

BETTER RED STATION AREA PLANNING

UPDATED PUBLIC INVOLVEMENT AND COMMUNICATION PLAN

Prepared for

TriMet

Prepared by

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This Communication and Outreach Plan is a living document and will be updated as the project progresses, and more information is available. It will be used to outline the public outreach approach and serve as a reference document for all project team members as they move through the project, for project benefits and messaging, as well to document common stakeholder questions and concerns.

1. UNDERSTAND THE PROJECT

PROJECT TEAM/KEY CONTACTS FOR EACH PHASE			
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COMMUNICATION PROTOCOLS			
See Project Management Plan for complete communications guidelines, visual identity, and the Quality Assurance/Control processes.			
PROJECT DESCRIPTION, GOALS, AND OBJECTIVES			
Project Scope/ Description	<p>The overarching purpose of the Better Red Station Area Planning project is to stimulate catalytic projects that will shape growth on the MAX Red Line extending from the Portland International Airport through Downtown Portland to the City of Hillsboro. These projects will build on TriMet’s long tradition of Transit-Oriented Development (TOD), with a focus on equitable development outcomes.</p> <p>Project Goals are outlined in other project documents including the Project Management Plan and Equity Plan.</p>		
Public Involvement Goals	<p>The level of outreach and goals will be different for each station area studied. Below are the assumptions for outreach goals (which will be refined in the next phase):</p> <p><i>Inform = provide balanced and objective information</i> <i>Consult = obtain public feedback on drafts, proposals, and/or decisions</i> <i>Involve = public concerns and aspirations influence the decision</i> <i>Collaborate = public is a partner in identifying problems, solutions and decision</i> <i>Empower = final decision is made by the public (vote); rarely used</i></p> <p>Westside:</p> <ul style="list-style-type: none"> Willow Creek Station (Task Order 3) = INFORM, CONSULT, INVOLVE, COLLABORATE = Educate the community about the project; develop relationships and dialogue with affected stakeholders and partners that can communicate the community’s needs; collect input on potential plans and designs; community can confirm and identify problems, solutions and the final decision Beaverton Stations (Task Order 4) = INFORM, INVOLVE = Collect insights and input on development barriers and feasibility for transit- 		

	<p>oriented development and station area planning. Work with City of Beaverton to establish community objectives and goals identified in past outreach sessions and extrapolate how these may be relevant to each subject Beaverton station area. Identify planned and anticipated outreach efforts that could be coordinated with future station area planning work.</p> <p>Eastside:</p> <ul style="list-style-type: none"> • Gateway Transit Center (Task Order 5) = INFORM, CONSULT, INVOLVE = Educate community leaders about the project; support the existing ongoing process to develop relationships and engage in dialogue with affected stakeholders and partners that can communicate the community’s needs; collect input on potential plans and designs (high level and little engagement) • Parkrose/Sumner Transit Center (Task Order 6) = INFORM, CONSULT, INVOLVE, COLLABORATE = Educate the community about the project; engage in the existing ongoing dialogue with affected stakeholders and partners that can communicate the community’s needs; collect input on potential plans and designs; community can confirm and identify problems and solution concepts
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2. UNDERSTAND THE PEOPLE AND ISSUES

IMPACTS AND MITIGATION ASSOCIATED WITH PUBLIC ENGAGEMENT	
<p>Who will (or could be) impacted by the project?</p>	<p>See section 4 of this report for full demographic analysis for each station/area. Engagement Coordination Stakeholder Considerations from the Station Area Discovery Meetings:</p> <p>Westside Station Stakeholders: Confer with the City of Hillsboro, the City of Beaverton, and Washington County.</p> <ul style="list-style-type: none"> • Willow Creek: Partners mentioned active neighborhood groups; Washington County wants us to engage Heritage Village mobile home park if impacted; local residents; residents and managers of nearby affordable housing complex; OHSU campus; PCC facility; commercial tenants in buildings on the south side. Consider focus groups of disadvantaged communities, riders, and residents outside of the station area to understand what would need to change to attract them to use the station. <p>Potential Stakeholders to Interview:</p> <ul style="list-style-type: none"> • Willow Creek: PCC, Skip Grodahl (DBG Properties)/Don Hanson (OTAK) • Elmonica: Brian Carlton/ CPAH <p>Eastside Station Stakeholders: Confer with the City of Portland (Bureau of Transportation [PBOT], Planning & Sustainability [BPS], Housing Bureau [PHB], Parks & Rec), Prosper Portland, Metro, ODOT</p> <ul style="list-style-type: none"> • Engagement Coordinating Efforts: Team will confer with City of Portland, Prosper Portland <p>Potential Stakeholders to Interview:</p> <ul style="list-style-type: none"> • Gateway: PacTrust, David Douglas School District, Mt. Hood Community College, Gateway Area Business Association (Christopher Masciocchi) • Parkrose: City of Portland (PBOT, BPS, PHB, Parks & Rec), Prosper Portland, Metro, Maywood Park (Mayor Michelle Montross) and other identified stakeholders

<p>What are the concentrations of people with a bigger impact?</p>	<p>Most of the people benefiting from this project are people from populations under-represented in the planning and design processes (low-income, linguistically isolated populations, immigrant/refugees, Black indigenous people of color [BIPOC], etc.). The intent of this project is to collaborate when possible with the most affected and incorporate their input into the plans and design to ensure that the project is addressing their needs.</p> <p>Other stakeholders such as developers and business interests will be considered, since they will serve as partners in the development phases of the project.</p>
<p>What are the mitigation measures?</p>	<p>Currently mitigation measures are unknown. As the project progresses, we will identify potential measures that may be needed for negative impacts (such as housing displacement, cultural resource relocation, etc.). Examples of mitigation include language translations, food or event locations that are comfortable or accessible for the community, relocation services, etc.</p>
<p>INTEREST AND CONCERNS</p>	
<p>What is the level of public interest in the project?</p>	<p>Westside:</p> <ul style="list-style-type: none"> • Willow Creek Station = high, this TriMet project may not be known, but housing issues and affordability are of interest. <p>Eastside:</p> <ul style="list-style-type: none"> • Gateway Transit Center = high, this TriMet project may not be known, but housing issues and affordability are of interest, along with safety and bike/pedestrian access. This site has long been considered in plans. • Parkrose/Sumner Transit Center = high, this TriMet project may not be known, but housing issues and affordability are of interest and this site is subject of an ongoing planning process.
<p>What is the history of this /similar housing projects in the community?</p>	<p>Westside:</p> <ul style="list-style-type: none"> • Willow Creek Station = There has been recent development, including the 120-unit Willow Creek Crossing affordable housing project at the corner of W. Baseline Rd and SW 185th Ave. Will need more information from the community. <p>Eastside:</p> <ul style="list-style-type: none"> • Gateway Transit Center = There has been limited development in the area with continued community interest in recent plans and proposed developments. Will need more information from the community. • Parkrose/Sumner Transit Center = There has been little change to the housing system with conversations taking place to understand affordable housing options. Currently there are affordable housing options and mixed responses to the ideas of new/denser housing development. Will need more information from the community.
<p>What are the main community concerns about the project?</p>	<p>Westside:</p> <ul style="list-style-type: none"> • Willow Creek Station = Need information from the community. <p>Eastside:</p> <ul style="list-style-type: none"> • Gateway Transit Center = Need information from the community. • Parkrose/Sumner Transit Center = Need information from the community.

3. OUTREACH ACTIVITIES

EQUITY CONSIDERATIONS	
Equity Goals	<p>Designed to fit within TriMet’s broader agency equity goals:</p> <ol style="list-style-type: none"> 1. Improve access to and promote the use of public transit 2. Deliver new housing 3. Support disadvantaged communities (prevent displacement, provide access to services and opportunities) 4. Provide transparency to Transit-Oriented Development planning, decision making, and delivery 5. Deliver projects with aggregate net positive environmental outcomes 6. Promote workforce and contractor equity <p>The project team will be engaging with stakeholders to discuss how these goals manifest in the station area planning work.</p>
Does project information need to be translated into other languages? If so, which and where?	<p>Westside:</p> <ul style="list-style-type: none"> • Willow Creek Station = 37 languages spoken at Orenco Elementary • Spanish translation will occur in writing and verbal communications and provided through Veritas Collaborations • Additional languages needs will be handled by TriMet upon request; standard text in top 5 languages will be included in printed materials <p>Eastside:</p> <ul style="list-style-type: none"> • Gateway Transit Center = 21 languages spoken at Sacramento Elementary in the Gateway area • Parkrose/Sumner Transit Center = 21 languages spoken at Prescott Elementary in Parkrose area • Translation/interpretation needs will be handled by TriMet upon request; standard text in top 5 languages will be included in printed materials
Are there culturally specific beliefs or practices, that need to be considered with the outreach activities?	<p><i>Translation plan, preferred languages, food preferences (religious food restrictions), existing partnerships that are trusted.</i></p> <p>Westside:</p> <ul style="list-style-type: none"> • Willow Creek Station = To be determined by Veritas during initial outreach <p>Eastside:</p> <ul style="list-style-type: none"> • Gateway Transit Center = Determined through coordination with City of Portland, Prosper Portland, and Bishop Holt (working on Metro2040 Economic Development Grant) • Parkrose/Sumner Transit Center = Determined through coordination with City of Portland staff, Bishop Holt, and Camille Trummer
Are their specific media outlets (such as non-English media) which should be used to inform and/or engage the community?	<p>Overall = <i>The Asian Reporter, Catholic Sentinel, El Hispanic News, Jewish Review, OPB</i></p> <p>Westside = <i>Southwest Community Connection,</i></p> <ul style="list-style-type: none"> • Willow Creek Station = Hillsboro Tribune <p>Eastside = <i>Northwest Labor Press, Portland Observer, Portland Tribune, The Skanner, Street Roots, Willamette Week</i></p> <ul style="list-style-type: none"> • Gateway Transit Center = East Portland News, Mid-County Memo.

	<ul style="list-style-type: none"> • Central Northeast Neighbors (CNN) has a monthly newsletter and Venture Portland does a monthly email blast for Gateway specific businesses. PacTrust also does a quarterly newsletter to all the Gateway tenants. • Parkrose/Sumner Transit Center = Historic Parkrose, Mid-County Memo
<p>What are appropriate times and locations for public meetings?</p>	<p><i>Based on discussions with community groups/stakeholders, are there times or venues that are better for engagement? COVID restrictions will be followed according to state and local requirements to ensure community safety. Efforts will be made by the project team and local partners to reduce barriers to virtual participation.</i></p> <p><i>Meetings should coincide / be coordinated with other regular events including neighborhood and business association meetings, EPAP meetings, and other planned outreach.</i></p> <p>Westside:</p> <ul style="list-style-type: none"> • Willow Creek Station = To be determined by Veritas during initial outreach <p>Eastside:</p> <ul style="list-style-type: none"> • Gateway Transit Center = Determined through coordination with City of Portland staff, and Bishop Holt • Parkrose/Sumner Transit Center = Determined through coordination with City of Portland staff, Bishop Holt, and Camille Trummer
<p>Are there existing meetings and events where project staff can go to inform and engage the community?</p>	<p><i>Consider opportunities to go where people are already gathering.</i></p> <p>Westside:</p> <ul style="list-style-type: none"> • Willow Creek Station = Need information from the community. <p>Eastside:</p> <ul style="list-style-type: none"> • Gateway Transit Center = Need information from the community. • Parkrose/Sumner Transit Center = Need information from the community.

Holistic Outreach Approaches

HOLISTIC OUTREACH APPROACHES	TIMING	TEAM MEMBER	NOTES AND INPUT PRODUCED
Project email	Ongoing	TriMet	Coordinate ways to connect with stakeholders about this project either through the Better Red Construction email or through partner agency email lists.

Comment/ response documentation	Ongoing	TriMet (maintain)	Record all comments and responses collected
Project website with comment form	Ongoing	TriMet (maintain) JLA (content)	Share information, encourage people to attend events, or provide input another way. Need 2-3 weeks notice for TriMet Digital Communications team calendar.
Social media posts (Facebook, Twitter) – existing accounts	Ongoing	TriMet	Share information, encourage people to attend events, or provide input another way. Need 2-3 weeks notice for TriMet Digital Communications team calendar.
News releases	Ongoing, if needed	TriMet	Share information, encourage people to attend events, or provide input another way

Willow Creek Station Approaches

Located in the City of Hillsboro, on the western portion of the MAX Red Line. The overarching goal is to conduct community-engaged station area planning that identifies long-term station area enhancements and moves forward near-term equitable joint development on TriMet property.

OUTREACH APPROACHES	APPROXIMATE TIMING (subject to changes)	TEAM MEMBER	NOTES AND INPUT PRODUCED
Evaluation of Community Input	<i>After kickoff meeting</i>	JLA	Provide a desktop evaluation of existing or recent community input collected through other planning projects to understand what additional input is needed and what information should be confirmed as still relevant/applicable. The desire is to reduce the ask on highly impacted communities and respect the previous times they've provided input, while ensuring that that information is still reflective of the community. This work includes the review of five/relevant documents for public comments; the preparation of a summary for the technical team of the input collected and missing information, as well as the information that needs to be confirmed.

Better Red Station Area Planning Communication and Involvement Plan

Interviews	<i>After kickoff meeting</i>	<i>JLA and Veritas Collaborations</i>	Deliver project interviews to check previous assumptions and summary memo. Ten total stakeholder interviews with service providers and individuals involved in the process (potentially using other focus groups) will be coordinated and a summary memo to document findings will be provided. This includes internal meeting prep, development of interview questions, schedule and participation in phone/video one-hour interviews and a memo of findings to add to previous summary.
Spanish-speaking meeting	<i>4 months after kickoff meeting</i>	<i>Veritas</i>	One 2-hour meeting with Spanish-speaking population in the area and service providers. This includes meeting scheduling, developing agenda and summary and translation/ interpretation for all materials/meetings (in person or virtual).
English-speaking meeting	<i>4 months after kickoff meeting</i>	<i>JLA</i>	One 2-hour meeting with English-speaking low-income residents and service providers. These could be held in person or virtually depending on the group request.
Additional outreach to be determined	<i>8 months after kickoff meeting</i>	<i>JLA/ Veritas</i>	Conduct stakeholder and community outreach on massing study incorporating acquired knowledge from developer interviews and previous outreach. Confer with TriMet and the City of Hillsboro for the stakeholder engagement.

Gateway Transit Center Approaches

Located in the City of Portland, on the eastern portion of the MAX Red Line. The goal for outreach is to conduct strategic site analyses to explore accessibility improvements to the station and review potential massing on TriMet properties near the station.

OUTREACH APPROACHES	APPROXIMATE TIMING (subject to changes)	TEAM MEMBER	NOTES AND INPUT PRODUCED
Evaluation of Community Input	<i>After kickoff meeting</i>	<i>JLA</i>	Coordinate with City of Portland, Prosper Portland. Provide a desktop evaluation of existing or recent community input collected through other planning projects to understand what additional input is needed and what information should be confirmed as still relevant/applicable. The desire is to reduce the ask on highly impacted communities and respect the previous times they've provided input, while ensuring that that information is still reflective of the community. This work includes the review of five documents for public comments; the preparation of a summary for the technical team of the input collected and missing information, as well as the information that needs to be confirmed.
Massing Study feedback sessions	<i>During massing study at Gateway</i>	<i>Camille Trummer</i>	Gather input from stakeholders on the uses of the park and ride site; assist with massing study feedback sessions with stakeholders. The exact engagement methods/approach is to be determined.
Ask stakeholders another way that they would like to be involved and provide input	<i>During massing study at Gateway</i>	<i>Camille Trummer</i>	Gather input that will answer project questions, help decision-makers. Try to go where people already are meeting to reduce barriers to participation. Will need to specify outreach activities based on other activities taking place in the area to reduce community fatigue.

Parkrose/Sumner Transit Center⁸ Approaches

Located in the City of Portland, on the east end portion of the MAX Red Line. The goal for outreach is to conduct strategic site analyses to explore accessibility improvements to the station and review potential massing on TriMet properties near the station.

OUTREACH APPROACHES	APPROXIMATE TIMING (subject to changes)	TEAM MEMBER	NOTES AND INPUT PRODUCED
Evaluation of Community Input	<i>After kickoff meeting</i>	<i>JLA</i>	Coordinate with City of Portland to provide a desktop evaluation of existing or recent community input collected through other planning projects to understand what additional input is needed and what information should be confirmed as still relevant/applicable. The desire is to reduce the ask on highly impacted communities and respect the previous times they've provided input, while ensuring that that information is still reflective of the community. This work includes the review of five documents for public comments; the preparation of a summary for the technical team of the input collected and missing information, as well as the information that needs to be confirmed.
Massing Study feedback sessions	<i>During massing study at Parkrose</i>	<i>Camille Trummer</i>	Gather input from stakeholders on the uses of the park and ride site; assist with massing study feedback sessions with stakeholders. The exact engagement methods/approach is to be determined.
Ask stakeholders another way that they would like to be involved and provide input	<i>During massing study at Parkrose</i>	<i>Camille Trummer</i>	Gather input that will answer project questions, help decision-makers. Try to go where people already are meeting to reduce barriers to participation. Will need to specify outreach activities based on other activities taking place in the area to reduce community fatigue.

4. DEMOGRAPHIC TABLES

Below is the demographic information for the station areas, measured within a ½ mile radius of a specific station. By comparing both school data (which is updated annually and draws from nearby residents) with the Census data (which is traditionally under-representative of communities of concern¹) we can get a holistic view of the people living nearby who may be affected by this project.

¹ The Journalist's Resource; Harvard Kennedy School. *2020 Census: How undercounts and overcounts can hurt US communities*. July 2, 2019. Denise-Marie Ordway. "For example, the 2010 census undercounted the number of people who rent their homes by 1.1%; overcounted

Bold text indicates higher than average or of note numbers.

Westside Information

Willow Creek Station

There are a high number of languages spoken in this station area (37 at Orenco Elementary), with linguistically isolated households speaking Spanish and Asian-Pacific Island Languages (Chinese, Arabic, Vietnamese, Japanese). There are also higher than Washington County averages for community members identifying as Hispanic, Black, Asian, and multi-racial.

There are slightly higher percentage of students and residents considered to be low-income: 30 percent of students qualify for free or reduced price lunch; lower than average per capita income; higher percentage of renters; and higher percentage of households earning less than \$75,000 per year.

DEMOGRAPHIC INFORMATION (2020)	
ORENCO ELEMENTARY SCHOOL	Closest elementary school to Willow Creek Station (395 SW 185th Ave, Hillsboro)
American Indian/Alaska Native	1% of students
Asian American	14%
Black/African American	3%
Hispanic/Latino	21%
Multiracial	10%
Native Hawaiian/Pacific Islander	1%
White	50%
Ever English Learners	23%
Languages Spoken	37
Students with Disabilities	14%
Free/Reduced Price Lunch***	30%

CENSUS DATA	American Community Survey (ACS) / 2014-19	
Willow Creek Station (395 SW 185th Ave, Hillsboro) compared to Washington County		
Per Capita Income	\$28,322	\$39,679
Total Hispanic Population	24%	17.1%
Non-Hispanic - White Alone	46%	64.6%
Non-Hispanic - Black Alone	8%	2.5%
Non-Hispanic – American Indian Alone	0%	1.1%
Non-Hispanic – Asian Alone	17%	11.7%
Non-Hispanic – Pacific Islander Alone	0%	.5%
Non-Hispanic – Other Race Alone	0%	-
Non-Hispanic – Two or More Races Alone	5%	4.5%
Age 0-17	23%	22.5%

white, non-Hispanic residents by 0.8% and undercounted 2.1% of the black population.”
<https://journalistsresource.org/environment/2020-census-research-undercount/>

Age 65+	11%	13.9%
Renters	49%	38.4%
Less than 9 th Grade - Educational Attainment (over 25 years old)	5%	3.9%
No high school diploma - Educational Attainment (over 25 years old)	5%	8.4%
Linguistically Isolated Households** – Speak Spanish	56%	-
Linguistically Isolated Households** – Speak Other Indo-European Languages	8%	-
Linguistically Isolated Households** – Speak Asian-Pacific Island Languages	33%	-
Linguistically Isolated Households** – Speak Other Languages	3%	-
Households by Household Income <\$15,000 (extremely low-income)	8%	6.8%
Households by Household Income \$15,000-\$25,000 (low-income/working poor)	7%	4.5%
Households by Household Income \$25,000-\$50,000	20%	14.8%
Households by Household Income \$50,000-\$75,000	23%	17.5%
Households by Household Income \$75,000+	41%	56.5%
Population by language spoken at home (over age 5)	English, Spanish, French, Chinese, Arabic, Vietnamese, Japanese	

** Households in which no one 14 or over speaks English “very well” or speaks English only.

*** Students qualify for free or reduced-price lunches if their caregivers earn less than the median average

Eastside Information

Gateway Transit Center

There are a high number of languages spoken in this station area (21 at Sacramento Elementary), with high percentages of linguistically isolated households (speaking Spanish, Other Indo-European, and Asian-Pacific Island languages, Vietnamese). There are also higher than Multnomah County averages for community members identifying as Black and Hispanic, which is reflected in school data.

There is also a high representation of low-income residents. Including a high percentage of students who qualify for free or reduced price lunch (60%). Census data shows a lower than average per capita income and 75% of households earning less than \$75,000 per year.

DEMOGRAPHIC INFORMATION (2020)	
SACRAMENTO ELEMENTARY SCHOOL	Closest elementary school to Gateway Transit Center (9900 NE Multnomah, Portland)
American Indian/Alaska Native	<1% of students
Asian American	11%
Black/African American	9%
Hispanic/Latino	24%
Multiracial	8%
Native Hawaiian/Pacific Islander	1%
White	48%
Ever English Learners	32%
Languages Spoken	21
Students with Disabilities	19%
Free/Reduced Price Lunch***	60%

CENSUS DATA		American Community Survey (ACS) / 2014-19	
Gateway Transit Center (9900 NE Multnomah, Portland) compared to Multnomah County.			
Per Capita Income		\$28,032	\$39,245
Total Hispanic Population		15%	12%
Non-Hispanic - White Alone		61%	69%
Non-Hispanic - Black Alone		10%	6%
Non-Hispanic – American Indian Alone		0%	1.4%
Non-Hispanic – Asian Alone		6%	8%
Non-Hispanic – Pacific Islander Alone		0%	0.7%
Non-Hispanic – Other Race Alone		1%	-
Non-Hispanic – Two or More Races Alone		7%	5%
Age 0-17		24%	18%
Age 65+		13%	14%
Renters		64%	46%
Less than 9 th Grade - Educational Attainment (over 25 years old)		5%	-
No high school diploma - Educational Attainment (over 25 years old)		4%	-
Linguistically Isolated Households** – Speak Spanish		31%	-
Linguistically Isolated Households** – Speak Other Indo-European Languages		45%	-
Linguistically Isolated Households** – Speak Asian-Pacific Island Languages		24%	-
Linguistically Isolated Households** – Speak Other Languages		0%	20%
Households by Household Income <\$15,000 (extremely low-income)		10%	-
Households by Household Income \$15,000-\$25,000 (low-income/working poor)		18%	-
Households by Household Income \$25,000-\$50,000		32%	-
Households by Household Income \$50,000-\$75,000		15%	-
Households by Household Income \$75,000+		24%	-
Population by language spoken at home (over age 5)	English, Spanish, Vietnamese, Other Asian Languages		

** Households in which no one 14 or over speaks English “very well” or speaks English only.

*** Students qualify for free or reduced-price lunches if their caregivers earn

Parkrose/Sumner Transit Center

There are a high number of languages spoken in this station area (14 at Prescott Elementary), with high percentages of linguistically isolated households speaking Spanish and Asian-Pacific Island languages (Vietnamese, Chinese, Tagalog). There are also higher than Multnomah County averages for community members identifying as Asian and Hispanic, which is reflected in school data; although there is a much higher percentage of Black and Native Hawaiian/Pacific Islander students than the Census indicates.

There is also an extremely high percentage of students who qualify for free or reduced price lunch. The Census data also shows a lower than average per capita income and 65 percent of households earning less than \$75,000 per year.

DEMOGRAPHIC INFORMATION	
PRESCOTT ELEMENTARY SCHOOL	Closest elementary school to Parkrose/Sumner Transit Center (9481 NE Sandy Blvd, Portland)
American Indian/Alaska Native	0% of students
Asian American	8%
Black/African American	13%
Hispanic/Latino	30%
Multiracial	7%
Native Hawaiian/Pacific Islander	6%
White	36%
Ever English Learners	30%
Languages Spoken	14
Students with Disabilities	18%
Free/Reduced Price Lunch***	>95%

CENSUS DATA	American Community Survey (ACS)/2014-19	
Parkrose/Sumner Transit Center (9481 NE Sandy Blvd, Portland) compared to Multnomah County.		
Per Capita Income	\$23,161	\$39,245
Total Hispanic Population	21%	12%
Non-Hispanic - White Alone	57%	69%
Non-Hispanic - Black Alone	6%	6%
Non-Hispanic – American Indian Alone	0%	1.4%
Non-Hispanic – Asian Alone	12%	8%
Non-Hispanic – Pacific Islander Alone	0%	0.7%
Non-Hispanic – Other Race Alone	0%	-
Non-Hispanic – Two or More Races Alone	5%	5%
Age 0-17	23%	18%
Age 65+	9%	14%
Renters	38%	46%
Less than 9 th Grade - Educational Attainment (over 25 years old)	7%	-
No high school diploma - Educational Attainment (over 25 years old)	6%	-
Linguistically Isolated Households** – Speak Spanish	11%	-
Linguistically Isolated Households** – Speak Other Indo-European Languages	0%	-
Linguistically Isolated Households** – Speak Asian-Pacific Island Languages	70%	-
Linguistically Isolated Households** – Speak Other Languages	9%	20%
Households by Household Income <\$15,000 (extremely low-income)	12%	-
Households by Household Income \$15,000-\$25,000 (low-income/working poor)	9%	-
Households by Household Income \$25,000-\$50,000	27%	-
Households by Household Income \$50,000-\$75,000	17%	-
Households by Household Income \$75,000+	36%	-
Population by language spoken at home (over age 5)	English, Spanish, French, Vietnamese, Chinese, Tagalog, Other Asian Languages	

** Households in which no one 14 or over speaks English “very well” or speaks English only.

*** Students qualify for free or reduced-price lunches if their caregivers earn