



*Homes built before 1964*



*Homes built between 1965-84*



*Homes built between 1985-2004*

## EXECUTIVE SUMMARY

Beaverton released the *Residential Development Patterns* (June 2020) report to summarize information about the characteristics of different housing types and different Beaverton neighborhoods. This survey asked people what they thought about the report and its findings.

**Approach.** The 10-question survey was available online in English through SurveyMonkey. The city promoted the survey through social media, weekly neighborhood association e-blasts, the monthly City Update, and the Housing Options Project e-mail list.

**Survey Participation.** The survey was open for seven weeks and received 108 responses. Nearly 70 percent of respondents were between 25-64 years old. Most respondents identified as White (82 percent), followed by Multiracial (6 percent), Latino/a (5 percent), Asian (3 percent), Black/African American (2 percent), Native American/Alaska Native (1 percent), and Slavic (1 percent). No respondents identified as African, South Asian, Middle Eastern/North African, or Pacific Islander/Native Hawaiian. Nearly half of respondents reported an annual household income of \$100,000 or more. Respondents fairly evenly represented all 11 neighborhoods.

**Main Takeaways.** The first survey question asked people how they felt about the differences between older and newer neighborhoods in Beaverton. The remaining survey questions asked about opinions towards entrance location and design; open space, yards, and trees; driveway and off-street parking patterns; and multiple buildings on one lot. Below is a list of the most important themes that crossed all survey responses.

1. **Neighborhoods with mixed housing types build community.** Many survey respondents said that they prefer the appeal of older, walkable neighborhoods with mixed housing types (single-family detached homes, plexes, condos and apartments). These older, mixed-income neighborhoods are good for diversifying schools, bringing younger people and older adults together, and supporting different types and sizes of families.
2. **Design rules should address community priorities.** Most people prefer some design standards for new homes, but they should address community priorities. Design rules are useful when they promote places where neighbors can socialize or support each other, protect the environment, and provide some privacy. They are less helpful when they add cost or interfere with goals that advance racial equity or mitigate climate change.
3. **Context is important.** Many people did not have strong opinions on different home sizes, lot sizes, and parking patterns because they thought these should be site dependent. For

example, a lot near transit may not need parking, but a lot far from transit should provide off-street parking. A lot near a park can be small, but a lot far from a park should be large so that kids have room to play in their yards.

4. **Concerns about multifamily housing types are similar.** People did not have strong opinions on whether duplexes, triplexes and quadplexes might have unique benefits or challenges. Potential concerns were less about the specific housing type, and more about the cumulative impact of adding more housing to single-family neighborhoods.
5. **Most homes are not accessible.** Many people expressed the desire for more accessible homes, either one-story single-family detached homes or multifamily homes with accessible units, for older adults and people with mobility issues.
6. **Homes are bigger and more expensive.** People are concerned that homes keep getting bigger and more expensive, making housing unaffordable for young people and seniors.
7. **Some neighborhoods are designed for cars, not people.** Many people do not like the look or feel of homes that prioritize cars. This might be through wide garages that project in front of the house, wide driveways that cover most of the lot width, or multiple car garages that dominate the street presence. This does not necessarily imply that people want less parking, but that design rules could minimize the visual impact of parking.
8. **People are concerned about tree loss, sustainability and climate change.** Sustainability and climate change were not topics covered by the survey. However, survey responses frequently cited these concerns, underscoring their importance in the community. People are concerned about large homes which deplete nonrenewable resources (such as oil, gas, and coal) and waste renewable sources (such as water and electricity); large homes on small lots, which increases the urban heat island effect; greater impervious coverage (area dedicated to building footprint and paved surfaces), which increases stormwater runoff; losses in open space, tree canopy and wildlife habitat; and poorly connected neighborhoods that make it hard to walk or bike.

### **Next Steps:**

Survey input will inform the development of ideas about how city codes will allow new housing types and how they respond to the size and shape of homes already in the neighborhood.

Recently, staff has also been researching housing disparities for communities of color within and around the City of Beaverton. In addition, staff is investigating the city's planning and development history, including segregation, discrimination and fair housing issues. Insights from this work will also inform strategies to reduce inequitable housing outcomes for historically marginalized groups.

Collectively, the survey input, ongoing public engagement efforts and racial equity research will be used to develop several strategies for where and how new housing types will be allowed in the city's residential areas. Community members will have the opportunity to review and comment on the alternatives this winter.

To stay up to date on project updates and upcoming events, please visit:

[www.BeavertonOregon.gov/HOP](http://www.BeavertonOregon.gov/HOP)