

Two Neighborhoods
Old Town Chinatown and The Pearl
Portland, Oregon

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OVERVIEW

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THE PLACE

Old Town

The Pearl

135

Size in Acres

246

29

Density

24.5

18,551/**33%**

Persons per sq. mile
%Growth 2000-2010

15,671/**440%**

1,964

Occupied Housing Units
92% % Occupied 79%

4,192

129/**2,480%**

Owner Occupied
%Growth 2000-2010

1,493/**282%**

1835/**39%**

Rental Units
%Growth 2000-2010

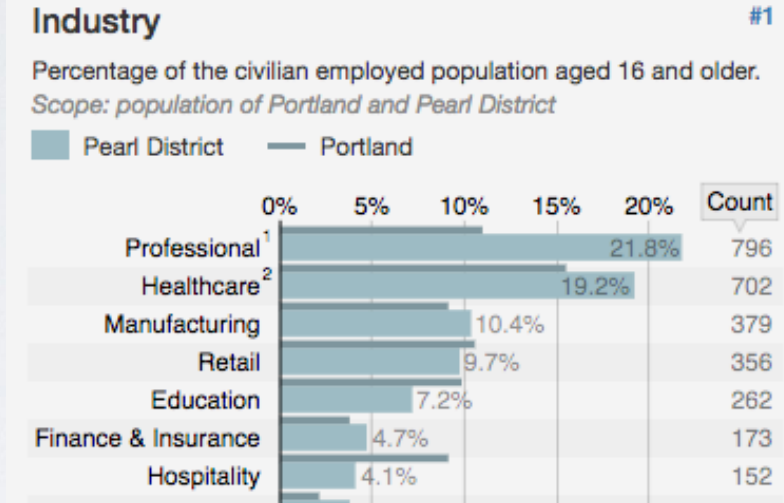
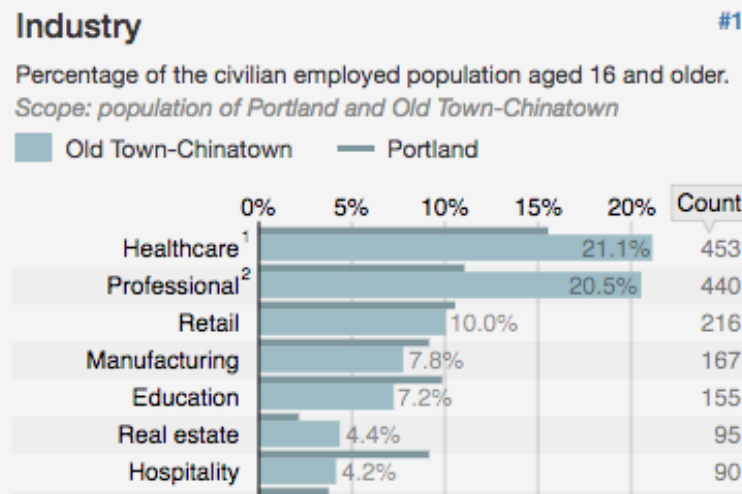
2,699/**660%**

<https://statisticalatlas.com/neighborhood/Oregon/Portland/Old-Town-Chinatown/Household-Income>

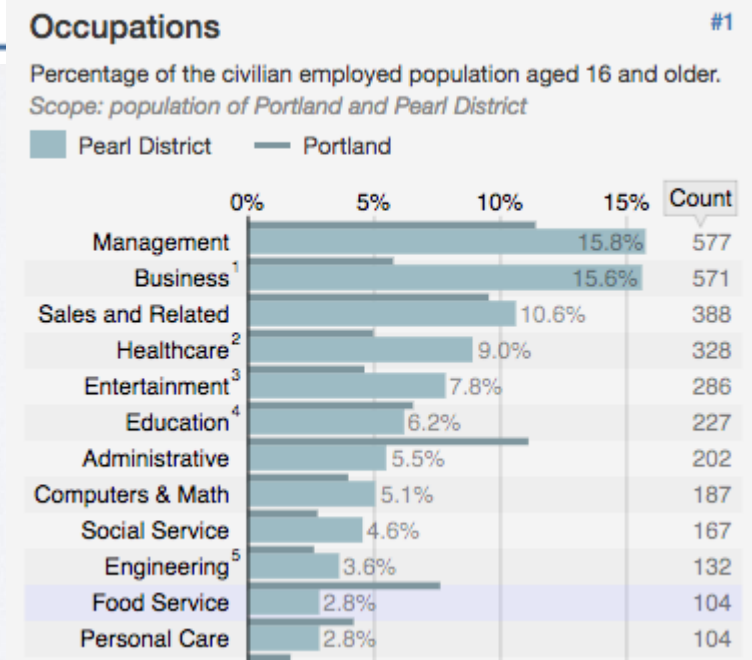
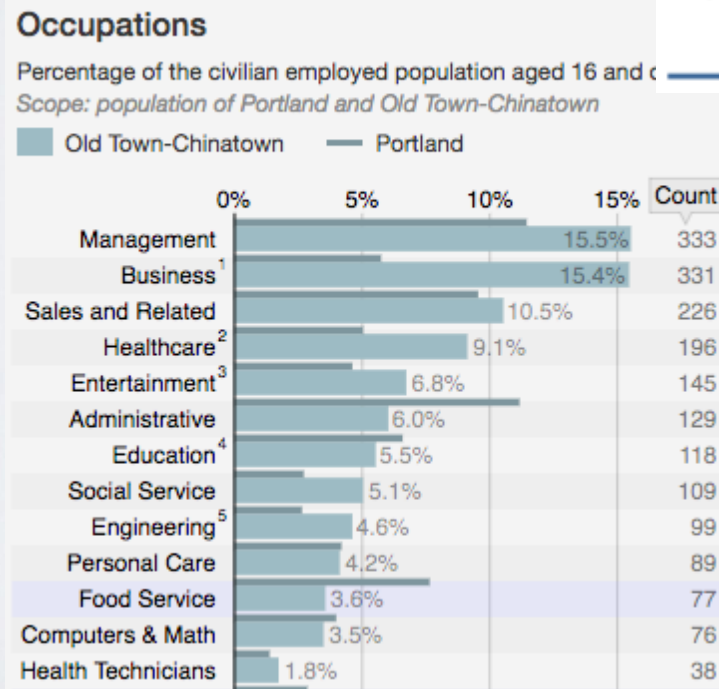
THE WORKPLACE

Old Town

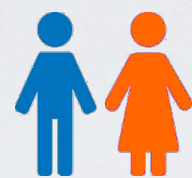
The Pearl



Higher paying jobs continue to be concentrated close to downtown while other parts of the county struggle to attract family-wage jobs.



THE PEOPLE



Old Town

The Pearl

3,922	Population	5,997
72%	Male	52%
76%	White	85%
11%	Black and Afro-American	2%
67.3%	Higher Degree	73.9%
M.A Degree 20.7%		M.A Degree 20.7%
B.A. Degree 33.5%		B.A. Degree 38.3%
84%	Never Married/Divorced Men	65%
73%	Never Married/Divorced Women	55%

INCOME GAP

Old Town

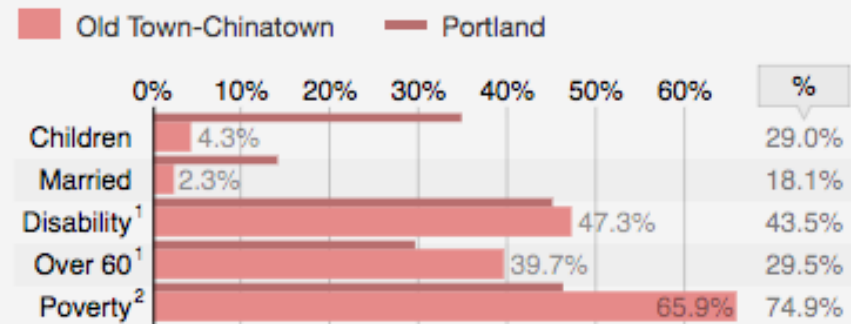
The Pearl

\$30.6 Median Household Income **\$76.8**

Characteristics of Households Receiving Food Stamps #2

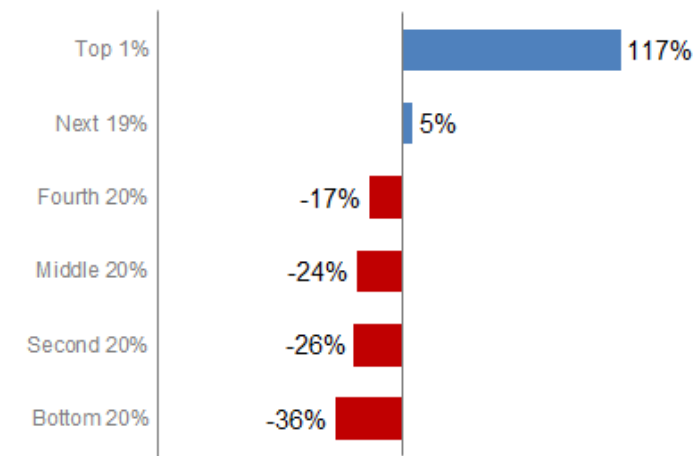
Households with given characteristics as a percentage of all households that receive food stamps.

Scope: households in Portland and Old Town-Chinatown



Highest-earning Oregonians capture income share from rest of Oregonians

Percent change in share of total Oregon income from 1980 to 2015



This chart excludes data with negative income.
Source: OCPP analysis of Oregon Department of Revenue data.

[OREGON CENTER FOR PUBLIC POLICY | OCPP.ORG](http://OREGONCENTERFORPUBLICPOLICY.ORG)

RENTERS-OWNERS

Population renter and owner occupied

Neighborhood	Population	Population Renters	Median House-hold Income rank	Owner Occupies	Renters 2010/ Population	Owners
Old Town Chinatown	3,922	2,278	61	181	58%	5%
The Pearl	5,997	3,644	25	2,333	61%	39%
	9,919	5,922		2,333		
		60%		24%		

<http://www.portlandonline.com/oni/>
2010 U.S. Census

RENTERS

Ranking % of Renters to Population Sorted

Neighborhood	Rank % Renters to Population	Rank # of Renters	Rank # Owners	Rank #Group Quarters
Buckman	1	3	15	5
Kerns	2	5	16	8
Downtown	3	2	14	1
The Pearl	4	6	12	14
Old Town Chinatown	5	13	18	2
March, 2018				
2000 and 2010 Census Profile				

HOMEOWNERS

Higher income, more suburban-style neighborhoods have high concentrations of home owners.

Neighborhood	Median House-hold Income rank	Population	Population Renters	Owner Occupies	Renters 2010/ Population
Alameda	4	5,214	488	4,725	9%
			9%	91%	
Eastmoreland	2	5,007	334	3,775	7%
			7%	75%	
Linnton	5	941	188	753	20%
			20%	80%	

But we can't hide from the fact that excessive levels of homeownership — either among nations or metros — seem to be associated with lower levels of innovation, productivity and economic development.

<https://www.citylab.com/equity/2013/09/why-us-needs-fall-out-love-homeownership/6517/>

ISSUES

“Homeowners are also more likely to turn out for measures that are related to public safety, schools, kids, and seniors*.”

<https://www.citylab.com/life/2018/08/the-politics-of-homeownership/568633/>

What of these issues do we two neighborhoods share?
Not seniors, not kids nor schools, but public safety.

*Seniors, see Attachment B, page 19

ISSUES

(PARTIAL LIST)

Old Town

The Pearl

Public safety

public safety

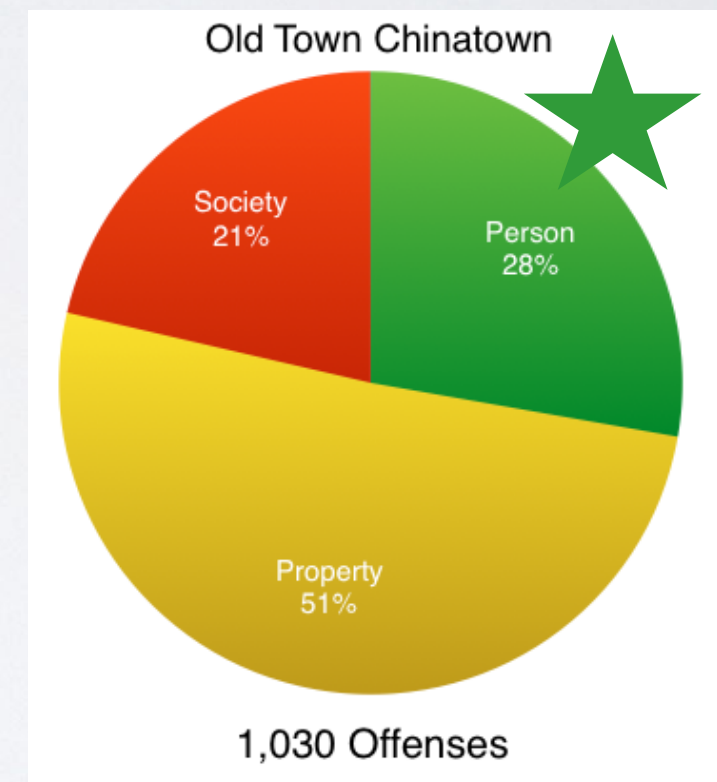
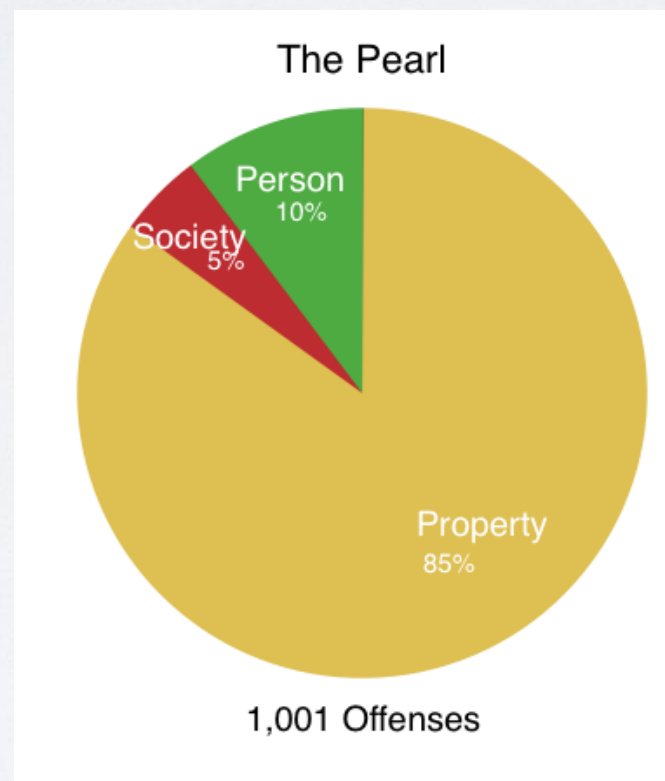
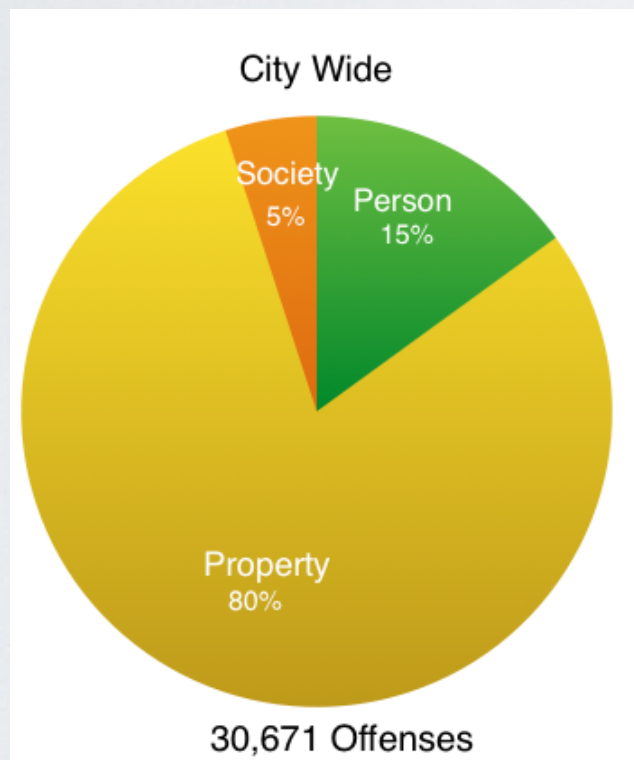
Housing
group quarters
gentrification

?

Shade/Heat Island
Tree Canopy

PUBLIC SAFETY

Crime Offenses - Two Neighborhoods



PUBLIC SAFETY

Assaults, drug deals and weapons violations

		Pearl	OTCT
		Jan June	Jan June
Person	Assaults	95	270
Property	Larcenies	595	268
Society	Drug and/or Narcotic Offenses	45	190
Society	Weapons Law Violations	3	29

21% of all such offenses (190 of 908)

Crime against property - Larceny Offenses

The unlawful taking away of property from the possession of another entity. Includes eight larceny/theft offenses.

Unique to Old Town **Housing** in a Caring Community

Type of Housing	Units
Supportive Care	813
Shelters	668
Below Market Subsidized	732
Condominium	366
TOTAL	2,579

Supportive Care* and shelters in service to the homeless = 57% of all units.

*Supportive housing — which combines deep affordability with intensive mental health and addiction services — is essential for helping people with the most difficulty finding housing not only obtain homes, but also keep them.”

<https://multco.us/multnomah-county/news/amid-record-setting-homelessness-response-multnomah-county-portland-deliver>

GROUP QUARTERS

Group Quarters* - All Neighborhoods

	Total	Institutionalized**	Non Institutional***	Female
Male institutionalized population	3,001			
Female institutionalized population	1,647	4,648		1,647
Male noninstitutionalized population	7,268			
Female noninstitutionalized population	6,286		13,554	6,286
TOTALS	18,202	4,648	13,554	7,933
		26%	74%	44%
*Those NOT living in housing units (house, apartment, mobile home, rented rooms)				
**Such as correctional facilities, nursing homes, mental hospitals				
***such as college dorms, barracks, group homes, missions, shelters				
Source: Census block data from U.S. Census Bureau, 2010 Census, Summer				
Note: Fields with 8 character field names are directly from Census Bureau				
www.pdx.edu/prc				
www.census.gov				
http://www.portlandonline.com/oni/				

Missions, Shelters

GROUP QUARTERS

Old Town

The Pearl

1,463

All Group Quarters

20

37%

Percent Institutionalized to
Population

0%

Three Neighborhoods, Group Quarters, Sorted by % of Non-Institutionalized to Population

NEIGHBORHOOD ASSOCIATION	Population Total	Male institutionalized population	Female institutionalized population	Male noninstitutionalized population	Female noninstitutionalized population	ALL GROUP QUARTERS	Noninstitutionalized population	% of Non Institutionalized to Population
	P0010001	P043000424	P043003555	P043000929	P043004060	QUARTERS		
OLD TOWN-CHINATOWN	3,922	81	63	1,084	235	1,463	1,319	34%
DOWNTOWN	12,801	309	76	1,557	1,075	3,017	2,632	21%
PEARL	5997	0	0	19	1	20	20	0%

GENTRIFICATION

Old Town

The Pearl

\$30.6

Median Household Income

\$76.8

“Income Balance”

Market Rate housing
60% AMI +

Affordable and
Supportive Housing
+ shelters
+ 60% AMI or less

Is this how it works here in Portland?

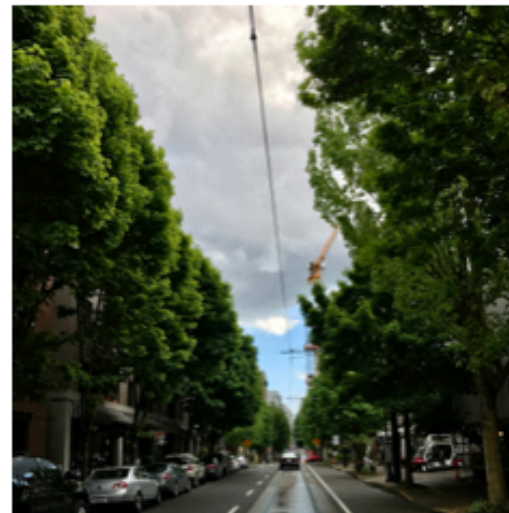
The areas that will see the greatest investment in affordable housing with the new 45 percent earmark are North and Northeast Portland and the Pearl District. The Gateway, Interstate, Lents, and North Macadam Urban Renewal Districts will also be affected. Oct 2015

<https://www.opb.org/news/article/portland-council-nearly-half-of-urban-renewal-funding-will-go-to-housing/>

SHADE

Old Town

The Pearl



NW 11th Avenue in the Pearl



NW 4th Avenue in Old Town Chinatown

*“A new study found that an additional
ten trees on a given block
corresponded to a one-per-cent
increase in how healthy
nearby residents felt.”*

OPPORTUNITY

■ The rate of homeownership declines as nations get wealthier.

Homeownership, unsurprisingly, also plays a significant role in opposition to new housing development, a finding that is in line with other research.

■ As people move to cities, they have more options for how to spend or invest their money, and renting is much easier and more common.

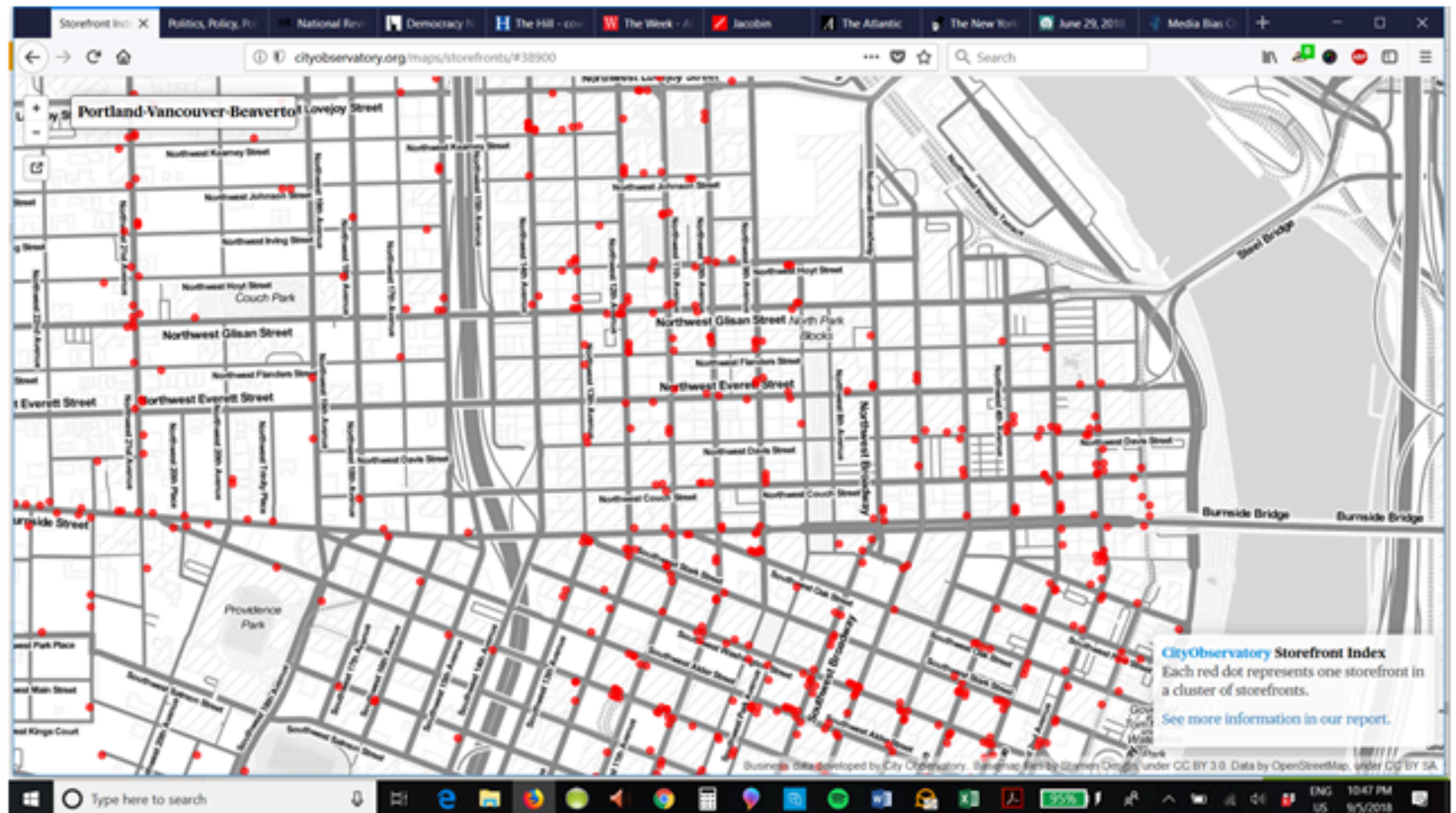
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ATTACHMENT A

STOREFRONT INDEX



ATTACHMENT B

SENIORS

65+ Age Group -Census 2010 Data

Age Range	The Pearl		Old Town	Percent Old Town
65-69	295	5%	90	2%
70-74	168	3%	34	1%
75-79	90	2%	17	0.4%
80-84	52	1%	7	0.2%
85+	49	1%	6	0%
Total	654	11%	154	4%
Population	5,997		3,922	