

HUMBOLDT NEIGHBORHOOD

Fact Sheet

August 2007



CITY OF PORTLAND, OREGON
BUREAU OF
Planning

Location and Land Area

Located in inner North Portland, generally bounded on the west by Interstate 5, on the north by Ainsworth Street, on the east by Rodney Avenue and on the south by Skidmore Street

- 352 acres (225 acres not including public right-of-way)

Population and Population Trends

- In 2000 over 6,500 people were living in 2,500 households, 27% of population under 18
- 6,174 people were living in 2,285 households (1990)
- Population composition: 41% black, 35% white, 13% Hispanic, and 4% Asian/Pacific Islander (2000)

Income

- \$35,207 median household income (2000)
- 24% below poverty level (13% citywide)

Zoning and Land Uses

Residential: 170 acres (75%)

Institutional Residential: 26 acres (12%)
comprising Portland Community College

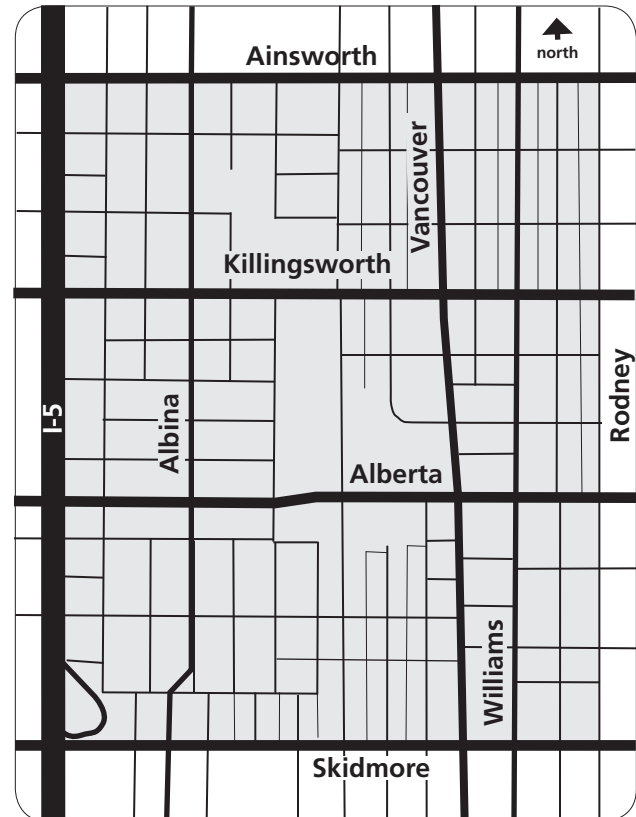
Commercial: 25 acres (11%)

Employment: 4.3 acres (2%)

Open Space: .2 acres (0.2%)

Industrial: 0 acres

- Humboldt has more residential and commercial designated land and less open space, employment and industrial land designated than the city overall
- In 2000 60% of residential was in single family detached, 23% was in multi-dwelling (5+ units per structure)
- 44% of residences were owner occupied and 48% were rental occupied (2000)
- 76% of households were 3 people or less (2000)
- Northern half of Humboldt is in the Piedmont Conservation District, the southwestern corner is in the Mississippi Conservation District
- There are no developed neighborhood-scale parks and a minimal amount of designated open space land (0.2% of land area). Peninsula Park and community center is adjacent to north boundary on Ainsworth Street



- Killingsworth Street is designated as a Main Street in the Region 2040 Growth Management Concept Plan
- Humboldt has 14 liquor license establishments (April 2007)
- The northern half of Humboldt is in the Columbia Slough Watershed

Employment

- There are an estimated 130 businesses in Humboldt (source: ESRI Business Analyst)
- 43% of employees work at educational institutions and libraries
- 19% of employees work in the retail trade
- 5% of employees work in construction
- 5% of employees work in legal services

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Transportation

- 20% of households do not own motorized vehicles (2000)
- 53% of residents drive alone to work, 20% took transit to work (2000)

Vacant and Redevelopable Land

- Around 100 acres of land may be vacant and/or redevelopable (Metro 2004 and Assessor and Taxation land use information)

Land Development Activities

- New construction permits (1/1995-2/2007): 4 accessory dwelling units, 10 apartments (190 units), 5 duplexes (10 units), 23 row houses (25 units), and 40 single family units
- Housing Authority of Portland's (HAP) Hope VI, Humboldt Gardens redevelopment project, is under construction and will provide 130 apartments (100 very affordable housing units and 30 moderately affordable units), and ground floor community and retail services

Real Estate Trends

- Median housing value in 2000 was \$135,541 and is projected to reach \$273,477 by 2011
- Housing prices rose 297% from 1990-94 (\$37,500) to 2000-04 (\$149,000)

Public Facilities and Services

Schools: Humboldt Elementary, Jefferson High School, Portland Community College Cascade Campus

Library: North Portland branch

Urban Renewal: Interstate Corridor (expires 2021) – Storefront

Improvement Grants on Killingsworth Street, Albina Triangle Pocket Park

Streets: Most streets in Humboldt meet city standards; About half of the neighborhood includes unimproved alleys; Part of two of three phases of the Killingsworth Streetscape project have been funded – Phase I near PCC has been constructed; Vancouver/Williams Transportation Safety Improvements are being implemented

Water and Sewer: There are no tanks, pump stations, or other significant Water Bureau facilities in Humboldt; 7% of the water mains are smaller than 6" in diameter (city standard), to be replaced over time; Humboldt is served by combined sewer, which goes to the treatment plant, and neighbors have participated in the downspout disconnect program

State: Dept. of Human Resources, Employment Division

Transit: Bus lines 4, 44, 72

Community and Social Services

Business Associations: North Portland, North/Northeast

Neighborhood Association: Humboldt

Community and other: Albina Head Start, Albina Early Head Start, Children's Community Clinic, Ethos Music Center, Lifeworks NW, Mississippi Health Center, Marie Smith Health and Social Center, North by NE Community Health Center, Oregon Association of Minority Entrepreneurs, Patton Home, Portland Opportunities Industrial Center/Rosemary Anderson High School, Salvation Army Community Center

Humboldt Neighborhood Association Achievements

- Led neighborhood effort to create Albina Triangle Park
- Worked with HAP to advocate for a park developed in the new Humboldt Gardens mixed-use project.
- Worked with Portland Office of Transportation to apply for a grant that was funded for a phase of the Killingsworth Streetscape project.

Crime and Safety

- Reported offenses 388 per 1,000 population, which is greater than the NE Coalition of Neighborhoods area rate of 342 per 1,000 population
- Higher incidence of reported offenses for: rape, aggravated assault, burglary, and arson

Source: Portland Police Bureau 2006 Statistical Report

Planning Documents and Work Plan Focus

- Albina Community Plan (1993, updated 2000)
- Humboldt Neighborhood Plan (1993)
- Interstate Corridor Urban Renewal Plan (2000)