St. Johns Housing Action Plan
Acknowledgments

The St. Johns Housing Action Plan was prepared for the St. Johns Center for Opportunity by Falta Planning, a student team formed for the Portland State University Master of Urban and Regional Planning 2017 workshop. We would like to thank the St. Johns Center for Opportunity, St. Johns residents, and all of those involved in the creation of the Action Plan.

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The St. Johns Housing Action Plan (Action Plan) has been created for direct implementation by the St. Johns Center for Opportunity (SJCO). SJCO is a non-profit organization that works to strengthen the St. Johns and Cathedral Park neighborhoods through people-centered economic development and community building.

SJCO is a small but growing non-profit that has developed a reputation for bringing high-impact programs to the neighborhood. In response to the housing affordability crisis in St. Johns, SJCO recently launched a housing program to promote and achieve housing affordability in the neighborhood. As part of this program, SJCO requested a community plan from Falta Planning designed to bring disparate communities together to solve housing challenges. Specifically, SJCO requested a plan rooted in equity, meaning that St. Johns most vulnerable residents will be the first to benefit from the outcomes of the plan. Between January and June 2017, Falta Planning worked in close collaboration with SJCO and the St. Johns community to develop this Action Plan.

SJCO focus areas:

- community building
- strengthening the local workforce
- strengthening local businesses
- advocating for more affordable housing
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We (St. Johns) are right in the midst of this tremendous displacement... there’s this constant threat now.

— St. Johns resident
Introduction
The St. Johns Housing Action Plan (Action Plan) is designed to serve vulnerable St. Johns residents who are first to feel the impacts of increased housing costs and market pressures. It also intends to capture the support of residents who are not at risk of displacement but realize that the neighborhood change they fear is partly fueled by housing instability. Housing affordability impacts all St. Johns residents and this Action Plan outlines a response that includes all residents. Specifically, the Action Plan is designed to foster a willingness among community members to help implement and develop solutions that supports marginalized groups that are most at risk of displacement.

**E Q U I T Y**

The St. Johns Housing Action Plan recognizes existing housing inequities related to race, income, and power structures.

St. Johns prides itself on its undeniable sense of identity rooted in its history, geography, and most importantly, its residents. But St. Johns is changing and residents feel its identity is being threatened. For many, neighborhood change not only evokes the fear of losing the St. Johns identity, it also evokes the fear of losing one’s home. Faced with rapid increases in housing costs, St. Johns residents are feeling the burden of housing instability.
The Problem

Between July 2014 and 2015, the Portland region grew by 111 people per day.¹ During the same time, rents rose an average of 8-9%, amounting to approximately $100 per month². As housing in Portland’s Central City and inner eastside neighborhoods have risen out of reach of most residents, increasing pressure has been placed on East and North Portland neighborhoods. St. Johns has suddenly appealed to a growing number of renters and first time homeowners that can afford to pay more for housing than previous St. Johns residents.

The costs and benefits of growth in St. Johns have not been shared equally. The increase in housing costs has impacted low-income households, communities of color, and renters most severely. Many individuals and families have already been displaced from their home. Renters who could once afford to pay for a studio or one-bedroom apartment are able to stay in the neighborhood only by sharing a house with roommates for the same monthly rent. Some families who were hoping to purchase their first home in St. Johns saw their goals slip out of reach with rapidly rising home values.

Long-time residents of St. Johns also fear the growth and change taking place. St. Johns is designated as a Town Center in Portland’s 2035 Comprehensive Plan and is expected to accommodate new employment and housing opportunities. As an influx of new residents comes to the neighborhood, its small town charm may be slipping away. Residents, business owners, and local institutions are looking to shape change in a way that honors the history and strong sense of place in St. Johns.

The Action Plan provides a road map for SJCO to address housing affordability by leveraging existing neighborhood’s resources and strengths. The Action Plan is informed by best practices research, housing and demographic data, and direct community input. With a focus on equity, the Action Plan outlines a set of goals, strategies, and actions that will allow SJCO and the St. Johns community to increase housing affordability and stability.

Problem statement

What actions can the St. Johns community and the St. Johns Center for Opportunity take to address housing affordability and equity at the neighborhood scale? How can a neighborhood with a strong sense of identity build on its strengths and minimize its weaknesses to address housing challenges?

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Why a neighborhood-scale plan?

Although the housing affordability crisis extends throughout the Portland region, the impacts of the crisis are experienced most directly at the neighborhood scale. The loss of a neighbor, business owner, employee, or student due to displacement can be felt across the community. St. Johns experienced this first hand in January 2017 when no-cause evictions were issued to residents of Titan Manor, a 72-unit apartment complex. The evictions caused major disruptions to families, including those with the 59 children who were enrolled in Portland Public Schools.

Few neighborhoods have been able to organize around a common plan to influence external forces and direct the growth and development of their community. As a result, neighborhoods continue to change and families and businesses are involuntarily displaced due to rising housing costs.

The strengths, weaknesses, challenges, and opportunities faced by St. Johns are well known by many residents. By taking a neighborhood-scale approach to the Action Plan, housing affordability solutions will be crafted and implemented by those who know the neighborhood best. While the Action Plan will be specific to the special neighborhood conditions that exist in St. Johns, it will also complement regional and citywide plans, programs, and resources.
The Roosevelt High School Test

Roosevelt High School is the nexus of the St. Johns community, a place where residents from all walks of life are connected with one another. It is a place where the adolescents of St. Johns transition into adulthood. Many students of the Class of 1970 were able to transition quickly into independence and continue to call St. Johns home. Today, however, recent graduates are unable to make that same transition due to a lack of housing affordability. It is in this context that the Roosevelt High School Test was developed. If the Action Plan is successful, it will create an environment where children who grew up in St. Johns can afford to live in St. Johns as they transition to adulthood.

The Roosevelt High School Test

*Roosevelt High School represents the past, present, and future of St. Johns. All recent graduates of Roosevelt High School, regardless of their race, income, or background, should be able to afford a home to rent or buy in St. Johns. All of the goals, strategies, and actions in this Plan should reduce the barriers faced by Roosevelt High School graduates as they seek to find an affordable place to live in the neighborhood.*
There’s a lot of (affordable housing) apartment complexes out here, but there’s no programs, there’s no services, there’s no jobs, there’s transportation issues...when you talk about grocery stores, it’s about 3 to 4 miles away...it’s like a desert out here.

- St. Johns resident
State of Housing in St. Johns
Housing Trends in St. Johns

Many Portland neighborhoods are experiencing unprecedented increases in home values. As these neighborhoods become increasingly unaffordable, additional pressure is placed on neighborhoods with historically lower property values like St. Johns. As a result, many first time home buyers have rushed to St. Johns to purchase a home before property values match other gentrified neighborhoods across the city. This has caused the median home sale price in St. Johns to increase at a faster rate than almost every other neighborhood in Portland. Between 2011 and 2015, median home sale prices increased by 59.1% in St. Johns compared to 44.1% citywide. The strong demand for homes in the neighborhood is also reflected in the number of building permits issued for new single-family homes. In 2015, only three other Portland neighborhoods had more permits issued for single-family homes than St. Johns.¹

Portland neighborhoods are also experiencing unprecedented increases in rent prices. St. Johns is no exception, and rents have continued to rise despite the production of single-family and multi-family residences. The average rent per square foot in St. Johns is $1.65 per-square-foot, just six cents less than the average price per-square-foot for neighborhoods in inner and central northeast Portland.

In Spring 2017, the vacancy rate for north Portland and St. Johns was the lowest in the entire region at 1.6%⁵. The average number of days a rental unit stayed vacant was one week, matching turnover rates of high demand neighborhoods in inner and southeast Portland. The intense pressure placed on the rental market have already forced families out of their homes, likely to less expensive neighborhoods in the Portland region.

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Demographics and Existing Neighborhood Disparities

St. Johns is one of the most diverse neighborhoods in Portland, where 37% of residents are people of color. In 2014 the median household income (MHI) in the neighborhood was $42,860, compared the city average of $53,230. Each demographic group in St. Johns earns less on average than their counterparts in Portland with the most significant differences found in African American and Latino populations. St. Johns is also home to the second highest poverty rate in the city. Between 2000 and 2009, MHI dropped by $4,000 and the poverty rate increased from 19.2% to 29%. Despite the drop in income and rise in poverty, median home prices increased 59% between 2011 and 2015.

In 2016 only White and Asian households had access to homeownership and the entire rental spectrum in St. Johns. Conversely, African American and Single Mothers households had no access to housing in St. Johns. Latino and Senior households were only able to afford single bedroom units.

<table>
<thead>
<tr>
<th>Demographics and Income (2014)</th>
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<tbody>
<tr>
<td>---------------------------</td>
</tr>
<tr>
<td>Total</td>
</tr>
<tr>
<td>White</td>
</tr>
<tr>
<td>Asian</td>
</tr>
<tr>
<td>Hispanic-Latino</td>
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</table>

Source: Portland Housing Bureau, 2016 State of Housing Report, Figures Displayed in 2015 Inflation Adjusted Dollars
I moved here thirteen and a half years ago and the reason I moved here, and the reason I was able to come here, is because of an affordable housing program.

- St. Johns resident
Community Input on Housing Issues
Community Input Summary

The community outreach process and surveys responses confirmed the significant housing challenges faced by St. Johns residents that was previously seen through data. Based on survey findings, most St. Johns residents are cost burdened, spending more than 30% of their income on housing.

In the face of housing challenges, both homeowners and renters share a desire to work together to address the housing crisis. Homeowners and tenants alike are concerned about losing their historical ties in a changing neighborhood with rapidly rising housing costs, and fear the risk of displacement they see affecting many of their neighbors.

The community outreach process also revealed several specific strengths and challenges about St. Johns relevant to addressing housing affordability. However, community perceptions varied and feedback on neighborhood strengths and challenges sometimes came into conflict with each other. Nonetheless, broad themes emerged during the engagement process that helped shape the Action Plan.

Summary of Community Engagement

- 126 completed surveys
- 17 stakeholder interviews
- 3 public meetings
- 2 focus groups
- 1 table at the St. Johns Bizarre
Strengths

Input from Community Events

**Neighborhood Cohesion and Support**
- St. Johns has a strong, independent identity which makes the neighborhood more resistant to unwanted change.
- Support for affordable housing is growing, especially among homeowners and others not at risk of displacement. There is a willingness to work together to support the neighborhood’s most vulnerable residents.

**Institutional Capacity**
- Various churches within the neighborhood are organized and unified to serve the community collaboratively, especially around housing issues.
- The St. Johns Neighborhood Association acknowledges housing challenges in St. Johns and is focusing its efforts on addressing housing instability within the neighborhood.
- Local Parent Teacher Associations (PTAs) within the St. Johns Neighborhood are organized and active participants on civic issues.

**Built Environment**
- St. Johns is a complete neighborhood, with schools, grocery stores, parks, and other amenities in close proximity.
- Some subsidized affordable housing complexes in St. Johns already exist, providing opportunities for low-income renters to live in the neighborhood.
- Homeowners are interested in developing ADUs on their property to help address the affordability crisis.

Survey Results

- **% of Income spent on Housing**
  - More than 80%: 3%
  - 50% to 80%: 20%
  - 30% to 50%: 42%
  - Less than 30%: 35%
  - 0%: 3%

- **Support for affordable housing by type**
  - Large Apartment Complexes: 12.20%
  - Small Apartment Complexes: 26.48%
  - Single Family Homes: 26.13%
  - Duplex, Triplex, ADU: 30.66%
  - Other: 4.53%

65% of all respondents are burdened by housing costs. Affordable housing has become a concern of more than just the few.

- **94%** of respondents said they support the development of new affordable housing units
- **74%** of respondents expressed a willingness to be involved in housing advocacy efforts

Survey results also indicate that middle housing development, which includes ADUs, is a desired type of development.
Challenges

Input from Community Events

Rental Market
- Rapidly rising rents have created unstable rental conditions for units that are already subject to no-cause evictions and short term leases.
- New developments do not include affordable units and the few new units that are affordable are too small to serve families.
- Units designated as “affordable” are sometimes still unaffordable to residents in St. Johns due to the relatively low-income levels of neighborhood residents.
- Seniors are unable to age in place because of rising housing costs.

Homelessness
- There is a population experiencing homelessness in St. Johns and the associated issues are a widespread concern.
- People are living in their vehicles on neighborhood streets.
- There is a lack of homeless services outside the Central City. The distance of St. Johns makes accessing those resources challenging.

Built Environment
- The current location of affordable housing developments in St. Johns is a source of segregation.
- There are limited social services where affordable housing is located.
- Transit is limited and those with vehicles have far greater access to resources than those without.
- The industrial land uses that surround the neighborhood are a major source of air, land, and water pollution.

Education
- There is a lack of knowledge on how to find affordable housing or information about renters rights.
- There has been previous pushback on affordable housing developments based on stereotypes associated with affordable housing developments.

Survey Results

Top Housing Challenges

<table>
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<th></th>
<th>Renters</th>
<th>Homeowners</th>
</tr>
</thead>
<tbody>
<tr>
<td>Rent or mortgage is too high</td>
<td>77.4%</td>
<td>9.5%</td>
</tr>
<tr>
<td>Home too far from services</td>
<td>6.5%</td>
<td>42.9%</td>
</tr>
<tr>
<td>Home needs major repairs</td>
<td>9.7%</td>
<td>6.4%</td>
</tr>
<tr>
<td>Home too far from work/job opportunities</td>
<td>3.2%</td>
<td>20.6%</td>
</tr>
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The difference in primary concerns between renters and homeowners emphasize the need for targeted actions to address the challenges of both groups.

% of cost burdened renters

A large majority of renters are cost burdened, meaning they spent over 30% of their income on housing costs. With rapidly rising rents, this number will increase and more renters will become extremely cost burdened - spending over 50% of their income on housing.

1/3 of the open ended responses to ‘other’ neighborhood challenges expressed concerns over transit accessibility and traffic congestion.
94% support the development of new affordable units in the neighborhood*

74% are willing to be involved in neighborhood advocacy that will work towards making St. Johns an affordable neighborhood*

*Source: Residents Survey
“I think that it’s most important for developers that are coming into St. Johns and don’t know the community, to understand what the community is, and look at housing units that would be appropriate for the population that’s there.”

- St. Johns resident
Goal 1

*Strengthen the neighborhood’s ability to organize around housing affordability*

Build on St. John’s tradition of self organizing to bring together disparate communities and solve housing affordability challenges as a unified neighborhood.

This goal builds upon St. Johns’ long history of organizing that has previously mobilized residents to address neighborhood needs. St. Johns has proven that it can successfully organize around causes that improve the wellbeing of its residents. Community of Hope is a shelter in St. Johns that was established by North Portland pastors in response to the critical need for homeless shelters and services in the area. The St. Johns Farmer’s Market was a project initiated by local farmers and is now operated by SJCO and dedicated community members. While these are community organizing examples that have benefited many St. Johns residents, neighborhood efforts have not always included all voices or considered the concerns of marginalized residents. Some residents, such as St. Johns’ renters and residents of color need increased representation and presence in community organizing conversations. This is especially important around matters that affect them most, such as affordable housing.
Goal 2

Stop the displacement of renters

Stabilize and protect renters, like those of Titan Manor, by preserving existing affordable housing and increasing education and organizing capacity.

This goal is inspired by the mass eviction that took place at the Titan Manor market-rate apartment complex in January 2017. Not only did this eviction destabilize the lives of already vulnerable residents, it also shocked the community into realizing that St. Johns is no exception to Portland’s housing market pressures and impacts. Although the eviction notice was rescinded, many families had already moved and residents that remain are uncertain of their future at Titan Manor. This goal is essential to an Action Plan that strives to improve the housing stability of low-income households and households of color living in naturally occurring affordable housing. If this goal is successful, it will prevent events that further destabilize and displace vulnerable residents.
Goal 3

*Ensure new housing development meets the range of needs of existing residents*

Create programs that place low-income and other vulnerable households in a position to benefit from new residential development.

The Portland Housing Bureau's 2016 State of Housing report states that there is a 14.2% vacancy rate of studio apartments in St. Johns, whereas vacancy rates of other unit sizes range from 3% to 5%³. This data implies that small studio apartments are either too expensive or do not reflect the type of housing St. Johns needs. The community feels that new residential construction is focused on luxury apartments and micro studios that do not meet the needs of existing renters. These developments also lack the kinds of amenities community members desire and need to support their families.

Goal 4

*Increase homeownership opportunities for renters*

Improve the ability for all St. Johns renters to access homeownership opportunities in the neighborhood.

As home prices skyrocket in St. Johns, homeownership opportunities for first time homebuyers are quickly slipping away. This goal is necessary to address the increasing challenges faced by first time homebuyers and the future needs of neighborhood children and youth. This goal inspired the Roosevelt High School Test, where all graduates should have access to the same homeownership opportunities that their parents did. Recent high school graduates should not feel discouraged or defeated by the competitive and overwhelming process of homebuying. Actions associated with this goal should strive to increase access to homeownership opportunities for low-income and underprivileged households.
One of the biggest barriers that I think any community has to getting affordable housing is people’s images and wrong-headed ideas about property values, and who lives there.

- St. Johns resident
Strategies & Actions

Build a Strong Foundation of Community Support
Participate in the Political Process Around Housing Issues
Launch a Housing Education Program
Foster In-Placement and Preserve Market-Rate Affordable Housing
Initiate Community Driven Programs to Increase Affordable Housing Supply
Proactively Shape New Residential Development

Build a Strong Foundation of Institutional Partners
Build Capacity with Grants, Sponsorships, and Volunteers
Create a Housing Subcommittee
Renters
Homeowners
Rent or mortgage is too high
Home needs major repairs
Home too far from work/job opportunities
Other
Home too far from services

77.4%
9.5%
42.9%
20.6%
6.4%
20.6%
9.7%
6.5%
3.2%
3.2%
**Goals**

**Strengthen the neighborhood’s ability to organize around housing affordability**
Build on St. John’s tradition of self-organizing to bring together disparate communities and solve housing affordability challenges as a unified neighborhood.

**Stop the displacement of renters**
Stabilize and protect renters, like those of Titan Manor, by preserving existing affordable housing and increasing education and organizing capacity.

**Ensure new housing development meets the range of needs of existing residents**
Create programs that place low-income and other vulnerable households in a position to benefit from new residential development.

**Increase homeownership opportunities for renters**
Improve the ability for all St. Johns renters to access homeownership opportunities in the neighborhood.

**Neighborhood Strategies**

**Build a Strong Foundation of Community Support**

**Launch a Housing Education Program**

**Participate in the Political Process Around Housing Issues**

**Proactively Shape New Residential Development**

**Initiate Community Driven Programs to Increase Affordable Housing Supply**

**Foster In-Placement and Preserve Market-Rate Affordable Housing**

**SJCO Strategies**

**Build Internal Capacity with Grants, Sponsorships, and Volunteers**

**Build a Strong Foundation of Institutional Partners**

**Create a Housing Committee**
SJCO Capacity Building Strategies

SJCO is a small but growing non-profit that has developed a reputation for bringing high-impact programs to the neighborhood. However, SJCO’s housing program is new and operates on a limited budget. In order for SJCO to successfully carry out the Action Plan, additional organizational capacity is required. The first three strategies of the Action Plan are designed to increase staff, volunteer, and financial resources within the organization. If these strategies are successful, SJCO will be more effective in implementing the remaining strategies and actions of the plan.

- Build Internal Capacity with Grants, Sponsorships, and Volunteers
- Build a Strong Base of Institutional Partners
- Create a SJCO Housing Committee
The first strategy is to grow the capacity of SJCO’s new housing program through additional grants, sponsorships, staff, and volunteers. While many of the resources called for in the Action Plan will directly benefit neighborhood residents, SJCO will be the catalyst that brings these resources into the neighborhood. By increasing the staff and financial capacity of SJCO, St. Johns’ most vulnerable residents will benefit.

**High Priority Actions**

**Hire a dedicated staff member to implement the Action Plan**

SJCO should hire a Housing Program Manager to implement the Action Plan. The implementation of the Action Plan will require a dedicated SJCO staff member to manage ongoing housing programs, coordinate volunteers and committee members, and apply for grants and sponsorships. While the Action Plan is designed to be a community-driven approach, most volunteers have families and other professional obligations that limits their ability to be the primary implementer of the Action Plan. By having a dedicated staff person to oversee and coordinate all elements of the plan, volunteers and committee members will be more effective by focusing on specific actions.

SJCO has already proved their success in hiring program-oriented staff members, such as the Farmers Market Manager. It is recommended the Housing Program Manager work at least 20 hours per week and is a proficient Spanish speaker. The Housing Program Manager should be hired as soon as possible and should lead the implementation of the other capacity building actions.

**Increase grants from public sector agencies**

SJCO should ask public agencies such as Prosper Portland, PHB, BPS, and Metro to fund specific projects, programs, and staff listed in the Action Plan. SJCO has already been successful acquiring grants from various public agencies, including Prosper Portland and BPS. SJCO should strengthen these relationships and build new relationships with a variety of public agencies that fund housing projects and programs.

**SJCO Lead Implementer:** SJCO Housing Program Manager or Executive Director

**SJCO Support Team:** SJCO Board of Directors, SJCO Housing Committee

**Measurement of success:** The Housing Program Manager builds a working relationship with SJCO volunteers and Housing Committee members. Progress is made towards key actions in the Action Plan. SJCO feels they have increased capacity to address housing issues and the community feels SJCO is beginning to address housing issues.
Increase grants from private grantmakers

SJCO should use the Action Plan as a tool to increase funding from new and existing private grantmakers. The housing affordability crisis has caused many family foundations and private grantmakers to increase funding for housing related projects. The Action Plan is unique because it addresses housing affordability at a neighborhood-scale and has documented community support. SJCO should use the background research, community support, and variety of neighborhood-specific actions outlined in the Action Plan to apply for private grants.

**SJCO Lead Implementer:** SJCO Housing Program Manager or Executive Director

**SJCO Support Team:** SJCO Board of Directors, SJCO Housing Committee

**Measurement of success:** The Housing Program Manager and/or Executive Director builds new relationships with private grantmakers involved in housing issues. SJCO is aware of new grant opportunities and is invited to apply. The amount of housing-related grant funding from private sources increases.

Develop relationships with private businesses interested in community development and housing

SJCO should engage private businesses and request support for specific projects and programs in the Action Plan. SJCO is well connected with the business community in St. Johns and helps this community thrive. Some businesses, such as banks, real estate companies, and architecture firms have an interest in neighborhood housing issues and can be strategic long-term partners. SJCO should partner with these businesses to deliver specific actions that benefit both parties. For example, SJCO can partner with a local architecture firm on ADU education sessions.

**SJCO Lead Implementer:** SJCO Housing Program Manager or Executive Director

**SJCO Support Team:** SJCO Board of Directors, SJCO Housing Committee

**Measurement of success:** SJCO develops a list of potential businesses that have an interest in housing related issues. New relationships are created with businesses from a variety of sectors. SJCO receives cash sponsorships and in-kind donations from businesses.

Develop a strong base of community members that support the Action Plan

SJCO should cultivate a strong base of community members that support the Action Plan. The implementation of the Action Plan will require buy-in from residents, businesses, and institutions. By making a deliberate effort to raise awareness and develop support for the plan, it will be easier for the Housing Committee and SJCO staff to implement each stage of the Action Plan. SJCO can also engage these community members to help implement specific actions.

**SJCO Lead Implementer:** SJCO Housing Program Manager, SJCO Housing Committee

**SJCO Support Team:** SJCO Board of Directors, SJCO Executive Director

**Measurement of success:** A broad range of residents, businesses, and institutions are aware of the Action Plan. A broad range of community members take action that contribute to the implementation of the plan.
The second strategy of the Action Plan is for SJCO to build a strong base of institutional partners. While there are many public, private, and nonprofit actors involved in addressing housing challenges, St. Johns currently lacks an organized effort from these institutions. By strengthening relationships and strategic planning with other leaders inside and outside the neighborhood, the impact of SJCO and its partners will be more effective immediately and over the long-term.

### High Priority Actions

**Partner with Community Development Corporations (CDCs) to bring new affordable housing to St. Johns**

SJCO should partner with established CDCs to develop new affordable housing units in St. Johns. SJCO should leverage its knowledge of the neighborhood and increase support from the community to initiate new affordable housing developments. Established CDCs such as REACH CDC and Innovative Housing Inc. and other non-profit organizations such as Proud Ground carry the expertise and resources required to develop and manage affordable housing developments.

**SJCO Lead Implementer:** SJCO Executive Director, Housing Program Manager

**Supporting Institutions:** CDCs, Meyer Memorial Trust, PHB, and other non-profits

**Measurement of success:** SJCO creates a formal partnership with a CDC. This partnership leads to increased activity from the CDC in the neighborhood.

### Medium Priority Actions

**Partner with homeless shelters and social service providers**

SJCO should build relationships with homeless shelters and social service providers to reduce homelessness and provide essential services to the homeless population. This might include referring people to shelters, applying for grants together, etc. SJCO can also partner with churches who are not currently offering homeless services to start providing these services.

**SJCO Lead Implementer:** Housing Program Manager, Housing Committee

**Supporting Institutions:** PHB, Home Forward, Multnomah County, AllOne Community Services

**Measurement of success:** SJCO fosters partnerships between homeless services and St. Johns establishments, such as churches, in order to advance and increase the services assisting the homeless population in St. Johns.

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**Legend**

- **Timeline**
  - Short
  - Medium
  - Long

- **Feasibility**
  - Easy
  - Medium
  - Difficult
Partner with Living Cully to learn from their strategies that address housing issues

SJCO should apply for grant funding to develop a productive partnership with Living Cully that allows SJCO to learn from their proactive work around housing advocacy. Living Cully has been a successful advocate for housing stability and anti-displacement strategies in their neighborhood. Working with Living Cully and learning the inner workings of their organization would provide valuable insight to build SJCO’s organizational capacity.

**SJCO Lead Implementer:** SJCO Executive Director, Housing Program Manager  
**Supporting Institutions:** Living Cully  
**Measurement of success:** SJCO completes a grant that allows them to collaborate with Living Cully. The partnership provides insight on successes in housing advocacy work and yields an organizational roadmap that helps SJCO understand how to build capacity given their current status as an organization.

Create a SJCO Housing Committee

The third strategy of the Action Plan is to develop a SJCO Housing Committee. While there is strong motivation within the St. Johns community to address housing affordability, the neighborhood currently lacks a centralized group of community leaders and stakeholders working to achieve this goal. A Housing Committee embedded within the organization will be well positioned to support the implementation of the Action Plan.

The primary role of the Housing Committee is to work with the Housing Program Coordinator and implement the Action Plan. The Housing Committee has the potential to greatly increase the capacity of SJCO and fundraise for specific actions and strategies. In this regard, the Housing Committee will function more as a working group than an advisory group.

Capitalizing on SJCO’s success as a convener, the members of the Housing Committee will be change agents who will actively advance St. John’s housing priorities while also connecting the work of the committee to their own personal and professional communities. The Housing Committee will create many points of connection between SJCO and other groups doing housing work. This will include advocacy groups, service providers, as well as government offices. The Bureau of Planning and Sustainability, Housing Bureau, and Portland Development Commission should be asked to designate a staff person to serve as a liaison for the committee.

The Housing Committee is intended to be a standing committee that exists in perpetuity to address housing related concerns of the neighborhood.
VOTING WITH STICKERS!
What kinds of actions are you willing to contribute your time to?

Advocate for state level policies that support rental stabilizers and for access to homeownership opportunities by writing letters or emails to your local representatives.

Attend local information sessions on what it means to build an ADU and what it takes to increase the supply of affordable housing.

Promote and pass around flyers about the campaign about St. Johns' state of housing.

Participate in walking/biking tours of housing developments to observe how development could look like.

Help jump start a St. Johns tenant's coalition to empower the renters of St. Johns.

Participate in a political campaign that intends to get St. Johns on the list of Portland neighborhoods that are severely affected by the housing crisis.
People & Community Strategies

A. Build a Strong Foundation of Community Support

The community engagement process revealed that St. Johns currently does not have a diverse, cohesive, and unified coalition of residents and community leaders to collectively address the housing affordability crisis. Developing and building this community infrastructure within St. Johns is recommended as an important first step. This strategy builds on the ‘Build a Strong Foundation of Institutional Partners’, listed above, and is intended to organize everyday residents and stakeholders around housing issues.

B. Launch a Housing Education Program

The community engagement process revealed that a significant amount of St. Johns residents want to learn about and initiate solutions to address housing concerns in the neighborhood. By educating residents on targeted housing topics, everyday residents will be more likely to embrace and cultivate neighborhood based solutions. Education sessions on the neighborhood’s most pressing housing topics should be prioritized first, such as renters rights and preventing displacement. The education program should also inform residents about SJCO’s housing program and how to be involved.

C. Participate in the Political Process Around Housing Issues

St. Johns is one of the most racially and ethnically diverse neighborhoods in Portland and the threats of housing instability to these groups is becoming more prominent. Unfortunately, St. Johns has not attracted the political support required to receive the public resources necessary to relieve housing pressures on marginalized groups. SJCO should continue to be vocal about the neighborhood’s most pressing housing needs and how elected officials can help. SJCO should also recruit a broad range of neighborhood residents to engage in the political process and advocate for resources necessary to address the housing crisis.
Create a St. Johns Tenants Coalition
SJCO should develop a St. Johns Tenants Coalition to maintain and manage dialogue around housing affordability, as well as connect socio-economically diverse community members together within St. Johns. The group will serve to both foster new leaders and a sense of community.

Establish a person of color outreach coordinator for SJNA
SJCO should help SJNA create and fill a permanent position on the SJNA board that is dedicated to the engagement and inclusion of communities of color and renters. The board member should belong to St. Johns community of color and renter community.

Encourage high school students to volunteer
To stay true to the High School Roosevelt test, SJCO needs to ensure that high school students are involved in the housing advocacy efforts.

See Appendix C for full details on each Action Item
**Launch a Housing Education Program**

**Action B1**

Host education sessions related to housing affordability

SJCO should host education sessions intended to increase awareness and provide practical advice around housing affordability in St. Johns. These sessions should be held quarterly or as needed as issues arise. SJCO should recruit guest speakers that are experts on the topic.

**Action B2**

Initiate a high school education program around housing

SJCO should include high school students in their housing education efforts.

**Action B3**

Start tours of affordable housing

SJCO should organize educational tours to dispel myths associated with affordable housing and showcase the benefits of such developments within the neighborhood.

**Action B4**

Informational campaign around who lives in affordable housing

SJCO should develop educational material that reveals the range of people that actually live in affordable housing to showcase that affordable housing is for everyone, not just the few.

See Appendix C for full details on each Action Item.
Participate in the Political Process Around Housing Issues

Action C1 Create an annual St. Johns legislative housing forum
SJCO should capitalize on St. Johns’ political reach. A yearly forum should be established to convene voices and actors around pressing housing topics, organized by SJCO.

Action C2 Identify key housing policies for advocacy
SJCO should track proposed housing policies at the state and local level to ensure the community can quickly act upon causes that need to be advocated for.

See Appendix C for full details on each Action Item
Housing Strategies

D Proactively Shape New Residential Development

The actions outlined in this strategy allow SJCO to better guide different types of residential development, and determine sources of funding and processes of development that will best benefit the neighborhood and its most vulnerable residents. This strategy was created in response to community members in St. Johns expressing that they feel they are being ‘run-over’ by high-end development.

E Initiate Community Driven Programs to Increase Affordable Housing Supply

This strategy presents ways for SJCO to initiate plans for new affordable housing developments through a bottom-up approach. These actions have already been explored and discussed among community members and leaders throughout the process of creating this Action Plan. These actions require partnerships with other local organizations, which can make it easier for SJCO to organize and manage. Further support from the community might be needed for the actions to become feasible community driven projects.

F Foster In-Placement and Preserve Market-Rate Affordable Housing

This strategy attempts to take preventative measures to anticipate and mitigate displacement. This strategy is called ‘in-placement’ because it is solution oriented, describing the process of giving people the ability to stay in the communities they call home. A strong foundation of community support that is unified, educated, and actively engaged in sharing is necessary for this strategy to achieve housing stability.
Proactively Shape New Residential Development

**Action D1** Establish preventive displacement measures to address the impacts of public investment and new development

SJCO should work with their neighborhood liaison at BPS to introduce measures and steps that mitigate displacement impacts of new plans generating speculation and threatening market rate affordable housing.

**Action D2** Conduct an inventory of existing housing conditions

SJCO should create various inventories that assess the current state of housing in St. Johns and identify areas of opportunity to preserve or build affordable housing.

**Action D3** Advocate for a URA expansion along Fessenden Street

SJCO should prudently advocate that the Interstate Corridor URA expand along the Fessenden corridor in St. Johns. The reason for a URA expansion is to capture set-aside affordable housing funds and encourage the development of affordable housing and addition of neighborhood services and amenities along the corridor. A number of the neighborhood’s existing affordable housing developments are located north of Fessenden Street but the area currently lacks immediate area lacks amenities such as a grocery store.

**Action D4** Create models of different types of housing developments that are needed and desired in the neighborhood

New housing in St. Johns rarely meets the needs of the existing residents, especially the neighborhoods most vulnerable residents. SJCO should facilitate an inclusive neighborhood process to create a vision of residential development that models what the neighborhood wants to see. SJCO should then negotiate community benefit agreements (CBAs) to encourage developers to build these desired models.

See Appendix C for full details on each Action Item.
E. Initiate Community Driven Programs to Increase Affordable Housing Supply

Action E1: Collaborate with churches to explore land development opportunities

A number of churches have already taken action to address the housing crisis and are exploring affordable housing development potential on their property. SJCO should continue to encourage churches in the neighborhood who are interested in developing their land to benefit and house underserved communities. SJCO may also have a partnership role in the development, including garnering community support for the project or applying for grant funding.

Action E2: Establish a low-interest loan program for ADU development

SJCO should partner with a local bank and create a low-interest ADU loan program. Homeowners receiving assistance would agree to rent their ADU at an affordable rate for a specified amount of time.

Action E3: Advance the implementation of pod clusters

SJCO should begin a conversation around housing the homeless in St. Johns. This would also require SJCO identify land opportunities that could support the development of pod clusters to house people experiencing homelessness in the neighborhood.

See Appendix C for full details on each Action Item

Legend

- **Timeline**
  - Short
  - Medium
  - Long

- **Cost**
  - Low
  - Medium
  - High

- **Feasibility**
  - Easy
  - Medium
  - Difficult
Foster In-Placement and Preserve Market-Rate Affordable Housing

Action F1
Create and distribute handout material about housing resources and programs
SJCO should put together a list of organizations and programs that serve renters and provide opportunities for lowering housing costs. It’s important that SJCO publishes this list in Spanish and any other language appropriate for the neighborhood.

Action F2
Sign up eligible residents for Section 8
SJCO should request Home Forward conduct in person workshops in St. Johns to teach low-income renters vulnerable to displacement how to sign up for Section 8 before registration opens.

Action F3
Establish an emergency anti-displacement fund
SJCO should create a fund to help residents meet their basic needs and ensure they are not forced out of their homes when financial obstacles arise. This would be funded by the community, and could include programs like short term rent assistance.

Action F4
Promote a tenant buy back provision
SJCO should negotiate with apartment building owners intending to sell their building to give tenants priority for purchasing the building.

Action F5
Partner with PHB on a renovation assistance program
SJCO should partner with PHB to promote their home repair program that provides financial assistance to landlords to renovate and maintain buildings without increasing rent.

See Appendix C for full details on each Action Item.
St. Johns has always had an identity apart from the City of Portland, despite more than 100 years of being a part of the city...there has been a dissonance between the population of St. Johns and the bureaucracy of downtown Portland for most of those years.

- St. Johns resident
Appendix A: Planning Process

- **Project Initiation**
- **Research**
- **Key Informant Interviews**
- **Community Outreach**
- **2nd Community Meeting**
- **Focus Group with Ministry Leaders**
- **St. Johns Bizarre**
- **3rd Community Meeting - Feedback Event**
- **CAT Focus Group*”**
- **Final Action Plan**

* Community Alliance of Tenants
Appendix B: Implementation Timeline

**Action Plan**
- Final Action Plan adopted by the St. Johns Center for Opportunity

**Short term**
- Short term action items will be implemented within 1 year (Summer 2017 - Summer 2018)

**Medium Term**
- Medium term action items will be implemented within 1 - 3 years. 2018 - 2021

**Long Term**
- Long term action items will be implemented after three or more years. 2021 - ....

**Future Steps**
- Update the Housing Action Plan
  - Review all action in terms of their effectiveness and outcome
  - Create new/revised goals and actions items for housing in St. John
Appendix C: Action Items

A Build a Strong Foundation of Community Support
B Launch a Housing Education Program
C Participate in the Political Process Around Housing Issues
D Proactively Shape New Residential Development
E Initiate Community Driven Programs to Increase Affordable Housing Supply
F Foster In-Placement and Preserve Market-Rate Affordable Housing
### A1 Create a St. Johns Tenants Coalition

**Timeline:** Medium to Long  
**Cost:** Medium  
**Feasibility:** Medium

**Description:**  
SJCO should develop a St. Johns Tenants Coalition to maintain and manage dialogue around housing affordability, as well as connect socio-economically diverse community members together within St. Johns. The group will serve to both foster new leaders and a sense of community. SJCO can follow the model of People Organized for Westside Renewal (POWER), a non-profit organization in Venice, California, that used a community organizing strategy that emphasizes relationship building and direct action to create meaningful change in the neighborhood. The goal of POWER is to develop community leaders who can take on the multitude of issues affecting their communities, and win the necessary changes. SJCO can use trainings and resources facilitated by CAT, and conduct neighborhood leadership training programs to organize and amplify the voices of vulnerable community members around critical issues within the neighborhood. The coalition will also have to distinguish and advocate for both affordable and fair housing to acknowledge the additional barriers that housing discrimination imposes on communities of color. This action may require SJCO to consult with PTU for recommendations on how to run a local coalition.

**Lead Implementation Organization:** SJCO  
**Key Implementation Partners:** PTU, CAT leadership cohort graduates, St. Johns renters that actively advocate for fair and affordable housing  
**Funding:** Membership fees, donations, sponsors, public grants

**Target Audience:** Renters  
**Measurement:** A core-group of coalition members is established. There is a continuous recruiting of new members and the coalition has a known presence in the neighborhood.

### A2 Establish a person of color outreach coordinator for SJNA

**Timeline:** Medium  
**Cost:** Low  
**Feasibility:** Medium

**Description:**  
SJCO should help SJNA create and fill a permanent position on the SJNA board dedicated to the engagement and inclusion of communities of color and renters. The board member should belong to St Johns community of color and renter community. Neighborhood Associations are recognized by the city and empowered with the ability to speak for neighborhoods in an official capacity. Historically, they have mostly consisted of white middle to upper class homeowners. It is crucial moving forward for people of color and renters to have a voice and be represented in these conversations, especially around housing. This action would be a first step to greater representation of communities of color in St. Johns.

**Lead Implementation Organization:** SJCO  
**Key Implementation Partners:** SJNA, CAT leadership cohort graduates  
**Funding:** Volunteer position

**Target Audience:** Members of SJNA, renters and communities of color in St Johns  
**Measurement:** The position is filled and has helped increase the participation of people of color at SJNA meetings.
<table>
<thead>
<tr>
<th><strong>A3</strong></th>
<th><strong>Encourage high school students to volunteer</strong></th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Timeline:</strong></td>
<td>Short</td>
</tr>
<tr>
<td><strong>Cost:</strong></td>
<td>Low</td>
</tr>
<tr>
<td><strong>Feasibility:</strong></td>
<td>Easy - Medium</td>
</tr>
</tbody>
</table>

**Description:**
If the housing affordability crisis is not addressed, many current Roosevelt High School students will not be able to afford a place to live in the neighborhood. SJCO needs to ensure that high school students are involved in the housing advocacy efforts and have the ability to influence the future of the neighborhood they live in. It’s important for students to understand that the issues that SJCO wishes to address concern them, especially students coming from lower-income families and families of color. Youth voices will reinforce St. Johns’ advocacy work anchoring it to housing affordability and equity. This action item can act concurrently with the Initiate a high school education program around housing action recommended under the ‘Launch a Housing Education Program’ strategy.

**Lead Implementation Organization:** SJCO

**Key Implementation Partners:** Roosevelt High School, SUN Service System

**Funding:** Grants, sponsorships, volunteers

**Target Audience:** Youth, and High School Students

**Measurement:** SJCO High School volunteer group is formed. Actions and ideas originate and are carried into completion by students.
### Launch a Housing Education Program

**B1 Host education sessions related to housing affordability**

| Description: | SJCO should host education sessions intended to increase awareness and provide practical advice around housing affordability issues in St. Johns. These sessions should be held quarterly, or as needed, as issues arise. SJCO should recruit guest speakers that are experts on the topic and solicit sponsorships from interested organizations and business owners. The topics should address current affordable housing issues and solutions and should be informed by what the community might want to learn about in the moment. Ex: if an apartment complex in St. Johns got a mass eviction notice, set up a session that can help people understand what it means and what they can do. Based on what community members have said at community events, Falta Planning suggests the following sessions take place:  
- **ADU education sessions**: Inform people beyond basic ADU building instructions to touch on how building and renting out an ADU could help or do a disservice to vulnerable renters depending on how the owners decide to use the ADU (renting it short-term vs. long-term or market-rate vs. below market-rate).  
- **The impacts of URAs education sessions**: Inform people about the historic impacts of URAs but also their potential to fund affordable housing developments. These sessions could also provide an avenue for those who will be impacted to express their fears and concerns about URAs.  
- **Becoming a homeowner education sessions**: Inform people on ways to better prepare to buy a home. These sessions could be led by St. Johns realtors who know what a winning housing offer letter looks like.  
- **Land banking in St. Johns education sessions**: Inform St. Johns residents what it takes and what it means to land bank in the neighborhood. This was a common solution suggested at the community events and residents are clearly interested to learn more.  
- **Lease-to-own education sessions**: Inform St. Johns landowners or landlords, who wish to one day sell their property, to include a lease-to-own clause in the lease which will not only increase the profit of the seller, but make homeownership more accessible to low and medium income renter households who wish to one day own a home. |  
| **Timeline:** | Short to Medium |  
| **Cost:** | Low |  
| **Feasibility:** | Easy |  

**Lead Implementation Organization:** SJCO  
**Key Implementation Partners:** SJNA, BPS, PHB, Pro-Bono Attorneys, Housing Authority  
**Funding:** Sponsors catered to each event

**Target Audience:** Homeowners, renters, target audience of particular workshops  
**Measurement:** An education session is held quarterly and a survey distributed and completed after each session capturing the participant’s takeaway, showing that SJCO was effective in getting the important information across.
### B2: Initiate a high school education program around housing

**Timeline:** Short  
**Cost:** Low  
**Feasibility:** Easy - Medium

**Description:**
SJCO should include high school students in their housing education efforts. It's important that children and youth of St. Johns are more aware of the inequitable impacts of housing market pressures. This action is particularly relevant for limited English speaking and/or undocumented families since children tend to be the eyes and ears of their families. Educating children at school on what resources exist could help their families with their housing problems. This action also intends to create a space that starts a conversation among students. The program is not limited to awareness and should also focus on providing schools with resources as well as contacts for households experiencing housing challenges.

**Lead Implementation Organization:** SJCO  
**Key Implementation Partners:** Roosevelt High School  
**Funding:** Small grants, sponsors

**Target Audience:** Youth, underserved families, general St. Johns residents

**Measurement:** With the organizational help of SJCO, St. Johns’ schools teach students about the implications of the current Portland housing market and how it might affect them and their families.

### B3: Start tours of affordable housing

**Timeline:** Short to Medium  
**Cost:** Low  
**Feasibility:** Easy

**Description:**
SJCO should organize educational tours of affordable housing development to dispel myths associated with affordable housing and showcase the benefits of such developments within the neighborhood. In the past, St. Johns has been resistant to accepting affordable housing developments, in part because of misconceptions about these developments. The tours will demonstrate that affordable housing can help improve the quality of life for all St. Johns residents. The East Bay Housing Organizations (EBHO) is a successful model that conducts various affordable housing tours, including through unique methods, such as visiting sites in the format of cycling tours and creating online virtual tours. SJCO can partner with local bike shops or website designer to conduct these types of tours. SJCO can also provide tours as an advocacy tool, targeted to policy makers and key decision makers within the community. A potential tour destination is the new co-op building ‘Our Home’ in Cathedral Park.

**Lead Implementation Organization:** SJCO  
**Key Implementation Partners:** Affordable housing managers, community advocates of affordable housing, housing professionals, bike shops  
**Funding:** Volunteer tour leaders, small grants, sponsors

**Target Audience:** Homeowners, renters, policy makers

**Measurement:** A successful first tour generates demand for more tours. Continued interest and sign ups for tours.
<table>
<thead>
<tr>
<th>B4</th>
<th>Launch an informational campaign around who lives in affordable housing</th>
<th>Timeline:</th>
<th>Cost:</th>
<th>Feasibility:</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td>Short to Medium</td>
<td>Low</td>
<td>Easy</td>
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</tbody>
</table>

**Description:**
SJCO should develop educational material that reveals the range of people that live in affordable housing to showcase that affordable housing is for everyone, not just the few. In the past, residents have dismissed 60% MFI housing units as housing for poor people, despite St. Johns’ 2015 median family income being just under 70% MFI.* Formats could include a video, brochure, or other outreach materials. The purpose is to communicate who lives in affordable housing including teachers, service workers, and others.

**Lead Implementation Organization:** SJCO

**Key Implementation Partners:** Affordable housing managers, PHB

**Funding:** In-kind donation of graphic designer, storytellers, videographer, photographer. Small grants from private and public sources.

**Target Audience:** Homeowners and renters who do not live in affordable housing

**Measurement:** An increasing number of volunteers use the information from this campaign to recruit new volunteers and advocate for affordable housing.

* Calculated with numbers from 2015 HUD Median Family Income and Rent report & 2011 - 2015 ACS data
### C Participate in the Political Process Around Housing Issues

<table>
<thead>
<tr>
<th>C1</th>
<th>Create an annual St. Johns legislative housing forum</th>
<th>Timeline: Short</th>
<th>Cost: Low</th>
<th>Feasibility: Easy</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Description:</strong></td>
<td>SJCO should establish an annual housing forum to convene actors and establish or influence new housing legislation. An annual housing forum should be designed to convene key actors and build support for housing legislation that will benefit the neighborhood. Elected officials should be an integral part of the housing forum, building a connection between the work of community members and those representing them.</td>
<td></td>
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</tr>
<tr>
<td><strong>Lead Implementation Organization:</strong></td>
<td>SJCO</td>
<td><strong>Key Implementation Partners:</strong></td>
<td>Representative from the 44th district, Senator from the 22nd district</td>
<td><strong>Funding:</strong></td>
</tr>
<tr>
<td><strong>Target Audience:</strong></td>
<td>St. Johns residents</td>
<td><strong>Measurement:</strong></td>
<td>A yearly forum is held and repeated the following year.</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>C2</th>
<th>Identify and track key housing policies for advocacy</th>
<th>Timeline: Short</th>
<th>Cost: Low</th>
<th>Feasibility: Easy</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Description:</strong></td>
<td>SJCO should inventory and track proposed housing policies at the state and local level to ensure the community can quickly act upon a cause that needs to be advocated for. As a neighborhood, St. Johns cannot create policy changes needed to address important housing concerns, but it can identify key policies to advocate for. Engaged community members should provide public testimony and demand action on current housing policies.</td>
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<tr>
<td><strong>Lead Implementation Organization:</strong></td>
<td>SJCO</td>
<td><strong>Key Implementation Partners:</strong></td>
<td>CAT, PTU</td>
<td><strong>Funding:</strong></td>
</tr>
<tr>
<td><strong>Target Audience:</strong></td>
<td>St. Johns residents</td>
<td><strong>Measurement:</strong></td>
<td>A running list of proposed state bills, ordinances and policies is created and updated by SJCO.</td>
<td></td>
</tr>
</tbody>
</table>
D1  Establish preventive displacement measures to address the impacts of public investment and new development

**Description:**
SJCO should work with their neighborhood liaison at BPS to introduce measures and steps that mitigate displacement impacts of new plans generating speculation and threatening market rate affordable housing. These measures should reflect the concepts of Portland’s “No Net Loss” policy requiring that public investment does not reduce the amount of market rate affordable housing. Such measures should also be inspired by Dr. Bates’ gentrification and displacement study that recommends designating community impact zones where vulnerable residential areas exist, and conducting community impact reports of these areas to highlight how communities will be impacted by public investment or speculative development. This action item should be considered concurrently with the Advocate for a URA expansion along North Fessenden Street action, under this strategy.

**Lead Implementation Organization:** SJCO

**Key Implementation Partners:** Anti Displacement PDX, BPS, St. Johns Tenants Coalition, Prosper Portland

**Funding:** Grants, staff time

**Target Audience:** Low-income renters and homeowners that are at risk of displacement once rents and property taxes rise

**Measurement:** In partnership with St. Johns’ BPS liaison, SJCO identifies and helps implement preventive measures with the sole purpose of mitigating the negative impacts of new development and public investment.

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D2  Conduct an inventory of existing housing conditions

**Description:**
SJCO should create various inventories that assess the current state of housing in St. Johns and identify areas of opportunity to preserve or build affordable housing. SJCO should consider conducting the following inventories:
- Inventory of dilapidated affordable housing units that require an upgrade. This might include an overall cost estimation of needed weatherization and repairs for energy efficiency.
- Inventory of vulnerable housing stock prone to being demolished and redeveloped. One of the most pressing challenges to housing affordability is St. Johns is the replacement of affordable units with expensive new units. An inventory would allow for preservation and the preemptive protection of vulnerable buildings. This inventory could help SJCO identify land owners to engage about alternatives to demolishing and redeveloping naturally occurring affordable housing units.
- Refined site inventory of potential affordable housing development (vacant and developable).

**Lead Implementation Organization:** SJCO

**Key Implementation Partners:** ISS, PSU, PHB

**Funding:** Grants (MacArthur Foundation), in-kind from student team

**Target Audience:** Homeowners, low-income renters, general St. Johns residents

**Measurement:** Inventories of existing conditions are generated and helping SJCO better identify the actions needed to address the problems of St. Johns current housing stock and identify new housing potential.
### D3 Advocate for a URA expansion along North Fessenden Street

**Timeline:** Short to Medium  
**Cost:** Low  
**Feasibility:** Medium

**Description:**
SJCO should prudently advocate that the Interstate Corridor URA expand along the Fessenden corridor in St. Johns. The reason for a URA expansion is to capture set-aside affordable housing funds and encourage the development of affordable housing and addition of neighborhood services and amenities along the corridor. A number of the neighborhood’s existing affordable housing developments are located north of Fessenden Street but the area currently lacks amenities such as a grocery store. St. Johns does not have direct access to CDCs or other local organizations that can fund and support affordable housing projects or programs. With TIF funding, the city has prioritized affordable housing development in URA areas, and it is crucial that St. Johns receive a proportional amount of these funds. These funds will also allow SJCO to partner with CDCs, or land banking entities like Proud Ground, that work to provide access to low-income rental units and homeownership opportunities for low-income families. This action comes with great responsibility. By advocating for a URA expansion, it is imperative that SJCO take concurrent action creating measures to address the gentrification and displacement trends that have historically accompanied the implementation of URAs throughout Portland.

**Lead Implementation Organization:** SJCO  
**Key Implementation Partners:** St. Johns Tenants Coalition, Anti Displacement PDX, Prosper Portland, BPS  
**Funding:** Staff time

**Target Audience:** Property owners, businesses, existing residents of subsidized housing located north of Fessenden St.

**Measurement:** The Interstate Corridor URA is expanded onto North Fessenden St.

### D4 Create models of different types of housing developments that are needed and desired in the neighborhood

**Timeline:** Medium  
**Cost:** Medium  
**Feasibility:** Medium to Difficult

**Description:**
New housing in St. Johns rarely meets the needs of the existing residents, especially the neighborhoods most vulnerable residents. SJCO should facilitate an inclusive neighborhood process to create a vision of residential development that models what the neighborhood wants to see. SJCO should then negotiate community benefit agreements (CBAs) to encourage developers to build these desired models. Models should include room mix, rent ranges that explore different levels of affordability, and amenities. It is important that this vision heavily reflects the needs of lower-income, multicultural, female headed households, that rarely see their needs met with the housing types that already exist. Development models should be sensitive to what is currently lacking and needed most in the neighborhood. This may include larger units for larger families, residential developments that have attached day care amenities, or courtyard apartments that foster supportive environments among neighbors. Overall, these models would offer a constructive vision of what the neighborhood is looking to build and provide the material to negotiate CBAs with developers. SJCO should further look into resources and case studies found in Dr. Bates gentrification and displacement study to develop CBAs addressing housing development: ‘Building a Better Bay Area: Community Benefits Tools and Case Studies to Achieve Responsible Development. Oakland, CA.’

**Lead Implementation Organization:** SJCO  
**Key Implementation Partners:** St. Johns Tenants Coalition, SJNA, BPS  
**Funding:** Small grant funding, sponsorship from developer

**Target Audience:** St. Johns residents, low-income renters

**Measurement:** An inclusive community engagement process that ensures the voices of lower-income communities and communities of color are heard. Concludes with an agreement on what different housing model types community members want to see built in St. Johns.
Initiate Community Driven Programs to Increase Affordable Housing Supply

**E1** Collaborate with churches to explore land development opportunities

| Description: | A number of churches within St. Johns have already taken action to address the housing crisis and are exploring affordable housing development potential on their property. SJCO should continue to encourage churches in the neighborhood who are interested in developing their land to benefit and house underserved communities. SJCO may also have a partnership role in the development, including garnering community support for the project or applying for grant funding. By developing their land into affordable housing, churches are helping the community they serve while creating a new revenue source. The types of development could vary and include pods for the homeless, affordable condos or homes, and rental units for very low income households (60% AMI). If St. Johns’ churches wish to venture into an affordable housing project, they should take the example of the Methodist Church project that is underway and the Rivergate Community Church Habitat project in the University Park neighborhood. Members and organizers of The Methodist Church housing project are expected to document the steps that they took to complete the project and create a framework for others to learn from. Barriers to such projects include: members of the public that are unfamiliar or uncomfortable with religious institutions and the zoning of church land. This action item should also consult the Foster the implementation of pod clusters action, under this strategy.

| Timeline: | Short |
| Cost: | Low |
| Feasibility: | Medium |

| Lead Implementation Organization: | SJCO |
| Key Implementation Partners: | AllOne Community Services, BPS liaison, Rob Justus |
| Funding: | Staff time |

| Target Audience: | Faith-based organizations, low-income renters |

| Measurement: | Faith-based organizations with developable land show an interest in moving forward with a plan to develop housing for underserved communities on their property. |

**E2** Establish a low-interest loan program for ADU development

| Description: | SJCO should partner with a local bank or credit union, and create a low-interest ADU loan program. Homeowners receiving assistance would agree to rent their ADU at an affordable rate for a specified amount of time. This action intends to incentivize the construction of ADUs and ensure new housing is affordable. A similar program has been successful in the City of Santa Cruz, CA with the joint City/Santa Cruz Community Credit Union loan program providing up to $70,000 at 4.5% interest with the requisite that the ADU is rented at an affordable rate. This action was added due to many homeowners’ strong interest in building ADUs on their property. This action should coincide with basic ADU info sessions.

| Timeline: | Medium to Long |
| Cost: | Medium |
| Feasibility: | Difficult |

| Lead Implementation Organization: | SJCO |
| Key Implementation Partners: | Local banks and credit unions, BPS, BDS |
| Funding: | Local banks, businesses, City, County, Meyer Memorial Trust, Proud Ground |

| Target Audience: | Low-income renters, older adults looking for affordable units to age in place |

| Measurement: | SJCO creates an agreement with a local bank or credit union to initiate a low-interest loan program for ADU development. The program signs up homeowners and ADUs are constructed and rented at below market rate. |
### E3 Advance the implementation of pod clusters

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<tr>
<th><strong>Timeline:</strong></th>
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<tr>
<td><strong>Feasibility:</strong></td>
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**Description:**
SJCO should begin a conversation around housing the homeless in St. Johns. This would also require SJCO identify land opportunities that could support the development of pod clusters to house people experiencing homelessness in the neighborhood. The City of Seattle and, more close to home, the Kenton neighborhood have successfully gained community support for cluster housing. With direct input and guidance from the neighborhood, SJCO should partner with local organizations such as North Portland pod creators, Green Anchors PDX and faith-based organizations with vacant property, to initiate this action. This action item relates to the Collaborate with St. Johns’ churches to explore land development alternatives action recommended under the this strategy.

**Lead Implementation Organization:** SJCO  
**Key Implementation Partners:** SJNA, Joint Office for Homeless Services, AllOne Community Services, CPNA, BPS, Green Anchors PDX, Community of Hope  
**Funding:** Government homeless services funds

**Target Audience:** St. Johns homeless population  
**Measurement:** A site is identified for the development of pods for homeless populations in St. Johns. Community support for the development of pods outweighs the push back.
Foster In-Placement and Preserve Market-Rate Affordable Housing

### F1 Create and distribute handout material about housing resources and programs

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**Description:**
SJCO should put together a list of organizations and programs that serve renters and provide opportunities for lowering housing costs. It's important that SJCO publishes this list in Spanish and any other language appropriate for the neighborhood. SJCO should translate relevant information on their website or request the organization offering the program to translate their materials. For St. Johns residents, it would be most practical to have the handout information translated to Spanish. Examples of information that can be included are:

- Innovative Housing Inc’s Foundation for Financial Stability Program that help low-income families with household budgeting
- Energy Trust of Oregon’s Energy Performance Score program (EPS) that help landlords find ways to lower energy bills and assist in making housing more affordable.

This material should be distributed to churches, schools and other establishments that are connected to communities that need the assistance the most.

**Lead Implementation Organization:** SJCO  
**Key Implementation Partners:** Organizations and government agencies offering housing services  
**Funding:** Staff time, volunteer

**Target Audience:** Low-income renters and homeowners  
**Measurement:** The list is distributed to apartment complexes (subsidized and market-rate), institutions and establishments of St. Johns and exists on SJCO’s website.

### F2 Sign up eligible residents for Section 8

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**Description:**
SJCO should request Home Forward conduct in person workshops in St. Johns to teach low-income renters vulnerable to displacement how to sign up for Section 8 before registration opens. Section 8 has a waitlist of multiple years, and a registration window only open for a short period of time. Frequently residents only sign up for the program once they need assistance. By the time they are eligible, residents have possibly been displaced, leaving their previous address or even the region. By proactively signing up residents for Housing Choice vouchers, residents could receive assistance and achieve greater housing stability before they are displaced. The Home Forward representative putting on the sessions should speak Spanish or come with a interpreter.

**Lead Implementation Organization:** SJCO  
**Key Implementation Partners:** Home Forward  
**Funding:** In-kind staff time from supporting agency

**Target Audience:** Low-income renters  
**Measurement:** Residents that attend the workshop successfully sign up for Section 8.
### F3  Establish an emergency anti-displacement fund

- **Timeline:** Short to Medium
- **Cost:** Medium
- **Feasibility:** Medium to Difficult

**Description:**
SJCO should create a fund to help residents meet their basic needs and ensure they are not forced out of their homes when financial obstacles arise. This would be funded by the community, and could include programs like short-term rent assistance. The fund would provide a key opportunity for homeowners that are not negatively affected by the housing crisis to be involved and help stabilize the neighborhood’s housing. An example of such a program already exists in Portland with Neighborhood House and Innovative Housing Inc. They use donations to provide rental assistance to prevent severe situations where individuals or families at risk of homelessness. However, their capacity is limited and Falta Planning believes that emergency funds for St. Johns would be more accessible if SJCO replicates this effort. This action would require SJCO to contact Neighborhood House and learn about how they distribute these funds to deter any abuse of the fund, and establish a fair process that prioritizes fund receivers.

**Lead Implementation Organization:** SJCO

**Key Implementation Partners:** St. Johns Tenants Coalition

**Funding:** Grants, fundraising campaign from SJCO

**Target Audience:** Low-income renters

**Measurement:** SJCO raises enough funds to support residents that are on the brink of becoming homeless due to financial instability, and need more time to find alternative solutions to their problem.

### F4  Promote a tenant buy back provision

- **Timeline:** Medium
- **Cost:** Medium
- **Feasibility:** Difficult

**Description:**
SJCO should negotiate with apartment building owners intending to sell their building to give tenants priority for purchasing the building. A buyback provision, also known as a ‘Right of First Offer’ clause, provides that if a landlord opts to sell an apartment complex, the tenants are the first to be given the opportunity to purchase the complex. Portland’s most recent high profile buyback was the Oak Leaf Mobile Home Park in the Cully neighborhood. The goal for the action would be to offer the tenants an opportunity to collectively secure funds to purchase their building before it was offered to other buyers. SJCO and the neighborhood would encourage owners of apartment buildings to first talk to residents to explore the possibility of selling the building to its occupants. This action intends to avoid the loss of market-rate affordable housing and the displacement of renters.

**Lead Implementation Organization:** SJCO

**Key Implementation Partners:** St. Johns Tenants Coalition, St. Johns building owners

**Funding:** Staff time

**Target Audience:** Building owners and renters of market-rate apartment buildings

**Measurement:** SJCO builds relationships with property owners and the program is known with property owners throughout the neighborhood. Successful cases of tenants purchasing back a property are documented.
### Partner with PHB on a renovation assistance program

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**Description:**
SJCO should partner with PHB to promote their home repair program that provides financial assistance to landlords to renovate and maintain buildings without increasing rent. Landlords are often limited in their ability to minimize rent increases when they make investments in their property. SJCO should partner with the Portland Housing Bureau (PHB) to launch a program that provides renovation assistance to landlords who wish to repair their homes under the condition that the landlord does not increase rents. PHB has already done work around providing community organizations with home repair grants for very low-income homeowners but has not necessarily addressed how their home repair program can indirectly assist renters. SJCO would work closely with PHB to leverage these types of resources for landlords in the neighborhood, but would need to remain cautious of landlords abusing this assistance.

**Lead Implementation Organization:** SJCO  
**Key Implementation Partners:** PHB, BDS  
**Funding:** Grants from public and private sources

**Target Audience:** Low-income renters, homeowners

**Measurement:** The renovation assistance program allows a landlord to repair their home and improve the living conditions of the tenants without increasing the rent of a market-rate affordable unit.
Appendix D: Existing Conditions, Land Use and Housing Inventory

Future decisions on how best to use resources, develop partnerships, or where to focus implementation strategies should be informed by geography and land use. For these reasons, Falta Planning has included Appendix D as a means of assisting SJCO as it engages in the decision making process. The following section provides six maps and four tables designed to help users of this Plan make equitable choices that are informed by current housing conditions, potential zoning ordinances and vacant or buildable lands.

Geography & Land Use

The St. Johns peninsula includes the neighborhoods of St. Johns and Cathedral Park. The peninsula is south of the confluence of the Columbia and Willamette Rivers and northwest of “The Cut”, a deep trench carved into the peninsula by the Burlington Northern-Sante Fe Railroad. For these reasons, St. Johns is geographically isolated. The rivers function as barriers along the northern, western and southern edges of the peninsula while the The Cut acts as a significant barrier along its’ eastern extent. This geographic isolation has promoted a sense of community independence and self-reliance that makes St. Johns feel like “a small town in a big city.”

Zoning and land use vary considerably from one end of the peninsula to the other. In the north and northeast tip, the Smith and Bybee Natural Area is the country’s largest urban wetland and is located adjacent to heavy maritime freight terminals that serve the global economy. The residential and commercial centers of St. Johns are located in the southeastern portion of the peninsula and feature a typical Manhattan block grid pattern. Lombard Street is the neighborhood’s attractive commercial center, featuring locally owned restaurants, bars, coffee shops, retail stores, and neighborhood service organizations. Fessenden Street is an auto-oriented commercial corridor expected to grow with the zoning changes associated with Portland’s 2035 Comprehensive Plan.
Appendix D  Existing Conditions, Land Use and Housing Inventory

Housing Types

Legend
- Residential Housing
  - Single Family
  - Apartments
  - Condominiums
  - Duplexes & Triplexes
  - Townhomes
  - Accessory Dwelling Unit
  - Mobile Homes
  - Retirement Facility

Other Features
- Open Space
- School
- Other Building Type
- Vacant Lot
- Neighborhood Boundary
- Railroad

Sources: RUIS via Portland State University, PNB, ESRI
Cartographer: Gabriel Rousseau, Portland State University
Date: June, 2017
Designated Affordable Housing

**FACILITY KEY**
- **Rosecrest Timbers Apartments** 8870 N Columbia Blvd 97 Units
- **Pier Park Apartments** 8660 N Columbia Blvd 164 Units
- **St. Johns Woods Apartments** 8510-8552 N Swift Way 124 Units
- **Fessenden Court Apartments** 7928-7936 N Fessenden St 9 Units
- **Celsius Manor Triplex** 9021 N Central St 3 Units
- **Central Chalet Apartments** 9020-9036 N Central St 20 Units
- **Bridgeview Apartments** 6816 N Trumbull Ave 16 Units
- **Schorum Riverview Townhome Apartments** 8820 N Syracuse St 116 Units
- **Assumption Village Retirement Facility** 9121 N Burr Ave 109 Units
- **Towhomes** 6923 N Fessenden St 2 Units
- **Sequoya Glen Apartments** 6244-6260 N Columbia Way 26 Units
- **Minerva Plaza Apartments** 6633 N Oberlin St 15 Units
- **Harrison Square Apartments** 8925 N Newell Ave 32 Units

**Legend**
- Residential Housing:
  - Single Family
  - Apartments
  - Condominiums
- Other Features:
  - Open Space
  - School
  - Other Building Type
  - Vacant Lot
  - Neighborhood Boundary
  - Railroad

**About the Map:**
Building footprints were used to model potential subsidized structures near designated affordable point locations. This does not mean that each multifamily structure is then subsidized within that area, rather it is meant to assess structures likely to be subsidized.

**Sources:** RLS via Portland State University, PHH, ESRI

Cartographer: Gabriel Rousseau, Portland State University

Date: June, 2017
Residential Vacant Lands Inventory
### Table 1: Residential Vacant Lands Inventory

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### Table 1: Residential Vacant Lands Inventory (continued)

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<td>R2</td>
</tr>
<tr>
<td>72</td>
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<td>0.34</td>
<td>R2</td>
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<td>73</td>
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<td>0.11</td>
<td>R2</td>
</tr>
<tr>
<td>74</td>
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<td>6610 N OSWEGO AVE</td>
<td>0.11</td>
<td>R2</td>
</tr>
</tbody>
</table>
## Table 2: Commercial Vacant Lands Inventory

<table>
<thead>
<tr>
<th>Map ID</th>
<th>Taxlot ID</th>
<th>Site Address</th>
<th>&quot;Parcel Area in GIS Acres&quot;</th>
<th>Zone</th>
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</thead>
<tbody>
<tr>
<td>1</td>
<td>1N1W010C   -05900</td>
<td>N ST LOUIS AVE</td>
<td>0.09</td>
<td>CS</td>
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<tr>
<td>2</td>
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<td>4</td>
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<td>5</td>
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<td>7</td>
<td>1N1W012A   -17700</td>
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<td>9</td>
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<tr>
<td>12</td>
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<td>CN2</td>
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<td>17</td>
<td>1N1E07CB   -STR</td>
<td>IDA &amp; N WILLAMETTE BLVD</td>
<td>9.06</td>
<td>CN2</td>
</tr>
</tbody>
</table>
Appendix D  Existing Conditions, Land Use and Housing Inventory

Affordable Housing Building Potential

LEGEND

- Community Center
- Library
- Frequent Service Bus Stop
- Full Service Grocery Store
- Farmers Market
- Equity Zone
- Vacant Multi Family Lots Inside Equity Zone
- Vacant Single Family Lots Inside Equity Zone

Other Features
- Open Space
- School
- Other Building Type
- Vacant Lot
- Neighborhood Boundary
- Railroad

Sources: RUIS via Portland State University, PNB, ESRI
Cartographer: Gabrielle Rousseau, Portland State University
Date: June, 2017
Affordable Housing Building Potential

A GIS site suitability analysis was conducted to establish an equity zone in the neighborhood and determine the most suitable sites for affordable housing development. The equity zone covered most of southwest St. Johns. The equity zone includes much of N. Lombard Street, the historic main street corridor. N. Lombard features multiple frequent bus lines including the 4 and 75. Many essential neighborhood services such as grocery stores, parks, and a library are also concentrated along the corridor.

Within the equity zone, the current stock of vacant land would allow for the development of 55 single-family residential units and 406 multi-family residential units. The number of allowable units per vacant lot for single-family sites ranges from 1-4, while the number of allowable units per vacant lot for multi-family sites ranges from 2-120. Vacant land for single-family development is relatively evenly dispersed throughout the equity zone, while vacant land for multi-family development is concentrated along the N. Lombard Corridor.

SJCO can use the additional information provided in Tables 3 and 4 to prioritize sites for development. Details include land ownership, land value, number of potential units, and other information that can help the organization take the next steps to develop the properties. It is recommended that the SJCO visit each of these sites in person to confirm the findings of the GIS data are still accurate.

Table 3: Affordable Housing Building Potential - Single-Family Lots

<table>
<thead>
<tr>
<th>Site Address</th>
<th>Property Description</th>
<th>Total Value ($)</th>
<th>Comprehensive Plan Update</th>
<th>Single-Family Units Allowed</th>
</tr>
</thead>
<tbody>
<tr>
<td>7567 S/ N GILBERT AVE</td>
<td>VACANT LAND</td>
<td>174,800</td>
<td>Single-Family Residential</td>
<td>4</td>
</tr>
<tr>
<td>-</td>
<td>VACANT LAND</td>
<td>19,700</td>
<td>Single-Family Residential</td>
<td>4</td>
</tr>
<tr>
<td>9431 N TRUMBULL AVE</td>
<td>VACANT LAND</td>
<td>112,500</td>
<td>Single-Family Residential</td>
<td>2</td>
</tr>
<tr>
<td>9515 N SMITH ST</td>
<td>VACANT LAND</td>
<td>110,400</td>
<td>Single-Family Residential</td>
<td>2</td>
</tr>
<tr>
<td>N MACRUM &amp; SENECA ST</td>
<td>VACANT LAND</td>
<td>109,100</td>
<td>Single-Family Residential</td>
<td>2</td>
</tr>
<tr>
<td>9525 N LOMBARD ST</td>
<td>VACANT LAND</td>
<td>86,400</td>
<td>Single-Family Residential</td>
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<tr>
<td>6738 N MOHAWK AVE</td>
<td>VACANT LAND</td>
<td>124,000</td>
<td>Single-Family Residential</td>
<td>2</td>
</tr>
<tr>
<td>-</td>
<td>VACANT LAND</td>
<td>97,800</td>
<td>Single-Family Residential</td>
<td>1</td>
</tr>
<tr>
<td>7908 S/N DECATUR ST</td>
<td>VACANT LAND</td>
<td>136,200</td>
<td>Single-Family Residential</td>
<td>1</td>
</tr>
<tr>
<td>-</td>
<td>VACANT LAND</td>
<td>126,500</td>
<td>Single-Family Residential</td>
<td>1</td>
</tr>
</tbody>
</table>

Table 4: Affordable Housing Building Potential - Multi-Family Lots

<table>
<thead>
<tr>
<th>Site Address</th>
<th>Property Description</th>
<th>Total Value ($)</th>
<th>Comprehensive Plan Update</th>
<th>Multi-Family Units Allowed</th>
</tr>
</thead>
<tbody>
<tr>
<td>N JOHN AVE</td>
<td>VACANT LAND</td>
<td>77,190</td>
<td>Multi-Family Residential</td>
<td>13</td>
</tr>
<tr>
<td>SEC/ LEAVITT &amp; N EDISON ST</td>
<td>VACANT LAND</td>
<td>292,600</td>
<td>Multi-Family Residential</td>
<td>7</td>
</tr>
<tr>
<td>NEC/ JOHN &amp; N DECATUR ST</td>
<td>VACANT LAND</td>
<td>413,600</td>
<td>Multi-Family Residential</td>
<td>7</td>
</tr>
<tr>
<td>N CRAWFORD ST</td>
<td>VACANT LAND</td>
<td>308,000</td>
<td>Multi-Family Residential</td>
<td>5</td>
</tr>
<tr>
<td>SEC/ LEAVITT &amp; N EDISON ST</td>
<td>VACANT LAND</td>
<td>292,600</td>
<td>Multi-Family Residential</td>
<td>2</td>
</tr>
<tr>
<td>SWC/ DECATUR &amp; N JOHN AVE</td>
<td>VACANT LAND</td>
<td>128,080</td>
<td>Commercial</td>
<td>120</td>
</tr>
<tr>
<td>N ST LOUIS AVE</td>
<td>VACANT LAND</td>
<td>192,100</td>
<td>Commercial</td>
<td>26</td>
</tr>
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<td>7741 E/ N LOMBARD ST</td>
<td>IMPROVED LAND AS VACANT</td>
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<td>Commercial</td>
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<tr>
<td>8028 N LOMBARD WAY</td>
<td>VACANT LAND</td>
<td>147,840</td>
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</tr>
<tr>
<td>8836 W/ N LOMBARD ST</td>
<td>VACANT LAND</td>
<td>93,500</td>
<td>Commercial</td>
<td>15</td>
</tr>
</tbody>
</table>

Equity Criteria | Weight
--- | ---
Zoning | 5%
Transit, frequent service | 20%
Libraries | 10%
Community Center | 10%
Grocery Stores | 20%
Schools | 20%
Parks | 15%
Appendix E: Community Outreach

1st Community Engagement Meeting
April 5th, 2017 - 6:30pm to 8:00pm
Public Neighborhood Meeting at George Middle School (Cafeteria)

Falta Planning’s first community engagement meeting took place at George Middle School on Wednesday April 5th, 2017 from 6:30pm - 8:00pm, and was open to the St. Johns community at large. The purpose of this meeting was to reach out to many different St. Johns’ households, particularly voices of vulnerable communities most susceptible to housing displacement forces in the northern section of the neighborhood. The meeting was framed as a listening session to capture the challenges, strengths, and potential actions that can best address the housing issues St. Johns is facing. The format of the meeting was a question and answer session in three small groups of seven participants each, with one facilitator in each group guiding the dialogue. There was a note taker for each group, and after a 45 minute discussion in small groups, facilitators presented major themes in the discussion to the entire group of participants.

2nd Community Engagement Meeting
April 10th, 2017 - 7:00pm to 8:30pm
St. Johns Neighborhood Association Meeting at St. Johns Community Center

Falta Planning facilitated a second community engagement meeting that took place on Monday April 10th, 2017 from 7:00pm to 8:30pm at the regularly scheduled St. Johns Neighborhood Association (SJNA) meeting at the St. Johns Community Center. The purpose of this meeting was to educate the board and public about the project, share major themes gathered from the first community engagement session, gather additional input, and create buy in for future implementation. The team acknowledged, prior to the event, that SJNA does not necessarily encompass or represent all of the voices in the community, but Falta Planning also understood that they are an influential group in regards to neighborhood decision making. The format of this session was conducted through a workshop facilitation approach known as the ‘world cafe’ method, where Falta Planning received feedback from participants on various tables with different themes of: the challenges experienced by renters, homelessness in St. Johns, community organizing & advocacy, and creative community solutions.

3rd Community Engagement Meeting
May 18th, 2017 - 5:30pm to 7:30pm
Community Alliance of Tenants Summer Housing Leadership Training at Clarendon Elementary School

The third community engagement session was conducted to gather input from a specific segment of community members living in St. Johns that were underrepresented in Falta Planning’s previous community engagement sessions. Falta Planning was able to coordinate a focus group meeting with Community Alliance of Tenants’ North Portland tenants, who were predominantly Latino, at a North Portland housing leadership development cohort the organization recently initiated. The session was introduced by Falta Planning, first describing the project process, and then sharing the challenges and actions that the team gathered from previous sessions. After presenting a brief introduction, facilitators asked about other housing challenges that tenants faced that had not been described in the presentation. Facilitators also inquired about other actions that could take place at a neighborhood scale. The meeting was conducted in both consecutive and concurrent Spanish translation.
4th Community Engagement Meeting

May 23rd, 2017 - 6:30pm to 8:30pm
Public Neighborhood Feedback Session at George Middle School (Cafeteria)

The fourth community engagement meeting took place at the George Middle School cafeteria on Tuesday May 23rd from 6:30pm - 8:30pm. The meeting served as a feedback session for the St. Johns Housing Action Plan Draft and was conducted in an open house format. After a brief presentation from the team, introducing the project, process, and action plan, participants were provided and requested to respond to a feedback questionnaire about the plan. Strategies and action items were also displayed on boards throughout the venue for participants to see, and write opinions and constructive feedback.

Survey

The purpose of Falta Planning’s survey was to gauge support for affordable housing, understand housing needs, and solicit ideas for housing solutions. Other survey questions asked respondents what types of neighborhood efforts they believe are essential to start advocating for affordable housing in St. Johns. The survey was provided in English and in Spanish.

To capture answers from local residents, the survey was distributed through local avenues of communication. An online version of the survey was posted on the general St. Johns and St. Johns Center for Opportunity Facebook pages and by email to St. Johns community members. A paper version was distributed at Falta Planning’s first two community events. As a result, the survey recorded responses from 78 St. Johns residents, 26 Cathedral Park residents and 19 residents from other mostly surrounding neighborhoods, which added to a total of 123 responses. Survey results illustrated in the Action Plan reflect the responses of all respondents, not just respondents from St. Johns.

Although these avenues ensured that the majority of responses came from residents from the St. Johns area, they did not ensure that all community groups of St. Johns residents would respond. The majority of survey respondents were homeowners and white residents. Despite this, the survey still allowed for the Action Plan to highlight the different housing experiences of homeowners versus renters. However, the survey did not capture the housing experiences of St. Johns residents of color who are disproportionately impacted by increasing housing costs and no cause eviction notices and therefore may be more likely to value affordable housing. Resident input from community meetings emphasized the presence of income and racial segregation in St. Johns which indicates that lower-income residents of color likely experience St. Johns and its housing market differently to other residents. This perspective was not captured due to the very low rate of respondents identifying as a race other than white.
## St. Johns Housing Action Plan Survey

Falta Planning (a group of 6 Master of Urban and Regional Planning Students from Portland State University) is working with the St. Johns Center for Opportunity to create a St. Johns Housing Action Plan. Your survey will inform recommendations to make a housing action plan by St Johns for St. Johns. The Action Plan will give specific recommendations to address housing challenges in St. Johns. We will only use anonymous responses in the final report. Thank you for your time!

### Housing/Living Situation

**1. What neighborhood do you live in?**
- [ ] St. Johns
- [ ] Cathedral Park
- [ ] Other ____________________________

**2. What is your current housing/living situation?**
- [ ] Renter
- [ ] Homeowner
- [ ] Living with others but not paying rent or mortgage

**3. How many years have you been living in St. Johns?**
- [ ] Your current home? _______
- [ ] Your current neighborhood? _______

**4. Are you receiving any government assistance towards housing costs?**
- [ ] Yes
- [ ] No
- [ ] Don't know

**5. What percentage of your household's income is spent on housing costs?**
- [ ] Less than 30%
- [ ] 30-50%
- [ ] 51-80%
- [ ] More than 80%

**6. What type of new housing development would you support in St. Johns? Select all that apply**
- [ ] Large Apartment Complexes
- [ ] Small Apartment Complexes
- [ ] Single Family Homes
- [ ] Duplex, Triplex, Quadplex, Accessory Dwelling Units
- [ ] Other ____________________________

**7. What type of housing do you live in now?**
- [ ] Apartment
- [ ] Duplex/Triplex/Quadplex
- [ ] Townhouse/Rowhouse
- [ ] Single Family Home
- [ ] Does not apply

### Views on Housing Development

The Federal Government defines Affordable Housing as housing where households pay no more than 30% of their total income for housing costs. According to research that Falta Planning has conducted, a need for affordable housing in St Johns has been identified. For example: in 2015, the average income for a family of 4 in St. Johns was $54,554 a year. That means for them to have affordable housing, they should be spending no more $1363 a month on housing costs.

**8. What type of new housing development would you support in St. Johns? Select all that apply**
- [ ] Large Apartment Complexes
- [ ] Small Apartment Complexes
- [ ] Single Family Homes
- [ ] Duplex, Triplex, Quadplex, Accessory Dwelling Units
- [ ] Other ____________________________

**9. Do you support new development of affordable units in St. Johns?**
- [ ] Yes
- [ ] No
- [ ] Don't know

**10. If yes, what type? Select all that apply**
- [ ] Large Apartment Complexes
- [ ] Small Apartment Complexes
- [ ] Single Family Homes
- [ ] Duplex, Triplex, Quadplex, Accessory Dwelling Units
- [ ] Other ____________________________

**11. Are you willing to be involved in neighborhood advocacy that will work towards making St. Johns an affordable neighborhood?**
- [ ] Yes
- [ ] No
- [ ] Don't know

**12. If you wish, please elaborate on your answer to question 11.**

### Thinking Ahead

**13. Our bottom line is making sure that this housing action plan is shaped by St. Johns and works for St. Johns. So we want to check in with you! What kind of neighborhood level actions do you envision will help advocate for and advance fair and affordable housing in St. Johns?**

**14. How do you identify your gender?**
- [ ] Male
- [ ] Female
- [ ] Transgender
- [ ] Other ______

**15. Under which categories of race/ethnicity do you identify?**
- [ ] Asian/Pacific Islander
- [ ] African American/Black
- [ ] Caucasian/White
- [ ] Middle Eastern
- [ ] Native American
- [ ] Slavic/Russian
- [ ] Hispanic/Chicano/Latino
- [ ] Other ____________________________

**16. What is the combined total income of your household?**
- [ ] Under $10,000
- [ ] $10,000 - $20,000
- [ ] $20,001 - $30,000
- [ ] $30,001 - $40,000
- [ ] $40,001 - $50,000
- [ ] $50,001 - $60,000
- [ ] More than $60,000

**17. What is your age?**
- [ ] Under 18
- [ ] 18 - 24
- [ ] 25 - 34
- [ ] 35 - 44
- [ ] 45 - 54
- [ ] 55 - 64
- [ ] 65 and over

### Demographic Information

(These questions are optional but valuable)

**18. What neighborhood do you live in?**
- [ ] St. Johns
- [ ] Cathedral Park
- [ ] Other ____________________________

**19. What type of new housing development would you support in St. Johns? Select all that apply**
- [ ] Large Apartment Complexes
- [ ] Small Apartment Complexes
- [ ] Single Family Homes
- [ ] Duplex, Triplex, Quadplex, Accessory Dwelling Units
- [ ] Other ____________________________

**20. Do you support new development of affordable units in St. Johns?**
- [ ] Yes
- [ ] No
- [ ] Don't know

**21. If yes, what type? Select all that apply**
- [ ] Large Apartment Complexes
- [ ] Small Apartment Complexes
- [ ] Single Family Homes
- [ ] Duplex, Triplex, Quadplex, Accessory Dwelling Units
- [ ] Other ____________________________

**22. Are you willing to be involved in neighborhood advocacy that will work towards making St. Johns an affordable neighborhood?**
- [ ] Yes
- [ ] No
- [ ] Don't know

**23. If you wish, please elaborate on your answer to question 22.**

--

Thank you for taking the survey!!

If you wish to make any other comments about housing or this survey, please write them here.

**If you have any further questions please contact us at faltaplanning@gmail.com**
## Survey Results

### Q1 - What neighborhood do you live in?

<table>
<thead>
<tr>
<th>Neighborhood</th>
<th>%</th>
<th>Count</th>
</tr>
</thead>
<tbody>
<tr>
<td>St. Johns</td>
<td>64.23%</td>
<td>79</td>
</tr>
<tr>
<td>Cathedral Park</td>
<td>20.33%</td>
<td>25</td>
</tr>
<tr>
<td>Other</td>
<td>15.45%</td>
<td>19</td>
</tr>
<tr>
<td>Total</td>
<td>100%</td>
<td>123</td>
</tr>
</tbody>
</table>

### Q2 - What is your current housing/living situation?

<table>
<thead>
<tr>
<th>Situation</th>
<th>%</th>
<th>Count</th>
</tr>
</thead>
<tbody>
<tr>
<td>Renter</td>
<td>30.65%</td>
<td>38</td>
</tr>
<tr>
<td>Homeowner</td>
<td>66.13%</td>
<td>82</td>
</tr>
<tr>
<td>Living with others but not paying rent or mortgage</td>
<td>3.23%</td>
<td>4</td>
</tr>
<tr>
<td>Total</td>
<td>100%</td>
<td>124</td>
</tr>
</tbody>
</table>

### Q3 - How long have you lived in your current home?

- **Total answers**: 121
- **Total Average**: 6.6 years
- **Max**: 29 years
- **Min**: 0.5 years

### Q4 - How long have you lived in your current neighborhood?

- **Total answers**: 115
- **Average**: 8.7 years
- **Max**: 61 years
- **Min**: 1 year

### Q5 - Are you receiving any government assistance towards housing costs?

<table>
<thead>
<tr>
<th>Assistance</th>
<th>%</th>
<th>Count</th>
</tr>
</thead>
<tbody>
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<td>No</td>
<td>93.50%</td>
<td>115</td>
</tr>
<tr>
<td>Yes</td>
<td>4.88%</td>
<td>6</td>
</tr>
<tr>
<td>Don’t know</td>
<td>1.63%</td>
<td>2</td>
</tr>
<tr>
<td>Total</td>
<td>100%</td>
<td>123</td>
</tr>
</tbody>
</table>

### Q6 - What percentage of your household’s income is spent on housing costs? (Housing costs include rent, mortgage payment, utilities and other related expenses)

<table>
<thead>
<tr>
<th>Percentage</th>
<th>%</th>
<th>Count</th>
</tr>
</thead>
<tbody>
<tr>
<td>Less than 30%</td>
<td>32.50%</td>
<td>39</td>
</tr>
<tr>
<td>30% to 50%</td>
<td>42.50%</td>
<td>51</td>
</tr>
<tr>
<td>51% to 80%</td>
<td>22.50%</td>
<td>27</td>
</tr>
<tr>
<td>More than 80%</td>
<td>2.50%</td>
<td>3</td>
</tr>
<tr>
<td>Total</td>
<td>100%</td>
<td>120</td>
</tr>
</tbody>
</table>
**Q7 - Rank the top 3 housing related challenges you are currently experiencing. (Rank 1 to 3, 1 being the most pressing housing related challenge)**

<table>
<thead>
<tr>
<th>Challenge</th>
<th>1</th>
<th>2</th>
<th>3</th>
<th>Count</th>
</tr>
</thead>
<tbody>
<tr>
<td>Rent or mortgage is too high</td>
<td>31.96%</td>
<td>31</td>
<td>14</td>
<td>5</td>
</tr>
<tr>
<td>Home needs major repairs</td>
<td>30.93%</td>
<td>30</td>
<td>14</td>
<td>9</td>
</tr>
<tr>
<td>Homes does not support your physical disability needs</td>
<td>0.00%</td>
<td>0</td>
<td>2</td>
<td>3</td>
</tr>
<tr>
<td>Home too far form services (food, healthcare, schools)</td>
<td>6.19%</td>
<td>6</td>
<td>6</td>
<td>9</td>
</tr>
<tr>
<td>Home too far from work/job opportunities</td>
<td>14.43%</td>
<td>14</td>
<td>12</td>
<td>8</td>
</tr>
<tr>
<td>Other</td>
<td>16.49%</td>
<td>16</td>
<td>12</td>
<td>11</td>
</tr>
<tr>
<td>Total</td>
<td>100%</td>
<td>97</td>
<td>60</td>
<td>45</td>
</tr>
</tbody>
</table>

**Other needs**
- Public transit takes too long to downtown if 16 bus is not running or full
- Needs 2nd bathroom
- None
- High property taxes
- Cannot afford to buy
- Home too small, but unable to upgrade
- House is close to toxic air fumes-diesel and steel plant
- Have little left over for home repairs
- Needs earthquake update
- I have to drive because bus downtown isn’t frequent
- High crime in neighborhood
- Lacking public transportation options
- Home needs more regular public transit options
- There needs to be improved street capacity to reduce the commute time in the evening. And a street car down Lombard.
- Traffic
- Crime
- Too far from transportation
- Home close to unsafe high traffic areas
- Lots of roommates. Hard to find a new place.
- Noisy roads with trucks
- Home maintenance - water, sewer, upgrading electric, etc.
- I can’t afford my own place
- To many people moving here
- No other real issues
- Too small
- Traffic
- Schools
- Home too small
- No yard
- Environmental issues
- Drug activity/homeless issue
- None
- Small rooms/no space
- Utilities too high
- Neighbors are being financially pushed out
- Transportation no longer goes to area #16
- We are not experiencing any of this
- Steady employment enabling me to pay rent

**Q8 - What type of housing do you live in now?**

<table>
<thead>
<tr>
<th>Housing Type</th>
<th>%</th>
<th>Count</th>
</tr>
</thead>
<tbody>
<tr>
<td>Apartment</td>
<td>15.45%</td>
<td>19</td>
</tr>
<tr>
<td>Duplex/Triplex/Quadplex</td>
<td>3.25%</td>
<td>4</td>
</tr>
<tr>
<td>Townhouse/Rowhouse</td>
<td>4.88%</td>
<td>6</td>
</tr>
<tr>
<td>Single Family Home</td>
<td>74.80%</td>
<td>92</td>
</tr>
<tr>
<td>Does not apply</td>
<td>1.63%</td>
<td>2</td>
</tr>
<tr>
<td>Total</td>
<td>100%</td>
<td>123</td>
</tr>
</tbody>
</table>

**Q9 - What type of new housing development would you support in St. Johns? Please pick all that apply.**

<table>
<thead>
<tr>
<th>Housing Type</th>
<th>%</th>
<th>Count</th>
</tr>
</thead>
<tbody>
<tr>
<td>Large Apartment Complexes</td>
<td>12.71%</td>
<td>37</td>
</tr>
<tr>
<td>Small Apartment Complexes</td>
<td>25.09%</td>
<td>73</td>
</tr>
<tr>
<td>Single Family Homes</td>
<td>26.46%</td>
<td>77</td>
</tr>
<tr>
<td>Duplex, Triplex, Quadplex, Accessory Dwelling Units</td>
<td>28.87%</td>
<td>84</td>
</tr>
<tr>
<td>Other</td>
<td>5.50%</td>
<td>16</td>
</tr>
<tr>
<td>I do not support any new development</td>
<td>1.37%</td>
<td>4</td>
</tr>
<tr>
<td>Total</td>
<td>100%</td>
<td>116</td>
</tr>
</tbody>
</table>

**Q10 - Do you support new development of affordable units in St. Johns?**

<table>
<thead>
<tr>
<th>Support</th>
<th>%</th>
<th>Count</th>
</tr>
</thead>
<tbody>
<tr>
<td>Yes</td>
<td>93.69%</td>
<td>104</td>
</tr>
<tr>
<td>No</td>
<td>6.31%</td>
<td>7</td>
</tr>
<tr>
<td>Total</td>
<td>100%</td>
<td>111</td>
</tr>
</tbody>
</table>
**Q11 - If yes, what type? Please pick all that apply.**

<table>
<thead>
<tr>
<th>Types</th>
<th>%</th>
<th>Count</th>
</tr>
</thead>
<tbody>
<tr>
<td>Large Apartment Complexes</td>
<td>12.20%</td>
<td>35</td>
</tr>
<tr>
<td>Small Apartment Complexes</td>
<td>26.48%</td>
<td>76</td>
</tr>
<tr>
<td>Single Family Homes</td>
<td>26.13%</td>
<td>75</td>
</tr>
<tr>
<td>Duplex, Triplex, Quadplex, Accessory Dwelling Units</td>
<td>30.66%</td>
<td>88</td>
</tr>
<tr>
<td>Other</td>
<td>4.53%</td>
<td>13</td>
</tr>
<tr>
<td>Total</td>
<td>100%</td>
<td>106</td>
</tr>
</tbody>
</table>

**Other types**
- Affordability is not linked to housing type.
- See above re: rush hour congestion
- I would support larger developments outside of the main street downtown or in the neighborhoods. Fessenden, St. Louis and Lombard west of downtown could all support more development without destroying history and character.
- Co-op and adu
- ADU
- tiny homes
- ADU
- tiny house villages/houseless pods ADU infill
- ADU, SRO, tiny homes
- cluster; pod housing
- Done right any/all of the above, also creative alternative dwellings i.e. tiny homes
- microhome communities and anything else that would work

**Q12 - Are you willing to be involved in neighborhood advocacy that will work towards making St. Johns an affordable neighborhood?**

<table>
<thead>
<tr>
<th></th>
<th>%</th>
<th>Count</th>
</tr>
</thead>
<tbody>
<tr>
<td>Yes</td>
<td>74.03%</td>
<td>57</td>
</tr>
<tr>
<td>No</td>
<td>25.97%</td>
<td>20</td>
</tr>
<tr>
<td>Total</td>
<td>100%</td>
<td>77</td>
</tr>
</tbody>
</table>

**Q13 - If you wish, please elaborate on your answer to question 11.**

I’m supportive and willing to help, but don’t have time.

These questions aren’t numbered, but I don’t support affordable housing because of the way the legacy affordable housing is maintained... constant trash, broke down cars on the side of the road, etc. Not to mention the influx in violence and crime that spurs from low-income / affordable housing units. **OVER IT**

It depends on what is involved. I’m not a person to get into the political aspect of things.

Time is scarce.

I would be especially interested in working to ensure traffic is addressed as part of any effort to increase density in the neighborhood.

Portland needs to be denser and more affordable.

I’d advocate on the publics behalf to government agencies.

I am already involved with SJCO and SJNA.

Already involved.

Renter’s rights.

Letters/emails to development companies or city council.

SJNA.

Lobbying, doorbelling for tenant, education (renters).

As the chair of the St. Johns NA design/planning.

Whatever is helpful! Advocacy, grant writing, lobbying, community outreach, etc.

Letter writing, advocating to law makers, funding land banks.

In conjunction with Cathedral Park N. A.

NP seat at the decision table; education for tenants and landlords; ADU workshop - port worker housing.

Hell yes!

I would like to work for community land trust purchases working with developers focused on inclusionary zoning.

I’m already involved.

I struggle to survive and have other activist issues I’m involved with.

I volunteer with Portland Tenants unites (a tenant union). Could help empower tenants.

What can I do as a community member and architect.

Q14 - Our bottom line is making sure that this housing action plan is shaped by St. Johns and works for St. Johns. So we want to check in with you! What kind of neighborhood level actions do you envision will help advocate for and advance fair and affordable housing in St. Johns?**

Housing used to be affordable in St Johns until developers stepped in and started tearing down perfectly good homes and displacing people. Stop prioritizing developers and potential future neighbors over current ones.

Citizen input on proposed development.

Limiting the number and kind of high end, unaffordable development that is out of reach for most people.

Practical - NON POLITICAL - actions.

Not sure.

Not sure.

It’s all in the well thought out urban planning. That interests me greatly.

I have no idea.
This is a huge and tough question. I want more affordable housing for people, but I do not advocate for the demolition of old viable houses to make room for it. Also, I’m not sure if infrastructure is in place to support thousands of more people in St. Johns. Street repair, trash pickup, bridge bike safety, congestion, walkable services - these all need to be improved in St. Johns right now.

Education and community benefits (improved public transport, parks, walkability, traffic mitigation, etc.)

I am a supply-side advocate. More modestly-finished units are needed to create affordable housing, but traffic congestion must be addressed as part of any plan. We have withdrawn our child from the neighborhood school in part because traffic is too challenging at the end of the day from downtown. A streetcar down Lombard connecting with the Interstate Max would help. A reconfiguration of the St. Johns bridge connection to Hwy 30 to allow higher capacity on the bridge may be needed.

Increase city involvement against predatory developers / absentee landlords; increase affordable transit

Rent control. No more luxury condos.

I’m not sure. I’m actually moving out of the neighborhood soon. But I’d love to come back in the future.

Education and statistics so that residents are informed and transparency at all levels and stages of housing development projects. Sticking only to affordable housing and not being influenced by outside money and big developers.

Prioritizing public safety and providing reliable public transportation

The only way to ensure affordable housing is for the City to require it. Developers don’t typically care about anything other than a return on investment.

Education and help people access services

St. Johns Center for Opportunity and working with neighborhood associations

Comprehensive solutions, education & advocacy programs, greater involvement from community members, new affordable developments.

Rent control

Can we get education + perspectives from landlords + property management companies?

Communicating with developers and set affordable rent rates if possible

I would like to advocate for more height, density + reduced parking requirements in exchange for added affordable apartments. Can we create a LID for Trimet improvements?

Self-fund an insurance fund for homeowners and landlords. Incentivize property owners to ditch parking lots and replace with affordable housing. Help landlords fix buildings without raising rents.

Lobbying state and municipal leaders against no cause eviction and in favor of more progressive tax structure. Foster a tenants union in St Johns

Advance more affordable development with lower city costs - no parking, fewer fees, lower regulations

Meetings, group discussions, being informed

I believe that the current affordable housing units need to be policed better before any more are added. There is an enormous amount of crime and drug activity associated with house authority of Portland’s main complex and I am not sure that it is being properly addressed. Advocating to expand URA, supporting new subsidized development, direct action volunteer opportunities (weekends/evenings); advocating for changes to state laws re: rent control, eliminating no cause evictions, inclusionary zoning

Tenants Unions; Education for landlords and tenants

Strategic placement; better transportation

Greater St. Johns to include Portsmouth/University Park; Workshop geared to landlords who want to promote affordable housing including ADU/co-ops/co-housing; co-housing; single room occupancy complex like UP methodist church; work with neighborhood association; developers; housing bureau and PORT (worker housing); work with University of Portland as a resource and cause of problems; aging in place - virtual village - assistance to low income disabled and seniors to fix up houses

Education and involvement

Community land trusts; inclusionary zoning; ‘middle’ housing - smaller development, adu’s, duplexes

Educate about affordable housing options using: reps from housing groups, tours of affordable housing (including Charleston Place), maybe videos if any exist?

Work needs to be done at the local/neighborhood level, but we also need to see action at the city legislative level in order to eliminate legal barriers to the advancement and development of affordable housing.

Education about what types of development are not just needed but necessary; education about barriers to accessing affordable housing.

Moratorium on unaffordable housing development; Do what Cully neighborhood is doing to keep their households sustainable, diverse and affordable by buying properties for low income housing, etc; establish rent ceilings; educate residents about the toxic

More housing options like tiny homes and sleeping pods, SROs

We need places for a range of household types and incomes. We need ways that allow residents to have more control over their tenancy than just homeownership, such as land/or housing trusts, or longer leases with protections, similar to 5 year commercial leases.

I understand the need for development but the local community/residents should be constructed where appropriate.
### Q15 - How do you identify your gender?

<table>
<thead>
<tr>
<th>Gender</th>
<th>%</th>
<th>Count</th>
</tr>
</thead>
<tbody>
<tr>
<td>Male</td>
<td>30.10%</td>
<td>31</td>
</tr>
<tr>
<td>Female</td>
<td>69.90%</td>
<td>72</td>
</tr>
<tr>
<td>Transgender</td>
<td>0.00%</td>
<td>0</td>
</tr>
<tr>
<td>Other</td>
<td>0.00%</td>
<td>0</td>
</tr>
<tr>
<td>Total</td>
<td>100%</td>
<td>103</td>
</tr>
</tbody>
</table>

### Q16 - Under which categories of race/ethnicity do you identify? Select all that apply.

<table>
<thead>
<tr>
<th>Race/Ethnicity</th>
<th>%</th>
<th>Count</th>
</tr>
</thead>
<tbody>
<tr>
<td>Asian/Pacific Islander</td>
<td>6.25%</td>
<td>7</td>
</tr>
<tr>
<td>African American/Black</td>
<td>2.68%</td>
<td>3</td>
</tr>
<tr>
<td>Caucasian/White</td>
<td>77.68%</td>
<td>87</td>
</tr>
<tr>
<td>Middle Eastern</td>
<td>0.89%</td>
<td>1</td>
</tr>
<tr>
<td>Native American</td>
<td>0.89%</td>
<td>1</td>
</tr>
<tr>
<td>Slavic/Russian</td>
<td>1.79%</td>
<td>2</td>
</tr>
<tr>
<td>Hispanic/Chicano/Latino</td>
<td>7.14%</td>
<td>8</td>
</tr>
<tr>
<td>Other</td>
<td>2.68%</td>
<td>3</td>
</tr>
<tr>
<td>Total</td>
<td>100%</td>
<td>102</td>
</tr>
<tr>
<td>More than 10</td>
<td>30%</td>
<td>34</td>
</tr>
</tbody>
</table>

### Q17 - What is the combined total income of your household?

<table>
<thead>
<tr>
<th>Income Range</th>
<th>%</th>
<th>Count</th>
</tr>
</thead>
<tbody>
<tr>
<td>Under $10,000</td>
<td>4.04%</td>
<td>4</td>
</tr>
<tr>
<td>$10,000 - $30,000</td>
<td>13.13%</td>
<td>13</td>
</tr>
<tr>
<td>$30,001 - $40,000</td>
<td>10.10%</td>
<td>10</td>
</tr>
<tr>
<td>$40,001 - $50,000</td>
<td>5.05%</td>
<td>5</td>
</tr>
<tr>
<td>$50,001 - $60,000</td>
<td>14.14%</td>
<td>14</td>
</tr>
<tr>
<td>$60,001 - $70,000</td>
<td>6.06%</td>
<td>6</td>
</tr>
<tr>
<td>$70,001 - $80,000</td>
<td>11.11%</td>
<td>11</td>
</tr>
<tr>
<td>$80,001 - $90,000</td>
<td>9.09%</td>
<td>9</td>
</tr>
<tr>
<td>$90,001 - $100,000</td>
<td>6.06%</td>
<td>6</td>
</tr>
<tr>
<td>More than $100,000</td>
<td>21.21%</td>
<td>21</td>
</tr>
<tr>
<td>Total</td>
<td>100%</td>
<td>99</td>
</tr>
<tr>
<td>More than 10</td>
<td>30%</td>
<td>34</td>
</tr>
</tbody>
</table>

### Q18 - What is your age?

<table>
<thead>
<tr>
<th>Age Group</th>
<th>%</th>
<th>Count</th>
</tr>
</thead>
<tbody>
<tr>
<td>Under 18</td>
<td>2.00%</td>
<td>2</td>
</tr>
<tr>
<td>18 - 24</td>
<td>1.00%</td>
<td>1</td>
</tr>
<tr>
<td>25 - 34</td>
<td>30.00%</td>
<td>30</td>
</tr>
<tr>
<td>35 - 44</td>
<td>38.00%</td>
<td>38</td>
</tr>
<tr>
<td>45 - 54</td>
<td>16.00%</td>
<td>16</td>
</tr>
<tr>
<td>55 - 64</td>
<td>6.00%</td>
<td>6</td>
</tr>
<tr>
<td>65 and over</td>
<td>7.00%</td>
<td>7</td>
</tr>
<tr>
<td>Total</td>
<td>100%</td>
<td>100</td>
</tr>
</tbody>
</table>

### Q19 - If you wish make any other comments about housing or this survey, please write them here!

Traffic is an interrelated issue with housing.

Housing prices are ridiculous!! In the 7 years i have been in my current place, my rent has gone up every year, and this last year, it went up over $250. Who can afford to live like this??!!! I know i sure cant, yet i cant afford to move. The cost of moving is to have 3 times your rent as income. My current rent is $1255. To move in there now i would need an income of at least $3700..... i dont know anyone who makes that as a single person... we need affordable housing, now!!!

Single mom, no roommates.

Thank you for creating this survey!

Trying to buy but there’s no stock and too much competition

I’m a MUS student focusing on place-based identity and housing justice/spatial struggles, and just wanted to check out the presentation!

Thanks for doing this, good luck on your project!

I live in a condo.

Do not necessarily support ADU construction

Great Job!!

I live in an international community of adults, single family house, multiple incomes.

ADUs build diversity

More subsidized housing

Vacancy under 5% in SJ; Matthew desmond, evicted

I live North of Fessenden. 1st question should have split St Johns into above/below Fessenden as a way to make sure you are reaching people above.

Environmental Justice is a big part of the equation of creating healthy communities, especially in St Johns.

Community owned housing

Thank you.
Appendix F: Major Stakeholder List

Through our work in the neighborhood, we identified major stakeholders who should be looped into any housing work done in the St. Johns neighborhood moving forward.

**Community Alliance of Tenants**
CAT has been on the front lines of organizing and defending tenants of Titan Manor. Their work training a cohort of housing advocates has been crucial in increasing the capacity of the neighborhood to respond to housing challenges.

**St. Johns Neighborhood Association**
The St. Johns Neighborhood Association provides an organized and engaged group of community members interested in tackling challenges that the neighborhood faces. While the group is largely homeowners, and might not be experiencing the same challenges as some community members, they represent key allies in the effort to stabilize people’s housing in St. Johns.

**Cathedral Park Neighborhood Association**
Cathedral Park exists in tandem as the neighborhood with the largest border to St. Johns. While the composition of the neighborhood is very different from St. Johns, their work is crucial in addressing the housing challenges facing the peninsula.

**AllOne Community Services**
AllOne Community Services has been doing valuable work convening the faith-based community to address homelessness in the neighborhood. From their work with warming shelters, to their role with Community of Hope, they have proven to be a successful group at mobilizing interested and sympathetic groups to address housing needs.

**SJCO Housing Committee**

Although this list is not exhaustive, potential committee members may include representatives from the following groups:

<table>
<thead>
<tr>
<th>Organization</th>
</tr>
</thead>
<tbody>
<tr>
<td>SJCO</td>
</tr>
<tr>
<td>SJNA</td>
</tr>
<tr>
<td>CPNA</td>
</tr>
<tr>
<td>CAT</td>
</tr>
<tr>
<td>St. Johns faith-based organization</td>
</tr>
<tr>
<td>Meyer Memorial Trust</td>
</tr>
<tr>
<td>Sun Schools</td>
</tr>
<tr>
<td>Latino Business</td>
</tr>
<tr>
<td>BPS</td>
</tr>
<tr>
<td>PHB</td>
</tr>
<tr>
<td>Prosper Portland</td>
</tr>
<tr>
<td>Joint Office of Homeless Services</td>
</tr>
</tbody>
</table>
Appendix G: Abbreviations/Acronyms

ADU - Accessory Dwelling Unit  
BDS - Bureau of Development Services  
BPS - Bureau of Planning and Sustainability  
CAT - Community Alliance of Tenants  
CBA - Community Benefit Agreement  
CDC - Community Development Corporations  
CPNA - Cathedral Park Neighborhood Association  
HS - High School  
ISS - Institute for Sustainable Solutions  
MHI - Median Household Income  
PHB - Portland Housing Bureau  
PSU - Portland State University  
PTA - Parent Teacher Association  
PTU - Portland Tenants United  
SJCO - St. Johns Center for Opportunity  
SJNA - St. Johns Neighborhood Association  
TIF - Tax Increment Financing  
URA - Urban Renewal Area  
Action Plan - St. Johns Housing Action Plan  
Tenants Coalition - St. Johns Tenants Coalition
Appendix H: Falta Planning Team

Jai Singh
Jai received his Bachelor of Arts in Environmental Studies from Emory University in 2008 and has worked with various non-profit organizations focusing on environmental justice and sustainability issues.

Julia Michel
Julia earned a Bachelor’s degree in Urban Studies and Planning from San Francisco State University in 2013. She has worked as an intern in the private and non-profit planning sectors in San Francisco and Portland.

Gabriel Rousseau
Gabriel earned his Bachelor of Science in Community Development in 2013 and his graduate certificate in Geographic Information Systems in 2015, both from Portland State University. He is committed to a successful career in environmental planning for a sustainable future.

Andrés Oswill
Andrés graduated from Willamette University in 2015 with a Bachelor’s in Politics, minoring in Women and Gender Studies. In Portland he’s worked with the Housing Bureau, advocacy groups, neighborhood coalitions, and in various institutional capacities. He has experience working with marginalized groups and identities, bringing an equity lens to planning.

Eric Rutledge
Eric received a double major in Geography and Environmental Studies from San Francisco State University in 2011. He has 5 years of experience working with diverse communities to advance local land use, transportation, and sustainability goals.

Ludwig Salzmann
Ludwig received his Bachelor of Science in Urban Studies from Bauhaus-University in Weimar, Germany. Following his interests of international urban planning and social justice he spent one year in Mexico studying Urbanismo at the Universidad Nacional Autónoma de México and participated in an international workshop about urban minorities in Amman, Jordan.

Gabriel Rousseau
Gabriel earned his Bachelor of Science in Community Development in 2013 and his graduate certificate in Geographic Information Systems in 2015, both from Portland State University. He is committed to a successful career in environmental planning for a sustainable future.