

**Salem Core Area  
Housing Study:**

**Results of the Salem  
Downtown Housing Survey  
and Focus Group Meetings**

Prepared for

City of Salem

by

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# EXECUTIVE SUMMARY

## BACKGROUND

The City of Salem is conducting an assessment of the downtown housing market in the Central City area to use as a tool to facilitate and encourage private investment in downtown housing projects. Key components of the study include a market analysis and site evaluations. The City will use the results of the study to prioritize funding decisions and timing of potential redevelopment projects.

To supplement data collected in the market analysis, the work program also included two primary data collection techniques: (1) focus groups with developers and residents interested in downtown housing; and (2) a survey of Salem area residents administered through the World Wide Web.

## SUMMARY OF FINDINGS

### FOCUS GROUPS

Four focus group meetings were facilitated by ECONorthwest on February 11, 2002. The focus group meetings included: (1) Professional Advisory Group; (2) Senior Citizens/Retirees; and (3) two mixed focus groups that included professionals of all ages and students. In total, 50 people participated in the focus group discussions.

Focus group participants were generally support of the idea of downtown housing. Following is a summary of the key points made during the focus group meetings:

- *Downtown has many desirable elements.* Open space, the compact size, and under-utilized buildings were mentioned as assets.
- *Improvements in some elements of downtown would make it more attractive.* Participants expressed a desire for a better mix of shops, pedestrian access, and transit access.
- *Design is key.* Participants identified a number of design issues that include siting, building appearance, and unit amenities that suggest design will be crucial in making any downtown housing project a success. Square footage (not the number of rooms), storage spaces, parking for home ownership, and balconies are very important in considering livability in the downtown area.
- *Diversity is important.* Participants expressed a desire for housing to accommodate a variety of income levels and household types.

- *A perception exists that there are barriers to investment downtown.* Participants pointed to complex regulations, high vacancy rates, high risk and other factors that are barriers to investment.
- *Public investment can serve as an incentive.* Participants in the developer focus group indicated there is a need for public money to develop housing downtown.
- *A success story is needed.* In short, success breeds success. A successful big project first may attract more interest from developers and lenders.

## **NON-RANDOM WEB SURVEY**

The City administered a survey via its Web site between January 18 and March 6, 2002. The survey was intended to gauge interest in downtown housing and identify preferences of interested households. The survey was not a random sample of all Salem households and should not be interpreted to reflect the viewpoints of all Salem households or of all households interested in housing downtown. We received a total of 677 valid responses. Following is a summary of key findings from the non-random web survey:

- *A majority of respondents expressed interest in living downtown.* Of the 677 responses, 86% indicated they would consider housing within  $\frac{1}{4}$  mile of downtown. About 35% indicated that they would be willing to pay more than they currently pay for housing downtown.
- *Security and privacy were important to a large majority of respondents.* Over 85% of respondents indicated these features were important to them. This result has implications for siting and design.
- *Facility design makes a difference.* About two thirds indicated open areas/parks, balcony/outside space, and low noise levels were important. About three-fifths of respondents indicated covered parking and distance to work. Slightly more than half of the respondents indicated access to shopping was important.
- *Responses suggest demand for both rental and owner units.* Forty percent of respondents indicated they would prefer to own, 29% would prefer to rent, and 31% indicated either would be acceptable.
- *Respondents expressed a preference for units of various size and layout.* Slightly over half (52%) indicated they prefer two bedrooms; 35% indicated they would prefer three bedrooms. About 38% indicated they want two bathrooms, 37% indicated they wanted one and one-half baths, and 17% indicated they wanted one bath. Discussion in one of the focus group meetings addressed the issue of flexibility of space. Some focus group members indicated they would prefer a loft space

that they could configure to meet their needs rather than having a fixed number of bedrooms.

## **SUMMARY**

In summary, respondents want housing that is private and secure with plenty of storage. Focus group participants suggested storage would be more useful if it were in close proximity to their cars. This configuration would allow storage of sports equipment and other items with easy access.

While other amenities appeared to be secondary in importance to respondents, design is still a crucial element. The layout of interior and exterior space, characteristics such as the number of bedrooms and bathrooms, and parking are important design considerations.

Finally, location appears to be an important issue. Safety was a key concern of both survey respondents and focus group participants. Many of the amenities that respondents find important have to do with the broader downtown environment. Amenities like access to shopping, restaurants, and transit access are all location issues.



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## BACKGROUND

The City of Salem is conducting an assessment of the downtown housing market in the Central City area to use as a tool to facilitate and encourage private investment in downtown housing projects. The project includes the following components:

- A detailed evaluation of the market for housing downtown;
- Selection of prospective sites for specific evaluation;
- Site specific design and parking analysis;
- Financial viability analysis of specific sites;
- A community cost/benefit assessment; and
- Development of a marketing brochure to attract private sector investment.

The City will use the results of the study to prioritize funding decisions and timing of potential redevelopment projects.

To supplement data collected in the market analysis, the work program also included two primary data collection techniques: (1) focus groups with developers and residents interested in downtown housing; and (2) a survey of Salem area residents administered through the World Wide Web.

## METHODS

### FOCUS GROUPS

Focus group meetings are a commonly used research technique to gather detailed information on attitudes, concerns, and opinions of a selected population. Target can be identified by demographics or other characteristics. The key groups targeted for this project included:

- Young professionals;
- Empty nesters;
- Elderly/retirees;
- Students; and

- Developers, realtors and others familiar with the Salem housing market.

We used two key to identify potential focus group participants. Residents that attended the January 24<sup>th</sup> public workshop were invited. The non-random web survey included a location where respondents could express interest in participating in a focus group meeting. Potential participants were contacted by phone. If they were available at the time and date of the meeting, they were sent a letter from the City as a formal invitation. Reminder phone calls were placed a few days before the meeting to ensure high participation.

ECONorthwest conducted four focus group meetings in the Salem Library on February 11, 2002. The meetings lasted approximately 90 minutes and were intended to gather information on participants' perceptions of downtown and preferences for housing downtown. The focus group meetings included the following target groups:

- The development community (architects, realtors, and developers)
- Senior citizens/empty nesters (individuals over 65 or households whose children have grown up and left)
- Mixed 1 (primarily students and young professionals)
- Mixed 2 (young professionals, persons with mobility limitations, and others)

In total 50 individuals participated in the focus group meetings. Table 1-1 summarizes the characteristics and participants in the focus group meetings.

**Table 1-1. Focus group meeting participation summary**

<b>Population</b>	<b>Location/Time</b>	<b>Number of Participants</b>
Professional Resource Group	Anderson Room B, Salem Public Library; 2:00-3:30 pm, Feb. 11	9
Seniors/Empty Nesters	Anderson Room B, Salem Public Library; 2:00-3:30 pm, Feb. 11	9
Mixed 1	Anderson Room A, Salem Public Library; 4:30-6:00 pm, Feb. 11	16
Mixed 2	Anderson Room B, Salem Public Library; 4:30-6:00 pm, Feb. 11	16

## **NON-RANDOM WEB SURVEY**

The second primary data collection tool for this project was a survey implemented on the City's Web site. The survey was intended to gather input from Salem residents interested in downtown housing. The results provide anecdotal information, but should not be considered as representative of all Salem residents or all individuals interested in housing in downtown Salem.

The City implemented the survey on its Web site between February 18, 2002, and March 6, 2002. The survey was accessible from the City's Home Page. In addition, City staff publicized the survey in a number of ways. Persons attending the January 24 workshop were informed of the survey. The City conducted outreach among City employees and students at Willamette University.

During that period the City received 694 valid survey responses. To the extent possible, duplicate and incomplete responses were eliminated from the database. The ability to review and verify responses, however, was limited by the information gathered. The survey was not conducted randomly, and we had no mechanism to track who submitted responses.

ECONorthwest worked with City staff to develop the survey questionnaire and analyzed the survey results.

The questionnaire was organized into three main sections: (1) characteristics of respondents' current housing; (2) preferences for housing downtown; and (3) demographic characteristics. The survey also included a location for respondents' to write in comments. A copy of the survey and the written comments are presented in Appendix B.

## ORGANIZATION

The remainder of this report is organized as follows:

**Chapter 2: Focus Group Meetings** presents the key issues and thoughts shared by focus group participants.

**Chapter 3. Non-Random Web Survey Summary** presents the results of the Web survey.

This report also includes three appendices:

**Appendix A: Survey Instrument** presents the survey instrument for the non-random web survey.

**Appendix B: Written Survey Comments** presents comments provided by respondents to the non-random web survey.

# Focus Group Meetings

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This chapter summarizes input gathered during four focus group meetings facilitated by ECONorthwest on February 11, 2002. The focus group meetings included: (1) Professional Advisory Group; (2) Senior Citizens/Retirees; and (3) two mixed focus groups that included professionals of all ages and students. In total, 50 people participated in the focus group discussions.

## RESULTS

### PROFESSIONAL ADVISORY GROUP

The Professional Advisory focus group meeting intended to gather input and insights from the development community. In short, we wanted a better understanding of the dynamics of the development market in Downtown Salem. Nine people attended the meeting including realtors, architects, developers, bankers, and the state Department of Housing and Community Services. The agenda for the meeting follows:

- I. Introduction
- II. Salem Metro multifamily housing market
- III. Downtown housing market
- IV. The future for downtown housing—what will it take to make housing downtown happen?
- V. Summary and closing comments

Following are key points made by meeting participants:

- Building permits on multifamily buildings are down. There is a lack of land and a need for incentives to develop rental housing. Moreover, the economic climate has affected development.
- Since the 1980s, there has not been a high-end market for multifamily housing in Salem, which would be a good goal for downtown except that it is a small market. Eugene had to subsidize to get their market going.
- The current political climate is adverse to invest in Salem. People who live in Salem are not willing to invest in Salem. Costs are up and rental prices are down, while locally the power structure expects people to invest their money.
- There was agreement on the recent downtown economic conditions and city government policies that made participants less optimistic

about downtown housing. In the long run, change in public policy could make investments attractive because Salem does have potential. One participant noted that outlying development has hurt the downtown.

- Participants identified a number of barriers to investment downtown. One participant indicated no recent investments and vacancies are 20% (less with Anderson's closure) downtown. One participant commented on the return on investments and noted that investments are viewed as risks, so people will go to where the investments are less of a risk.
- Participants' generally agreed that building multi-family housing downtown is expensive. One participant suggested that such development requires subsidies, as much as \$100,000 per unit for all costs.

In summary, participants made the following observations with respect to making housing work downtown:

- A success story is needed—success breeds success. A successful big project first may attract more interest from lenders;
- There is a need for public money to develop housing downtown;
- Coordination of projects is necessary; phases may be important;
- The north part of the transit mall is an opportunity for public development;
- There is a need to do more than one project at once; and
- The smaller upper floor areas of buildings downtown provide an opportunity.

## **RESIDENT FOCUS GROUPS**

The resident focus group meetings intended to gather input and insights on what would make downtown housing attractive. In short, we wanted to get more detailed information from potential downtown residents on their preferences and concerns about downtown housing. ECONorthwest facilitated three focus group meetings with prospective downtown residents: one with senior citizens and two mixed groups. The agenda for the resident focus group was similar to the professional advisory group:

- I. Introductions
- II. Location attributes of downtown
- III. Preferred dwelling unit amenities

IV. Trade-offs between housing downtown and in other Salem locations

V. Summary and closing comments

### **SENIOR CITIZEN/RETIREE GROUP**

Nine residents attended the senior citizen/retiree focus group. Attendees commented that the downtown is an attractive place to live. The main themes of the discussion were (1) there is a need to create an urban village and quality construction is important, (2) City rules and regulations provide obstacles to getting things done, (3) housing should consider pets, trolley transportation, problems with absentee landlords, earthquake standards, and elevators, (4) there is a need for innovative ideas such as a skateboard shop that is open and people can skate into, and (5) there is also a need for creative design concepts (personality).

Participants identified the following comments and concerns about Salem's downtown:

- Streetscape, security, traffic speed, pedestrian friendliness, green space—all need to be part of development downtown.
- Parking internal to development necessary.
- More public restrooms, better directional signs, a trolley system, more benches so people can linger downtown, and more the drinking fountains.
- Analyze one-way grid system.
- Location to Salem hospital and the transit system are positive attributes.
- Transit circulatory system (shuttle) and more parking are needed downtown.
- Downtown is rundown, absentee landlords, condemned/vacant property (for longer than 6 months) a problem.

Participants were asked to express their likes and dislikes about Salem's downtown.

#### **Dislikes:**

- Too much zoning and rules/regulations.
- Trees are blocking views and makes renting space more difficult.
- Anderson Sporting Goods is a good location for housing if it is brought up to code requirements and it would require subsidy.

- Store owners should sweep sidewalks.
- Cost of seismic upgrades creates problems.

Likes:

- Riverfront Park, little shops, accessibility.
- Salem hospital.
- Historic buildings downtown.
- Bus transportation.
- Security.
- Good utilities.
- Proximity to Capitol Mall.
- Unused land such as the “Payless” lot.
- Cheap downtown land.
- View along State/Chemeketa Streets.
- Marion Park.
- Wide streets.

Participants made the following suggestions regarding design and amenities they would like associated with housing downtown:

- Disabled access.
- Live-in assisted living (units to accommodate assisted living arrangements).
- Show developers that projects can work.
- Need a variety of housing opportunities and income levels.
- Housing on top of Marion Parkade.
- Locate housing next to transit center.
- There is a need to build up to make projects successful.
- Include accessibility improvements.
- Use alleys for parking.
- Plan on 1 car per apartment or condo.
- Natural lighting improvements are needed.
- Recreational amenities such as pocket parks are needed.
- Build aquatics center north of downtown.
- Extend Riverfront Park to Keizer.
- Need to have elevators in developments.



- Quality of construction, including privacy and quietness.
- Include a community center/rooms; Similar to a senior center.
- Purchase Boise Cascade property for redevelopment.

The other following comments and suggestions were made:

- Some redevelopment has taken place in downtown, without subsidy. These are resources and we need to talk to those that have made it work.
- Public art at transit center, would like to see more public art downtown.
- A participant commented that Salem has lost a sense of community. There are too many rules and regulations that affect housing downtown. The quality of housing is important.
- One participant commented that he was aware of previous downtown housing projects, but that City Council balked at subsidy. The suggestion was made to look at downtown as a wheel with spokes and that there is a need for many spokes to carry a load. There are several elements to make housing work such as the conference center.
- A participant asserted that downtown Salem is not investing and there is difficulty subsidizing high-income housing. The participant expressed a preference for seeing \$20 million spent on housing rather than other projects.
- There needs to be a mixture of incomes and affordable housing should not be discriminated against.
- A concern was expressed that the focus seems to be on new construction rather than rehabilitation of existing buildings.
- Someone stated that zoning creates dead cities and inquired why there could not be commercial with housing located above the businesses.
- People would like to live downtown, but quality construction is necessary, as well as better transportation and privacy. Businesses within walking distance are desirable. There is also a need to have a grocery store located downtown.

## **MIXED GROUPS**

Thirty-two residents attended the two mixed focus group meetings. The participants represented a range of demographic groups, including students, professionals, persons with disabilities, and others.

## Mixed group 1

The first question inquired why people would want to live downtown and received the following responses:

- Cultural amenities
- Centrally located (less dependence on a vehicle)
- Liveliness
- Proximity to work
- Pleasant urban environment - activity
- Close to view and Riverfront Park
- More bike/pedestrian access to downtown
- Commuter rail to Portland (max) desirable
- Proximity to busses and trains easy to catch the buses

Attendees reported they would like the following amenities downtown:

- Shuttle to train station
- Grocery store in vacant downtown building
- Need Sunday bus service
- Must walk to Safeway on Sundays because there is no transit service
- Connections with SMART should be improved (shuttle to Wilsonville)
- Housing needed for grocery store and 24 hour community
- Farmer's Market downtown needed amenity
- Move around downtown quickly - shuttle/trolley
- Use the space (vacant buildings) that are currently present downtown
- Smaller niche market for grocery store
- Proximity to Willamette University (take classes and attend events)
- Living with like-minded people who want to live downtown

We inquired if attendees would live downtown without a grocery store. There was a consensus that downtown is desirable to live in without a grocery store. Participants suggested the establishment a bike route to grocery stores and provide parking automobile accommodations.

The next question asked what should downtown units look like and/or include. Participants made the following suggestions:

- Availability of car
- Car sharing program needed

- Parking would be important
- Discussion of location efficient mortgages
- Live in historic building

There was a strong consensus among participants to live in existing buildings downtown. Some attendees, however, supported new construction for safety reasons such as meeting earthquake standards. It was also suggested to build new buildings and retain existing facades and use innovative techniques such as facade easements donated to non-profit organizations to make projects financially feasible.

A poll was taken on how many people would live downtown without vehicles. Four attendees would live downtown without vehicles, while 7 wanted the ability to have 1 to 2 vehicles while living downtown.

The next question inquired what unit amenities should be present. There was a consensus of there being a mixture of owners and renters downtown and a mixture of unit sizes. Attendees were mixed on the importance of privacy and noise. The following information was suggested:

- Private outdoor space is important
- Scale of downtown - attractive features maintain feel of downtown
- Pringle Tower type housing widely supported
- Walk in closet amenity
- A majority agreed that there is a need to have the washer and dryer located in the unit, while two attendees preferred a Laundromat, and four attendees preferred a common washer and dryer room
- Energy efficient design

Finally, we inquired what attendees preferences were on the size and number of bedrooms within the units. People agreed there is a need for as many choices as possible, which means a combination of choices and affordability. One, two, and three bedroom units were desired by the attendees. The trade offs would be the willingness to pay. For people who buy housing downtown, a \$1,000 monthly payment was discussed as an appropriate level.

In summary, there needs to be better transportation and a smaller scale grocery store located downtown. Attendees suggested a green building movement, co-housing, common areas for residents, open space, and community gardens space.

## Mixed group 2

The first question was what attributes contribute to livability downtown. Participants made the following suggestions:

- Nice green space, including the ability for people to grow their own food/plants.
- Good shopping.
- Places are closed after 8 PM, which creates no night life downtown. Stores close so no one is downtown. Good coffee shops, people leave at 9:45 because the last bus leaves at that time.
- Mixed housing - rental and condos.
- Off-street parking.
- Places for pets important.
- Safe to walk around.
- Local business owners is a positive.
- First Wednesday is a good idea.
- Traffic flow okay.
- No bike lanes downtown, traffic is too unfriendly; “skinny streets” would be better.
- Green space for gardeners.
- Cars are not necessary.
- Character of downtown is nice.
- Would like to see mixture of businesses.
- Riverfront Park is a positive attribute.
- Change warehouses to lofts.
- Missing downtown is small stores for eggs/milk/etc.
- Balconies that are functional (for clothes drying, dining, garden, etc.).
- Live/work space might be good.
- It is nice that there are not a lot of high rises because light is important; limit height of buildings.
- Children have to be considered, slow down traffic.
- Lack of schools downtown.
- Need courtyard for apartments.
- Connection to Minto Brown Park could be a good idea to pursue with Salem’s hub as the downtown.
- Infrastructure of busses there; need to revisit size of busses, expand ridership.
- Sidewalk cafes are needed.
- Better access to Willamette River.

- Mixed commercial - residential areas needed.
- Beat cops are a consideration - not cops in cars.
- Make it economically viable to convert vacant spaces.
- When people move in, parking needs may change.
- Shuttle from Marion Parkade through downtown.
- Parks may be used for gardening.
- Architecture and character of buildings are good.
- State employee plug is important.
- Downtown Review Board is good.
- Downtown being small is good.

The next question addressed dwelling unit amenities. The group responded.

- Two bedroom units are likely to be attractive, while 3 bedroom units are very livable for families. The laundry facilities are important as well as storage (12 x 12). People want one parking spot, a good layout, and balconies. A common space is not very desirable, but private space is important. A social area/playroom in a building for families is important.
- Balcony is psychologically important.
- Community garden could be possible by renting at Riverfront Park.
- Specialty rooms such as library, office, darkroom, etc.
- Willamette students may want larger bedroom units.
- They may need a second storage space, and the balcony is not an issue, but price is an issue. Smaller is better (voiced by another Willamette student).
- Studio options are needed downtown, with the possibility 1,000 square feet with flexibility to build their own walls or arrangements to create it for themselves. Do not define bed space within the loft.
- Tall ceilings and lots of windows for light.
- Mix of every type of housing income.
- Need for some exclusive housing in the downtown.
- Affordability is important - mix and balance, otherwise there is only one type of person there.
- Smaller spaces may be required to make it affordable. Must provide \$300 - \$400 for students. One bedroom for Meir and Frank employees and 3 bedroom condos overlooking Riverfront Park. Market will come into play.

- Rental opportunities in existing buildings, while new buildings will be condos.

The next question inquired about trade offs: If people have a choice of where to live, what level of trade offs would be made. The following suggestions were given:

- Would move from owned home to rent for one year, but the option to buy is important down the road.
- Ownership is important, it is hard to go back to renting after owning a unit/house.
- Well designed unit is important, computer tech incorporated for space and cable and a real or gas fireplace is important. Willing to pay extra for storage and parking; balcony is important.
- Need extra storage on-site (about 7 attendees were in favor of storage).
- “Dirty things” could be stored on a ground floor/basement level (i.e. bikes).

The group then discussed parking options/needs. The attendees gave the following input:

- One car is important should be secured area for one space gated, set spot.
- Car could be some distance from unit.
- Reduce to one car is very reasonable.
- One space with option for second space for an ownership unit.

Participants made the following closing comments:

- Good lighting (even artificial); orientation for natural light.
- Laundry facilities within the unit.
- Triangulation of space to be able to walk out and see others using the building; don't build just housing.
- No huge apartments.
- Keep streets friendly to pedestrians.
- One way streets are a bad idea. Go to a two way street structure. Traffic is noisy, so slow traffic down.
- Build in such a way as to slow traffic down and add more landscaping (medians/boulevards).
- Common courtyard space.
- Sense of neighborliness is important.

# Web Survey Results

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This chapter presents the results of the non-random Web survey. We caution readers in interpreting these results because of the methods used to administer the survey. Because the survey was administered via the Internet, we had no means of controlling who responded. The implications of this method are:

- *The sample is non-random.* In other words, anybody with a computer and an Internet connection could potential respond to the survey. Because we cannot identify the population surveyed and link that with the sample, the survey results cannot be considered representative of all residents in Salem.
- *Other sample bias is possible.* We had no means of telling whether the respondent was a Salem resident or not. Moreover, we have no means of verifying whether the responses were truthful. Finally, the survey methodology makes it unlikely that the sample represents all socio-economic groups in Salem.

Despite these limitations, the results are still useful as an indicator of interest in housing in downtown Salem, and in identifying the housing preferences of interested households.

The survey was implemented between January 18<sup>th</sup> and March 6, 2002. To the extent possible, duplicate responses were removed from the data. We received 677 valid responses.

## CHARACTERISTICS OF RESPONDENT HOUSING

The first series of questions gathered information about respondents' current housing. This information is useful in understanding the housing choices that respondents have already made, what they are presently paying, and basic housing characteristics such as housing type, number of bedrooms and number of bathrooms.

Table 3-1 shows respondents' present housing type. The results show that about 69% of the respondents live in single-family housing. Nearly one-quarter of respondents live in apartments, while 4% live in duplexes, and another 4% in condominiums or townhouses. Less than 1% indicated they live in a retirement community.

**Table 3-1. Respondents present housing type**

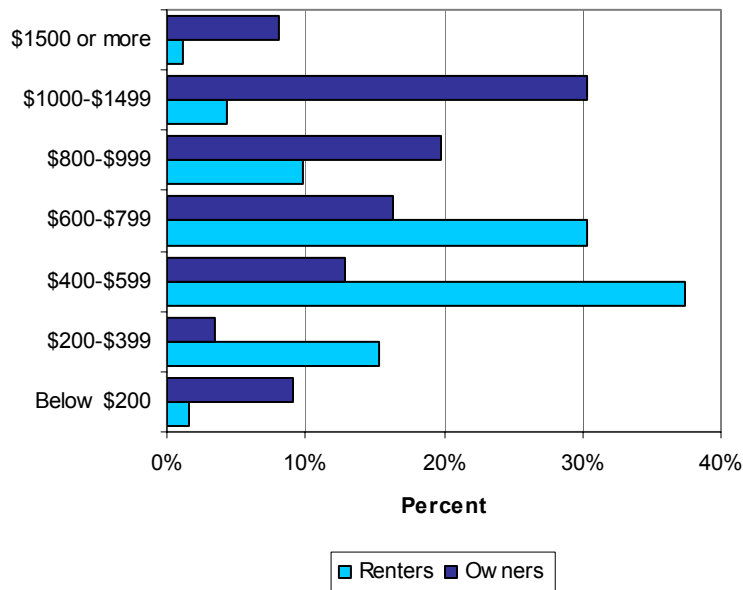
<b>Housing Type</b>	<b>Number</b>	<b>Percent</b>
Single family house	451	69%
Duplex (2 unit structure)	25	4%
Apartment (structure with 3 or more units)	154	23%
Condominium/townhouse	25	4%
Retirement community	2	0%
<b>Total</b>	<b>657</b>	<b>100%</b>

Source: Salem downtown housing Web survey, February 2002

About 41% of survey respondents indicated they presently rent housing; 59% indicated they own their home. According to the Census, 43% of Salem residents rented and 57% own their housing in 2000.

Figure 3-1 shows the monthly housing costs by tenure (whether the respondent owns or rents). The average monthly housing cost for all respondents was slightly more than \$600. Not surprisingly, owners pay more on average than renters. The average monthly housing costs was about \$500 for renters, and about \$700 for owners.

**Figure 3-1. Respondents monthly housing cost by tenure**



Source: Salem downtown housing Web survey, February 2002

Table 3-2 shows the number of bedrooms in respondents current housing by tenure. About 40% of respondents reported living in dwellings with three bedrooms, while 28% live in units with two bedrooms. Renters tend to live in



smaller units than owners. About 70% of renters live in dwellings with one or two bedrooms, while 81% of owners live in dwellings with three or more bedrooms.

**Table 3-2. Number of bedrooms in respondents' present housing, by tenure**

Number of Bedrooms	Renters		Owners		Total	
	Number	Percent	Number	Percent	Number	Percent
1	74	29%	3	1%	82	13%
2	106	41%	71	18%	184	28%
3	55	21%	204	53%	261	40%
4	14	5%	84	22%	98	15%
5 or more	8	3%	23	6%	31	5%
<b>Total</b>	<b>257</b>	<b>100%</b>	<b>385</b>	<b>100%</b>	<b>656</b>	<b>100%</b>

Source: Salem downtown housing Web survey, February 2002

Note: renters + owners may not add to total due to missing tenure responses

Table 3-3 shows the number of bathrooms in respondents present housing by tenure. About 36% of all respondents live in dwellings with one bathroom, while 34% live in dwellings with two bathrooms. Consistent with patterns observed in the number of bedrooms, renters tend to have fewer bathrooms than owners. Nearly three-fifths of renters have only one bathroom, while 72% of owners have two or more bathrooms.

**Table 3-3. Number of bathrooms in respondents' present housing, by tenure**

Number of Bathrooms	Renters		Owners		Total	
	Number	Percent	Number	Percent	Number	Percent
1	148	59%	70	18%	228	36%
1.5	42	17%	38	10%	81	13%
2	46	18%	172	45%	218	34%
2.5	8	3%	45	12%	54	8%
3 or more	6	2%	55	14%	61	10%
<b>Total</b>	<b>250</b>	<b>100%</b>	<b>380</b>	<b>100%</b>	<b>642</b>	<b>100%</b>

Source: Salem downtown housing Web survey, February 2002

Note: renters + owners may not add to total due to missing tenure responses

## DOWNTOWN HOUSING PREFERENCES

One of the main objectives of the non-random web survey was to gather information about resident interest in living downtown, and what types of amenities are important in downtown housing units.

A large majority of respondents (86%) indicated they would consider living downtown. As a follow-up question the survey asked respondents whether they would be willing to pay more than they presently pay to live downtown. About 35% indicated they would be willing to pay more to live downtown.

The survey asked respondents to rate the importance of selected housing amenities. Respondents could rate amenities as unimportant, neutral (neither important or unimportant), and important. Table 3-4 shows the results.

Security and privacy were rated as important by a large majority (over 85%) of respondents. Nearly three-fourths of respondents indicated storage was important. About two thirds indicated open areas/parks, balcony/outside space, and low noise levels were important. About three-fifths of respondents indicated covered parking and distance to work. Slightly more than half of the respondents indicated access to shopping was important. The remainder of the amenities were rated as important by less than 50% of the results. Only one, children's play area, was rated as unimportant by more than 50% of respondents.

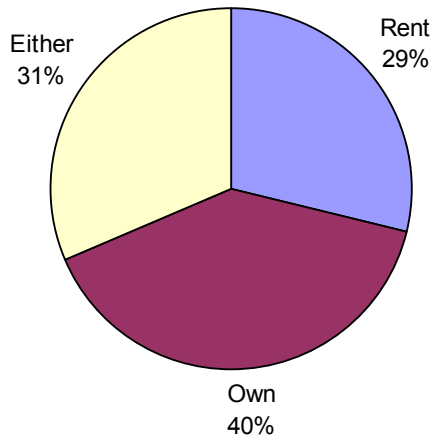
**Table 3-4. Importance to selected housing amenities to survey respondents**

<b>Amenity</b>	<b>Unimportant</b>	<b>Neutral</b>	<b>Important</b>
Security	1%	12%	87%
Privacy	1%	14%	85%
Storage	4%	24%	73%
Open Area/Parks Nearby	6%	25%	68%
Balcony/Outside Space	5%	28%	67%
Low Noise Level	4%	30%	66%
Covered Parking	12%	28%	60%
Distance to Work	8%	32%	59%
Access to Shopping	13%	36%	52%
Live/work Opportunity	14%	37%	49%
Access to Restaurants	11%	42%	47%
Home Office/Den	12%	43%	44%
Transit Access	18%	39%	43%
Dining Room	16%	43%	42%
Good View	6%	54%	40%
Fireplace	22%	47%	31%
Children's Play Area	55%	28%	17%
Disabled Access	44%	40%	16%

Source: Salem downtown housing Web survey, February 2002

Ownership is an important consideration for potential developers of downtown housing. The survey asked respondents whether they would prefer to rent or own housing downtown. Figure 3-2 shows that the responses were relatively evenly distributed between respondents who would prefer to rent, own, or either.

**Figure 3-2. Tenure (own/rent) preference of survey respondents for downtown housing**



Source: Salem downtown housing Web survey, February 2002

To supplement questions about amenity and tenure preference, the survey asked respondents to indicate their preferences for number of bedrooms, number of bathrooms, and number of parking spaces.

Table 3-5 shows respondent preferences for the number of bedrooms in downtown housing. Slightly over half (52%) indicated they prefer two bedrooms; 35% indicated they would prefer three bedrooms. Only 6% said they would prefer one bedroom, and another 6% would prefer four bedrooms.

Discussion in one of the focus group meetings addressed the issue of flexibility of space. Some focus group members indicated they would prefer a loft space that they could configure to meet their needs rather than having a fixed number of bedrooms.

**Table 3-5. Preferred number of bedrooms in downtown housing**

<b>Number of Bedrooms</b>	<b>Number</b>	<b>Percent</b>
1	32	6%
2	292	52%
3	198	35%
4	34	6%
5 or more	5	1%
<b>Total</b>	<b>561</b>	<b>100%</b>

Source: Salem downtown housing Web survey, February 2002

Table 3-6 shows respondent preferences for the number of bathrooms in downtown housing. About 38% indicated they want two bathrooms, 37% indicated they wanted one and one-half baths, and 17% indicated they wanted one bath.

**Table 3-6. Preferred number of bathrooms in downtown housing**

<b>Number of Bathrooms</b>	<b>Number</b>	<b>Percent</b>
1	94	17%
1.5	207	37%
2	212	38%
2.5	33	6%
3 or more	7	1%
<b>Total</b>	<b>553</b>	<b>100%</b>

Source: Salem downtown housing Web survey, February 2002

Table 3-7 shows respondents preferred number of parking spaces for downtown housing. Slightly more than half (53%) would prefer two parking spaces; about 40% indicated they would prefer one space. Only 7% indicated they would prefer three spaces. The survey did not allow the option of zero parking spaces. Several respondents, however, pointed out this omission and indicated they would not require any parking spaces. On the balance, the survey results suggest that respondents want off-street parking in a safe and convenient location.

**Table 3-7. Preferred number of parking spaces in downtown housing**

<b>Number of Parking Spaces</b>	<b>Number</b>	<b>Percent</b>
1	216	40%
2	291	53%
3	38	7%
<b>Total</b>	<b>545</b>	<b>100%</b>

Source: Salem downtown housing Web survey, February 2002

In summary, respondents want housing that is private and secure with plenty of storage. Focus group participants suggested storage would be more useful if it were in close proximity to their cars. This configuration would allow storage of sports equipment and other items with easy access.

While other amenities appeared to be secondary in importance to respondents, design is still a crucial element. The layout of interior and exterior space, characteristics such as the number of bedrooms and bathrooms, and parking are important design considerations.

Finally, location appears to be an important issue. Safety was a key concern of both survey respondents and focus group participants. Many of the amenities that respondents find important have to do with the broader downtown environment. Amenities like access to shopping, restaurants, and transit access are all location issues.

## **RESPONDENT CHARACTERISTICS**

To better understand the type of people that responded to the survey and expressed interest in living downtown, the survey asked a series of questions about respondent characteristics. Demographic variables like age, household size and composition, and income are important indicators in housing choice.

Table 3-8 shows household size of survey respondents. The average household size was about 2.4 persons. Homeowners averaged about 2.5 persons, while renters averaged 2.2 persons. About 45% of respondents lived in two person households.

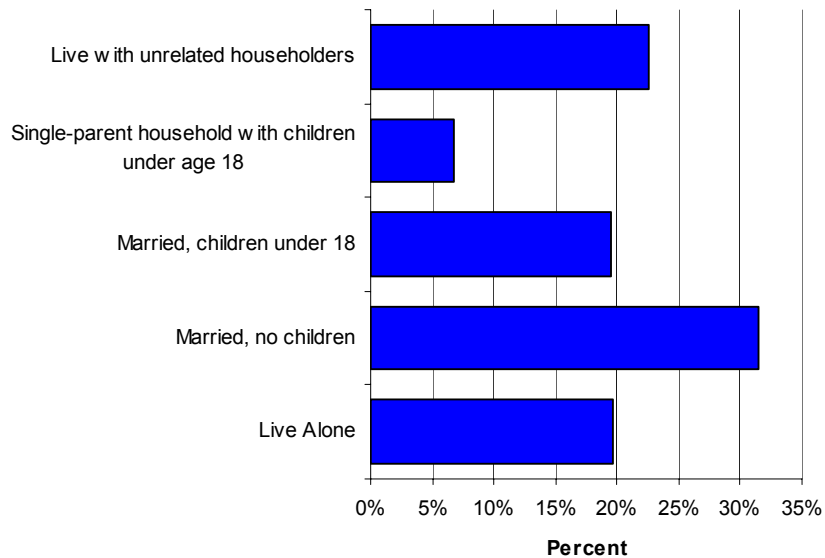
**Table 3-8. Persons in household, survey respondents**

Household Size	Number	Percent
1	140	21%
2	305	45%
3	116	17%
4	70	10%
5 or more	45	7%
<b>Total</b>	<b>676</b>	<b>100%</b>

Source: Salem downtown housing Web survey, February 2002

Figure 3-4 shows the household type of survey respondents. The results represent a mix of housing types. The largest group of respondents is married couple family households (married and married with children). This groups represents about 52% of all respondents. This is relatively close to the 48% reported by the 2000 Census. About 43% of the respondents lived in households with unrelated householders or live alone, compared to about 36% reported in the 2000 Census.

**Figure 3-3. Household type, survey respondents**



Source: Salem downtown housing Web survey, February 2002

Table 3-9 shows the distribution of respondents by zip code area. The largest percentage of respondents (30%) indicated they live in the 97301 zip code area, while 24% indicated they lived in the 97302 zip code area.

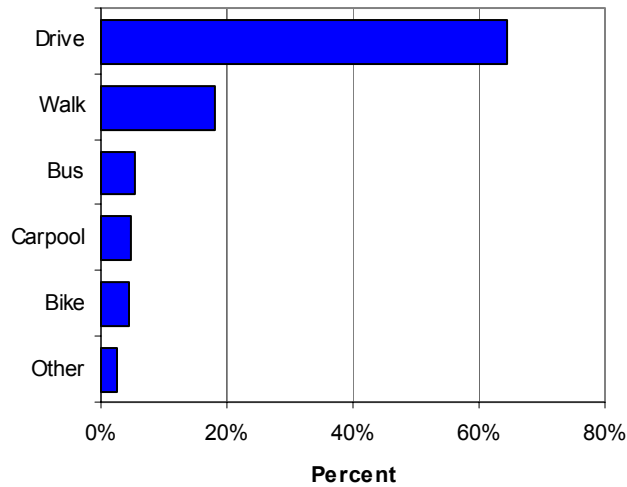
**Table 3-9. Zip code of respondent**

<b>Zip Code</b>	<b>Number</b>	<b>Percent</b>
97301	203	30%
97302	165	24%
97303	79	12%
97304	67	10%
97305	26	4%
97306	52	8%
None provided	85	13%
<b>Total</b>	<b>677</b>	<b>100%</b>

Source: Salem downtown housing Web survey, February 2002

Figure 3-4 shows respondents mode of transportation to work. About 65% reported they drive to work, while, 18% indicated they walk. Data from the 2000 Census on mode of transportation to work is not yet available.

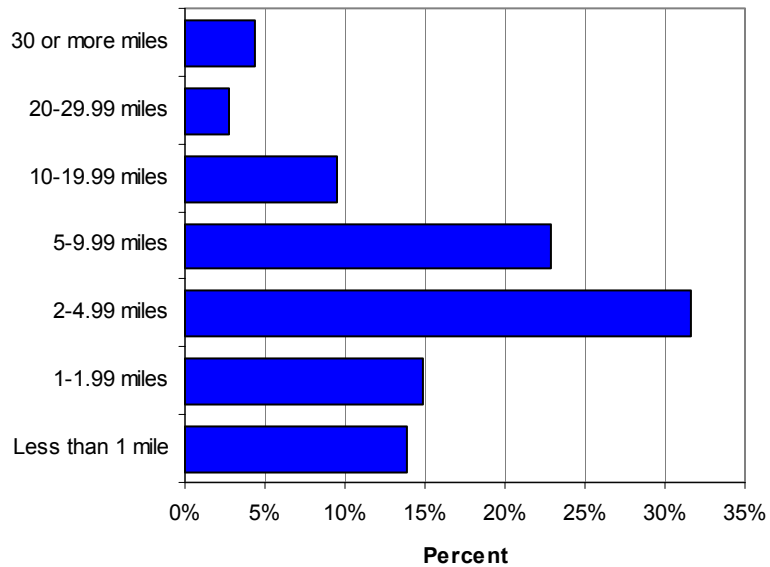
**Figure 3-4. Mode of transportation to work, survey respondents**



Source: Salem downtown housing Web survey, February 2002

Figure 3-6 shows distance traveled to work as reported by survey respondents. The average distance was about six miles, while the median distance was three miles.

**Figure 3-6. Average distance traveled to work, survey respondents**



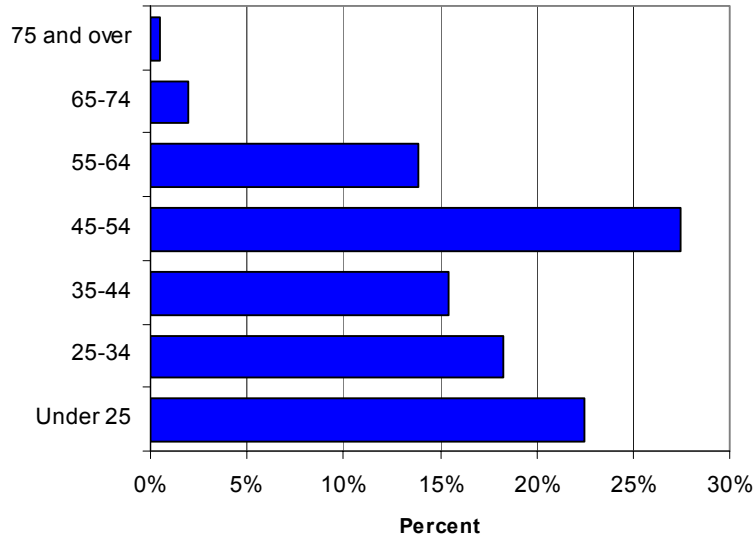
Source: Salem downtown housing Web survey, February 2002

Figure 3-7 shows the age of survey respondents. The average age of all respondents was about 40 years, the median age was 42 years. According to the 2000 Census, the median age of all Salem residents was 34 years. Respondent ages ranged from 18 to 80. Over 22% of the respondents were between the age of 18 and 24. This is higher than the approximately 12% reported by the Census. This reflects the large number of Willamette University students reflected in the sample.

About 57% of the respondents were female and 43% were male. The Census reported that slightly under 50% of Salem residents were female in 2000.



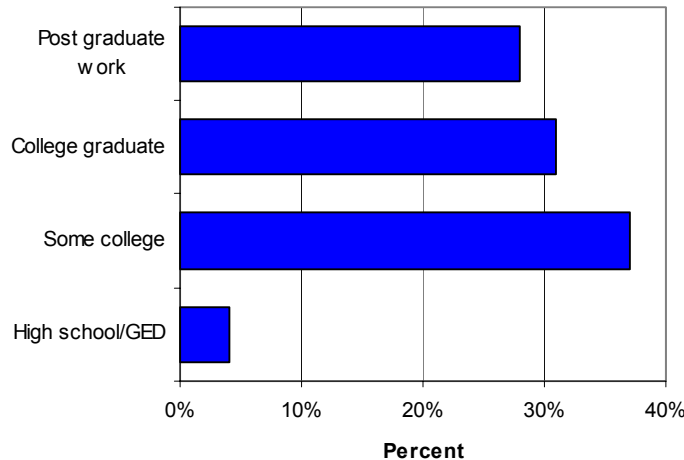
**Figure 3-7. Age of survey respondents**



Source: Salem downtown housing Web survey, February 2002

Figure 3-8 shows the education level of survey respondents. None of the respondents indicated having less than a high school education. In fact, a very small percentage of all respondents reported having just a high school education. While comparable data from the 2000 Census are not yet available, these figures suggest that respondents are better educated than Salem residents as a whole.

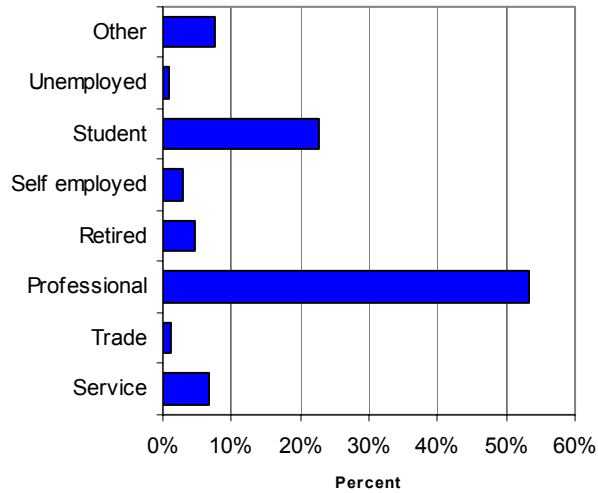
**Figure 3-8. Education level of survey respondents**



Source: Salem downtown housing Web survey, February 2002

Figure 3-9 shows the present occupation of survey respondents. Slightly more than 50% of the respondents indicated they were in professional occupations. About 22% indicated they were students. This represents a much higher percentage of these occupations than Salem as a whole.

**Figure 3-9. Present occupation of survey respondents**

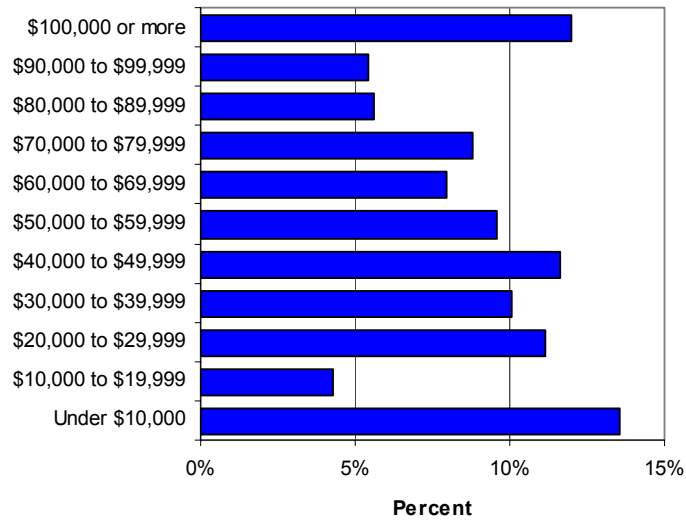


Source: Salem downtown housing Web survey, February 2002

Figure 3-9 shows the present occupation of survey respondents. The median income of survey respondents was about \$45,000. Claritas, Inc. estimates the 2001 median household income of Salem households at about \$38,650.

The results also show another interesting trend: the two largest income groups represented by the sample are households with incomes under \$10,000, and households with incomes over \$100,000.

**Figure 3-9. Present occupation of survey respondents**



Source: Salem downtown housing Web survey, February 2002

In summary, the sample represents a variety of demographics. The largest populations represented in the sample are professionals of all ages and students at Willamette University. The sample has some observed differences from the 2000 Census. The key area is that respondents appear to be better educated.



## SALEM DOWNTOWN HOUSING SURVEY

### *Instructions:*

Thank you for your interest in the Salem Downtown Housing Project. This questionnaire should be filled out by an adult in the household, someone 18 years of age or older. Please answer the questions for **all** members of the household. If a particular question does not apply to you, simply skip to the next question or section.

### *First we would like to ask you about your current housing.*

1. What **type of house** do you live in?
  - Single family house
  - Duplex (2 unit structure)
  - Apartment (structure with 3 or more units)
  - Condominium/townhouse
  - Retirement community
  
2. Do you:
  - Own
  - Rent
  
3. How much is your monthly mortgage payment?
  - <200
  - 200-399
  - 400-599
  - 600-799
  - 800-999
  - 1000-1499
  - 1500 or more
  
4. How many bedrooms do you have in your present home?  
Bedrooms [option: 1, 2, 3, 4]
  
5. How many bathrooms do you have in your present home?  
Bathrooms [option: 1, 1.5, 2, 2.5, 3 or more]

***Now we would like to ask you about your interest in downtown housing***

6. Would you consider living in housing in or near (within ½ mile) Salem’s downtown:

- No
- Yes

7. If you answered “YES” would you be willing to pay more than you are currently for housing downtown?

- No
- Yes

8. If you answered yes to Q-4, please **rate the features** that follow on how important they are to your housing choice (check the appropriate box)

<b>Feature</b>	<b>Unimportant</b>	<b>Neutral</b>	<b>Important</b>
Balcony/outside space	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Privacy	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Transit access	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Access to shopping	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Low noise level	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Children's play area	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Access to restaurants	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Covered parking	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Dining room	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Fireplace	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Live/work opportunity	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Home office/den	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Distance to work	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Open area/parks nearby	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Storage	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Security	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Disabled access	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Good view	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Please indicate your preferred downtown housing type:

- 9. Number of bedrooms [list] [1-3]
- 10. Number of bathrooms [list] [1. 1.5, 2. 2.5]

11. Number of parking spaces [list] [1, 2]  
12. Own  or Rent  Either [list]

***Finally, please tell us about your household.***

13. Including yourself, what is the number of **people in your household?** [list with 1-5+]
14. Please check the box which best describes your living arrangements:
- Live alone
  - Married, no children
  - Married, children under 18
  - Single-parent household with children under age 18
  - Live with unrelated householders
15. **What is your zip code?** \_\_\_\_\_
16. How do you normally get to work?
- drive alone
  - carpool
  - bus
  - walk
  - bike
17. How far do you generally **travel to work?** \_\_\_\_\_ Miles
18. What is your age? \_\_\_\_\_ Years
19. Sex?  Female  Male
20. What is the highest level of **education** that you have completed?
- |   |   |
|---|---|
| <input type="checkbox"/> Grade school     | <input type="checkbox"/> Some college       |
| <input type="checkbox"/> Some high school | <input type="checkbox"/> College graduate   |
| <input type="checkbox"/> High school/GED  | <input type="checkbox"/> Post graduate work |
21. Please indicate your current occupation:
- |                                       |  |
|---------------------------------------|--|
| <input type="checkbox"/> Service      | <input type="checkbox"/> Self employed |
| <input type="checkbox"/> Trade        | <input type="checkbox"/> Student       |
| <input type="checkbox"/> Professional | <input type="checkbox"/> Unemployed    |
| <input type="checkbox"/> Retired      | <input type="checkbox"/> Other         |

22. Please indicate which of the following categories best describes your **2001 total household income**, before taxes:

- |   |   |
|---|---|
| <input type="checkbox"/> UNDER \$10,000       | <input type="checkbox"/> \$60,000 to \$69,999 |
| <input type="checkbox"/> \$10,000 to \$19,999 | <input type="checkbox"/> \$70,000 to \$79,999 |
| <input type="checkbox"/> \$20,000 to \$29,999 | <input type="checkbox"/> \$80,000 to \$89,999 |
| <input type="checkbox"/> \$30,000 to \$39,999 | <input type="checkbox"/> \$90,000 to \$99,999 |
| <input type="checkbox"/> \$40,000 to \$49,999 | <input type="checkbox"/> \$100,000 or more    |
| <input type="checkbox"/> \$50,000 to \$59,999 |   |

23. Is there anything else you would like to tell us about your present or future housing needs and housing support service needs? Use the space provided below.

We are conducting a series of focus group meetings as a part of this project. Please provide your name and phone number if you are willing to participate in a focus group meeting on downtown housing in Salem?

Name: \_\_\_\_\_ Phone: \_\_\_\_\_

***Thank you. We appreciate your time and opinions. The information you have provided will help make a difference in providing downtown housing in Salem.***

**YOUR RESPONSES WILL REMAIN CONFIDENTIAL.**

Sponsored by:  
Urban Renewal Agency of the City of Salem



The final question on the survey asked respondents to share any other thoughts they had. This appendix includes those comments.

## WRITTEN COMMENTS

- Housing downtown is very important to a living, thriving downtown. Although I would probably not move (since we just moved to this house 6 months ago) I support it completely. I would consider retiring downtown! I bet there are plenty of WU students that would be interested in renting. Good luck, let's make it happen.
- Lets Build !!!!!!!
- If there were nice apartments downtown, I would gladly sell my house to rent downtown. Being within walking distance to everything downtown would be a great asset.
- We are wanting to simplify from living on acreage in a larger home, so we said we did not want to pay more than we are paying now. We are very interested in living downtown. We do have animals, and they would need to come with us.
- If this is a really viable program why does the City need to subsidize the development of down town housing?
- We were among those who signed on to live in the condo proposed 6 years ago by Ed Lopez. We are now happy in a zero-lot line home in West Salem where we are able to walk to Courthouse, the post office, Roths, or the library and sometimes we walk on across the bridge for lunch but how nice it would've been to have that luxury home looking down on the Riverfront Park. Keep trying to obtain downtown housing for others who are like we were then--ready to abandon our large family home in the country for the convenience of city living.
- I've liked the idea over the years, but it always seems unfeasible; it costs too much.
- I'm a disabled person on a fixed income. I should emphasize FIXED income, add meager income, and no real hope of ever getting off it.
- I've liked the idea over the years, but it always seems unfeasible; it costs too much.
- I'm a disabled person on a fixed income. I should emphasize FIXED income, add meager income, and no real hope of ever getting off it.
- We live in the downtown area now and think it is great.
- We gave up our car when we moved here 5 years ago and travel by Transit city bus now. We also take the
- Shopping Wheels Bus.
- Should be energy efficient, low maintenance.
- I think downtown would be a great place to live or live/work. There are no good schools nearby, which was not in your survey. However, I could see downtown as a destination living space for older 20 somethings, and more urban oriented adults ages 40 plus (kids grown). For the 40 plus, these would have to be deluxe. For the younger, could be more vital and funky - like Seattle and Portland areas.
- I would love to be part of a downtown walkabout community; we have the bus terminal; and Amtrak and Greyhound all close.
- The restaurants and coffee shops need our support; but we would need a small street front grocery though for immediate needs like true city neighborhoods have.

- I already live near downtown (13th and Chemeketa). I sold my house a few blocks to the east because it was too much work and too big. I wanted to stay downtown, so I rent an apartment. There was nothing to buy that was nice. If there were nice downtown housing for sale in the 1000 sq. ft. range, I'd buy now. I don't need a yard.
- I recently moved to Salem this past June (2001) and was truly disappointed at the lack of downtown housing. It would be wonderful to see Salem build its downtown to include more housing. It is also my belief that more downtown living will improve the health of area business too (the City needs to do everything it can to support business owners).
- Improving the waterfront area along the Willamette would also make downtown living more desirable (the Carousel is a fantastic start). Salem has a wonderful Library within easy walking distance to downtown, which is also really attractive to those of us who love downtown living (ok, I admit, I work for the Library and may be a tad prejudice in this regard).
- Good restaurants, cozy coffeeshops (bagels!), shopping, and parking are high on the list that make for great downtown living. Don't worry about people who complain about noise (when you live downtown, noise is part of the package...I lived in downtown Seattle surrounded by nightclubs and that was just part
- Housing should have covered parking for each unit plus a secure private attached garage that gives secure access to each unit. Outside areas should be very well lighted for security reasons.
- I think downtown housing would revitalize the downtown and Salem in general. Thousands of people work in the capital mall and downtown, and many would choose to live downtown if units become available. Many or most would then choose to walk to work rather than pay for parking, and net traffic should decrease. Residents would also "walk to shop," and businesses and restaurants downtown would benefit greatly. Thank you for asking these questions, as I think building apartment buildings/condominiums (especially multi-story buildings) in the center of Salem would do more to improve the city's economy and "livability" than anything else we can do.
- I didn't answer Question #12, as I need zero parking spaces.
- What part of downtown is the housing to be in? Seems like there will be a need for parking spaces for the cars for the renters or owners in addition to the general population for the shopping and social events in the downtown area. What are the considerations in this area? Also, what is the status of the homeless situation? I mean, is there an increase due to the economy at this time, should more housing for homeless be built?
- A safe, orderly, interesting downtown is essential. Many European cities are prime examples.
- I would like to see the restrictions eased regarding renovation & remodeling; too many empty spaces exist downtown. I would also like to see the issue of noise pollution (Fri. & Sat. night gut cruising) addressed; this seems like a real barrier for families interested in inhabiting the downtown area. I believe the city could also extend the "Free Ride" zone to Safeway, and have a 15-minute turn around time (a shuttle perhaps?) for this destination. This allows downtown residents access to a full sized grocery store, without the need for an automotive-based transportation mode.
- My husband and I like the idea, but would be concerned about security and parking. Also fire insurance rates. The biggest attraction would be riverfront or river views. We would consider less square footage for the same housing payments, but I am self-employed as an artist and my husband is retired on fixed income so housing budget is not negotiable.
- We would like to be able to buy a condo-type apartment with secure covered parking in the downtown area.
- Question 3- Mortgage is paid off. Value of present home \$350,000.
- 1 person in household is disabled, uses wheelchair.
- We are looking for about 1650 sq ft. Also smaller (600 sq ft) nearby apartment for (future) caregiver, or rental.
- I think river-view condos would be a wonderful addition to downtown. I was very disappointed when the proposal did not work out to build some along Front Street. Also, I would like to see some government assistance program for renovating the second floors of various retail buildings downtown, turning them

into living quarters. Most homes currently on the market are miles from downtown, making it time consuming and inconvenient to travel into the city core to shop. More close-in housing will help keep the downtown area businesses healthy.

- I have lived downtown and loved it, in my young-adult days. I would consider it now if I were single. I would require soundproofing of such quality that I could have my piano. I would want to keep a cat or two. I would want outdoor space, shared with others would be fine. I would want/need much window area. Ac
- Living near Courthouse Square or within 6 blocks is appealing; I see little advantage to living much further away.
- Why isn't someone paying up to \$1500 a month for a place to live, and not willing to pay more, asked to complete the mid part of the survey? Is this an assumption that all units will cost more than \$ 1500/mo?
- The demographics about who lives in the current household sure misses some boats. For instance, married with children but children over 18 living at home. Even if the children are not at home most of us still consider them our children, so married, no children is a not a good choice for us.
- Nighttime noise levels are potentially a problem-if not now then in the future.
- Permanent parking for people living downtown will be a problem. No reason to suspect Salem will do any better in that regard than large cities with downtown living: NY, Chicago, Atlanta, etc. And add a charge to living expenses for parking.
- No mortgage/work - omitted 3 & 16. Children's play areas nearby for grandkids important
- Security is very important in living quarters, parking, access/entryways, street lighting
- Noise factor - Portland traffic lights are set for 11 mph. Downtown Salem streets are raceways. Modifying traffic flow (making it pedestrian and bike friendly is still possible in a city Salem's size), in my opinion, is essential to downtown living.
- I am excited about the possibility of developing downtown housing, soon, in Salem's downtown. People, and therefore Pedestrians, participants, customers, attendees at events, the library, community meetings and restaurants, will enliven the area, re-energize it, and establish a much needed sense of community. Being able to walk, or use transit, and not drive constantly will be a huge plus. I believe living downtown will improve the quality of my life.
- I would like to see spaces in downtown designed with OUR city in mind. "Canned" or pre-designed structures plopped down in the spots we have available for downtown housing may actually detract from the overall appearance of our city.
- Are there enough upper, middle, and low-income people who would be able to afford downtown housing? Good luck in finding out what the market is.
- I would like to see spaces in downtown designed with OUR city in mind. "Canned" or pre-designed structures plopped down in the spots we have available for downtown housing may actually detract from the overall appearance of our city.
- Are there enough upper, middle, and low-income people who would be able to afford downtown housing? Good luck in finding out what the market is.
- Quiet and safety are the most important features for me. I've lived in the same apartment,
- 5 blocks SE of the Capitol, for four years. During that time I've noticed a steady increase in the number of barking dogs, late night stereo-blasters, and screaming/threatening neighbors (and the scariest ones aren't those who live in the group facilities around my block.) Stricter and better-enforced noise ordinances would be
- Welcome.
- Personal parking and convenient parking for guests are important and a great grocery store within walking distance would be nice.
- According to your definition, I already live downtown (I live near Willamette U.).
- I don't understand why not wanting to pay more than I am now means that you aren't interested in what my housing preferences are (questions 8 through 12). Seems like a pretty flawed survey....

- I would like to see more options for older folks-like my mother, a low maintenance condo close to shops and restaurants would be great. For younger people, especially students and young professionals who usually make downtowns successful, there should be cooler, loft style, affordable units.
- It is so important for the vitality of downtown!
- I would love the convenience of walking to work, but I would need a place to park my car.
- Housing in the core downtown area is so important for the future of our community and I would be proud to live and raise my children in downtown Salem.
- I think some of the unused upper floors of existing historic buildings are terrific. Would love to try living in one.
- I'm concerned about the areas surrounding State St., Mission Mill, the University. Too many undesirables living in the area and causing significant problems regarding safety, theft, vandalism, drug traffic, etc.
- One thing I enjoy about my current neighborhood is the mix of people. I think it is important to have a wide range of housing opportunities for people wanting market rate housing and people who need subsidized housing. Housing affordable to the service workers of downtown is important to reducing traffic.
- I find it odd that this survey assumes that because I do not want to pay more for housing downtown than I currently pay for my house now, that my desires for downtown housing are not worth finding out about. Is downtown housing only for the extremely rich? Must I Spend more than 1500/mo. to live downtown? I would think that you would want to know my housing preferences because I would possibly like to live downtown. I would not consider living downtown if I could not get the type of housing I would like. It seems there should be a price threshold for answering questions instead of assuming that there will be no housing to fit my needs if I can't pay more than I currently do.
- Dog must be welcome - would like outside area for the dog to be able to spend days guarding the homestead.
- We currently own a home in Keizer and have frequently thought it would be fun to live downtown my husband will soon be working part time and could bike to work from here or downtown. I am a down town shopper and we try to support it and our locally owned businesses. We are not " big box" shoppers. Moving from a home with a large outside area would be difficult but off set if there was a private courtyard type setting. I wish you well in this endeavor, build it well, make it affordable and they will come!
- I/we would like to live downtown but would not want to be among only a few other downtown residents. For safety and community there needs to be a critical mass of residents. Perhaps a classic "chicken-egg" situation. Thank you for asking.
- Hopefully your focus group meetings will be announced in the newspaper, so that one could attend without having had to reveal personal income.
- Having been peremptorily involved with the resurgence of the Pearl District in Portland and can say that the economic boon to the downtown area will be greatly noticed and appreciated. In an area that is now 35% unoccupied any urban rejuvenation is desperately needed. And I probably don't even need to mention that the benefits will not only help the downtown area, but the entire city will grow and become a more desirable location to live and do business.
- Living downtown sounds nice however my spouse doesn't care for the idea due to parking concerns. Where would we park, would are cars being safe and what would the extra expense be?
- We are interested in downtown housing because living in a culturally diverse area is important to us.
- Your survey would be more accurate if you would allow respondents to list other family situations, including "empty nesters" or "same-sex couples"
- We are interested in downtown housing because living in a culturally diverse area is important to us.
- Your survey would be more accurate if you would allow respondents to list other family situations, including "empty nesters" or "same-sex couples"
- Don't get hung up on providing parking for downtown residents.

- I would be more likely to live downtown if I owned recreational property outside the urban setting. Quiet space and trees are an extremely important part of my vision of a desirable living environment.
- I would only be interested in very upscale housing which would be cheap enough that I could travel part of the year and leave an empty or sublet condo. I doubt if I would actually live downtown but if such a situation were available, I would at least look at it.
- While I am currently not in a demographic to consider living downtown, I feel that providing a mixture of housing opportunities is critical for the long-term vitality of the central business district. Our city needs to find ways to revise some code requirements that allow building owners the financial ability to perform these improvements (i.e. steel fire escapes in the rear of side of buildings rather than interior stairwells). From kids renting studios for \$400 a month, or higher income residents purchasing condo's for \$225,000, their must be a mixture of opportunities in the near future.
- This would not be the type of living environment the would prefer to have once the children are gone.
- Make sure pets are allowed!
- On question #12 I need zero parking spaces. Your questions have some oversights, I think. Where is entertainment/culture in question #8? And I'm curious why you are only interested in the preferences of people wanting to pay more (rather than the same or less) to live downtown. We need lots of downtown housing for all income levels. I would move downtown if there was an opportunity. I want to be close to my job, entertainment and a social center. Salem really needs more downtown housing now!
- Downtown housing is crucial to the health of any downtown--even Mill City, where I am located (I hesitate to say live because I actually camp out at the private nonprofit that I run, so I'm homeless...). If air quality, low noise levels and access can be assured, downtowns are a terrific place to live.
- I wouldn't want to live in the core of downtown, but rather on the edge of downtown.
- Condominium Units with small balconies located on the 2nd and 3rd story levels of many of our downtown buildings would add vibrancy, activity, and people to our downtown at all hours. I can imagine empty nesters and retired folks purchasing these units, as key amenities of theater, government, and shopping would be at their fingertips, readily accessible within easy walking distance. Urban Renewal or other creative financing techniques should be used to encourage and attract developers to create such projects at a cost which stimulates people to buy. This would revitalize the downtown as the dynamic center of this wonderful city.
- Would like to see a mix of seniors, families, singles of all ages. Would like to have a "village" type life where one could WALK to stores, restaurants, entertainment. Would also like to have GOOD public transportation available so that we have a choice of how to get around.
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- Downtown housing enhancement is an integral part of increasing downtown, and thus the entire City's vitality!!!
- A downtown with lots of shops and restaurants would draw me to live there. Right now, the amount of closed businesses and little going on after hours makes it unattractive.
- I would like to not have to own a car or pay for parking
- Answering questions 8 thru 12 seems to have no dependency on whether I am willing to pay more for housing, so I answered them anyway.
- We live at Liberty and Hickory probably already inside your definition of downtown. We like easy access to everything including transit. What we don't like is the noise. Vibrations from traffic are not fun either. Pictures never stay straight. Who knows what's happening to the house from it. We pay \$0/mo. now for housing. We would be willing to pay more of course but doubt we could do it.

- Renovating existing upper floors of downtown buildings for this purpose would bring improvement to the core area. Parking and access are issues. The large spaces appear so appealing
- I have insights as a traveler in 57 countries and many including 3rd world cities offer better amenities.
- Disabled access is a legal requirement for new revised structures.
- I can't choose NONE for number of parking spaces - booh!
- It has to be affordable, comfortable, safe and conveniently located near shopping. Parking must be on premises. I would pay some extra money to live downtown but not more than 10 to 15% more.
- In answer to some of the questions regarding dining room, den, office, etc., I would say that flexible space would be important. A dining room itself is less important than having quality dining space. Attention also needs to be given to the mix of amenities downtown and hours of operation. One of the benefits to being downtown is having things nearby. Working with the downtown businesses on being open and accessible in the evening would make for a better downtown living experience. I also think a community garden for downtown dwellers might be a good idea. I like to garden and that is probably my biggest obstacle to living downtown. I would more likely live close to downtown so I could have a small garden. I think it's great you are looking into this issue and thank you for the survey.
- Would like open spaces and good pedestrian and bikeways near residence.
- Especially important aspects include site security, quality construction, good pedestrian access into downtown, well maintained facilities...I'd be willing to pay \$225K for a quality unit of about 1500+ sq ft.
- I am extremely interested in this subject. The creation of residential buildings is important to creating a vital downtown. However, Salem does not have a large draw for people that are classified as professional workers (eg no children) to support large amounts of downtown buildings. I would be happy to help with any Studies that would be needed for this project.
- Combine a major housing project with another project like the aquatic center or a downtown Courthouse Athletic Club. The block that has the rite-aid would be a good spot if there was a secure two sub-story parking garage (one half private/one half public).
- Salem needs to explore more student housing downtown. We have two world class Universities in Willamette and Tokyo International University of America. Surely, students represent tremendous potential for revitalizing our downtown and bringing nightlife back. They also would be more tolerant of late evening noise and can utilize transit services. I believe Salem's best hope for successful downtown housing has to begin with students.
- Important components to jumpstarting urban/downtown living include hotel/convention center; a broad range of service and professional businesses; and businesses which offer varied nightlife, entertainment, retail and fitness options ...within a safe, user-friendly and reasonable walking distance.
- Would like to see a variety of housing options including open floor or loft-type living spaces which offer maximum flexibility and efficiency in entertaining a variety of gatherings. Guest parking options are important. Personal outdoor space is high on the list for container gardening and outdoor entertaining. Maximized views toward the riverfront are high on the list.
- Would like to see restrictions and fees on conforming to some historic designations and cosmetic codes loosened, a pro-business campaign designed to attract tenants to the downtown area, and creative financial incentives designed to lessen the burden on building owners wanting to remodel/restore but hampered by unreasonable fees, codes and restrict
- Just keep in mind that this is SALEM, OR. Not New York City. People around here live differently than even those in Portland.
- I am most concerned with the growing problem of downtown parking. I do not believe our current laws would benefit new residents. I have witnessed situations where parking rules were changed, residents not notified, and then ticketed without recourse. For this to be effective, residents must have incentive to relocate. If the purpose is truly to attract residents and improve our downtown area, then rules must exist that benefit the residents.

- As a senior citizen, safety is very important. I would like to be able to walk from my car into my home without worry of intruders. Also near enough that I can walk into the downtown area. (I am a very good walker)
- I wouldn't consider living downtown until my children are grown and on their own. It would be a nice location for my wife and I.
- It would be great if it were economically feasible.
- Low noise is very important. Things like garbage trucks, street sweepers, buses, are very loud. It would be very important to me to NOT hear these things!
- I have gone to school, lived, and worked in downtown Portland, OR. What I find that I liked there that Salem does not have is a nightlife. There is not much for people 21 and older to do after work or school and on the weekends. This does not specifically relate to housing but a nightlife will create personal ties for people to the downtown area. When those individuals get older, they will remember what it felt like to be in downtown Salem. That may be the deciding factor to stay in Salem and live in the downtown area. People remember emotions!
- There are several reasons I do not want to live downtown: traffic noise, parking, I want a yard, increased possibility of vandalism from people hanging around downtown and no supermarket close by.
- If housing would be on upper level of building, an elevator would be convenient for getting groceries, etc. up to home. Also, since we have grandchildren, a play area nearby that is safe and convenient would be nice.
- I have been involved with the C of C Downtown and Riverfront Task Groups and would be willing to work on your housing Task Group. I have the only commercial Hot Air Balloon ride business in Salem and Keizer, flying over the downtown area almost daily from May through October. I think that I can give your group a "different perspective" of what the core area looks like and the changes that are going on there.
- Pets must be permitted. 2 small pets per apartment is reasonable. I am the owner of one cat.
- It would be great to see some developed, even if public dollars need to help support the first venture.
- There is another housing arrangement (#14) not listed--Married with children over 18 years but are still at least temporarily housed within the household.
- Are government workers considered as "service" or as a "profession"?
- Even though I don't have children, being able to have pets (specifically dogs) would be very important to me. Green space/parks that are accessible to dogs would also be very important to me. And even though I am neutral on covered parking, I would want secure parking. Free parking for guests would also be important. It also occurs to me that a single car garage, with shelving and/or a loft space, would solve some storage problems as well.
- Pets must be welcomed. Owner of one cat.
- Housing must be in an area that is relatively smog free, covered access to transit, free covered and locked vehicular parking associated with living unit, improved, safe and well lighted pedestrian ways. View may be close in rather than long distance. Elevator access as well as stair access available to dwelling. Larger outdoor private balcony to replace loss of outdoor ground space. Construction of unit must exceed code for fire, safety and noise protection. Only want 1 parking space for dwelling unit but additional needed for guest parking.
- Downtown housing may be an attractive option for retailers and businessmen but I do not believe it is in the best interest of our community. Urban density does not create a healthy city. Those individuals who dream of a cosmopolitan downtown with a nightlife and opera should move to New York or LA. The attractive feature of Salem is that it is not a big city. City planners need to take into consideration the huge drain on emergency services when urban density is increased.
- I believe that this is another possible source of low-income housing, specifically for young couples just starting out on their own that need assistance for a year or two, until they get their feet under them, so to speak.

- We will never be able to wean ourselves from the car. We require covered/secure parking. My husband's occupation (outside sales) requires unusual storage space.
- I live in the dorms at Willamette so most of the questions don't apply to me.
- Downtown poses too much nighttime activity, traffic, and noise. Personal crime and vandalism, lots of alcohol. Buildings pose many fire hazards (aged wiring, commercial to light industrial activities, restaurants, etc.). No parking.
- I believe downtown housing would help revitalize the downtown area.
- I also have pets. And would want to be near sidewalks and low traffic. Like the older homes around downtown Salem.
- Vancouver BC has done a great job with housing along waterfront interspersed w/shopping, parks, restaurants, and other such amenities. However, if development costs preclude the average worker/home buyer from entering such a downtown market....then don't build it. It has to be truly a mixed pricing formula. There has to be some uniqueness to the development or you'll just have block housing. Do something different. Spend the effort up front to create great housing that you'll want to come back and see and enjoy 30 years hence. Good luck and best wishes.
- Secure parking with safe access to living unit is important.
- It also needs to be 'animal friendly' as in dogs/cats allowed with opportunities for exercise, training and eateries accessible with my canine companion
- Please let us view the stats from this survey or post the results. Thank you.
- We like lofts, but see nothing interesting to convert downtown.
- Salem area is very appealing in which to live. However, my idea of living "in Salem" would be to live in an out-lying area or nearby town. Downtown does not appeal to me in any city.
- I already live downtown. I enjoy the easy access but wish there was more selection for downtown housing.
- However, I do not believe that we should focus on downtown housing if it will be detrimental to economic growth (i.e. taking up prime business space) rather it should be encouraged by businesses to convert and rent spaces they have on upper levels of buildings.
- We need to be pro-growth and pro-business in times like these. I very much oppose the policies of Mayor Swaim. They have put a great damper on the economy of Salem.
- I believe he is the root of the economic downturn of downtown.
- I would also like to point out that we do not need actual homes in downtown. It would be detrimental to the appearance and charm that is downtown Salem.
- We presently live as close as we can to downtown. (Union & Winter) We have lived in Salem many years and would like to live in the core, but there is nothing available. I am a Chief of Staff for a State Representative and work at the Capitol which allows me to walk to work. Salem is the smallest city in which we've lived, but we have grown to love it and want desperately to keep its downtown vital. We live, shop and spend our time and money downtown and are terrified that it will be lost like so many of our previous homes.
- Open, unusual, and/or contemporary living space is a plus.
- I work for the state and I am moving into a house in south Salem this weekend. We looked for a house in the downtown area and could not find one. I would like to walk to work.
- I would like to see Salem seriously consider downtown housing. I would like to see various levels and types of housing.. low cost, subsidized, mid level, up scale; apartments or condo's large enough that people could live in town with a family; condo's or apartments that would be attractive to the blue hair group... I'm there.
- While it might be an interesting experience, it's impractical for a family with small children. With the loitering, noise, lack of yard, and expense I doubt we would seriously consider moving downtown.



- Also, you should include motherhood as an occupation, or perhaps we are not much of a factor in your world.
- I would love to see more housing in the downtown area that would not be rentals, perhaps loft style condos with underground parking. Now that would be really cool.
- Swaim's theory about revitalizing the downtown with second story living area is crap. Even though the social engineers don't like it, downtowns die as the populace retreats to the edges of the community where the new single-family housing is being built. The new housing is being built there because that's where the market WANTS it built. People who live in Salem live here because they like the community and its current housing arrangement. People who want to live in the middle of a thriving commercial center move to someplace where there IS a thriving commercial center. Regardless of the Pringle Towers, folks are not going to move into the downtown area even if housing is created. Pringle Towers is populated by people who live there because of circumstances, not because they want to move into a mid-rise a mile walk from the nearest grocery. Have you assessed the demographics of those who currently live downtown? The population has an incredibly high percentage of immigrants and mentally disabled.
- Would like condominium overlooking the park and river.
- Secured off street parking, above retail or professional space great.
- I should be in proximity (walking distance) to downtown shopping, Riverside Park, and the Library.
- I am a single female living alone in St. Paul, OR with just my two dogs. I have two large dogs (1- 80lbs and 1-70 lbs).
- I would love to be able to live closer to my job here in Salem, but there is not available housing that will allow me to keep my dogs.
- My dogs are very important to me. They have been with me through a lot and are like my children.
- If you were able to provide me with a living arrangement that would allow me to keep my "fur children" that would be great.
- I'd like to live across from Riverfront Park!
- I currently live in the Historic District at 14th and Chemeketa.
- Safety is the number one issue for me... until downtown's safety is addressed, I would not decide to live in the area. Presently, downtown, although very pretty, has become
- A local hangout - I realize youth needs a place to go, but I occasionally feel unsafe, even during day light hours - I can't imagine walking my
- Dog alone at night, which is something I can presently do in my little cul-de-sac. There is beautiful riverside property going to complete waste - it's a shame.
- Good luck on your project.
- I think it would be a great opportunity to live close to work since I am single and will be working down town (state of Oregon) until I retire.
- I live on Winter St. near Union, walk across street to work at State Lands. Sold big house to live in smaller house (1600 sq ft) debt free. If Salem fails to sponsor downtown housing, you will have a hollow city lacking a viable downtown core of stores, small businesses, and residents. You will have state office buildings surrounded by freeway style one-way streets and barricades to pedestrians. However, thanks for riverfront Park!
- Should be pet friendly, wired for electronic systems,
- I'd love to live in a loft or old downtown warehouse. Thanks!
- Downtown housing is fine, but it should pay its way. When we built, we paid STCs even though all the services were already paid for by the developer and we did not impact growth because we have lived here all our lives. Salem is not a big city where life in the city is upscale and professional. We are city of families that value our yards for the kids to play in, quiet neighborhoods and nice schools. We travel to get our kids to soccer, basketball, baseball, piano lessons, etc all over town. Our incomes are modest and we like to get deals at Walmart and Costco. Specialty shops are nice but not for everyday needs. When

the planners look at the feasibility of downtown housing, these things must be considered. If it is desired, the market will allow growth in this area. If the City forces the growth in this area, it takes away from services to me and my neighbors who are the bread and butter of the community. I cannot see families choosing downtown because of parking, noise, no privacy, no yards and poor

- Must allow for Pet's small dog's under 25 pounds. Pet charges should not be required for rent.
- I think that providing housing in the downtown area is one of the ways that a community can reduce dependence on the automobile.
- I think that accessible housing in the downtown area would help downtown not appear lifeless after
- 5:00 pm.
- My husband and I have been very interested in downtown living for years. We work downtown and would love to be able to walk to work from home. We now live full-time
- In our RV, so we are interested and do accept alternative living styles. The downtown living and housing must be affordable to all interested, not just expensive housing.
- I think it would promote higher crime rates and less of parking for shoppers. It is an expensive use of prime real estate.
- A dog-friendly, i.e. no leash law, park nearby would be a great treat for those of us who own dogs.
- I would love to and have always wanted to live downtown, but it seems the problems associated with the core will never go away. I've been monitoring the area for over 12 years and nothing ever changes, just the faces. (Referring specifically to the youth issues) I would not want to live in an area where there would be so much potential for harassment and vandalism. I've worked on the Mayor's Downtown Youth Concerns Task Force as a volunteer and with the Multicultural Center trying to help resolve the issues but there never seemed to be any concrete answers. Years later, the problems seem to remain... they've just moved around the corner. I'm willing to help (again) come up with answers if I can. So I'll sign up. In order to live downtown, I would have to see several years go by without these issues.
- My husband and I currently own a charming 1926 cottage close to downtown. We moved to this house from a south Salem Suburb because we wanted
- A more central location and accessibility to services. We love living downtown, however, we would very much like to find a more modern home with
- Disability access for myself. I work at the Capitol building. Also my husband drives a service van. His occupational is commercial HVAC so he is on call some off-hour. He needs a secure and accessible place to park that van. The van cannot be parked in an unsecured location because it contains many very valuable tools and my husband covers an area from Riddle, Oregon, to Tacoma Washington, so he must be able to get to that van early in the morning and late at night Lastly, we have a 7-pound toy poodle. Many places set a weight limit for animals and I think that is a good idea, however, my dog is part of the family and I would not consider any other living arrangement that doesn't not include the dog.
- I work in Capitol mall and though it would be convenient, I would never consider living downtown with a child. People drive like maniacs, the streets are dirty, gothic teenagers lurk in corners. Scary. As a student (and prior to having my child), I lived on Chemeketa Street, which was acceptable considering I was not in charge of another person's life. I had to pay to park in front of my own house and was scared to walk anywhere. There are too many half way homes and transients in the downtown area to raise children here. Oh, and where are the schools??? I would expect to pay considerably less for housing downtown.
- It must allow dog ownership.
- I know several people who would like to live downtown, but the options are few. It's frustrating that Salem is so backward and is only friendly to suburban families.
- If you need some suggestions I'd advise to contact the cities of Torrance and Redondo Beach, California. Some years back Torrance built some wonderful new places right downtown in OLD TOWN. They are very, very nice and it actually brought business back to the old part of town. In Redondo they have a lot of apartments near the main part of town.
- Need a pet-friendly area.

- Having the housing within 1/2 mile of the downtown area is very important. We could walk to shopping areas or possibly ride our bicycles. Reasonable rates for covered parking is a must. If the rates to live downtown exceed our current living expenses what is the draw to live there? We're looking to reduce travel expenses and help increase the desire to live downtown. I have friends in Portland that live in a remodeled building in the core area and love it. Access to shopping and restaurants is a real plus. If you don't keep costs down how will the average couple be able to afford the units, whether renting or buying? I've heard of proposals in the past regarding new living accommodations in the downtown area. Most were over priced and doomed to fail before they ever really got started. I'm not in favor of low end housing units being to close to a home I want to occupy. I prefer the renters or owners have the ability to maintain a reasonable level of economic lifestyle. If there are low income properties to close
- Not sure if we actually would, but if we ever did, these would be my answers to the survey. Would apartments or condos be built? or would the existing old buildings be renovated for occupancy? I would have see something before I could really make a decision to live downtown, but I think it would be a good idea, to bring life into the city of Salem.
- Downtown housing opportunities should be pursued and offered to those that might be interested. If we had NO kids, I would certainly look at opportunities to live in town.
- Must be able to have pets, if I lived downtown I would either walk, bike or ride the bus to work.
- I would love to see some of the older buildings turned into "loft" apartments, like they've done in the Pearl District, in Portland. I would support that very strongly.
- When I was in Europe I found the integration of dense living and working space was outstanding. Folks had garden spots, covered parking, easy access to work, school, shopping, decent sized storage space, and lots of park space for children and adults to walk and enjoy themselves. I would like to see a push for a more integrated city environment like they have in Zurich Switzerland. Give people a truly livable downtown space with all the amenities and moderate rental /ownership rates and we will move there.
- I already live downtown in a studio apartment.
- There should not be a tax benefit for those who choose to live down town. It's like welfare for the rich.
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- There should not be a tax benefit for those who choose to live down town. It's like welfare for the rich.
- Private parking as well as a garage that could be used to make my own auto repairs would be important. I prefer the safety of older vehicles and do most maintenance myself. So being allowed to use my garage for whatever I wanted (within reason) would be very important to me.
- Lack of noise and ease of access to the units would also be very important.
- Security would be very important; the advantage to living down town-closeness to everything, the park, business, shopping- would be negated by a feeling of insecurity. Currently, it appears downtown after dark is not a safe place. It may be because of how early businesses close, it may be the young people who hang out there, but before I'd move to downtown, and I'd really like to, that perception would have to change.
- Clean, safe, quiet. It is important that a person doesn't have to listen to the train rattling the walls. Riffraff running the halls and a community room would be great for scheduling conferences, meetings,, family reunions. I would love to get up, get dressed and walk a few blocks to get to work. My most favorite aspect would be the opportunity to own a house downtown. Next best thing would be to own a condo downtown. Thank you for asking.
- I think it is extremely important to have a healthy mix of commercial and residential dwellings. Downtown Salem has been improving over the years and I think that having high quality, high standard housing would benefit it even more. And I don't think it is necessary to charge rent that is extremely higher than the rent for outside the "downtown area".
- I already live close to downtown and it's great. I'm in a house in an older neighborhood just north of the Capital Mall area, and I feel quite safe and comfortable in the neighborhood.
- #3. Our house is paid for. #14 & 16. My husband and I are retired and have an adult son living with us.

- We would like to live in downtown Portland when we can no longer hike (Salem is easier to get out of to hike in mountains and at the coast. Our
- grandchildren live in Portland.), but Salem doesn't have enough attractions (restaurants, the arts) to be worth moving from our current home.
- Most of downtown isn't very attractive, either. It would be more appealing if it all looked as nice as Salem Center.
- Would like more FLAT situations. Coming from a city atmosphere, flats are nice and non-constricting in lifestyle. Allows the person to make what they want of the space. I see all of these shops and would think that flats would be above the shops. The only two problems for me that I would foresee is that 1) parking and 2) handicapped access for myself.
- I think it's a great idea. However, I don't think we're interested at this point.
- Talking to others - be sure to make it dog friendly.
- I currently own a home near Broadway Street and hood street NE. I believe this is within the 1/2 mile of downtown area. My main concern is cleaning up the area, removing the transient foot traffic. Too much of the area is being purchased by the Salem Alliance Church, which brings inordinate traffic to narrow streets. The neighborhood is less of a neighborhood with large parking lots. I would like to see a good grocery store in the area, less auto sales dealerships. Perhaps the removal of seedy older homes between Liberty Street and Broadway, and adding more upscale Apartment complexes.
- Price is very important to me and the use of noise control building materials.
- Spacious, sound proof living areas with the access of washer/dryer in unit (home) and convenient recycle and trash areas.
- Our interest would depend on price of dwellings and property taxes. Also it would be great to have a building with some type of roof garden. We prefer an older building remodeled to new construction.
- I love privacy
- Already signed up for focus group mtg.
- Buildings in the downtown area should have retail on the bottom floor, office space on the floors above retail, and luxury condominiums with large balconies on the upper floors.
- Also we need to rid our downtown area of the loiterers that make downtown an unfriendly place to shop.
- I think downtown housing is GREAT, necessary for a lively and healthy downtown and would be a good option for many people. I've spent some time with a friend in downtown Portland and have seen how vital, creative and interesting life can be in a city. I choose to live in the country because of my chickens and other animals, a large garden area...but I think downtown housing would have enormous appeal to many people -- maybe even myself after I'm tired of all the farm work!
- Important to consider pet situations (i.e. areas for dogs to play, go to the bathroom, etc)
- We need it
- Your possible responses in the housing selection area are too limited. Unimportant, neutral, or Important don't allow for important but not absolutely necessary. Neutral is not either important or unimportant so there is no nuance to the question. Also, I already live quite near downtown.
- It is essential to us, at the present time, to live in a space that allows us to have one or two dogs.
- We recently made a significant investment in refurbishing our house -- new roof, repairing some structural wear and tear, replacing tile in a bathroom and kitchen, replacing carpeting, installing new doors and windows, and repainting. Almost none of that investment would be recoverable if we were to sell the house at this time. We made the investment because we intend to stay there as long as possible (20-30 years).
- Personally, at some point down the road, I would be interested in co-housing.
- In 2001 I lived in a 3 bedroom, 1.5 bath townhouse in Keizer. I am now married and living in the house described above and our annual income will be between \$150,000 - \$200,000 per year.

- Sounds intriguing for after the children have left home. I know downtown is generally quiet in the evening.
- I think some low-rent, college friendly apartments downtown would be awesome. They would be close to campus and the Salem Center.
- Personally, I feel that downtown housing is probably the most important step towards revitalizing downtown.
- Much property in the downtown area is vacant and/or unsuitable for retail space (especially upper floor spaces).
- The conversion of these spaces to living areas would both help expand Salem's housing market and increase use of the downtown area and patronage of downtown businesses.
- I think it would be awesome to live downtown if it is done right. There is still a lot of noise down there and that would definitely be a turn off... also there is hardly anything open later than 8 PM and that is another downfall of living there.... in addition Safeway is not exactly close if you were right downtown and shopping for those without transportation could be a hassle. Also, I don't think downtown living should be so expensive that students cannot afford it.... that is the hardest thing about Willamette, you HAVE to rent a house or live in another part of Salem to move off campus which many of us look forward to doing. Just because we are college students does not mean we wreck everything in sight. Although I will no doubt be out of Salem by the time this goes through I think it is going to be pivotal to reenergizing the social life of Salem and encouraging people to stick around... right now the best part of graduating is leaving Salem.... encouraging an atmosphere more conducive to college life
- If there is any way to center the housing around the Front St. and park area; that would be the best. I know the train tracks are in the way, but if there was a way to develop that area, I think Salem's downtown would boom. I have heard rumors of building a row of shops down there along the city side of the park. I think that would be a great idea. The river and the park are extremely underutilized in my opinion.
- It should not just be for the wealthy. Middle-income people would also love to live downtown if it was affordable.
- I favor the option of providing downtown housing, but personally prefer our residential situation, including yard, etc. I am aware that current options for creating downtown housing, but am not convinced that it should be a high priority if making it affordable would require significant subsidies.
- There are some really nice older buildings downtown that just haven't been maintained over the years and are falling apart. It would be really great to see some of those remodeled and turned into apartments. I think a lot of college students would be interested in renting in the downtown area if there was more affordable housing available.
- One of your survey questions asks how many bedrooms I have in my current residence. I actually don't have any - I live in a studio apartment. I think you should add 'studio' to your list of options for that question, because I know there are quite a few studio apartments near the downtown area. There are at least 8 in my apartment complex alone, and I see adds for them in the Statesman Journal classifieds all the time. I would personally like to see more affordable one bedroom apartments available, because I would prefer a one bedroom over a studio, but haven't been able to find a one bedroom apartment that I can afford or that is close enough to where I work (downtown)
- I am a student at Willamette University, searching for reasonable property to rent for my junior year with 4 other housemates. This is nearly impossible to find decent housing, in safe/secure neighborhoods around Willamette's Campus.
- Safety is a BIG issue when it comes to housing....it is important that the new housing be in well patrolled and well lit areas...possibly with some sort of card access that only those that live there can get in.....
- It is a great idea to invigorate the downtown Salem community!
- I think it's great that you're working to revitalize downtown. Providing housing near individuals' workplaces and convenient access to shopping will reduce traffic, pollution and contributions to global warming. Anything the city can do to reduce dependence on single-person vehicle operation is very important. Thanks!

- I live in a dorm on Willamette Campus. It is hard to answer your questions because there are no considerations for this living arrangement.
- Specifically desire a house, not a condominium
- I would love to live downtown and be able to walk to work, shopping, restaurants. Having people live downtown does wonders for invigorating the downtown as well.
- Ideally, it would be nice to have an secured indoor parking garage where you could go directly from your car to your living quarters. It would also be nice to have upgraded grocery store fairly close by. Guest parking would also be great.
- My family probably won't be moving to downtown Salem anytime soon, because we have a small, comfortable home in the South-Central area, reasonably close to the downtown area already. However, in the future, I would definitely consider downtown housing. Even if we don't live there ourselves, I very strongly support the development of housing downtown, in Salem and other towns/cities. I am reasonably well-informed about "new" urban planning, and strongly support density and sustainability. I want a vital and lively downtown for Salem, and keeping folks there after 5 p.m. and all through the weekend is essential. I have lived in cities elsewhere in the U.S. and internationally, and in all, the vibrancy and attractiveness of downtown areas seems to rest upon dense housing.
- Something like Whistler Village outside of Vancouver BC or the south end of downtown Portland by the I-5 bridge. There, a clean environment is offered with homes and apartments above businesses. Salem and Portland have their clean areas, respectively. I think that people like me would also be more attracted to the area if there were more jobs offered and if proper parking were established. Maybe something by the Willamette? My personal idea would be large windows, something that lets us (living in downtown) know we in a clean, safe, beautiful historic district of Salem.
- I think downtown housing is a great idea. Not only would it get interested folks living/working downtown, but it would add a better feeling of community that may be lacking in the downtown area. Also, this housing would be ideal for Willamette students/employees or government workers who are looking for nearby (relatively nice) living arrangements.
- Questions regarding how far I would like to live from downtown may be irrelevant as we live within walking distance of downtown Salem.
- Downtown needs to be pedestrian and much more bike friendly
- While there is a question on this form regarding current "type of house," there is no question asking about preferred (or "acceptable") type of downtown housing that may be of interest. Most people would probably prefer single-family downtown housing. If multi-family downtown housing were to be acceptable to a prospective "downtown," it may be contingent upon a design that allows for maximum privacy and sound insulation.
- I would have considered living downtown when I was 25-32, but now I need the quiet of the country.
- It is long past time that developers, who are making money hand over fist at the dozens and dozens of apartment complexes/houses across the greater Salem area, do their part in re-invigorating the downtown area by offering competitive and fair downtown housing. It may come at a small reduction to their already inflated profits, but it is a shame to see complex after complex built around Salem's outskirts and in our neighboring communities when our downtown screams for more and better housing options. As someone who lives within walking distance to the downtown area and as someone who would be very interested in living downtown, I would gladly give of my time or resources to help make this sort of downtown a reality.
- Salem always seems to miss the mark. The image of Salem as hard as it is to believe for some of our leaders is very negative. Most people in my demographic choose to move out of frustration. If Salem designed this with the purpose of attracting people in their twenty's to thirty's, it could add some vibrancy to downtown. I think families prefer to live in "suburban dwellings" to be close to schools--younger adults like being downtown but since downtown has very little to offer they would just rather move to the Pearl District or Beaverton.
- Downtown housing is a great idea. It will need several things to make it attractive.

- Parking, security, quiet, and reasonable cost.
- Downtown Salem needs more than just housing. If the only attraction was a good place to live, I don't think I'd want it - the downtown area is so "dead" it wouldn't be too fun to live in.
- I would love to have housing in the upstairs of some of our current downtown buildings, & facing the river would be a real bonus.
- This would be a fun area for students. Consider low-income or student housing. This would help liven up downtown. Salt Lake City, Utah recently built a complex for artists with low-incomes. The structure and its interior are fairly simplistic, but very modern and conducive to young people
- I would like to see the people that hang out downtown gone so that I feel safe. My long range plans are to live within walking distance of my work, but I will not do this with those people hanging out around there or while my child is living at home. I would not feel safe with her being home alone before or after school.
- This has also stopped me from shopping downtown. I now go to Portland to do any shopping that I would do here in Salem otherwise. It would also be important to allow small animals. And please maintain/re-develop the beautiful architectural integrity of the downtown area. I think this is a great idea to further the excitement of the Salem downtown area.
- Very interested in downtown apartments. Seems like property facing Riverside Park would be ideal.
- I live in Keizer, and at this point I am much more concerned about the livability and shopping availability in this city, not Salem. Good Luck!!
- Most important thing is that it feels safe and the parking area is safe. Also, the area around should be well lit or else it does not feel safe to walk home if driving is not an option.
- We have discussed living in downtown Salem & the like the idea of living in a refurbished area above local businesses.
- I live and work downtown now and would like to purchase a condo or loft downtown in an Historic Area.
- I like the character of older buildings and the convenience of not having to rely on a car to get to work or the store.
- Rent should be less than \$400 a month if at all possible. Most students can't afford more than that. Proximity to Willamette university is also an important factor.
- The only time I would be interested in living downtown would be if I were no longer able to afford or physically able to keep a single family home. Housing for retired people who may wish to work part-time or have access to shopping and transportation seems like a good idea.
- I would love to someday be able to live in a nice apartment right downtown somewhere. One that would be close to shopping, restaurants and other activities. I think that would really help downtown come back to life again.
- Housing for students is important to me. Currently off campus Willamette students live an average of 5 miles away from campus and would be attracted to downtown housing.
- I don't understand why housing next to the railroad tracks goes for the same price as housing several blocks away.
- If this is geared at, or offered to Willamette Students, the cost needs to be lower than living on campus to attract people, unlike the current University Apartments.
- Would want the environment to be a safe, pleasant one in which a parent would want their children to grow up in
- We are Willamette students who live about four blocks south of the downtown area. We all really enjoy being this close to both downtown and Willamette and would like to continue with this luxury. I believe that Willamette students would love to rent houses that are in this area; we are short housing that is close to downtown and campus. It has no glamour at all. It is funky and there seems to be far too much emphasis on sound control. It is a very senior citizen atmosphere and not conducive to college living. Too many things are closing to make it that enticing. It is quite boring as far as downtowns go but I think with a little kick it could be much better. Let me know if you want further suggestions.

- I think that what is important is downtown housing is making the best use of the existing space that is already there. What I would like to see would be the area above the downtown merchants be renovated into affordable and respectable apartments for college students and others who don't have a lot of money. The saddest thing about Salem is that it can be such a nice downtown area, it has so much potential but right now it is just being wasted.
- I would love to have an opportunity to live in a classic building, much like has been done in the Portland area. Perhaps above a store or a restaurant. Lofts are also in high demand.
- It would be nice to have a good mix of styles, economic levels and ethnic backgrounds in an inner-city community. Also it would be nice if it were designed with a sense of community worked into it: meeting spaces, play spaces, etc.
- Interesting loft spaces would be appealing.
- The downtown area would benefit greatly from the availability of flats or apartments in the upstairs of the buildings downtown. It appears the buildings are empty and not being used. This is a waste of economic resources and greatly hampers the downtown businesses, lifestyle, appearance, and even the overall atmosphere of the town. The shops and entire town would benefit from the availability of housing in the area.
- I was shocked to learn that there is so little downtown housing in Salem right now.
- Late in retirement I may consider a downtown living option
- I think that Salem would be a much more livable, and enjoyable, city if the upper floors of the older downtown buildings were used for housing. Downtown housing would provide a real boost to the city's shops and restaurants.
- The City of Portland is an excellent example.
- Build some for Willamette students
- I think that creating housing downtown would be wonderful. There are several things to consider, however, such as noise level.... there is still a lot of driving the strip going on and that is a turn off to being downtown. Also since nothing in Salem is open past 8PM it is hard to have a night/social life..... that is going to be a major factor for people wanting to live there. In addition, there would need to be a grocery store a little closer than Safeway on Center, especially for people without cars. I would also hope that the housing downtown would be affordable for all people, including college students. By creating an environment conducive to college living there will be a greater draw to stay in Salem. As it stands, the best thing about graduating from Willamette is getting out of Salem, and that could be fixed.
- Currently I live in on Willamette's campus, something geared towards young people would be nice
- I hope that it will be a mixture of apartments, condos, lofts; of income levels; appropriate to single people, families, seniors.
- In all honesty, I'm not interested in moving ANYWHERE right now. But I think downtown would be improved by people living there and if I were just moving to Salem, I'd surely consider it.
- I would have purchased a downtown space to renovate rather than purchasing a single family home. There weren't many options in Salem five years ago, and I don't believe there are yet. At this point, I would wait until my children are out of the home before purchasing a downtown living space. The idea of new construction does NOT appeal to me, either as a living space or as part of the cityscape. I would rather see the city encourage the redevelopment of existing buildings to fill up the empty second and third floor space in our historic buildings.
- It would be essential for me to have a private backyard for my children.
- We are currently looking for a new home and while I like living close to downtown, as we do now, it appears that the only viable option for us is S. Salem. Making the downtown area livable for families will take a lot of work, including improving the quality of housing outside the core area. No will want to pay \$200,000 or more a for a home that is surrounded by cheap apartments and unkept neighborhoods. Nor will many people want to rent an expensive apartment in a rundown area.
- As a side note you should have included an option for the occupation of stay at home parent.



- I sincerely believe any new buildings should be built with underground parking for tenants/visitors. Use the above ground area for trees, grass, beautification.
- I am interested in the idea, because it would be close to things happening downtown and close to Willamette University. If it's affordable, I think I would like to live downtown, although it would be harder to get to the grocery store (Safeway on Center Street)
- Try to use the riverfront as a focal point for a revitalized downtown. Make walking the primary mode of transportation by the design and placement of structures, facilities, parks, adding more parking, etc. Make sure safety is a priority - however you feel necessary, whether through more lighting, more police patrols, design, restricting traffic, etc. Restaurants, coffee shops, convenience stores (with reasonable prices and open late) would help the college student who does not have much time to run errands except after normal hours. Get rid of the kids who hang out in downtown; they are an eyesore...sorry, I have no solution for that, and it just may be an unjustified complaint. Get rid of the adults and kids who harass downtown shoppers near Chemeketa and liberty and other areas.
- The largest deterrent would be the noise and possibility of vandalism.
- I believe low-income housing would be detrimental to the downtown area. Considering the people who already hang out on the city streets Salem does not need more reason to cause shoppers to abandon the downtown area.
- Currently, I live at Willamette University. I am looking for something more affordable, but I can't afford to live in an apt alone without my financial aid. The YWCA has a great offer to live above their facility, but it's hard to get into. I wish there were more affordable (under \$300 dollars a month) housing for college students around here. If the place was accessible to the school, as in walking or biking distance, I for sure would rent it out. But it would have to be able to room about 3 or 4 people and have fairly mellow rent.
- I live in a dorm on the Willamette University campus, although I grew up in south Salem in the Ironwood district. I think it would be great for Salem's downtown, and the city as a whole, if some quality housing was provided downtown, particularly in some large apartment-style high-rises.
- There is already quite a bit of downtown housing. I don't know what you have planned but I would caution you against destroying any natural attractions downtown in order to build a sky rise apartment building. a better idea might be to buy up all the second and third storys of downtown buildings and make them into nice housing. Keep in mind however that you will not get much business from anyone other than Willamette and Chemeketa students. People that move to Salem usually have a desire to live in open spaces so they wont want to live downtown. And people who grow up in Salem will either want to remain in open spaces or move to a city (Portland), so \*they\* wont want to live downtown either. Your prime market as far as I can tell is the elderly who can no longer afford their 'wide open space' rancher homes; and college students attending Willamette University. I imagine you would also have special cases like shop owners who want to live near their stores and people who work at the capitol sometimes and
- I am concerned about the energy efficiency of my housing. I am also interested in seeing the city of Salem encouraging green building practices and extending bus services so buses run more often during peak business hours. High density, mixed housing developments would be a great asset to the downtown area. Many Willamette university students would enjoy living downtown because it reduces the necessity of a car, an asset many college students do not have.
- It would be absolutely fabulous for University students, and help clean up the image of downtown Salem.
- I live downtown in the Court-Chemeketa Historic District. The #1 draw to this particular downtown region is livability. I mean this by livability: a quiet, safe neighborhood that maintains qualities of a single family residential district. Minimal traffic on my street is very important, and recent changes in my neighborhood are threatening that (Court Street Christian Church expansion to a megachurch, potential barrier move on our block, large additions to neighborhood buildings that are unsightly and increase parking problems in our neighborhood, etc.). Honestly, it may not be a desireable place to live in a decade or less. I seriously fear for my neighborhood. I would urge the city to make active efforts to preserve resident pockets within the downtown region, particularly looking at the comprehensive plan which is not supportive of the Court-Chemeketa Historic District.

- Salem is ugly in MANY ways, I do not see what would draw the average person to this town. The Bleigh Theatre was torn down for
- I think this is a great idea and might help jazz up Salem's downtown.
- I live in Portland and work in Salem. I have no desire to move to Salem regardless of any improvements made to downtown. I strongly support telecommuting and other energy efficiency measures that support the 1000's of Portland commuters.
- I think Salem should be utilizing it's waterfront. I would like to see housing on the water. Restaurants, too.
- Please position it off main streets whenever/wherever possible. (Noise from "BOOMER" car stereos is a real "BUMMER". Build units with maximum noise insulation installed. Quiet is a must. Build units with a maximum level of energy efficiency. (Insulation, wiring, appliances, heating & air conditioning, with humidity control. Contact me if you need an energy efficiency consultant for the job. Lastly have ethernet LAN available for communications (computer) in each unit, and cable or dish service (both) available. A swimming pool recreation area would be nice too. And a community meeting/game/fun/exercise facility. I mean, lets do it right.
- Pet friendly housing would be nice.
- Although major improvements have been made to Riverfront Park, the park has not fully realized its potential as a gathering place. Perhaps, the city should consider building a swimming pool facility in Riverfront Park. Such a facility could bring more people downtown, increasing patronage of restaurants and encouraging a family oriented atmosphere. A vibrant atmosphere will, in turn, make downtown Salem a much more desirable place to live and conduct business.
- Green space is a MUST HAVE. Have just accepted a new job and am now using transit more often. Salem does NOT do a good job with its balance of natural resources and new business. Just look at our large Industrial Park off Madronna. It was a wet land and the "creek" mandated to run through it looks more like a dump run. We have these great creeks running throughout the city that are constantly polluted and underutilized. Salem needs to make more of these valuable and unique features.
- I would love to take advantage of downtown living. I currently work in the capitol mall area and would enjoy walking to work. An apartment built with the characteristics of older buildings would greatly appeal to me.
- I like the idea of some folks living in or near downtown. I might be interested after I retire (whenever that may be), but for now my current home is paid for, and
- I have no desire to move.
- I would only be interested in living downtown if I didn't want or weren't able to have a large garden. In that case, I think living in town with a small or no yard would be ideal, close to things but little upkeep.
- I am a student at Willamette University, and I live in the dorms, so not all of these questions are really answerable in my situation. I did the best I could with what was there. I'm a sophomore at the moment, but as a senior, it is my intention of living off campus. Although the University has some apartments, I think that myself, and many other students from Willamette would be interested in housing in downtown Salem. It is close to Willamette, so one would not need a car, but it is very much off campus, which is something that many students, on a campus this small, value after several years of living in the dorms. I hope that this helps.
- I think having more apartment buildings downtown would be GREAT. People always want to move downtown but they don't have many options so we all end up in South Salem. I'm all for more downtown housing!
- It would be nice. The apartment buildings in downtown Portland are beautiful and add a lot of character. It would help out the atmosphere of downtown. Maybe it wouldn't look like a ghost town after 8:30 pm.
- Although I filled this form out for myself, I have elderly but healthy parents living in Salem who would love to live downtown in a safe place where they would be able to walk to shopping, movies, restaurants, etc. Relatively small, attractive, well-maintained, safe housing near downtown Salem would be very attractive to seniors.

- I feel we really need affordable downtown housing. By affordable, I mean housing that the middle income home owner, as myself can afford.
- I really enjoy Portland's waterfront with two-story town houses and shops below right next to the river. I would like to see housing along Front Street facing Riverfront Park. Salem has a classy, pedestrian-friendly downtown and this would make it even more so.
- When my children leave the roost I would certainly consider living downtown.
- I filled out the survey already but wish to add another comment. Before more housing is planned in Salem, I think the City of Salem ought to look at the number of houses that ARE available and seek to improve the neighborhoods those houses are in. I see many houses along 17th for sale, many within/near the Court-Chemeketa Historic District, and elsewhere. Neighborhood improvement projects should be considered first before a slew of new housing is built. Thanks.
- Building up living areas along the waterfront would be great.
- Yes, yes, yes. I very much appreciate any effort to revitalize Salem's downtown- WHILE maintaining preexisting old architectural structures. There is definitely some historical wealth in this city that many outsiders (particularly Portlanders) miss out on.
- Would love to own in a renovated old building.
- We need to provide a range of housing choices in the downtown. Some people may be ready to move there with children, others may want to go after their kids are grown, some may be single, etc. I think that the way to "break the ice" and make downtown housing attractive to a broad range of people will be to focus on the quality of the first few "pioneer" projects. If they look nice, have plenty of amenities, and are secure people will come.
- I like the water front development in Salem and would like to see It continue, connecting the water front to browns Island and some restraints on the water front, Also an art museum.
- Just a note I think there is to many island curbs growing in around Salem ( a waste of tax money.)
- In order for downtown to be an attractive place for me and my family to live, it must be a vibrant, diverse and lively place. I think Salem would do well to model it's downtown on the Sellwood District in Portland. That area has a lot of diversity in its economic structure as well as it's social and racial formation. There aren't empty storefronts or seemingly abandoned buildings. The area is crowded and busy during the day with wonderful restaurants and bars open at night. I think Sellwood is model for the Salem downtown area and a much better approximation than NW 23rd in Portland.
- Secure parking is a big issue along with some storage space in housing unit (for hiking equipment and general adult "toys".
- Downtown housing should be about building a community not about making money from overpriced rent.
- Downtown housing should be about building a community not about making money from overpriced rent.
- I like the old fashioned style homes and I am interested in finding one in a decent area that I might be able to remodel
- Currently I am a Willamette student living in the dorms. I am not sure I will be continuing at Willamette, but I may still live in the area. If I do live here I would like to be downtown. I would like a safe area where I could raise a family in a comfortable and affordable home.
- Small yard possibly
- Pet friendly :)
- Access to a grocery store is important.
- Elegance, accessibility, convenience may attract people to live close to downtown.
- I would love to rent/own an apartment or studio. There seems to be a lack of options as far as living in the downtown area. I would love a nice classy place to live. I hope to seem some options soon.
- I based this survey on the future, for my children and me.

- I can easily envision my wife and myself moving into a vibrant downtown after we become empty nesters. Also, I can envision my children living downtown while attending Willamette, working for the State, or owning their own business. All of this, of course, either before they start a family, or if they choose not to have a family.
- I believe Downtown housing is one of the most essential elements in making Salem the best overall place to live in all the Northwest.