



MEMORANDUM

West Linn Online Survey Summary

West Linn Housing Needs Analysis

DATE January 21, 2021

TO Darren Wyss and Chris Meyers, City of West Linn
Jennifer Donnelly and Samuel Garcia, Oregon Department of Land Conservation and Development

FROM Matt Hastie, Brandon Crawford, APG

CC Brendan Buckley, Johnson Economics

Overview

The City of West Linn conducted an online survey to gather input from the area's residents regarding the City's housing needs and conditions. The survey followed the City's initial phases of the DLCDD housing projects – the Residential Buildable Lands Inventory, Housing Needs Analysis, and Middle Housing Code Audit. It was open from December 30th, 2020 to January 20, 2021. It was hosted over SurveyMonkey and was publicized via the following activities:

- West Linn Tidings
- City of West Linn website
- Social media (e.g., Facebook, Twitter, etc.)
- City Newsletter
- Email to various groups – Neighborhood Associations, Project Advisory Committees, City Boards and Commissions

The survey had 21 questions, received a total of 423 responses, and had an 87% completion rate. Detailed responses are provided in separate attachments or can be viewed on this online dashboard: <https://www.surveymonkey.com/results/SM-K2VPHTT57/>

Summary of Responses and Key Themes

- Most respondents (~91%) were homeowners and over half have lived in West Linn for 10 years or longer (59%).
- Respondents generally indicated single-family homes are the most needed housing type, with ADUs being the second most needed, followed by duplexes. Similarly, singly family detached was rated the most desirable, also followed by ADUs.
- Large, multi-family apartments were considered the least needed and least desirable.

- A little over half (~52%) indicated that the City does not need more attached forms of housing.
- Overall, “creating homeownership opportunities” and “ensuring a variety of different housing types” were considered the two most important housing objectives.
- Most respondents live in single-family detached homes (~92%) and largely single-family neighborhoods (~88%)

Many respondents to the survey shared concerns over how middle or attached housing types may negatively affect their neighborhoods. Some common concerns included:

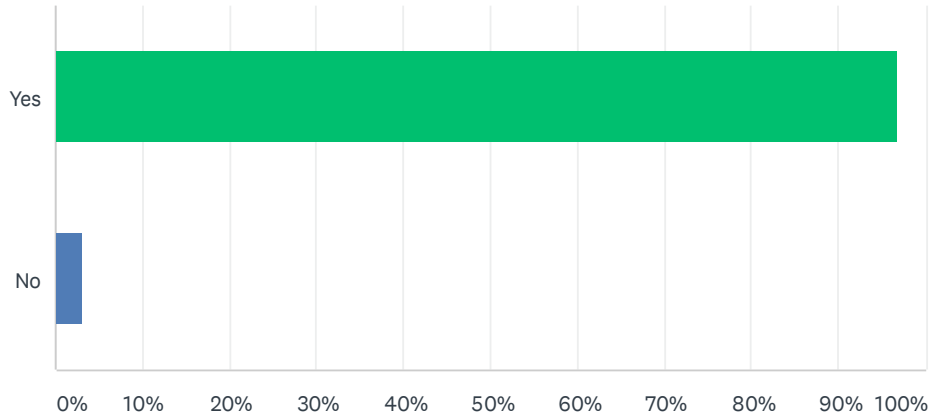
- Infrastructure cannot support greater density
- Traffic congestion
- Overcrowding of schools
- Preference for less dense, single-family neighborhood character
- Neighborhood/City is already built-out and there’s no need for more growth
- Negative impacts on property values
- Against population growth in general
- Concerns that housing affordable to renters and/or low-income residents will affect neighborhood character
- Sentiment that current residents earned their way to living in West Linn (i.e., if certain groups cannot afford to live in the City then they should live elsewhere)

For those who expressed support for more affordable housing and a greater variety of housing types, the following objectives and issues were common:

- Affordability for renters and single adults
- Affordability for seniors and aging people
- Lack of affordable housing for young families
- General desire for the community’s housing to be more affordable

Q1 Do you live in West Linn?

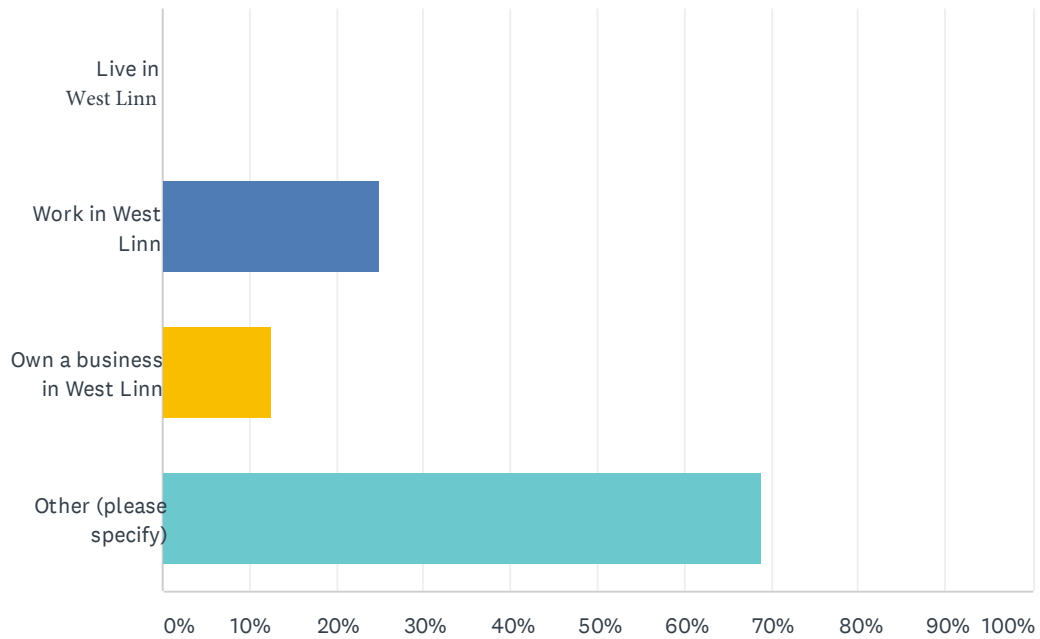
Answered: 421 Skipped: 2



| ANSWER CHOICES | | RESPONSES | |
|----------------|--|-----------|-----|
| Yes | | 96.91% | 408 |
| No | | 3.09% | 13 |
| TOTAL | | | 421 |

Q2 Please tell us about your relationship to West Linn. (select all that apply)

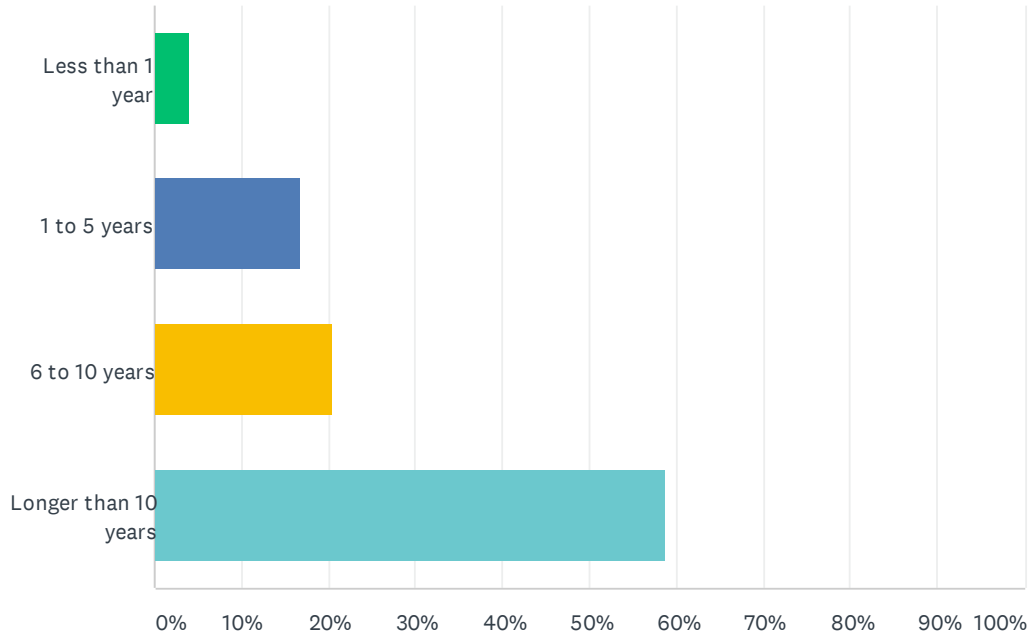
Answered: 16 Skipped: 407



| ANSWER CHOICES | RESPONSES | |
|-----------------------------|-----------|----|
| Live in West Linn | 0.00% | 0 |
| Work in West Linn | 25.00% | 4 |
| Own a business in West Linn | 12.50% | 2 |
| Other (please specify) | 68.75% | 11 |
| Total Respondents: 16 | | |

Q3 How long have you lived in West Linn?

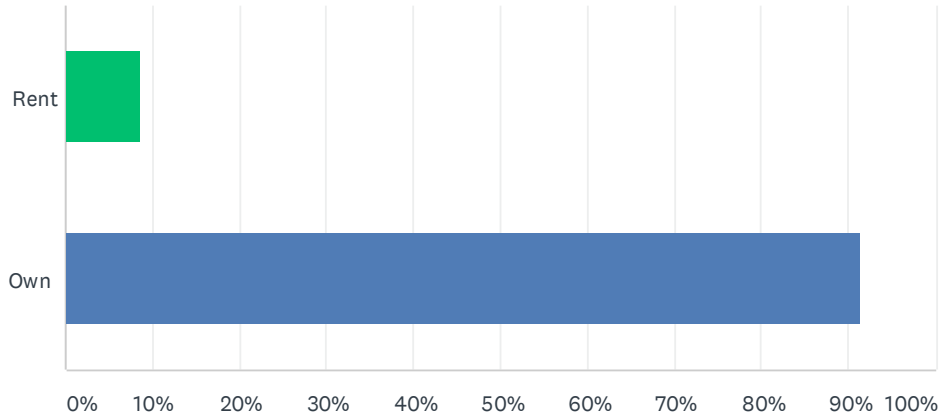
Answered: 405 Skipped: 18



| ANSWER CHOICES | RESPONSES | |
|----------------------|-----------|------------|
| Less than 1 year | 3.95% | 16 |
| 1 to 5 years | 16.79% | 68 |
| 6 to 10 years | 20.49% | 83 |
| Longer than 10 years | 58.77% | 238 |
| TOTAL | | 405 |

Q4 Do you rent or own your home?

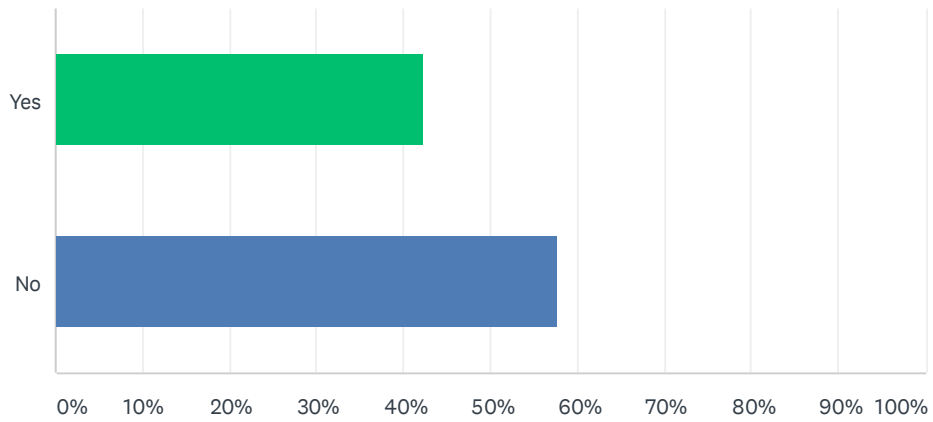
Answered: 406 Skipped: 17



| ANSWER CHOICES | | RESPONSES | |
|----------------|--|-----------|-----|
| Rent | | 8.62% | 35 |
| Own | | 91.38% | 371 |
| TOTAL | | | 406 |

Q5 Do spend more than approximately 30% of your household income on housing costs (mortgage or rent, and utilities)?

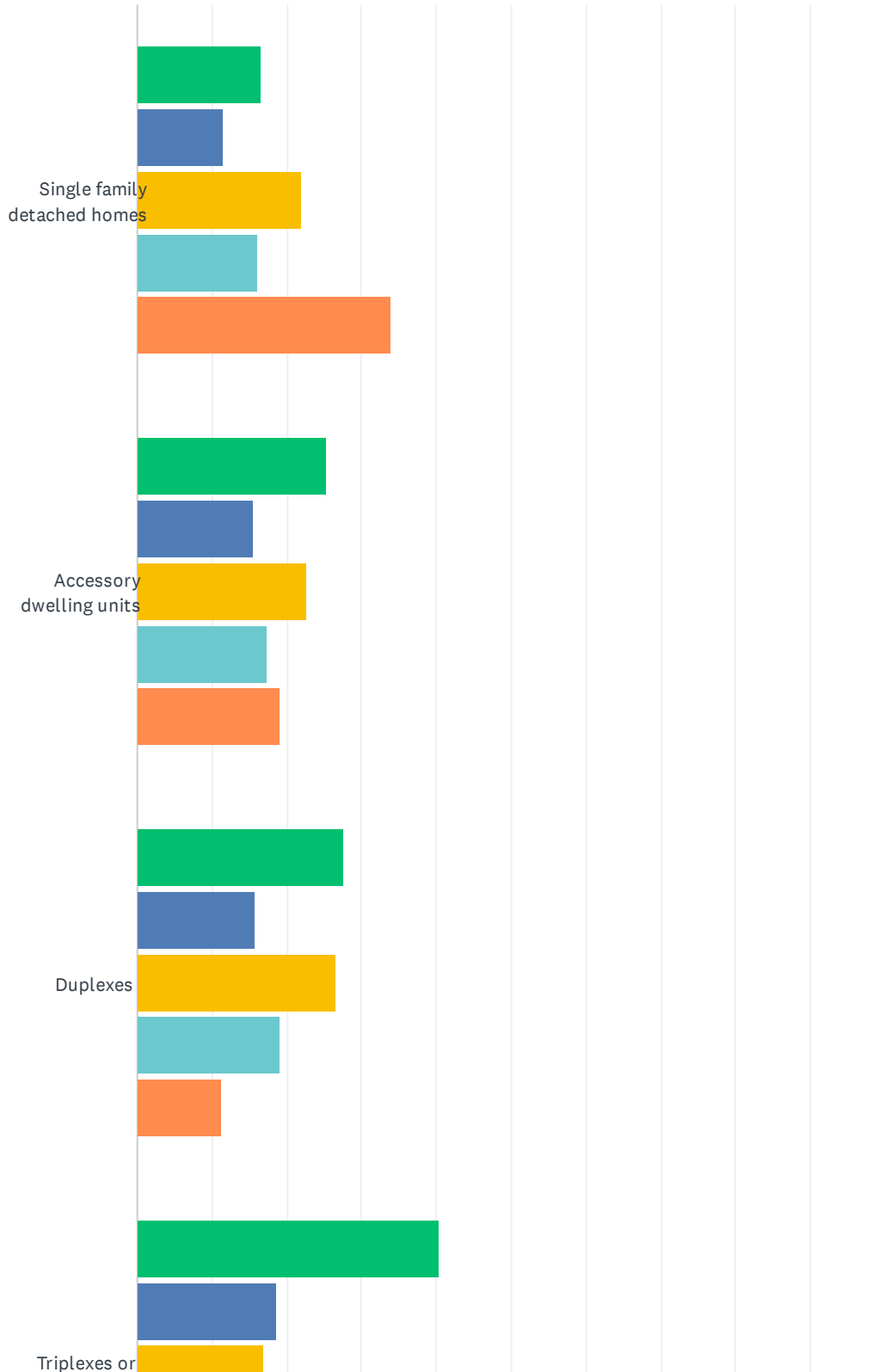
Answered: 405 Skipped: 18



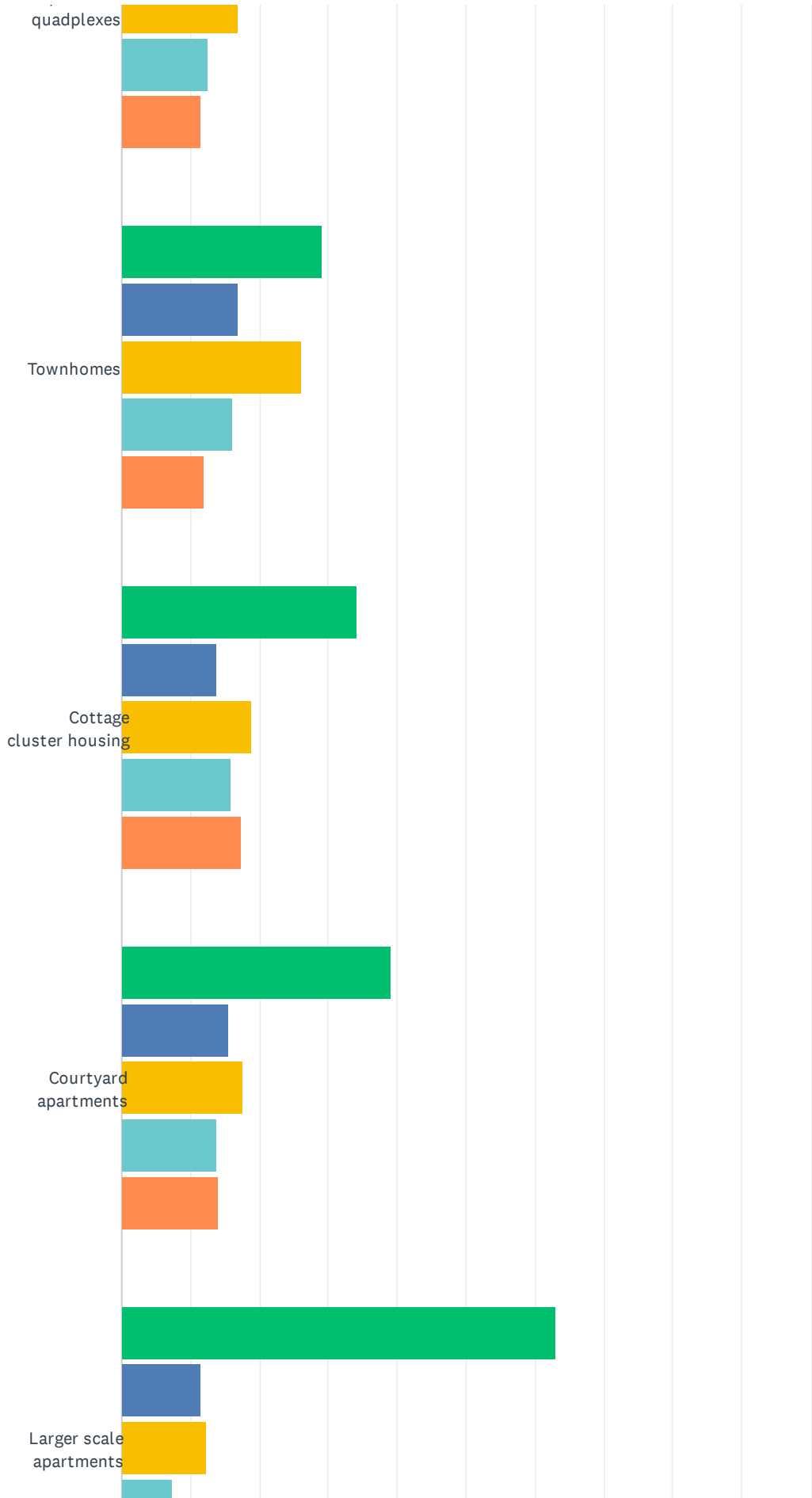
| ANSWER CHOICES | RESPONSES | |
|----------------|-----------|-----|
| Yes | 42.22% | 171 |
| No | 57.78% | 234 |
| TOTAL | | 405 |

Q6 Which of those types of housing do you think are most needed for the community as a whole, including people you know who are looking for housing in West Linn?

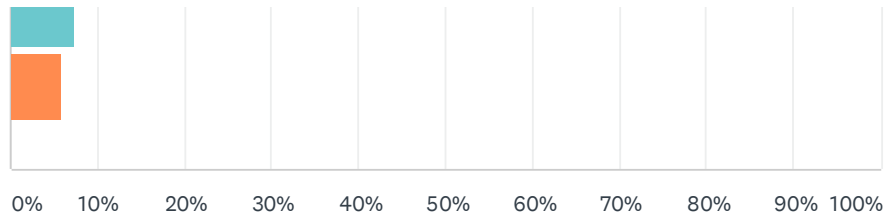
Answered: 395 Skipped: 28



West Linn Housing Needs Survey



West Linn Housing Needs Survey

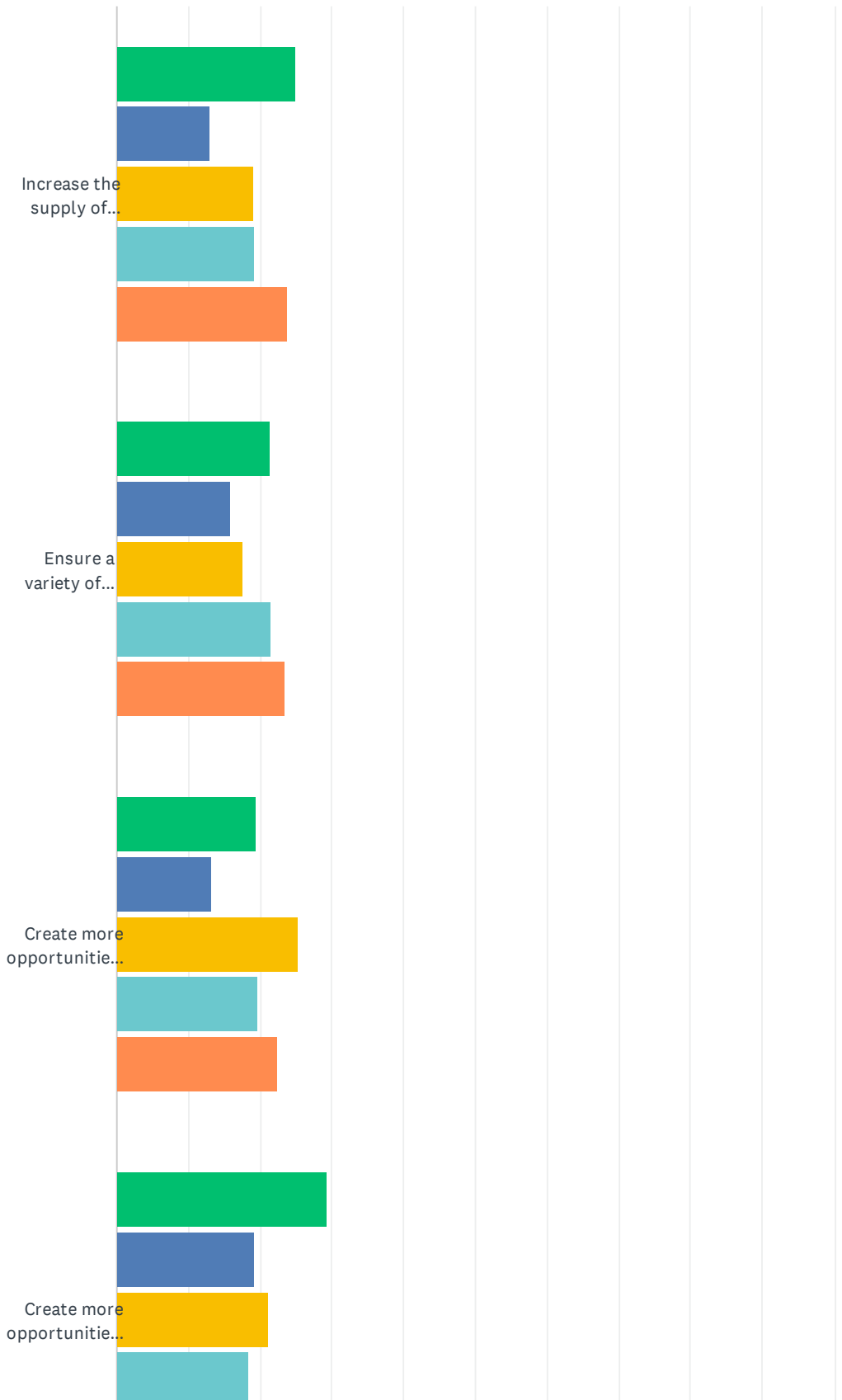


■ 1 - Not needed at all
 ■ 2
 ■ 3
 ■ 4
 ■ 5 - Greatly needed

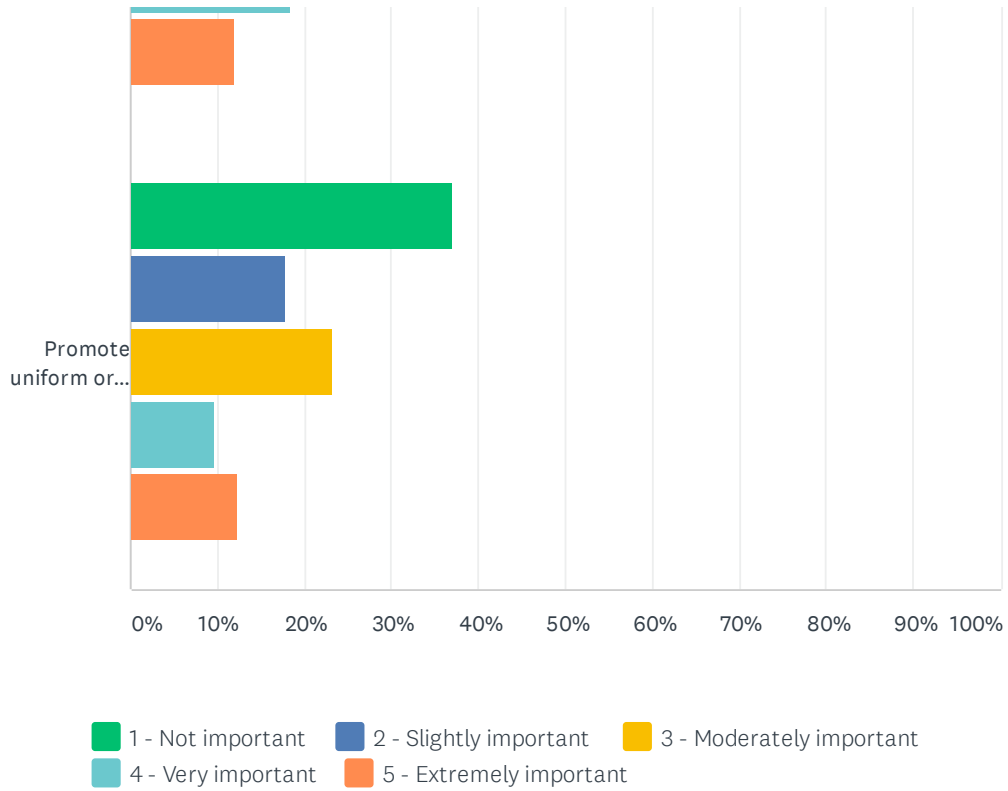
| | 1 - NOT NEEDED AT ALL | 2 | 3 | 4 | 5 - GREATLY NEEDED | TOTAL | WEIGHTED AVERAGE |
|------------------------------|------------------------------|--------------|--------------|--------------|---------------------------|--------------|-------------------------|
| Single family detached homes | 16.45% 62 | 11.41% 43 | 22.02% 83 | 16.18% 61 | 33.95% 128 | 377 | 3.40 |
| Accessory dwelling units | 25.33% 96 | 15.57% 59 | 22.69% 86 | 17.41% 66 | 19.00% 72 | 379 | 2.89 |
| Duplexes | 27.54% 103 | 15.78% 59 | 26.47% 99 | 18.98% 71 | 11.23% 42 | 374 | 2.71 |
| Triplexes or quadplexes | 40.44% 148 | 18.58% 68 | 16.94% 62 | 12.57% 46 | 11.48% 42 | 366 | 2.36 |
| Townhomes | 29.03% 108 | 16.94% 63 | 26.08% 97 | 16.13% 60 | 11.83% 44 | 372 | 2.65 |
| Cottage cluster housing | 34.13% 129 | 13.76% 52 | 18.78% 71 | 15.87% 60 | 17.46% 66 | 378 | 2.69 |
| Courtyard apartments | 39.10% 147 | 15.43% 58 | 17.55% 66 | 13.83% 52 | 14.10% 53 | 376 | 2.48 |
| Larger scale apartments | 63.00% 235 | 11.53% 43 | 12.33% 46 | 7.24% 27 | 5.90% 22 | 373 | 1.82 |

Q7 How important do you think each of the following objectives are?

Answered: 379 Skipped: 44



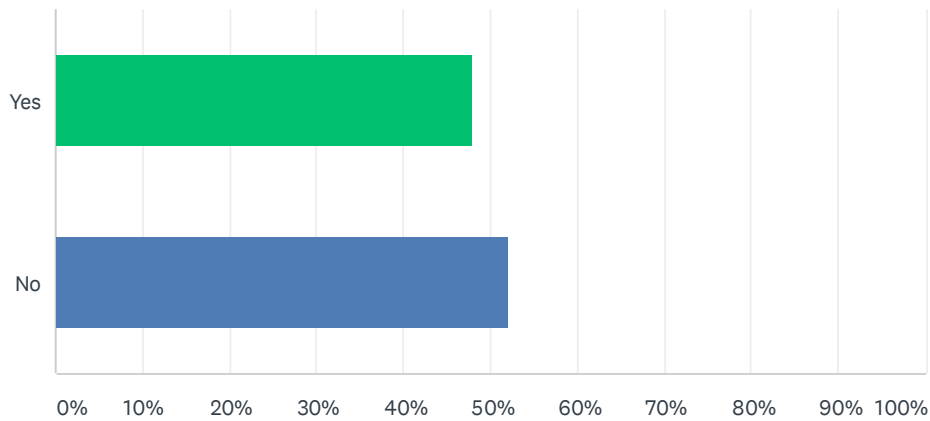
West Linn Housing Needs Survey



| | 1 - NOT IMPORTANT | 2 - SLIGHTLY IMPORTANT | 3 - MODERATELY IMPORTANT | 4 - VERY IMPORTANT | 5 - EXTREMELY IMPORTANT | TOTAL | WEIGHTED AVERAGE |
|---|-------------------|------------------------|--------------------------|--------------------|-------------------------|-------|------------------|
| Increase the supply of housing affordable to all West Linn residents | 24.93% 93 | 12.87% 48 | 19.03% 71 | 19.30% 72 | 23.86% 89 | 373 | 3.04 |
| Ensure a variety of different housing types are available to suit a range of needs or preferences | 21.33% 80 | 16.00% 60 | 17.60% 66 | 21.60% 81 | 23.47% 88 | 375 | 3.10 |
| Create more opportunities for homeownership | 19.41% 72 | 13.21% 49 | 25.34% 94 | 19.68% 73 | 22.37% 83 | 371 | 3.12 |
| Create more opportunities for renting homes | 29.27% 108 | 19.24% 71 | 21.14% 78 | 18.43% 68 | 11.92% 44 | 369 | 2.64 |
| Promote uniform or baseline architectural design features or standards | 37.10% 138 | 17.74% 66 | 23.12% 86 | 9.68% 36 | 12.37% 46 | 372 | 2.42 |

Q8 Initial analysis from the City’s Housing Needs Assessment predicts that more “attached” forms of housing will be needed in the future, compared to the current supply in West Linn. These include homes such as duplexes, triplexes, quadplexes, townhomes, and apartments. The study’s initial results are based on incomes, household sizes, and age of West Linn residents, as well as the relative affordability of different types of housing. This work will be updated after further community review. Does this finding that more attached housing will be needed in the future sound right to you?

Answered: 378 Skipped: 45



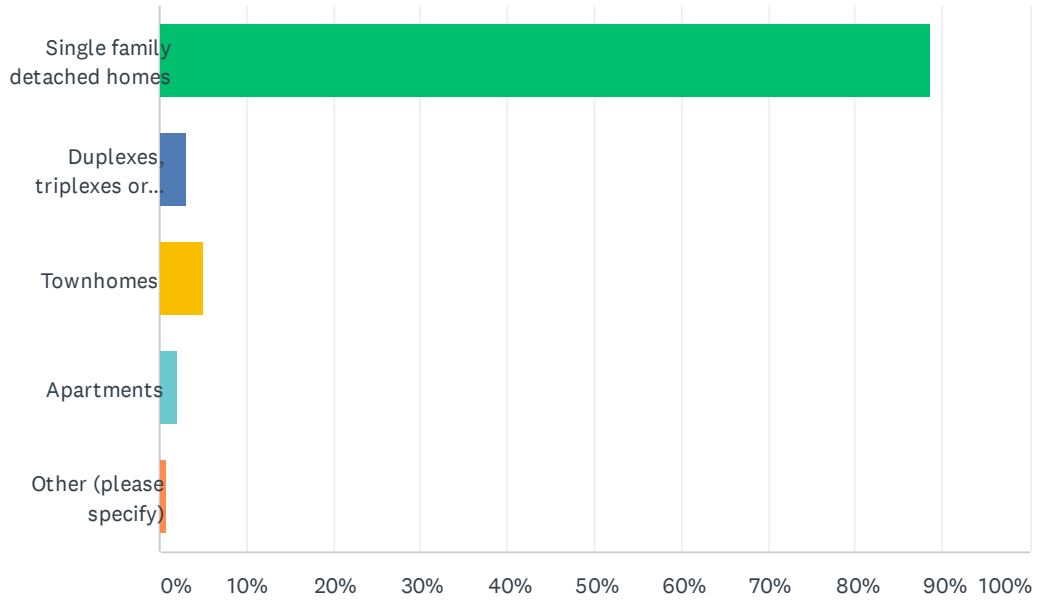
| ANSWER CHOICES | RESPONSES | |
|----------------|-----------|-----|
| Yes | 47.88% | 181 |
| No | 52.12% | 197 |
| TOTAL | | 378 |

Q9 If no, why not?

Answered: 178 Skipped: 245

Q10 What type of housing do you live in?

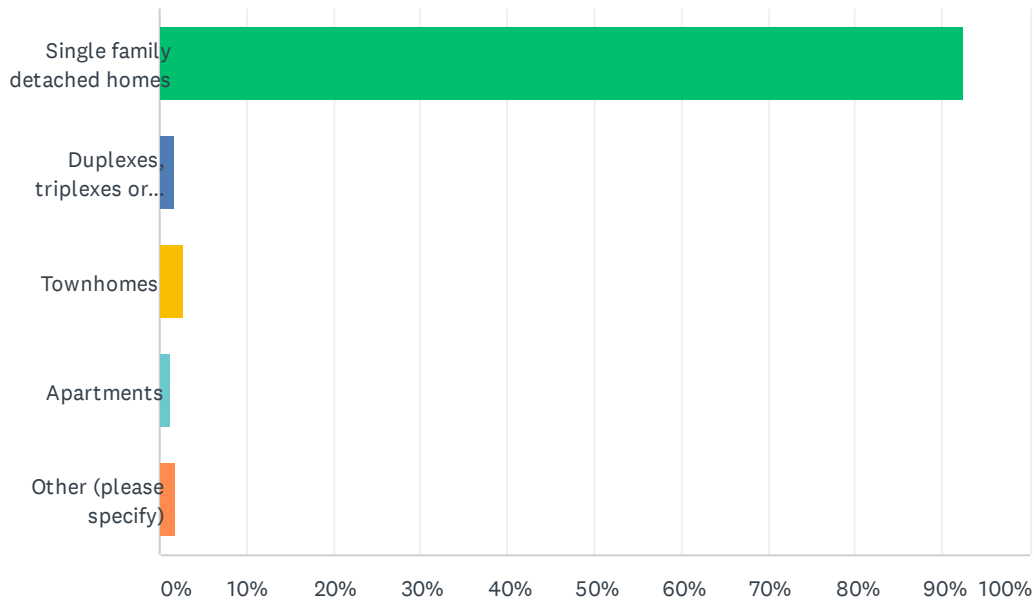
Answered: 372 Skipped: 51



| ANSWER CHOICES | RESPONSES | |
|-----------------------------------|-----------|------------|
| Single family detached homes | 88.71% | 330 |
| Duplexes, triplexes or quadplexes | 3.23% | 12 |
| Townhomes | 5.11% | 19 |
| Apartments | 2.15% | 8 |
| Other (please specify) | 0.81% | 3 |
| TOTAL | | 372 |

Q11 What type of housing is most prevalent in your neighborhood or within a block or two of where you live?

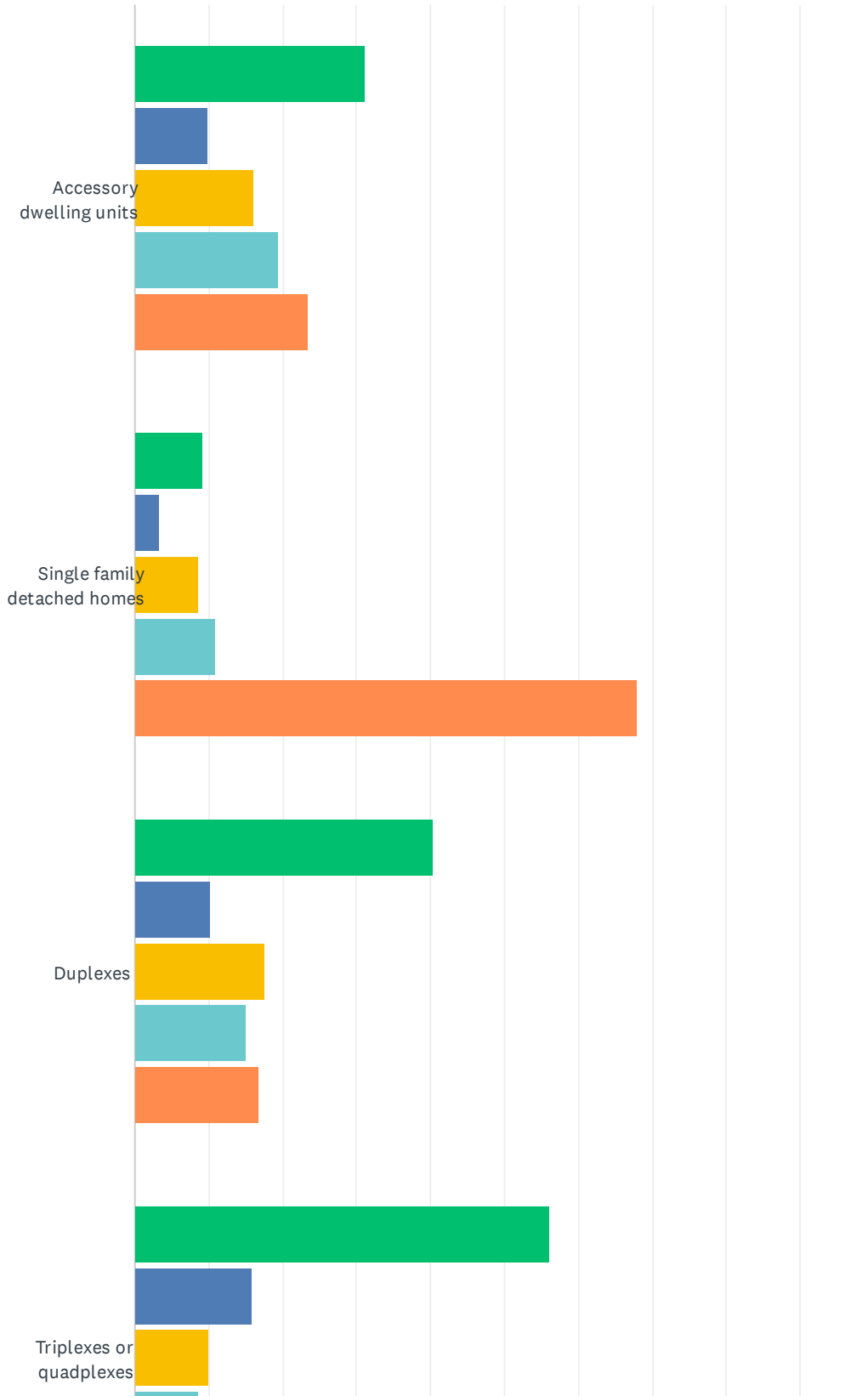
Answered: 371 Skipped: 52



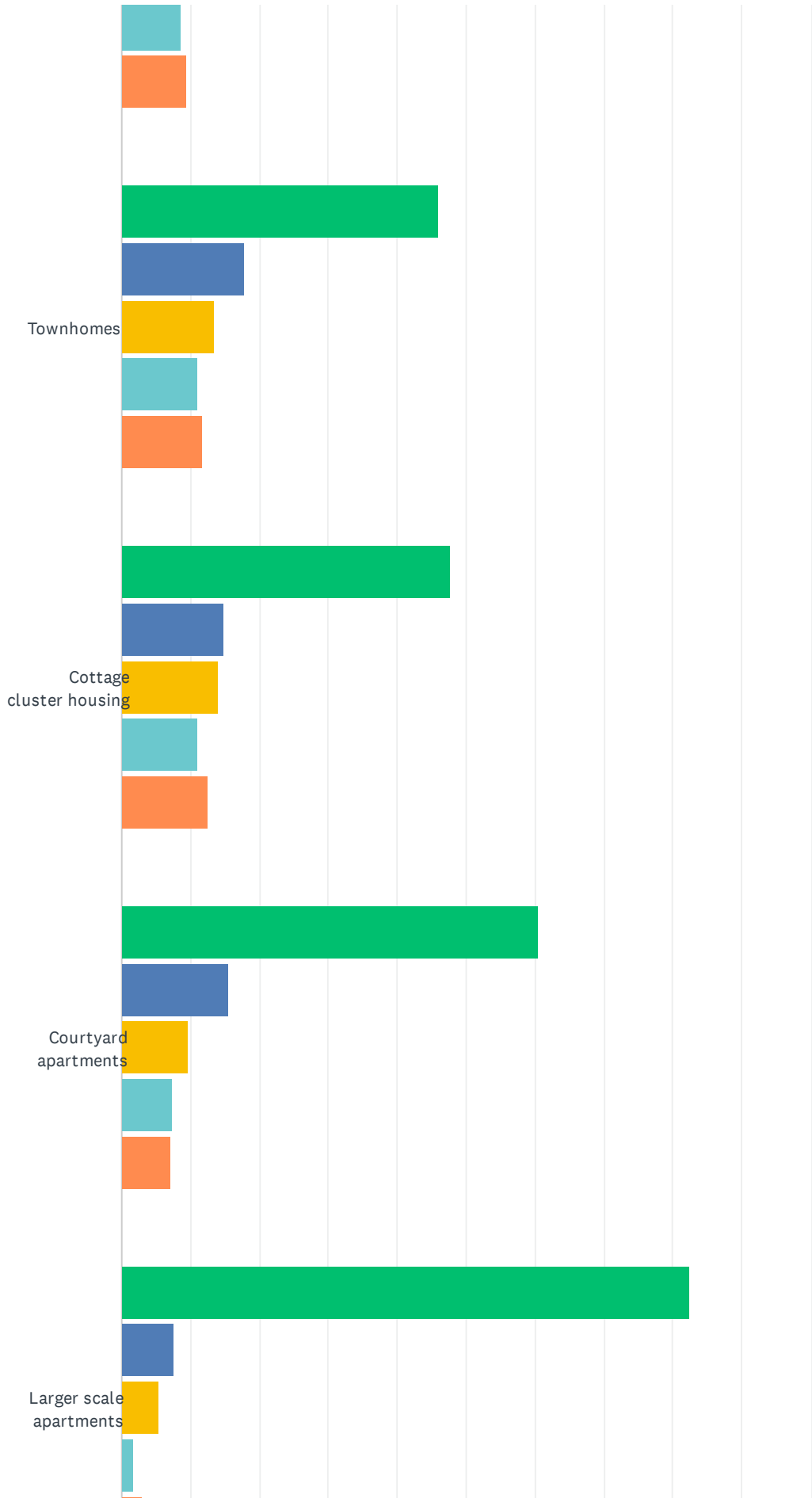
| ANSWER CHOICES | RESPONSES | |
|-----------------------------------|-----------|------------|
| Single family detached homes | 92.45% | 343 |
| Duplexes, triplexes or quadplexes | 1.62% | 6 |
| Townhomes | 2.70% | 10 |
| Apartments | 1.35% | 5 |
| Other (please specify) | 1.89% | 7 |
| TOTAL | | 371 |

Q12 Which of the following types of housing do you think would be a good fit for your neighborhood and should be allowed to be built there?

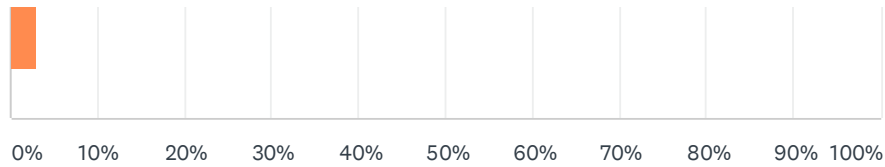
Answered: 373 Skipped: 50



West Linn Housing Needs Survey



West Linn Housing Needs Survey



■ 1 - Would not be a good fit at all
 ■ 2
 ■ 3
 ■ 4
■ 5 - Would fit very well

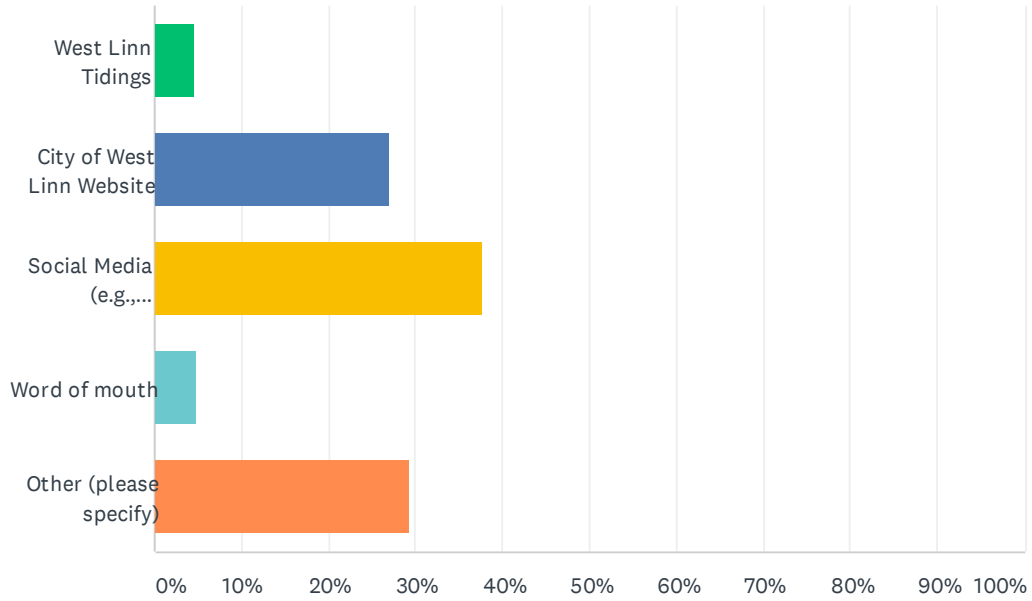
| | 1 - WOULD NOT BE A GOOD FIT AT ALL | 2 | 3 | 4 | 5 - WOULD FIT VERY WELL | TOTAL | WEIGHTED AVERAGE |
|------------------------------|------------------------------------|--------------|--------------|--------------|-------------------------|-------|------------------|
| Accessory dwelling units | 31.27% 111 | 9.86% 35 | 16.06% 57 | 19.44% 69 | 23.38% 83 | 355 | 2.94 |
| Single family detached homes | 9.19% 33 | 3.34% 12 | 8.64% 31 | 10.86% 39 | 67.97% 244 | 359 | 4.25 |
| Duplexes | 40.39% 145 | 10.31% 37 | 17.55% 63 | 15.04% 54 | 16.71% 60 | 359 | 2.57 |
| Triplexes or quadplexes | 56.00% 196 | 16.00% 56 | 10.00% 35 | 8.57% 30 | 9.43% 33 | 350 | 1.99 |
| Townhomes | 46.00% 161 | 17.71% 62 | 13.43% 47 | 11.14% 39 | 11.71% 41 | 350 | 2.25 |
| Cottage cluster housing | 47.63% 171 | 14.76% 53 | 13.93% 50 | 11.14% 40 | 12.53% 45 | 359 | 2.26 |
| Courtyard apartments | 60.45% 214 | 15.54% 55 | 9.60% 34 | 7.34% 26 | 7.06% 25 | 354 | 1.85 |
| Larger scale apartments | 82.52% 288 | 7.45% 26 | 5.44% 19 | 1.72% 6 | 2.87% 10 | 349 | 1.35 |

Q13 Is there anything else you want to tell us about housing conditions or needs in West Linn?

Answered: 197 Skipped: 226

Q14 How did you hear about this survey? (select all that apply)

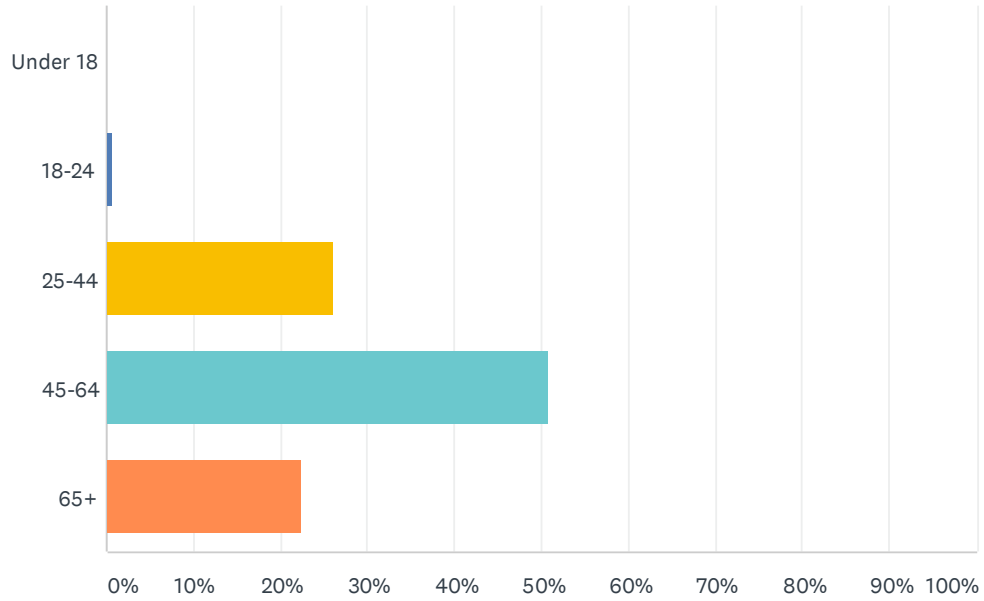
Answered: 355 Skipped: 68



| ANSWER CHOICES | RESPONSES | |
|-------------------------------|-----------|-----|
| West Linn Tidings | 4.51% | 16 |
| City of West Linn Website | 27.04% | 96 |
| Social Media (e.g., Facebook) | 37.75% | 134 |
| Word of mouth | 4.79% | 17 |
| Other (please specify) | 29.30% | 104 |
| Total Respondents: 355 | | |

Q15 What age category do you fit in?

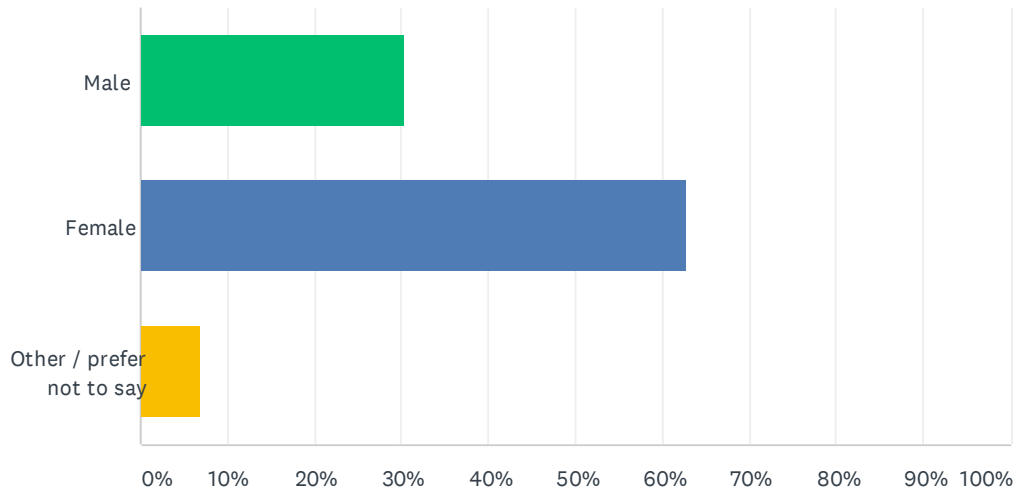
Answered: 348 Skipped: 75



| ANSWER CHOICES | RESPONSES | |
|----------------|-----------|------------|
| Under 18 | 0.00% | 0 |
| 18-24 | 0.57% | 2 |
| 25-44 | 26.15% | 91 |
| 45-64 | 50.86% | 177 |
| 65+ | 22.41% | 78 |
| TOTAL | | 348 |

Q16 What is your gender?

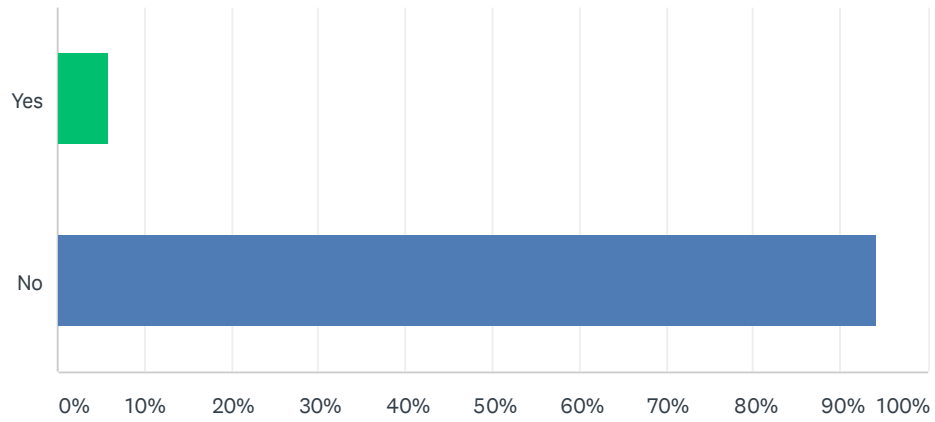
Answered: 350 Skipped: 73



| ANSWER CHOICES | RESPONSES | |
|---------------------------|-----------|------------|
| Male | 30.29% | 106 |
| Female | 62.86% | 220 |
| Other / prefer not to say | 6.86% | 24 |
| TOTAL | | 350 |

Q17 Do you consider yourself to be Hispanic or Latino/a?

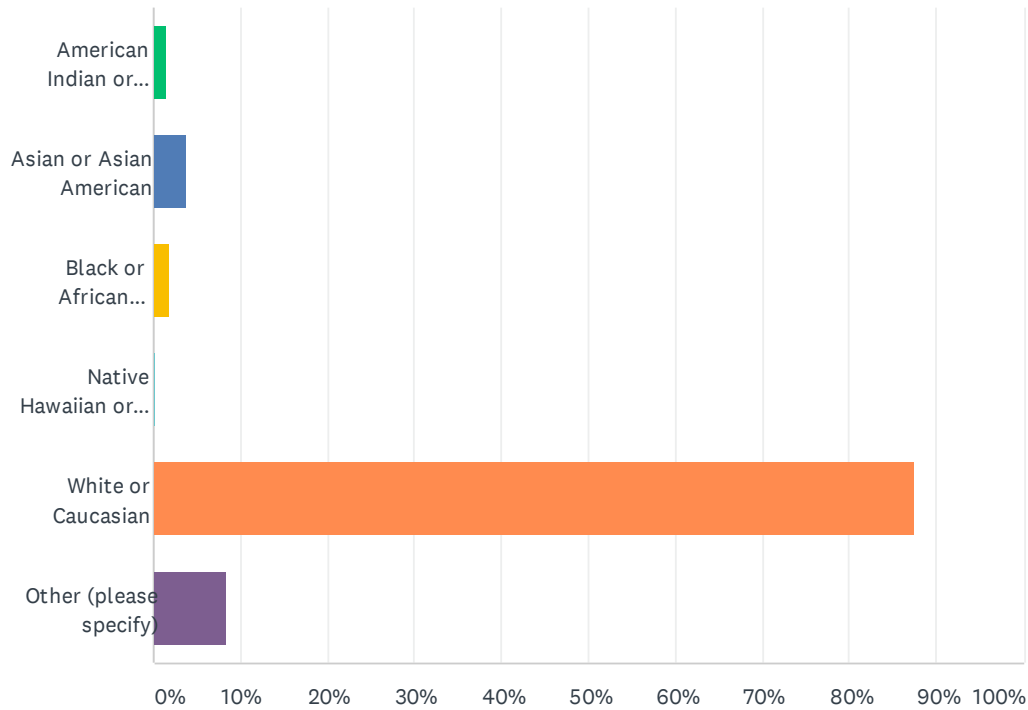
Answered: 346 Skipped: 77



| ANSWER CHOICES | RESPONSES | |
|----------------|-----------|-----|
| Yes | 5.78% | 20 |
| No | 94.22% | 326 |
| TOTAL | | 346 |

Q18 What is your race? (select all that apply)

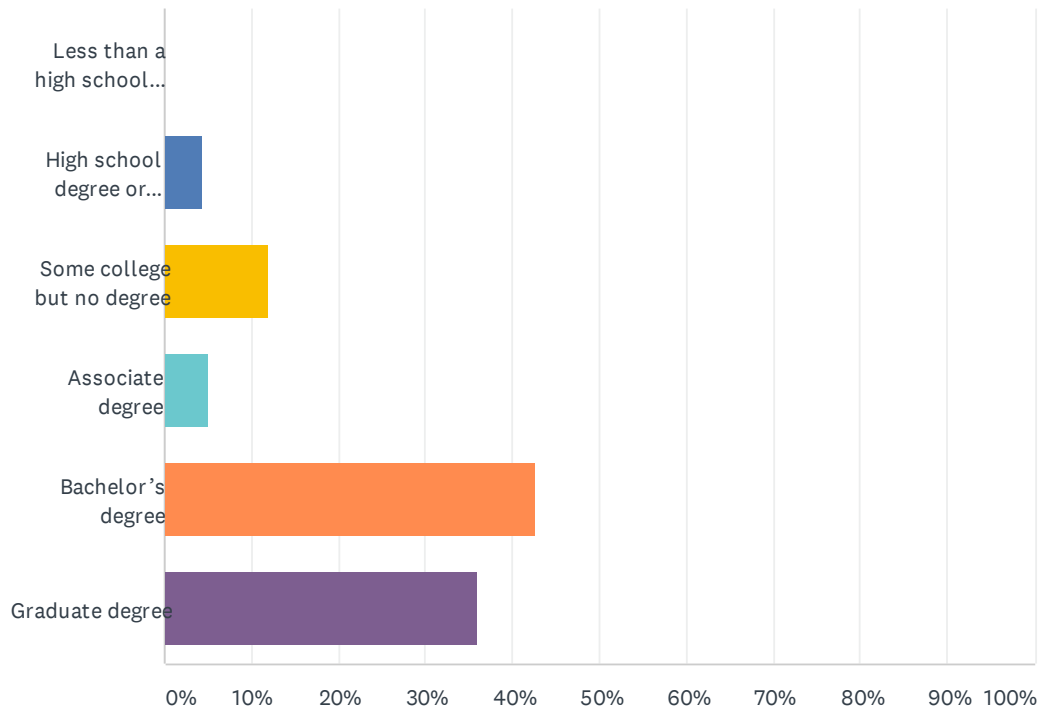
Answered: 336 Skipped: 87



| ANSWER CHOICES | RESPONSES | |
|---|-----------|-----|
| American Indian or Alaska Native | 1.49% | 5 |
| Asian or Asian American | 3.87% | 13 |
| Black or African American | 1.79% | 6 |
| Native Hawaiian or other Pacific Islander | 0.30% | 1 |
| White or Caucasian | 87.50% | 294 |
| Other (please specify) | 8.33% | 28 |
| Total Respondents: 336 | | |

Q19 What is the highest level of school you have completed or the highest degree you have achieved?

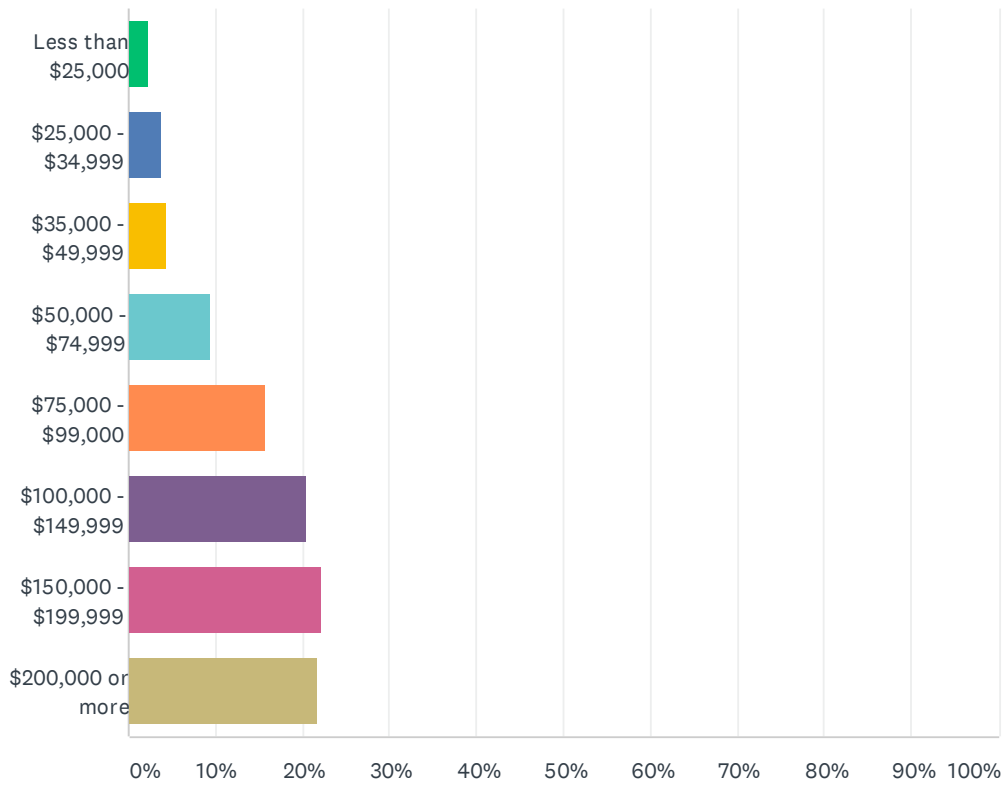
Answered: 344 Skipped: 79



| ANSWER CHOICES | RESPONSES | |
|---|-----------|------------|
| Less than a high school degree | 0.00% | 0 |
| High school degree or equivalent (e.g. GED) | 4.36% | 15 |
| Some college but no degree | 11.92% | 41 |
| Associate degree | 4.94% | 17 |
| Bachelor's degree | 42.73% | 147 |
| Graduate degree | 36.05% | 124 |
| TOTAL | | 344 |

Q20 What is your approximate household income from all sources, before taxes?

Answered: 298 Skipped: 125



| ANSWER CHOICES | RESPONSES |
|-----------------------|------------|
| Less than \$25,000 | 2.35% 7 |
| \$25,000 - \$34,999 | 3.69% 11 |
| \$35,000 - \$49,999 | 4.36% 13 |
| \$50,000 - \$74,999 | 9.40% 28 |
| \$75,000 - \$99,000 | 15.77% 47 |
| \$100,000 - \$149,999 | 20.47% 61 |
| \$150,000 - \$199,999 | 22.15% 66 |
| \$200,000 or more | 21.81% 65 |
| TOTAL | 298 |

Q9 If no, why not?

Answered: 178 Skipped: 245

West Linn Housing Needs Survey

| # | RESPONSES | DATE |
|----|--|--------------------|
| 1 | Not a demand. More demand for family single family homes. | 1/15/2021 8:57 PM |
| 2 | Lack of inner-city transit | 1/15/2021 11:33 AM |
| 3 | We have plenty of this type of dwelling already. Schools are too crowded as it is! (40 kids in one Algebra class last year, and there were so many kids in Spanish, they had to hire a new teacher and split the class in the middle of the quarter). | 1/15/2021 9:03 AM |
| 4 | West Linn has an adequate supply of single family residences and townhomes. | 1/14/2021 8:15 PM |
| 5 | I believe there are homes/townhomes in all price ranges and by avoiding multi family dwellings it maintains the quality/lifestyle of the city. | 1/14/2021 8:07 PM |
| 6 | I feel there are already too many multiple housings and apartments in the city. | 1/11/2021 8:50 PM |
| 7 | I would like to see more homeowners than renters...I'd like to see smaller homes or duplexes rather than large developments of townhouses or apartments. | 1/11/2021 4:53 PM |
| 8 | There is less land avail to occupy more people, bus service is barely accommodating current residences and the roads accessibility does not accommodate current traffic load. | 1/11/2021 10:36 AM |
| 9 | The lack of privacy and overcrowding that happens in multiple units. | 1/10/2021 4:19 PM |
| 10 | The reason I live in West Linn is the low concentration of high density housing. If I wanted to live somewhere with a lot of high density housing, I would have selected another city. | 1/8/2021 9:19 AM |
| 11 | Most people would prefer to live in a single family home. | 1/7/2021 3:21 PM |
| 12 | The town is grown enough | 1/7/2021 10:43 AM |
| 13 | Attached housing is not desirable for families. The noise level for neighbors in adjoining units is disruptive. Adult-only attached housing might work well, but attached housing for families, especially with small children, is not desirable and can cause resentment and ill-will toward neighbors. | 1/7/2021 10:02 AM |
| 14 | It's already too crowded. Keep Keep West Linn a beautiful place to live by not squeezing more people in on top of each other. The closer people live, the angrier they are. Please keep the peace. | 1/7/2021 9:11 AM |
| 15 | West Linn does not invest in the infrastructure to support the type of growth beyond single family homes. | 1/7/2021 5:29 AM |
| 16 | We are full as it comes to housing. Our schools are full, our taxes are out of control, crime is up. We don't need more housing at this time. | 1/7/2021 4:35 AM |
| 17 | The community I moved into 21 years ago was interesting to me because I like the single family environment. | 1/6/2021 8:19 PM |
| 18 | There are plenty of options already | 1/6/2021 8:01 PM |
| 19 | Preserving West Lion's open space is more important for your community | 1/6/2021 7:58 PM |
| 20 | This will make West Linn less livable. Why do we want to increase population, roads etc. | 1/6/2021 7:39 PM |
| 21 | Plenty are available in nearby cities. | 1/6/2021 7:29 PM |
| 22 | WL already has several - enough areas of type. | 1/6/2021 6:53 PM |
| 23 | I like single family homes with much farmlands | 1/6/2021 6:33 PM |
| 24 | The infrastructure can't support that many new residents. | 1/6/2021 6:25 PM |
| 25 | West LINN is a bed room community with single family dwellings. I don't want it to be an apartment and duplex community. | 1/6/2021 6:22 PM |
| 26 | West Linn does not need to expand it's population to be a nice place to live in the future. Expanding the population when there is inadequate space to build low ratio classrooms, makes the town a worse place to live. | 1/6/2021 6:04 PM |
| 27 | Population is increasing with little account to school being over burdened. Also we need to protect the natural resources and land from being destroyed. | 1/6/2021 6:03 PM |

West Linn Housing Needs Survey

| | | |
|----|--|-------------------|
| 28 | Let the free market determine housing needs. Keep the government out of commerce. | 1/6/2021 6:02 PM |
| 29 | Would create traffic issues | 1/6/2021 5:40 PM |
| 30 | West Linn's infrastructure is not built to support dens housing as described. | 1/6/2021 5:26 PM |
| 31 | plenty of supply and no need for more traffic | 1/6/2021 5:13 PM |
| 32 | City is already crowded and will only become more so. | 1/6/2021 5:09 PM |
| 33 | People of west linn spend more on home costs and taxes to live in a community of single residential homes that are owned. | 1/6/2021 5:01 PM |
| 34 | We do not have the infrastructure to support high density housing. | 1/6/2021 1:50 PM |
| 35 | Not enough land | 1/5/2021 3:04 PM |
| 36 | . | 1/5/2021 12:49 PM |
| 37 | Cottage Village sounds better. | 1/5/2021 10:27 AM |
| 38 | DO NOT WISH TO HAVE LARGE APARTMENT COMPLEXES IN OUR COMMUNITY. SMALLER SCALE MULTIPLE HOUSING WOULD BE MORE DESIRABLE. | 1/4/2021 5:26 PM |
| 39 | The community is small and seems to have what it needs in sizing of single family homes to meet the needs of the community | 1/4/2021 3:55 PM |
| 40 | West Linn cost of land, the development of land and taxes are high. Those costs are not conducive to creating lower cost housing. | 1/4/2021 2:38 PM |
| 41 | An abundance of attached housing brings down property values and creates congestion. West Linn's infrastructure is limited and cannot sustain high population density brought on by multifamily housing. | 1/4/2021 1:16 PM |
| 42 | Too much of an increase in traffic | 1/4/2021 12:56 PM |
| 43 | The metro area has a multitude of housing options. While there may be a shortage, I do not feel some communities need to accommodate all housing types. | 1/4/2021 12:35 PM |
| 44 | It brings down the value of the city and other homes | 1/4/2021 11:40 AM |
| 45 | It will lower property values of existing homes | 1/4/2021 11:33 AM |
| 46 | We have enough | 1/4/2021 11:19 AM |
| 47 | We lack adequate opportunities for groceries in this town already. We don't need more housing. | 1/4/2021 11:16 AM |
| 48 | People prefer detached homes and settle for attached. due to lack of availability and price of the detached homes. | 1/4/2021 11:10 AM |
| 49 | Keep West Linn less high density and more single family with large lots. | 1/4/2021 11:08 AM |
| 50 | The roads cannot meet the needs of the current residents. Same for our schools. We are at maximum now. Over populating West Linn will diminish quality of life and put added stress on our infrastructure and environment. | 1/4/2021 11:06 AM |
| 51 | Not interested in having more renters or lower income homes in our community. | 1/4/2021 11:05 AM |
| 52 | Local character would potentially be lost and and West Linn's size compared to other cities near by does not warrant mass development. | 1/4/2021 9:54 AM |
| 53 | West Linn should maintain its mix of rural and R10 housing. | 1/4/2021 9:24 AM |
| 54 | West Linn does not have the infrastructure to support more growth at this time. | 1/3/2021 1:09 PM |
| 55 | Part of the draw of living here are its rural communities and large lots. Other cities locally have expanded to the point of destroying and beauty in living there I.e happy valley, etc. I think it's important to maintain what makes the city great and differentiate between futures that have just expanded so poorly that there is no value to living there as opposed to another suburb that is just like it which there are no shortages of. | 1/2/2021 4:15 PM |
| 56 | people can work and save if they want the opportunity to live in this community just like my | 1/2/2021 9:46 AM |

West Linn Housing Needs Survey

| | | |
|----|--|---------------------|
| | wife and i did for 20 years. Why do you want to ruin the community with cheap housing | |
| 57 | It's not good for the community as a whole. | 1/2/2021 3:51 AM |
| 58 | We have a good amount of housing currently available and are continuing to see more being built. Why is it necessary to continue to build in a city that does not have the current infrastructure to support more housing as it is. By building multiple family homes, you are creating an over populated city without the design to handle more population. | 1/1/2021 11:12 PM |
| 59 | This survey neglects modest housing in modest neighborhoods that are allowed to be "flipped" and inflate the cost of housing. This survey attempts to lead participants to support new construction for ever expanding dense housing projects. | 1/1/2021 7:39 PM |
| 60 | Dramatically increasing housing would tax the infrastructure and resources of the city when trying to accommodate these potential residents. Would landlords contribute the necessary tax revenue to increase these resources, or would current residents be forced to pay even higher property taxes? | 1/1/2021 2:41 PM |
| 61 | We need to address the overcrowded high school as well as more alternatives for the current senior citizens to live in our city before adding more people in our city. | 1/1/2021 1:16 PM |
| 62 | We worked hard to be able to afford a house in west linn, I wouldn't want property values to go down due to overcrowding | 1/1/2021 1:03 PM |
| 63 | Our schools are already crowded and have funding issues. Creating compacted housing increases the strain on the schools. We have limited property to expand our school structures. | 1/1/2021 12:58 PM |
| 64 | We have enough | 1/1/2021 11:47 AM |
| 65 | I moved to west linn because its up scale and low crime. Its simple live where you can afford to live. Don't devalue my home that I paid a lot of money for by building low income housing next to me for the sake of being PC. People leave Multnomah county to escape this type of thought process. Don't bring it here. | 12/31/2020 5:13 PM |
| 66 | There are other places to live with those options available. Currently west Linn has a good mix of all types of dwellings. Increasing high density dwellings will only hurt the livability of west Linn | 12/31/2020 4:12 PM |
| 67 | In order to answer these questions one must understand the goals of the city, and then these strategies to achieve the goal can better be considered like what kind of housing is needed. For example is the goal to make West Linn more affordable for home owners, or increase diversity. I think many people have moved to WestLinn for the large single family homes, so what is driving the need for multi family residential, what are the goals driving this? It would be helpful in this survey for the goals to be summarized | 12/31/2020 3:44 PM |
| 68 | People want single family homes. The other types are being purchased because that's what's available, not what's wanted. | 12/31/2020 2:42 PM |
| 69 | Feels like the city just wants to increase density and over crowd the schools so they can justify raising are taxes and increasing their pay. The denser housing also creates more on street parking problems. | 12/31/2020 2:29 PM |
| 70 | Areas are too crowded and trying to cram more into the same space ruins the reasons West Linn was rated the best place to live. It will drop us out of the top 25. | 12/31/2020 10:21 AM |
| 71 | Not necessary | 12/31/2020 10:17 AM |
| 72 | Want to maintain a rural feel to the community | 12/31/2020 10:10 AM |
| 73 | That type of dwelling also mean higher density and we already have massive traffic problems which would increase with higher density | 12/31/2020 9:54 AM |
| 74 | the communities ability to support a larger population. Infrastructure (roads/traffic, schools, available land space,& resources) West-Linn is great because of its centrality and large green spaces, crowds risk functionality of the city and erode greenspace. | 12/31/2020 8:45 AM |
| 75 | More density of housing without enough adequate road/commerce infrastructure will result in traffic congestion which is already getting worse | 12/31/2020 8:38 AM |
| 76 | West Linn needs more single family homes, not apartments. | 12/31/2020 7:55 AM |

West Linn Housing Needs Survey

| | | |
|-----|---|---------------------|
| 77 | The city cannot handle an increase in housing with out changing the infrastructure. The narrow road on rosemont in not good and there are too many homes. More careful planning is needed to accommodate everyone especially those who have lived here for a while | 12/31/2020 6:24 AM |
| 78 | Stop packing this city with people! | 12/31/2020 12:45 AM |
| 79 | I answered no because I don't know the implications of bringing in a whole bunch of renters. If this would help slow down taxes on property for single family homes, great, but otherwise I don't know the benefits of renters versus owners who are committed to West Linn. | 12/30/2020 11:35 PM |
| 80 | That style of housing does not match what currently exists in West Linn. The intersection of such disparate housing styles will cause conflict and congestion. It will change the quality of life in West Linn for the worse, not better. | 12/30/2020 11:09 PM |
| 81 | We moved to West Linn because it has a small-town feel and isn't overcrowded. With the new developments going on however the feel of our city is changing and it is becoming too densely populated. | 12/30/2020 11:07 PM |
| 82 | West Linn is too crowded as it is. Get us some businesses here. Traffic is horrible & we need a round-about on 43 by the old police department. So hard to get off the hill. | 12/30/2020 11:04 PM |
| 83 | West Linn does not need more residents. People can live in the overabundance of housing elsewhere. | 12/30/2020 10:55 PM |
| 84 | There is more than enough land to build SFH in Oregon. The cost per door needs to come down, while the cost per sqft needs to come down. A builder can make far more profit on a 4000 sqft home than two 2000 sqft homes. | 12/30/2020 10:46 PM |
| 85 | People live in WL to get away from the city. They pay more for the premium of having larger homes and lots. | 12/30/2020 10:39 PM |
| 86 | I'm opposed to a large apartment living environment. I agree with townhome and cottage style approach. | 12/30/2020 10:21 PM |
| 87 | NIMBY | 12/30/2020 10:08 PM |
| 88 | Our schools are already over crowded with existing housing. Traffic will be much to heavy. | 12/30/2020 9:47 PM |
| 89 | People who have invested in West Linn have done so to escape urban density. Density has ruined Portland and other areas. Please do not ruin our country community. | 12/30/2020 9:46 PM |
| 90 | x | 12/30/2020 9:44 PM |
| 91 | The type of families and individuals are not looking for that kind of housing in the City of West Linn. I think a more urban area like Portland is more suited to that kind of housing as opposed to West Linn, which I consider more suburban. | 12/30/2020 9:37 PM |
| 92 | Not appealing | 12/30/2020 9:16 PM |
| 93 | Attached housing brings more population and traffic. | 12/30/2020 9:08 PM |
| 94 | There's plenty of housing currently available in WL (in all forms) | 12/30/2020 9:04 PM |
| 95 | Do not like the resulting increase in population density, the lack of available parking associated with those types of residences. | 12/30/2020 8:41 PM |
| 96 | I would suggest that those promoting high-density / low-income housing have the first units built in their neighborhoods. This would demonstrate greater commitment to their goals and be a test-bed for their own beliefs.. NIMBY is not just a concept, but a hypocritical statement that what's good for "others" is not what they will live with. | 12/30/2020 8:37 PM |
| 97 | Politically motivated to meet Metro's long term density agenda to control the populace, eliminate roads and cars, and increase buses and light rail | 12/30/2020 8:35 PM |
| 98 | If you cannot afford to live here, you cannot afford to live here. It does not get simpler than that. Explain to me EXACTLY how having poor people live here contributes to the community (schools, commerce, etc.) instead of being a liability on the rest of the community. | 12/30/2020 8:04 PM |
| 99 | Town houses maybe but affordable 3 and 4 bedroom housing is also greatly needed. | 12/30/2020 7:49 PM |
| 100 | West Linn does not have the infrastructure in place to handle an influx of families. More people crammed in this area will ruin it. There isn't capacity for the roads used with current traffic | 12/30/2020 7:41 PM |

West Linn Housing Needs Survey

patterns particularly during peak need times to even handle the current population. Just try to get in into or out of town after school, and look at the mess that's been made in Old Town for a stupid 4 block bike lane. Additionally the high school student enrollment is at maximum capacity already. There aren't enough grocery stores available for food purchases either. Multi family housing will not generate anywhere near enough property tax revenue to address the road or school issues.

| | | |
|-----|---|--------------------|
| 101 | Too dense this is a single housing community | 12/30/2020 7:34 PM |
| 102 | The existing infrastructure has been neglected by the city for years. Development has been allowed to waive off site improvement and now we face a sub standard road system that is not adequately connected | 12/30/2020 7:34 PM |
| 103 | Overpopulated- with no retail space and post office losing land. Get a better commercial area (grocery, pharmacy, post office) Then you can think about housing. | 12/30/2020 7:23 PM |
| 104 | Taking surrounding communities into consideration including transportation and shopping... I feel other communities provide better options for denser housing. | 12/30/2020 7:20 PM |
| 105 | The population density is already too great. Our open spaces and natural resources are declining. People move to West Linn for a high standard of living and adding housing, particularly multi unit housing, diminishes this. Our tax dollars should be used to improve West Linn for its current residents. | 12/30/2020 7:18 PM |
| 106 | There is enough space in other Portland metro cities with enough space. There is not enough space for urban blight. | 12/30/2020 7:07 PM |
| 107 | Growth is not commensurate with services provided. Quality of life suffers | 12/30/2020 6:50 PM |
| 108 | Our city streets are already congested | 12/30/2020 6:41 PM |
| 109 | Cheapens the city. | 12/30/2020 6:33 PM |
| 110 | It's my opinion | 12/30/2020 6:27 PM |
| 111 | Especially now with COVID-19, high density housing is not in demand. Single family homes are in extreme limited supply and demand is still extremely high. An ample over supply of attached housing already exists in neighboring communities such as Oregon City, Gladstone, and Milwaukee. People are looking for more space, not less. | 12/30/2020 6:26 PM |
| 112 | Traffic | 12/30/2020 6:11 PM |
| 113 | In the 12 years that we have lived in West Linn, we have seen more and more open land be developed on & schools have become drastically over crowded. Cramming more residents into an already overpopulated area damages our community as a whole. | 12/30/2020 6:11 PM |
| 114 | Some people have worked and earned the right to spacious primary home dwellings | 12/30/2020 5:57 PM |
| 115 | West Linn does not have the infrastructure/roads/ retail to bring on such a dense additional population. The traffic and grocery store shortage is already a problem, and continues to get worse. More density in the housing will not attract single family home buyers to want to move to WL. The schools are already full with the current population. | 12/30/2020 5:56 PM |
| 116 | West Linn is a community oriented to single family homes. I'd like that to continue. | 12/30/2020 5:54 PM |
| 117 | We have plenty | 12/30/2020 5:54 PM |
| 118 | If people can not afford to live in West Linn , there are other options to live in lower cost communities nearby. (OC, Candy,, etc.) | 12/30/2020 5:50 PM |
| 119 | There is not enough infrastructure to support increased density | 12/30/2020 5:48 PM |
| 120 | People move to West Linn who want to have bigger, nicer homes to keep home values up, not bring them down | 12/30/2020 5:47 PM |
| 121 | There are the correct types of housing available now. | 12/30/2020 5:46 PM |
| 122 | In my experience attached housing in areas where there is a great deal of income disparity between wealthy and poor becomes a blight. Detached units such as cottage clusters and court yard apartments tend to be better maintained as pride of ownership/tenantship tends to be more personal to the occupants whether they own or rent. | 12/30/2020 5:44 PM |

West Linn Housing Needs Survey

| | | |
|-----|---|--------------------|
| 123 | Most folks I know are looking for single houses here | 12/30/2020 5:36 PM |
| 124 | Too crowded and will only encourage Airbnb's/short term rentals which will not help our community. I think we should focus on enriching current residents lives-like more education and less sports. More inclusivity and more Arts! | 12/30/2020 5:32 PM |
| 125 | Overused streets do not need more traffic. Easy to forget pre-Covid congestion after a year. Schools at capacity, school taxes already too high. | 12/30/2020 5:29 PM |
| 126 | Already have town homes sitting empty on Hwy 43 for the last three (?) years - obviously not that much of a demand or they would be full | 12/30/2020 5:06 PM |
| 127 | This city is maxed out. We don't have the infrastructure to support the families (stores, parks, schools) nor the additional cars on the road | 12/30/2020 5:04 PM |
| 128 | We don't have the infrastructure to support new housing that means a significant increase of people. The line at the grocery store is bad enough now | 12/30/2020 4:59 PM |
| 129 | West Linn is a beautiful community that provides a standard of living that supports our taxes and our schools. There are other towns nearby that provide opportunities for apartments and condensed housing. I don't want West Linn to look like those communities and we moved here because of the feeling that exists here with neighborhoods and homes. | 12/30/2020 4:50 PM |
| 130 | This city was semi rural when I moved here. That's why I liked it. Only the developers win when it becomes high density. | 12/30/2020 4:36 PM |
| 131 | This community needs to create opportunities for single-family detached or townhome owner-occupied housing. This is approach is consistent with the character of the City and reflects the nature of existing neighborhoods, home values, income and infrastructure. | 12/30/2020 4:30 PM |
| 132 | West Linn is better suited for single family. Multi family housing fits better to transit centers. | 12/30/2020 4:19 PM |
| 133 | No more development. This is one of the reasons I moved out of Tigard. | 12/30/2020 4:15 PM |
| 134 | There are other communities in the metro area that cater to the affordable housing market. Living in an aspirational community like West Linn is an earned privilege based on years of hard work as evidenced by economic success. | 12/30/2020 4:15 PM |
| 135 | Because not every city needs to focus on that. Some cities are attractive because they focus on one or two types of housing. You don't see downtown areas trying to build single family detached homes do you? It's okay to be different. It draws homeowners to the area. Also, maybe you should ask "why" the findings argue that we need more high density housing. The market will bear what people want and don't need government officials dictating where and how they should live. That happens in other countries, without democracies and free markets. | 12/30/2020 4:09 PM |
| 136 | We don't need to grow into another overcrowded city. The majority of people that live in West Linn live here for the "bedroom" community and the school district. Willamette Falls Drive is already too congested. | 12/30/2020 3:56 PM |
| 137 | Not every city needs to be inundated with multi unit living. | 12/30/2020 3:42 PM |
| 138 | I think there are a lot of problems with attached housing | 12/30/2020 3:42 PM |
| 139 | I think that West Linn needs a variety of housing. Currently, the city lacks the public resources to accommodate these types of units. We would need public transportation, added parking and lower income services (lower priced shopping) to meet the needs of these types of housing. The larger housing complexes would add a great strain to our public infrastructure that is NOT sustainable at this time including putting more cars onto roads that are already in need of repair both increasing traffic and damage to the roads. The West Linn schools are already at capacity so we would need new schools. The West Linn sewage and water lines have not been upgraded to handled large scale housing and our electrical utilities would need massive improvements. Since most of these power lines are still above ground, these added power lines this would increase the public visual nuisance making an even worse eyesore. All of our major shopping areas do not have enough parking or supplies to handle added cars or shopping. Our post office is struggling to survive as it is, so how could they handle added housing. We need to do a LOT MORE WORK before West Linn needs to add more large scale housing. | 12/30/2020 3:26 PM |
| 140 | I'm not aware of the demand for attached housing. | 12/30/2020 3:05 PM |

West Linn Housing Needs Survey

| | | |
|-----|--|--------------------|
| 141 | Too much traffic already for urrent streets. | 12/30/2020 3:02 PM |
| 142 | Demographics and walkability of community. A quiet area for families and older folks. Not many singles and such. | 12/30/2020 2:50 PM |
| 143 | There is no need for more attached housing in west Linn. There are multiple communities near west Linn that have a good supply of attached housing if that is what someone is looking for. | 12/30/2020 2:44 PM |
| 144 | As a suburban bedroom community it is not conducive to a live work setting with public transit that correlates with apartment and similar housing | 12/30/2020 2:41 PM |
| 145 | West Linn is a desirable place to live, but it's that way BECAUSE of the community. It does not offer many low income housing projects, which in turn prevents undesirable neighbors or neighborhoods. We live here because it's a safe, community oriented place to live and everyone takes pride in this. Small community townhomes are needed, but not apartments... certainly not low income or to diversify the neighborhoods. | 12/30/2020 2:38 PM |
| 146 | We do not need to build West Linn with more dense living. Single family homes are preferred. Not rentals. Schools are already crowded, we don't need more apartments. Some of us choose to live here because of the high owner occupied housing. | 12/30/2020 2:37 PM |
| 147 | We don't know anyone who would be interested in purchasing this type of home | 12/30/2020 2:33 PM |
| 148 | Attached housing isn't affordable, and just decreases property values surrounding it. | 12/30/2020 2:23 PM |
| 149 | West Linn-Wilsonville schools attract families, which creates a need for long-term housing with green space, low traffic and walkability. Don't ruin our city so contractors can make a buck. West Linn is not set up for transient housing. Short-term renters don't do well here. We are too congested as it is. | 12/30/2020 2:18 PM |
| 150 | We do not have the space or infrastructure for more people. Hell, we can't even find a suitable location for the existing post office. | 12/30/2020 2:17 PM |
| 151 | For the geographic size of this community, we have plenty of apartments and townhomes. The city's roads and infrastructure will not support additional denser housing options. | 12/30/2020 2:14 PM |
| 152 | Affordability is not why people move to West Linn. | 12/30/2020 2:13 PM |
| 153 | West Linn needs to protect property value which for most homeowners comprise the bulk of their total assets. Decreasing the city's property value would also adversely impact the long-term financial outlook for the city's homeowners. Homeowners invested their hard earned money, if not most of their assets in West Linn because of the quality of life and high standards of infrastructure and amenities accommodating all economic tiers in the city is not realistic and would be detrimental to the residents. If affordable housing for low income residents push forward, our family will opt to live somewhere else. | 12/30/2020 2:01 PM |
| 154 | West Linn is a bedroom community. We don't/won't have industry here. We don't need to create housing to attract the employees that must live here to work here. | 12/30/2020 1:57 PM |
| 155 | Homes are for families and are the center of family life. Multiple unites do not support adequately families. | 12/30/2020 1:57 PM |
| 156 | Need to manage better the current housing and provide opportunities for home ownership | 12/30/2020 1:54 PM |
| 157 | I don't want there to be lots of population density | 12/30/2020 1:33 PM |
| 158 | I think people live here for how it is, lots of families, with great schools and parks. Not much crime, not too crowded. | 12/30/2020 1:23 PM |
| 159 | Let the market decide. Not every area is going to have, or has to have, a lot of affordable, attached housing. West Linn is a place where people choose to live in houses in a non-dense, town like setting. We should not be forced to give up that setting so people who don't live here can make it more crowded. | 12/30/2020 1:18 PM |
| 160 | Higher of number of apartments means more rentals and with that more property owners who most likely with be absentee landlord. Diminished sense of community responsibility and commitment. Also, most apartments and townhouses designed with little or no natural spaces. | 12/30/2020 1:16 PM |
| 161 | We need more affordable single family homes. | 12/30/2020 1:11 PM |
| 162 | West Linn schools are excellent because we don't have high density housing. Its the same | 12/30/2020 1:09 PM |

West Linn Housing Needs Survey

| | | |
|-----|--|---------------------|
| | reason we won't allow a retail building larger than Safeway.. | |
| 163 | WL already has too much development. This community was attractive because of its low density landscape. That should be maintained as much as possible, not worsened. | 12/30/2020 1:03 PM |
| 164 | No infrastructure to support new growth. | 12/30/2020 1:03 PM |
| 165 | We do not need more people living here | 12/30/2020 1:00 PM |
| 166 | I disagree with trying to make West Linn affordable to everyone. I had to wait until my income allowed me to live in a community like West Linn. The kind of community I want will have high end restaurants and shops and as such will not be affordable to everyone. The less money people have the less they will support their community needs. | 12/30/2020 12:49 PM |
| 167 | We need to keep up the socioeconomic level to keep our city safe and clean. | 12/30/2020 12:48 PM |
| 168 | Need to balance affordability with environment and preserving the agricultural and natural areas. Makes more sense to invest in higher housing density in urban areas like Portland and near transportation centers. West Linn is too car dependent , should preserve current zoning and protect natural areas. | 12/30/2020 12:44 PM |
| 169 | West Linn seems to have several apartments already. | 12/30/2020 12:43 PM |
| 170 | West Linn does not have the road/water main infrastructure to support high density housing. Schools would also be overcrowded/overcapacity. | 12/30/2020 12:37 PM |
| 171 | I want to preserve the small town look/feel and not turn this town into another California suburb which feels like everyone is trying to do. | 12/30/2020 12:33 PM |
| 172 | Based on my knowledge, West Linn is mostly developed and its population reached mature size. So I do not understand why we will need to increase the density and overwhelm our current infrastructure that we are not even able to maintain. If there is pressure from other government agencies on West Linn to increase density then we need to be aware of it and why. I frankly feel that West Linn is changing to a more dense environment which is not where I would like to live. I am not able to drive through the streets with amount of cars that are parked on the roads (not in garages or on driveways). I have to navigate other cars and pedestrians in the streets because of the increase in dense developments. Additionally, More building means more impervious area which is impacting the environment. So, in summary, my opinion is that the survey was placed to justify an outcome that is already established and I do not appreciate that. | 12/30/2020 12:27 PM |
| 173 | There are many apartments/townhouses etc, but limited quantity of 4 bed 2 bath homes with approx 3000 sq feet. If you look at the real estate market this past year these homes in all price ranges sold immediately. There is a severe shortage. | 12/30/2020 12:19 PM |
| 174 | detracts appearance | 12/30/2020 12:10 PM |
| 175 | West Linn is primarily a suburb made up of single family homes and that's exactly what makes it the suburbs. More dense housing should be targeted in more urban settings. | 12/30/2020 12:06 PM |
| 176 | Attached housing is harder for children to grow up in. The state of children's mental health without a family's physical room to grow concerns me. | 12/30/2020 11:52 AM |
| 177 | We do not need higher population density. Large apartment complexes are a blight and increase the strain on limited resources. | 12/30/2020 11:46 AM |
| 178 | Not every community needs to have a full mix of housing options. West Linn is primarily a bedroom suburb community which means primarily single family homes. West Linn infrastructure- i.e. traffic/roads/sidewalks cannot support increased density that you are proposing. | 12/30/2020 11:46 AM |

Q13 Is there anything else you want to tell us about housing conditions or needs in West Linn?

Answered: 197 Skipped: 226

West Linn Housing Needs Survey

| # | RESPONSES | DATE |
|----|---|--------------------|
| 1 | West Linn is a safe, beautiful and responsible city. Residents take responsibility for keeping it that way. Let's not ruin that. | 1/15/2021 8:57 PM |
| 2 | Wondering why converting existing McMansions into multifamily units was not included in housing choices ? Not doing so gives the impression the survey is geared more towards furthering new development rather than to meet real needs for affordable housing. Shoving more houses onto steep slopes and sacrificing riparian and environmental safety is irresponsible. | 1/15/2021 11:33 AM |
| 3 | No. | 1/15/2021 9:03 AM |
| 4 | When we were looking for a home in West Linn, we found many options in several price ranges. Housing mix is suitable for the neighborhood. | 1/14/2021 8:15 PM |
| 5 | When we were searching for our house about 4 years ago, we felt there were adequate housing options for all needs. Houses, apts, townhouses. | 1/14/2021 8:07 PM |
| 6 | My neighborhood is already completely built up, without room for new development. | 1/14/2021 5:35 PM |
| 7 | Development should align with minimum density in neighborhoods and max along transportation corridors - this to encourage mass transportation and walking to local businesses and parks. | 1/13/2021 8:26 AM |
| 8 | WL housing needs/conditions reflect dissonance between stated diversity/equity/inclusion goal and a \$43,509 System Development Charge. | 1/11/2021 12:31 PM |
| 9 | As stated prior question. West Linn does not have the resources or infrastructure to handle a huge influx of buildings or families. Our police service does not seem to be able to handle the load they have currently and traffic is another huge concern. | 1/11/2021 10:36 AM |
| 10 | The new houses that are being built are not accessible to most people. A lot of people can not afford a \$800K house. WL needs single homes that are more affordable, not mansions | 1/10/2021 11:04 PM |
| 11 | Are 4,000 square foot homes for two residents a good use of space? Are large, chemically treated lawns a good use of land and habitat? | 1/10/2021 6:23 PM |
| 12 | West Linn needs more single level units with good access for physical handicapped seniors. | 1/10/2021 4:19 PM |
| 13 | N/A | 1/9/2021 4:47 AM |
| 14 | Larger lot sizes to allow yards. | 1/7/2021 9:03 PM |
| 15 | More houses with fewer upgrades would be a way to accommodate the needs of more home buyers. | 1/7/2021 3:21 PM |
| 16 | We have lived in a modest home in West Linn for over 35 years, raised our family here, and had hoped to retire here. The cost of living in West Linn has increased exponentially over the last 40 years, which may force us out. We would love to see cottage cluster communities that are young family and senior friendly! | 1/7/2021 3:19 PM |
| 17 | Due to high property taxes and a huge disparity in income levels, the Council should seek to moderate the desires for high-end resources like swimming centers, etc., which are not necessities and do not meet the financial needs of a diverse community (elderly, POC, young renters and families). Keep property tax increases minimal! | 1/7/2021 1:57 PM |
| 18 | Housing for single persons in low wage positions seem scanty. | 1/7/2021 11:41 AM |
| 19 | It has been my experience that housing costs are OK (a little high, but not exorbitant). It is the property taxes that force people from their homes. If discussion around property taxes is included in the discussion about West Linn housing needs, I think a more comprehensive plan would come about. | 1/7/2021 10:02 AM |
| 20 | reduce regulations in getting a project approved. | 1/7/2021 9:58 AM |
| 21 | There's already too many apartments, townhomes, etc. Let there be space between residences. We need it. And we really don't need more housing. More crime and congested roads does not make a good place to live. | 1/7/2021 9:11 AM |
| 22 | It's important to consider and allow for adequate parking for new/different housing. We don't | 1/7/2021 8:37 AM |

West Linn Housing Needs Survey

| | | |
|----|--|------------------|
| | have sufficient public transport options here in this suburb, so almost everyone needs a car. | |
| 23 | We don't need any more building in West Linn. Our beautiful city has become dirty like portland. We just need to be still for a while and fix what we have. | 1/7/2021 4:35 AM |
| 24 | The property tax structure will hurt senior citizens at the rate it increases. | 1/6/2021 8:19 PM |
| 25 | Most neighborhoods are already built. Please keep natural areas | 1/6/2021 8:01 PM |
| 26 | I love West Linn. Do not enjoy the increase in traffic. | 1/6/2021 7:39 PM |
| 27 | Consideration of increased traffic and road maintenance if there are more people in neighborhoods due to multi family housing. Large scale does not suit West Linn. | 1/6/2021 6:56 PM |
| 28 | considerable attention should be paid to community needs and resources as more housing is planned, schools, traffic, etc ? | 1/6/2021 6:53 PM |
| 29 | My rent is 80% of my income. My housing is not very habitable despite the cost. I live in the slum of West Linn. Slums should not exist any where. I am uneducated, with 11 years of college. The property mgmt companies have consistently violated state law and I have experienced fires in my last 2 homes and had mgmt enter my home illegally. It would be nice of there was some coalition to support tenants from becoming victimized and treated like a lesser part of the community. | 1/6/2021 6:38 PM |
| 30 | Allow those on outskirts of town maintain their land & homes - prevent urban sprawl | 1/6/2021 6:33 PM |
| 31 | Expanding housing by concentrating it doesn't benefit current residents. West Linn's schools are already overcrowded. There is very little capacity to expand regardless of the expanded tax base. There are only three groups that benefit from infill housing 1) people who are not West Linn residents 2) developers with short term goals and their rent seeking financiers 3) public employees who's future income is based off of tax base expansion. Existing owner/occupiers who are part of the community do not benefit from infill housing. It destroys the character of West Linn and homogenizes it into another faceless suburb. | 1/6/2021 6:04 PM |
| 32 | Make sure impact to schools is understood and paid for by builders. They are benefiting from any new buildings without considering what other impacts are to the community (such as traffic) | 1/6/2021 6:03 PM |
| 33 | Government should keep WL citizens safe by enforcing laws and maintaining infrastructure. The rest is none of your business. | 1/6/2021 6:02 PM |
| 34 | clarify your terms in your survey in West Linn anything over three units is an apartment so the terms and the survey are misleading. Also understand that there are significant build-out in these neighborhoods where you ask questions about what you would like to see I answered because I live in a built-out area of the community They would have to be tear down to see duplexes or triplexes in my predominantly single family dwelling area So that was another issue I found in the survey it's a touch flawed because there was from the start of misunderstanding on what those terms mean | 1/6/2021 5:47 PM |
| 35 | As West Linn residents age, we will require more ground level/no stairs units that are affordable. | 1/6/2021 5:28 PM |
| 36 | I am so glad to see this need being considered. | 1/6/2021 5:26 PM |
| 37 | affordable rent for families and singles | 1/6/2021 5:24 PM |
| 38 | I'd like to see the studies establishing a need. Bottomline: if you cannot afford to live here you cannot afford to live here. West Linn DOES NOT NEED HIGH-DENSITY HOUSING nor a "taker" class who lives off the taxes of others. I'd like to see those who propose these so-called "solutions" have such high-density housing/developments in their own neighborhoods to serve as a test-bed for how well that works. NIMBY much? | 1/6/2021 5:24 PM |
| 39 | less traffic and stop the tolling station to be installed in West Linn | 1/6/2021 5:13 PM |
| 40 | Not enough green space and Rec areas for current residents | 1/6/2021 5:09 PM |
| 41 | Planning for infrastructure (expanding or fixing water system, roads, bike lanes, recreation facilities, sports programs, internet, schools) needs to be the priority and occur prior to increasing high density housing. Adding more people to a city already exceeding capacity of the infrastructure does not make sense. | 1/6/2021 1:50 PM |

West Linn Housing Needs Survey

| | | |
|----|--|-------------------|
| 42 | Hwy 43 should have more mixed-use development where people don't have to depend on cars for the primary source of transportation. It was also make West Linn a more walkable community. People who have easy access to shopping will walk if the opportunity exists. | 1/6/2021 9:36 AM |
| 43 | West linn has three major roads for traffic. The Willamette area roads of Borland St/ Willamette Falls Drive are already suffering from all of the traffic from around 2pm through 6:30-7:00 pm each day. They are using these roads to get of the Hwy 205. The area from the Abernethy Bridge to the Rosemont Road will be having a toll area. That will also add a tremendous number of cars on Borland Rd which / Willamette Falls Dr to save the toll costs. A new middle school is being built on Dollar Street which means cars, busses, etc. will also be driving on Borland Rd / Willamette Falls Dr. We do not have the space for more homes with an abundant number of more cars. | 1/5/2021 3:04 PM |
| 44 | Smaller, more affordable single detached homes instead of large homes. | 1/5/2021 10:27 AM |
| 45 | Affordability | 1/4/2021 11:54 PM |
| 46 | WE NEED MORE QUANT COTTAGES, DUPLEXES, ADU'S NOT LARGE APARTMENT BUILDINGS!! | 1/4/2021 5:26 PM |
| 47 | No thank you! | 1/4/2021 3:55 PM |
| 48 | Single dwelling housing and successful schools go hand in hand. That is why we selected West Linn vs other surrounding areas. | 1/4/2021 3:27 PM |
| 49 | The lack of adequate housing for all households is not an exclusive problem to West Linn. It is a problem throughout the Portland Metro Area. | 1/4/2021 3:07 PM |
| 50 | While my neighborhood is predominately, I wasn't given the option to note within 1 block of my home there are very nice townhomes and they fit in well. | 1/4/2021 2:38 PM |
| 51 | Until traffic and street usage is properly addressed, we do not need to add more people to this town | 1/4/2021 12:56 PM |
| 52 | Concentrate on the quality of housing in the West Linn area, not the quantity. | 1/4/2021 12:35 PM |
| 53 | West Linn is known for its beautiful housing and neighborhoods. Let it evolve as it will. :) | 1/4/2021 11:46 AM |
| 54 | Allow more housing! Zoning too restrictive! | 1/4/2021 11:33 AM |
| 55 | The challenges I foresee are: 1. The prevalence of large luxury homes being built by ICON and others on small lots. These do nothing for lower/middle income families. 2. High density housing and the associated rental costs. For example, many of the new apartments in Portland cost over \$2k per month to rent. That isn't sustainable and does not help working families. In regards to promoting home ownership, it would be good to see more smaller houses for first time home buyers(i.e. families) to purchase. This could be the cottage model or others. Also regarding condos. my understanding is the latent defect litigation issues is discouraging to developers which may be worth addressing if possible. | 1/4/2021 11:22 AM |
| 56 | Homes on larger lots | 1/4/2021 11:08 AM |
| 57 | Why does West Linn need to over populate when there are open spaces east and south of the state. Residents buy homes here for the city's livability. If you want city type living with numerous multi dwellings move to Portland. Why is there a need to destroy a quality neighborhood | 1/4/2021 11:06 AM |
| 58 | I live in the Willamette Neighborhood. | 1/4/2021 10:23 AM |
| 59 | There is a huge need for housing that is affordable to seniors no longer able to manage stairs and young people working in low-wage jobs such as restaurants, grocery stores, etc. | 1/3/2021 11:40 AM |
| 60 | affordable housing for older citizens | 1/2/2021 4:28 PM |
| 61 | Maintain its character and don't destroy it's draw to live there by having mass developments move in. | 1/2/2021 4:15 PM |
| 62 | An architectural design standard is sorely needed. The examples of most multi unit housing in West Linn is basically ugly and not very helpful in "selling" the idea of multi unit living. Look at other cities for good design standards. It makes a huge difference. | 1/2/2021 3:24 PM |
| 63 | Improve transportation options! | 1/2/2021 3:19 PM |

West Linn Housing Needs Survey

| | | |
|----|---|---------------------|
| 64 | There is not a lot of affordable housing for families with young children. | 1/2/2021 12:04 PM |
| 65 | yea you guys keep pushing socialism and you will make west linn look like Portland. Living here is not a human right and it needs to remain the way it is no mass dense housing that we will just have to pay for in the end | 1/2/2021 9:46 AM |
| 66 | There needs to be affordable housing provided so we can attract an economically diverse group of persons to our community. Additionally, we need to have housing that will be able to support persons throughout their career and retirement. Currently, there are few options in which one can retire and grow old. | 1/1/2021 10:11 PM |
| 67 | Remove redline language from deeds | 1/1/2021 7:39 PM |
| 68 | Large complexes don't work with West Linn's lack of through streets. West Linn should not be a haven for corporate housing. | 1/1/2021 6:10 PM |
| 69 | Allow for more than single family homes is a great step in the right direction. | 1/1/2021 4:41 PM |
| 70 | More space between single family homes. | 1/1/2021 1:16 PM |
| 71 | Creating housing that is attractive and will stand the test of time. West Linn has approved neighborhoods that have horrible lay outs and will become difficult to resell in the future. With the cost of homes in the West Linn area city planners need to make sure they are considering that current residents have invested in this city and make decisions that protect resell value, appeal and livability. | 1/1/2021 12:58 PM |
| 72 | The types of housing I don't think would be a good are due to 1) not enough land available to build and 2) yards too tiny for ADUs to fit. | 1/1/2021 12:51 PM |
| 73 | We are moving to West Linn because of the larger single family home neighborhood. If we wanted to move back to an apartment we would live in another city. | 1/1/2021 7:27 AM |
| 74 | Low income housing needed | 12/31/2020 7:23 PM |
| 75 | Finish WFD, repaint all the yellow and white lines throughout WL and put a sidewalk down Salamo. Those are things that really need to happen. | 12/31/2020 5:13 PM |
| 76 | We truly do need a greater variation of affordable housing throughout West Linn, which does imply more density, more multi-unit housing, and likely more rentals. | 12/31/2020 5:09 PM |
| 77 | No more building | 12/31/2020 4:09 PM |
| 78 | See previous comment | 12/31/2020 3:44 PM |
| 79 | I believe the need to diversify housing opportunities should be uppermost in the development of WL's vision and code. The long term financial health (especially infrastructure costs) of West Linn as a city depends on diversity, higher density, and away from the McMansion ethos. This assumes that care will be taken in development of the CDC and building codes. | 12/31/2020 2:55 PM |
| 80 | Stop lowering lot sizes!! 7500 sq feet should be a minimum. | 12/31/2020 2:42 PM |
| 81 | Again, my answers above are because we are out of room. And building on the limited available green space is a travesty to preserving nature and all the "green" initiatives. | 12/31/2020 10:21 AM |
| 82 | Stricter noise restrictions.NO obnoxiously loud mufflers to destroy the peace of our community! | 12/31/2020 10:17 AM |
| 83 | Deal with traffic congestion first, then look at housing!!!!!! | 12/31/2020 9:54 AM |
| 84 | Seniors and families wanting to downsize have very limited options. Most housing options are expensive because they are built for large families. Not many options for a family of 2-3 | 12/31/2020 9:48 AM |
| 85 | West Linn does not need to destroy the livability that it has worked so hard for, for so many years to achieve. | 12/31/2020 7:55 AM |
| 86 | One story dwellings to fit older people's needs are scarce, sought after and needed. No stairs and not much square footage. | 12/31/2020 7:16 AM |
| 87 | Fix the streets, flow of traffic on 43 and at 10th street. Change the stop on willamette falls drive and dollar to a controlled light. Fix what's broken before adding more population housing | 12/31/2020 6:24 AM |
| 88 | I support converting Marylhurst campus into affordable housing. | 12/31/2020 1:39 AM |

West Linn Housing Needs Survey

| | | |
|-----|---|---------------------|
| 89 | You need to have more variety of housing. It needs to be affordable to a variety income levels. There needs to be housing that older people can live in and not have to go to assisted living. And if there's not affordable housing, you're gonna lose a lot of young people and then your town will be even more boring. | 12/31/2020 1:25 AM |
| 90 | Please stop breaking up older, historical properties and packing them full of expensive houses. | 12/31/2020 12:11 AM |
| 91 | We need affordable housing.. sec 8. In this community. | 12/31/2020 12:02 AM |
| 92 | Just have a plan for road maintenance, traffic, and such. | 12/30/2020 11:35 PM |
| 93 | Common wall housing means higher density. Higher density requires more mass transit in order to not exceed the capacity of the fixed transportation quarters that exist. Less there is a major investment in transportation infrastructure such as bus lines and local surface Street transit on the 24 hour a day basis, The influx of additional vehicles and traffic will reduce quality of life in West Linn. It will also contribute to worsening air quality as more static traffic leads to more pollution accumulation near the homes and schools were young people and those with fragile respiratory systems would be more at risk to negative impacts on their health. | 12/30/2020 11:09 PM |
| 94 | Stop building new housing developments. They are destroying natural spaces and overcrowding West Linn. | 12/30/2020 11:07 PM |
| 95 | The city can't keep up with services they are supposed to be providing now, with more houses they will do even less. | 12/30/2020 11:04 PM |
| 96 | Our city is fine as is. No need for further housing. | 12/30/2020 10:55 PM |
| 97 | West Linn is a competitive market. It is wise to keep it that way. With COVID the "near wealthy" might start to realize that home schooling and private tutors are cheaper than competing for a townhome in "the good school district" | 12/30/2020 10:46 PM |
| 98 | I think West Linn is getting very crowded. Unless people are willing to sell the 5 acre properties, there is not much land left. Have lived here since 1970. | 12/30/2020 10:20 PM |
| 99 | We already have so many trees of housing across some of our neighborhoods in West Linn. Even within a few blocks of the Historic District we have duplexes and garden apartments. | 12/30/2020 10:19 PM |
| 100 | My neighborhood is completely built up. We have single family homes and attached condos. I'd love to be able to add an ADU, but our lots are too small. | 12/30/2020 10:12 PM |
| 101 | We would love To have our daughter and granddaughter live in West Linn to be near us but no affordable housing can be found. | 12/30/2020 9:56 PM |
| 102 | you cant add density without traffic control, side walks, safety for pedestrians. cars are avoiding congestion by flying through neighborhood cut throughs where sidewalks dont exist and kids are playing. grocery stores crowded etc. | 12/30/2020 9:44 PM |
| 103 | Please consider that West Linn is a different kind of city than a lot of others in the metropolitan area. It best lends itself to single family detached houses. | 12/30/2020 9:37 PM |
| 104 | More affordable housing options to allow younger adults to move in and own a property while growing in their professional capacity to a larger unit and then downsize upon retirement. | 12/30/2020 9:32 PM |
| 105 | We dint want West Linn turning into Wilsonville. | 12/30/2020 9:08 PM |
| 106 | There are numerous housing structures currently being built on top of each other. It seems as if there's any available land, it's bought up and built upon. Too much growth | 12/30/2020 9:04 PM |
| 107 | Those who cannot contribute EQUALLY to the community via taxes, etc. need not apply. This is not a charity ward where those who can must contribute to those who cannot. That's socialism. Let the "cannots" find places elsewhere like Portland. | 12/30/2020 8:37 PM |
| 108 | The reason we live in West Linn is it is still a place to escape Portland garbage. We want an affluent, educated community. | 12/30/2020 8:35 PM |
| 109 | We would love to live in a single dwelling, but can not afford it in West Linn. | 12/30/2020 8:12 PM |
| 110 | West Linn and its schools are ongoing costs. How much more will we be asked to carry for those who should not/cannot afford to live here? There's charity and then there's being asked | 12/30/2020 8:04 PM |

West Linn Housing Needs Survey

| | | |
|-----|---|--------------------|
| | too much. | |
| 111 | Affordable housing is needed! | 12/30/2020 8:01 PM |
| 112 | Affordability of housing is greatly needed. Scaling that with ensuring schools do. Ot become over crowded in the process is important. | 12/30/2020 7:49 PM |
| 113 | Don't build any more multi family units until the infrastructure has been improved | 12/30/2020 7:41 PM |
| 114 | Let things be as they have been. | 12/30/2020 7:34 PM |
| 115 | There are sections with over priced housing in large lots. Other sections are aging houses in poor roads either on a slope or in the flood zone. The analysis should not address the type of housing alone. It should consider the poor decisions of the past and what investment is needed by the city to bring roads up to shape to serve these new units. The standard should consider options to complete sidewalks, connect streets and allow for transportation options. Think of the whole city not just where there will be least resistance. | 12/30/2020 7:34 PM |
| 116 | no | 12/30/2020 7:20 PM |
| 117 | There are very, very few Apartment options here now and there need to be a lot more. Along with denser housing, we will need expanded public transport. Can WL join the Canby or Wilsonville bus service? We mostly need to get people up to HWY 43; over to the OC or Clack. Trans centers, or to the WES or Barbur Trans center. I would really consider bus riding if there was an express from OC to downtown. | 12/30/2020 7:18 PM |
| 118 | We don't need more housing. We need our tax dollars applied to improving traffic flow, bringing in small businesses, and improving our public areas. | 12/30/2020 7:18 PM |
| 119 | Cluster housing needs appropriate parking | 12/30/2020 7:13 PM |
| 120 | Quit building \$600,000 "McMansions". Let single parents, younger people have the opportunity to stay in the area and not be forced to leave. And please give us a public pool/gym and community center!!!! | 12/30/2020 7:08 PM |
| 121 | No more building in west linn. There is not enough space left. Too much traffic already. | 12/30/2020 7:07 PM |
| 122 | I think West Linn needs to look to see if we have enough businesses to support a massive amount of more housing. And it is a goal that matters more than other issues. Sometimes just because we can; does not mean we have to. Our city goals always say something about quality of life. That might be a better question to ask. | 12/30/2020 7:03 PM |
| 123 | Put in sidewalks for safer walks and monitor speeding vehicles please | 12/30/2020 6:41 PM |
| 124 | In my older neighborhood any new residential development needs to be small scale and to blend with the current mix of period styles and scales, but accessory dwelling units are always welcome. | 12/30/2020 6:37 PM |
| 125 | If you're planning anything like you did to our beautiful downtown.... stop now. You're ruining out beautiful city. Which tells me you all don't listen to our community. You didn't before so I know you won't listen to us about this!!! | 12/30/2020 6:27 PM |
| 126 | Attached housing should be extremely limited to commercial core areas only. Willamette, Hidden Springs & 43, etc. | 12/30/2020 6:26 PM |
| 127 | Just keep the values of the current homes | 12/30/2020 6:21 PM |
| 128 | If you have a family and need to rent it is nearly impossible as well becoming a new home owner. An hour after a new home is listed it already has multiple offers. | 12/30/2020 6:19 PM |
| 129 | No | 12/30/2020 6:13 PM |
| 130 | Please preserve our community! | 12/30/2020 6:11 PM |
| 131 | The roads, water and schools can hardly accomplish what West Linn already has, so increasing housing density is going to push these resources over the edge. | 12/30/2020 5:57 PM |
| 132 | We need a community of one level smaller homes so older folks can stay in west Linn went they want to size down | 12/30/2020 5:54 PM |
| 133 | I would recommend that zoning laws be changed so new single family construction be limited to lots of a 1/3 of an acre or more. This will limit more congestion on the roads. | 12/30/2020 5:50 PM |

West Linn Housing Needs Survey

| | | |
|-----|--|--------------------|
| 134 | The roads, schools, grocery stores cannot handle more people. Build smaller homes on bigger lots. | 12/30/2020 5:48 PM |
| 135 | We like the quiet suburbs with less public transportation. We moved away from Portland to get away from homelessness and crime which I fear bringing in lower income housing to West Linn will unfortunately bring these things with it. | 12/30/2020 5:47 PM |
| 136 | Don't Allow giant Apartments or units like next to Burgerville and then bitch about the traffic and how we need Mass Transist. A lot of us moved here because we wanted to get away from that! | 12/30/2020 5:46 PM |
| 137 | no | 12/30/2020 5:36 PM |
| 138 | Confidence in school district lines for now and near future. Not happy to have bought a house expecting a certain school district only to discover it might be changed. Fix our streets and treat each neighborhood as equal-tired of certain neighborhoods getting faster access to maintenance and small beautifying additions like landscaping. Our old Marylhurst neighborhood has many ignored streets. | 12/30/2020 5:32 PM |
| 139 | West Linn needs to provide housing to those who work within it. To be community minded, we must think of all those who work within it. It's the fairest and most ecological choice. | 12/30/2020 5:31 PM |
| 140 | Lack of affordability is driven by construction costs and speculation. If land is zoned for higher density, speculators will immediately drive up land costs to cancel out supply. There is ample evidence from Portland that increased density increases housing costs since new construction exceeds cost of older existing housing stock. This is a pipe dream driven by ignorant millennials who have not seen how real estate works over decades. | 12/30/2020 5:29 PM |
| 141 | While we live in a single family detached home, it's on the smallest lot size, so ADUs are not an option. I would love to see some tasteful duplexes and cottage style development in West Linn! It would bring affordability and also diversity to our community which is sorely needed. Thank you for your work on this. | 12/30/2020 5:09 PM |
| 142 | Stop the growth! West Linn is full | 12/30/2020 5:04 PM |
| 143 | I love the idea of cottage cluster housing. I would like to see more affordable housing for seniors who already live here | 12/30/2020 5:02 PM |
| 144 | Stop filling every last spot of forest with new homes. | 12/30/2020 4:59 PM |
| 145 | I believe that the city ought to stop raising property taxes every single year or should tax those that have school aged children more instead of making those that choose not to overpopulate the world Also stop taxing homeowners for every little thing that the city wants to ram through. | 12/30/2020 4:57 PM |
| 146 | I would prefer West Linn retain the country town feel that we used to have. We don't need the congestion that you find in other towns. | 12/30/2020 4:50 PM |
| 147 | I fail to understand how high density living improves conditions in West Linn. | 12/30/2020 4:36 PM |
| 148 | Land use planning and rising jurisdictional development costs have the greatest impact on affordability. Low supply of easily developed land and high SDCs combined with a high demand caused by a desirable, suburban character contribute to higher home prices and less affordable housing. Higher density is not the answer for West Linn. Garden court apartments and clusters of low cost, low quality plexes are appropriate for some communities but not West Linn. Additionally, higher housing density places a greater burden on schools and basic services while not delivering property tax revenues that keep up with the increased costs. | 12/30/2020 4:30 PM |
| 149 | No | 12/30/2020 4:21 PM |
| 150 | No | 12/30/2020 4:19 PM |
| 151 | The home prices are ridiculously inflated for what they are. | 12/30/2020 4:16 PM |
| 152 | Fine as is. | 12/30/2020 4:15 PM |
| 153 | It's a pay to play market - none of us have the right to be here if we can't pay up. The idea that everyone has a "right" to live in a community is absurd. | 12/30/2020 4:15 PM |
| 154 | You cannot change the density of housing without addressing the lack of options for traffic and an impending toll project. Our streets cannot support a huge population spurt | 12/30/2020 4:09 PM |

West Linn Housing Needs Survey

| | | |
|-----|---|--------------------|
| 155 | The need is broad, but west linn is dominated by SF zoning. If changes are to be made, then ALL neighborhoods in west linn must accommodate such change, not just the "less desirable " areas of the city. | 12/30/2020 3:31 PM |
| 156 | West Linn has many historic homes that need to be protected outside of the historic district to keep our heritage. Many of these homes that are 50 to 100 years old are targets for demolition and rebuilding of townhomes and multi-family dwellings since they are smaller homes on larger properties. The City needs to do something to protect these older homes. In addition, the City MUST place the burden on the builder to improve the infrastructure around the city and neighborhood, if additional homes are to be built. We need to make the builders pay into funds to pay for public transportation, parks, schools, roads, bikes paths, parking, in addition to water and sewage lines. Each added person impacts the entire city, not just the neighborhood or home. | 12/30/2020 3:26 PM |
| 157 | It is WAY TOO EXPENSIVE to live here, in ANY of the aforementioned housing types. | 12/30/2020 3:15 PM |
| 158 | There is no need to increase the supply of housing. I have lived in West Linn for 25 years and the increase in traffic and infrastructure added to accommodate a additional 8k people during that time has been great. There is already enough rental apartments or dense living. Oregon used to pride itself as a model state by having green space. Let's keep it that way. | 12/30/2020 3:12 PM |
| 159 | Inventory for affordable single family houses (<\$500,000) is very low. | 12/30/2020 3:05 PM |
| 160 | It's a great place to live! | 12/30/2020 3:02 PM |
| 161 | There is an entire complex of near empty condos by us already. People here want yards and single family homes. And need cars. | 12/30/2020 2:50 PM |
| 162 | There are multiple communities near west Linn that have a good supply of attached and affordable housing. If someone is looking for either of those things they can go there, rather than forcing a housing type on west Linn residents that the vast majority of us do not want. | 12/30/2020 2:44 PM |
| 163 | Increased housing may out pace the school capacity and offerings | 12/30/2020 2:41 PM |
| 164 | WL is not a cheap place to live, which is why it has been the safest town to live in. You can't afford to live here, then don't. We do not need to be another Portland, Milwaukie, Oregon city Wilsonville or Beaverton. We are a desirable town because it still has close roots to its early days. Don't outgrow ourselves in the name of equity or whatever buzz word is out there. Keep it quaint, safe and clean. | 12/30/2020 2:38 PM |
| 165 | I only prefer to see single family detached homes. Not rentals or duplexes. Takes value down for those of us who've spent a lot of money to live here. | 12/30/2020 2:37 PM |
| 166 | inconsistent message from building and planning departments is not helpful | 12/30/2020 2:24 PM |
| 167 | West Linn roads, schools and infrastructure cannot support more traffic, and more crowding. It was a desirable place to live, and it's going downhill. Please retain the little character that remains. | 12/30/2020 2:18 PM |
| 168 | Stop trying to cram more people in our small town. | 12/30/2020 2:17 PM |
| 169 | West Linn rivals Lake Oswego in terms of the high standards of amenities, infrastructure, and quality of life. The city needs to protect these values. If the city pushes forward with low income housing; current residents will move away and the entire demographic and characteristic of the city will suffer. | 12/30/2020 2:01 PM |
| 170 | We don't have room for increasing the infrastructure and services needed for an increased population. There isn't available land for schools. We won't be building a hospital. We don't need to pack more people in. | 12/30/2020 1:57 PM |
| 171 | Housing needs should be looked at on a county wide basis. West Linn should focus on quality homes for nuclear families. | 12/30/2020 1:57 PM |
| 172 | Not enough space for large apartment complexes and the traffic they bring. No room to expand. | 12/30/2020 1:54 PM |
| 173 | I live in the historical area and this area should not have apartments | 12/30/2020 1:33 PM |
| 174 | Increasing affordability for ADU's is important and there should be special consideration to reducing the city's fee structure on permits and SDC fees to incentivize the building of | 12/30/2020 1:23 PM |

West Linn Housing Needs Survey

affordable structures. With an aging west linn population that grew up in this city we need to work as a community to figure out ways to allow people to age in place (city). For many elderly members of the community the house they live and have lived in for decades in is not friendly to their aging bodies but there is no path for them to age in the community without affordable options.

| | | |
|-----|---|---------------------|
| 175 | We need more multi family housing. Don't let residents sway you with classist demands about their home values and the "look" of the neighborhood. | 12/30/2020 1:20 PM |
| 176 | As our city works to increase affordable housing, it's also critical to ensure that we actively fight housing discrimination. | 12/30/2020 1:19 PM |
| 177 | We moved here BECAUSE West Linn doesn't have a lot of density, attached housing, and affordable/low income housing that often attracts a lot of problems. We escaped that in Sacramento. Now you want to force so called "affordable housing" into an area despite market forces. You might increase the population, but end up driving away higher income people and reducing value of homes. So what is the overall benefit then? | 12/30/2020 1:18 PM |
| 178 | The city should focus on the building of smaller houses--more like those constructed in the 40s and 50s that will be affordable for a greater number of people. New developments should also focus on protecting already existing natural areas or constructing new natural areas in proximity to developments. I don't want to see West Linn turn into Beaverton. | 12/30/2020 1:16 PM |
| 179 | Would be great to see more small/affordable new houses built. Most houses are occupied by 4 people or less, so no need to have so much square footage. West Linn is unaffordable for most middle class people. | 12/30/2020 1:09 PM |
| 180 | Please protect our great schools. Don't allow large apartment complexes. | 12/30/2020 1:09 PM |
| 181 | We do not need more residents | 12/30/2020 1:00 PM |
| 182 | No | 12/30/2020 12:49 PM |
| 183 | West Linn needs less McMansions & more affordable housing. We don't want to be Lake Oswego Jr. We want to be something better. Why is there so little diversity in this city? Why do people of color choose not to buy here? This city has much growing to do. | 12/30/2020 12:49 PM |
| 184 | Too many trees are getting torn down in our once beautiful city | 12/30/2020 12:48 PM |
| 185 | Don't turn West Linn into Beaverton. | 12/30/2020 12:44 PM |
| 186 | There seems to be a lack of one level living quarters with elevator access either the form of apartment (rental) or condo (owned) | 12/30/2020 12:43 PM |
| 187 | Yes, let us maintain what we have before we increase the density. A question to all: is the dense residence requirement placed on the City from Metro? Is it driven by developers who wants to make more money? Why are we pushing so hard to alter the character of West Linn (single homes). | 12/30/2020 12:27 PM |
| 188 | New sub divisions should have larger lots. Seems only options are 8k or average... need more 10k lot sizes | 12/30/2020 12:19 PM |
| 189 | I live off Hidden Springs and Suncrest--this area is built out and there is no room to add some of the other housing types in this area | 12/30/2020 12:17 PM |
| 190 | Transportation and other infrastructure need to keep pace with increased density. Environmental sustainability and social justice issues of diversity, equity and inclusion need to inform all policy changes. | 12/30/2020 12:17 PM |
| 191 | no | 12/30/2020 12:10 PM |
| 192 | Just remember there's a reason why the terms city (urban), suburban (suburb), and rural exist. It's ok to have different types of communities and West Linn should remain a suburb with predominantly single family homes. Focus density efforts on communities designed for density. | 12/30/2020 12:06 PM |
| 193 | The schools are full. Don't build apartments that attract families with kids. | 12/30/2020 12:02 PM |
| 194 | new construction should not be allowed to cut off sunshine from existing neighbors | 12/30/2020 11:53 AM |
| 195 | Thank you for taking the time to conduct a survey. | 12/30/2020 11:52 AM |

West Linn Housing Needs Survey

| | | |
|-----|---|---------------------|
| 196 | It is important to keep historic feel and charm to older neighborhoods so blending in multi-family that looks like SFH from the front would be the best for older historic neighborhoods. Or using ADU's that are often not seen from the front of the street would also be a good way to blend into the older neighborhoods. | 12/30/2020 11:48 AM |
| 197 | Please don't look at housing statistics without accounting for the cost of needed traffic changes (lights, additional lanes/roads, sidewalks, parking). | 12/30/2020 11:46 AM |