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

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.
http://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. For more information, please contact 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: http://pdxscholar.library.pdx.edu/ims_assetmapping/16
Factors of Inclusion and Exclusion to Housing: an Exploratory Study
Coalition for a Livable Future, Community Partner
Senior Capstone, Spring 2014

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

Instructors:
Scotty Ellis
Meg Merrick
Housing Summary Neighborhood Comparison

### Average Household Size by Percentage

- **LAURENHURST**: 50%
- **HAPPY VALLEY**: 60%
- **PEARL**: 52%
- **SELLWOOD**: 49%
- **ROCKWOOD**: 62%
- **GLENFAIR**: 70%
- **CULLY**: 65%

### Rent/Own Ratio (%)

- **LAURENHURST**: 9% Rent, 91% Own
- **HAPPY VALLEY**: 12% Rent, 88% Own
- **PEARL**: 70% Rent, 30% Own
- **SELLWOOD**: 49% Rent, 51% Own
- **ROCKWOOD**: 62% Rent, 38% Own
- **GLENFAIR**: 75% Rent, 25% Own
- **CULLY**: 35% Rent, 65% Own
Median Income Neighborhood Comparison

Median Income
Population Pyramids Neighborhood Comparison

- **Laurelhurst**
- **Happy Valley**
- **Pearl District**
- **Sellwood-Moreland**
- **Cully**
- **Glenfair**
Racial Profiles - Neighborhood Comparisons

Number of People

Laurelhurst  Cully  Happy Valley  Pearl District  Rockwood/Glenfair  Sellwood/Moreland

White  Black  American Indian  Asian  Pacific Islander  Other  Multiple
Ethnicity Profiles - Neighborhood Comparisons

![Graph showing the number of people in different neighborhoods, comparing Hispanic and Non-Hispanic populations.](image-url)
Person/Acre Neighborhood Comparison

<table>
<thead>
<tr>
<th>Neighborhood</th>
<th>Population (Persons/Acre)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Pearl</td>
<td>20</td>
</tr>
<tr>
<td>Sellwood-Moreland</td>
<td>8</td>
</tr>
<tr>
<td>Laurelhurst</td>
<td>11</td>
</tr>
<tr>
<td>Cully</td>
<td>7.5</td>
</tr>
<tr>
<td>Glenfair</td>
<td>16</td>
</tr>
<tr>
<td>Rockwood</td>
<td>13</td>
</tr>
<tr>
<td>Happy Valley</td>
<td>2.5</td>
</tr>
</tbody>
</table>
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

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
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.
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)
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.
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

Yamhill Neighborhood Park
Park Rating: 2

- BATHROOMS
- PLAY STRUCTURE
- DRINKING FOUNTAIN
- SKATING
- PICNIC TABLES
- BENCHES
- OPEN SPACE
- SOCCER FIELD
- FOOTBALL FIELD
- BASKETBALL COURTS
- GRASSY FIELD
- BASEBALL
- OTHER
Rockwood & Glenfair Neighborhood

Neighborhood Profile

Rockwood Central Park
Park Rating: 10

East Rockwood/ Davis Park
Park Rating: 8
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
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.
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