Engagement Status: Phase 2

We've been through Phase 1, which was data collection. This included:

- Summarizing past engagement and making documents and audio summaries available to CLC members
- Housing needs postcard distribution and Post-It exercise at different summer events
- Focus group and 1:1 interviews for elders, low-income folks, disabled, youth
- Survey to broader community

Now reporting out as part of Phase 2.

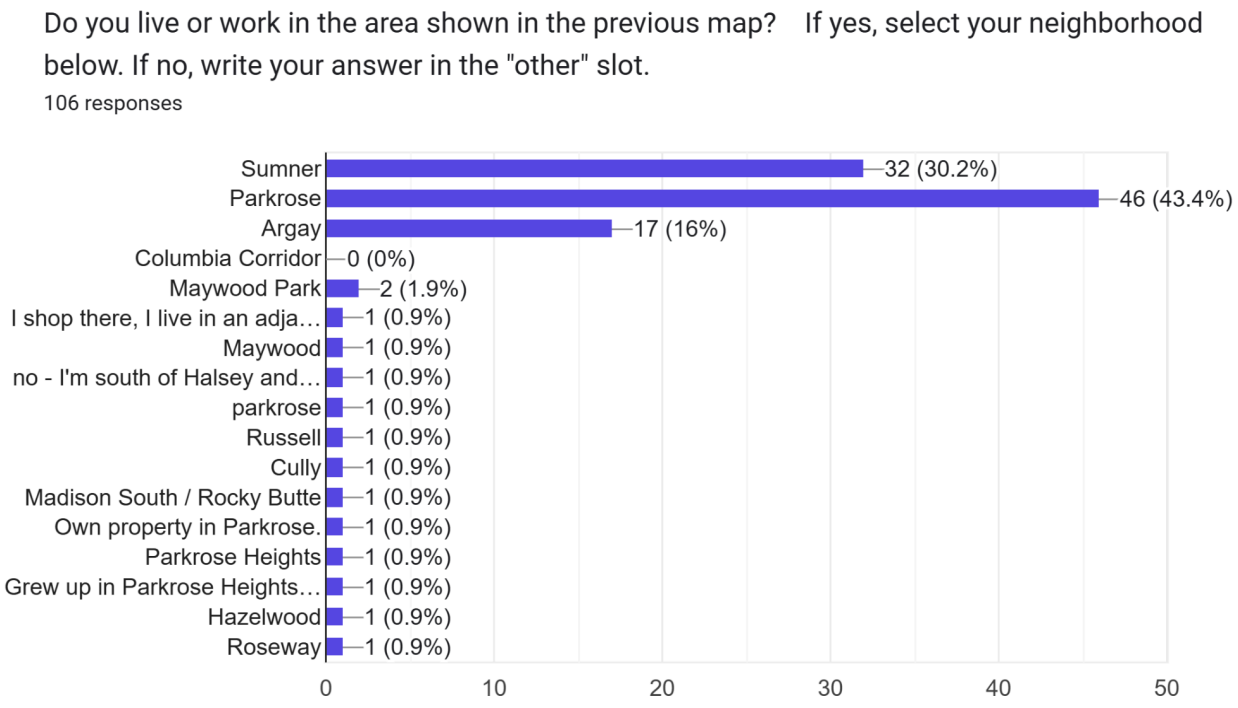
The Numbers

Survey respondents: 108

Postcard comments: 56

Focus group participants (includes 1:1 interviews): 17 (pending 2 more)

Neighborhoods that participated in the survey are below:



Overarching Themes of the Survey

The strongest overarching themes are that residents value the area's existing ***identity**, **affordability, diversity, green spaces, and locally owned businesses, but they also want meaningful improvements to everyday livability.**

***Identity** = "Collection of diverse neighborhoods connected by the Parkrose School District with deep community roots, working class history, a tradition of small businesses (over large corporate chains), and a distinctive relationship to nature and agricultural history."

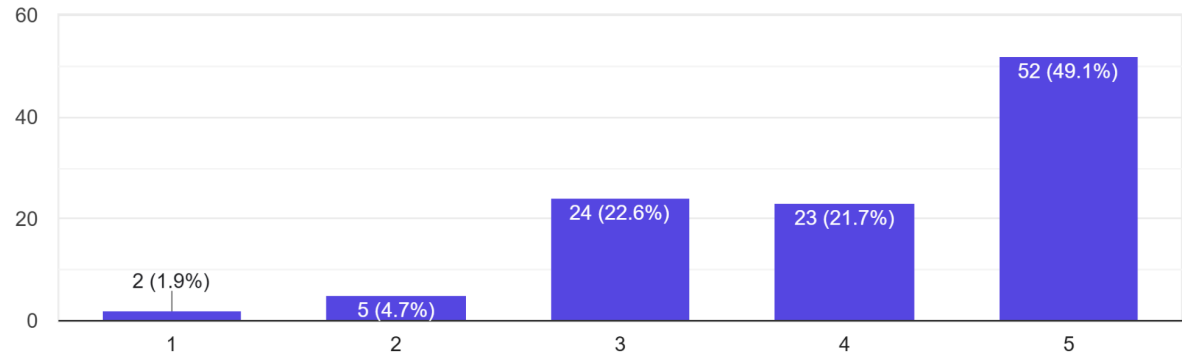
One caveat:

The following are qualitative themes, not a statistically representative ranking of community needs. Blank responses, uncertainty, and variation in the detail provided by each person should also be considered when interpreting the results.

There are aspects of my neighborhood (and/or broader area) that I think are important and want to make sure stay here.

On a scale of 1 to 5, please rank the following statement: There are aspects of my neighborhood (and/or broader area) that I think are important and want to make sure stay here.

106 responses



Top responses

Parks, green spaces, and natural features–Luuwit Park, Argay Park, SAN Lot, Grotto, Senn's Dairy Park

Supporting locally owned businesses and neighborhood commerce

Restoring access to groceries and everyday necessities

Maintaining community connections and neighborhood identity; combo of agricultural history and multicultural communities

Protecting affordability, diversity, and existing residents

Walkability, transportation, and public spaces (although all of this needs improvement, and some areas are better than others. For example, Argay has more sidewalks.)

Sumner: Protect green space, affordability, and small-neighborhood character

Parkrose: Preserve diversity and community identity while revitalizing the business district.

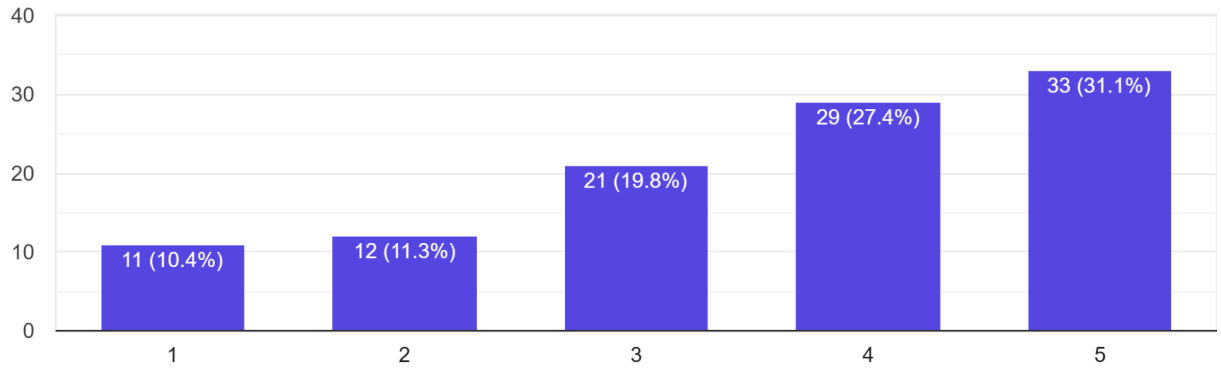
Argay: Preserve parks and livability while improving access to essential services (schools, transit, grocery, medical)

Quotes:

> *"I appreciate the diversity and affordability of our area. I would hate to see any neighbors being priced out of our neighborhood. I think there's also under-utilized natural beauty and green spaces that I hope can be developed/conserved for greater future enjoyment. I wish for the continued success of all the local businesses in our area and I hope there's ways to keep them profitable for the long haul."*

There are conditions about my neighborhood that make it difficult for me to keep living here, working here, or keeping a business here.

On a scale of 1 to 5, please rank the following statement: There are conditions about my neighborhood that make it difficult for me to keep living here, working here, or keeping a business here.
106 responses



Overview

Although public safety is prominent, respondents also describe a broader pattern of disinvestment, deteriorating infrastructure, disappearing neighborhood services, and a lack of welcoming community spaces.

Top responses

Public safety, crime, and neighborhood disorder (theft, vandalism, drug activity, prostitution, suspected trafficking, reckless driving, and feeling unsafe in public spaces–especially for children and families)

Missing sidewalks, dangerous streets, and poor walkability

Loss of grocery stores and essential neighborhood services

Vacant storefronts, declining commercial vitality, and deteriorating properties

Homelessness, litter, dumping, and inadequate maintenance

Insufficient parks, green space, and community gathering opportunities (esp. Sumner)

Rising costs and financial pressures

Perceived lack of public investment and government responsiveness (inadequate street maintenance, insufficient policing, neglected commercial properties, and a lack of coordinated responses)

Parkrose / Sandy Boulevard - Grocery closures, vacant storefronts, commercial deterioration, safety/crime, pedestrian access, and difficulties supporting local businesses

Sumner - Missing sidewalks, lack of accessible parks, speeding and cut-through traffic, SAN lot preservation, industrial impacts, and unpaved streets

Argay (and nearby residential areas) - Pedestrian safety, youth challenged to find independence (poor public transit and lack of job opportunities), traffic, public-space safety, and access to neighborhood services

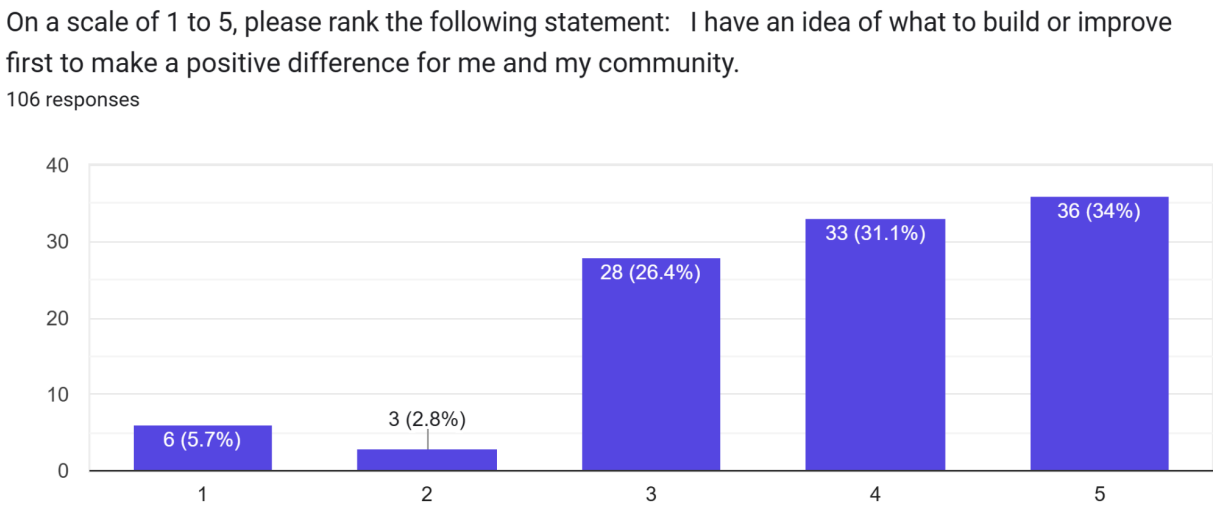
Quotes:

> *“I will always want to live here, but I hear from so many neighbors and businesses that the human trafficking is depressing, sad, and demoralizing. My neighbors want clean streets, we want people to have services and have enough services to support them. We want clean, nice looking businesses, we don’t want vacant store fronts, we want businesses to want to be here and be able to thrive. We want safe slow speed limit streets, we want a greenspace!! We want to be a place that attracts families.”*

> *“Zero grocery stores. Food desert. No pharmacies, constant crime, hourly motels, gunshots, sirens, abandoned vehicles… Someone took a knife to my windows and tried to break into my bedroom while I was sleeping. I scared them off. I grew up in this neighborhood, and I've never seen it this run-down*.”

> *“Underserved, under-utilized. Over-burdened.”*

I have an idea of what to build or improve first to make a positive difference for me and my community.



Grocery stores and access to everyday necessities. Includes interest in a cooperative grocery, Trader Joe's, or locally owned grocer.

Sidewalks, walkability, and transportation safety. Includes connecting residential areas to commercial businesses, parks, and other destinations, and making Sandy Boulevard feel more like a neighborhood main street.

Public safety, cleanliness, and property maintenance. Some respondents specifically request more police presence and enforcement, while others emphasize outreach, housing, recovery services, and other support.

Community gathering spaces and youth opportunities. A strong theme is the desire for places where residents can gather, socialize, and participate in community life. (Community Center, indoor spaces for teens, food cart pots and shared dining spaces, arts / entertainment and community programming.)

Parks, green spaces, and the SAN Lot. (Respondents also mention Johnson Lake, Senn's Dairy Park, and protecting mature trees.) Small business development and commercial revitalization. Respondents envision Sandy Boulevard as a more active, attractive, pedestrian-oriented neighborhood center.

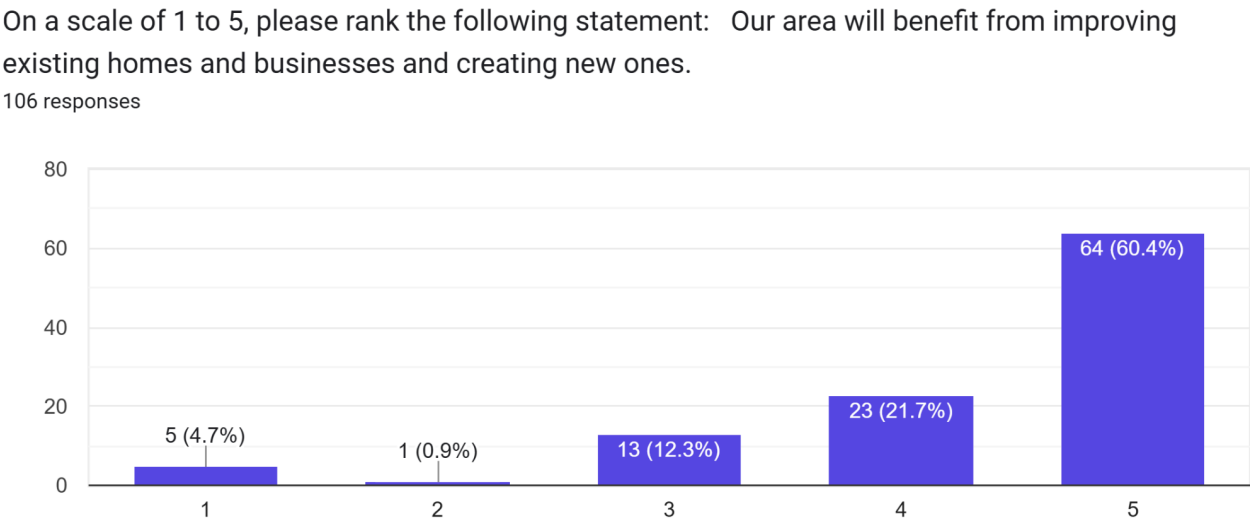
Housing stability and support for vulnerable residents. Housing appears less frequently than grocery stores, sidewalks, or public safety, but several respondents identify specific needs. Including transitional housing with supportive services; helping seniors remain in their homes; reducing housing costs; recovery resources.

Frustration with government, past plans, and lack of investment. An important secondary theme is skepticism about whether improvements will actually happen. Past plans have not

been developed, and some comment about whether small investments will address the larger structural problems. Greater community involvement over spending decisions.

Note: Although green space and natural areas ranked a little lower on this list, it's because it's considered a current strength and was at the top of that list. More respondents cited grocery store and other amenities for this question because they see that as what's most needed.

Our area will benefit from improving existing homes and businesses and creating new ones.



Overall, the responses reveal broad support for neighborhood reinvestment, but also important differences about what should be improved, what should be built, and who should benefit.

Revitalize vacant storefronts and existing businesses

Empty storefronts, deteriorating buildings, and underused commercial properties contribute to a sense of decline. Respondents want investment in existing businesses, storefront improvements, and new businesses occupying vacant spaces.

Support existing homeowners and housing repairs

Many homes need maintenance and repairs. Respondents particularly mention seniors, low-income families, and people who cannot afford improvements themselves. Reinvestment should help current residents remain in their homes.

Attract businesses that meet everyday community needs

Residents want grocery stores, coffee shops, neighborhood retail, and local gathering places. They want to shop and socialize within their neighborhood rather than travel elsewhere.

Improve safety, cleanliness, and neighborhood appearance

Respondents frequently connect neglected properties, vacant buildings, illegal activity, and poor maintenance with declining neighborhood safety. Visible improvements are seen as a way to restore community pride.

Balance new development with affordability and displacement prevention

Some support more housing and development, while others worry about density, increasing property values, higher costs, traffic, and gentrification. Affordable housing and protections for existing residents are important considerations.

Protect green space and neighborhood character

Some respondents oppose building on undeveloped land, particularly when it provides wildlife habitat, recreation opportunities, or neighborhood green space. They prefer rehabilitating existing buildings before developing new land.

Build neighborhood identity and walkability

Respondents envision more welcoming, walkable commercial areas with distinctive local businesses and gathering places. Several see Sandy Boulevard as having the potential to become a recognizable neighborhood center.

Ensure investments are strategic and community-driven

Some express skepticism about Prosper Portland, previous planning processes, and whether investments will deliver meaningful benefits. They want funding directed toward the right projects and locations.

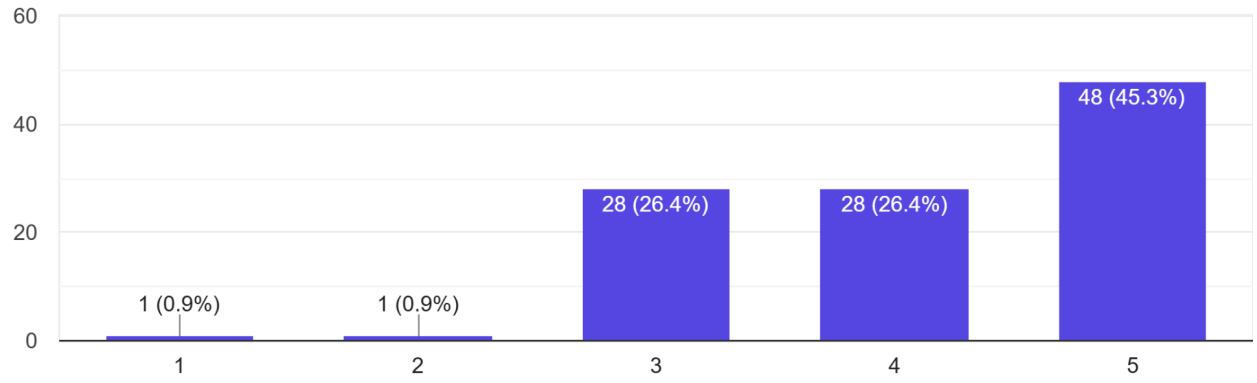
Quote:

> *“Allowing folks the ability to fix up their homes will ensure they can stay in the neighborhood. Adding new businesses will get rid of the vacant lots that encourage drug use and violence. More homes and businesses mean more folks taking care of the neighborhood and keeping it clean and beautiful.”*

There are people living or working in the SPACC District who are not getting all their needs met.

On a scale of 1 to 5, please rank the following statement: There are people living or working in the SPACC District who are not getting all their needs met.

106 responses



Population	Needs identified
Low-income households and families	Affordable, healthy and accessible food, housing stability, employment, financial assistance
Elders and people with disabilities	Accessible transportation, sidewalks, grocery access, social connection
Youth and children	Recreation, after-school programs, safe spaces, stronger school and family support
Unhoused and housing-insecure people	Stable housing, food, mental health care, substance use treatment
Small business owners	Safety, affordability, customer traffic, economic support
Immigrant families and other underserved groups	Language-accessible resources, economic security, equitable access to services

Final thoughts

One particularly significant finding is that respondents sometimes identify the same problems but have different ideas about what is causing them or how to address them.

For example, homelessness is discussed from two perspectives. Some respondents emphasize the unmet needs of people living outside, including housing, mental health treatment, and supportive services. Others emphasize the impacts of encampments, drug activity, and crime on nearby residents and businesses, calling for stronger enforcement.

Similarly, some respondents see small business struggles as a result of crime and declining neighborhood conditions, while others emphasize taxation, operating costs, and inadequate government support.

These perspectives suggest that the CLC will need to consider both immediate neighborhood conditions and the underlying economic and social challenges contributing to them.

Focus Group Summary

The focus group and 1:1 interviews echoed a lot of what was covered in the survey. 15 of the respondents were 55 or older, with 2 of them being younger adults in their 20s. 7 were Black residents. The main themes of the focus group were as follows:

Cross-cutting themes for the SPACC TIF Action Plan

These are synthesized interpretations of the feedback, rather than formally ranked priorities or confirmed TIF-eligible projects.

Potential priority	What participants are asking for
Community hubs and gathering spaces	Places for all ages to gather, recreate, learn, and connect. Emphasis on multigenerational activities.
Essential neighborhood services	Grocery access, healthcare, pharmacies, and everyday commercial amenities. Protect fire station and school district.
Sandy Boulevard revitalization	A safer, cleaner, more attractive corridor that supports local businesses
Safe and connected transportation	Sidewalks, crossings, lighting, transit, and safe connections to community destinations

Parks and environmental stewardship	Protect and improve green spaces, trees, gardens, and natural areas
Housing stability and economic opportunity	Help current residents stay, build wealth, and access jobs and business opportunities
Community-led investment	Transparent decisions, inclusive leadership, and measurable benefits to existing residents

The feedback suggests that successful investment should prioritize **making everyday life better for people already living and working in SPACC**—through improved access to essential services, safe and attractive public spaces, stronger local businesses, opportunities for youth, and places where neighbors can build relationships across generations.

For the CLC, an important distinction is between investments that TIF can directly support and broader community priorities that will require partnerships, operating resources, policy changes, or other funding.