

NEW AFFORDABLE HOUSING AT NE 74TH AND GLISAN

DRAFT Report on survey to obtain stakeholder input and shape a statement of values

March 17, 2021

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Metro owns land at NE 74th and Glisan in Portland, the former Trinity Broadcasting Network site, and plans to partner with Portland Housing Bureau to develop new affordable housing at this site. This housing will be 120-150 apartments for people with incomes of 30-60% area median income, with a mix of units for one or two adults and units for larger households. On-site parking will be included. A developer will be selected later this spring.

Forming a statement of values

In order to help select the best possible developer for the site, in support of future tenant wellbeing and neighborhood benefit, Metro has organized two community engagement activities to help create a statement of values for new affordable housing at this site. The statement of values will be shared as part of the Request for Qualifying Proposals, and developers will respond to these values as part of their proposals for the site. Proposals will be evaluated in part on responsiveness to the statement of values.

The two community engagement activities to form the statement of values are:

1. A stakeholder group made up of 18 people from communities affected by housing instability and houselessness (whom this housing aims to serve) including Black, Indigenous and other people of color (BIPOC) community members and people who have been houseless and/or have lived in low income housing, and people who live or work near the site. This group will meet a total of 7 times between December 2020 and April 2021 and help guide the development of the statement of values.
2. A survey based on preliminary information from the stakeholder group, circulated to neighbors, constituents of stakeholder group organizations and other interested parties, particularly people with similar experiences to those who will live in this new building (including people who have been houseless or lived in low income housing and BIPOC community members).

This report

This report shares summary information of the responses to this survey. The stakeholder group will use this data to refine the statement of values so it reflects a broader community perspective of 839 additional people beyond the 18 group members.

Some of the parameters of the housing are already defined, because of Metro affordable housing bond program requirements. These include the total number of units (120-150), the percentage of family-size units (approximately half) and the percentage of deeply affordable units, available to households with 30% area median income or less (approximately 40%).

In order to maximize potential for informing the project's implementation, the two early engagement activities have focused on four areas of influence: outdoor spaces, ground floor uses, services and programming and future engagement to be done by the developer.

Draft statements for each area of influence were formed in January and February through discussion with the stakeholder group. The online survey was open from February 16 through March 2, 2021. Survey respondents were asked their level of agreement with each draft statement, what specific ideas and amenities were most important to them, what else was missing in each area of influence, and asked to share demographic information (optionally).

It is too early in the process to know what this building will look like, or specific amenities it will feature. Future engagement will be conducted by the developer and will include information on design specifics.

Methodology

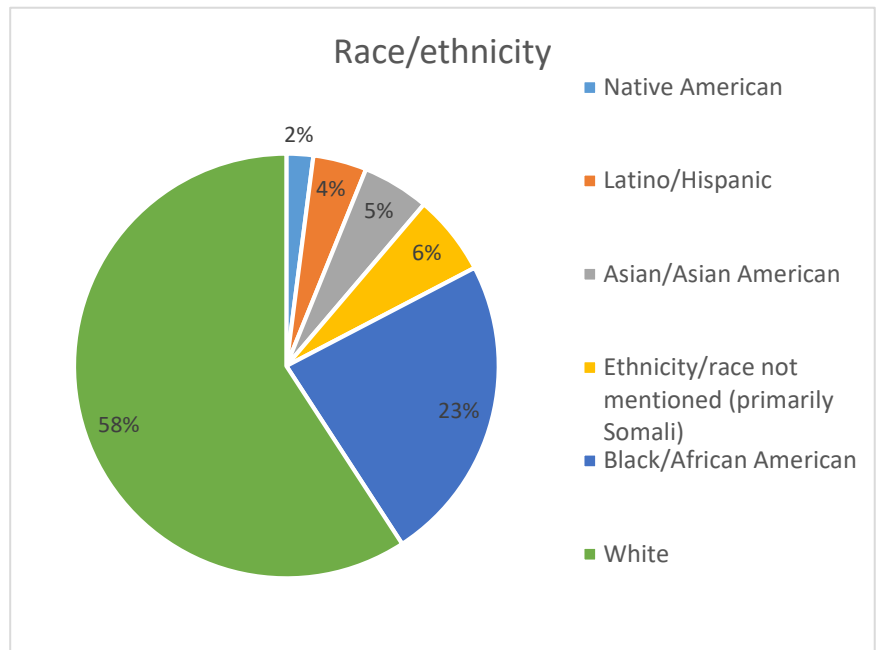
Three engagement activities were used to gather survey responses. One was a web link collector circulated to neighbors, stakeholder group members' constituencies and others; the other two were simplified linguistic and cultural adaptations to garner input from people in African immigrant communities via WhatsApp video message and direct phone calls, in partnership with AYCO.

A total of 839 people responded to the survey, 459 via the web link and 380 via WhatsApp messenger and direct phone call. This report shares aggregate information from all responses.

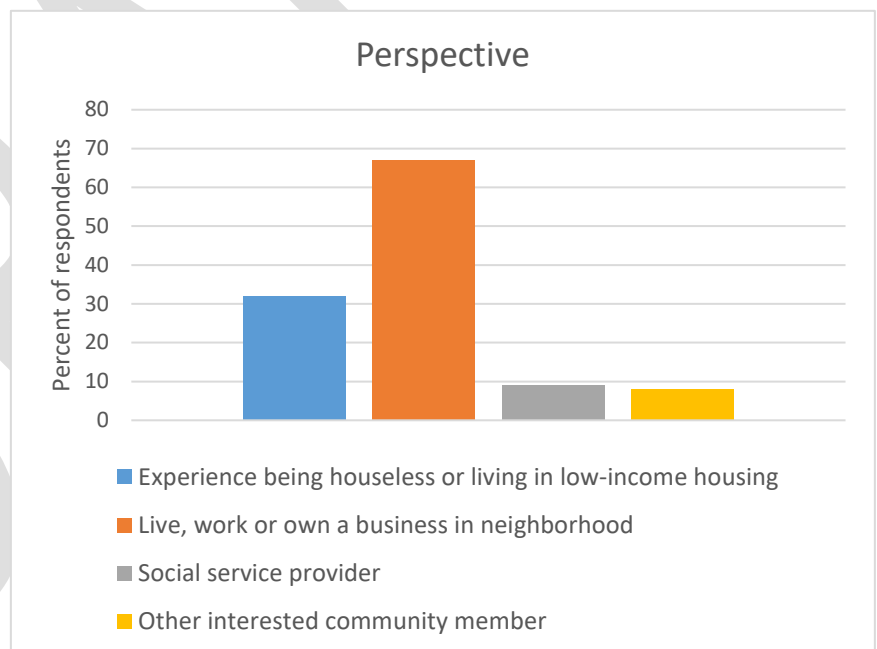
Demographics

The web link collector prompt was, "Sharing your demographics is optional and anonymous. Your responses will help Metro assess the success of this survey in hearing from a representative group of people reflecting the region's diverse communities and broad range of experiences." Between 374 and 384 of the 459 total survey respondents answered at least some of the demographic questions.

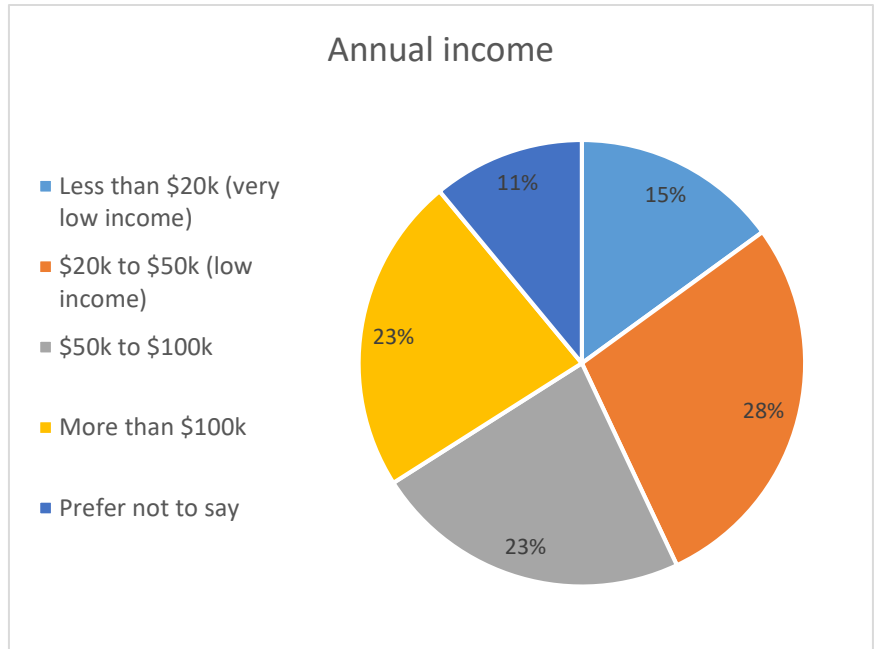
Participants represented a wide range of races: they were more diverse than local racial demographics, with 41 percent of respondents selecting one or more BIPOC race/ethnicity categories and 58 percent selecting white.



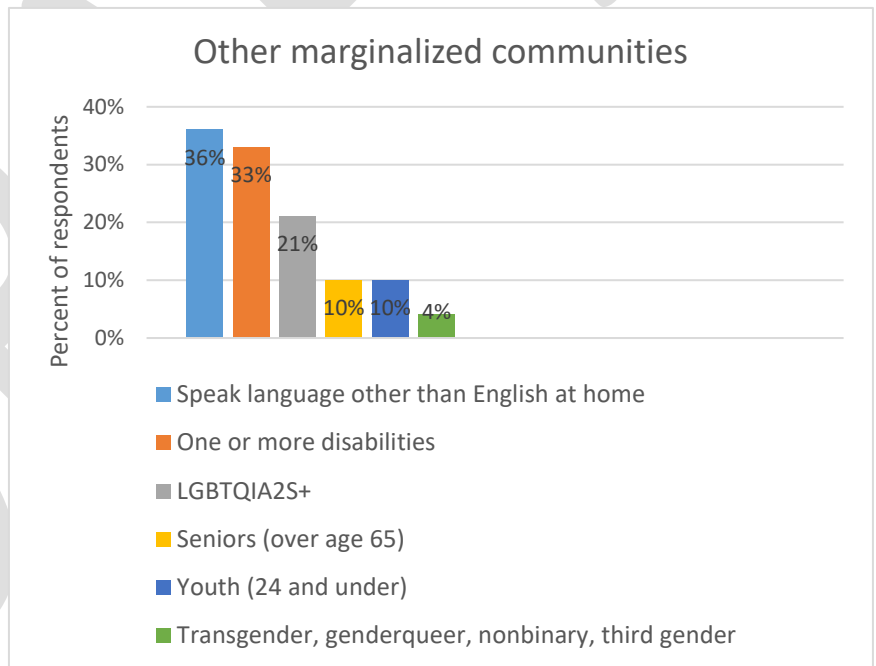
The majority of respondents were local (67 percent) or had experience being houseless or living in low-income housing (32 percent). Others were social service providers or interested community members.



A wide array of incomes was represented in survey participants; 43 percent of respondents are low-income.



Other marginalized groups were also represented in relatively high numbers of survey respondents. 36 percent spoke a language other than English at home, 33 percent had one or more disabilities, 21 percent were LGBTQIA2S+, 10 percent were seniors, 10 percent were youth and 4 percent were transgender or nonbinary.



In addition, simple demographics were collected for the 380 people who responded via WhatsApp and direct phone call. 90 percent are African immigrants, and 90% speak a language other than English at home.

Responses

Respondents to the web link collector were asked three types of questions in each of four areas of influence (outdoor spaces, ground floor uses, services and programming and future engagement to be done by the developer):

- 1) Level of agreement with a draft statement based on stakeholder group input, measured from 0 to 100 percent agreement.
- 2) Top five choices from a list of specific items, values or amenities in the area of influence.
- 3) Comments or anything they thought was missing for that area of influence.

For simplicity, respondents to the WhatsApp video and direct phone calls were asked only the second type of questions, to choose their top choices from a list of specific items, values or amenities in each area of influence.

Overall, agreement with draft statements was very high (with averages between 77 and 82 percent agreement).

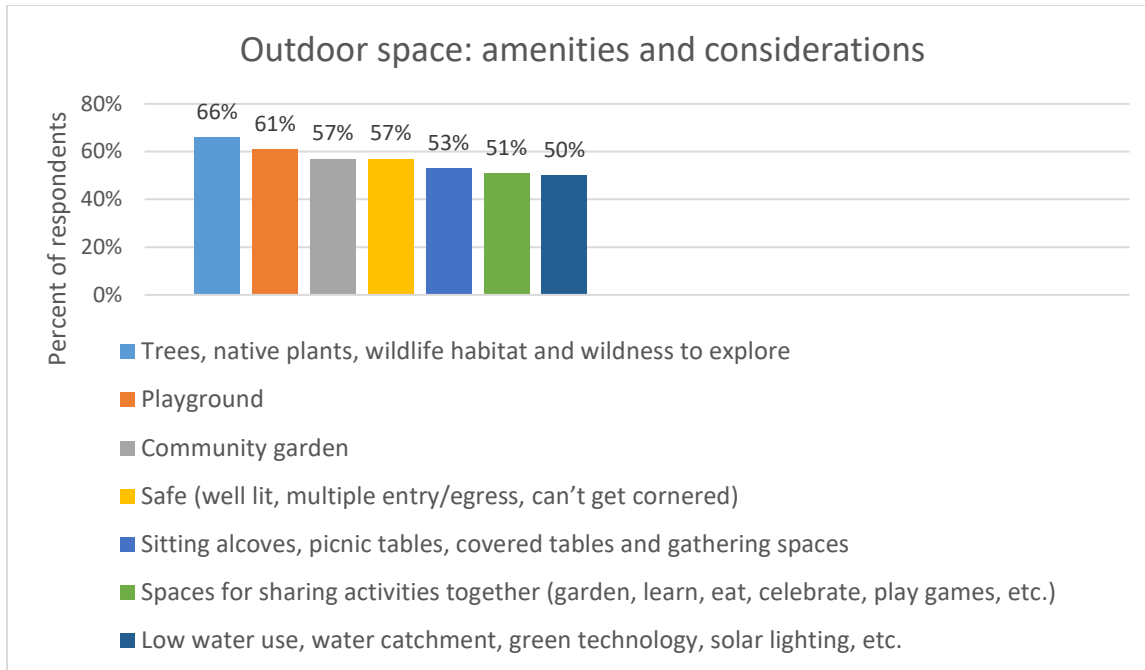
OUTDOOR SPACES

A total of 94 percent of the respondents to this question indicated agreement with the draft value statement for outdoor spaces. 66 percent expressed a high level of agreement (80 and higher on a scale of 0 to 100 percent) with the statement:

A sense of interdependent community. Safety, privacy and sanctuary. Beautiful green spaces with water, plants and a feeling of wildness. Gathering spaces and gardens for connection, learning and growing food together. Places for kids of all ages to safely play. And basic necessities like bike/cart parking, accessibility for all, effective ways for visitors and residents to communicate, etc.

Only 6 percent of participants indicated disagreement with the draft statement.

The highest ranked outdoor space amenities and considerations (from a list of 12) related to landscaping, safety and amenities like a playground, community garden and gathering spaces.



Respondents who live/work in the neighborhood ranked “safe” higher than did BIPOC, formerly houseless and low-income respondents.

Items least selected were (in descending order): pet area; sanctuary feeling, privacy, space to reflect; convertible inside/outside space (roll up door or similar); places where residents “run into” each other.

Top themes from open-ended comments on outdoor spaces included:

- Spaces and activities for older youth (such as sports courts) in addition to playgrounds
- Plan and position outdoor spaces thoughtfully so sound doesn’t disturb residents or neighbors
- Ensure easy, low-cost maintenance and plan to keep outdoor spaces clean and tidy
- Plan for safety, including traffic safety and crime safety
- Ensure adequate and enjoyable spaces for smoking; plan for these spaces not to share air with resident windows or other outdoor spaces
- Consider a public park or other publically accessible space to be shared among building residents and other neighbors

Comments included various ideas about where to position the outdoor spaces: near Glisan street front or farther back along 74th or 75th. Other themes from open ended comments for this area of influence can be found in the Appendix.

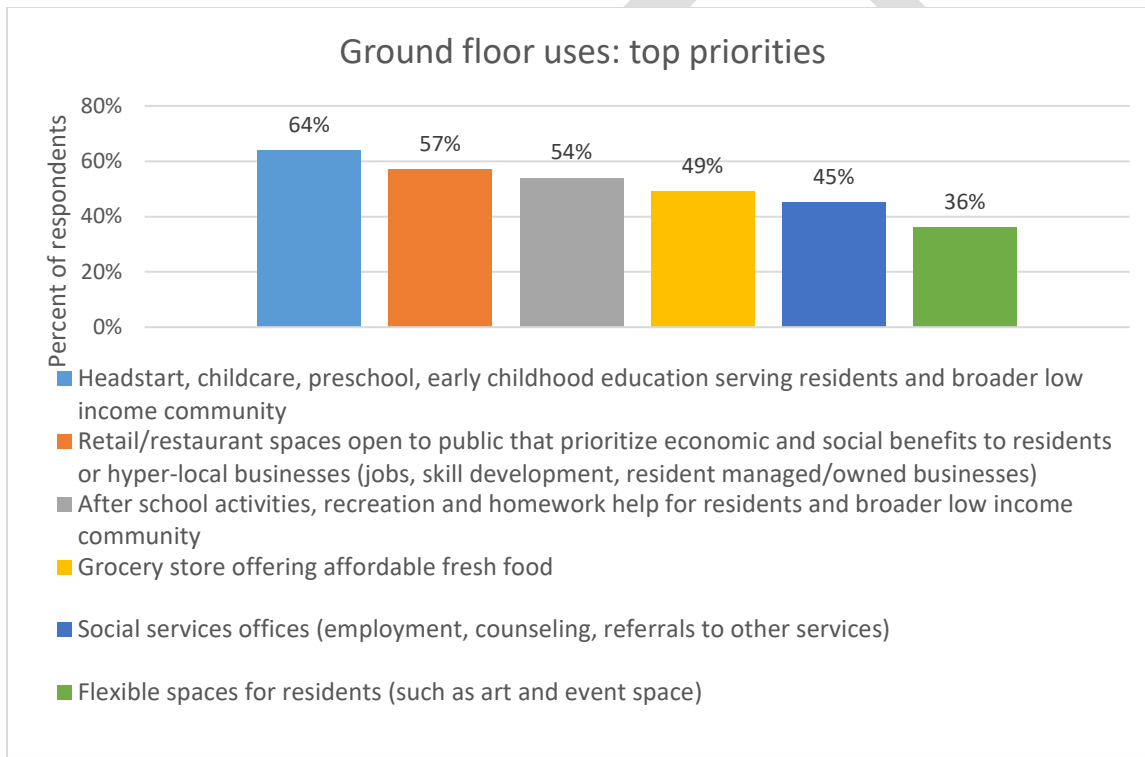
GROUND FLOOR USES

A total of 93 percent of the respondents to this question indicated agreement with the draft value statement for ground floor uses. 57 percent expressed a high level of agreement (80 and higher on a scale of 0 to 100 percent) with the statement:

Space that prioritizes resident needs in addition to serving the broader community. Uses that help build connections between residents and their neighbors. Uses where opportunities and benefits go to residents in the building or to small businesses and organizations already based in the neighborhood. And flexible spaces for residents (such as kitchen, art, event and religious spaces).

Only 7 percent of participants indicated disagreement with the draft statement.

The highest ranked ground floor uses amenities and considerations (from a list of 13) were focused on children, retail spaces, activities and services.



Respondents who live/work in the neighborhood ranked “grocery store” higher than did BIPOC, formerly houseless and low-income respondents.

Items selected least included (in descending order): community health/dental clinic; diversity of spaces to work, play, eat, meet; opportunity for residents and other neighbors to integrate and interact; kitchen/dining room; and small space for prayer and/or meditation.

Top themes from open-ended comments on ground floor uses included:

- Prioritize services for building residents and neighbors (especially childcare) and use partnerships to offer culturally specific options
- Consider a café or food co-op (*this option was particularly popular with neighbors*); ensure options are affordable to building residents (or provide vouchers/discounts)
- Plan ground floor uses to promote a safe, active, lively neighborhood, including ways to handle disruption without calling the police (two comments mentioned developing a volunteer resident peace-keeping group); ensure ground floor uses do not create bad air quality for residents
- Ensure ground floor uses (retail, grocery, etc.) are affordable to those who live in the building and other low-income neighbors
- Plan for flexible space that can be used in a variety of ways
- Consider microenterprise uses: options for building residents and others to get involved in economic stability, wealth and skill building and uplift

Comments were split about whether and how to include retail, in relation to services and community focused uses. Other themes from open ended comments for this area of influence can be found in the Appendix.

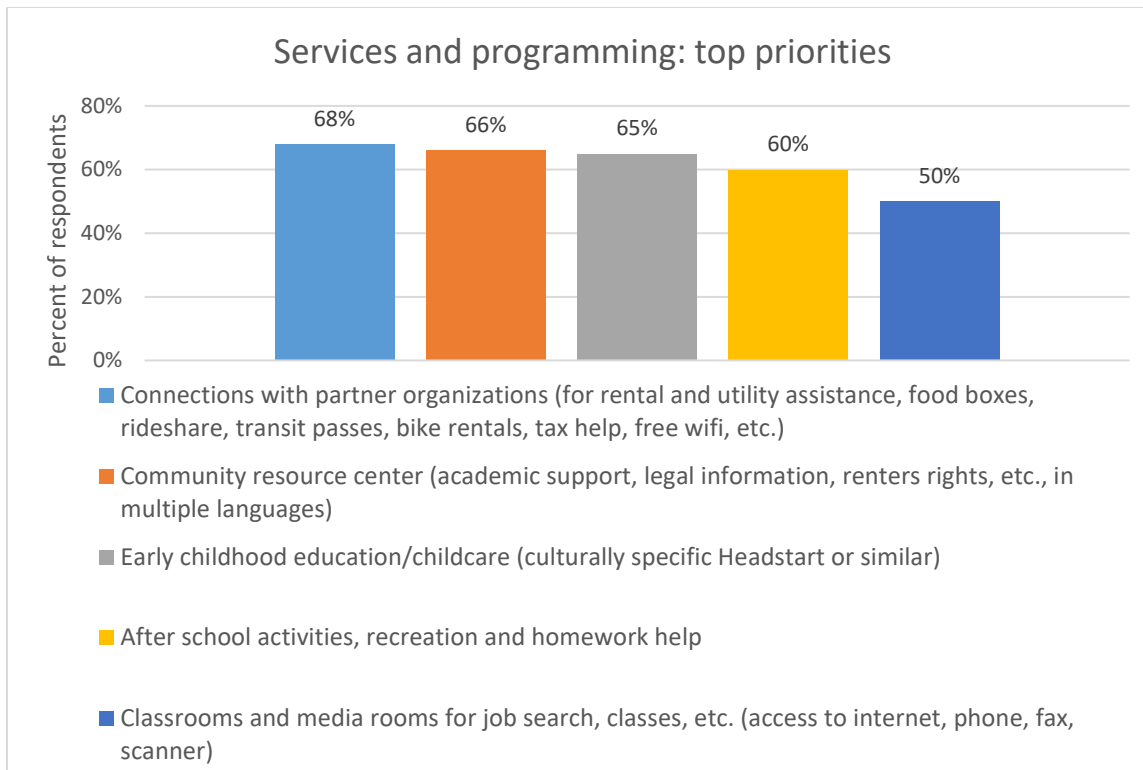
SERVICES AND PROGRAMMING

A total of 91 percent of the respondents to this question indicated agreement with the draft value statement for services and programming. 53 percent expressed a high level of agreement (80 and higher on a scale of 0 to 100 percent) with the statement:

Services to help residents stay healthy. Ways to give and get information and resources (transit passes, social service referrals, etc.). Opportunities for residents to cook, gather and make art. Opportunities for residents to shape and evaluate service offerings. Resident generated values and guidelines for how spaces and services are used.

Only 9 percent of participants indicated disagreement with the draft statement.

The highest ranked items for services and programming (from a list of 10) were about community resources, education, children's activities and partnerships with other organizations.



Items selected least included (in descending order): clinic services (physical, mental, dental, etc.), space to create and display art and kitchen for cooking/eating together.

Top themes from open-ended comments on services and programming included:

- Prioritize resident needs when creating service offerings, plan for ways residents can provide ongoing input in service and program offerings
- Include disability and culturally specific services, programming and organizations
- Respect resident privacy, choice and dignity by not mandating services, ensuring privacy of information
- Include services and programming that support resident and neighborhood health, wellbeing and activity

Other themes from open ended comments for this area of influence can be found in the Appendix.

FUTURE ENGAGEMENT

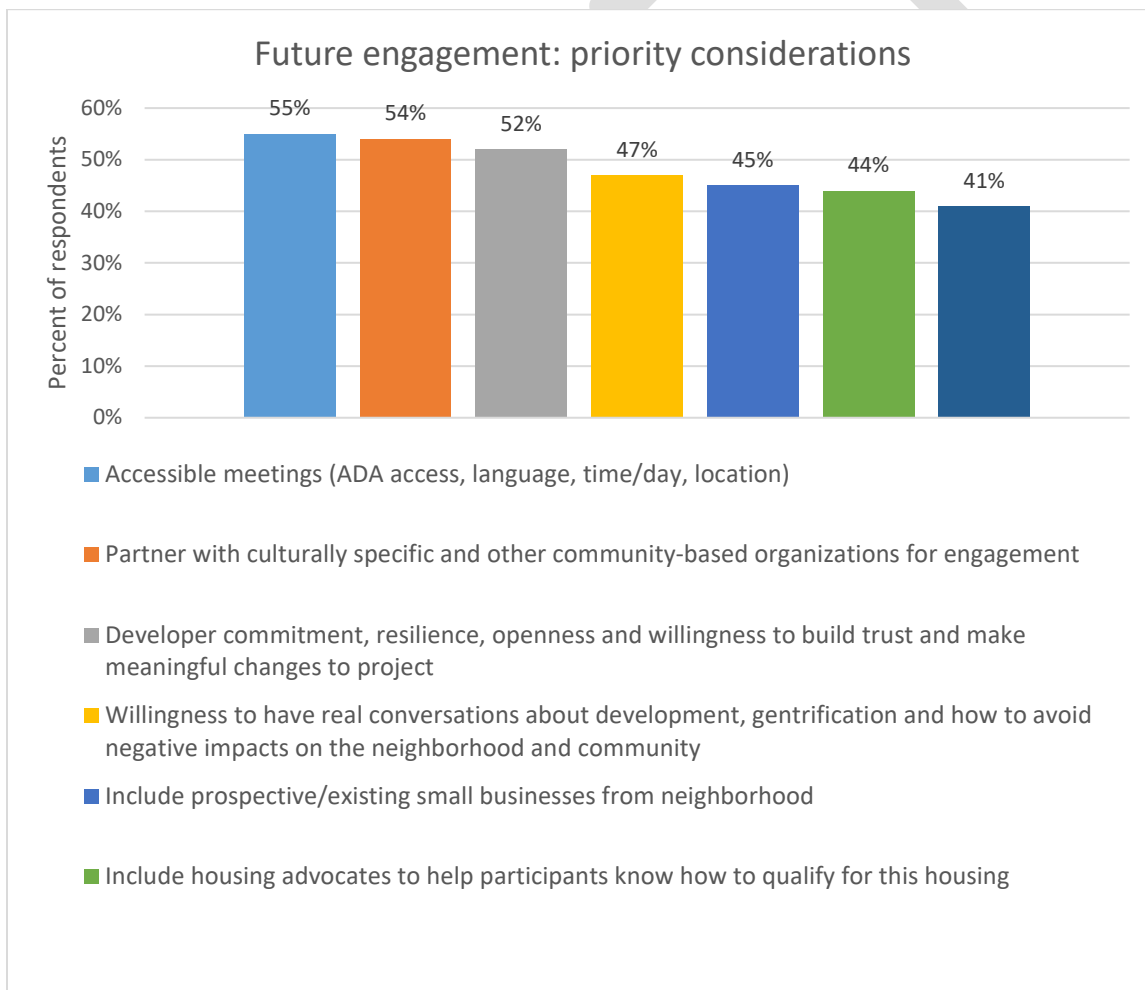
Metro’s agreement with a developer for this new affordable housing will include expectations for future engagement to allow BIPOC and other marginalized groups, neighbors and other community members to inform project implementation.

A total of 94 percent of the respondents to this question indicated agreement with the draft value statement for future engagement to be done by the developer. 61 percent expressed a high level of agreement (rankings 80 and higher on a scale of 0 to 100) with the statement:

Feedback is listened to and matters. Developers are responsive, don't take things personally and make meaningful changes to the project based on input. Meetings are accessible (timing, format, location, ADA access and materials/presentation in multiple languages). Food and childcare are provided. Multiple types of activities, and individual as well as group conversations.

Only 6 percent of participants indicated disagreement with the draft statement.

The highest ranked items for future engagement (from a list of 14) were about accessibility, partnerships with community-based organizations, developer commitment and meaningful changes to the project.



Respondents who were BIPOC, formerly houseless or having lived in affordable housing and low-income ranked “housing advocates” and “food, childcare and incentives” higher than did

neighbors. The Metro affordable housing bond work plan requires projects to prioritize input from these groups.

Items selected least were (in descending order): leverage local business and community leaders; follow-up survey after meetings; and partner with local artists on engagement activities.

Top themes (those with more than one response from multiple categories of respondents, or with more than 5 responses from any one category) in descending order of appearance include:

- In addition to conventional meetings, provide other engagement activities so people can participate without coming to meetings
- Seek input from future residents (or those who have similar experiences to people likely to live in the building), neighbors, BIPOC and LGBTQ communities
- Ensure context sensitive design (consider surrounding neighborhood, scaling and street proximity), ensure meaningful opportunities to influence design
- Engage in meaningful collaboration and shared decision-making with all stakeholders to promote buy-in and best possible outcomes.

Other themes from open ended comments for this area of influence can be found in the Appendix.

Conclusion

This survey had high participation from a variety of different types of people with varying perspectives. Participation was especially high for BIPOC and other marginalized groups the affordable housing bond program requires to be engaged for its projects.

Respondents indicated a high level of agreement with the draft vision statements.

The survey helped narrow priorities and identify the most important considerations and amenities for each area of influence.