Portland State University

PDXScholar

Asset Mapping: Community Geography Project | Institute of Portland Metropolitan Studies

Spring 2014

Factors of Inclusion and Exclusion to Housing: an Exploratory Study

Jonathan Abbott
Portland State University

Whitman A. Bouton
Portland State University

Jordan Christensen
Portland State University

Brian DiCarlo
Portland State University

Rylan Firth
Portland State University

See next page for additional authors

Follow this and additional works at: https://pdxscholar.library.pdx.edu/ims_assestmapping

 Part of the Geographic Information Sciences Commons, and the Human Geography Commons

Let us know how access to this document benefits you.

Citation Details

Abbott, Jonathan; Bouton, Whitman A.; Christensen, Jordan; DiCarlo, Brian; Firth, Rylan; Mercer, Erin; Molina Rodriguez, Erica; Sneddon, Andrew; Tucker, Chad; Walters, Brea; and Zeitz, Austin, "Factors of Inclusion and Exclusion to Housing: an Exploratory Study" (2014). *Asset Mapping: Community Geography Project*. 16.
https://pdxscholar.library.pdx.edu/ims_assestmapping/16

This Project is brought to you for free and open access. It has been accepted for inclusion in Asset Mapping: Community Geography Project by an authorized administrator of PDXScholar. Please contact us if we can make this document more accessible: pdxscholar@pdx.edu.

Authors

Jonathan Abbott, Whitman A. Bouton, Jordan Christensen, Brian DiCarlo, Rylan Firth, Erin Mercer, Erica Molina Rodriguez, Andrew Sneddon, Chad Tucker, Brea Walters, and Austin Zeitz

This project is available at PDXScholar: https://pdxscholar.library.pdx.edu/ims_assestmapping/16

Factors of Inclusion and Exclusion to Housing: an Exploratory Study

Coalition for a Livable Future, Community Partner

Senior Capstone, Spring 2014

Instructors:

Scotty Ellis

Meg Merrick

Student Contributors:

Jonathan Abbott

Whitman A Bouton

Jordan Christensen

Brian DiCarlo

Rylan Firth

Erin Mercer

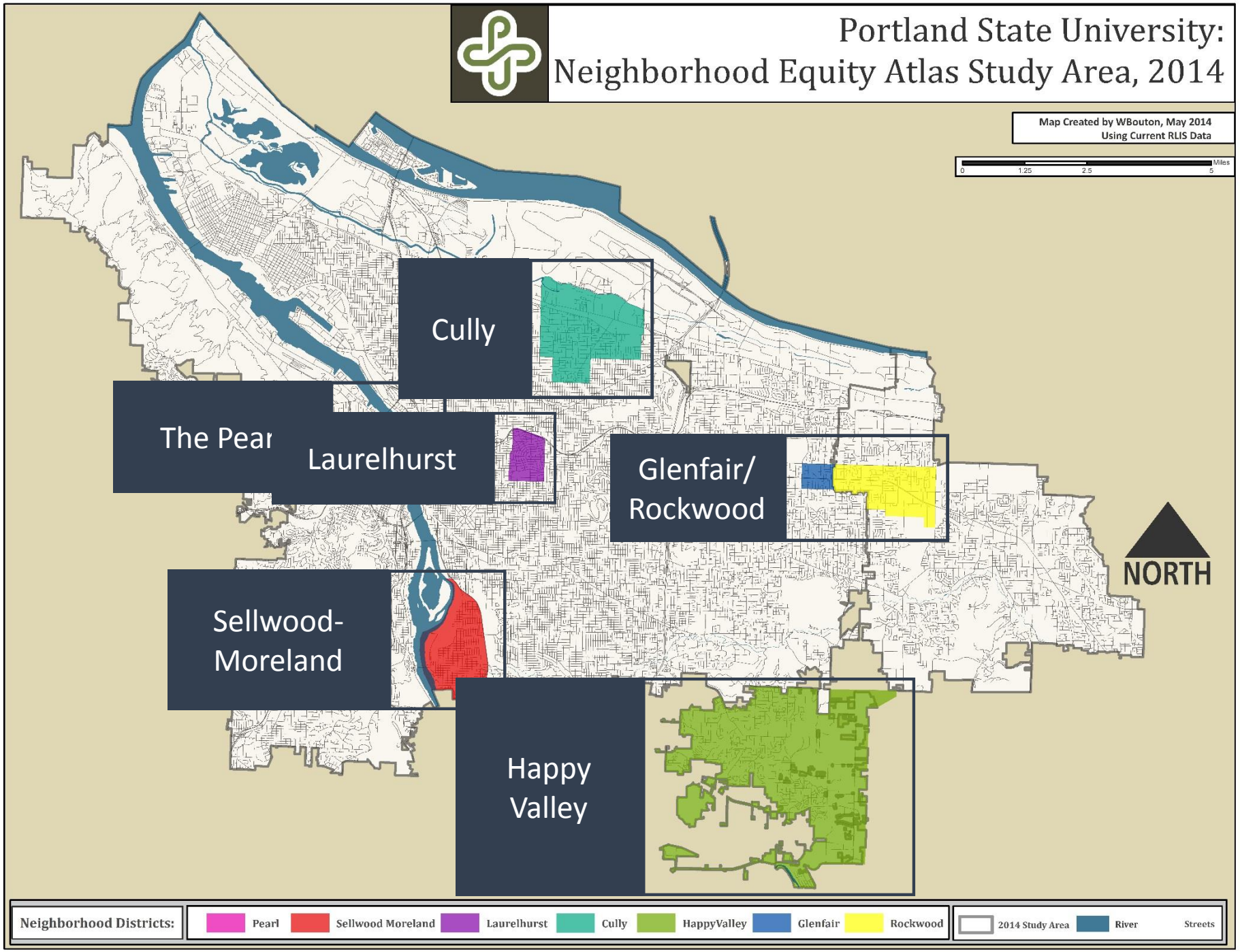
Erica Molina Rodriguez

Andrew Sneddon

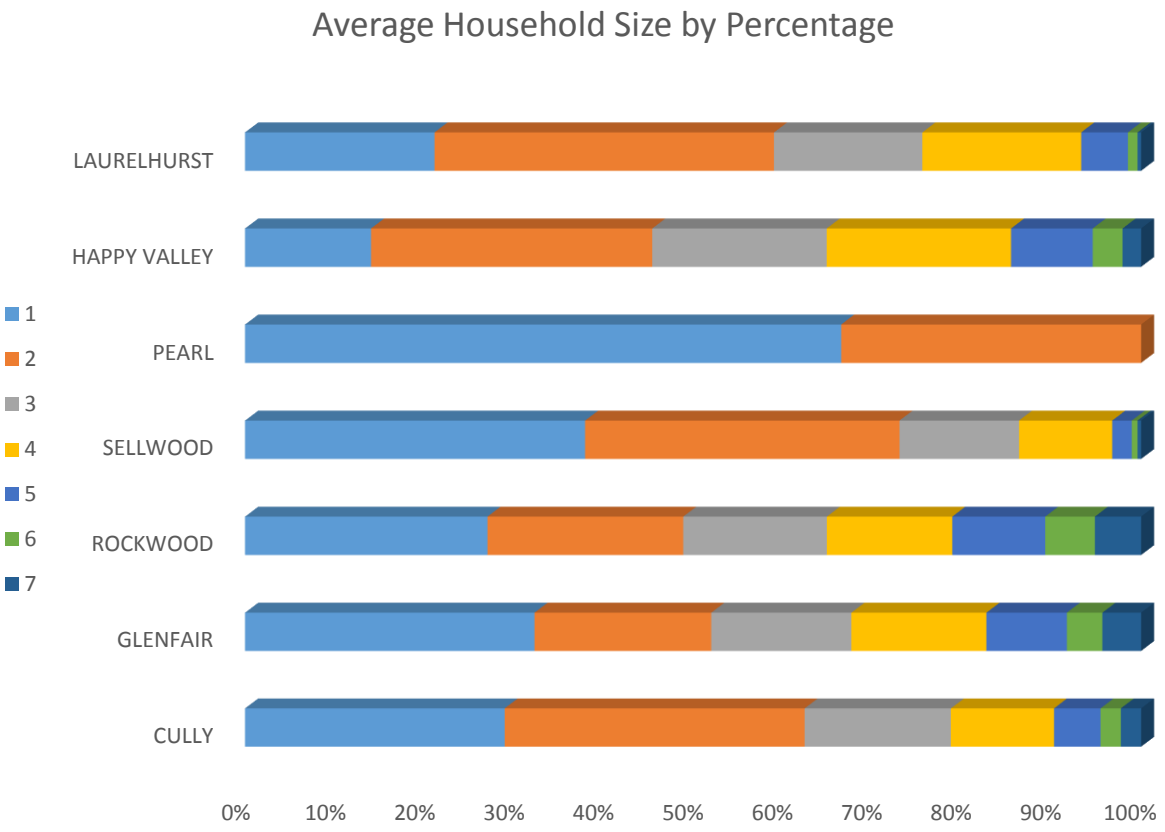
Chad Tucker

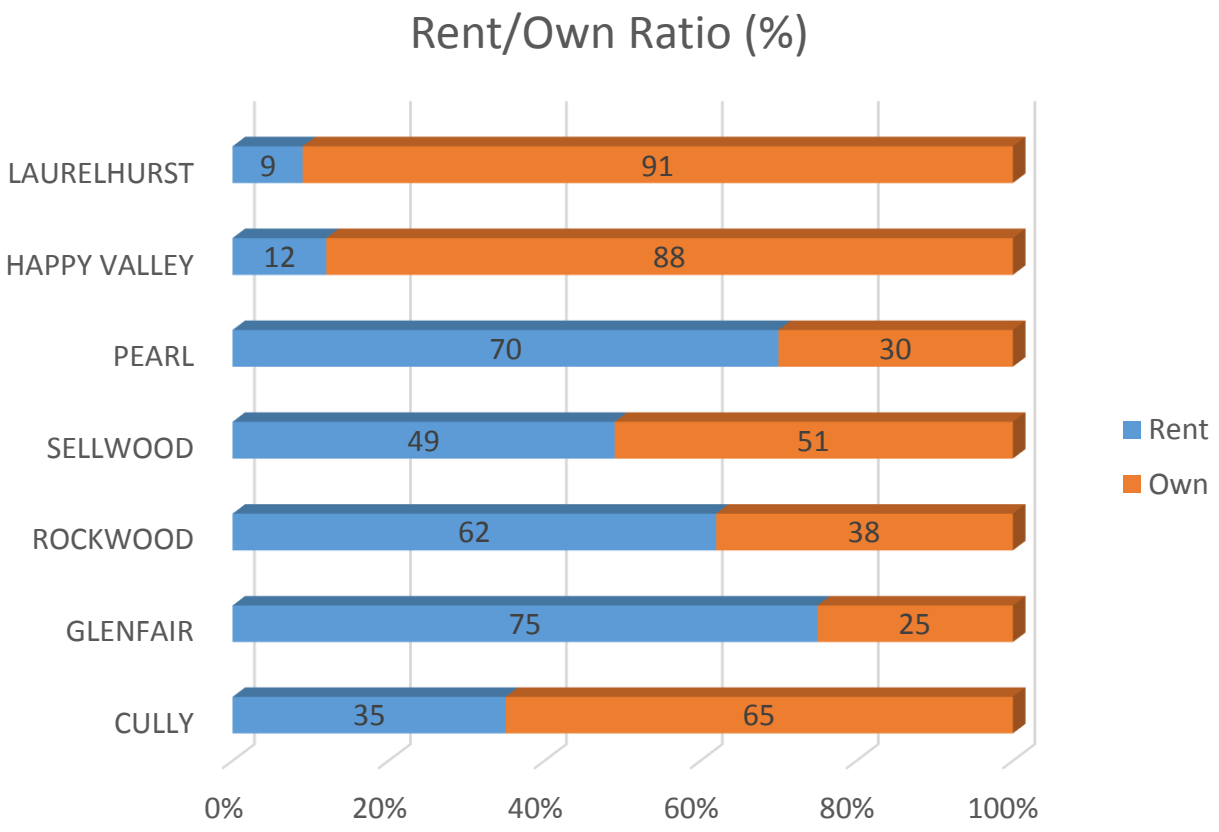
Brea Walters

Austin Zeitz

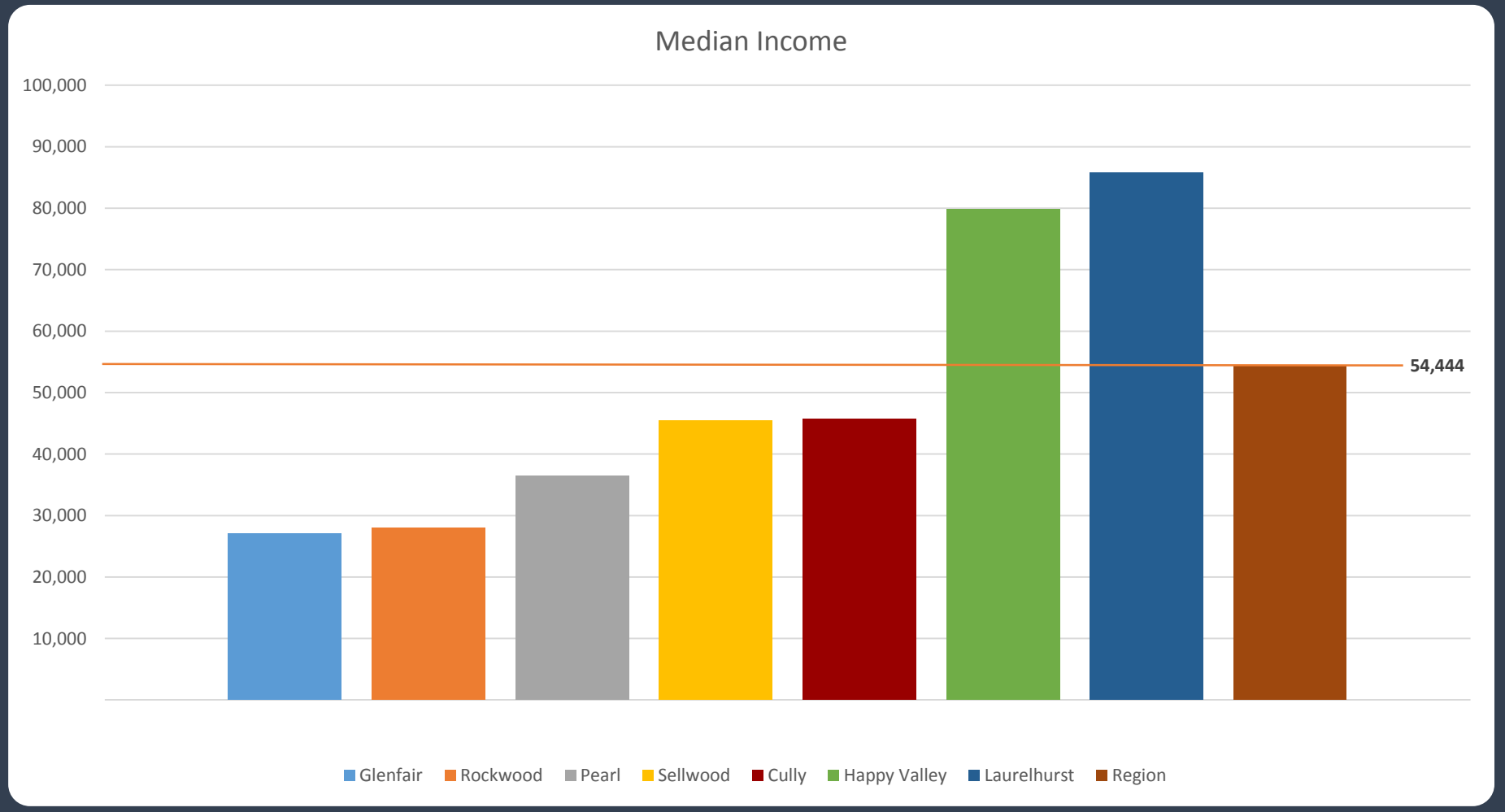

Portland State University:
Neighborhood Equity Atlas Study Area, 2014
Map Created by WBouton, May 2014
Using Current RLIS Data
0
1.25
2.5
5
Miles
Cully
The Pearl
Laurelhurst
Glenfair/
Rockwood
Sellwood-
Moreland
Happy
Valley
NORTH
Neighborhood Districts:
Pearl
Sellwood Moreland
Laurelhurst
Cully
HappyValley
Glenfair
Rockwood
2014 Study Area
River
Streets

Housing Summary Neighborhood Comparison



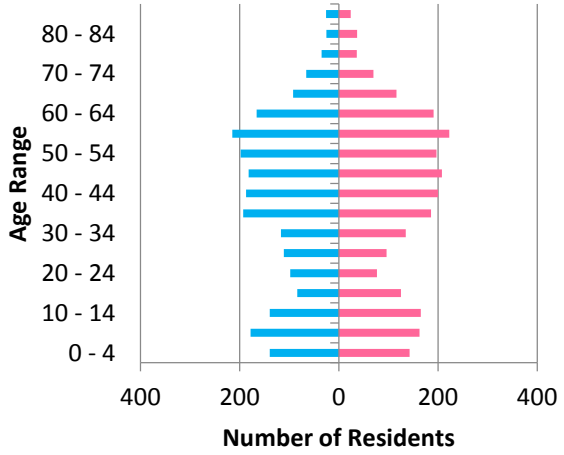


Median Income Neighborhood Comparison

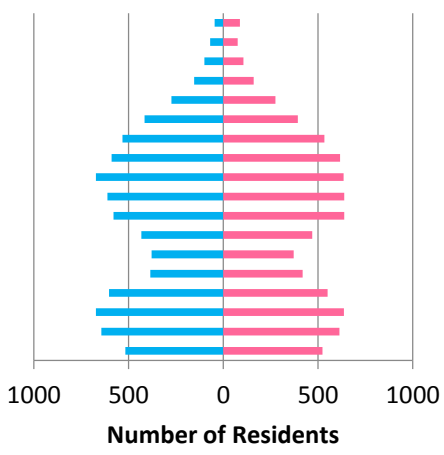


Population Pyramids Neighborhood Comparison

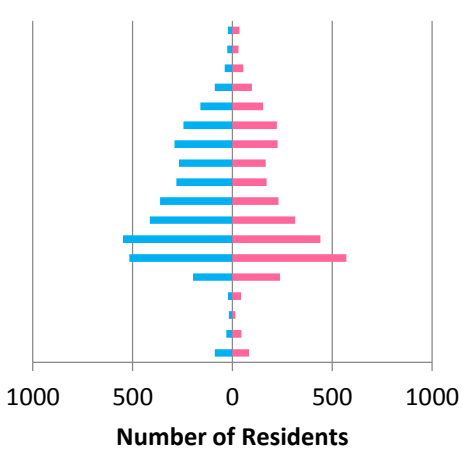
Laurelhurst



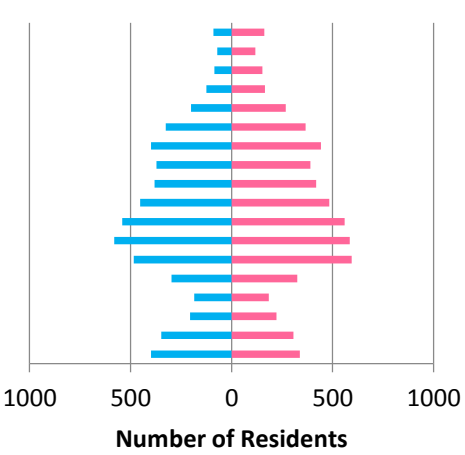
Happy Valley



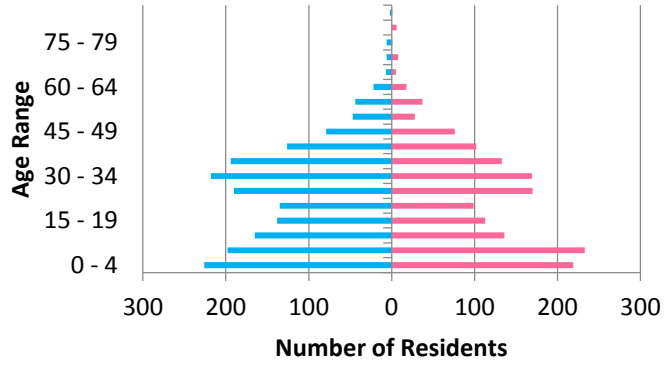
Pearl District



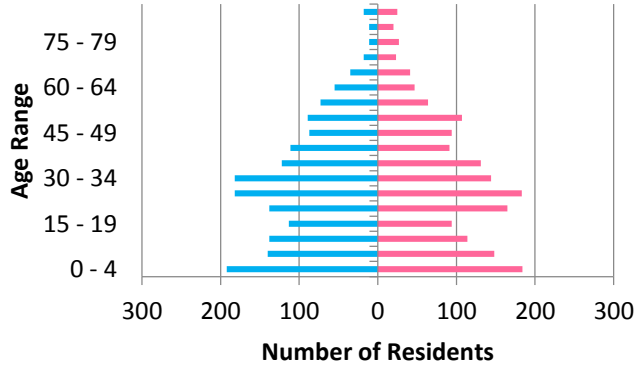
Sellwood-Moreland



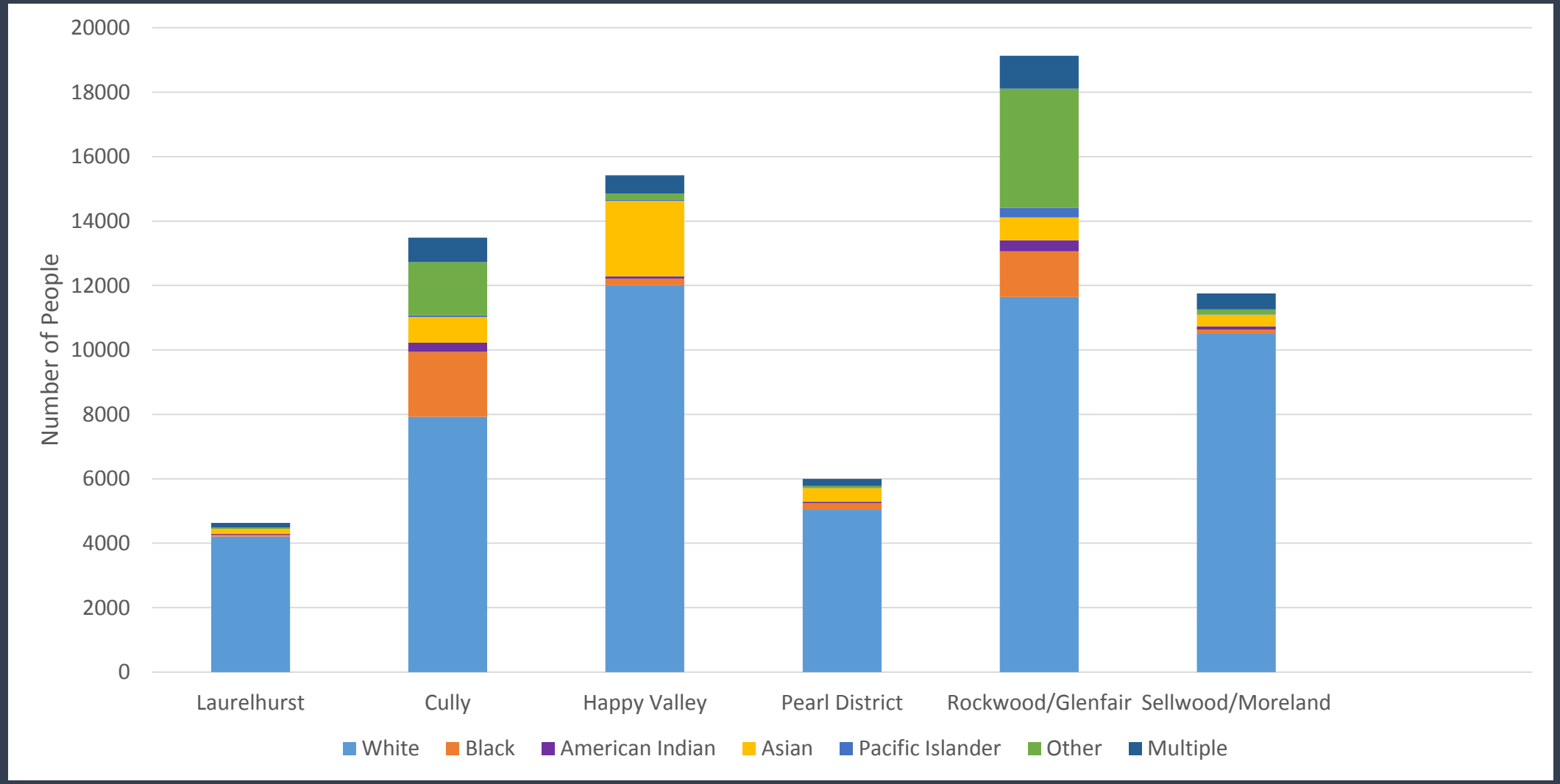
Cully



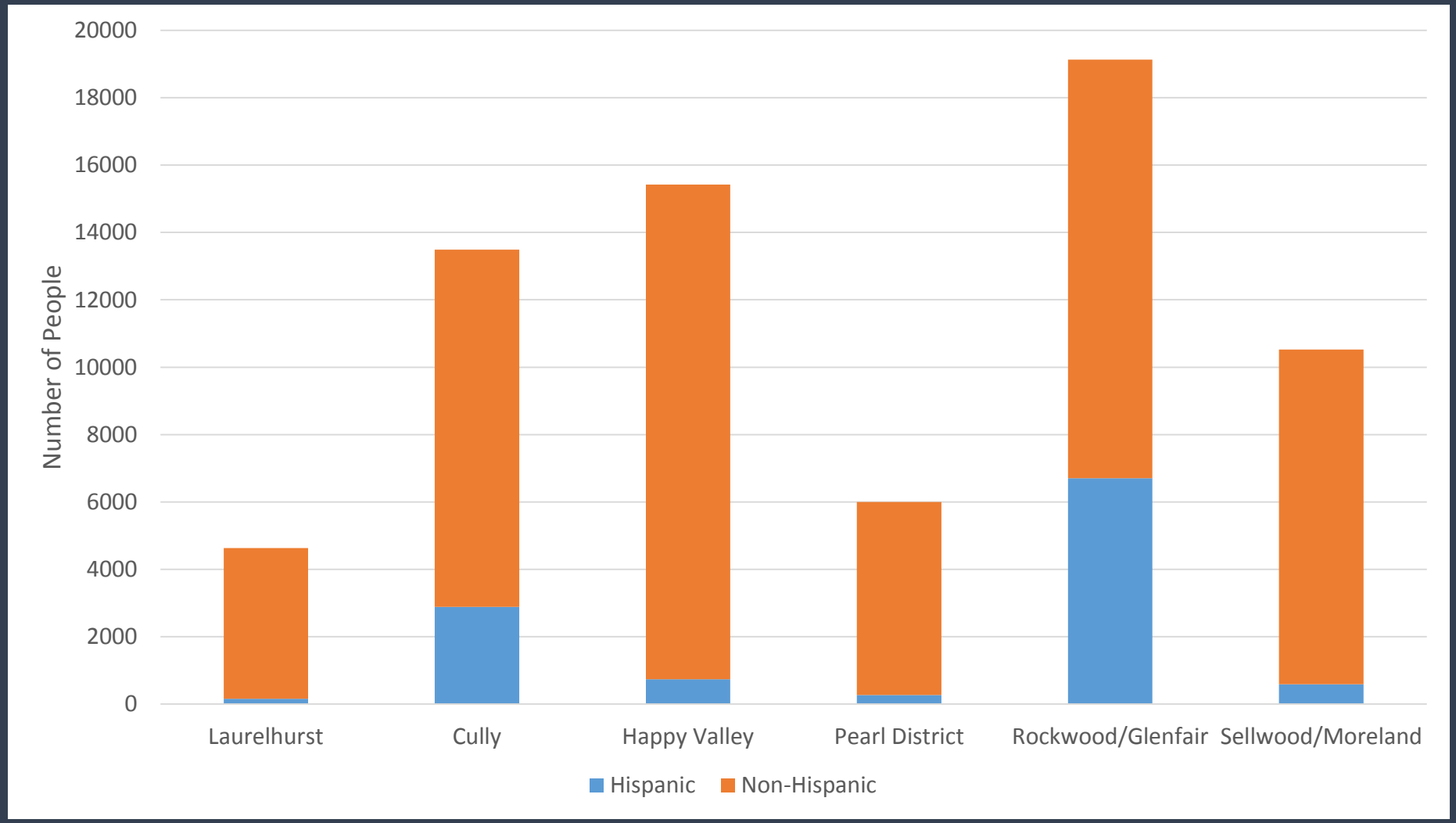
Glenfair



Racial Profiles - Neighborhood Comparisons



Ethnicity Profiles - Neighborhood Comparisons



Person/Acre Neighborhood Comparison

The Pearl District

Fieldwork

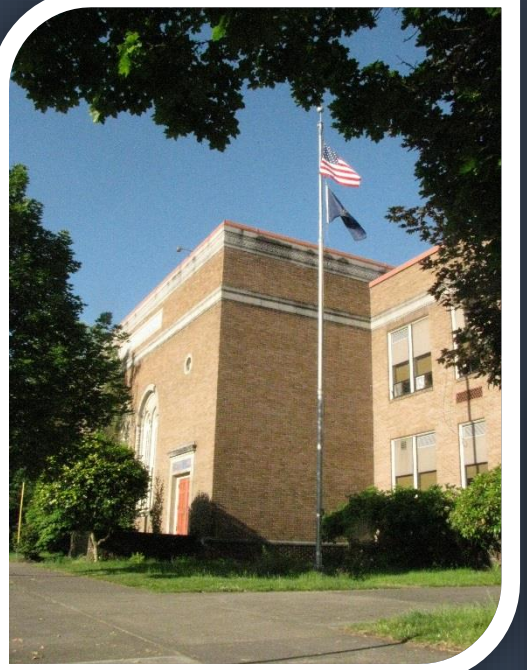
- Research Question- How does residential parking relate to issues of inclusion and exclusion in the Pearl?
- Methodology- Field data collection; ground-truthing; statistical analysis
- Findings- Few statistically significant findings; further study required
- Challenges- insufficient sample size; lack of information about surface parking availability; lack of information about in-building parking costs

The Pearl District

Recommendations for further study

- Greater focus on the relationship between low-income populations and percentage of income expended on transportation
- More information relating to the costs and availability of both surface parking lots and in-building residential parking
- Further studies concerning excludability in the Pearl may be better focused on issues of household size and the exclusion of families

Sellwood-Moreland



Llewellyn Elementary

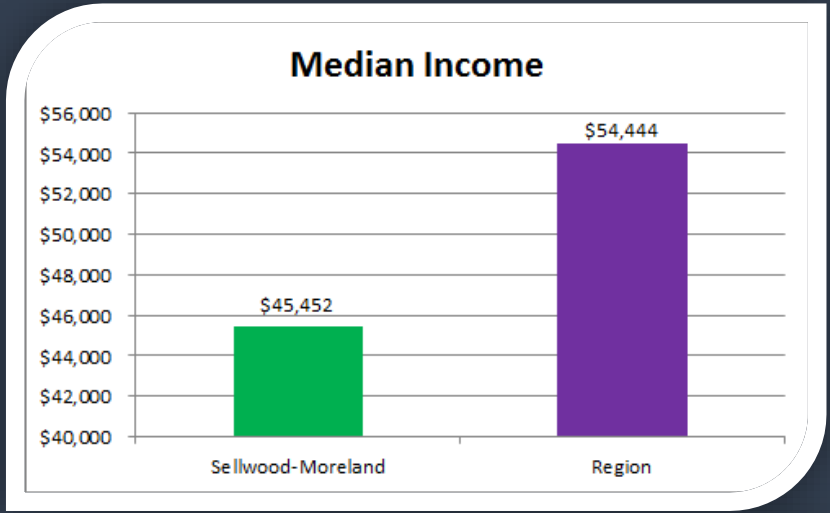
Infill

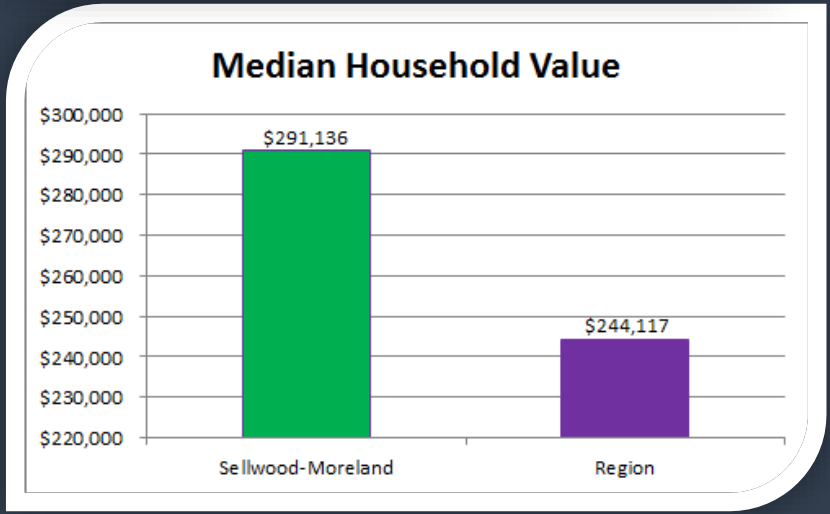
Photos by Chad Tucker

The Approach

- Research Question
  - Due to its high level of livability, is Sellwood-Moreland on the verge of becoming exclusive?
- Methodology
  - Interviews
  - US Census Data and ACS Summaries
  - Ground-truthing
  - Equity Atlas 2.0
  - Portland Public Schools website

Sellwood-Moreland

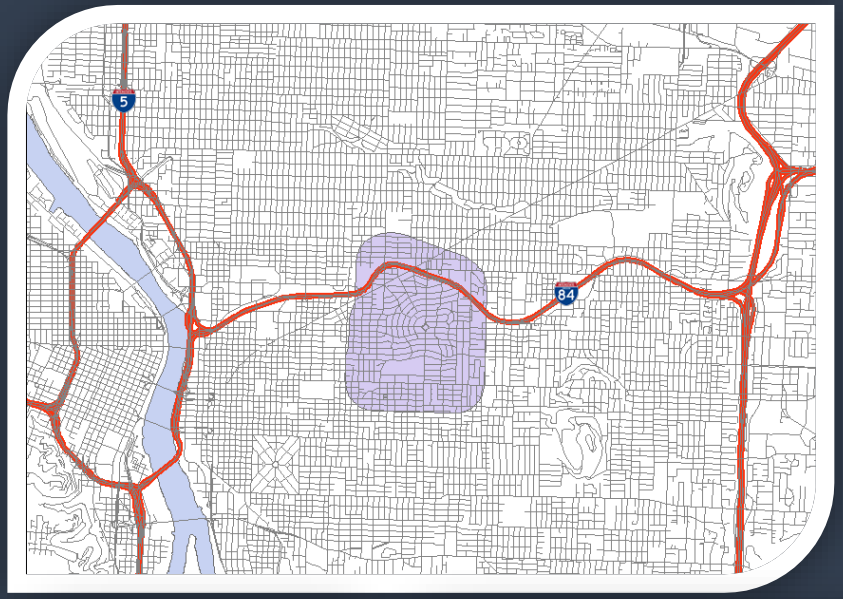




The Landing

- Findings:
  - High accessibility and quality education
  - Low Median Income vs. High Median Home Value
  - Fluctuating density through infill and downzoning
- Challenges
  - Indeterminable income for families
  - Indeterminable affect Section 8 housing has on data
  - Official definition for poverty criticized
- Concluding Remarks
  - Ambiguous statistics prevent accurate analysis of data
  - Inclusionary Zoning would not benefit neighborhood

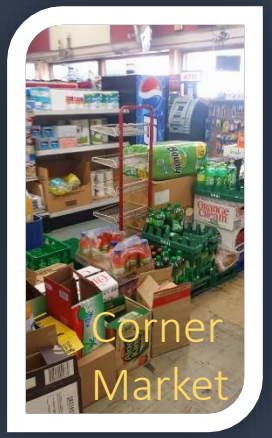
Laurelhurst



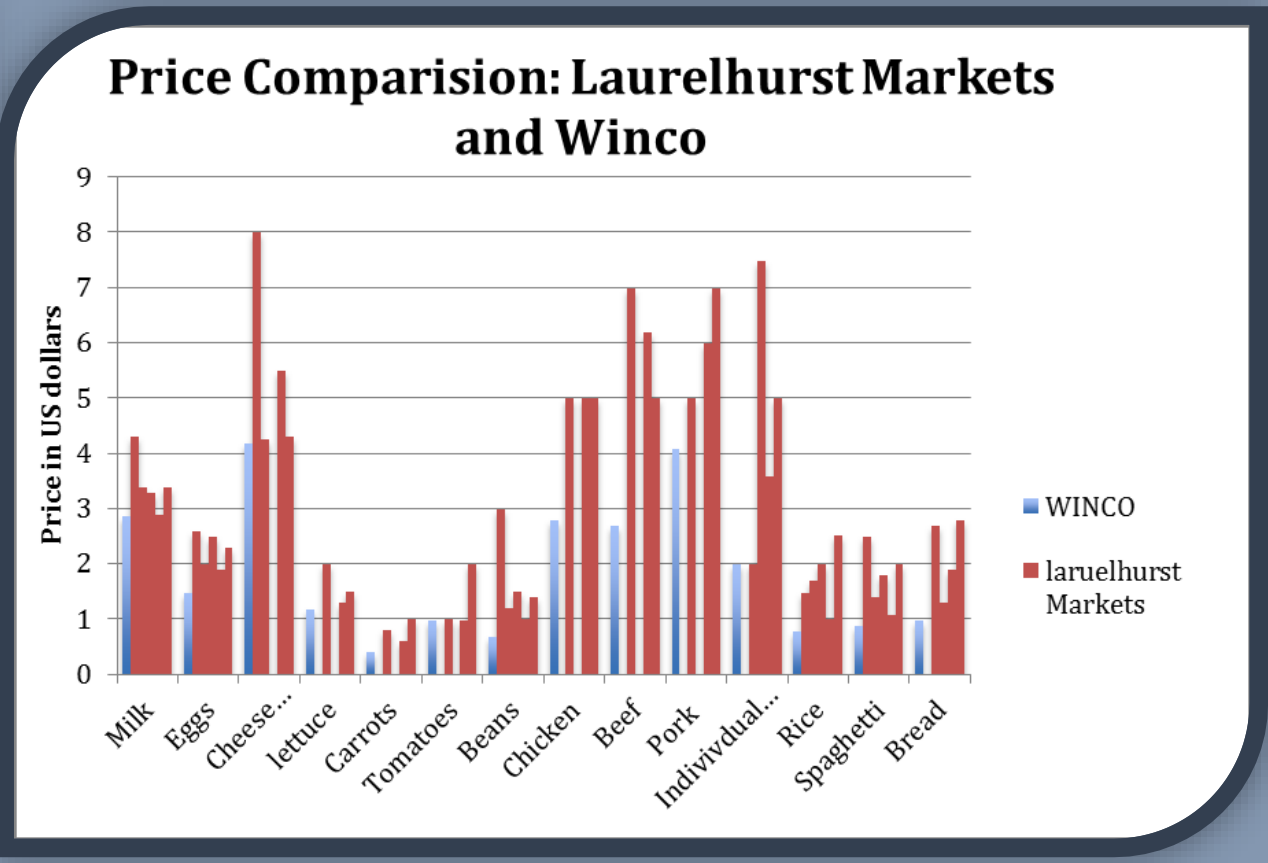
Local Market Prices vs. Winco

- **Research Question :** Laurelhurst grocery markets compared against Winco's prices to examine whether or not future inclusionary occupants may have to allocate additional finances in order to use the neighborhood markets
- **Methodology:** Using a market template set up to collect the lowest available prices in a variety of foods. The template includes produce, dairy, proteins, grains and vegetables
- **Findings:** Trader Joes and Zupans are expensive markets, yet most conveniently located. Winco is less expensive on average
- **Challenges:** Not a diverse neighborhood. Median Income is high. Most residents already rely on personal vehicles for commuting to work, so grocery shopping out of the neighborhood is not an issue, and neither is the cost of groceries. Convenience stores, contrary.
- **Conclusions**: New residents of Laurelhurst who shopped at Winco for groceries at their previous home could expect to pay $1000 more per year just for the essential grocery items

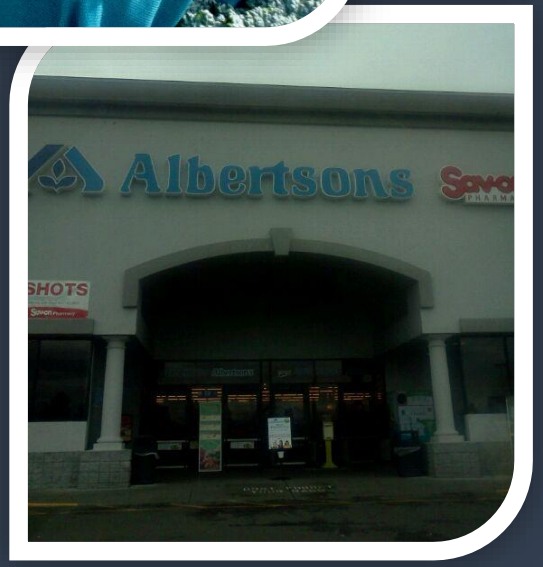
Laurelhurst



Pictures by: Rylan Firth



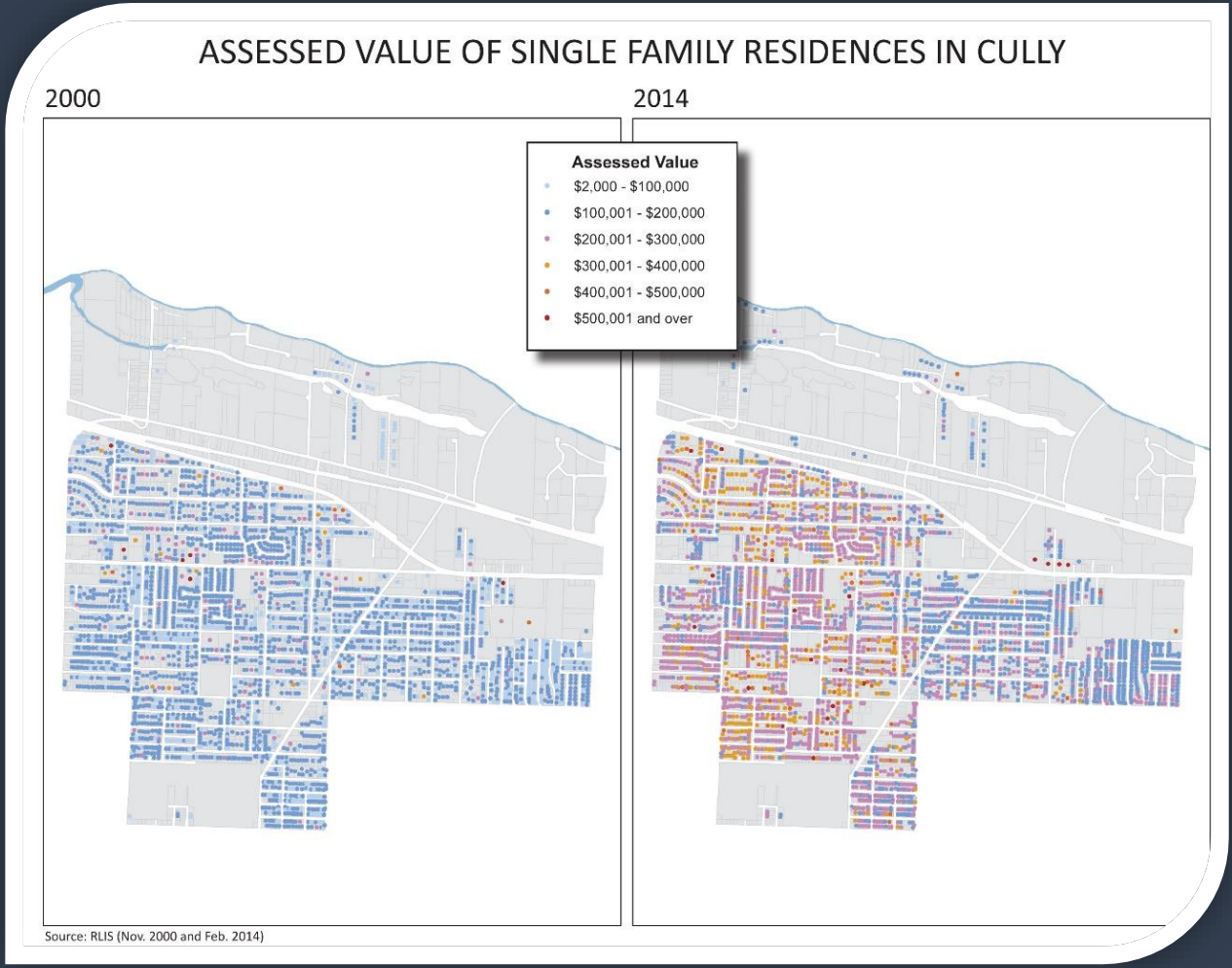
Cully



Equitable Access to Healthy Eating

- A market basket survey of Cully and the surrounding areas investigating the availability/affordability of different dietary options to the residents of the neighborhood
- Of the markets surveyed only one grocery store, Albertsons, was within the boundaries of Cully
- This Albertsons was found to have comparable prices to the surrounding grocery locales but an inferior selection of goods
- The Cully Farmers Market is a beneficial supplement but is operationally and seasonally limited (Thursday evenings June – September)

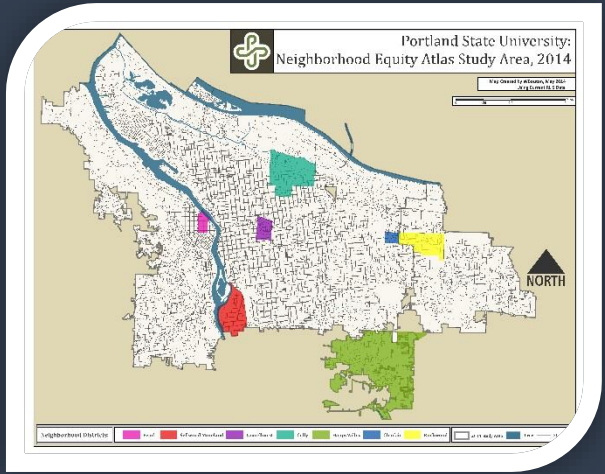
Cully

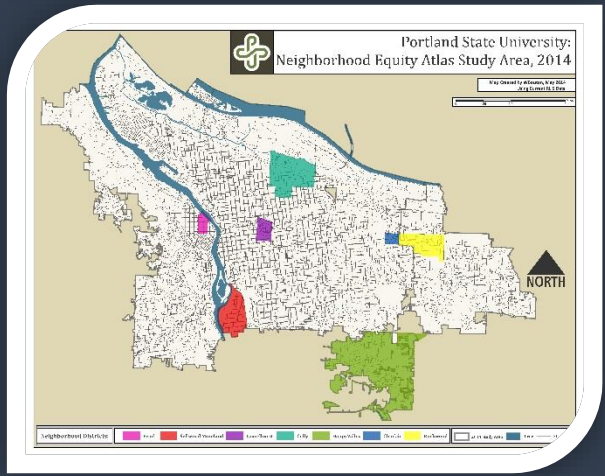


Emergent Trends

- ESRI and Equity Atlas data suggested Cully was a disenfranchised neighborhood typical of outer East Portland
- Mapping of assessed home values revealed a pattern of emergent gentrification throughout the westernmost parts of the neighborhood.
- Further research into the development patterns and business interests in this region is recommended

Rockwood & Glenfair Neighborhood

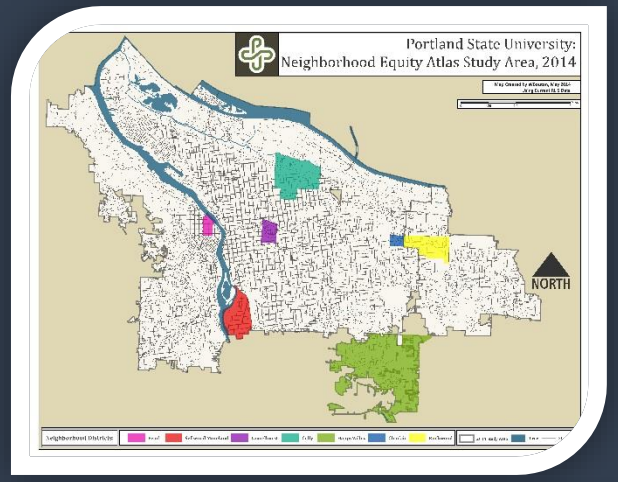


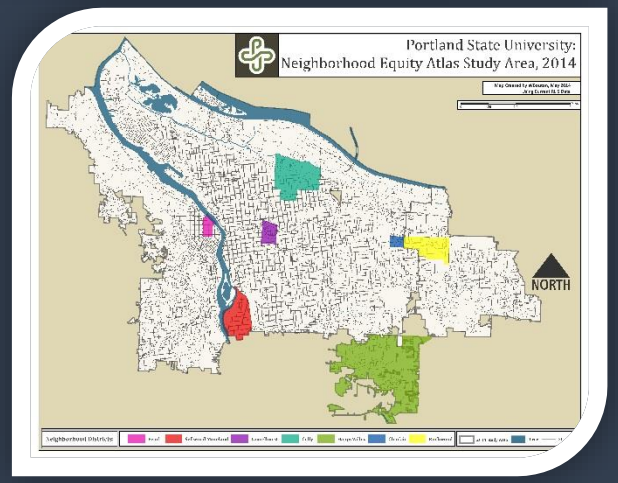


Neighborhood Profile

- **Research Questions:** How can parks in the Rockwood and Glenfair neighborhood be used to measure the inclusivity or exclusivity of the neighborhood?
- **Methodology:** Field observations at city parks in both neighborhoods consisted of photos, and field notes
- **Findings:** The parks with the most usage were parks with soccer fields and open space for community gathering
- **Challenges:** The number of fields visits were limited due to time constraints
- **Conclusions:** Open spaces are crucial to the usage of the parks in the neighborhood

Rockwood & Glenfair Neighborhood



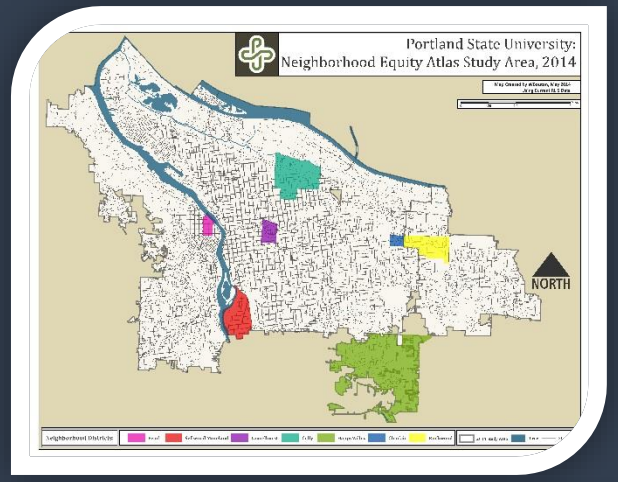


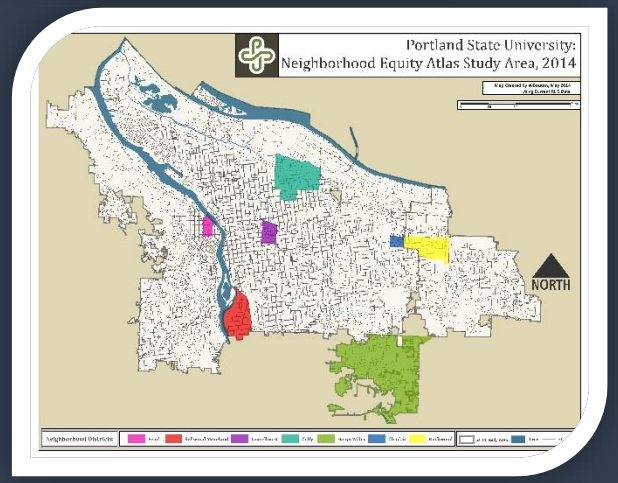
Neighborhood Profile

BATHROOMS
PLAY STRUCTURE
DRINKING FOUNTAIN
SKATING
PICNIC TABLES
BENCHES
OPEN SPACE
SOCCER FIELD
FOOTBALL FIELD
BASKETBALL COURTS
GRASSY FIELD
BASEBALL
OTHER

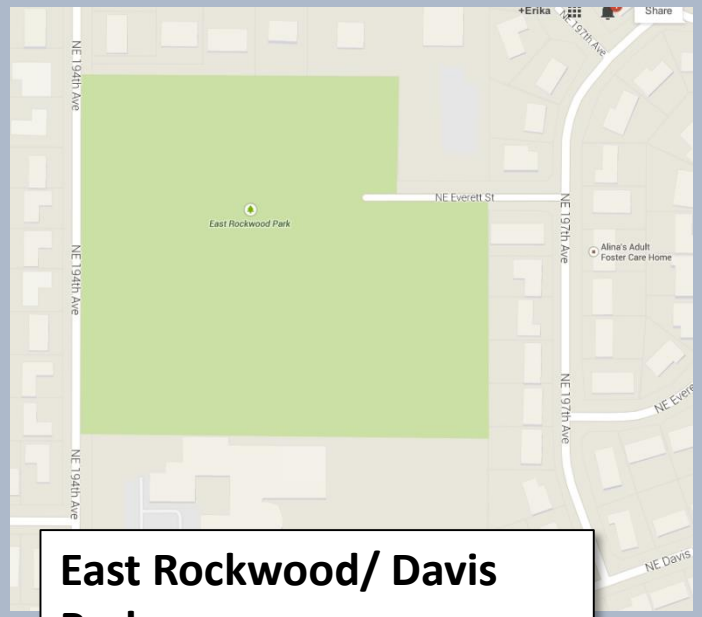
Yamhill Neighborhood Park
Park Rating: 2

Rockwood & Glenfair Neighborhood



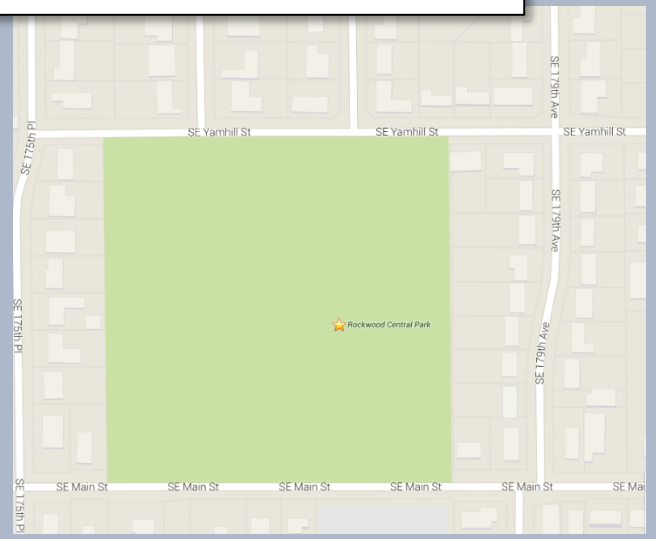


Neighborhood Profile

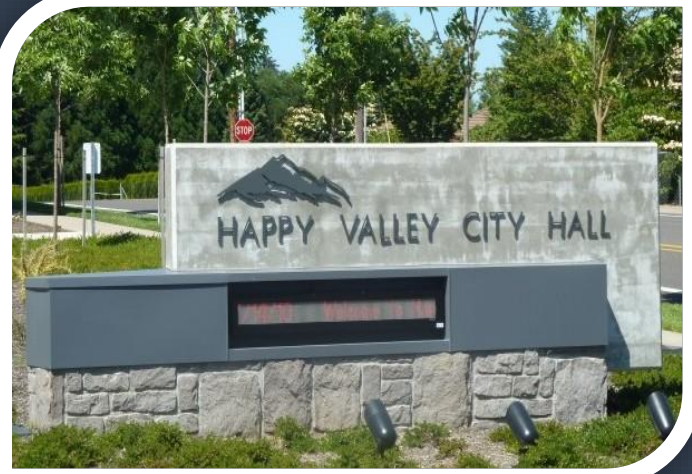


East Rockwood/ Davis Park
Park Rating: 8

Rockwood Central Park
Park Rating: 10



Happy Valley



Neighborhood Narrative and Field Work

- What types of housing are available in the area?
- How have changes in the economy affected price and growth overtime?
- Inclusionary zoning as an option

- Zoning types examined
- Housing development areas observed
- Price ranges analyzed

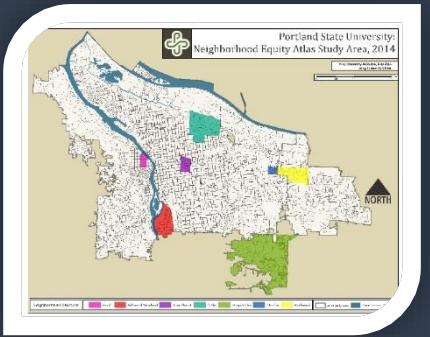
Happy Valley

Findings and Conclusions

- Increase in housing development
  - Single family housing
- Feeling of exclusivity
- Access to transportation and schools

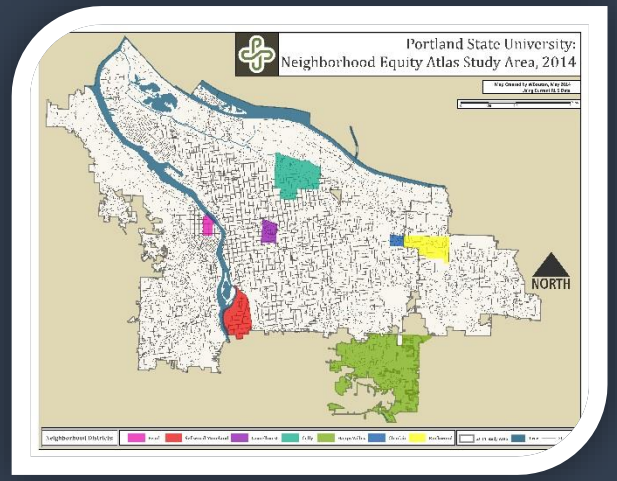
- Resurgence of growth
- Certain areas suitable for inclusionary zoning

Conclusions



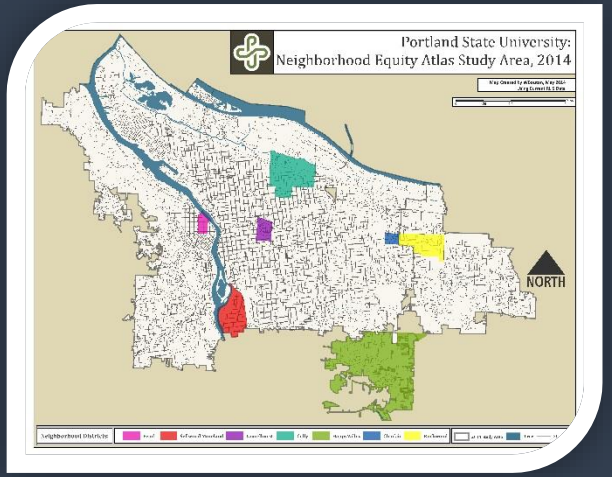
- **The Pearl:** Just providing the right proportion of affordable housing does not adequately ensure inclusion. In the pearl types and size of housing units create exclusionary conditions for low-income families with children.
- **Laurelhurst**: Market prices in this neighborhood show a distinct higher average mean than Winco
- **Sellwood-Moreland**: Ambiguity of data prevents accurate analysis of data. Rising home values may contribute to possible exclusion
- **Happy Valley**: Growing and recovering in an economic and developmental sense since the housing crisis hit in the mid 2000s
- **Cully**: Prevaling pattern of emergent gentrification throughout the westernmost parts of the neighborhood
- **Rockwood and Glenfair**: Open spaces are crucial to the park usage

Recommendations



- **Pearl District**: Include fringes into neighborhood study to be more representative of the neighborhood: including SRO's, the Right2Dream encampment, and invisible populations.
- **Laurelhurst**: explore the fluctuation of prices between Laurelhurst markets and Winco
- **Sellwood-Moreland**: Discover the true number of residents who are cost-burdened.
- **Happy Valley**: Explore the decisions and politics of this neighborhood
- **Cully**: Further research into the development patterns and business interests in this region.
- **Rockwood and Glenfair**: Exploring the future and current funding for underdeveloped parks

Summary



- Diversity of neighborhoods prevents making a conclusion about inclusionary zoning. It is just one tool for equity
- Varying costs of goods and services for each neighborhood
- Demographic data makes it easy to overlook hidden costs. Hard to determine cost of living of each neighborhood without ground-truthing
- Fieldwork also offers new frontiers to explore texture and accomplishes an accurate narrative in regards to sense of place