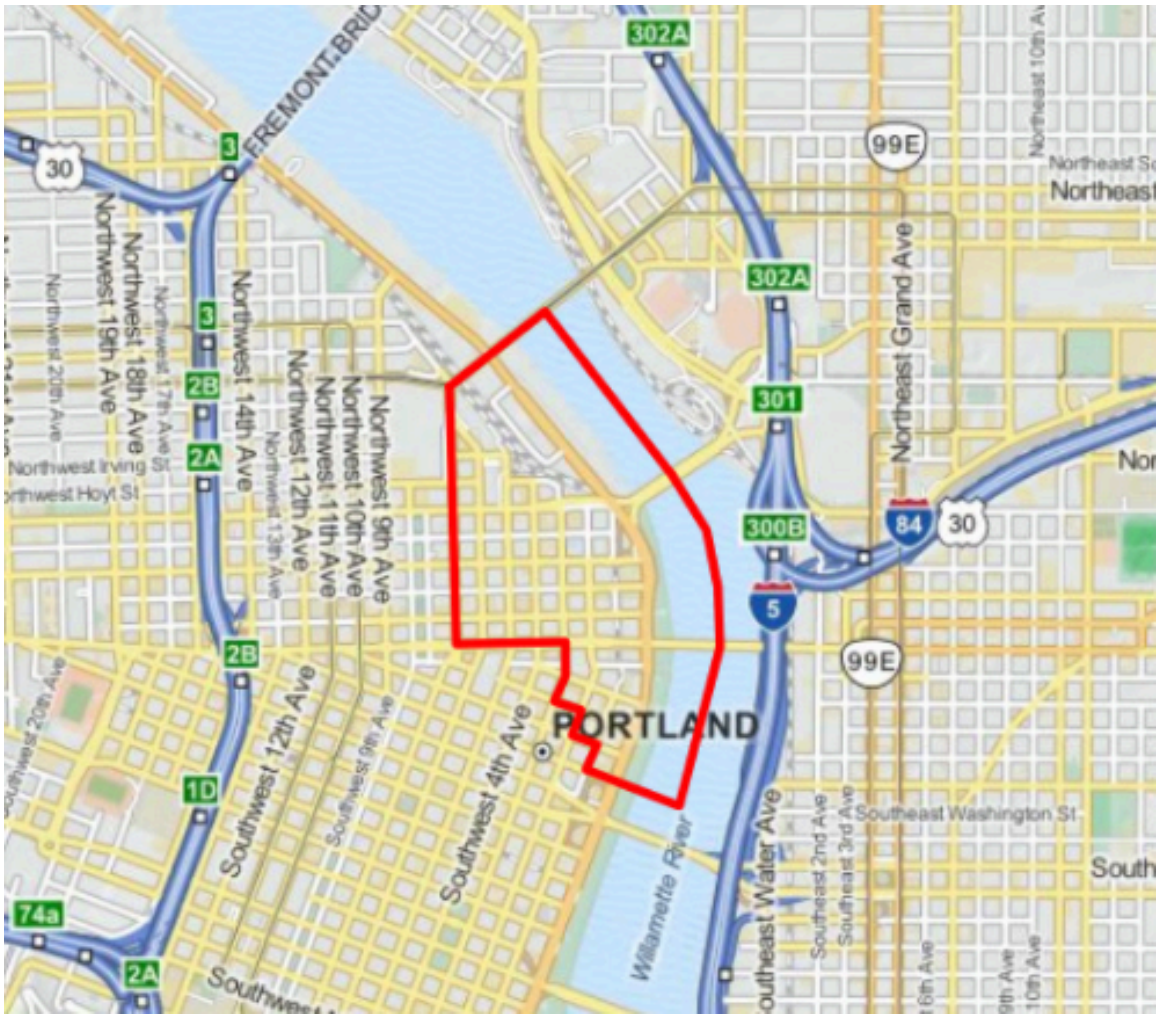
Portland's Caring Community

Guide to Old Town Chinatown's Housing Landscape



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Dear Community Leader:

This paper on Portland's Caring Community is being distributed to the people I have been in contact with this past year about issues in my neighborhood, Old Town Chinatown. They include neighbors, City employees, board members of the Old Town Chinatown Community Association (OTCT CA), OTCT CA members, Commissioners, Staff of the Mayor's Office (two administrations), policy makers, small business owners, property owners, the press, property management staff, non-profit executives and their staff.

I consider you to be in a position of leadership if not always formally, informally through your work and volunteerism in our neighborhood. I am very appreciative of your contributions and time.

A major benefit of this paper to you is to be part of a clearer, more positive view of a much aligned neighborhood that is playing a crucial role in caring for Portland's homeless and is home to over 3,000 residents. The paper will be updated with information as comments, additions and deletions are received from you.

Subjects

The housing landscape, safety, homelessness, our local economy, the way we look at and talk about the neighborhood, and the chaotic street scene are all addressed.

My Six Objectives

1. Change what we "see" and think about Old Town through a housing landscape and caring perspective.
2. Challenge how we think about economic vitality.
3. Convince everyone to get new glasses.
4. Emphasize what we all share is a concern for our safety.
5. Not ignore the people who are in care programs and on our streets.
6. Commit to next steps.

Your comments and any additional corrections are welcome and should be emailed to me at ruthann@pdx.downtowner.com.

Cordially,
Ruth Ann Barrett
PDXdowntowner.com

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Why is Old Town Chinatown Portland's Caring Community?

Since 2012 I have rented a one bedroom apartment in an "affordable" high-rise in the New Chinatown Japantown Historic District of Old Town Chinatown. **The building is inter-generational and inter-racial**, two of the primary reasons I live here plus I can afford it. Most of the people in the building are in the 60% MFI. This means we are restricted to an income of $31,380 for one person. The building is below market subsidized housing a.k.a. *affordable housing* and it is one of eight in the neighborhood we have identified.

One thing that becomes clear after living in the neighborhood is that Old Town Chinatown is Portland's caring community. The neighborhood is best known as an "entertainment district" so it may come as a surprise to many who don't consider it as a place where people actually live.

However, caring is "built-in" because of the neighborhood's housing landscape.

The housing landscape of 2,500+ units is composed of four types of housing:

(1) supportive care units,

(2) shelters,

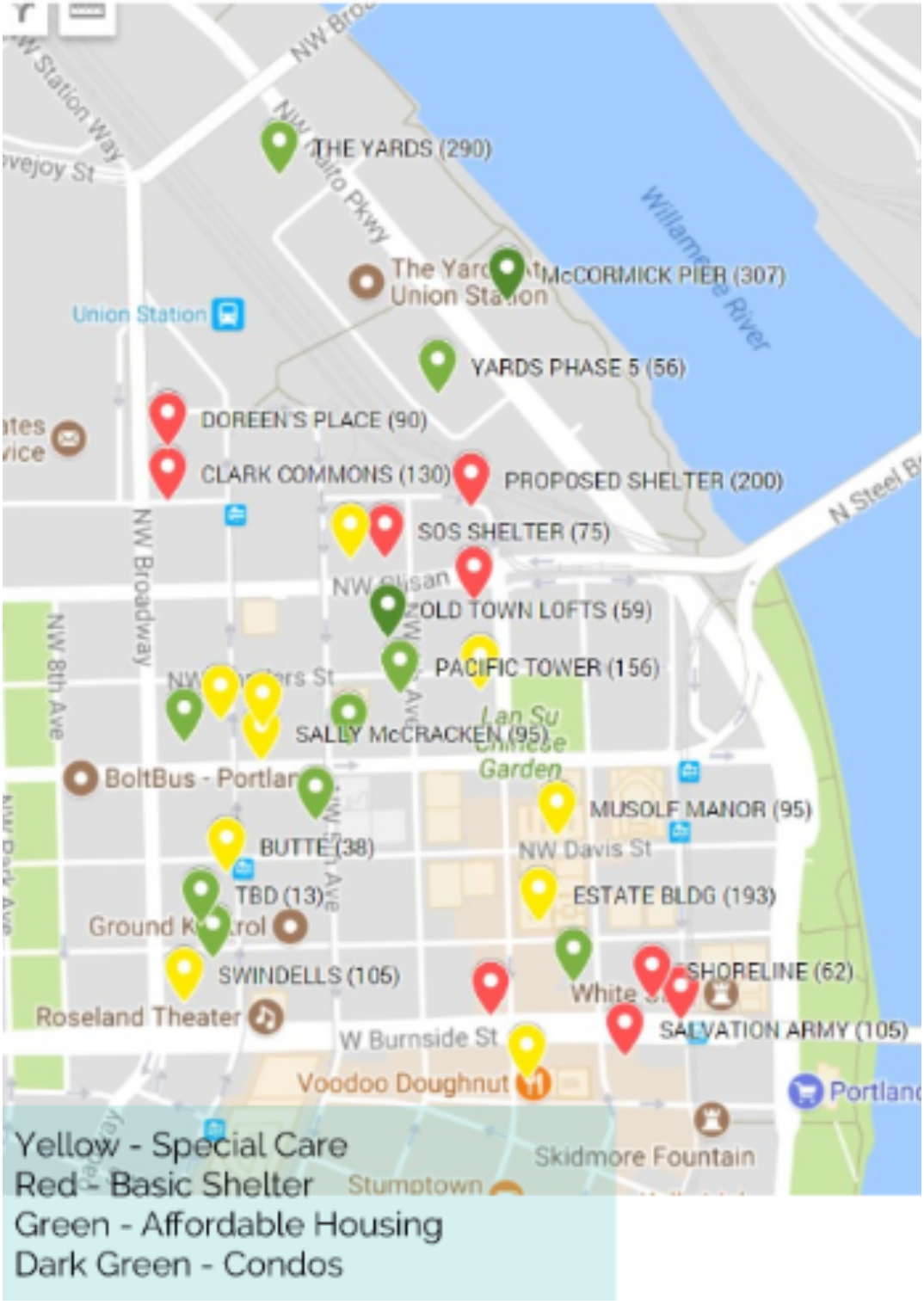
(3) a smattering of below market subsidized housing units a.k.a. affordable housing, and

(4) two condominium properties.

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

One of my objectives is to change what you "see" and how you think about our neighborhood in order to be more innovative and effective in your public policy and service delivery decisions that you make on behalf of the sheltered, residents, renters, condo owners and business owners.

The OTCT Housing Landscape

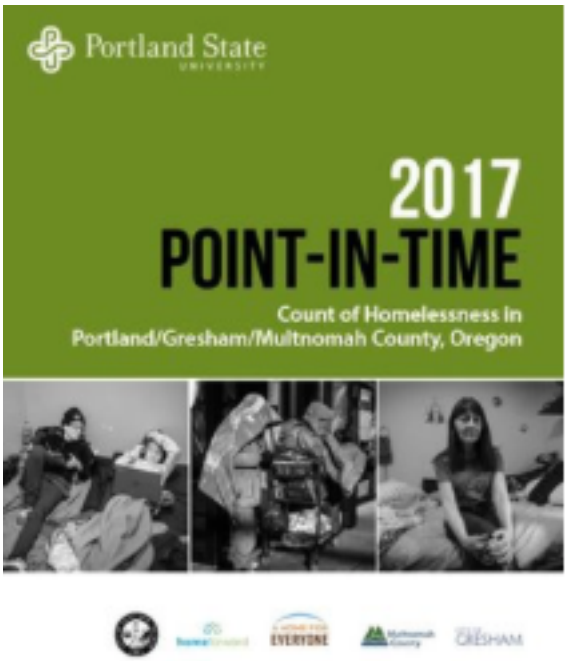


HealthCare Sector Housing

Fifty-seven percent of the neighborhood's housing units are in the healthcare sector. With 1,400+ units this sector is comprised of two kinds of housing - supportive care and shelters.

Most people in these units start their journey to safety, health and stability as homeless. **Central City Concern** is a major special care provider. See **Attachments A and B** for a listing of each type of care housing.

Healthcare Sector			
Type of Housing	Units	TOTAL	
Supportive Care	813		
Shelters	668	1,481	**57%**
All Units		2,579	100%



The Unsheltered

The number of the unsheltered is difficult to estimate for the neighborhood given that the unsheltered count combines three neighborhoods into one - Downtown, Old Town and the Pearl - per the **Point in Time study of 2017** and 2015. The count for the three neighborhoods combined was 345 20.7% of 1,668 unsheltered in Multnomah County, not counting the 456 people who declined to complete the unsheltered count survey.

Our Caring Community, then, is about homelessness on the street, in shelters, and in supportive care programs as well as the people caring for them as employees and volunteers.

Residential Real Estate Market

Those of us living in affordable housing and condominiums are part of The Caring Community as well. We all live in a relatively compacted area, often described as blighted, that is 1/3 the size of Downtown in terms of population and, unlike any other neighborhood, is mostly white *males*. It is also the poorest. See **Attachment C-** Median Family Income

Statistic	Old Town/ Chinatown	Downtown	Portland
Population	2,871	11,094	602,568
Population density (sq mi)	7,090	8,484	4,515
Median Age	38	34.6	36.4
Male/Female Ratio	2.0:1	1.2:1	1.01:1

This fledgling residential real estate market is comprised of close to 1,100 units, 43% of all housing units. The majority (732) are below market subsidized rental properties (a.k.a. affordable housing) at 60% MFI. See **Attachment D** for a list of these properties.

Below Market Subsidized	732		
Condominium	366	1,098	43%
All Units		2,579	100%

An overview, then, of the housing units in Old Town Chinatown validates the reality that the neighborhood is Portland's Caring Community.

This caring community requires thinking outside the confines of an economy that not only collapsed, but in its resurrection continues to play to the wealthy and ignore the basic needs of the most vulnerable. Ideally City services, and local strategies are integrated and *tailored where possible* to address the needs of the sheltered, renters, and condo owners.

HealthCare Housing	Real Estate	TOTAL
1,481	1,098	2,579
57%	43%	100%

My second objective is to challenge what you may think about in terms of economic vitality and for you to recognize healthcare's contribution.

A Caring Economy

Caring economics[1] provides us with the opportunity to think about prosperity at the community level. Unlike mainstream economics' focus on goods and services, caring economics values our work and desire to end poverty, overcome injustice and create a peaceful, harmonious world.

Per **Prosper Portland**, the economic and urban development agency for the City of Portland, healthcare is one of Portland's top five clusters. It is viewed as "critical in a market like Portland, where limited resources require targeted investments to growing traded sector industries and improved access to quality employment opportunities."
See **Attachment E**, Healthcare and Hospitality Workers in Old Town.

In addition to supportive care and shelter housing, the **Oregon College of Oriental Medicine** is in Old Town as well as social services ranging from **Allied Health Services** of Portland, a medication assisted treatment provider, to the **P:EAR program,** creative mentoring of homeless youth and **Mercy Corps Northwest**, "working together to build more just, productive and resilient communities in the Pacific NW." **The Gladys McCoy Health Department Headquarters** with 500 employees is under construction in Old Town.

Social Enterprises

There are opportunities to develop the whole range of neighborhood-serving businesses which do not yet exist, starting with healthy food, as part of economic development and job creation programs that serve all those who live and work here - approximately 9,000 people. Central City Concern offers work placement services to its clients and has social enterprises engaged " in mission-appropriate business models that generate income for the agency. Frequently, successful client graduates are employed by these businesses." We need more of this approach to business development.

[1]There are other ways to look at economics. Visit the Special Collection, EarthSayers.tv, Voices of Sustainability, *Transforming Our Economy* to hear the language and concepts of those advocating alternatives to our present system.

Business Vitality

To date it appears that Prosper Portland has turned its back on healthcare focused on the homeless. Its $58M **Five Year Action Plan** (2014) for Old Town includes the objective to "Promote business vitality by increasing employment and retail activity" making no reference to the healthcare sector, funding instead the promoting of a new brand targeting tourism and echoing the "community's priority for increased diversity of residential incomes in the neighborhood. "

The relatively new and existing residential real estate market is referred to in the five-year plan as representing a "weakness" because of a lack of socio-economic diversity. What it really means is lack of income diversity. The thinking may be that the neighborhood is missing out on the lucrative, mostly white, market rate rental market[2]. Yet, the non-profit-based caring housing landscape is embedded, hardwired, and as such is a hedge against replacing low income housing with market rate housing. In OTCT it's about limiting development to market rate housing, a death knell for new affordable housing in a highly desirable, central city location. Other neighborhoods are gentrified by replacing low income units with market rate apartments.

The Grove Hotel, a historical redevelopment[3] project under construction, is an example of the high value of Portland's Caring Community's real estate to the revitalization of central city.

My third objective is to convince you and the press to get new glasses.

[2]Starting this year new market-rate buildings will at least include below market rental housing units as part of the city's Inclusionary Housing Zoning Code Project, "a collaborative effort between the Bureau of Planning and Sustainability and the Portland Housing Bureau to meet the need for affordable housing in the city."

[3]The Grove (1907) was a **blue collar, cheap hotel** that was abandoned and boarded up. Now being "upgraded" to a boutique hotel of 112 units. It was recently purchased before being completed by Ennismore International, "a rapidly expanding European hospitality brand" owned by Sharan Pasricher.

We need to have you see Old Town and its residents through a different lens; a more people-oriented lens that respects the residents who live here and recognizes healthcare and social enterprises/entrepreneurism as measures of economic vitality.

Humanistic Lens

Looking at housing through a "humanistic lens in discussions dominated by designers, social scientists, and policy analysts" is what the author, Nicholas Dagen Bloom does in his authoritative book, **Affordable Housing in New York**. He shares stories and draws attention to New City's remarkable achievements. The view of supportive housing as an achievement is the hallmark of a caring community and one that prioritizes safety.

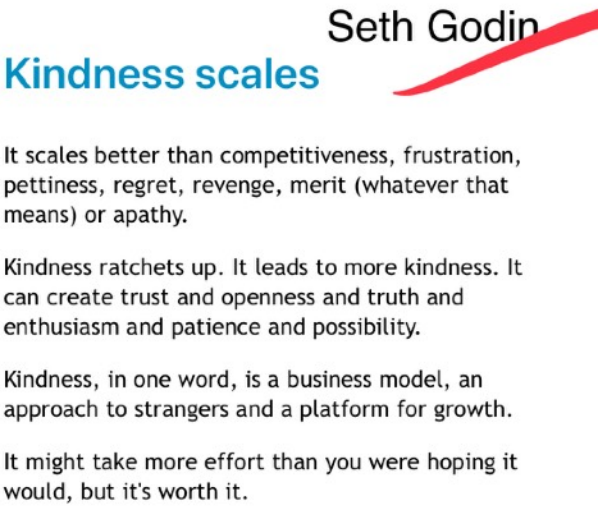
Overall we need you and City staff to look through a social lens, rather than a physical form one. Little attention has been paid to conducting social and environmental impact studies of proposed redevelopment projects on our neighbors, especially poor ones.

The lack of due diligence performed for a City/County shelter proposal is an excellent example of this building-focused planning model. The new shelter would increase the ratio of shelters to rental units/condos at the North end of the neighborhood and in the New Chinatown Japantown Historic District. With the addition of this 200 bed low barrier shelter, the ratio of sheltered to renters/owners would go from a problematic one-to-one ratio to an untenable two-to-one ratio. **Attachment F**.

Because of its rootedness in the homeless population, the factors of most importance to the neighborhood related to our day-to-day experiences are the following:

- 10% increase in homelessness from 2015 to 2017;
- crisis in access to mental health services;
- an opioid epidemic; and
- threats of reductions in Medicare, Medicaid, Social Security, SSI, SNAP, tax "reform" and other programs aimed at cutting "entitlements" at the national level.

A humanistic lens supports the City's inclusion and equity policies being applied consistently and with compassion and respect. Over the years that I have lived in this neighborhood, City officials and employees have failed to challenge the lack of representation on the part of our neighbors in testimony, meetings, and letters. Renters, residents in supportive care programs, shelter residents, condo owners - are not been found at the decision-making level. **Decisions have been made for the residents not with them or by them.**



Seth Godin

Kindness scales

It scales better than competitiveness, frustration, pettiness, regret, revenge, merit (whatever that means) or apathy.

Kindness ratchets up. It leads to more kindness. It can create trust and openness and truth and enthusiasm and patience and possibility.

Kindness, in one word, is a business model, an approach to strangers and a platform for growth.

It might take more effort than you were hoping it would, but it's worth it.

We need to change the conversations, and ultimately the future, to include a wider range of voices. Policy makers should focus on the value of healthcare, social entrepreneurism, and the intention of expanding the residential real estate cluster. Balancing social, environmental and economic factors, embracing sustainability, is what a new pair of glasses offers us - to see what's possible.

A fourth objective, there are six, is to emphasize that no matter what kind of housing we live in, what we all share is a concern for our safety.

Safety

Safety is basic, like housing.

Along with physiological needs, safety goes hand and hand to form the foundation for the success of a caring community - love and belonging. Maslow's Hierarchy of Needs reinforces the day-to-day experience of those living here that we are missing something crucial - safety - whether living in housing or on the streets.

Our neighborhood has the highest percentage of crime for drug/narcotic offenses at 22% and assaults at 6% of city-wide crimes.

To put this in personal terms, in May (blogpost) thirty-nine year old **Jacob Shroyer, my neighbor, was knifed to death** in our lobby after being chased down the block from NW Glisan to Flanders.

Since then there has been a murder around the corner, a knife attack across the street and then a third knifing on Christmas Day.

See **Attachment G, Crime Statistics**, **Portland Police Bureau**, November 2016 to November 2017 and **Attachment H, Comparison of Assaults**, murders, and drug/narcotic offenses.

"So I was out to run a quick errand and I came back and there was blood splattered all across the sidewalk right in front of my apartment," Bruce Ross told FOX 12. "There's been so much crime in this area and it's just ridiculous and there just has been no change at all."
December 25, 2017 my front door.

On the positive side, although not reflected yet in the crime statistics, and as reported by **Mayor Wheeler**, "in 2017 the City Council made progress on the issues Portlanders care about most: **housing, homelessness, public safety, economic growth,** environmental protection, equity, and government transparency and accountability."

Of particular importance in terms of our safety are these programs the Mayor cited:

- the authorization of an additional $2 million to recruit and hire more officers;
- an increase in walking beats to focus on community policing;
- a new Community Service Officer program;
- an innovative pilot project called Law Enforcement Assisted Division (LEAD) to reduce future criminal behavior by people involved in low-level drug offenses. It reduces the number of persons of color being arrested/referred to the criminal justice system; and
- safe access to public places/efforts to address crime.

Not included but *critical* to our neighborhood is the The Police Bureau's **Behavioral Health Unit**. It coordinates the response of Law Enforcement and the Behavioral Health System to aid people in behavioral crisis resulting from known or suspected mental illness and or drug and alcohol addiction. This approach to policing is what a high percentage of our residents with health issues would benefit from - including those of us who witness behavior that requires immediate attention.

The fifth objective is not to ignore the people who are in care programs or on the streets.

One way to do this is address livability; specifically the poor health of the homeless and the chaos that has played out on our streets. I **documented** the camping and drug trade over the last year and shared my photographs on social media.

Livability

Health

My focus in this paper has been on the housing landscape as the basis to better understand and embrace a branding of the neighborhood as Portland's Caring Community. Nevertheless, the people who are on the street and in care programs suffer from a high rate of disabilities and are often the victims of crime. They cannot be hidden from view.

Table 31. Housing Situation of People with a Disability—2015 and 2017 Compared

Housing Situation	Respondents with a Disability 2015 No. and (%)	Respondents with a Disability 2017 No. and (%)	Change No. and (%)
Unsheltered	1,107 (50.8%)	1,195 (47.3%)	88 (7.9%)
Emergency shelter	418 (19.2%)	824 (32.6%)	406 (97.1%)
Transitional housing	652 (29.9%)	508 (20.1%)	-144 (-22.1%)
Total	2,177 (100.0%)	2,527 (100.0%)	350 (16.1%)

Note: Percentages for 2015 are based on yes disabling conditions = 2,177 and for 2017 yes disabling conditions = 2,527.

In the 2017 **Point In Time** (PIT) study people who were unsheltered reported high rates of mental illness (44.8%), physical disabilities (38.0%), substance abuse disorders (37.5%) and chronic health conditions (26.3%).

> "We can address safety and livability issues head-on without criminalizing homelessness. After all, people living on our streets are themselves vulnerable to crime and other hazards."
> –Mayor Ted Wheeler

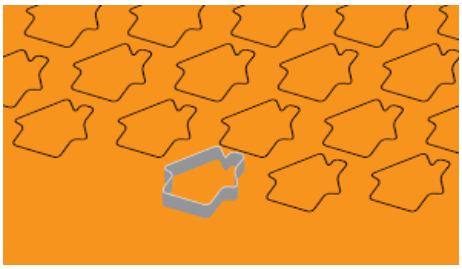
And it's not the people with mental problems who are responsible for the high rate of crime. **Research** consistently shows there is no evidence that people living with mental illness are generally more violent than anyone else.

It is unfortunate the 2017 Point in Time Study did not ask if the person had been a victim of a hate crime or violence. My informal discussions with the police, those working in shelters, and church leaders involved with homeless folks have confirmed the vulnerability of those on our streets and in care.

Neglect and Chaotic Street Scenes

Livability extends beyond safety to include many of the issues addressed this last year by the Mayor Wheeler and the City council. **Programs** have been implemented to prevent camping, improve trash removal, and remove structures on public right of way.

As anyone who lives or works in the neighborhood knows, this last year in Old Town Chinatown has tested the resolve of renters, condo and business owners to remain here. In this environment of murders/assaults, drug dealing, neglected buildings, and surface parking lots the balance has been tipped for many of us from compassion and respect to fear and distain.



What haven't worked are cookie-cutter, one-size-fits-all neighborhood programs rolled out by City agencies for the sheltered and renters that ignore our urban housing landscape and the healthcare sector.

City policies and programs are frequently designed for a suburban environment - single family housing units with homeowners who have middle to high incomes. We need community development expertise, less real estate development to support the caring community.

Examples of real estate over community development decisions and programs are

- the proposal for another 200 bed shelter[4] within a cluster of shelters at the North end of the neighborhood;
- exclusion of more "affordable housing[5]" in the development of the residential real estate market;
- exclusion of renters and those in supportive care, i.e. residents in decision-making;
- lack coordination among Bureaus regarding land use and development, the Healthy Connected Neighborhood strategy being one; and
- the strategies of our local community association and Prosper Portland created to benefit developers and property owners.

[4]A majority 55% of all shelter beds (668) in the neighborhood are in/adjacent to the the North Gate of the Historic District and the only residential cluster of 333 units. That's 365 beds to 333 rental/owned units a one-to-one ratio. See **Attachment F** for details of increasing it to 565 units to 333 a two-to-one ratio.

[5]The 2017 City Council passed a strategic framework to effectively invest $258 million in housing bond funds, and began investing funds to create and preserve 1,300 affordable units in Portland.

And we need solutions that integrate programs of individual bureaus and foster greater inter-agency coordination. As **Mayor Wheeler** wrote in his end-of year letter, "We've asked our bureaus to focus on mission-critical programs and to break down the silos that have traditionally held back progress."

My sixth and final objective is to commit to next steps by applying my experience as a sustainability advocate, communicator, renter in the New Chinatown Japantown Historic District in Old Town. I will continue in my work growing EarthSayers.tv, *Voices of Sustainability,* a search engine to curated content and social network I founded ten years ago.

NEXT STEPS

Collaboration

In performing the research for this paper, we found the need for the owners/chief executives of organizations to talk to one another - executives of housing properties in the healthcare sector (supportive care and shelters) and the residential real estate sector. A suggestion for regular meetings will be made in follow up emails and meetings with these key decision makers in the first quarter of 2018.

The business community has organized as the **Old Town Community Association** and there is an **Old Town Hospitality Group** so a name for this third group should be determined by the participants. Leadership Forums drawing the three groups together can be called by anyone group to address specific issues.

Representation

We will seek the counsel of elected City officials for how to address the need for representation by residents in the activities, meetings, and committees. The existing "hybrid" organization offered as a neighborhood association has been unsuccessful at recruiting and keeping residents, especially renters on their Board of Directors. Tokenism is not an acceptable practice by any group whether intentional or not. **Decisions have been made for the residents not with them or by them.**

Actionable Information

While the City has made some data readily accessible to the community and passed an "open data ordinance to create a policy and program to make more City data readily accessible to the community," turning data into actionable information requires software and skill levels generally considered technical and hard to come by. Cluster analysis would go a long way to identifying hot spots. Clusters give focus to local efforts to curb crime, develop residential as well as commercial properties, and locate neighborhood serving businesses.

City Bureaus analyze the City's data and issue reports that must be **customized by neighborhood and shared with citizens**. When it comes to incidence and crime data, neighborhood organizations, and the Office of Neighborhood Involvement, don't use the data to give citizens feedback on the actions they have been advised to take for their own safety. Direct access to elected official is carefully screened to eliminate some individual contributors - the criteria are not shared.

Help

As Pdxdowntowner, I will update and maintain the information contained within this paper, and offer database sources and analytical help to our neighbors in understanding housing, safety, and organizational issues affecting our neighborhood with the help of my colleague, Katherine Fischer.

About PDXdowntowner

PDXdownwtowner.com is a social network fostering leadership among neighbors and broadcasting their voices. It's where ideas, research, Point of View papers, photographs, videos, and projects come together to document the experience of living in the New Chinatown Japantown Historic District of Old Town in Portland, Oregon. Click on a link to connect.

http://bit.lv/2DJPC8I

http:bit.ly/2kRsH3w

http://bit.ly/2BLSMeZ

http://bit.ly/2BJxEWt

Ruth Ann Barrett, Sustainability Advocate, Digital Marketer, Producer, PDXdowntowner

Katherine Fischer, Tree Warden, Digital Marketer and Analyst, PDXdowntowner

January 3, 2018

Attachments

A: Supportive Care Housing (list), Page 19

B: Basic Shelters (list), Page 20

C: Median Household Income (chart), Page 21

D: Residential Real Estate Market Housing (list), Page 22

E. HealthCare Sector in Old Town (overview), Pages 23-24

F. Shelter Proposal (overview), Pages 25-27

G. Neighborhood Crime Stats (chart), Page 28

H. Neighborhood Crime compared to City-wide Stats, Page 29

I. Complete list of keywords/phrases, Page 30

ATTACHMENT A
Supportive Care

	Supportive Care Units -Attachment A						
	Year	Property	TOTAL	Median Family Income Percentage			
	Built	Name	Units	0-30	31-50	51-60	Owner
				30%MFI	50%MFI	60%MFI	
			1 person	$15,690	$26,150	$31,380	
			2 Person	$17,940	$29,900	$35,880	1 Person
							2 Person
1	1908	HOME HOTEL	29	29			FOUNTAIN VILLAGE DEVELOPMEN
	1913	ROYAL PALM HOTEL	Shelter ?				CASCADIA BEHAVIORAL HEALTHCARE
2	1903	WESTWIND APARTMENTS	66		66		WESTWIND BUILDING LLC
3	1907	MEDFORD HOTEL	62		62		CENTRAL CITY CONCERN - 30 on OTCT CA list
4	1913	HELEN ANN SWINDELLS	105		105		HELEN ANN SWINDELLS BUILDING L HOUSING AUTHORITY OF
5	1910	LYNDON MUSOLF MANOR	95	95			MUSOLF MANOR LIMITED PARTNERSHIP % INNOVATIVE
6	1914	THE ESTATE BUILDING	193	155	38		ESTATE LIMITED PARTNERSHIP % CENTRAL CITY
7	1912	SALLY McCRACKEN	95	3	92		THE SALLY MC CRACKEN BLDG LIMI COP LOW INCOME HSG %
8	1905	BILTMORE HOTEL	76	76			BILTMORE ASSOCIATES LIMITED
9	1912	BUTTE HOTEL	38		38		BURNSIDE CONSORTIUM INC %CENTRAL
10		MAYBELLE CENTER	54			54	TBD
			813	358	401	54	TBD
				44%	49%	7%	100%
		Royal Palm closed as special needs, likely to be shelter					
		Macdonald Center is now Maybelle Center					

Golden West Hotel needs to be added.

ATTACHMENT B

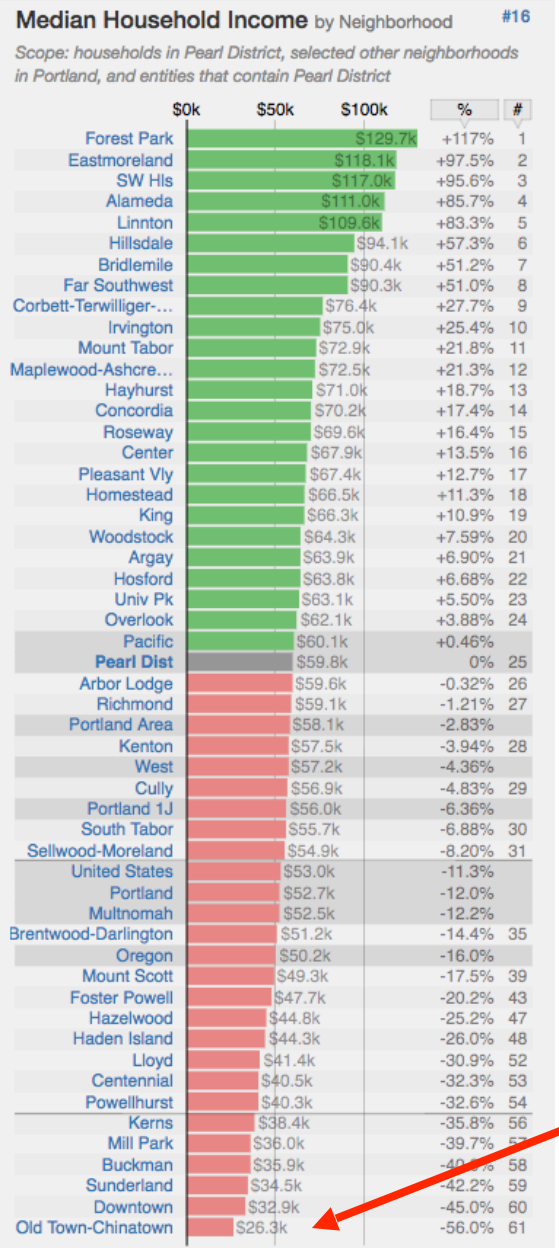
BASIC SHELTER

Basic Shelter - Attachment B

			Units	North Gate	South Gate
			BEDS	Cluster	Cluster
1927	UNION GOSPEL MISSION	11-17 NW 3RD AVE	38		38
1912	SHORELINE	123 W BURNSIDE	62		62
2012	BLANCHET HOUSE	310 NW Glisan	70	70	
	BUD CLARK COMMO	655 NW Hoyt St,	130	130	
1885	PORTLAND RESCUE MISSION	101-117 W BURNSIDE ST	98		98
1904	SALVATION ARMY HARBOR LIGHT	134 W BURNSIDE ST	105		105
	SOS Shelter	435 NW Glisan St, Portland, OR	75	75	
	Doreen's Place*	610 NW Broadway	90	90	
		TOTAL	668	365	303
	* in Bud Clark building			55%	45%

Attachment C

Median Household Income



ATTACHMENT D

Residential Real Estate Market

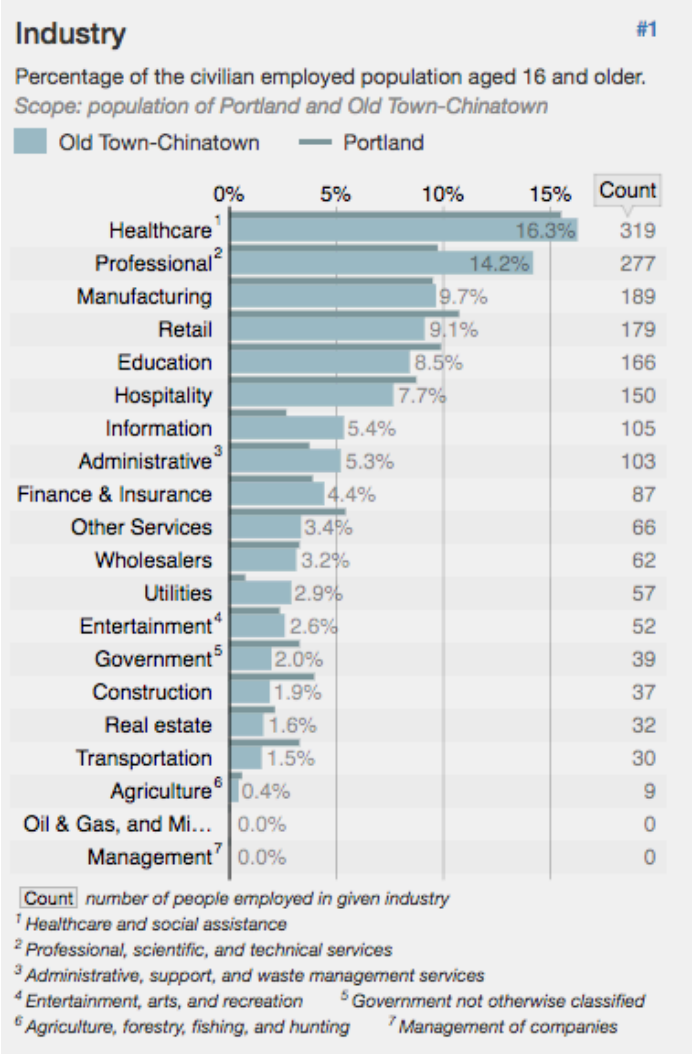
Residential Real Estate Market Attachment D

YearBuilt	CurrentPropertyName	opertyAddre	Owner	otalUnit	Median Family Income Percentage							Ch
Rental					0-30	31-50	51-60		61-80	81-120	120+	TOTAL
					30%MFI	50%MFI	60%MFI		80%MFI	100%MFI	130%MFI	
			1 Person		$15,690	$26,150	$31,380		$41,850	$52,290	$62,748	
			2 Person		$17,940	$29,900	$35,880		$47,800	$59,760	$71,712	
	YARDS AT UNION STATION	945 NW NAITO PARKWAY	PORTLAND CITY OF(PDC % PRO SVC/REAL ESTATE	290		72	218					290
2003	YARDS AT UNION STATION PHASE S	731-779 NW NAITO PKWY	GSL YARDS PHASE S INVESTORS LLC %KBRECM TAX DEPT-DALLAS MAIN	56						56		56
	FIFTH AVENUE COURT	221 NW 5TH AVENUE	ASSOCIATION OF UNIT OWNERS OF FACA CONDOMINIUM %KALBERER HOTEL SUPPLY CO	48			48					48
1904	EVERETT STATION LOFTS LLC	625 NW EVERETT ST	EVERETT STATION LOFTS LLC	47	16		5		25	1		47
1912	ERICKSON FRITZ	9 NW 2ND A	INNOVATIVE HOUSING	52	2	30	20					52
1998	FIFTH AVENUE PLACE	302-314 NW 5TH AVE	5TH AVE COMMONS LLC ET AL % MENASHE,MICHAEL E	70			70					70
2003	PACIFIC TOWER	333 NW 4TH AVE	MRA PACIFIC LLC % MENASHE,MICHAEL	156	17		139					156
1890	TBD	610 NW COUCH ST	JOLLY GREEN BUILDING LLC	13					13			13
			S-Total	732	35	102	500		38	57	0	732

Condo Units		
OLD TOWN LOFTS CONDOMINIUM ASSOCIATION %BALIMAN, JUDY	59	
MC CORMICK PIER CONDOMINIUM ASSOCIATION	307	366

Attachment E

Healthcare Sector in Old Town



Healthcare was selected as one of five economic clusters by Prosper Portland based on "local employment concentration, historic and future growth, global reputation and brand, and middle-wage job accessibility. It is the primary sector in Old Town Chinatown.

However, our neighborhood is best known as the "entertainment" district. There is an Old Town Hospitality Group with nearly 40 members listed. It is not the primary industry/sector.

Hospitality is not equated with "middle-wage job accessibility" cited in the Prosper Portland's strategy as highly desirable.

Hospitality full-time minimum wage workers have an annual mean wage of less than $25,000[1] per year. Many do not earn enough to qualifying for even 60%MFI below market subsidized units at a rent of $775 per month.

If the City Council's 25-25 workforce development strategy for the creation of 25,000 new jobs and the Youth SummerWorks program are applied to The Caring Community in meaningful ways, a "weakness" becomes the City's best opportunity for improving the economy of our neighborhood.

An affordable housing rental strategy for the neighborhood would at least look more closely at those already working in the neighborhood as prospects for new housing to maximize the number

of people who live AND work in the neighborhood as part of reducing commuting and carbon. The current strategy by the Old Town Community Association (OTCT), supported by Prosper Portland and part of the Five-Year Plan focuses on market rate housing and is predicated on the assumption that we have "too much" affordable housing at 700 units in the neighborhood.

1. Annual Mean wages, Hospitality

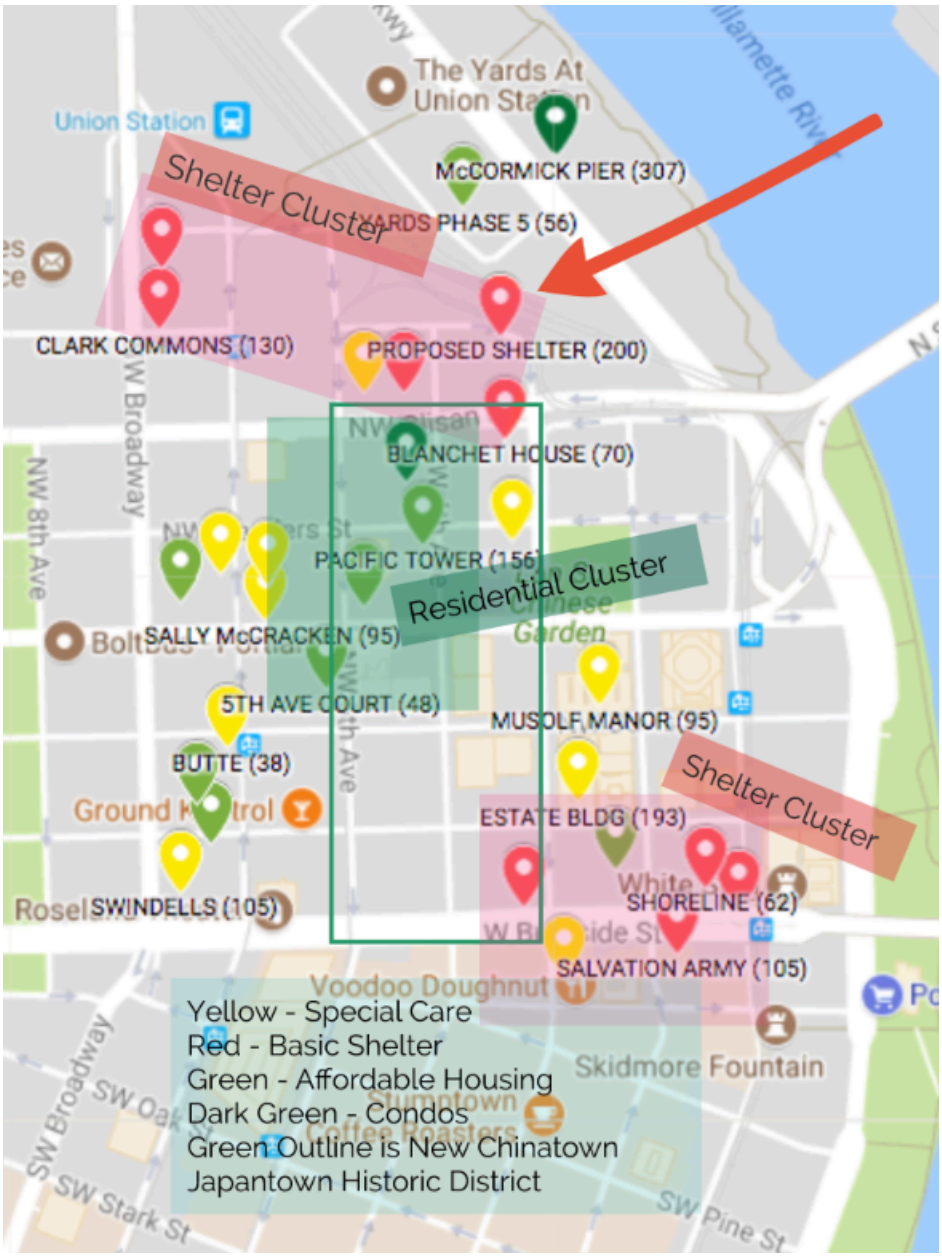
Occupation title (click on the occupation title to view its profile)	Employment	Employment RSE	Employment per 1,000 jobs	Median hourly wage	Mean hourly wage	Annual mean wage
Bartenders	9,040	7.2%	5.050	$10.65	$12.16	$25,290
Dishwashers	6,290	6.9%	3.513	$10.53	$10.77	$22,400
Hosts and Hostesses, Restaurant, Lounge, and Coffee Shop	3,650	11.3%	2.038	$10.13	$10.65	$22,160
First-Line Supervisors of Housekeeping and Janitorial Workers	1,850	13.2%	1.032	$21.07	$22.15	$46,080
Maids and Housekeeping Cleaners	14,140	6.0%	7.898	$11.24	$11.96	$24,880
Baggage Porters and Bellhops	270	29.6%	0.150	$10.93	$11.43	$23,780
May 2016 State Occupational Employment and Wage Estimates	Oregon					

Attachment F

Shelter Proposal Update

New Chinatown Japantown Historic District

Old Town Chinatown, Portland, Oregon



Proposed Homeless Shelter

Presently in the New Chinatown Japantown Historic District the ratio of special care units and shelter beds (the healthcare sector) to renters and condo owners, the residential real estate market, is 1 to 1.

This is already an over-concentration of shelters using incident and crime statistics as but two metrics or by simply walking the streets of the District and talking with people. A majority 55% of all shelter beds (668) in the neighborhood are in/adjacent to the the North Gate of the Historic District and the only residential cluster of 333 units. That's 365 beds to 333 rental/owned units.

With the new shelter, there will be two shelter units to one rental/owned units.

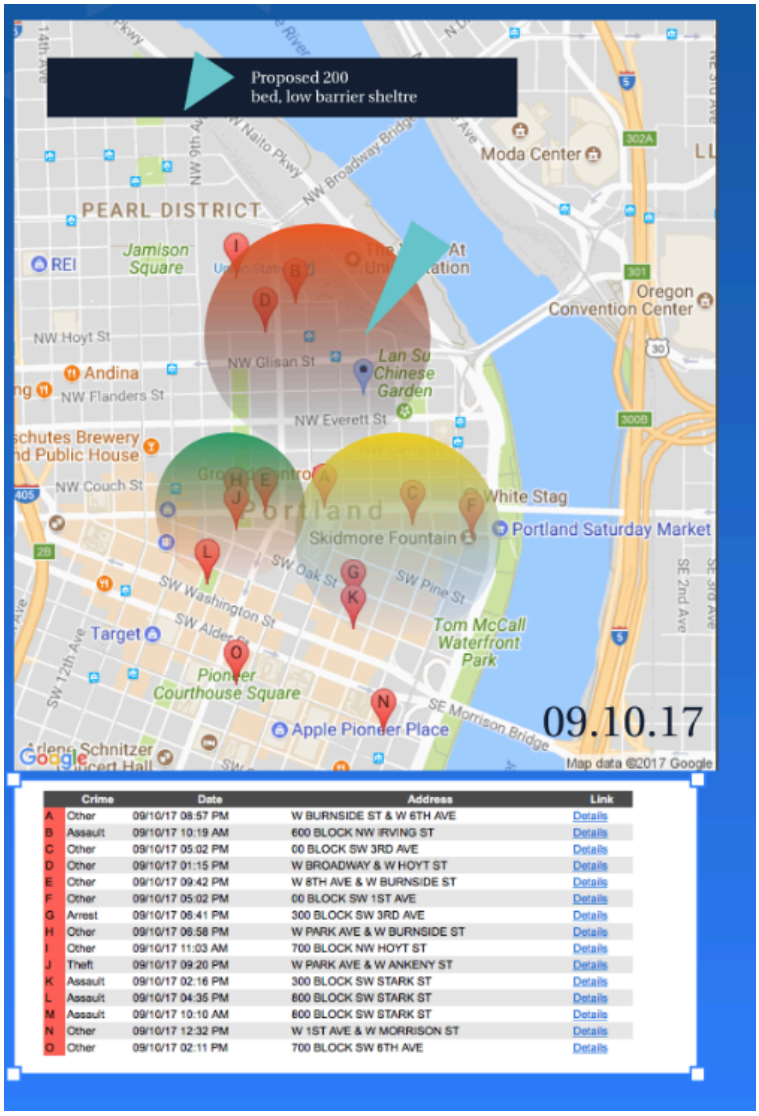
That's 274 affordable housing units and 59 condominium units (333) adjacent to the shelter cluster of 595 beds at the North Gate of the District. A majority of the affordable housing is at 60% MFI. Of the 595 shelter units in the District, 66% of all shelter beds in the neighborhood, a good 35% or over 200 people are reported as mentally disabled and/or have drug abuse issues according to the 2017 Point-In-Time study. If you assume a modest number of 75 unsheltered* and use the same 35% number we are then talking about 275 disabled folks who are not (yet) under special care.

The Police Bureau's Behavioral Health Unit is, like the Police Bureau, understaffed particularly given the size of the problem. They coordinate the response of Law Enforcement and the Behavioral Health System to aid people in behavioral crisis resulting from known or suspected mental illness and or drug and alcohol addiction.

One argument offered for the shelter was the fact that as many as 300 unsheltered are here on the streets of Old Town Chinatown. However the 2017 Point in Time Study combines Downtown, Old Town and the Pearl as one area and for these three neighborhoods combined the count was 20.7 percent of 1,668 unsheltered or approximately 345 of the people who participated in the study.

Crime Cluster

The proposed shelter within an existing shelter cluster (red) is also where crimes occur where the selling and buying of drugs is conducted openly on our streets. This category of crime is at 22% of all such crimes city-wide. Assaults are 6% and affect us all.



	Crime	Date	Address	Link
A	Other	09/10/17 08:57 PM	W BURNSIDE ST & W 6TH AVE	Details
B	Assault	09/10/17 10:19 AM	600 BLOCK NW IRVING ST	Details
C	Other	09/10/17 05:02 PM	00 BLOCK SW 3RD AVE	Details
D	Other	09/10/17 01:15 PM	W BROADWAY & W HOYT ST	Details
E	Other	09/10/17 09:42 PM	W 8TH AVE & W BURNSIDE ST	Details
F	Other	09/10/17 05:02 PM	00 BLOCK SW 1ST AVE	Details
G	Arrest	09/10/17 06:41 PM	300 BLOCK SW 3RD AVE	Details
H	Other	09/10/17 06:58 PM	W PARK AVE & W BURNSIDE ST	Details
I	Other	09/10/17 11:03 AM	700 BLOCK NW HOYT ST	Details
J	Theft	09/10/17 09:20 PM	W PARK AVE & W ANKENY ST	Details
K	Assault	09/10/17 02:16 PM	300 BLOCK SW STARK ST	Details
L	Assault	09/10/17 04:35 PM	800 BLOCK SW STARK ST	Details
M	Assault	09/10/17 10:10 AM	800 BLOCK SW STARK ST	Details
N	Other	09/10/17 12:32 PM	W 1ST AVE & W MORRISON ST	Details
O	Other	09/10/17 02:11 PM	700 BLOCK SW 6TH AVE	Details

All of us in this community are negatively affected by criminals operating among us including those unsheltered, sheltered, under care, renters, property owners, employees, business owners, visitors, and tourists.

This is a daily report from SpotCrime for a two mile radius around my apartment.

History

Click **here** for a history of opposition orchestrated by the Old Town Community Association Board beginning July 2017 and through to a letter from the Board Chairwoman, Helen Ying who reports that "we have been informed by the Joint Office, the Mayor's Office and the Multnomah county Chair's Office that the shelter will move forward as planned and **"no amount of opposition from our neighborhood association will stop it."**

ATTACHMENT G

Crime Statistics

Old Town, November 2016 to November 2017

Monthly Neighborhood Offense Statistics

Strategic Services Division, Portland Police Bureau

Last Updated:
11/15/2017 12:33:37 PM

This interactive report collects all NIBRS Group A offenses that are reported to the Portland Police Bureau. Offenses that occur outside the boundaries of a neighborhood or in areas without a defined address are included in citywide totals when specific neighborhoods are not selected.

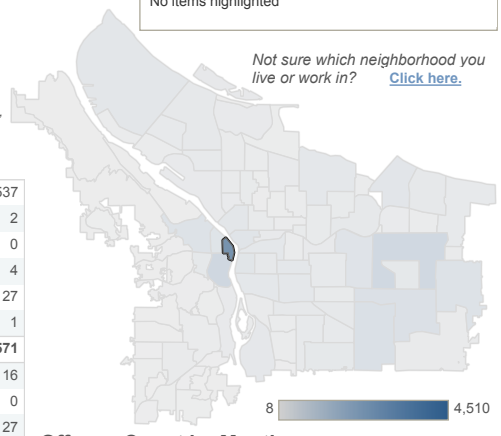
To filter statistics by neighborhood, select the neighborhood on the map. To select more than one neighborhood, drag the pointer while holding down the left button or hold the CTRL button on your keyboard while clicking another neighborhood.

Find Your Neighborhood:
No items highlighted

Filter by Reported Date of Offense:
October 2016 - October 2017

Not sure which neighborhood you live or work in? Click here.

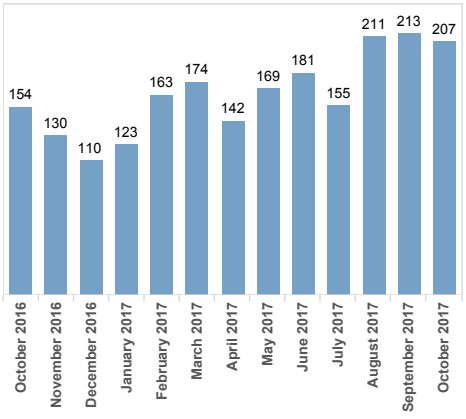
Click on an Offense Category to filter results by that particular offense. For a brief definition of the offense, hover your mouse over the offense count.



Offense Count by Category

Person	Assault Offenses	537
	Homicide Offenses	2
	Human Trafficking Offenses	0
	Kidnapping/Abduction	4
	Sex Offenses	27
	Sex Offenses, Nonforcible	1
	Total	**571**
Property	Arson	16
	Bribery	0
	Burglary	27
	Counterfeiting/Forgery	9
	Embezzlement	3
	Extortion/Blackmail	0
	Fraud Offenses	98
	Larceny Offenses	714
	Motor Vehicle Theft	60
	Robbery	47
	Stolen Property Offenses	3
	Vandalism	148
	Total	**1,125**
Society	Animal Cruelty Offenses	3
	Drug/Narcotic Offenses	391
	Gambling Offenses	0
	Pornography/Obscene Material	0
	Prostitution Offenses	0
	Weapon Law Violations	42
	Total	**436**

Offense Count by Month



ATTACHMENT H

Crime Statistics

Percent by type

Crime Stats October to October 2017

					Population		Citywide 2/2017	Old Town	Percent		Citywide Oct 2017	Old Town	Percent OT	Compare
Person	Assault Offenses	2/28/2017	3/1/2016	An unlawful attack by one person upon a	Assaults		7,518	422	6%		8,537	537	6%	115
Person	Homicide Offenses	2/1/2017	3/1/2016	The killing of one human being by anothe	Homicide		16		0%		21	2	10%	2
Person	Human Trafficking Offenses	2/1/2017	3/1/2016	To induce a person into participating in p	Human Trafficking Offenses		5	0	0%		7	0	0%	0
Person	Kidnapping/Abduction	2/1/2017	3/1/2016	The unlawful seizure, transportation, and	Kidnappings or Abductions		70	0	0%		80	4	5%	4
Person	Sex Offenses	2/11/2017	3/1/2016	Any sexual act directed against another i	Sex Offenses		598	23	4%		708	27	4%	4
Person	Sex Offenses, Nonforcible	2/1/2017	3/1/2016	Unlawful, nonforcible sexual intercourse.	Nonforcible Sex Offense		20		0%		25	1	4%	1
Person	Total	Total	Total	Total	Total	14%	8,227	445	5%		9,378	571	6%	126
Property	Arson	2/9/2017	3/1/2016	To unlawfully and intentionally damage o	Arsons		244	5	2%		338	16	5%	11
Property	Bribery	2/1/2017	3/1/2016	The offering, giving, receiving, or solicitin	Bribories		0	0	0%		0	0	0%	0
Property	Burglary	2/24/2017	3/1/2016	The unlawful entry into a building or othe	Burglaries		4,008	29	1%		4,745	27	1%	-2
Property	Counterfeiting/Forgery	2/23/2017	3/1/2016	Making or altering something with the int	Counterfeiting and/or Forgery Offenses		714	8	1%		740	9	1%	1
Property	Embezzlement	2/1/2017	3/1/2016	The unlawful misappropriation by an offe	Embezzlement Offense		147		0%		141	3	0%	3
Property	Extortion/Blackmail	2/1/2017	3/1/2016	To unlawfully obtain money, property, or	Extortion or Blackmail		19		0%		22	0	0%	0
Property	Fraud Offenses	2/24/2017	3/1/2016	Deceit to induce an entity to part with so	Fraud Offenses		5,107	89	2%		5,322	98	2%	9
Property	Larceny Offenses	2/28/2017	3/1/2016	The unlawful taking away of property fror	Larcenies		24,273	488	2%		27,732	714	3%	226
Property	Motor Vehicle Theft	2/15/2017	3/1/2016	The theft of a motor vehicle.	Motor Vehicle Thefts		5,732	49	1%		6,606	60	1%	11
Property	Robbery	2/26/2017	3/1/2016	To take or attempt to take anything of val	Robberies		1,024	43	4%		1,130	47	4%	4
Property	Stolen Property Offenses	2/1/2017	3/1/2016	Receiving, buying, selling, possessing, o	Stolen Property Offenses		115	3	3%		96	3	3%	0
Property	Vandalism	2/27/2017	3/1/2016	To wilfully or maliciously destroy, damag	Vandalisms		5,639	119	2%		6,718	148	2%	29
Property	Total	Total	Total	Total	Total	81%	47,022	833	2%		54,990	1125	2%	292
Society	Animal Cruelty Offenses	2/1/2017	3/1/2016	Intentionally, knowingly, or recklessly tak	Animal Cruelty Offenses		30	4	13%		29	3	10%	-1
Society	Drug/Narcotic Offenses	2/28/2017	3/1/2016	The violation of laws prohibiting the prod	Drug and/or Narcotic Offenses		1,705	379	22%		1,816	391	22%	12
Society	Gambling Offenses	2/1/2017	3/1/2016	Unlawful involvement in games of chanc	Gambling Offenses		0	0			0	0	0%	0
Society	Pornography/Obscene Material	2/1/2017	3/1/2016	The violation of laws or ordinances prohi	Pornography or Obscene Material Offenses		23	0			16	2	13%	2
Society	Prostitution Offenses	2/1/2017	3/1/2016	To unlawfully engage in or promote sexu	Prostitution Offenses		243	0			249	40	16%	40
Society	Weapon Law Violations	2/25/2017	3/1/2016	The violation of laws or ordinances regul	Weapons Law Violations		515	42	8%		501	36	7%	-6
Society	Total					4%	2,516	425	17%		2,611	472	18%	47
						100%	57,765	1703			66,979	2168		
					Percent of Total Crime			3%				3%		
	Ruth Ann Barrett, April 12, 2017													

Citywide Nov 2017	Old Town	% Old Town
8,540	548	6%
21	2	10%
1,824	397	22%
2,619	439	17%
66,655	2169	
	3%	

Attachment I

About PDXdowntowner	17		Male/Female Ratio, Old Town Chinatown	7
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Godin, Seth	11		Residential Real Estate Market	7,9,15,18,22,26
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Health	13		Safety	6,10,11,12,14,16,1 7
Healthcare Economic Cluster	8		Shelter Cluster	26,27
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Homeless, homelessness	1,6, 8-10,12,14,27		Shelters	4,6,10,14,15,18,26
Hospitality	9,10,15,23-24		Social Enterprises	8
Inclusionary Zoning	9		Supportive Care	4,6,8,11,15,19
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