

VI. COMMUNITY DEVELOPMENT NEEDS ASSESSMENT

A. OVERVIEW OF COMMUNITY DEVELOPMENT NEEDS IN CLACKAMAS COUNTY

In late 2008, the Clackamas County Community Development Division conducted two surveys to aid the development of the housing and community development needs addressed in the Consolidated Plan. Both surveys comprised a series of questions in which the respondent was asked to rank the desirability of the particular housing or community development need. Community development topics included community services, community facilities, infrastructure, economic development needs, and human and public services.

One was designed for agencies and the participating communities in the county, termed the “agency survey.” The other was designed for residents and interested persons in the county and is called the “resident survey.” The opinions for community development directed to agencies requested respondents to list the three most important issues.

The agency survey garnered 48 responses and the resident survey another 117 respondents, although all respondents did not answer every question. This section addresses non-housing community development needs in Clackamas County.

COMMUNITY DEVELOPMENT NEEDS EXPRESSED IN THE AGENCY SURVEY

Four main topic areas were probed for the agency survey: needed activities in economic development, infrastructure, public facility projects, and human and public services. Each of these is addressed on the following pages.

The questions asked each of the agency respondents to express their three most important activities in economic development. If all 48 respondents were to have provided three responses, there would have been 144 possible outcomes.

Respondents identified significantly fewer outcomes for economic development, as seen in Table VI.1, above. The two most important issues pertained to retaining existing businesses and attracting new businesses. Additional expressed needs pertained to expanding existing businesses and enhancing business infrastructure. Scant sentiment favored developing business parks, providing technical assistance or developing business incubators.

Activities	Responses
Retain existing businesses	24
Attract new businesses	24
Expand existing businesses	17
Enhance business infrastructure	15
Provide job training to disabled workers	9
Develop business incubators	5
Provide business with technical assistance, such as developing a business plan	3
Develop business parks	2
Total	99

In terms of expressed and most needed infrastructure activities, the 96 respondents indicated that improving local streets and roads was the most important, followed by constructing new curbs and sidewalks. Building bike paths found some additional need, as seen in Table VI.2, at right. However, enhancing local sewer lines, storm water systems, repairing existing curbs and sidewalks, or improving county bridges were advocated by fewer respondents. The least viewed needs pertained to improving waste treatment systems or improving the local drinking water systems.

Table VI.2 What Are The Top Three Infrastructure Activities That Would Best Benefit Your Area? 2008 Clackamas County Agency Survey	
Activities	Responses
Improve local streets and roads	20
Construct new curbs and sidewalks	17
Build bike paths	14
Improve local sewer lines	10
Improve local storm water systems	10
Repair existing curbs and sidewalks	9
Improve county bridges	8
Improve local waste treatment facilities	5
Improve local drinking water systems	3
Total	96

Public facility projects found the fewest number of responses in all four areas asked of the agency representatives. As seen in Table VI.3, there were just 87 answers. Still, those who did reply to this particular question indicated that community centers and park and recreational centers were the most frequently cited public facility needs in the county.

Table VI.3 What Are The Top Three Public Facility Projects That Would Best Benefit Your Area? 2008 Clackamas County Agency Survey	
Activities	Responses
Develop more community centers	17
Develop more park and recreational centers	17
Develop more health clinics and facilities	9
Develop more residential treatment centers	8
Develop more senior centers	7
Develop more youth centers	7
Develop additional childcare facilities	7
Improve local police stations/law enforcement centers	6
Improve handicapped accessibility to public facilities and buildings	6
Improve local fire stations	2
Improve or expand jail space	1
Total	87

These remaining responses can be segmented into two categories: respondents advocating some support, and two areas that had little support. For those areas seeing some greater support, respondents advocated for more health care and treatment

facilities, senior centers, youth centers, childcare facilities, local police and law enforcement centers, as well as enhancing the accessibility of public facilities and buildings. However, very few indicated that fire stations or additional jail space were needed.

The number of respondents choosing to answer the human and public service question increased to 98 answers, indicating that this particular area was more favored by the agency survey respondents. As seen in Table VI.4, at right, the most frequently cited human and public service need pertained to increasing public transportation services. The next several types of services were advocated by roughly the same number of responses: expanding in-home service for the elderly, expanding services for youth, providing job training for low-income persons, providing health care services and mental health counseling services. Responses indicated additional support for childcare services as well. However, responses indicated less frequent expressed needs for increasing services to the severely disabled, renter training, and fair housing referral and counseling services. Providing job training for the disabled had just one response.

Activities	Responses
Increase public transportation services	17
Expand in-home services for the elderly	12
Increase treatment services for those with substance abuse problems	11
Expand services for youth	10
Provide job training for low-income persons	10
Provide healthcare services	9
Provide mental health counseling services	9
Provide more childcare service options	7
Increase services for severely disabled	4
Provide renter responsibilities training	4
Expand fair housing referral and counseling services	4
Provide job training for disabled persons	1
Total	98

COMMUNITY DEVELOPMENT NEEDS EXPRESSED IN THE RESIDENT SURVEY

Questions in the 2008 Housing and Community Development survey of Clackamas County residents were posed in a slightly different fashion. For the resident survey, respondents were asked to rank the level of need for the community development activities as “no need,” “little need,” “medium need,” or “high need.” Topic areas were community facilities, infrastructure, special needs, public service needs, and business and job needs in the county.

Community facilities encompassed seven alternative categories, each of which was ranked by its perceived level of need. These categories were senior centers, youth centers, childcare centers, parks and recreation facilities, healthcare facilities, community centers and historic preservation.

Sentiment was actually quite pronounced in this group of responses to community facilities. More than 52 percent of the respondents assigned a high need to youth centers, 61 of 116 respondents. Healthcare facilities followed a close second in expressed level of high need, with 54 respondents expressing this level of need, as seen in Table VI.5, on the following page.

Need	No Need	Low Need	Medium Need	High Need	Total
Youth centers	2	20	33	61	116
Healthcare facilities	3	27	32	54	116
Community centers	7	28	40	40	115
Childcare centers	8	27	40	39	114
Parks and recreation facilities	10	27	41	37	115
Senior centers	13	30	38	34	115
Historic preservation	17	50	23	23	113

Sentiments for community centers, childcare centers, and parks and recreation facilities were more moderate, with responses more evenly spread between medium need and high need. Senior centers were classed as “low need” by slightly more people than most of the other community facility topics. However, as noted in Table VI.5, historic preservation was classed as “low need” by 50 respondents.

Infrastructure issues were not as passionate a topic, though. Drainage improvement and street lighting were both ranked as a low need by more than 40 respondents, 42 and 48 respectively. Furthermore, water and sewer improvements and street and alley improvements also had more low need ranking assignments than either medium or high need, as seen in Table VI.6, below. The only infrastructure category to realize a maximum number of rankings of at least medium need pertained to sidewalk improvements.

Need	No Need	Low Need	Medium Need	High Need	Total
Drainage improvement	11	42	33	23	109
Water/Sewer improvement	11	39	33	27	110
Street/Alley improvement	10	37	32	32	111
Street lighting	13	48	33	17	111
Sidewalk improvements	13	33	38	30	114

Residents were also asked about several types of special service needs in the community, such as disabled centers or services, accessibility improvements, domestic violence facilities, substance abuse facilities, homeless shelters and services, and neglected and abused child centers. Sentiment regarding these topics was voiced more powerfully. More than 57 percent of the resident respondents, or 66 persons, indicated that homeless shelters and services were of high need. Exactly 50 percent of the respondents indicated that neglected and abused child centers also had a high need, as seen in Table VI.7, on the following page. Substance abuse facilities and domestic violence facilities also were ranked as a high need by a larger margin than any other ranking level. However, disabled centers and services revealed a medium need and accessibility improvements a low need.

Table VI.7					
Special Needs for Clackamas County					
2008 Clackamas County Housing and Community Development Resident Survey					
Need	No Need	Low Need	Medium Need	High Need	Total
Homeless shelters/services	11	16	22	66	115
Neglected/Abused child centers	7	18	31	56	112
Substance abuse facilities	6	19	39	49	113
Domestic violence facilities	6	22	39	48	115
Disabled centers/services	9	26	41	38	114
Accessibility improvements	10	41	31	32	114

A few issues were posed in the resident survey as it relates to public service needs. Overall sentiment was softer on these particular topics, although fair housing was thought by 52 respondents to be a high need. Renter training was very evenly spread between low, medium and high need, with 17 more indicating this as no need. Crime awareness was more frequently thought to be of low need and was given that rank by 39 persons, as seen in Table VI.8, below.

Table VI.8					
Public Service Needs for Clackamas County					
2008 Clackamas County Housing and Community Development Resident Survey					
Need	No Need	Low Need	Medium Need	High Need	Total
Fair housing	8	17	34	52	111
Renter training	17	28	32	34	111
Crime awareness	7	39	32	32	110

The last two topic areas related to economic development and addressed work force training and local business support. Sentiment was relatively blended between medium need and high need, as seen in Table VI.9, below.

Table VI.9					
Business and Jobs Needs for Clackamas County					
2008 Clackamas County Housing and Community Development Resident Survey					
Need	No Need	Low Need	Medium Need	High Need	Total
Work force training	11	21	39	42	113
Local business support	13	23	41	36	113

COMMUNITY DEVELOPMENT NEEDS AT THE PUBLIC INPUT MEETING

A public input meeting was held in early November of 2008, to present the findings of both the agency survey and the resident survey, as well as to afford the public and interested parties another opportunity to provide input to the Community Development Division on the tone and content of the Consolidated Plan. The presentation is contained

as part of the Appendix D documentation, as is a succinct summary of comments and input received at the public input meeting.

B. PRIORITY COMMUNITY DEVELOPMENT NEEDS IN CLACKAMAS COUNTY

Assignment of the ranking of the public facility needs, infrastructure, public service needs, special needs groups, and economic development are all presented in the Priority Needs Table 2A, below

**Priority Needs Table 2B
Clackamas County Community Development
2009-2011 Priority Community Development Needs**

Priority Need	Priority Need Level	Unmet Priority Need	Dollars to Address Need	5 Yr Goal Plan/Act	Annual Goal Plan/Act	Percent Goal Completed
Public Facility Needs (Projects)						
Homeless Facilities	High					
Youth Centers	High					
Healthcare Facilities	High					
Mental Health Facilities	High					
Parks and/or Recreation Facilities	High					
Abused/Neglected Children Facilities	High					
Domestic Violence Facilities	High					
Architectural Barrier Removal	High					
Senior Centers	Medium					
Community Centers	Medium					
Child Care Centers	Medium					
Non-Residential Historic Preservation	Low					
Police/Law Enforcement Centers	Low					
ADA Improvements to Public Buildings	Low					
Handicapped Centers	No Need					
Parking Facilities	No Need					
Fire Stations	No Need					
Jails	No Need					
Infrastructure (Projects)						
Water/Sewer Improvements	High					
Street/Alley Improvements	High					
Curbs and Sidewalks	High					
Drainage Improvements	High					
Bike Paths	High					
Solid Waste Disposal Improvements	Medium					
Street Lights	Medium					
Bridges	Medium					
Public Services Needs (People)						
Fair Housing Activities	High					
Homeless services	High					
Substance Abuse Services	High					
Neglected/Abused Child Services	High					
Transportation Services	High					
Employment/Training Services	High					
Renter Training /Foreclosure counseling	High					
Legal Services	Medium					
Senior Services (in-home)	Medium					
Youth Services	Medium					
Health Services	Medium					
Handicapped Services	Low					

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Lead Hazard Screening	Low				
Crime Awareness	Low				
Tenant Landlord Counseling	Low				
Mental Health Counseling Services	Low				
Housing Groups					
Housing for Families with Children	High				
Housing for Homeless Families	High				
Senior Housing	High				
Disabled Accessible Housing	High				
Victims of Domestic Violence	High				
Homeless Youth	High				
Mentally/Physically Disabled	High				
Persons with Drug/Alcohol Problems	High				
Single Adults	Medium				
Small Families (2 adults)	Medium				
Aids/HIV Clients	Medium				
Affordable Housing Needs (Projects)					
Affordable For-sale Housing	High				
Affordable Rental Housing	High				
Homeownership assistance	High				
Residential Rehabilitation	High				
Rehabilitation of Rental Units	High				
FTHB Downpayment Assistance	High				
Emergency Rental Assistance	Medium				
Long Term Rental Assistance	Medium				
Home Repair Grants	Medium				
Homebuyer Loan Program	Medium				
FTHB Classes	Medium				
Home Weatherization Grants	Low				
Foreclosure Prevention Counseling	Low				
Renter Utility Assistance	Low				
Economic Development (General)					
ED Assistance to For-Profit (businesses)	High				
C/I Infrastructure Development	High				
ED Technical Assistance (businesses)	Low				
Micro-enterprise Assistance (businesses)	Low				
Rehab; Publicly- or Privately-Owned Commercial/Industrial (projects)	Low				
Develop Business Incubator	Low				
Develop Business Parks	No Need				

