



## **Adair Village Community Survey: A Consultant Report to City Council**

City of Adair Village, Oregon

Tsuga Community Commission

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## **Background:**

Adair Village has a unique and dynamic history of jurisdictional ownership and occupation. The name Adair was first documented when Camp Adair was established as a US Army training facility in 1942 during WWII. It was the largest concentration of people outside the City of Portland in the state of Oregon. Camp Adair became Adair Air Force Station in the 1950's. The US military ceased occupation of the Adair area in the late 1960's. Adair Meadows was established by civilians as a local place in 1973. In 1976, the City of Adair Village was incorporated within Benton County and the State of Oregon. Adair Village was mostly comprised of duplex housing units built by the Air Force before doubling its housing capacity in 2002 with as many single family detached units. With limited economic commercial growth in Adair Village, the City worked with the state of Oregon to develop a downtown vision concept plan in 2009. The 2010 US Census estimates the current population to be 840 people.

## **Project Purpose:**

The investment in a community survey is designed to produce findings that inform the decision making process of local government officials and staff. The Adair Village Community Survey generated findings regarding the age and number of youth who live in the City, the regional travel patterns of City residents, local public opinion on the delivery of City services, and to gauge the basic degree of social capital in the community of Adair Village. The City of Adair Village was also interested in conducting an informal assessment of the Median Household Income (MHI) of Adair Village residents – to compare local data with that of the US Census.

The City of Adair Village is interested in economic development strategies that will help Adair Village become a full service City with a viable downtown area, helping Adair Village grow and develop a more sustainable tax base. Businesses in Adair Village provide a limited number of jobs and services for residents, requiring employment seekers and consumers to travel outside of Adair Village for work, for groceries, and to shop. Understanding regional travel patterns, highlighting market demands, and knowing how residents feel about their community is important when considering how to attract businesses and when informing the long-term downtown development process.

## **Community Identity Concept:**

While Camp Adair was identified as an active military community, settlements since have not established a sense of community identity. The social sustainability of a community is a topic often overwhelmed by the need for Planners to focus on transportation, infrastructure improvements, and economic development. However, the economic success, infrastructure, and general livability of a place is also a reflection of the community input and social support of those things in each community. A shared sense of belonging, and a common understanding of a collective community identity, is an important element to consider when evaluating the generational sustainability of a population and their mutual place. Many communities in Oregon have considered this idea.

While Portland is known for its bridges and beer, Ashland is known for theatre and arts. Bend is known for attracting outdoor recreation enthusiasts as Pendleton is known for wheat fields and the annual Round up. Astoria, Tillamook, Pacific City, Newport, and Florence all have unique coastal community characteristics. Some of the Adair Village Community Survey findings identify a few key ideas and sentiments Adair Village residents have regarding the community. Recommendations presented at the end of this report facilitate discussions around what will attract people to Adair Village to start a business, eat lunch, or buy a home, and what will enhance the sense of belonging to Adair Village and maybe encourage youth to return and decide to raise their children there.

## **Methodology:**

In mid June 2011, roughly a week prior to fielding the survey, notice was left by city staff on the door step of each household being sampled. On Saturday, June 25th 2011, 28 volunteers from the University of Oregon's Resource Assistance for Rural Environments program worked with Tsuga Community Commission (TCC) to field a community survey verbally door-to-door with each household in the City of Adair Village urban growth boundary.

Volunteers met at the Adair Village Community Building and were trained on the utilization of survey materials and the logistics of transportation involved with sampling the different residential areas. Teams of two volunteers were transported by van to drop-off locations and moved by foot to a series of 7 to 12 households each. Teams had a map, a list of household addresses to survey, and a number of survey instruments to fill out. Survey teams spent an average of 10 minutes with each head-of-household completing their interview instruments.

Upon concluding the interview portion of the survey, the head-of-household was handed a Median Household Income survey and instructed on how to mail it in with provided confidential envelopes. Teams moved to their pick-up point when finished with their household series and were transported by van again to a second series of households. When all teams concluded their second series, they gathered at Adair Village's residential park (also known as *Kiddie Park*). Completed survey instruments were secured and stored for future evaluation. Figure 1 below shows a red Cross (drop-off), a grey person (pick-up), and white lines across each housing series.

Volunteers submitted completed data sets (surveys) from 36 percent of all Adair Village households. Later, another 21 percent were submitted by mail along with the confidential Median Household Income surveys throughout the month of July 2011.

## **Response Rates**

- **280** households were invited to participate (all households in urban growth boundary)
- **160** completed data sets were received and factored (**57%** of total sample)
- **118** completed MHI data sets were received and factored (**42%** of total sample)
- **492** people are represented within the data pool (**59%** of US Census City population)



Figure 1: Example map of household series given to volunteer teams

## Findings:

Survey respondents rarely opted out of answering one or more of the survey questions. Sometimes respondents provided a comment when given the option to do so. The number of respondents who answered each question or provided a comment is shown as (n = x). Each survey question is presented below by the question number it referenced within the survey instrument. Each presented includes a brief summary of answers provided by respondents. Data presented here is only the initial assembly of information reported, additional commentary and analysis is provided in the Analysis and Recommendations sections of this report.

### Demographics and Housing

1. How many people live in this household? (n = 159)

| # of people | 1  | 2  | 3  | 4  | 5  | 6 | 7 | 8 | Average |
|-------------|----|----|----|----|----|---|---|---|---------|
| # of homes  | 16 | 51 | 32 | 33 | 20 | 4 | 2 | 1 | 3.09    |

2. Do school-age children live in this house? If so, how many attend each school? (n = 158)

|                                     |  |
|-------------------------------------|--|
| <b>46%</b> households have children | <b>54%</b> households do not have children |
|-------------------------------------|--|

| Mt. View Elem | Franklin Elem / MS | Linus Pauling MS | Cheldelin MS | Santiam Christian | Crescent Valley HS | Corvallis HS | Home School | Other |
|---------------|--------------------|------------------|--------------|-------------------|--------------------|--------------|-------------|-------|
| 26            | 3                  | 2                | 9            | 27                | 32                 | 2            | 17          | 19    |

**3. How many years have you lived in Adair Village? (n = 160)**

|                 |           |           |           |          |          |          |          |          |
|-----------------|-----------|-----------|-----------|----------|----------|----------|----------|----------|
| <b>Years</b>    | 1 - 5     | 6 - 10    | 11 - 15   | 16 - 20  | 21 - 25  | 26 - 30  | 31 - 35  | 36 - 40  |
| <b>Families</b> | <b>66</b> | <b>56</b> | <b>11</b> | <b>9</b> | <b>3</b> | <b>4</b> | <b>6</b> | <b>5</b> |

**4. Why did you decide to move to Adair Village? (n = 155)**

|                |  |                                    |   |                              |                                       |
|----------------|--|------------------------------------|---|------------------------------|---------------------------------------|
| <b>Reason</b>  | Relative low cost of housing (affordability) | Small community – Rural, not urban | My family or friends were here / are here | A new employment opportunity | Proximity to Santiam Christian School |
| <b>Percent</b> | <b>44%</b>                                   | <b>19%</b>                         | <b>18%</b>                                | <b>12%</b>                   | <b>7%</b>                             |

**5. Do you plan to move out of Adair Village in the next 3 – 5 years? If yes, Why? (n = 160)**

|                                   |  |
|-----------------------------------|--|
| <b>24%</b> Plan to move away soon | <b>76%</b> do not plan to move away soon |
|-----------------------------------|--|

**Reasons for leaving Adair Village (n = 38)**

|                |  |  |  |  |
|----------------|--|--|--|--|
| <b>Reason</b>  | <b>Life:</b> New job, child, or retirement | <b>Housing:</b> Want other type of housing | <b>Place:</b> Want a different kind of place | <b>City:</b> Issues with Police or water |
| <b>Percent</b> | <b>39%</b>                                 | <b>24%</b>                                 | <b>21%</b>                                   | <b>16%</b>                               |

**6. Do you rent or own your home? (n = 160)**

|                               |                              |
|-------------------------------|------------------------------|
| <b>30%</b> Rent their housing | <b>70%</b> Own their housing |
|-------------------------------|------------------------------|

**7. What is your monthly rent or mortgage payment for housing? (n = 123)**

- 14 % of the housing in Adair Village is paid in full from bank financing (Average mortgage payment below does not include \$0 or no-payments)

|  |  |
|--|--|
| <b>\$803</b> Average rent payment (n = 42) | <b>\$1,078</b> Average mortgage payment (n = 81) |
|--|--|

## Regional Travel Patterns

8. For your current job / prior if unemployed, which town do you travel to for work?  
(n = 160)

- 18 respondents (11.25%) indicated they were “Retired” and did not travel for work

| Town    | Corvallis | Albany | Adair | Salem | Philomath | Portland | Other |
|---------|-----------|--------|-------|-------|-----------|----------|-------|
| Percent | 55%       | 13%    | 5%    | 4.5%  | 2%        | 1.25%    | 8%    |

9. Do you use the 99 Express bus service to Corvallis? If yes, how often? (n = 160)

| No, I have not used it | Yes, I have used it | Average of those who have |
|------------------------|---------------------|---------------------------|
| 77.5%                  | 22.5%               | 96 trips per year         |

10. In which town do you regularly buy groceries? (n = 160)

| Town    | Corvallis | Albany | Salem |
|---------|-----------|--------|-------|
| Percent | 93%       | 6.5%   | 0.5%  |

11. In which town do you normally buy gas for your vehicle (if you use one)? (n = 160)

| Town    | Corvallis | Albany | Lewisburg | Salem | Monmouth |
|---------|-----------|--------|-----------|-------|----------|
| Percent | 64%       | 28.5%  | 5%        | 2%    | 0.5%     |

12. In which town do you regularly do most of your major shopping? (n = 160)

| Town    | Corvallis | Albany | Portland | Salem | Online / Other |
|---------|-----------|--------|----------|-------|----------------|
| Percent | 62%       | 30%    | 3%       | 3%    | 2%             |

**City Services and Community Amenities**

**13. How would you rate the condition of the City’s Kiddie Park? (n = 115)**

|                |                      |            |              |            |                 |
|----------------|----------------------|------------|--------------|------------|-----------------|
| <b>Rating</b>  | <b>5 = Excellent</b> | <b>4</b>   | <b>3</b>     | <b>2</b>   | <b>1 = Poor</b> |
| <b>Percent</b> | <b>15%</b>           | <b>39%</b> | <b>31.5%</b> | <b>12%</b> | <b>2.5%</b>     |

- 115 respondents (72% of sample) were aware of *Kiddie Park*, and offered a rating
- 45 respondents (28% of sample) were unable to offer a rating of *Kiddie Park*

**How often do you use *Kiddie Park*? (n = 158)**

- 78 respondents (49%) have never used/do not use *Kiddie Park*
- 80 respondents (51%) visit *Kiddie Park* on an average of 61 times per year
  - 4911 estimated uses a year by survey respondents

**Would you suggest any changes to *Kiddie Park*? (n = 56)**

- 56 respondents (35%) recommended changes to *Kiddie Park*

|                      |   |
|----------------------|---|
| <b>% of Comments</b> | <b>Summary of total comments (n = 56)</b>                                 |
| <b>68%</b>           | Infrastructure improvements and more maintenance is needed                |
| <b>23%</b>           | Better lighting and/or night Policing is needed to keep park a safe place |
| <b>9%</b>            | Different activities and more community events are needed, a new name     |

**14. How would you rate the condition of the County’s Adair Park? (n = 147)**

|                |                      |            |           |           |                 |
|----------------|----------------------|------------|-----------|-----------|-----------------|
| <b>Rating</b>  | <b>5 = Excellent</b> | <b>4</b>   | <b>3</b>  | <b>2</b>  | <b>1 = Poor</b> |
| <b>Percent</b> | <b>49%</b>           | <b>48%</b> | <b>3%</b> | <b>0%</b> | <b>0%</b>       |

- 147 respondents (92% of sample) were aware of *Adair Park*, and offered a rating
- 13 respondents (8% of sample) were unable to offer a rating of *Adair Park*

**How often do you use *Adair Park*? (n = 156)**

- 24 respondents (15%) have never used / do not use *Adair Park*
- 132 respondents (85%) use *Adair Park* on an average of 42 times per year
  - 5498 estimated uses a year by survey respondents

**Would you suggest any changes to Adair Park?** (n = 48)

- 48 respondents (30%) recommended changes to Adair Park:

| <b>% of Comments</b> | <b>Summary of total comments (n = 48)</b>                                |
|----------------------|--|
| <b>50%</b>           | Infrastructure improvements and more maintenance is needed               |
| <b>19%</b>           | Better access to the park (and in the park) from neighborhoods is needed |
| <b>12.5%</b>         | Having the bathrooms be open more often would be an improvement          |
| <b>7%</b>            | Criminal activity and concerns of safety (alcohol) need to be addressed  |
| <b>6%</b>            | Dogs not being on leashes cause problems and needs to be addressed       |
| <b>5.5%</b>          | The disc golf course and players are incongruent with the park           |

**15. How would you rate the condition of the streets in Adair Village?** (n = 160)

| <b>Rating</b>  | <b>5 = Excellent</b> | <b>4</b>   | <b>3</b>   | <b>2</b>  | <b>1 = Poor</b> |
|----------------|----------------------|------------|------------|-----------|-----------------|
| <b>Percent</b> | <b>15%</b>           | <b>39%</b> | <b>35%</b> | <b>7%</b> | <b>4%</b>       |

**Would you suggest any changes to any specific streets?** (n = 66)

- 66 respondents (41%) recommended changes to the streets in Adair Village

| <b>% of Comments</b> | <b>Summary of total comments (n = 66)</b>                                  |
|----------------------|--|
| <b>24%</b>           | We need to reduce speeding cars and safety issues for our children         |
| <b>18%</b>           | We need to widen the streets and allow better parking in neighborhoods     |
| <b>15%</b>           | We need to repaint the curbs and streets                                   |
| <b>12%</b>           | Arnold (main street) needs to be repaved                                   |
| <b>12%</b>           | There are individual pot holes that need to be addressed around town       |
| <b>10%</b>           | Reconfigure Frontage road, and Carr / Arnold and Grant / Azalea intersect. |
| <b>9%</b>            | Residents need to take care of the streets in front of their house more    |

**16. How would you rate the condition of the sidewalks in Adair Village? (n = 156)**

| Rating  | 5 = Excellent | 4   | 3   | 2  | 1 = Poor |
|---------|---------------|-----|-----|----|----------|
| Percent | 21%           | 37% | 35% | 7% | 0%       |

**Would you suggest any changes to any specific sidewalks? (n = 45)**

- 45 respondents (28%) recommended changes to the sidewalks in Adair Village

| % of Comments | Summary of total comments (n = 45)                                     |
|---------------|--|
| 69%           | More sidewalks in general, and the maintenance of sidewalks is needed  |
| 15.5%         | Sidewalk upgrades in the “Old loops” specifically is needed            |
| 15.5%         | Complete sidewalks along William Carr, to the firehouse café is needed |

**17. How would you rate the water/wastewater public utilities (not cost rates)? (n = 153)**

| Rating  | 5 = Excellent | 4   | 3   | 2  | 1 = Poor |
|---------|---------------|-----|-----|----|----------|
| Percent | 32%           | 39% | 15% | 8% | 6%       |

**Would you suggest any changes to the delivery of services? (n = 40)**

- 40 respondents (25%) recommended changes to the public utilities in Adair Village

| % of Comments | Summary of total comments (n = 40)  |
|---------------|---|
| 32.5%         | System leaks and old infrastructure needs to be addressed / updated       |
| 20%           | I would like the water to taste less like chlorine                        |
| 17.5%         | I would like better / more consistent water pressure                      |
| 15%           | I consider the quality of the water to be poor and would like it improved |
| 15%           | I do not like the water rates or the process required for paying my bill  |

**18. How would you rate the Fire services in Adair Village? (n = 133)**

| Rating  | 5 = Excellent | 4     | 3  | 2    | 1 = Poor |
|---------|---------------|-------|----|------|----------|
| Percent | 56%           | 31.5% | 7% | 1.5% | 4%       |

**Would you suggest any changes to Fire services? (n = 30)**

- 30 respondents (19%) recommended changes to Fire services in Adair Village

| <b>% of Comments</b> | <b>Summary of total comments (n = 30)</b>                                 |
|----------------------|---|
| <b>70%</b>           | I do not like the loud siren and believe a pager system would work better |
| <b>20%</b>           | I'm concerned that the volunteers are not sufficient to provide service   |
| <b>10%</b>           | Corvallis usually responds quicker and should be utilized instead of ours |

**19. How would you rate the Police services in Adair Village? (n = 142)**

| <b>Rating</b>  | <b>5 = Excellent</b> | <b>4</b>   | <b>3</b>   | <b>2</b>   | <b>1 = Poor</b> |
|----------------|----------------------|------------|------------|------------|-----------------|
| <b>Percent</b> | <b>21%</b>           | <b>28%</b> | <b>18%</b> | <b>13%</b> | <b>20%</b>      |

**Would you suggest any changes to Police services? (n = 93)**

- 93 respondents (58%) commented on the size or capacity of the Police Department, and provided one or more suggestions to consider concerning the Police Department

| <b>% of Comments</b> | <b>Summary of total comments (n = 93)</b>                               |
|----------------------|---|
| <b>13%</b>           | Comment suggested an increase in the size or capacity of the AVPD       |
| <b>29%</b>           | Comment suggested a decrease in the size or capacity of the AVPD        |
| <b>58%</b>           | Comment did not suggest an increase or decrease to the size of the AVPD |

| <b>% of Comments</b> | <b>Summary of total comments (n = 100)</b>  |
|----------------------|---|
| <b>3%</b>            | A full-time 24 / 7 Police Department needs to be considered   |
| <b>5%</b>            | Sustaining the Police Department just as it is needs to be considered   |
| <b>9%</b>            | Speeding cars in town (not on Hwy 99) need to be addressed  |
| <b>14%</b>           | Code enforcement as a specific issue needs to be considered further   |
| <b>15%</b>           | The respectful / disrespectful manner in which Police officers interact with the community needs to be addressed  |
| <b>24%</b>           | Completely dissolving the AVPD needs to be considered   |
| <b>30%</b>           | How the force is managed, employed during shifts, assigned to certain hours of duty, and / or is generally able to produce the intended outcomes of management needs to be considered |

\* Some respondents contributed to more than one comment section – total percentage may not equal 100%

## Social Capital and Community Identity

20. How well do you agree with the following statement:

***“I know my neighbors, and feel good about trusting them.”*** (n = 158)

| Rating  | 5 = Strongly Agree | 4 = Agree | 3   | 2 = Disagree | 1 = Strongly Disagree |
|---------|--------------------|-----------|-----|--------------|-----------------------|
| Percent | 48%                | 24.5%     | 23% | 2.5%         | 2%                    |

21. How well do you agree with the following statement:

***“The residents of Adair Village are excited and happy to be living here.”*** (n = 151)

| Rating  | 5 = Strongly Agree | 4 = Agree | 3     | 2 = Disagree | 1 = Strongly Disagree |
|---------|--------------------|-----------|-------|--------------|-----------------------|
| Percent | 26%                | 36%       | 28.5% | 9%           | 0.5%                  |

22. How well do you agree with the following statement:

***“I am personally excited and happy to be living in Adair Village.”*** (n = 157)

| Rating  | 5 = Strongly Agree | 4 = Agree | 3     | 2 = Disagree | 1 = Strongly Disagree |
|---------|--------------------|-----------|-------|--------------|-----------------------|
| Percent | 45.5%              | 31.5%     | 16.5% | 4.5%         | 2%                    |

23. What is one thing missing in Adair Village? (n = 154)

| % of Comments | Summary of total comments (n = 154)                                     |
|---------------|---|
| 23%           | A gas station   |
| 18%           | Community / Youth Center with programming for all ages, Swimming pool   |
| 16%           | Downtown, Retail shopping, Restaurants, Walking / communal areas        |
| 15%           | “Nothing” is missing from this community                                |
| 14%           | A single general store with groceries and utility items                 |
| 13%           | Social capital, Tolerance, Access to neighbors, Facilitative governance |
| 7%            | A post office   |
| 3%            | A brewery or pubic house, Bar   |
| 3%            | A library, Museum, or interpretive center                               |

\* Some respondents contributed to more than one comment section – total percentage may not equal 100%

**24. Fill in the blank, “Adair Village is...” (n = 150)**

| <b>% of Comments</b> | <b>Summary of total comments (n = 150)</b>                      |
|----------------------|---|
| <b>57%</b>           | My home, Nice place to live, Good for family, Friendly and safe |
| <b>14%</b>           | Quiet... either in a good way, or in needing more activity      |
| <b>11%</b>           | A small rural community   |
| <b>7%</b>            | Peaceful  |
| <b>6%</b>            | Just a bedroom community to Corvallis and Albany                |
| <b>3%</b>            | Lacking in commercial amenities                                 |
| <b>2%</b>            | Miscellaneous: Affordable, Historic, or Progressive             |

**Median Household Income**

**25. What is the Median Household Income in Adair Village? (n = 118)**

- 347 people represented – 42% of Adair Village households sampled

| <b>*2009 Oregon MHI</b> | <b>**2010 AV MHI</b> | <b>Difference</b> | <b>Percent change</b> |
|-------------------------|----------------------|-------------------|-----------------------|
| <b>\$48,325</b>         | <b>\$51,300</b>      | <b>+ \$2,975</b>  | <b>5.8%</b>           |

| <b>**Average Adair Village Income</b> | <b>Top 1/3 income average</b> | <b>Middle 1/3 income average</b> | <b>Bottom 1/3 income average</b> |
|---------------------------------------|-------------------------------|----------------------------------|----------------------------------|
| <b>\$55,608</b>                       | <b>\$89,874</b>               | <b>\$51,458</b>                  | <b>\$25,599</b>                  |

\* US Census – <http://quickfacts.census.gov/qfd/states/41000.html>

\*\* 2011 Adair Village Community Survey – <http://www.tsuga.org/research/>

- MHI data from the 2000 US Census (data from prior to the development of new housing comprising the northern half of the Adair Village urban composition) estimated the MHI of Adair Village residents to be \$49,000.

## Analysis and Conclusions:

Looking at the relative weight of comments, or the relative degrees of satisfaction with the various city services is the most applicable and valuable manner to interpret the findings. The survey instrument was designed to receive and catalogue feedback about multiple issues that relate to each other within the same category of questions (e.g. Regional Travel Patterns). The findings from individual questions have sovereign value and should be considered. However, more significant than what the specific findings from each question suggests, is the relative community support for each topic as compared to others associated under the same category.

The specific number of people speaking out on an issue is not an indicator of the importance of an issue. Issues that were identified by a significant number of residents are accounted for and considered within the context and the nature of the issues identified.

## Demographics and Housing

### Youth:

About half of the households in Adair Village have school aged children living in them. Most of the youth attend either an elementary school or a high school in Corvallis, Oregon. A smaller percentage of youth in Adair Village attend a middle school. The most commonly attended schools for Adair Village youth are Crescent Valley High School, Santiam Christian School, and Mt. View Elementary.

US Census data presented in Figure 2 below indicates a more even distribution of elementary, middle school, and high school aged children than does the TCC community survey data. The percentage of houses with children under 5 years old (not necessarily school aged) and those with children under 18 year (most of which are likely school aged) indicated in the US Census data is relatively congruent with TCC community survey data suggesting about half of the houses sampled had kids. Average household size data between both sources are congruent.

Geography:  ▾

| Subject                          | Number | Percent |
|----------------------------------|--------|---------|
| <b>SEX AND AGE</b>               |        |         |
| Total population                 | 840    | 100.0   |
| Under 5 years                    | 75     | 8.9     |
| 5 to 9 years                     | 91     | 10.8    |
| 10 to 14 years                   | 85     | 10.1    |
| 15 to 19 years                   | 76     | 9.0     |
| <b>HOUSEHOLDS BY TYPE</b>        |        |         |
| Total households                 | 279    | 100.0   |
| Family households (families) [7] | 227    | 81.4    |
| With own children under 18 years | 152    | 54.5    |
| Average household size           | 3.01   | (X)     |
| Average family size [7]          | 3.30   | (X)     |

Figure 2: Tables extracted from the US Census website (2010)

## Home Owners:

The primary reason current residents decided to move to Adair Village was reported to be the relative low cost (affordability) of housing when compared to neighboring communities. Others also indicated that they appreciated the smaller size and rural nature of Adair Village. More than 75% of Adair Village residents have lived in the community for less than ten years. Only one in four plan to move out of Adair Village in the next three to five years.

Seven out of ten household units in Adair Village are owner occupied, the other three are rented. The high percentage of duplex housing allows for unit owners to live on one side and rent the attached separate unit. Renters pay roughly 80% of what owners pay for housing each month. Figure 3 below shows US Census data for the owner-occupied housing percentage (63%) to be roughly 7% lower than the TCC Community Survey data.

| HOUSING TENURE                                  |      |       |
|---|------|-------|
| Occupied housing units                          | 279  | 100.0 |
| Owner-occupied housing units                    | 175  | 62.7  |
| Population in owner-occupied housing units      | 494  | (X)   |
| Average household size of owner-occupied units  | 2.82 | (X)   |
| Renter-occupied housing units                   | 104  | 37.3  |
| Population in renter-occupied housing units     | 346  | (X)   |
| Average household size of renter-occupied units | 3.33 | (X)   |

Figure 3: Tables extracted from the US Census website (2010)

## Regional Travel Patterns

### Commuter-shed:

The City of Corvallis has a population of 54,462 and is located 8.3 miles to the south of Adair Village along state highway 99W. Even though Albany with a population of 50,158 is located 8.7 miles to the southwest (fairly comparable in size and distance), Corvallis is the clear choice in destination for Adair Village residents seeking employment, groceries, gas, and other retail shopping. Among these categories, Albany was more of a destination for major shopping than basic trips to the grocery store. Figure 4 below shows the average commute from Adair Village

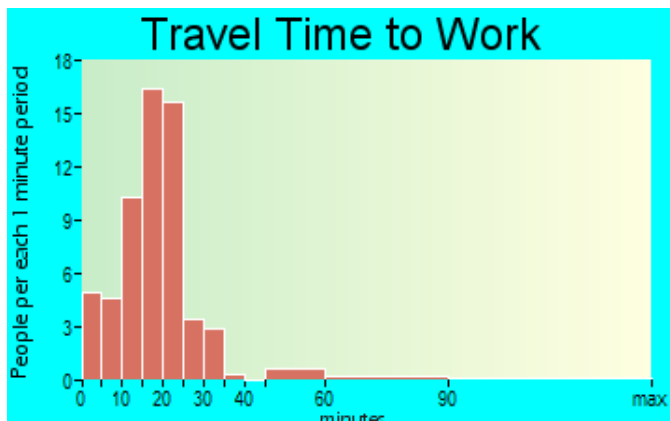


Figure 4: Graph extracted from city-data.com

to places of employment are most commonly between 15 and 25 minutes. Figure 5 below show the US Census to report the average employment commute from Adair Village to be 21 minutes. Travel time from the center of Adair Village to downtown Corvallis is estimated by Google to take 13 minutes.

While Corvallis is the primary destination for Adair Village residents leaving the community, the 99W Express transit bus has a limited ridership and is not used by a significant number of residents for regular commuting to and from Corvallis.

## ***City Services and Community Amenities***

This section does not investigate what residents like most about their community. The community survey instrument was designed to elicit suggestions for change or to seek community input on improvements for city staff and Council to consider. Adair Village parks, streets, sidewalks, the Fire Department, and the Police Department were also rated on a scale of 1=poor to 5=excellent. The authors of this report were notified by City staff that while the report findings and conclusions were being assessed, that curbs and streets had received some due maintenance (e.g. repaving and repainting of surfaces), and that the Police Department had sworn-in a new Chief of Police.

### **Parks:**

The County's *Adair Park* is used more often and was rated higher than the City's *Kiddie Park*. The most significant issue identified by residents regarding both parks was the need for more updated infrastructure and the maintenance of the grounds and play equipment. A secondary yet noteworthy issue regarding the *Kiddie Park* was that residents feel more lighting is needed, and possibly more police patrols at night to address the unsafe environment it is perceived to be during night hours. A secondary issue identified regarding *Adair Park* was that residents would like more ease of pedestrian access from the residential areas to the park.

### **Streets and Sidewalks:**

Both the streets and sidewalks in Adair Village were rated well – mostly and evenly between three and five on the scale. Neither discussion of the sidewalks or streets generated an overwhelming number of comments, however there were a set of issues that did emerge as more significant than the others. The narrow aspect of neighborhood streets seemed to be a concern for residents who either did not like the limited options for on-street parking, or because it posed a safety hazard (e.g. blind spots where visibility of children was inhibited).

The limited walk-ability of Adair Village was also a concern for residents who notice the lack of sidewalk surfaces allowing them to walk off-street to neighbor houses or from the residential areas to the local mini-market. Secondary issues including the curbs needing to be repainted, the needed repaving of Arnold Avenue, and some of the individual pot-holes in town have been addressed in the time this report was written as described above.

## City Services:

**Water / Wastewater:** When considering the three Adair Village public works categories of water / wastewater, fire protection, and police protection, there is a great spectrum of community support to consider.

Water and wastewater services received a relatively even spread of satisfaction and concern when reviewing the ratings. The primary concern identified was that of the age, stability, and functionality of the water and wastewater infrastructure. The taste of chlorine in the water and the occasional inconsistencies in water pressure were two other secondary issues identified.

**Fire Department:** There was overwhelming community support by rating for the volunteer fire response service – over half provided a rating of 5. A relatively lower number of survey respondents provided a suggestion for the fire department. However the most overwhelming issue identified was that some residents do not like the loud air-raid siren and would prefer a more current and efficient method (e.g. pager system) used to call in the fire volunteers.

**Police Department:** There is mixed support for the Adair Village Police department. Among all of the issues discussed within the community survey, the greatest number of comments (suggestions for change) emerged around the topic of the Adair Village Police Department. Additionally, while the other topics in this category of rating City services (parks, streets, sidewalks, water / wastewater, and fire) averaged a 10% rating of 1 or 2, the Police department received 33% of their ratings at 1 or 2. 20% of those surveyed gave the Police department a rating of 1, and there was never another topic with as many ratings at 1 as there were at 5.

Adjusting the size and capacity of the Adair Village Police Department was lesser an issue expressed by the community than a few individual topics the community would like to address. Speeding cars in town and instances of negative officer interactions with the community were listed here and are easy to identify and characterize with our current data. However the goals, function, role, and cost of police services in Adair Village including the degree to which code enforcement is maintained and by whom are topics identified that need further investigation and data to effectively summarize.

Management concerns including the employment of personnel during after-business hours and protocols for responding to calls were discussed here within the survey as well as earlier in questions 6, 13, and 15. There too, the police department was listed as a reason why residents would move out of town, where the primary suggestion for improving the streets involved the better enforcement of speed limits, and where the police were named as a potential solution to safety issues at night in the City's *Kiddie Park*.

## ***Social Capital and Community Identity***

Research is limited supporting conclusions in this area. The significance of these findings should be determined by local leadership and applied throughout future discussions of community development. However, there were a few key pieces of information to derive from the findings.

Roughly 75% of the community feels pretty good about knowing their neighbors and trusting them. If agreeing is also feeling certain about a topic, then more people are certain that they personally are excited and happy to be living in Adair Village than are they certain others do too. While this may seem obvious that one would be more certain about how they personally feel than what they assume others feel, the important factor is the measure of this certainty in this case to be roughly 2 to 1.

As much as any other component of the survey, most survey respondents agreed that Adair Village is a nice place to live, good for families, safe, or where they consider home. When asked what was missing from the community, some in fact said, “nothing” is missing (*we like it just how it is*). As many who said they liked Adair Village just how it is said that something was missing from the social culture and atmosphere of the community. The greatest percentage of comments suggest residents are interested in at least a larger general store with groceries and basic shopping, if not the full development of a multi-block downtown retail pedestrian mall.

Respondents identified a gas station as being the single most outstanding or significant element missing from the community. The other specific elements identified as missing from the community cover a spectrum of retail and small business industries, and require a number of economic development measures to recruit and integrate them into the fabric of the community.

## ***Median Household Income***

Obtaining Median Household Income data for such a small community has been a challenge for both TCC and the City of Adair Village. The 2010 US Census is not expected to publish data on communities the size of Adair Village, and even the updated American Community Survey *FactFinder2* website has not published data on the City of Adair Village. Several good internet sources of local data provide some additional context below and are listed within the References section of this report.

The Adair Village MHI was reported higher by the 2000 US Census than the average of the state of Oregon that year. Anecdotally, one might notice that it was also higher then, than the state average a whole decade later in 2010. Figure 5 below shows the estimated 2000 Adair Village MHI to be \$49,000 and then in 2009 to be \$55,000. The more recent MHI data is comparable to the average (not median) income of \$55,608 factored from TCC's survey data. City-Data.com also provides information regarding the City of Adair Village. Figure 6 below also shows the greatest concentration of incomes in Adair Village to be \$55,000.

With a MHI survey response rate of 42%, self selection theory is important to consider. For example, those who are embarrassed to report how little income they make, or those who are protective about disclosing a larger income may refrain from reporting. However, reviewing the spectrum of income data submitted by the 42% who did report, it appears to be consistent with the numbers presented in both Figures 5 and 6 below.

Another issue to consider when discussing MHI data is the margin of error. Margin of error data was not included in the presentation of the figures below, and not factored within the data sets collected by TCC during the 2011 Adair Village Community Survey. Margins of error are always present in any data set, and even the estimation of the margin of error includes a margin of error. Factoring or debating margins of error is not helpful in this case in the analysis of data or in deducting significance. When multiple data sources including both the national / federal and local nonprofit studies of the same population produce the same results, margin of error becomes much less a considerable factor.

One general conclusion can be made after looking at the various sources of information. Adair Village has a higher Median Household income than the state of Oregon and the United States. We can consider the current Adair Village MHI to be about 6% higher than the United states, and about 6% - 12% higher than the state of Oregon.

| <b>Economic Characteristics - <a href="#">show more</a> &gt;&gt;</b> | <b>Number</b> | <b>Percent</b> | <b>U.S.</b> |
|--|---------------|----------------|-------------|
| In labor force (population 16 years and over)                        | 279           | 74.6           | 63.9%       |
| Mean travel time to work in minutes (workers 16 years and over)      | 18.0          | (X)            | 25.5        |
| Median household <a href="#">income</a> in 1999 (dollars)            | 49,000        | (X)            | 41,994      |
| Median family income in 1999 (dollars)                               | 51,667        | (X)            | 50,046      |

| <b>Economic Characteristics - <a href="#">show more</a> &gt;&gt;</b>         | <b>Estimate</b> | <b>Percent</b> | <b>U.S.</b> |
|--|-----------------|----------------|-------------|
| In labor force (population 16 years and over)                                | 310             | 67.5           | 65.0%       |
| Mean travel time to work in minutes (workers 16 years and over)              | 20.7            | (X)            | 25.2        |
| Median household <a href="#">income</a> (in 2009 inflation-adjusted dollars) | 55,000          | (X)            | 51,425      |
| Median family income (in 2009 inflation-adjusted dollars)                    | 57,756          | (X)            | 62,363      |
| Per capita income (in 2009 inflation-adjusted dollars)                       | 20,101          | (X)            | 27,041      |
| Families below poverty level   | (X)             | 7.9            | 9.9%        |
| Individuals below poverty level  | (X)             | 14.0           | 13.5%       |

Figure 5: Tables extracted from the US Census (ACS and *FactFinder*) website (2000 and 2010)

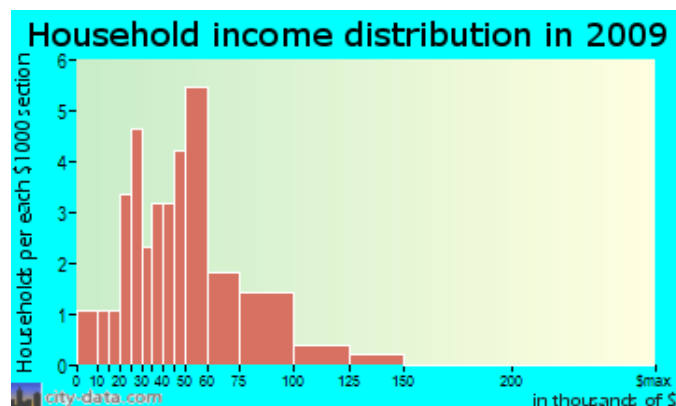


Figure 6: Graph extracted from city-data.com

## **Ideas and Recommendations:**

### ***Analysis Review***

TCC's Community Survey data was consistent with US Census, American Community Survey, and other third-party source when assessing the accuracy of fair demographic and socio-economic representation. Certain demographics were not oversampled or under represented.

The City of Corvallis is clearly the hub or “mother-ship” destination for most trips outside of Adair Village. Corvallis provides a source of food, fuel, employment, education and entertainment for residents of Adair Village. While youth development services were not investigated specifically, we know that most Adair Village youth attend school in Corvallis and likely participate in extra-curricular and afterschool programming there as well.

It appears that residents are relatively satisfied with the general infrastructure of Adair Village. However, the community is aware of the out-of-date water / wastewater infrastructure and purification methods. Although the general public does not always have the collective experience to provide expert opinion on issues like improving the process for notifying a volunteer Fire Department or managing a Police Department, it is always important to consider the issues being raised from within the community and to weigh public opinion as just what it is.

Assessing and characterizing the degree of social capital in Adair Village will be more effective when the findings of this survey can be compared to other similar communities. It appeared from practical observation when walking door-to-door fielding the survey, and later from a more quantifiable perspective reviewing survey findings, that Adair Village has a healthy amount of social capital – residents seem to know each other and generally trust each other.

Small populations like Adair Village face the special challenge of not receiving the same US Census information as larger cities. Considering all sources of MHI information (including the findings of this report), it is hard to make the argument that the community of Adair Village is financially burdened and in need of state or federal grants to supplement local costs associated with infrastructure improvements. We feel confident in our MHI findings and do not recommend investing in an additional survey intended to seek a greater response rate or level of accuracy.

The limitations of survey data collected according to this methodology are noteworthy. The one common element in this study is the Adair Village resident. The variables include the different volunteer teams fielding the survey, the data collector who organized and interpreted the data, and the reader who reviews the analysis and conclusions. Particularly with the recording of subjective comments, at all stages people are communicating a message, listening to understand that message, and have the burden of writing down their best interpretation of that message. It takes skilled professionals with backgrounds in the field of communications to reduce the risk of miscommunication and produce accurate and usable recommendations. Although this report identifies real issues in the community, please understand these limitations when moving forward and considering the contents of this report further.

## ***Moving Forward***

This community survey is a less traditional method of informing the community planning process on a local level. The recommendations from this project serve well as supplemental information to a more traditional charrette style public involvement event or with the periodic review of a comprehensive plan. Some findings of this report imply community sentiment that might be considered in a more targeted manner to confirm or deny through clarifying inquiry.

Filling the car with gas and going to the grocery store are not always everyday trips like going to school or to a day-job. The argument could be made that bringing public education or a major employer to Adair Village will have a more significant impact on reducing the number of trips and time spent traveling to Corvallis than incorporating a gas station or grocery store into the community. The caveat to this is that even if one found suitable employment in Adair Village, without a grocery store one would still need to travel for groceries and gas at some point. Our recommendation is to have a balanced approach to economic development but to consider the costs, benefits, and frequency of trips out of town for resources when prioritizing the development of new amenities. In the mean time, bringing together unemployed and retired residents to develop a local *Time Bank* is one option other regions of Oregon have used to generate an initial volunteer base of local economic development. The Umpqua Valley Time Exchange is one example.

Throughout the coming phase of economic development, integrating local youth development resources (e.g. a community center with professional youth development programming) will also be important. The adults living in Adair Village are also looking forward to additional opportunities to engage each other in a structured social environment (e.g. block parties, potlucks, or outdoor movies in the park). We recommend developing a citizen committee and providing them a small budget to promote and carry out community social events.

Most cities with Police Departments see how and where police services are needed, and usually wouldn't consider the drastic option of completely dissolving their Police Department. However, roughly one in four surveyed suggested considering this idea. Roughly one in three surveyed suggested the need for more intentional management and employment of the current police force.

We do not recommend completely dissolving the Police Department as much as we do not recommend increasing the capacity of the department for full-time 24 / 7 coverage. We do recommend the Police Department discuss and review protocols for receiving and responding to calls, casual officer interactions with residents, and consider the employment of police personnel during a night shift to patrol neighborhoods and parks. Additionally, we recommend following up with the community to discuss the role of the Police Department specifically, gather a greater perspective on code enforcement, and mark a map of where speeding is more or less of a concern in residential areas.

## **Concluding Comments:**

We want to thank the whole community of Adair Village for their wonderful participation in this project. From the residents who participated, to the city staff who kept us updated, to the City Council who trusted Tsuga Community Commission to provide them with useful information, we appreciated working on this project and hope it helps shed some light on the path leading to where the community wants to go. Thank you also to the University of Oregon's Resource Assistance for Rural Environments program for volunteering to help field the survey as their 2011 statewide community service project.

Tsuga Community Commission looks forward to working with the City of Adair Village again in the future. Due to IRS charter and our role as a nonprofit that reduces the burdens of government, the contents of this report are required to remain publicly available for download on our website. Additional hard copies of this report can be produced upon request.

Good luck with the growth of your community!

*"Those who grow with roots exposed, know of belonging to common ground."*

## References:

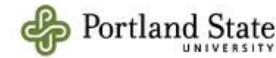
- US Census – American Community Survey, *FactFinder2*
  - <http://quickfacts.census.gov/qfd/states/41000.html>
  - [http://factfinder.census.gov/servlet/SAFFacts?\\_event=&geo\\_id=16000US4100275&\\_geoContext=01000US%7C04000US41%7C16000US4100275&\\_street=&\\_county=adair+village&\\_cityTown=adair+village&\\_state=04000US41&\\_zip=&\\_lang=en&\\_sse=on&ActiveGeoDiv=&\\_useEV=&pctxt=fph&pgsl=160&\\_submenuld=factsheet\\_1&ds\\_name=ACS\\_2009\\_5YR\\_SAFF&\\_ci\\_nbr=null&qr\\_name=null&reg=&\\_keyword=&\\_industry=](http://factfinder.census.gov/servlet/SAFFacts?_event=&geo_id=16000US4100275&_geoContext=01000US%7C04000US41%7C16000US4100275&_street=&_county=adair+village&_cityTown=adair+village&_state=04000US41&_zip=&_lang=en&_sse=on&ActiveGeoDiv=&_useEV=&pctxt=fph&pgsl=160&_submenuld=factsheet_1&ds_name=ACS_2009_5YR_SAFF&_ci_nbr=null&qr_name=null&reg=&_keyword=&_industry=)



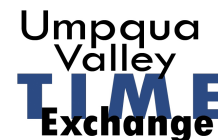
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- Household Income Survey: Windmaster Sewer District (2008)
  - Portland State University



- Umpqua Valley Time Exchange
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- Sperling's Best Places
  - [www.bestplaces.net/economy/city/oregon/adair\\_village](http://www.bestplaces.net/economy/city/oregon/adair_village)



- City-Data.com
  - <http://www.city-data.com/city/Adair-Village-Oregon.html>



## **Appendix Materials:**

- CD of digital copies of excel answer key and copies of the report
- Hard copies of all survey instruments