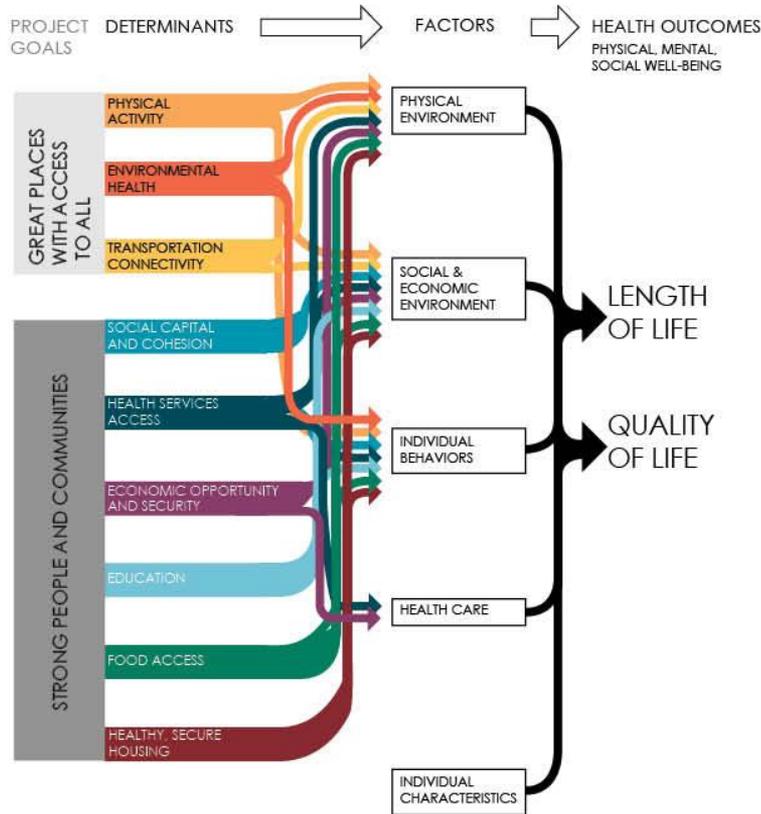


# Health Equity Assessment

Portland Southwest Corridor Area and Site Planning Project

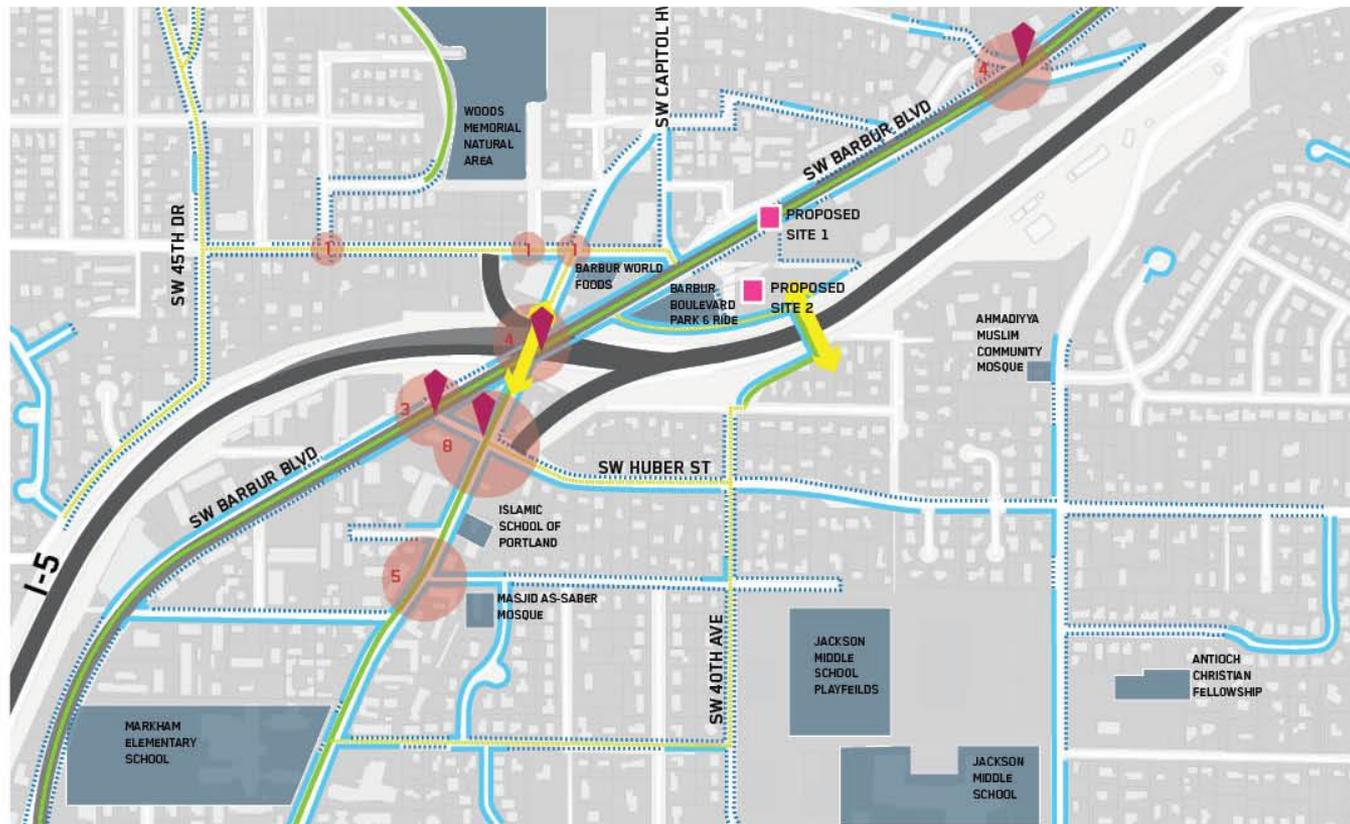
# Health Equity Assessment Framework



**Health Equity** means achieving the highest level of health for all people and calls for focused efforts to address avoidable inequalities by creating fair opportunities for those who have experienced socioeconomic disadvantage or historical injustices.

**Root causes** are the conditions in our physical, social, and economic environment that contribute to the long term health outcomes.

# Great Places with Access to All - Baseline Conditions



## LEGEND

- POTENTIAL TRANSIT SITE
- KEY LOCATIONS
- - - SUGGESTED SIDEWALK
- EXISTING SIDEWALK
- - - SUGGESTED BIKE ROUTE
- EXISTING BIKE ROUTE
- CONNECTIVITY BARRIERS
- FREEWAY CROSSINGS
- ◆ PRIORITY CROSSINGS FOR IMPROVEMENT
- ⊗ NUMBER OF TRAFFIC DEATHS AND INJURIES TO PEOPLE WALKING AND BIKING



# Strong People and Communities - Baseline Conditions

PERCENT  
RENTERS



CHANGE IN INCOME  
ROUGHLY +11.5% CITY WIDE



**+27.5%**

The median household income in the Census Tract north of I5 increased 27.5% between 2012 and 2017



**-21.3%**

The median household income in the Census Tract south of I5 fell 21.3% between 2012 and 2017

CULTURAL DIVERSITY  
CURRENTLY 26% CITY WIDE

**+5.5%**

The minority population in the Census Tract south of I5 increased 5.5% from 24.1% in 2012 to 29.6% in 2017



**-5%**

The minority population in the Census Tract north of I5 decreased by 5% from 24% in 2012 to 19% in 2017



PERCENT LIVING IN POVERTY  
-0.8% CITY WIDE

**-7.3%**

Between 2012 and 2017 the percent of people living in poverty in the Census Tract north of I5 decreased from 10.8% to 3.5%



CANCER RISK  
86<sup>TH</sup> PERCENTILE CITY WIDE



**96<sup>TH</sup>**  
Percentile

For cancer risk in the portion of the study area directly north of I5 (Scoring 95/100 when 100 = no risk)

**+8.2%**

Between 2012 and 2017 the percent of people living in poverty in the Census Tract south of I5 increased from 9.7% to 17.9%



PERCENT UNINSURED  
-6.1% CITY WIDE



**-15.3%**

Between 2012 and 2017 the percent of people living without health insurance in the Census Tract south of I5 decreased from 20% to 4.7%



**-6.9%**

Between 2012 and 2017 the percent of people living without health insurance in the Census Tract north of I5 decreased from 9.3% to 2.4%



**92<sup>ND</sup>**  
Percentile

For cancer risk in the portion of the study area directly south of I5 (Scoring 92/100 when 100 = no risk)

# Strong People and Communities - Participant Quotes



I want it (West Portland Town Center) to be a real place that naturally draws many people rather than cars to the area - a Southwest Portland living room like Pioneer Courthouse Square.

West Portland is a beautiful place that I spend most of my time because of my community. I would like to see more affordable housing, a food market, and a community center.



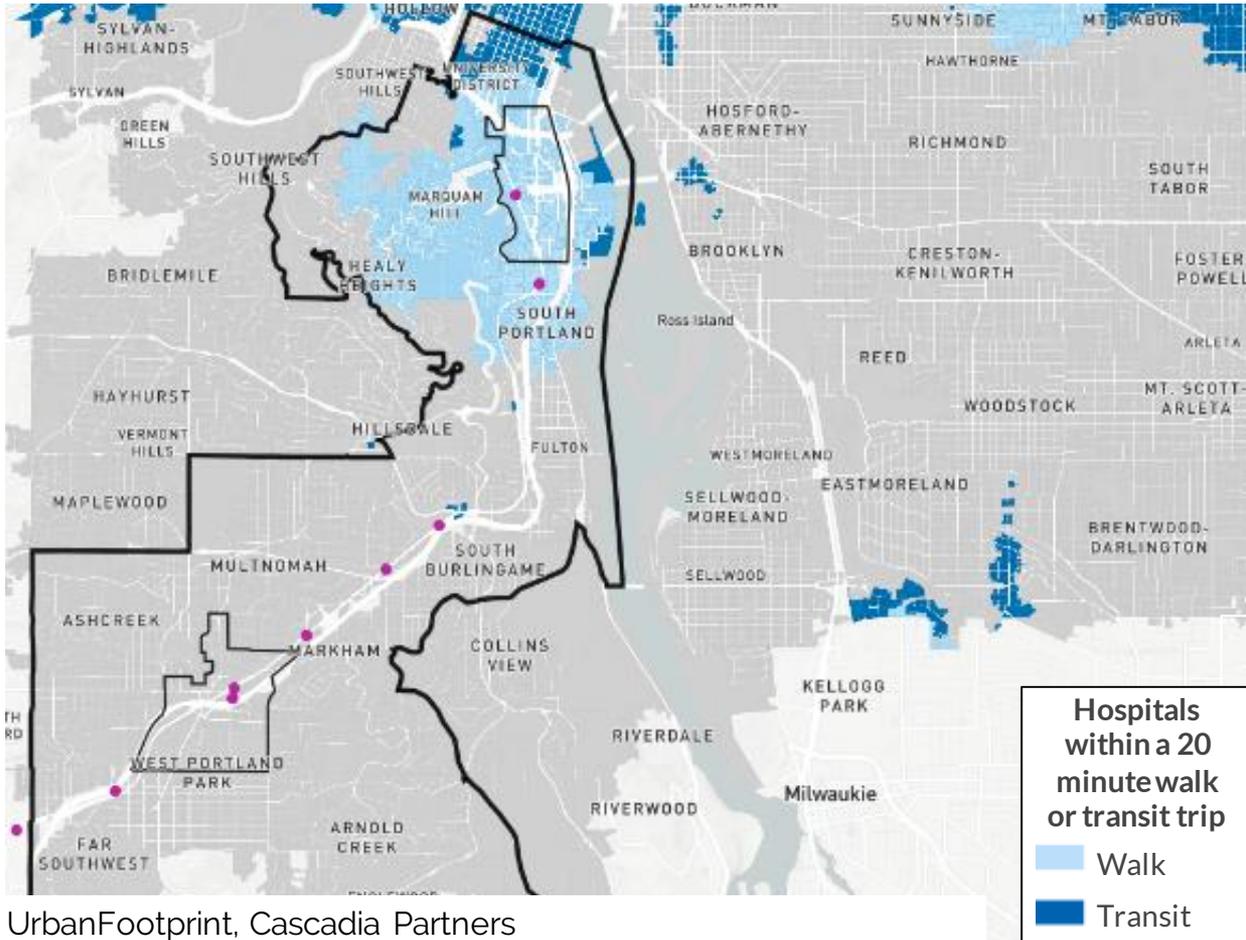
I'm proud of growing cultural diversity in our neighborhoods so my son can grow up with greater understanding and appreciation for other cultures and languages. I'm worried about new Portlanders/non-english language speakers not getting their voices heard—they're so often not at the table but are affected most by displacement.

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# Access to Health Services

Strong People and Communities

# Health services: 20 min walk/transit



UrbanFootprint, Cascadia Partners

- WPTC lacks convenient access to health care
- South Portland is well served by access to health care
- A new health clinic may thus be an appropriate use within the WPTC

## Equity Implications

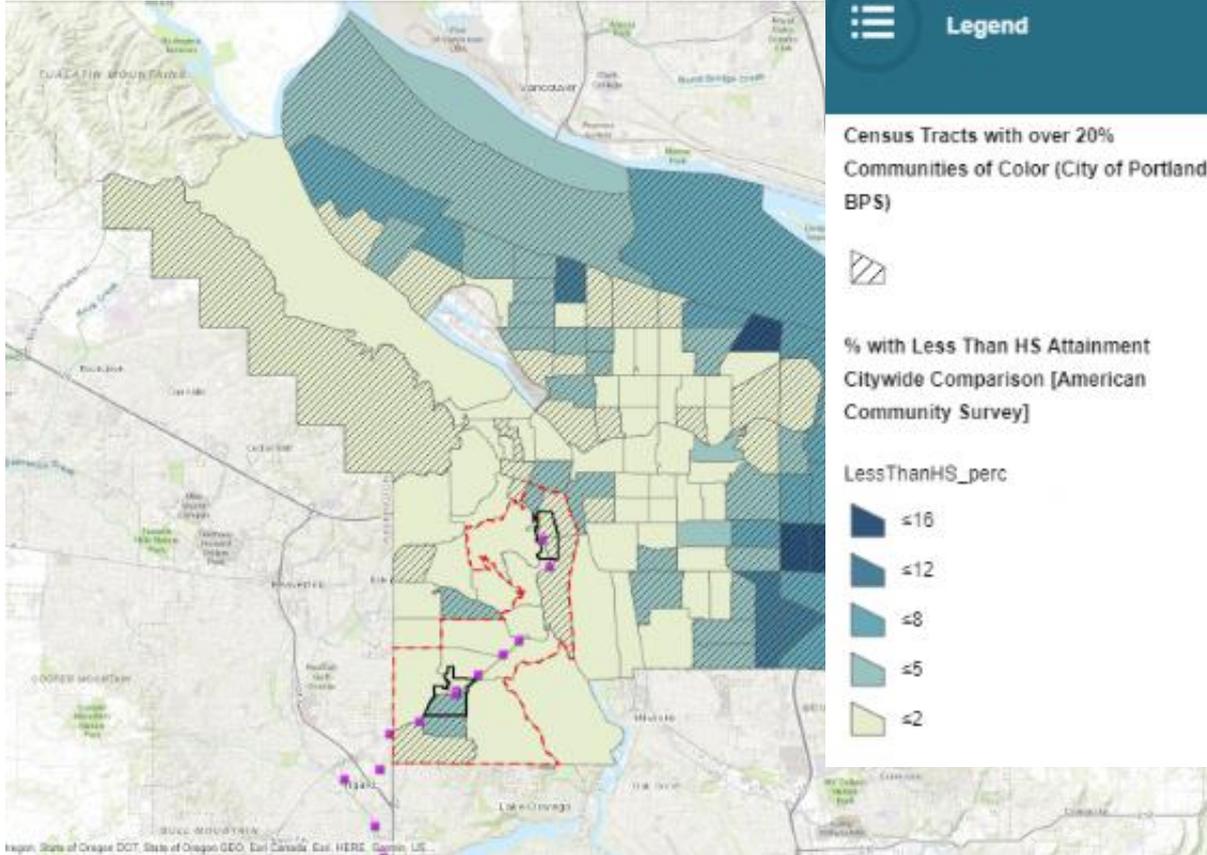
- Improving access to and providing safe pedestrian routes to health care, providers, and counselors can improve health outcomes for all residents, but is particularly impactful for families who do not own a car.



# Education

Strong People and Communities

# 25+ without a High School Degree



2010, US Census Bureau

- Only 1% of residents within the study lack a high school degree, compared to an average of 4% citywide.
- West Portland Park has the lowest level of college graduates within the SW corridor. 4% of residents over 25 lack a high school degree.

## Health Equity Implications

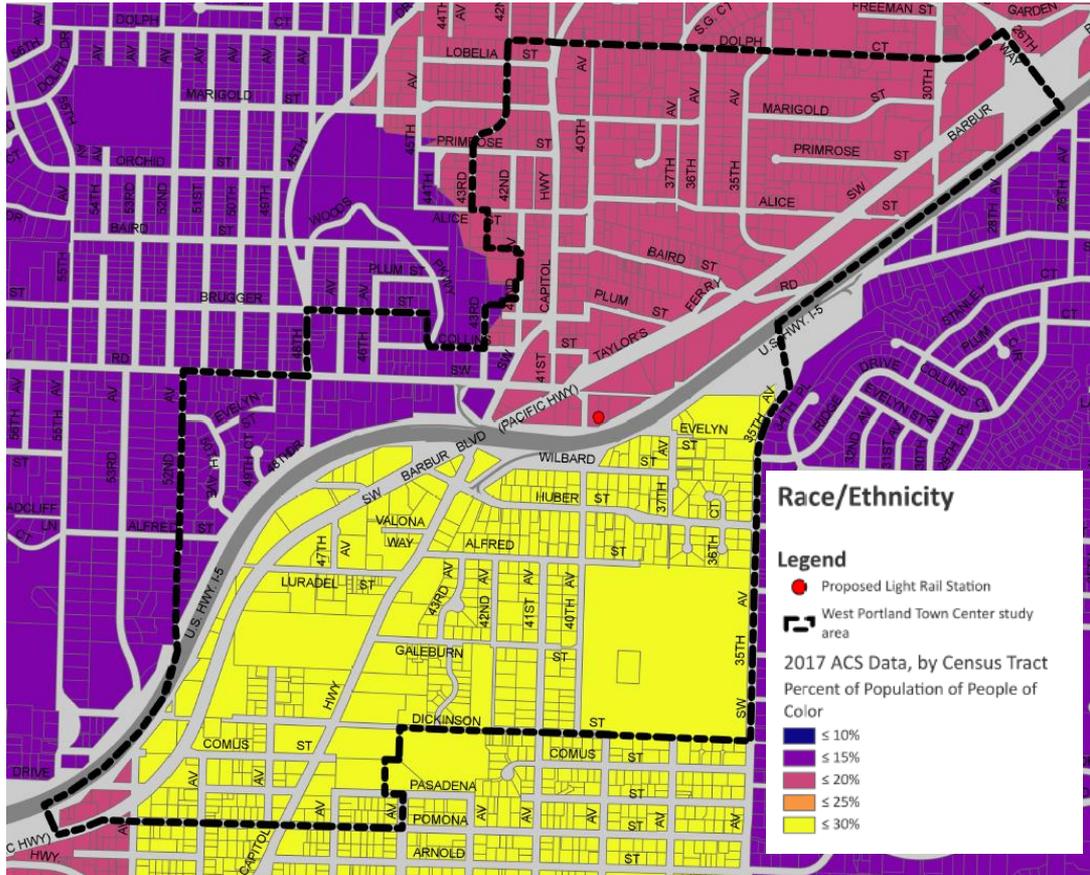
- Adults who lack a high school degree are at greater risk for displacement due to rising housing costs.
- Income and education are two of the most consistent and highly correlated root causes with health outcomes.

---

# Social Capital and Cohesion

Strong People and Communities

# Communities of Color



2017, US Census Bureau

- The population of West Portland Park is the most diverse in the study area, estimated to be 29.6% minority as of 2017.

## Health Equity Implications

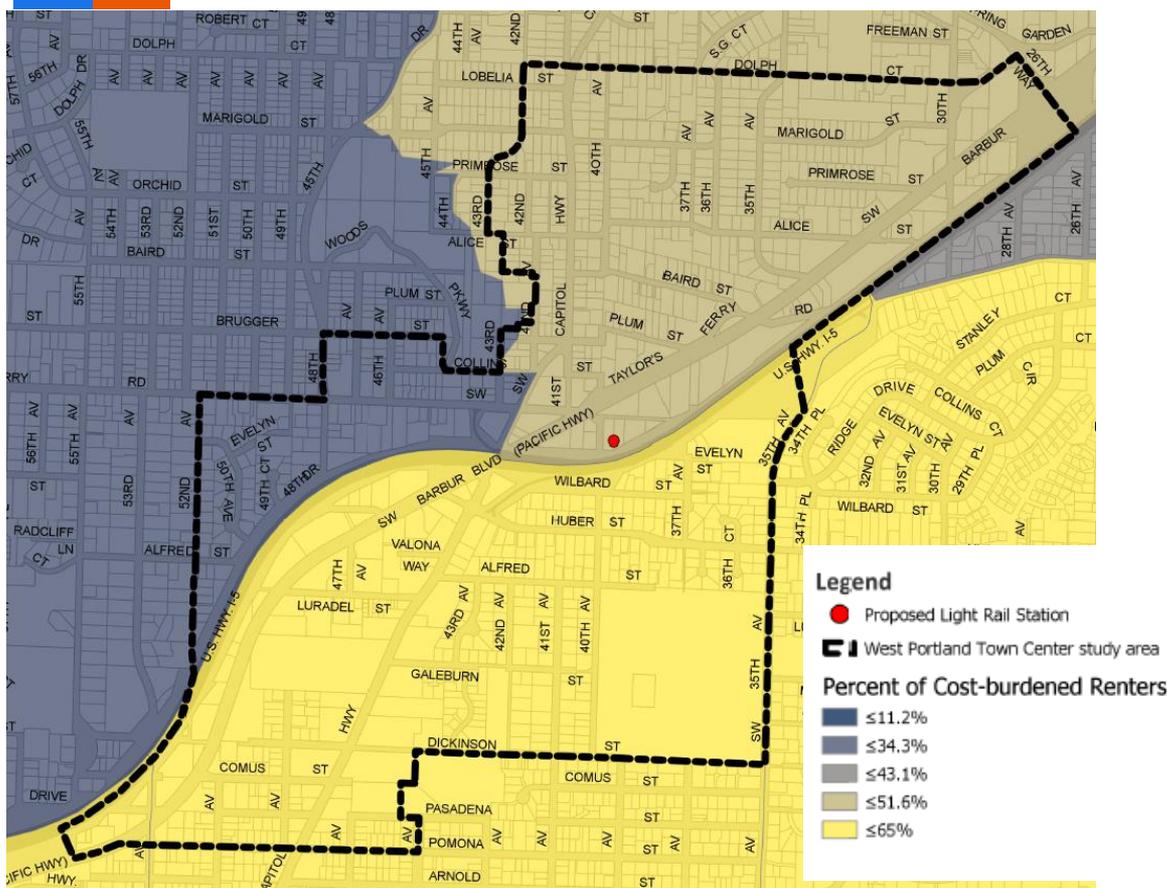
- Residential segregation is associated with a range of adverse impacts on health. Minorities in segregated communities are also more likely to have limited employment opportunities and lower incomes, and to face shortages of safe and affordable housing.

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# Healthy Secure Housing

Strong People and Communities

# Percent Renters Cost Burdened



Portland BPS

- The denser areas with lower household incomes have a higher percentage of renters.

## Health Equity Implications

- Renters are more at risk for displacement as housing values appreciate
- Protecting existing affordable rental housing, and strengthening tenant protections are key strategies within the SW Corridor Equitable Housing Strategy

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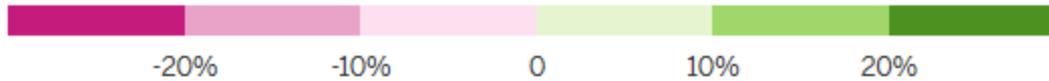
# Economic Opportunity and Security

Strong People and Communities

# Economic Status Changes

1. Throughout the Southwest corridor, all census tracts but one saw increases in median income.
2. Median Income in West Portland Park decreased 21.3% between 2012 and 2017. Median income in all surrounding census tracts increased. Directly north of the freeway, the median income increased 27.5%.

## CHANGE IN MEDIAN INCOME



## Change in Median Income.

<https://projects.oregonlive.com/census/american-community-survey/2013-2017/maps/#41067033000>

## Health Equity Implications

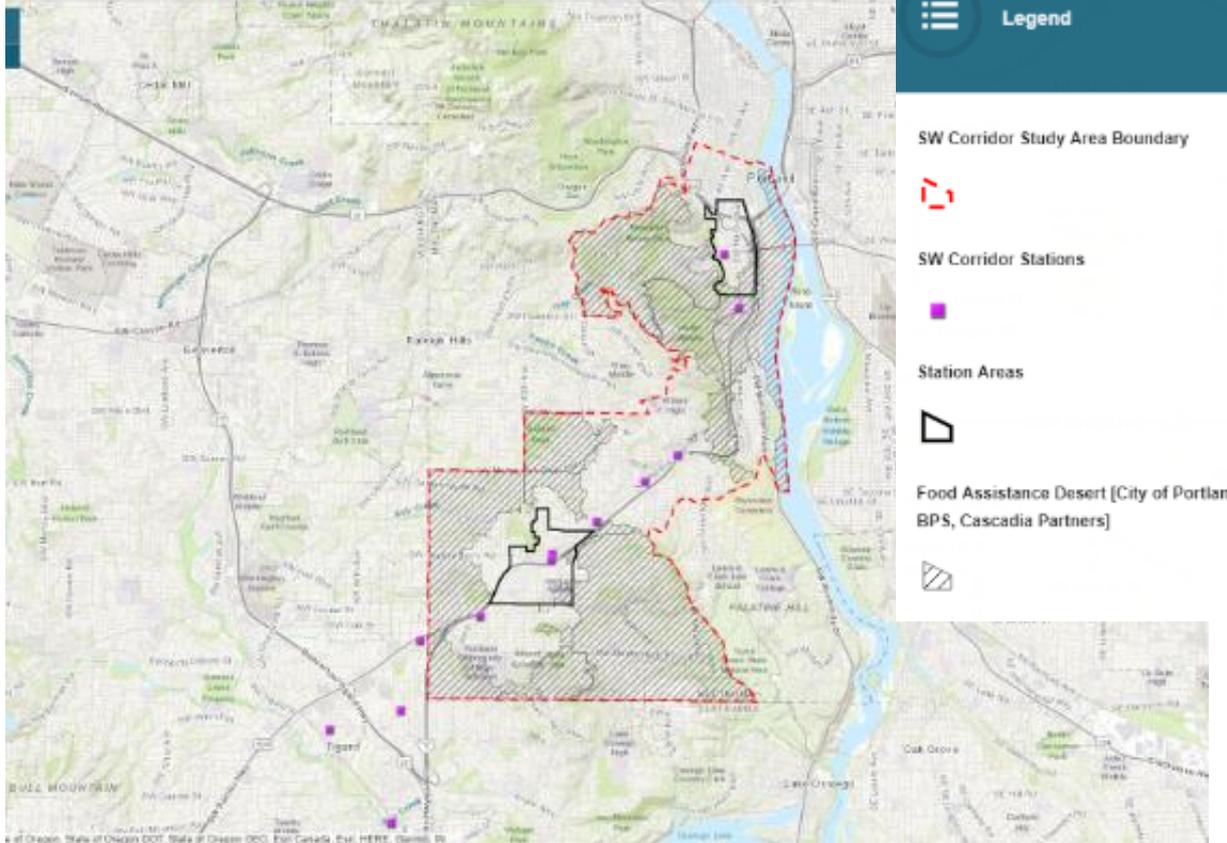
- Lower-income households are more at risk for displacement when investment occurs.
- As average income increases, the local market begins to target higher income households, leading to further displacement



# Food Access

Great Places with Access for All

# % Within ½ Mile to a Grocery Store



Portland RLIS Discovery, Cascadia Partners

Almost all residents in the station area are within walking or biking distance to World Foods. SW Portland has the worst Retail food environment index of all quadrants, at 7, meaning there are 7x as many places to access unhealthy foods as healthy foods.

## Health Equity Implications

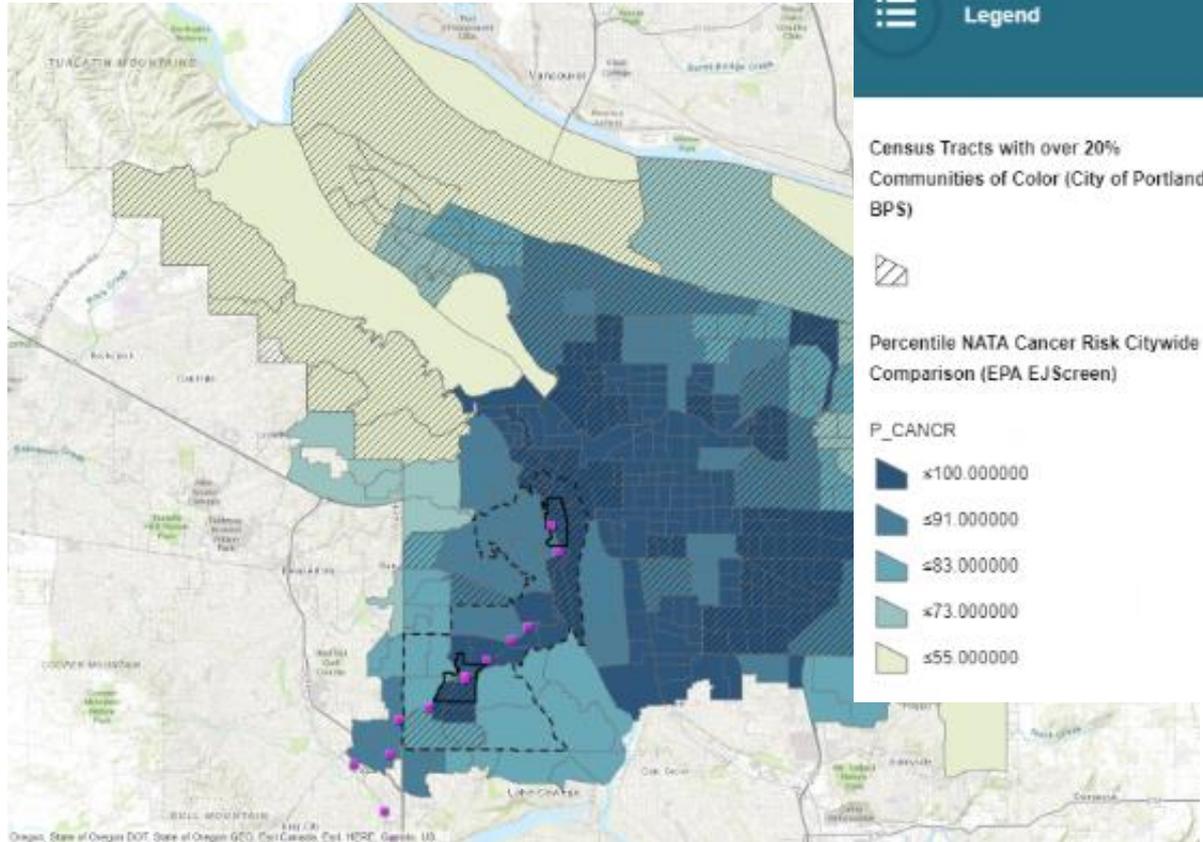
- Communities of color are more likely to live in areas that lack access to healthy foods, increasing risk for negative health outcomes.
- The food available near homes and workplaces influences people's diets, and thus rates of obesity, diabetes, & heart disease.
- Living near full service grocery stores is associated with maintaining a healthy weight.

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# Environmental Health

Great Places with Access for All

# Percentile for Air Quality: Cancer Risk



Percentile NATA Cancer Risk; US Environmental Protection Agency EJScreen

Diesel particulate matter in the study area is generally 3x-5x times above the Oregon health benchmark; in PSU area, levels are over 10 x the benchmark. Diesel particulate matter is one of the primary contributors to the increased cancer risk throughout the corridor, which is in the 89th percentile for cancer risk. The Portland metro area is in the 69th percentile.

## Health Equity Implications

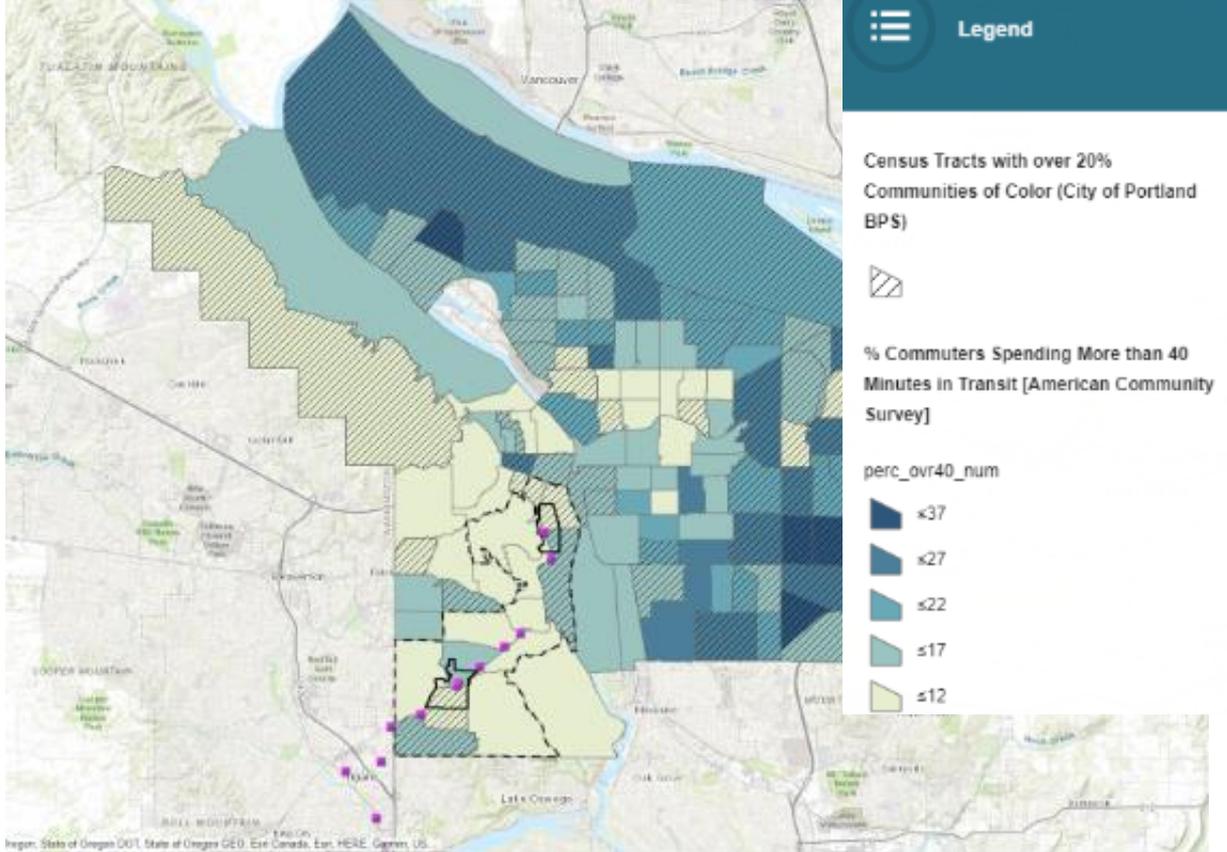
- Citywide, diesel particulate matter is higher in areas with higher minority populations, with a disparity ratio of 3.0. Air pollution is also associated with cardiovascular and respiratory diseases.

---

# Transportation Connectivity

Great Places with Access for All

# % Spending +40 min in Transit



American Community Survey

Reducing time spent on public transit can help incentivize transit as an alternative to driving.

## Health Equity Implications

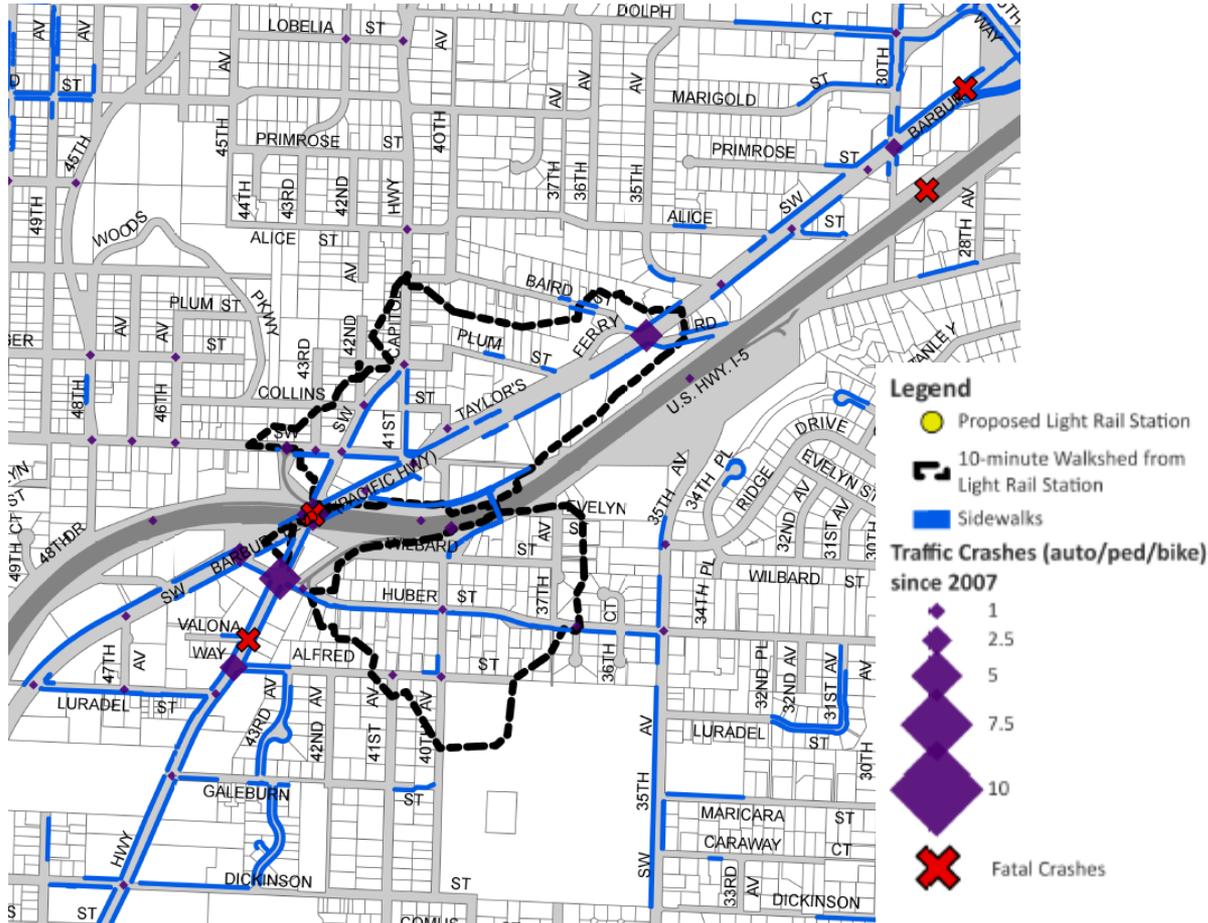
- Residents dependent on transit that live in areas that experience higher than average commute times have less time available for physical and leisure activities that promote health and social well-being

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# Physical Activity

Great Places with Access for All

# Roadway with Complete Sidewalk



- Southwest Portland has extremely poor sidewalk coverage compared to the rest of the city

## Health Equity Implications

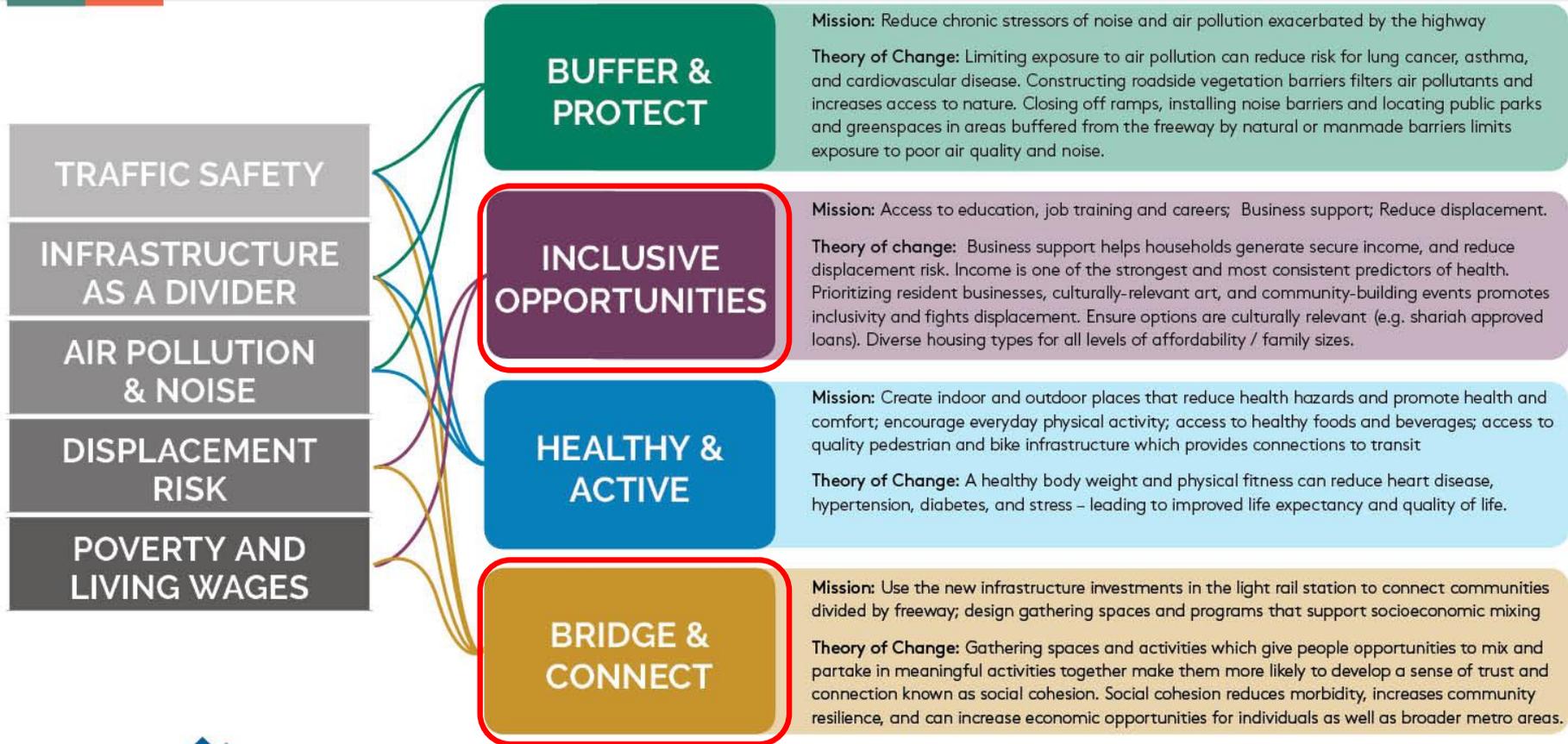
- Lack of sidewalk creates a dangerous environment for pedestrians and contributes to the high number of injuries and fatalities seen along Barbur Ave and in the station area
- Sidewalks are essential to promoting multimodal connectivity

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# Physical Activity

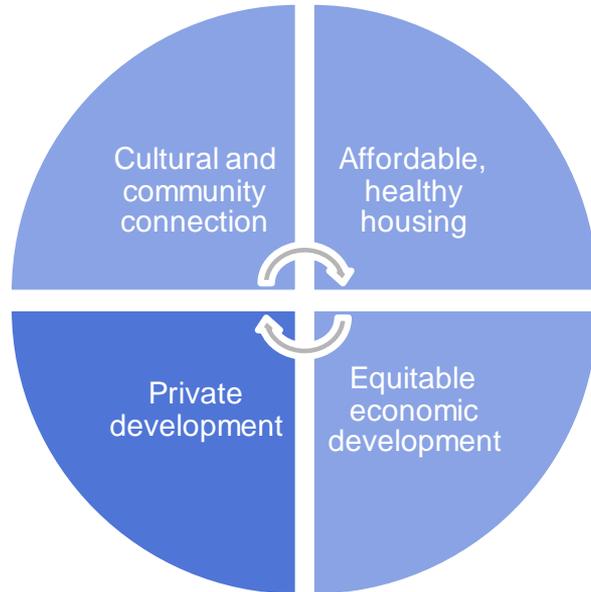
Great Places with Access for All

# Health Equity Strategies



# Community Development Framework

- Community's desires for policies and investments that don't traditionally show up in a land use and infrastructure plans
- WPTC community desire for benefits that prevent displacement, increase economic opportunity, and create multi-cultural and community strength



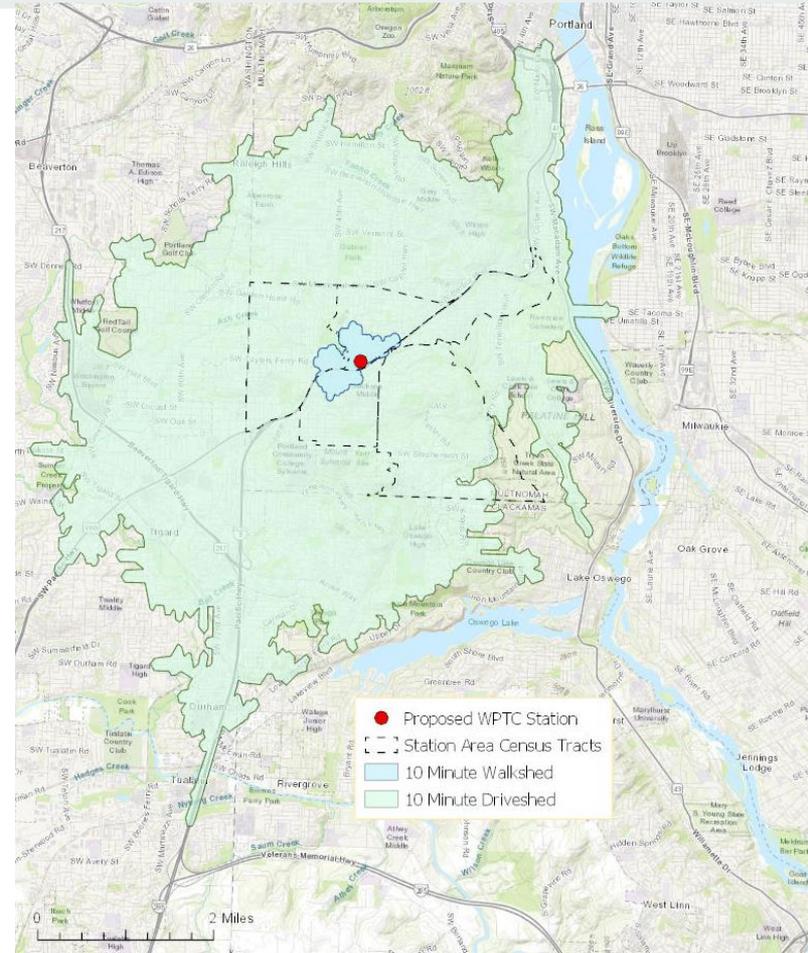


# 2. Market Analysis

Portland Southwest Corridor Area and Site Planning Project

# Key Findings: West Portland Town Center

- **West Portland Town Center currently a weak market, largely single family and aging auto-oriented commercial uses**
  - Low rents today – displacement risk
  - Limited new development – lack of comps will challenge private development financing
  - Need much more housing diversity – 75% single family housing stock poses significant equity and retail challenges
  - Need food, beverage uses – need pedestrian-scaled places / streets to locate – likely require some form of public participation in near term due to low rents

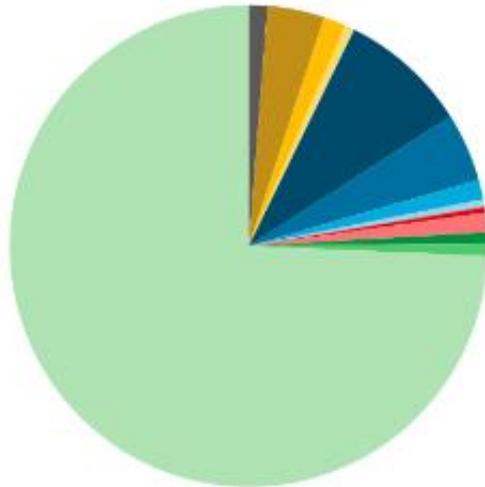


# Residential building stock

## Residential Housing Stock Composition Comparison

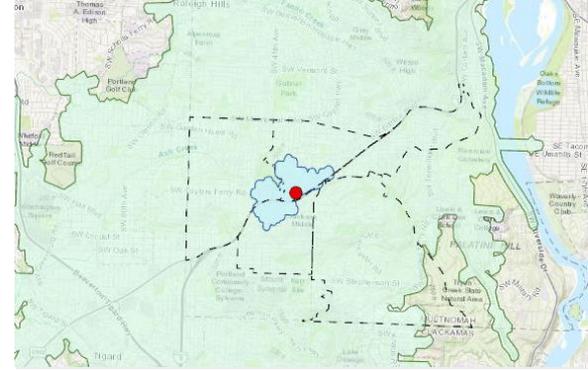
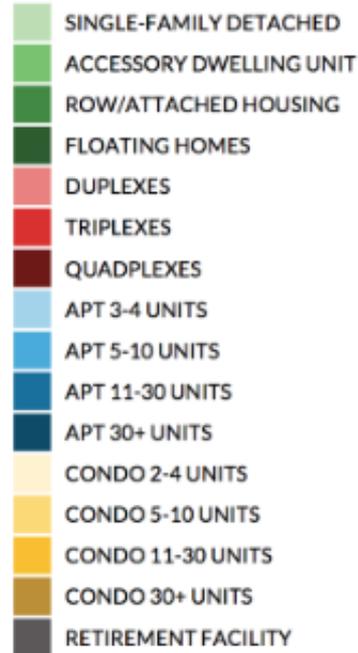
Residential Housing Typology  
West Portland Town Center, 2015 - 2019

WEST PORTLAND



ECONorthwest, Source: RLIS, City of Portland

TYPE



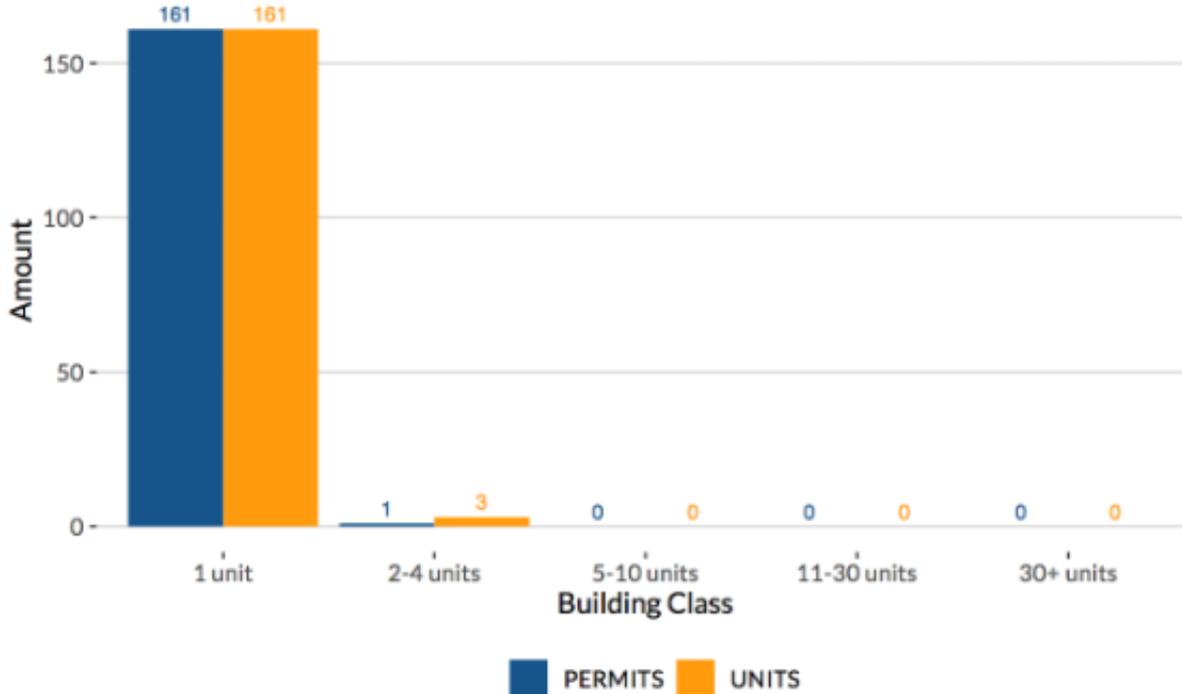
## Implications:

- To support a mix of new commercial development in the West Portland Town Center, residential development will need to be substantially more dense and contain a much more diverse collection of building types than the existing pattern.

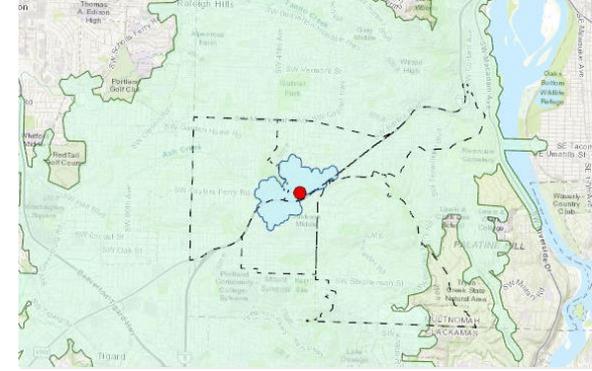
# Construction activity

## Residential

New Residential Activity  
West Portland Study Area, 2015 - 2019



ECONorthwest, Source: PortlandMaps Permit Database



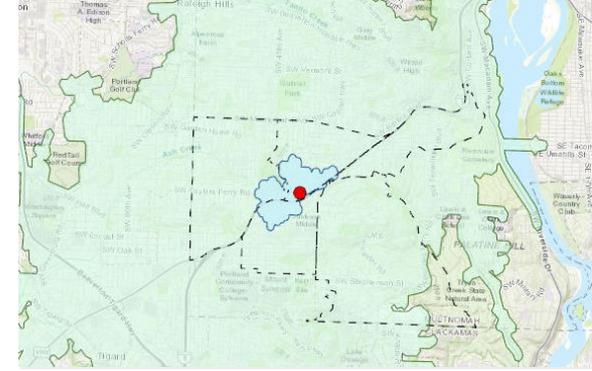
## Implications

- New development in the WPTC has been overwhelmingly single family residential over the last 4 years
- Only 3 multi-family units in one development have been built in the WPTC in the last 4 years
- Lack of construction activity for apartments means a lack of good local comps for lenders to use

# Construction activity

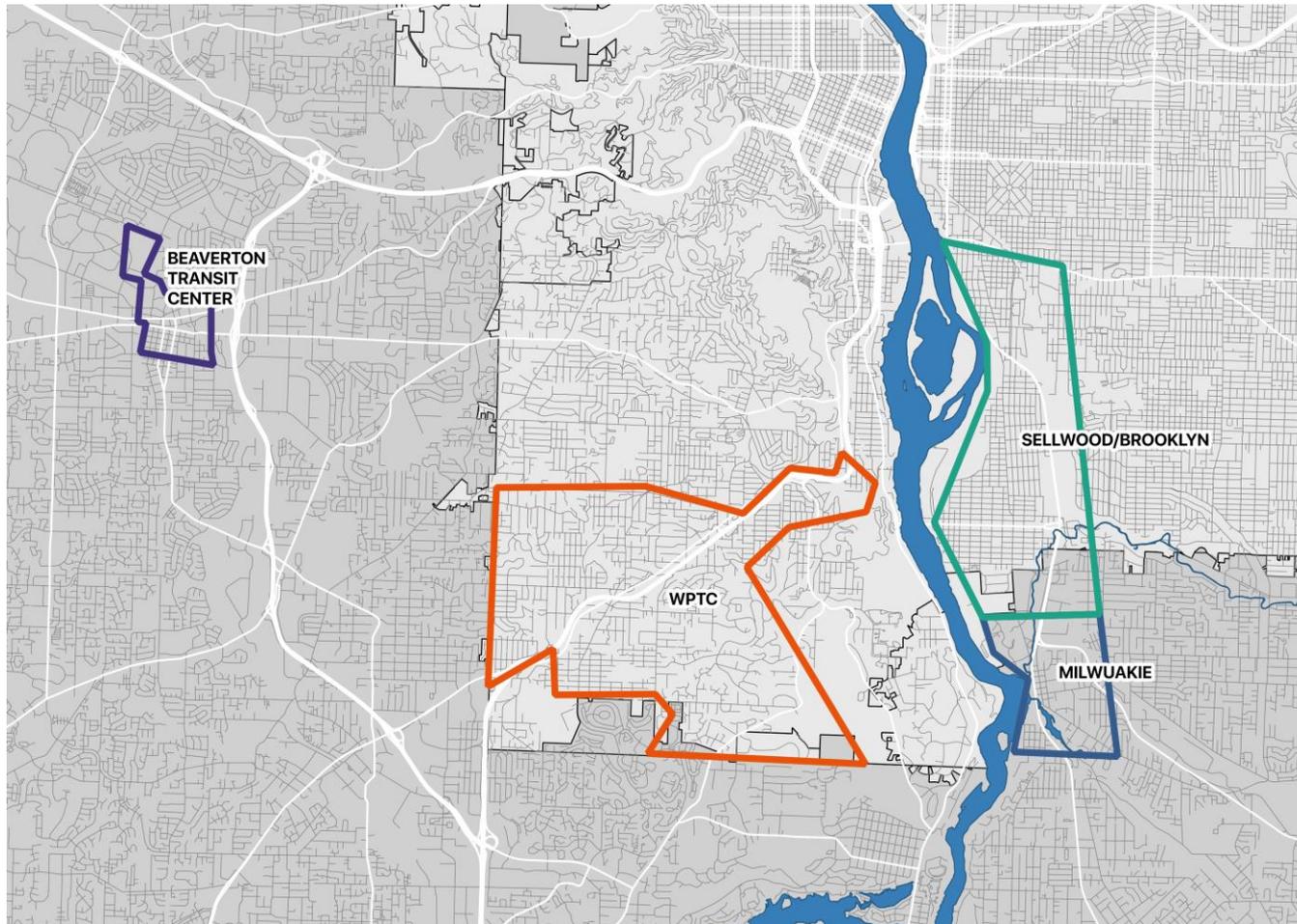
## Commercial

1. Office
  - o 2003: 6,000 sf
2. Retail
  - o 2013: 7,000 sf (*Baja Fresh, Starbucks, FedEx Print Center*)

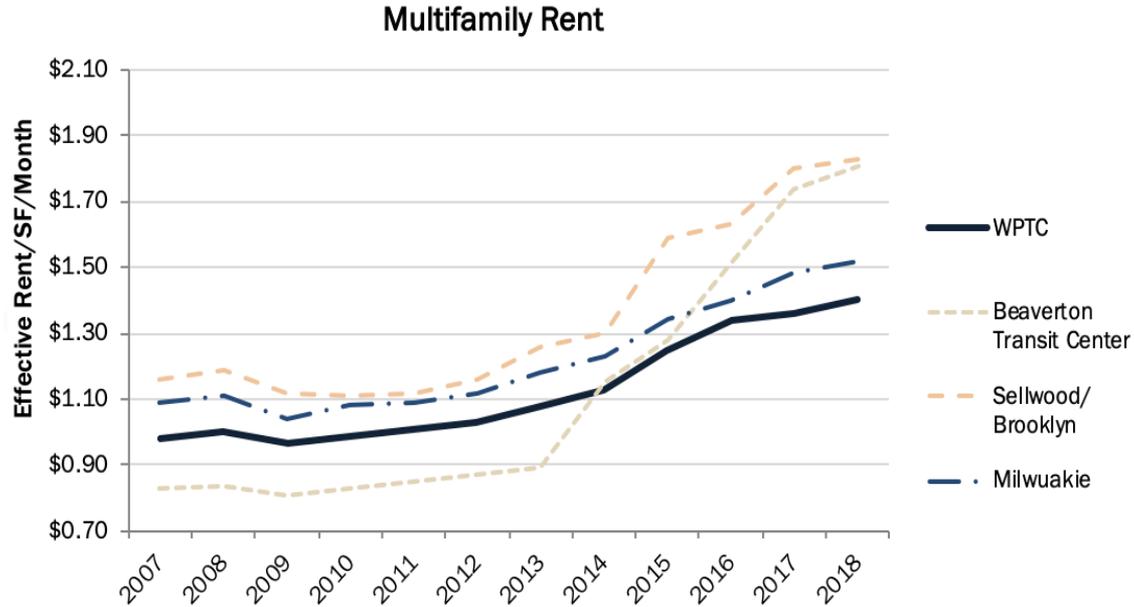


## Implications

- There has been limited new commercial development in the WPTC.

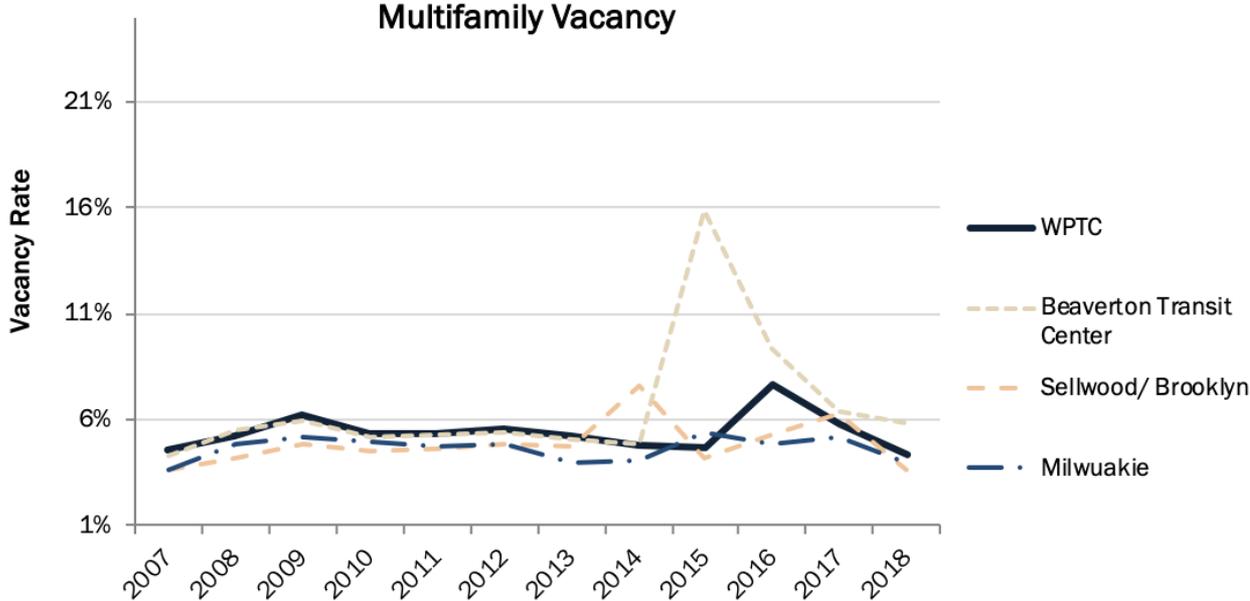


## Average Multifamily Rent per Square Foot, 2007 to 2018



Source: CoStar

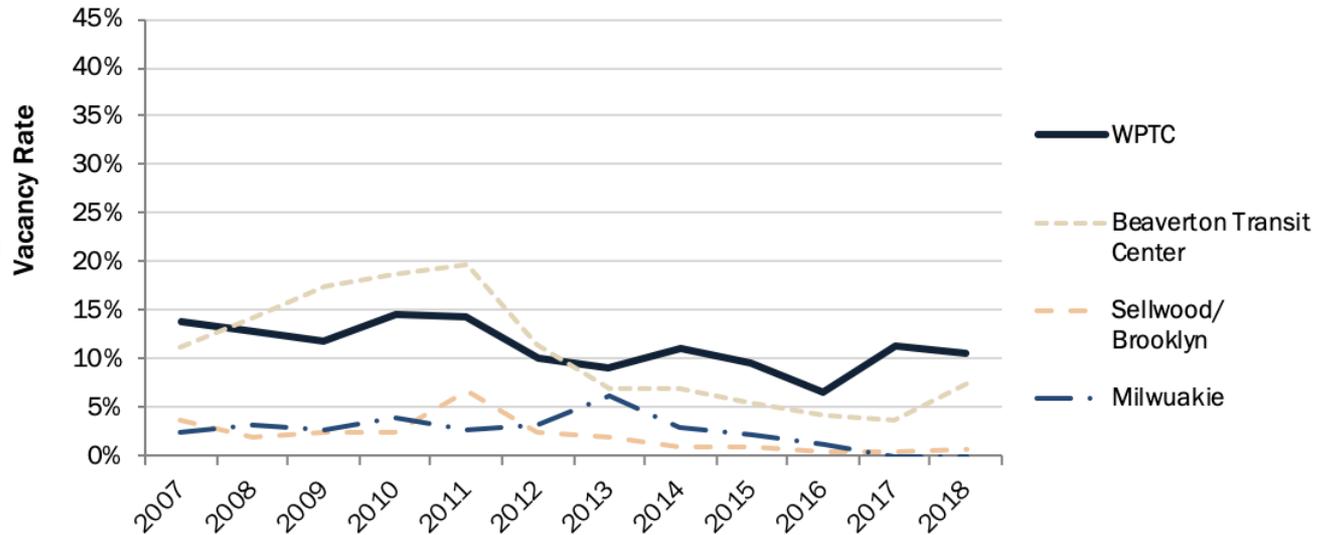
# Multifamily Vacancy Rate, 2007 to 2018



Source: CoStar

## Office Vacancy Rates, 2007 to 2018

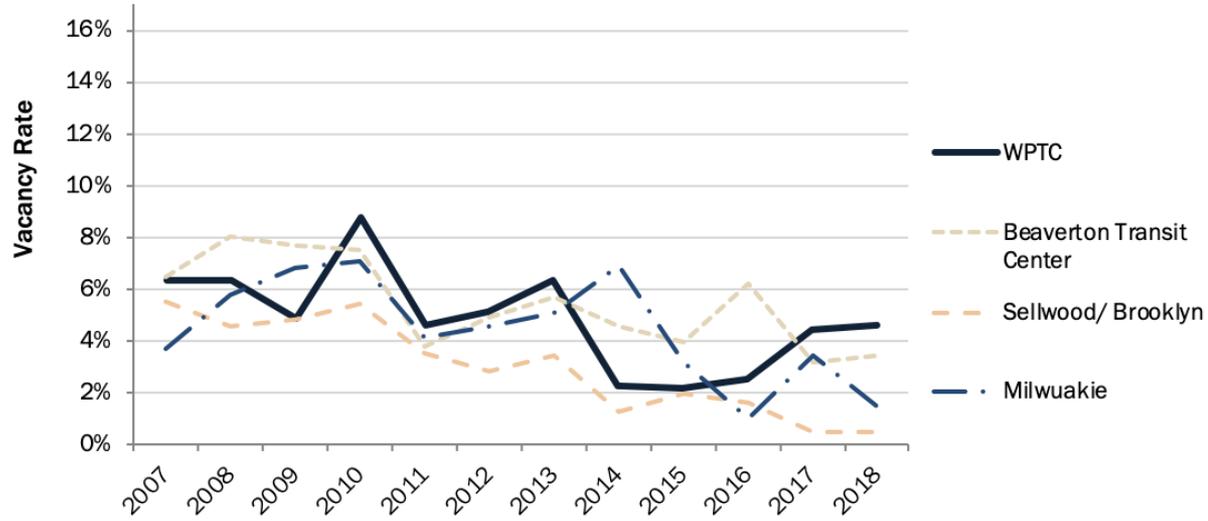
### Office Vacancy



Source: CoStar

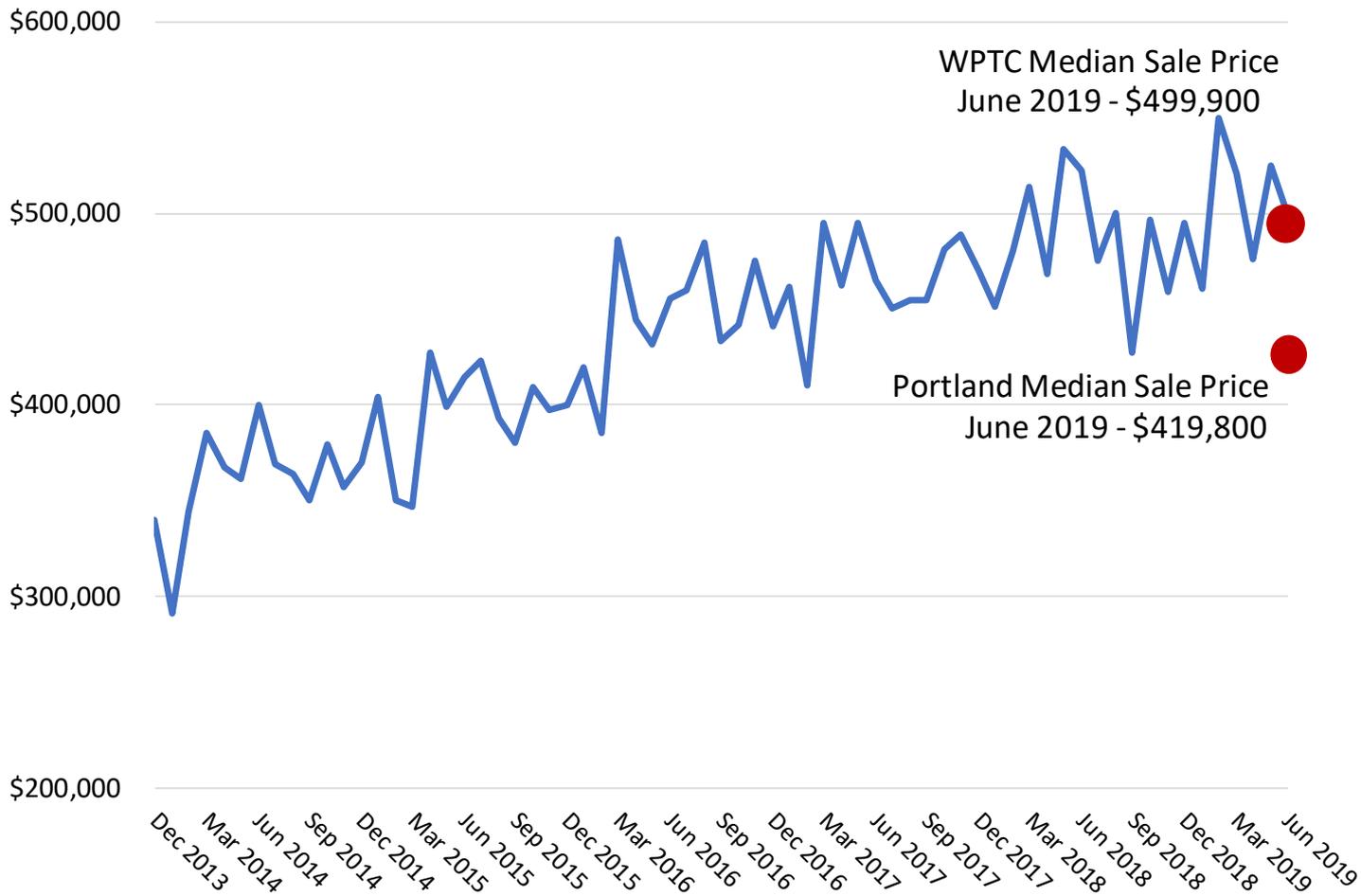
## Retail Vacancy Rates, 2007 to 2018

### Retail Vacancy



Source: CoStar

# WPTC Monthly Median Single Family Sale Price



Source: RMLS, Zillow