership units

Downtown's ownership market is predominantly upper-income with 73.7% above 150% MFI. For a two-bedroom condominium, this equates to a 2000 sales price greater than \$169,000.

The number of units at 80% MFI will increase as buyers take advantage of the shared appreciation mortgage (SAM) available to eligible households for Cornerstone condominiums. In the current analysis, the market price of the Cornerstone units is reported rather than the discounted price for qualified homebuyers that includes a one-time deferred loan of \$10,000 to \$15,000, dropping some of the sales prices to the 51-80% MFI range. It is important to note that the use of a SAM in the purchase of a home does not ensure longer-term affordability of the unit, rather it provides a one-time benefit to the eligible homebuyer.

The Cornerstone represents more than half the ownership units in the 81-100% MFI price range and 43% MFI of the units in the 100-120% range. These units are smaller with all but four units under 530 square feet. RiverPlace has 10 units at 100-120% MFI.

A larger number of units were sold or listed at a level affordable to households at 121-150% MFI. This income range was represented in each condominium development.

Recent Sales

The more recent sales of ownership units provide a better insight into the current market in Downtown. The following table indicates that sales prior to 1995 actually skew the range of sales prices for ownership units toward the lower MFI ranges, with 83.9% of more current sales prices at a level greater than 150% MFI, with some reaching as high over 240% MFI. Forty of the 292 sales are first time sales in the Cornerstone, while the remaining 86% represent turnover sales in existing units.

**Homeownership Housing Units Sold (or Listed) Since 1995
by Median Family Income**

MFI Sales Price Level	Units Sold Since 1995	% of Total Sales
0-30% MFI	0	0%
31-50% MFI	0	0%
51-80% MFI	2	0.7%
81-100% MFI	4	1.4%
101-120% MFI	5	1.7%
121-150% MFI	36	12.3%
Greater than 150%	245	83.9%
TOTAL	292	

While the purchase price of ownership units was predominantly greater than 150% MFI, the actual price in dollars varied significantly. As mentioned previously, the Cornerstone Condominiums are among the most affordable in Downtown. With their small unit size, these units have a market sales price ranging from \$97,000 for a studio to \$150,000 for an 800 square foot one-bedroom.

In the last two years, ownership units in RiverPlace have sold from \$133,000 for a one-bedroom to \$286,000 for a two-bedroom.

The sales price in the Ambassador Condominiums since 1995 ranged from \$126,000 for an 833 square foot two-bedroom to \$193,000 for a 1,218 square foot two-bedroom. The Ambassador has some of the smallest two-bedroom ownership units in Downtown.

The condominium towers in the South Auditorium district were not selling for under \$100,000 in the last five year. The lowest sales price was \$130,000 for a 1,000 square foot one-bedroom unit in the Grant Tower. Some three-bedroom units have sold for as high as \$500,000 and \$600,000 in recent year. One-bedroom units are selling for between \$130,000 and \$250,000, and two-bedrooms are selling for between \$200,000 and \$350,000.

Since 1995, sales prices in the Portland Plaza have varied between \$93,000 and \$390,000, with the majority of most recent sales in the \$200,000 to \$300,000 range.

Proposed New Homeownership Units

There are current plans to convert the 57-unit Roosevelt Hotel, which is currently a low-income open market rental property, to a 50-unit renovated condominium project with one 346 square foot studio and 49 one-bedroom units ranging from 300-500 square feet. This project will have limited or no parking available. This project would decrease the number of low-income rental units available in the West End, while boosting home ownership opportunities.

Housing Inventory—Summary

Based on the current housing inventory, the Downtown target area lacks both a mix of units serving a range of households income levels and a substantial mix of rental and ownership properties. The following housing types were identified as lacking representation in the Downtown housing stock.

- **Shortage of middle-income rental units.** Middle-income rental units (80% to 150% MFI) comprise only 20.3% of the total rental stock in Downtown. At the same time, middle-income units represent over 93% of the newly constructed open market units in Downtown.
- **Shortage of middle-income ownership units.** The market is not providing many ownership opportunities for middle-income households. Only of 15.4% of sales since 1995 were affordable to households earning 81-150% MFI.
- **Shortage of upper-income units.** Units affordable to households above 150% MFI comprise only 6.6% of Downtown's total units. The ownership market is increasingly targeting upper-income households.
- **Shortage of ownership opportunities.** The number of homeownership units remains a small percentage of all residential units.

When broken into Downtown subareas, it is evident that the housing supply is not homogenous across the Downtown target area. Instead, different subareas show their own unique housing deficiencies. For instance, the Retail Core subarea has a lack of middle-income rental units with only four units above 80% MFI and no ownership units, while RiverPlace has only six units of housing affordable to households at or below 80% MFI. The University District and the West End both show a lack of ownership units and middle income rental units, while the South Auditorium sub area represents a substantial portion of Downtown's homeownership and middle-income rental units.

DOWNTOWN HOUSING INVENTORY AND POLICY ANALYSIS

Appendices

Appendix A: Income and Rent Guidelines

Income/Rent Guidelines

Effective 3/13/00

HUD Median Family Income (4 persons):	\$53,700
Housing Burden (A):	30%

Annual Median Family Income Guidelines (rounded to the nearest \$50)						
Household Size	30%	50%	60%	80%	100%	120%
1	11,300	18,800	22,550	30,050	37,600	45,100
2	12,900	21,500	25,800	34,350	42,950	51,550
3	14,500	24,150	29,000	38,650	48,350	58,000
4	16,100	26,850	32,200	42,950	53,700	64,450
5	17,400	29,000	34,800	46,400	58,000	69,600
6	18,700	31,150	37,400	49,850	62,300	74,750
7	20,000	33,300	39,950	53,250	66,600	79,900
8	21,250	35,450	42,550	56,700	70,900	85,050

Maximum Monthly Rent Including Utilities) by % of Median Family Income (B)							
Unit Type	Household Size	30%	50%	60%	80%	100%	120%
GH	0.75	212	353	423	563	705	846
0	1	283	470	564	751	940	1,128
1	2	323	538	645	859	1,074	1,289
2	3	363	604	725	966	1,209	1,450
3	5	435	725	870	1,160	1,450	1,740
4	6	468	779	935	1,246	1,558	1,869
5	8	531	886	1,064	1,418	1,773	2,126

- NOTES:**
- A** PDC computed affordability using the standard 30% housing burden threshold.
 - B** In properties where tenants pay some or all utilities, PDC calculated affordability using 1999 HUD utility allowances provided by the Housing Authority of Portland. (See

Appendix B: HUD Schedule of Utilities Allowances

SCHEDULE OF UTILITY ALLOWANCES
SECTION 8 PROPERTIES (1999)

		500 SF	700 SF	900 SF	1100 SF	1300 SF	1500 SF
		0-BD	1-BD	2-BD	3-BD	4-BD	5-BD
A	ELECTRIC-MONTHLY SERVICE CHARGE	\$6	\$6	\$6	\$6	\$6	\$6
L	LIGHTS & REFRIG.	\$4	\$6	\$8	\$9	\$10	\$11
L	FAN	\$1	\$1	\$1	\$2	\$2	\$2
E	COOKING	\$3	\$4	\$5	\$6	\$8	\$9
L	HOT WATER	\$10	\$13	\$16	\$20	\$23	\$26
E	SPACE HEAT (EXIST. S/F DETACHED)		\$34	\$43	\$52	\$62	\$69
C	SPACE HEAT (NEW S/F DETACHED)		\$17	\$21	\$26	\$30	\$34
T	SPACE HEAT (EXIST. MULTIPLEX)	\$19	\$26	\$33	\$40	\$47	
T	SPACE HEAT (NEW MULTIPLEX)	\$10	\$14	\$17	\$21	\$24	
G	GAS-MONTHLY SERVICE CHARGE	\$4	\$4	\$4	\$4	\$4	\$4
A	COOKING	\$3	\$4	\$5	\$6	\$7	\$8
S	HOT WATER	\$5	\$7	\$9	\$11	\$13	\$15
	SPACE HEAT (EXIST. S/F DETACHED)		\$25	\$31	\$38	\$45	\$48
	SPACE HEAT (NEW S/F DETACHED)		\$11	\$14	\$16	\$19	\$21
	SPACE HEAT (EXIST. MULTIPLEX)	\$14	\$19	\$24	\$29	\$34	
	SPACE HEAT (NEW MULTIPLEX)	\$7	\$9	\$11	\$13	\$15	
O	HOT WATER	\$0	\$7	\$10	\$12	\$15	\$16
T	SPACE HEAT (EXIST. S/F DETACHED)		\$32	\$40	\$49	\$58	\$64
L	SPACE HEAT (NEW S/F DETACHED)		\$14	\$18	\$21	\$24	\$28
	SPACE HEAT (EXIST. MULTIPLEX)	\$18	\$25	\$30	\$38	\$43	
	SPACE HEAT (NEW MULTIPLEX)	\$8	\$11	\$14	\$17	\$20	
H	INSIDE PORTLAND	\$8	\$9	\$13	\$18	\$23	\$30
T	INSIDE GRESHAM	\$13	\$14	\$19	\$25	\$31	\$38
R	OTHER AREAS	\$11	\$12	\$14	\$20	\$25	\$35
S	SEWER- SINGLE FAMILY DWELLING	\$20	\$23	\$30	\$33	\$37	\$46
W	SEWER- S/F GRSHM./OTHER	\$20	\$20	\$20	\$20	\$20	\$20
R	SEWER- MULTI-FAMILY DWELLING	\$15	\$15	\$15	\$15	\$19	\$19
GAR	GARBAGE/ SOLID WASTE (WEEKLY P/U)	\$22	\$22	\$22	\$22	\$26	\$30
	USE SAME RATE FOR GRESHAM AND OTHER AREAS						
A	TENANT OWNED						
P	APPLIANCES						
	REFRIG.	\$3	\$3	\$3	\$3	\$3	\$3
	CREDIT	\$2	\$2	\$2	\$2	\$2	\$2

TOTAL

EXISTING SINGLE FAMILY DETACHED OR MULTIPLEX ARE UNITS NOT WEATHERIZED AND CONSTRUCTED PRIOR TO 1980
WEATHERIZED (3 OF 4) WINDOWS _____ CEILING _____ FLOOR _____ WALLS _____

NEW SINGLE FAMILY DETACHED OR MULTIPLEX-DOUBLE GLASS ARE UNITS WEATHERIZED OR CONSTRUCTED AFTER 1980

SERVICE CHARGES ARE FIXED FOR ELECTRIC, GAS, AND WATER/SEWER.
4591 HDD USED IN COMPUTATIONS
LIGHTS INCLUDE REFRIGERATOR, OVERHEAD LIGHTS, LAMPS AND OUTLETS.
REFERENCE H.U.D. CIRCULAR 87-P-13 FOR ALLOWANCE TABLES

HAP# M-2 (2/99)

FILE: SECRATE.XLS 0P

FMR	
-JA	
MAX	



Appendix C: Homebuyer Affordability

Homebuyer Affordability Calculations Multifamily Condominiums April 2000

Assumptions	
downpayment	3.00%
interest rate	8.50%
mortgage term	30
mtg ins cutoff	20%
mtg ins rate	0.78
full tax millage rate	20.06
abatement millage rate	1.00
abatement price limit	161,844
insurance millage rate	2
assoc millage rate	2
housing burden	30%

Example	
purchase price	140,000
bedrooms	1
monthly payment	1,044
monthly mortgage ins	88
monthly taxes	12
monthly insurance	23
monthly assoc dues	23
utility costs	90
monthly housing costs	1,281
affordable at	127%

purchase price	bedrooms					
	0	1	2	3	4	5
60,000	63%	60%	51%	45%	42%	39%
70,000	72%	68%	58%	51%	47%	44%
80,000	81%	77%	65%	57%	53%	49%
90,000	90%	85%	72%	63%	58%	54%
100,000	99%	93%	79%	69%	64%	59%
110,000	108%	102%	86%	76%	69%	64%
120,000	117%	110%	93%	82%	75%	69%
130,000	126%	119%	100%	88%	80%	74%
140,000	135%	127%	107%	94%	86%	79%
150,000	144%	136%	114%	100%	91%	84%
160,000	153%	144%	121%	106%	96%	88%
170,000	191%	179%	150%	131%	119%	109%
180,000	202%	189%	159%	139%	126%	115%
190,000	212%	199%	167%	146%	132%	121%
200,000	223%	209%	176%	153%	139%	127%
210,000	234%	219%	184%	160%	145%	133%
220,000	245%	229%	192%	168%	152%	139%
230,000	255%	240%	201%	175%	158%	144%
240,000	266%	250%	209%	182%	165%	150%
250,000	277%	260%	217%	189%	171%	156%

% of Median Family Income	bedrooms					
	0	1	2	3	4	5
50%	45,970	48,608	58,946	68,087	74,980	82,225
60%	57,021	60,445	73,157	84,503	93,291	102,432
70%	68,073	72,283	87,369	100,918	111,603	122,639
80%	79,124	84,121	101,580	117,334	129,914	142,847
90%	90,176	95,959	115,791	133,750	148,225	137,392
100%	101,227	107,796	130,002	150,165	140,327	154,419
110%	112,279	119,634	144,213	140,364	155,756	171,446
120%	123,330	131,472	158,425	154,196	171,186	188,473
130%	134,382	143,310	145,466	168,028	186,615	205,500
140%	145,433	155,147	157,440	181,860	202,045	222,527
150%	156,485	140,704	169,415	195,692	217,474	239,554
160%	141,169	150,679	181,390	209,524	232,904	256,581
170%	150,481	160,654	193,364	223,356	248,333	273,608
180%	159,793	170,629	205,339	237,188	263,763	290,634
190%	169,105	180,603	217,313	251,021	279,192	307,661
200%	178,418	190,578	229,288	264,853	294,622	324,688
210%	187,730	200,553	241,263	278,685	310,051	341,715
220%	197,042	210,527	253,237	292,517	325,481	358,742
230%	206,354	220,502	265,212	306,349	340,910	375,769
240%	215,666	230,477	277,186	320,181	356,340	392,796

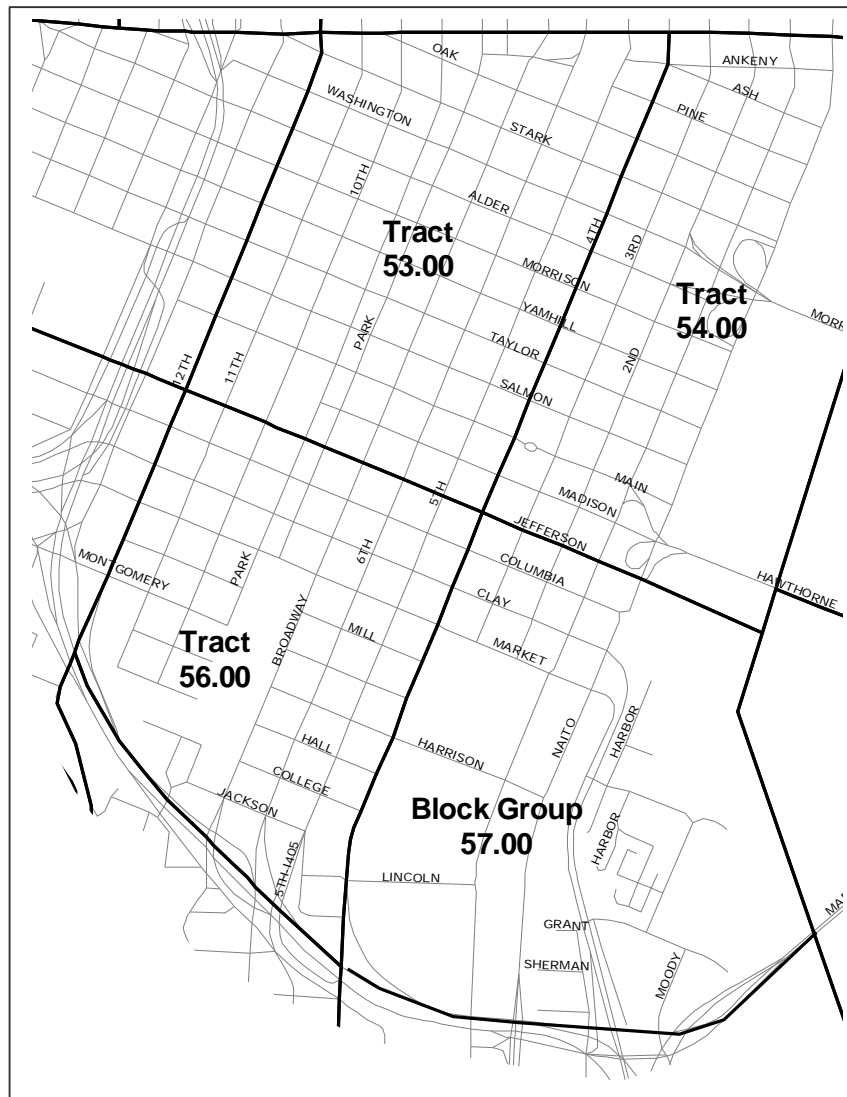
Appendix D: List of Buildings Surveyed

NAME OF PROPERTY	ADDRESS
1200 BUILDING	1200 SW 12TH AVE.
ADA APARTMENTS	1515 SW 10TH AVE.
ADELINE	1208 SW MONTGOMERY ST.
ADMIRAL APARTMENTS	910 SW PARK
ALDER HOUSE	523 SW 13TH AVE.
ALTAMONT	506 SW COLLEGE
AMBASSADOR CONDOMINIUMS	1209 SW SIXTH AVE.
ARLINGTON CLUB	811 SW SALMON ST.
BEN STARK HOTEL	403 SW 10th AVE.
BEVERLY ALDER APARTMENTS	1117 SW ALDER
BIRMINGHAM	1824 SW 12TH AVE.
BLACKSTONE	1831 SW PARK AVE.
BURNSIDE PROJECTS YOUTH SHELTER	1318 SW WASHINGTON
CAMBRIAN APARTMENTS	1129 SW COLUMBIA
CARMELITA	1232 SW JEFFERSON ST.
CENTURY PLAZA	415 SW ALDER ST.
CHANDLER APARTMENTS	1405 SW 11TH AVE.
CHAUCER COURT (RETIREMENT APTS)	1019 SW 10TH AVE.
CLAY STREET APARTMENTS	1110 SW CLAY
CLAY TOWERS	1430 SW 12TH AVE.
COLUMBIA MANOR	1331 SW 12TH AVE
CORNERSTONE CONDOMINIUMS	SW 12TH AND JEFFERSON
CUMBERLAND APARTMENTS	1405 SW PARK AVE.
DANMOORE	1201 SW MORRISON ST.
DELSCHNEIDER BUILDING	71 SW OAK ST.
DEPAUL CENTER INC.	1320 SW WASHINGTON
DORICOURT APARTMENTS	1126 SW 12TH AVE
DUPLEX 1	420 SW COLLEGE
DUPLEX 10	2013-15 SW SIXTH AVE.
DUPLEX 3	1142-1146 SW 12TH AVE.
DUPLEX 4	632-636 SW JACKSON
DUPLEX 5	624 SW JACKSON
DUPLEX 6	520-522 SW JACKSON
DUPLEX 7	1984-86 SW FIFTH AVENUE
DUPLEX 8	1966-68 SW 5TH AVE.
DUPLEX 9	2021-27 SW SIXTH AVE.
EATON APARTMENTS	622-626 SW NINTH AVE.
EMPIRE APARTMENTS	1217 SW 11TH AVE.
ETHERIDGE APARTMENTS	1402-06 SW 12TH AVE.
FAIRFIELD HOTEL	1117 SW STARK
FAIRMONT APARTMENTS	1318 SW 11TH AVE.
FOUNTAIN PLACE	929 SW SALMON ST.
FOUNTAIN PLAZA TOWNHOMES	1414 SW THIRD AVE.
GALLERY PARK APARTMENTS	1436 SW PARK AVE.
GENTRY APARTMENTS	909 SW 12TH AVE.
GRANT TOWER - AMERICAN PLAZA	2221 SW FIRST AVE.
HAMILTON WEST	1212 SW CLAY STREET
HARRISON COURT	1834 SW FIFTH AVENUE
HATFIELD BUILDING	718-724 W BURNSIDE
HENRY BUILDING	309 SW 4th

NAME OF PROPERTY	ADDRESS
HOME HOTEL	16 SW THIRD
IONE PLAZA	1717 SW PARK AVE.
JEANNE MANOR	1431 SW PARK
JEFFERSON WEST	1117 SW JEFFERSON
JOYCE HOTEL	322 SW 11TH AVE.
KAFOURY COMMONS	1240 SW COLUMBIA
KENT HOTEL	308 SW 12TH AVE.
KING ALBERT	1809 SW 11TH AVE.
LEXINGTON APARTMENTS	1125 SW 12TH AVE.
LINCOLN HOTEL	1019 SW MORRISON
LINCOLN TOWER	2211 SW FIRST AVE.
LONIE LYN APARTMENTS	2020 SW BROADWAY
MADISON TOWER	2309 SW FIRST AVE.
MARK SPENCER APARTMENT HOTEL	409 SW 11TH AVE.
MARY ANNE	1824 SW 11TH AVE.
MAURICE DEAR	411 SW 12TH AVE.
MONTGOMERY	1802 SW 10TH AVE
MORRISON PARK	803 SW MORRISON
MULTIFAMILY	516-518 SW COLLEGE
MULTIFAMILY	031 SW CARUTHERS
MULTIFAMILY 1	2 SW 3RD
MULTIFAMILY 3	1520 SW 11TH AVE.
MULTIFAMILY 5	2001-11 SW SIXTH AVENUE
MULTIFAMILY HOUSING	1134 SW 12TH AVE.
OAK APARTMENTS	333 SW OAK
OAKWOOD AT ESSEX HOUSE	1330 SW THIRD AVE.
ONDINE	1912 SW 6TH
ONGFORD APARTMENTS	1417 SW 10TH AVE.
PARK PLAZA	1969 SW PARK AVE.
PARK TOWER APARTMENTS	731 SW SALMON ST.
PARKWAY	1609 SW PARK AVE.
PETER PAULSON	1530 SW 13TH AVE
PINE CONE APARTMENTS	1025 SW 11TH AVE.
PORTLAND CENTER	255 SW HARRISON, 111 SW HARRISON, 222 SW HARRISON
PORTLAND PLAZA	1500 SW 5TH AVE.
RAILWAY BUILDING (SMITH BLOCK)	122 SW FIRST AVE.
REGENCY APARTMENTS	1410 SW BROADWAY ST.
RIVERPLACE CONDOMINIUMS	1616-1750 SW HARBOR WAY, 0205-0305 SW MONTGOMERY
RIVERPLACE SQUARE	308-320 SW MONTGOMERY
ROOSEVELT PLAZA APARTMENTS	1005 SW PARK AVE
ROSE FRIEND APARTMENTS	1307 SW BROADWAY ST.
ROSENBAUM PLAZA	1218 SW WASHINGTON
SALVATION ARMY (HARBOR LIGHT)	134 W. BURNSIDE
SINGLE FAMILY 1	051 SW CARUTHERS
SINGLE FAMILY 2	0101 SW CARUTHERS
SINGLE FAMILY 3	1974 SW 5TH AVE
SINGLE FAMILY 4	2005 SW 5TH AVE
SOUTH PARK SQUARE	1511-1525 SW PARK AVE.
SOVEREIGN APARTMENTS	710 SW MADISON
ST JAMES PROJECT	1312 SW 10TH AVE.
ST. FRANCIS RESIDENTIAL HOTEL	1120 SW 11TH AVE.
ST. HELENS	1131 SW MONTGOMERY ST.

NAME OF PROPERTY	ADDRESS
STEWART HOTEL	127 SW BROADWAY
STRATFORD	1609 SW 10TH AVE.
TAFT HOME FOR THE AGED	1321-1337 SW WASHINGTON
TAU KAPPA EPSILON FRATERNITY HOUSE	1984 SW BROADWAY
THE ALDER STREET APARTMENTS	1225 SW ALDER ST.
THE ARTHUR	726 SW 11th AVE.
THE HIDWELL	1415 SW 11TH AVE.
THE PALLADIAN	614 SW JACKSON
THE TIFFANY	1515 SW 11TH AVE.
THOMAS MANN BUILDING	140 SW YAMHILL
TWELFTH AVENUE TERRACE	1515 SW 12TH
UNIVERSITY APARTMENTS	1510 SW 13TH AVE.
UNIVERSITY PARK APARTMENTS	1500 SW PARK AVE.
VICTORIAN APARTMENTS	1124 SW COLUMBIA
VILLAGE AT LOVEJOY FOUNTAIN	245 SW LINCOLN, 301 SW LINCOLN
WASHINGTON PLAZA	1129 SW WASHINGTON
WEST HALL	1705 SW 11TH AVE.
WEST PARK PLACE APARTMENTS	1415 SW PARK AVE.
WESTERN ROOMS	17 SW SECOND
WESTFAL APTS	1880 SW FIFTH AVE.
WESTSHORE APARTMENT	222 SW PINE
WHITNEY GRAY	409 SW 12TH
YWCA	1111 SW 10TH AVE.

Appendix E: Summary of 1996 American Community Survey



CENSUS AREA	AGE				TOTAL POPULATION
	Under 18	18-49	50-64	Over 64	
Tract 53	20	1100	196	311	1873
Tract 54	0	134	17	16	864
Tract 56	118	2120	399	648	3413
Block Group 57.001	79	785	508	739	1488
Downtown	217	4139	1120	1714	7638
% of Total Population	2.8%	54.2%	14.7%	22.4%	
City of Portland	21.9%	52.0%	12.5%	13.6%	

CENSUS AREA	% MALE	% FEMALE
Tract 53	37.0%	33.3%
Tract 54	14.7%	4.6%
Tract 56	43.3%	53.0%
Block Group 57.001	60.8%	81.0%
% of Total Population	41.9%	48.1%
<i>City of Portland</i>	48.9%	51.8%

CENSUS AREA	MEDIAN INCOME			
	Family Income	% of Portland Median Family Income	Household Income	% of Portland Median Household Income
Tract 53	\$35,945	89.2%	\$8,423	26.8%
Tract 54	\$8,502	21.1%	\$9,295	29.6%
Tract 56	\$22,740	56.4%	\$13,939	44.4%
Block Group 57.001	\$22,740	132.8%	\$40,414	128.7%
<i>City of Portland</i>	\$40,314	100.0%	\$31,396	100.0%

CENSUS AREA	POVERTY RATE	SUPPLEMENTAL INCOME SOURCES		
		Social Security	Public Assistance	Retirement
Tract 53	30.0%	34.6%	57.4%	6.5%
Tract 54	7.2%	31.1%	79.3%	0.0%
Tract 56	33.3%	23.6%	21.9%	14.4%
Block Group 57.001	14.1%	39.1%	2.3%	24.7%
Downtown	25.8%	30.6%	26.1%	15.0%
<i>City of Portland</i>	15.1%	25.9%	17.2%	16.2%

CENSUS AREA	HOUSEHOLDS	FAMILIES	% OF PERSONS IN FAMILY HOUSEHOLDS
Tract 53	1201	48	5.5%
Tract 54	135	5	1.2%
Tract 56	2489	374	24.4%
Block Group 57.001	1447	464	68.8%
Downtown	5272	891	

CENSUS AREA	MARITAL STATUS			
	Single	Married	Divorced	Widowed
Tract 53	48.3%	18.0%	19.8%	13.9%
Tract 54	49.1%	0.0%	38.3%	12.6%
Tract 56	53.8%	24.6%	14.0%	7.6%
Block Group 57.001	21.8%	47.4%	14.0%	16.8%
Downtown	42.8%	29.7%	15.7%	11.8%
<i>City of Portland</i>	32.2%	46.9%	13.8%	7.2%

CENSUS AREA	EMPLOYMENT STATUS		
	Employed	Unemployed	Not in Labor Force
Tract 53	47.9%	4.2%	47.9%
Tract 54	62.3%	0.0%	37.7%
Tract 56	53.8%	2.8%	43.3%
Block Group 57.001	46.2%	1.8%	51.9%
Downtown	52.0%	2.7%	46.7%
<i>City of Portland</i>	64.6%	2.9%	32.5%

CENSUS AREA	GROSS RENT AS A PERCENT OF INCOME		
	Less than 30%	30-49%	50% or more
Tract 53	56.2%	26.7%	17.1%
Tract 54	63.7%	21.5%	14.8%
Tract 56	38.7%	23.6%	37.6%
Block Group 57.001	46.6%	23.6%	33.0%
Downtown	46.6%	20.3%	33.0%
<i>City of Portland</i>	50.5%	23.4%	26.0%

CENSUS AREA	HOUSEHOLD SIZE					
	OWNER OCCUPIED			RENTER		
	1 Person	2 Persons	3+ Persons	1 Person	2 Persons	3+ Persons
Tract 53	7	9	0	1090	95	0
Tract 54	0	0	0	111	24	0
Tract 56	28	42	23	1799	513	84
Block Group 57.001	263	131	15	650	340	48
Downtown	298	182	38	3650	972	132
% of the Total Households	5.7%	3.5%	0.7%	69.2%	18.4%	2.5%