

**Reside Vancouver Appendix C**

# **Community Engagement Report**

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## Purpose

Thread Community Planning conducted well-informed community engagement to ensure that final recommendations are informed by local experts, advocates and service providers, as well as the residents most vulnerable to displacement, such as low-income people, people of color, renters, non-english speakers, elders and people with disabilities.

The engagement of local policy experts, service providers and advocacy groups enabled Thread to create effective and relevant recommendations that are supported by the people who will act upon them through advocacy, implementation, convening, and outreach.

The engagement of residents most vulnerable to displacement was an essential component of this community engagement process, because the recommendations offered within Reside Vancouver primarily serve these residents. Yet, these groups have been historically underrepresented in the planning process in Vancouver. Thread's challenge, then, was to reach these populations in order to address their concerns, and amplify their voices and stories.

## Process

Thread's community engagement process was implemented in three consecutive, interrelated phases. Each phase created the foundation for the next phase.

### **Phase 1: Understand the Context (early February - late March)**

Thread conducted interviews with nineteen Fourth Plain Coalition stakeholders and service providers to establish an early network of people within central Vancouver. This informed both the community engagement strategy and policy recommendations. These stakeholders:

- Provided avenues of connection to residents vulnerable to displacement
- Offered insight into initial policy recommendations
- Offered local knowledge about the existing conditions of the City of Vancouver

### **Phase 2: Engage Underrepresented Residents (late March to late April)**

By building off of the existing networks of advocacy groups and service providers, as well as geographically focusing outreach in the most vulnerable areas of Vancouver, Thread spoke to hundreds of residents who are vulnerable to displacement. These residents:

- Shared their financial struggles, and their stories
- Explained their hopes and concerns related to neighborhood changes
- Indicated general excitement for this project, and expressed desires for continued involvement

### **Phase 3: Prioritize Recommendations (late April - early May)**

During this phase, Thread interviewed several policy experts to help develop initial recommendations, and vetted these recommendations through a landlord engagement process. Thread then incorporated the community engagement results into an equity framework, which was used to refine these initial recommendations. Finally, Thread invited service providers and advocacy groups to participate in focus groups and community panels to further refine and prioritize recommendations. During these conversations, stakeholders:

- Indicated which recommendations would be most beneficial for the communities they serve
- Elaborated on the role their organization could play in strategy implementation
- Suggested packages for complementary policies

# Results

## Key Themes

Below are the key themes drawn from interviews and focus groups with service providers and advocacy groups, the focus group with Fort Vancouver High School (FVHS) students, and door-to-door survey. More detailed results are described in each subsequent phase.

### *Neighborhood Characterization - Attitudes, Values and Priorities*

Place of Residence: Central Vancouver is home to long-term residents, and residents generally enjoy their place of residence relative to other neighborhoods attributes.

Open Space: Hispanic/Latinx residents enjoy the proximity of parks and open space relative to other neighborhood attributes, and would like to see these areas improved.

Walking Distance to Amenities: People of color, renters, and mobile home owner populations expressed enjoyment of walking access to services and amenities. Proximity to amenities should be taken into consideration when new affordable developments are proposed.

Health and Safety of Neighborhood: Both survey respondents and Fort Vancouver High School students indicated feeling some level of unsafety in their neighborhood.

Quality of Housing: Several survey respondents mentioned coding violations in their place of residence. Furthermore, one service provider mentioned that underserved populations have a measurable disparity in health outcomes resulting from the poor quality of available and affordable units. Concerns about the quality and safety of housing also emerged through the focus group activities.

Homelessness: Several survey respondents and stakeholders mentioned homelessness as an issue in their neighborhood. While some of these comments revealed negative attitudes towards the houseless population, other comments revealed empathy. Regardless of the varying attitudes towards the houseless population, stakeholders indicated that there are many people living on the streets.

## *Displacement Concerns and Vulnerabilities*

Rising rents is a Top Concern: Several service providers and advocacy groups expressed displacement as a top concern for the communities they serve. Additionally, survey findings show that vulnerable communities (renters, people of color, people with low-levels of educational attainment) are particularly concerned about rising housing costs, more so than White residents and/or homeowners. Housing insecurity was also a reoccurring theme among FVHS students.

Rising Rents is a Reality: Thread's survey shows that a majority (75%) of survey respondents rents and/or property tax/mortgages have increased in the past year, with a higher percentage of renters/ mobile home owners experiencing increasing housing costs than homeowners. Additionally, there was resounding agreement among focus group participants that rising housing costs is an issue that needs to be addressed.

Vulnerable Communities are Disproportionately Burdened: More vulnerable communities (renters, people of color, people with lower levels of educational attainment, and low-income people) indicated less resilience to continued increasing housing costs.

## **Solutions Related to Anti-displacement Policies**

Thread categorized community feedback around four main strategies: People, Preservation, Production and Prosperity.

- (1) People aims to enhance the protection of vulnerable populations from unexpected and negative changes in their living situation such as, eviction, a rent increase, or high utility costs.
- (2) Preservation aims to preserve the existing stock of affordable housing by directing funding towards maintaining housing affordability and the physical conditions of housing.
- (3) Production aims to increase development of new affordable housing.
- (4) Prosperity aims to enhance workforce development activities, and enhanced nonprofit capacity.

### *(1) People*

Support for People-related recommendations emerged strongest from vulnerable residents themselves, and organizations and agencies that work closely with those who are vulnerable to displacement.

- Rental Assistance: Help with rent payments was most frequently listed by residents as the recommendation that would help them stay in their current home and neighborhood. Rental assistance is particularly important for renters/ mobile home owners, people of color (other than the Hispanic/Latinx community), and low-income populations. During the focus groups, rental assistance was identified as particularly important for families with children and people with fixed incomes, such as the elderly and disabled populations.
- Utility Assistance: Utility assistance was the second-most frequently listed recommendation by residents. Survey findings show majority of respondents are feeling burdened by utility costs, with renters and mobile home owners feeling more burdened than homeowners.
- Assistance with other Expenses: Expenses outside of housing, such as medical and food expenses, are contributing to the financial stress of residents living in central Vancouver, and are, in turn, contributing to displacement vulnerability. FVHS students also recognized the lack of access to healthy foods as a stressor on their families. Thread understands that, while useful, this finding is outside the scope of this project.
- Housing Transition Assistance: Other stakeholders mentioned the importance of supporting renters during times of involuntary housing transition. According to one stakeholder, vulnerable renters in Vancouver don't have the savings necessary for moving costs or a deposit. This is a crucial intervention point, because it is during these times of transition people are likely to move away from their neighborhood community, or become homeless. This point was brought up again during focus group conversations.
- Stronger Tenant Protections: Establishing stronger tenant protections emerged as a common theme during Phase 1 interviews. Advocacy groups put the greatest emphasis on stronger tenant protections. Additionally, residents with low levels of educational attainment, Hispanic/Latinx residents, and low-income residents frequently indicated stronger tenant protections would help them stay in place.
- Tenants Rights Education: Survey respondents who identified as Hispanic/Latinx, and respondents with less than a High School education expressed learning more about their current rights as renters would help them stay in place.

## *(2) Preservation*

Preservation recommendations emerged strongest from advocacy organizations during the focus groups, who emphasized the importance of strengthening accountability.

- Strengthening Accountability: Many stakeholders - advocacy groups in particular - stressed the importance of strengthening the accountability of landlord-

tenant relationships, as well as holding agencies accountable to the potential displacement impacts of their projects.

### *(3) Production*

The lack of affordable housing in Vancouver emerged as a recurring theme throughout Thread's stakeholder engagement process.

- Incentivize Affordable Housing Development: Although Thread did not ask survey respondents about housing production, during Phase 1 interviews, several stakeholders recommended housing production as a potential intervention. While these conversations took different forms and provided vastly different recommendations, all of the conversations addressed how to build and fund housing. Specifically, their recommendations included streamlining the permitting process for the development of affordable housing, and construction materials tax exemptions for affordable housing.
- Reforming Land Use: One theme that emerged from the focus groups was reforming land use to increase density and allow for a variety of different housing types, including middle housing, cottage clusters and affordable ADUS.

### *(4) Prosperity*

Prosperity strategy emerged during the informal interview process and focus group activities.

- Workforce Development: Workforce Development was mentioned as a recurring theme from several stakeholder interviews, the survey responses, and the focus groups. Recommendations from the interviews included local hiring preference policies, better wages, and relevant workforce development policies. The two workforce development organizations Thread interviewed - Workforce SW and WorkSource - both mentioned they have difficulty reaching English Language Learners. This was substantiated by a story that emerged from the Fort Vancouver High School (FVHS) focus group. One student described their family's issues with attaining gainful employment as a Spanish speaker. They stated one of their parents wants to obtain a GED, but can only take it in Spanish and there are no service providers in Vancouver that offer that resource. Additionally, survey findings show low-income and low-education (less than high school) populations desire more access to job trainings to improve their skill-set. Workforce Development recommendations also received widespread support during the focus groups with advocacy organizations and service providers.



- Increasing Capacity and Funding for Affordable Housing Initiatives: There is a paucity of housing nonprofits in Vancouver, and the ones that do exist have limited capacity. During the stakeholder interview process, nonprofit stakeholders mentioned that there is limited availability to construct new affordable housing because there is limited available land, and land acquisition has been slow. Additionally, stakeholders have to compete with private market developers for both tax credits and land acquisition.

### **Solutions related to Projects, Education, and Programs**

Although outside the scope of an Anti-displacement Plan, several other themes emerged from Thread's engagement process, including:

- Recognizing and Incorporating Cultural Values: During the survey distribution process, Thread noticed people with shared cultural identities tend to reside in close proximity to one another. Based on this, Thread suggests that new developments actively include different cultural groups in the visioning process of new public improvements and developments.
- More Accessible Opportunities for Civic Participation: FVHS students expressed they would like more avenues for youth engagement opportunities to allow teenage voices to be heard and taken seriously, as well as the development of more avenues that would allow their parents' voices to be heard.
- Create Opportunities for Cross-Cultural Celebration: FVHS students recognized the difference of perspective on community, and countered it with a recommendations to find a way to build social ties in the neighborhood cross-culturally – celebrate and honor the diversity of the neighborhood instead of trying to have everyone conform into a singular whole. More opportunities for celebrating diversity may lead to enhanced opportunities for resource-sharing, networking and capacity-building.

### **Process**

Thread conducted interviews with key advocacy and service provider stakeholders via client introductions using a snowball methodology. The goal with these interviews was to establish an early network of people within central Vancouver that could inform and shape the community engagement plan, provide avenues of connection to underrepresented communities, and give Thread insight into initial policy recommendations. The majority of interviews were conducted between the dates of February 1st and March 15th. Thread conducted interviews with 20 service providers and advocacy groups.

# Phase 1: Understanding the Context

The results of the service provider/ advocacy group interviews are organized into three main categories: (1) Recommendations, (2) Concerns, (3) Current Actions.

## 1. Recommendations

In aggregate, People and Production strategies were most commonly mentioned during the interview process.

### People

- Eliminating no-case evictions was widely cited as an intervention by advocacy groups, housing experts, and service providers.
- Increasing tenant protections was mentioned in greatest detail by advocacy groups, and was also mentioned by service providers and housing experts.

### Production

- Affordable housing production was cited broadly by advocacy groups, and in greater detail by service providers and housing experts. Within this category, the development of land trusts was mentioned frequently.

### *Disaggregated*

Thread disaggregated the recommendations by stakeholder type (advocacy group, housing experts, workforce development agencies, service providers and infrastructure agencies) in order to put recommendations in the context of the positionality of these stakeholders. In short, Thread found that advocacy groups placed the greatest emphasis on tenant's rights, housing experts placed the greatest emphasis on housing production and preservation, and service providers proposed the largest diversity of stakeholder recommendations.

### *Advocacy Groups*

League of United Latin American Citizens (LULAC), the National Association for the Advancement of Colored People (NAACP), Latino Community Resource Group (LCRG)

Thread interviewed advocacy groups to gain insight into how to reach vulnerable populations, as well as glean recommendations from organizers that directly work with vulnerable populations to displacement. The initial recommendations from advocacy groups centered around People and Prosperity goals - stronger tenant protections for people renting a house or apartment, and for mobile home owners renting land, as well as broad workforce development policies. Specific recommendations from advocacy

groups included:

#### People

- A rent control policy
- Eliminating no-cause evictions
- Notices of rent increases
- Allowing mobile home owners to rent their homes

#### Prosperity

- Local hiring preference policies
- Better wages
- Increase supply of housing

#### *Housing Experts*

City of Vancouver, Vancouver Housing Authority (VHA), Evergreen Habitat for Humanity

Thread interviewed field-area housing experts in Vancouver to gain an initial understanding of more nuanced policy recommendations related to housing. Like the advocacy groups, these stakeholders also mentioned People goals such as improved tenants rights and financial assistance. However, the majority of their recommendations related to Production goals. Prosperity goals were mentioned as well.

#### People

- No-cause eviction policy reform
- Special fund to support next month's rent

#### Production

- Tax-exemptions for construction materials of affordable housing
- Housing Trust Fund for Homeownership/Municipal Land Trusts
- Easing/expedited permitting processes for affordable housing
- Property tax exemptions for low-income housing
- City funding of an affordable ADU program
- Pair housing grants with City funding
- Reassess mobile home policy

#### Prosperity

- Workforce training in the construction trades specifically

### *Service Providers*

Fourth Plain Forward, Vancouver Public Schools (VPS), Clark County Public Health

Thread interviewed these stakeholders as people who work directly with vulnerable populations to displacement, but do not necessarily have the ability to advocate for these populations. The recommendations that came from this group were the most stratified and broad. They touched on People, Production and Prosperity goals.

#### People

- No-cause and for-cause eviction policy reform
- Right-to-return
- An emergency fund to help families pay for moving costs and/or debt payments

#### Production

- Housing Trust Fund for Homeownership/Municipal Land Trusts
- Density Bonuses for Affordable Housing

#### Prosperity

- Better wages
- Better access to skills and education for jobs that have a career ladder

During the interview process, Thread also connected with workforce development agencies and infrastructure agencies, who were only able to speak to recommendations within their purview.

### *Workforce Development Agencies (Workforce SW WA, WorkSource SW)*

With the understanding that long-term workforce development policies need to be paired with short-term housing policies in order to break the cycle of poverty, Thread interviewed two different workforce development institutions in Vancouver in order to understand the different leverage points in the workforce development system. Through these interviews, two large recommendations were identified:

- Syncing up the activities of stakeholders in workforce development, such as employers, educational institutions, advocacy groups and nonprofits
- Increasing workforce development access for English Language Learners

### *Infrastructure Agencies (C-Tran & Parks & Recreation)*

Thread interviewed public agencies that are planning to invest in the neighborhood to better understand the current context of the city, as well as glean any anti-displacement

actions they could take. While C-Tran did not mention any anti-displacement actions, Parks mentioned the following:

- Using their public impact fees for short-term land-banking, and then selling land to a nonprofit
- Create public space that is more representative of the desires of people of color and low-income populations

## **2. Concerns**

Thread also asked stakeholders what neighborhood-related concerns they have. Thread did not disaggregate these responses.

Displacement: The biggest concerns among the stakeholders interviewed is displacement. Five organizations cited various aspects of displacement as a major concern for themselves and for the community. Multiple organizations mentioned how the high-rises recently developed downtown displaced working class people. There is also a major concern with rising rents; one stakeholder mentioned it is not uncommon to see rents being 80-90% of their constituents income.

Quality of Housing: Three organizations spoke about health and safety related issues within the city. One organization said oftentimes when units in the neighborhood are affordable, they are not livable. They said livability and safety of housing is a public health issue. An organization said there are health disparities for unserved and underserved populations in terms of housing. Moreover, they shared how both unserved and underserved people have a measurable disparity in health outcomes resulting from both the quality and quantity of housing with which they are provided.

Capacity Building: Several organizations discussed not having enough financial capital to construct new homes because land acquisition has been very slow and there is limited land available for new developments. An organization who works as a developer said they compete with private market developers for tax credits and land acquisition. This is a major barrier to new housing development and affects funding of projects. They also specifically discussed the paucity of housing nonprofits in Vancouver and the limited capacity of the organizations that currently exist. Organizations also indicated the waitlist for housing is lengthy. This could be a side-effect of low vacancy rates in the city. Relocation assistance was discussed briefly by a stakeholder, but was indicated as a prohibitively expensive policy and would require the development of a new program.

Low-Income Housing: One organization indicated there is opposition to low-income housing in some neighborhoods. Moreover, an organization said there is lack of support from upper level council for some low-income housing policies, and there's also no support for making Affordable Housing Task Force stronger.

Houselessness: Organizations said there is also pushback from the community in siting homeless services. Stakeholders shared how the shelter overflow has been full all year long and the emergency weather shelters are at capacity and the problem could get worse. Stakeholders shared a concern with an increase in homelessness, with one stakeholder stating how they have noticed an increase of public school students living in cars, shelters and tents.

### **3. Current Actions**

During these interviews, stakeholders brought up various anti-displacement policies and actions that either the organizations or the City is currently addressing:

Tenants' Rights: Some organizations have been acting as major advocates in the City of Vancouver to pass rent-control/housing bills, no-cause eviction reform, and supports tenants' rights issues. Organizations has been providing services to the community, for example legal consultation workshops to renters in the area. Organizations also mentioned local churches are doing major gentrification advocacy work.

Funding: An organization indicated that Affordable Housing Funds exist, but the many private developers do not utilize them. Stakeholders also brought-up the multifamily tax exemption (MFTE) fee waivers that incentives developers to produce units that remain affordable for 10-15 years. Stakeholders mentioned the importance of strengthening MFTE, but that this may not be politically feasible.

## Phase 2: Engaging Underrepresented Populations

Thread Community Planning engaged underrepresented populations using three primary methods: (1) a survey, (2) a focus group with Fort Vancouver High School Students, and (3) a series of informal interviews.

### Community Engagement Best Practices

- In order to provide residents with accessible ways to contribute to share their stories and contribute to policy, we employed the following practices:
- Reduced use of jargon
- Presented legible and concise outreach materials
- Used translated materials, interpreters and community liaisons whenever possible
- Offered substantial community incentives for participation

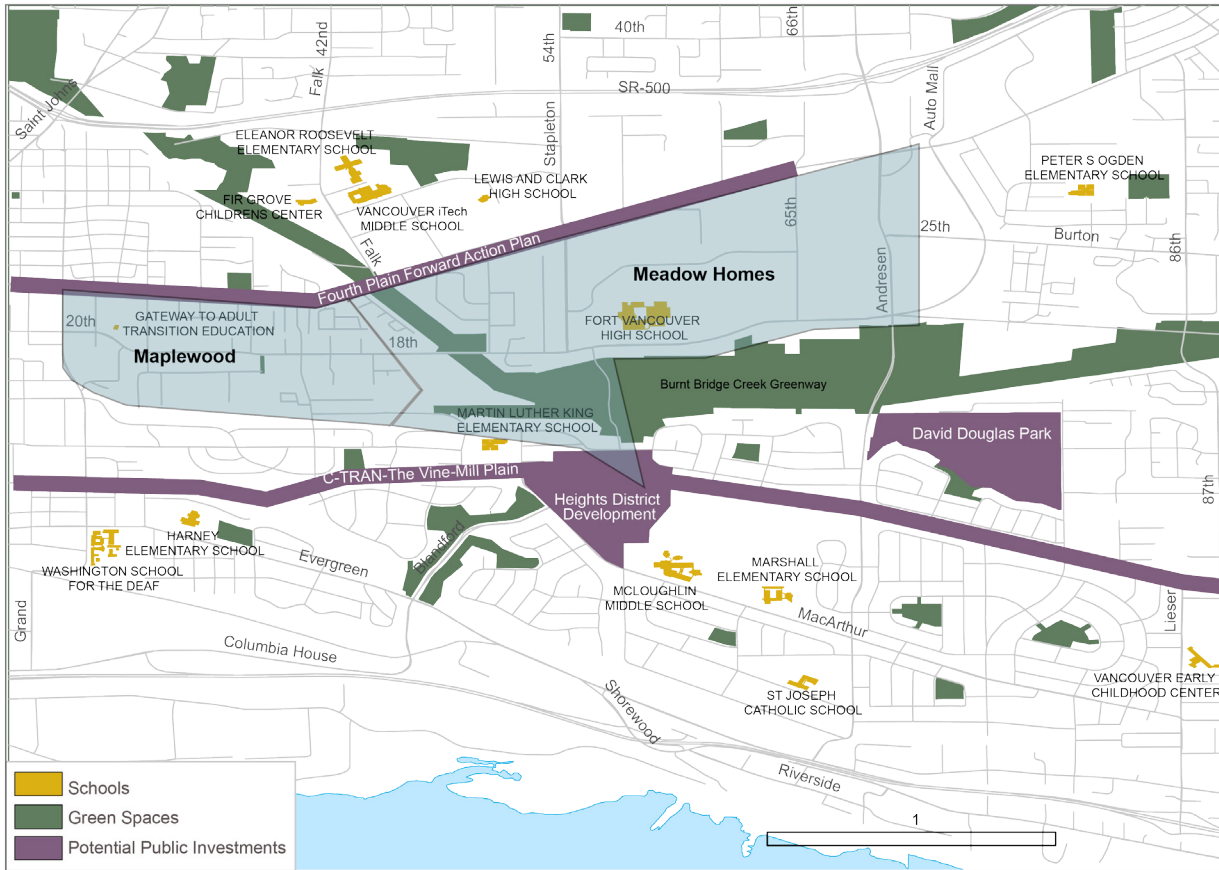
### 1.1 Survey

#### 1.1a Survey Purpose

Thread distributed a survey to understand the severity of rent increases and displacement pressures among Vancouver's most vulnerable residents to displacement, as well as glean what interventions would be most impactful for these groups. Additionally, Thread used this survey as an "ice-breaker" for the continued engagement of residents. While these survey results will be applied to Vancouver-wide policies, Thread wanted to get an over-representation of people more vulnerable to displacement: people of color, people of low-incomes, people with lower levels of educational attainment, and renters than the total share in Vancouver. For this reason, Thread concentrated survey distribution in the study area of Maplewood and Meadow Homes neighborhoods (see Map 1 on the following page).

#### 1.1b Survey Process

Thread prepared an online and printed survey, in collaboration with the client and faculty advisers from Portland State University. The questionnaire included a total of seventeen questions (including demographics) and focused on key indicators of housing, economic security, and displacement. Question formats included multiple choice and open ended questions. The survey was offered in English, Spanish, Russian, and Chuukese. The survey explicitly stated the results would be confidential and anonymous. The survey was open to the public from March 11th to March 31st.



Map: Study Area and Potential Developments

Source: City of Vancouver

Thread distributed the survey to the public via neighborhood door-knocking, distributing door hangers with a link to the online survey, and community events. Three mobile home parks, several multifamily complexes, single-family households were canvassed in the Maplewood and Meadow Homes neighborhoods. Surveys were also distributed at a documentary screening and gentrification-related panel at Clark College, two NAACP general meetings, a meeting at the local homeless day center - the Navigation Center, and two church services at AME Zion Church - a predominantly black church - and one latino church service.

Thread collected a total of 108 surveys. Of the 108 surveys completed, 16% were in Spanish, 84% were in English, and despite the translation efforts, none were completed in Russian or Chuukese.

While Thread recognizes this survey sample is not representative of the total population - therefore limiting the breadth of its conclusions - Thread did disaggregate the data to find trends among more vulnerable populations. This analysis is intended to bring to



light issues and themes regarding housing concerns in central Vancouver. For the raw survey findings, refer to the Survey Results section, under “Documentation”.

## **1.2. Survey Results**

### *1.2a Demographics of Survey Respondents*

Thread received a strong representation from those who are more vulnerable to displacement. Among survey respondents, Thread successfully oversampled people of color - Hispanic/Latinx populations in particular - those with lower incomes relative to the City as a whole, those with lower levels of educational attainment relative to the city as a whole, and renters/ mobile home owners relative to city proportions.

#### *Racial/Ethnic Composition of Respondents*

Thread successfully obtained an overrepresentation of people of color compared to Vancouver population totals. Furthermore, Thread obtained an overrepresentation of people of color compared to the racially diverse study area. For instance, a total of approximately 56% of survey respondents were people of color, compared to 41% for the study area and 27% for the City of Vancouver (Figure 1 in “Documentation”). More specifically, 27% of survey respondents identified themselves as Hispanic/ Latinx, which matches up with the study area share (26%) and is substantially greater than the city of Vancouver share (13%). The share of survey respondents who identify as Black or African American (6%) is greater than the share in both the study area (3%) and the city of Vancouver as a whole (2%) (Figure 2).

Thread was able to achieve an overrepresentation from the Black community and the Hispanic/Latinx community because of the concerted effort to partner with these communities during the outreach process. For instance, one of the first stakeholders Thread connected with brought Thread into contact with the NAACP and the Reverend of AME Zion Church - a predominantly Black church located in the study area. The constituents of AME Zion were able to connect Thread with a Hispanic/Latinx service at that location that happens in the afternoon. Additionally, a stakeholder from the Latino Resource Community Group was able to put Thread in touch with one of her family members who lives in a Spanish-speaking apartment complex in close proximity to two different planned projects. This person was excited enough about Reside Vancouver that she acted as a liaison for Thread by passing out surveys to other Spanish-speakers in her apartment complex.

While Thread was able to connect with the Hispanic/Latinx and Black community, Thread did not receive a representative sample of the Asian/ Pacific Islander community, nor the Slavic/ Russian community. This is likely due to the fact that

Thread did not connect with any representatives of these communities during the initial interviews of stakeholders. Although Thread did encounter many non-English speaking Slavic individuals during the door-to-door survey distribution process, the translated survey was not enough to actively engage them as participants in the project - likely because they were unable to ask follow-up questions. Thus, Thread is aware that the perspectives from these communities are not specifically incorporated into the final recommendations.

#### *Income Distribution of Respondents*

Overall, survey respondents earn less income than residents of Vancouver as a whole, and the representation of income earnings of respondents compared to study area shares varies (Figure 3). For instance, 19% of respondents make \$15,000 or under annually, which is substantially more than Vancouver shares (10%), yet not quite as high as the study area (24%). However, Thread did obtain a representative sample of those who make between \$15,001 - \$30,000 (25%) compared to the study area (25%), both of which are higher than the Vancouver total (15%). On the higher end of income earnings, the share of survey respondents who make between \$60,001-\$75,000 (4%) is less than shares of the study area (9%) and the City of Vancouver (11%). Within the highest income category, the share of survey respondents (19%) is less than Vancouver totals (35%), but greater than the study area totals (13%).

#### *Education Attainment Distribution of Respondents*

The representation of survey respondents by educational attainment varies relative to both the study area and the city as a whole (Figure 4). Looking at just the higher and lower ends of educational attainment, survey respondents are less educated than Vancouver's overall population, with 14% of respondents having less than a High School Diploma, compared to Vancouver shares (10%), and only 18% of respondents having a Bachelor's Degree or greater, compared to the city's share (27%). However, Thread did have an overrepresentation of survey respondents that completed some college, which is likely due to the fact that Thread tabled at a Clark College event.

#### *Housing Demographics of survey respondents*

Despite the fact that a high portion of people in Maplewood and Meadow Homes are renters, people in central Vancouver have been long-term residents. The median number of years that survey respondents have lived in the neighborhood is 8 years (n=105), and the median number of years they have lived in their current home is 4 years (n=104).

By canvassing primarily in the Maplewood and Meadow Homes Neighborhoods, Thread successfully collected an overrepresentation of renters<sup>1</sup> in the survey (69%), compared to the city as a whole (50%). However, the share of renters is not as high as the study area (76%). (Figure 5)<sup>2</sup>. Additionally, most respondents (87%) are not receiving government assistance for housing<sup>3</sup>, indicating a high degree of vulnerability to housing increases.

### **1.2b Attitudes about Neighborhood**

Central Vancouver is experiencing changes. Thread gathered information about what people currently like about their neighborhood and what would like to see improved to see if the desired changes are reflected in current plans. The survey asked respondents to list their top three favorite neighborhood attributes, and the top three they would like to see improved.

#### **Key Takeaways about Neighborhood Attitudes:**

- People in central Vancouver frequently listed their home as the place they like most about the neighborhood, indicating they enjoy their place of residence relative to other neighborhood attributes.
- Homeowners anticipate living longer in the neighborhood than renters, likely due to their significant investment.
- White populations and homeowners believe the neighborhood to be more affordable than renters and people of color.
- With the exception of the Hispanic/Latinx community, all socioeconomic groups, identified housing affordability as the most substantial aspect that could be improved about the neighborhood. Hispanic/Latinx populations have distinctly different attitudes towards the neighborhood compared to other groups. For instance, while the responses from other groups largely centered around their own homes, the responses from Latinx populations prioritized public space. They listed walking distance to nearby parks as the thing they liked most about the neighborhood, rather than their own residence and they listed the quality of parksopen space as the thing that could be most improved about the neighborhood, rather than housing affordability.

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<sup>1</sup> For the survey analysis, Thread included mobile homeowners as renters.

<sup>2</sup> n = 104. Among survey respondents, Thread counted mobile homeowners as renters because they rent the their space, and in terms of vulnerability to displacement, they more closely align with renters than owners

<sup>3</sup> n=105

### *What do people like about their general area?*

Overall, the top three things respondents liked about their neighborhood(s) included (1) The house or apartments the lived in (2) The walking access to nearby activities and (3) The access to public transportation (Figure 6). When disaggregated by race and home occupation status, the top choice remained fairly consistent, aside from the Hispanic/Latinx population that listed their house/ apartment as their third choice, and walking distance to nearby activities as their first choice. When looking at the disaggregated results, other themes emerge:

- Only the White population and homeowners listed housing affordability as something they liked about the neighborhood, indicating that the neighborhood is more affordable to those with greater privileges.
- Walking access to nearby activities was listed by all populations except the White population and homeowners, indicating that the people with less privilege enjoy more of the existing local amenities and would benefit from neighborhood improvements.
- People of color perceive the neighborhood to be safer than the White population.
- The access to public transportation is more appreciated by the White population compared to people of color, indicating that ridership may be less accessible or less known by people of color.

### *How people think the neighborhood could be improved?*

The top three things respondents said could be improved about the neighborhood were: (1) The affordability of rents/property taxes, (2) The safety of the neighborhood, and (3) the quality of parks and open space (Figure 7). Disaggregated by race and home occupation status, all of the populations indicated the affordability of rents /property/ mortgages could be improved, with most populations, except the Hispanic/Latinx population, listing this as their top choice. This indicates people across the board, regardless of socioeconomic status, are experiencing housing costs as an issue in central Vancouver. Other themes emerged from the disaggregated results, including:

- There are mixed perceptions in regards to neighborhood safety: although the safety of the neighborhood was listed among the things people of color liked about the neighborhood, it ranked second among all population groups as something that could be improved about the neighborhood.
- The quality of parks and open space was ranked as the top choice for Hispanic/Latinx populations, the third choice overall, indicating a high demand for the potential park improvements in the neighborhood.

*Desire to stay in the neighborhood:*

The majority of survey respondents indicated they anticipate living in the area for the next 5 years (63%). A greater percentage (82%) of people who Thread predicts are less vulnerable to displacement (homeowners and landlords) indicated that they plan to stay in the neighborhood for the next 5 years, compared to those more vulnerable to displacement - renters and mobile home owners (56%) (Figure 8). This is likely do to the fact that homeowners are more rooted to the area because of their substantial investment, and reinforces the fact that renters, despite indicating that they generally like their home, are more likely to leave the area, either voluntarily or involuntarily.

**1.2c Assessing Vulnerability**

Whether housing costs increase or stabilize is a determining factor in respondent's decisions to remain in the neighborhood or not.

Homeowners and property managers are experiencing more stratified changes in housing costs than renters. For instance, while a greater percentage of renters are experiencing increased housing costs than homeowners (68% vs. 62%), a greater portion of home owners' housing costs have increased by more than \$200. However, some homeowners have experienced a decrease in housing costs.

Homeowners are able to withstand greater increasing housing costs than renters. More privileged renters - those who are higher educated, White, and make greater than \$30,000 - are able to withstand greater increasing housing costs than less privileged renters.

*What might change plans to stay in the neighborhood?*

In order to assess what might cause people to involuntarily leave their neighborhood, the survey asked the respondents who indicated they have plans to live in the neighborhood, "what might change those plans? List your top two choices"(Figure 9). The two most frequent options were: "if rents/ property taxes increased significantly" which was marked by 68% of respondents, and "if crime in the neighborhood increased" which was marked by 48% of respondents. Several people listed they would move for job or school opportunities. One person indicated their disability benefits is what allows them to stay in the neighborhood - "because of my blindness I'm on SS and disability. It would be devastating if I lost it, I wouldn't have anywhere to go."

*What might encourage people to stay?*

Thread asked survey respondents who don't anticipate living in the neighborhood for the next 5 years - "what might encourage you to stay?" (Figure 10). The most frequent

responses were: “if rent/property taxes/ mortgages increases stabilized” - marked by 57% of respondents - and “ if a stronger neighborhood community developed” marked by 19% of respondents. This indicates the increase or stabilization of rents is a key factor in deciding whether or not the say in the neighborhood

#### *Rental Increases in the past year*

Because data about rental increases is not readily available, the survey asked respondents who identified as renters whether their monthly rent has increased over the past year and, if so, by how much (Figure 11). The majority of renters (68%) indicated their rents have increased in the past year. Out of the total responses, 29% indicated rental increases of \$50-\$100, and 19% indicated increases of \$100-\$200.

#### *Mortgage/ Property Tax Increases in the past year*

The survey also asked respondents who identified as homeowners whether their monthly mortgage or property taxes has increased over the past year and by how much (Figure 12). The increases and decreases in property taxes/mortgages are more stratified than renters - a larger percentage of homeowners said their property taxes/ mortgage payments increased by over \$200 than renters (24% vs. 11%), yet some homeowners did indicate their property taxes went down, while no renters indicated a decrease in rental costs.

#### *Vulnerability to Displacement of Homeowners and Renters*

The survey asked at what point would an increase in monthly rents or property taxes cause renters and owners to move or significantly alter their lifestyle<sup>4</sup>. This question was intended to assess the respondent’s vulnerability to displacement. The results showed that an increase of smaller amounts would consistently put more renters at risk of displacement than homeowners. For instance, the top three answers for renters were (1) an increase of \$100-\$200 (28%), (2) and increase of \$50-\$100 (24%), and (3) and increase of \$200-\$300 (18%). The points of financial stress for homeowners was much higher, with the top choice being between an increase of \$200-\$300 and increase of more than \$300, both at 30%. The next more frequent response was an increase of \$100-\$300, at 16.2%. Furthermore, there is a greater portion of renters at the most vulnerable end of the scale - those that would experience financial stress with a housing cost increase of \$50 or less - than homeowners (12.7% vs. 5.4%).

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<sup>4</sup> Mobile home owners are both renters and homeowners, as they own a small home, but rent the land underneath. For this reason, several mobile home owners responded to questions directed at both homeowners and renters.

### *Vulnerability of Renters Disaggregated by Race, Income and Educational Attainment*

When Thread disaggregated the vulnerability of renters by race, income and educational attainment level<sup>5</sup> (Figures 15-17), Thread finds people of color are more susceptible to smaller amounts of rental increases than White populations, people who make less than \$30,000 are more susceptible than those that make more than \$30,000, and people with lower levels of educational attainment are more susceptible than those with higher levels of educational attainment (Figures 16, 17 and 18). For instance, 10% of the Hispanic/ Latinx community and 23.5% of other people of color would feel financial stress with a rental increase of \$50 or less, compared to 6.9% of Whites. A substantial portion of Hispanic/ Latinx respondents (40%) indicated they would have financial stress of a rental increase between \$50 and \$100. Additionally, 15.8% of people who make under \$30,000 would feel financial stress if rents raised by less than \$50, compared to 8% for people who make over \$30,000. Finally, renters who have less than a High School education are particularly vulnerable, with 28.6% indicating that a rental increase of \$50 or less would cause them financial stress.

#### **1.2d Identifying Solutions**

With the understanding that many factors can lead to financial stress, Thread asked survey respondents which top three assistance-related interventions would be most helpful for them to stay in their current home<sup>6</sup> (Figures 18-22). Thread intentionally omitted policy-specific language to make the survey accessible to a wide range of audiences.

Below is a break down of the most frequent responses overall, and by people indicated as being more vulnerable (people of color, people with lower levels of educational attainment, people who make less than \$30,000 per year, and renters/mobile home owners).

#### *Help with Rent Payments*

Overall, this response was listed as the most frequently checked option, with 38.5% of all respondents choosing this strategy. Disaggregated, Thread finds that help with rent payments is particularly important for non-Hispanic/Latinx people of color, with 52.6% of people within this group marking this response. This solution is also particularly important for people who make less than \$30,000, with 62.2% of people in this group marking this response. This intervention was also listed frequently among renters and mobile home owners (49.3%). Additionally, residents with less than a Bachelor's degree

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<sup>5</sup> Thread was unable to disaggregate by homeowners because of a small sample size.

<sup>6</sup> n=95

listed this option among their top three.

#### *Help with Utility Payments*

Overall, this was listed as the second-most frequently selected option, with 26% of respondents choosing this strategy. A higher than average proportion of the White population checked this option at 37.2%, and while this option was the third most frequent choice among people of color other than the Hispanic/Latinx community, it was not among the Hispanic/Latinx community three most frequently marked solutions. People with less than a High School Diploma also did not mark this option frequently, but it was the second-most frequent option for people making less than \$30,000. It was also the second-most frequent option among renters and mobile home owners.

#### *Help with Medical Expenses*

Overall, this was the third most frequently chosen option, with 22.9% of respondents choosing this strategy. Disaggregated, help with medical expenses was listed as the second most frequent option among the Hispanic/ Latinx population, the third most frequent option among the population that makes less than \$30,000, and was tied for the most frequent option among respondents with less than a High School Education. People with a High School Diploma or equivalent also listed this option frequently, at 23.8%. It was also the third most frequent option among renters and mobile home owners.

#### *Stronger Tenant Protections*

Overall, this option was not among the top three most frequent choices. However, it was tied for the top choice among respondents with less than a High School Education at 30.8%. Stronger renters' protections was also listed among the top choices for people making less than \$30,000, at 24.4%. Additionally, Hispanic/Latinx respondents also listed this among their top choices at 22.2%.

#### *Learning about Renter Rights*

While this option was not among the overall top three most frequent choices, it was the third most frequent choice of Hispanic/Latinx communities at 22.2%, and was the third most frequent choice for people with less than a High School education, at 23.1%.

The following options are among the most frequently list by more privileged populations (the White population, people with higher levels of educational attainment, people making more than \$30,000, and homeowners/ property managers).



### *Reduced Food Expenses*

This option was listed frequently among White populations at 27.9%, populations making over \$30,000 at 18.0%, respondents with a Bachelor's Degree or above at 35.7%, and homeowners/property managers at 29.6%. Although this option was listed frequently among more privileged populations, it was listed frequently among less privileged populations as well. It was the fourth-most populous choice for several groups: people making less than \$30,000 at 22.2%, people with an Associate's degree, vocational training and some college at 21.7%, and people with a High School Diploma at 19%.

### *More Opportunities to Connect with my Neighbors*

This was listed as a top option for people with a Bachelor's degree or above at 42.9%, and homeowners/property managers at 22.2%.

### *Access to a Job that Matches my skill set*

Respondents who have a Bachelor's degree or above listed this as their third most frequent option at 28.6%.

The following option was not among the top three most frequent choices in any particular population group, but was listed in a higher proportion than average among less privileged populations:

### *Access to job training to improve my skill set*

Although this option was listed only at 12.5% overall, it was listed by 20% of respondents who make less than \$30,000, and 19% for people with a High School Diploma or equivalent.

## **2. Fort Vancouver High School Focus Group**

### *Purpose and Process*

Thread worked with the City of Vancouver and Clark County Public Health staff to put on an after-school focus group with students from Fort Vancouver High School. The goal of the focus group was to gain insight of community values and concerns from the perspectives of students who live and/or go to school in central Vancouver. The purpose of engaging high school students was to elevate the voice of youth, whose voices often go unheard. Thread engaged high schoolers with the recognition that youth have the potential to be motivational change makers.

While demographics of the group were not formally taken, Thread is aware that there were approximately 20 students that were recruited from other school organizations

including: the Asian and Pacific Islander student group, Black Student Union, LULAC, and movimiento Estudiantil Chicano de Aztlán (MEChA), and the National Honor Society.

### *Results*

- Students are worried about how policy decisions impact their families. One student explained that with the recent bottle bill in Portland, their family lost an income source since bottle drops now require a state ID.
- They have recognized stressors affecting their family more broadly, including a lack of access to healthy food options, housing insecurity, job insecurity, and law enforcement. One student described their encounters with ICE agents visiting their home on a weekly basis in attempts to find their father. Another student described how their parent was working with an injury out of necessity even though they were restricted from working by their employer. Another student described concerns around job access to undocumented populations and their family's issues with attaining gainful employment as native Spanish speakers. They stated that one of their parents wants to obtain a GED, but can only take it in Spanish and there are no service providers in Vancouver that offer that resource.
- Many of the students voiced a desire to access secondary education and that their families were largely supportive of their desire to continue their education. However, these students also voiced concerns about being able to afford secondary education. One student explained that their family was counting on their tax returns to put towards their first term tuition. However, the new tax law left them having to owe the IRS, which has placed the student's academic future in limbo months before they graduate.
- Many students worried about the safety of their neighborhoods, which conflicted with their desire or need to be able to walk to and from work, school, or social events.
- Housing insecurity seems to be occurring through multiple avenues. Some students cited rising housing costs, others cited forced evictions, and others are watching the culture/communities shifting as they witness vacancies accrue in areas where their neighbors once lived.
- Students did not have a shared view of what "community" means to them. Some felt that community only included their close friends and family, others felt close to their faith groups or immediate neighbors, and some considered community in terms of their racial/ethnic background. The students recognized this difference of perspective on community and countered it with a recommendation to find a way to build social ties in the neighborhood cross-culturally – celebrate and honor the diversity of the neighborhood instead of trying to have everyone conform into a

singular whole.

- The students identified what opportunities they wish their community had, which included the desire for:
  - More engagement opportunities like the focus group itself to allow teenage voices be heard and taken seriously
  - More leadership/influential positions to be geared toward youth in city government
  - More avenues that would allow their parents' voices to be heard
  - More safety in their neighborhood to build livability. They recommended improved street lighting and a neighborhood watch that's population reflected the communities that lived in their neighborhoods.

### **3. Informal Interviews**

Thread conducted informal interviews with seven people who indicated vulnerability to displacement inside the study area within central Vancouver. The purposes of these interviews was twofold:

- Understand the impact that potential rising housing costs (rents, mortgages/ property taxes) would have on the lives of residents by hearing their story and concerns
- Understand the barriers that residents face to public participation and advocacy, and learn about the ways that people would like to get further involved

The results of these interviews are meant to complement the final recommendations and situate them in the context of real stories. Thread's hope is that these stories inspire change. These stories are woven into both final documents: the government-facing plan and public-facing brochure.

## Phase 3: Policy Prioritization

Thread's policy prioritization phase included: 1) a series of interviews with policy experts, 2) the engagement of landlords/ developers, and 3) a series of focus groups with advocacy organizations and Fourth Plain Coalition stakeholders.

### 1. Policy Experts

Thread conducted a series of interviews and meetings with housing and workforce development policy experts situated in Vancouver in order for them to look over Thread's proposed recommendations, and give suggestions based on effectiveness and feasibility.

### 2. Developer/Landlord Interviews

Thread attended a meeting at the Navigation Center - a homeless shelter in central Vancouver - in order to connect with landlords and developers in the area. Although Thread collected contact information from attendants was collected from several developers and landlords, Thread only successfully interviewed one developer.

#### *Results:*

The developer said that keeping rents matching market rents is important for tenants because if the tenants move and find rents to be much higher they can experience "sticker-shock". He said he has had good experiences with the City. He attended a City-run landlord education workshop and found it really helpful. He would appreciate if the City kept offering landlord education workshops.

When asked about the tenant protection laws he shared he would be hesitant with the City adopting more, but wouldn't be opposed. He shared as a landlord it is important that he is able to confirm the reliability of tenant by screening whether the tenant can pay rent. He shared how landlords have a right to protect themselves and should be able to ensure that a tenant can pay rent consistently by getting information about their source of income. He feels the City should remain reasonable and accommodate the perspective of a landlord. He feels that the City should support landlords controlling their property, while also protecting tenants from landlords who make hasty decisions.

### 3. Focus groups

The purpose of these focus groups was to understand which policies would most benefit the underrepresented communities that the organizations serve, to understand any unintended consequences of these policies, and to understand the various

roles stakeholders could play in the implementation of these recommendations. The focus group discussions were framed around four overarching strategies- People, Preservation, Production and Prosperity - and the sub-themes within those strategies:

*(1) People*

- Improving Rental Assistance
- Offering Financial Assistance

*(2) Preservation*

- Ensuring Affordability
- Strengthening Accountability

*(3) Production*

- Reforming Land Use

*(4) Prosperity*

- Workforce Development
- Economic Development
- Nonprofit Assistance

Thread held three conversations with service providers and advocacy groups:

1. A focus group with LULAC board members
2. A community conversation with representatives of the Fourth Plain Coalition, and other advocacy groups and service providers
3. A focus group with a LULAC collegiate group

Because Thread had an overrepresentation of LULAC focus group respondents, the focus group responses are naturally weighted towards the advocacy and Hispanic/Latinx perspective. In order to account for advocacy-related perspectives from other marginalized groups, Thread heavily weighted the perspectives of the Noble Foundation and NAACP when compiling the final recommendation packages.

*Results*

The top three most prioritized strategies during the focus groups were rental assistance, strengthening accountability, and economic and workforce development.

*(1) People*

The People goal was generally prioritized more by advocacy groups, and service providers working directly with people who are vulnerable to displacement.

Most organizations agreed there should be ways to help shield residents from market forces that put pressure on housing costs through some kind of cap on rent increases. A theme emerged that if you prioritize the People goal and invest in vulnerable communities directly, then the other goals will follow. Additionally, several organizations expressed concerns about the limited rights and opportunities afforded to tenants. There was also concern about the need to increase awareness about existing rental and financial assistance services.

### Strategies

- **Improving Rental Assistance:** This goal also seemed particularly important for elderly populations, because SSI and food stamps is not keeping up with increasing housing costs. Both Vancouver Public Schools (VPS) and LULAC stated that oftentimes, their communities and the people they serve need temporary rent assistance for a month or two
- **Offering Financial Assistance:** VPS expressed the importance of financial assistance with moving costs. A lot of the people they serve can afford rent, but cannot afford the first and last month's rent and deposit if they need to move. LULAC expressed financial assistance is also important for helping low-income renters move into homeownership

### Unintended Consequences

- When offering financial assistance, it's important to have an accessible and equitable list of criteria.
- Financial assistance is not as accessible to the undocumented and non english speaking populations
- There was general agreement that recommendations under the people goal are short-term solutions to help people who are currently feeling displacement threats, but do little in the way of breaking the cycle of poverty.

### Potential Pairings

- NAACP shared that "we need to improve renter assistance while also addressing economic/workforce development."
- Evergreen Habitat for Humanity shared that renters assistance needs to be partnered with building incentives so the city isn't losing out to development when implementing changes like rent control.

### *(2) Preservation*

The preservation recommendations were most prioritized by Evergreen Habitat for Humanity, who would like to have a greater ability to acquire land to ensure affordability,

and by advocacy groups, who would like to see strengthened accountability for landlords and planned public investments and developments.

Several themes emerged from discussion of the preservation goals, such as accountability, safety and resident access to choice. There was a sense that landlords need to be held accountable for rent increases, evictions, and making sure units are safe and up to code. LULAC expressed that increasing landlord accountability and enhancing safety would be particularly beneficial for the undocumented population. Furthermore, if naturally occurring affordable housing remains affordable, that increases a resident's choice to remain in the house/ neighborhood if they desire.

### Strategies

- Ensuring Affordability
- Ensuring affordability is of particular importance to Evergreen Habitat for Humanity, who has had difficulty acquiring land in central Vancouver.
- Strengthening Accountability
- Strengthening Accountability is of particular importance to advocacy groups such as LULAC, NAACP and the Noble Foundation, who all feel they could play a strong role in implementing these recommendations.

### Unintended Consequences

- Ensuring affordability of current units could stagnate property values, impacting low-income homeowners
- Strengthening accountability can be difficult for undocumented renters, or residents who don't know their rights, out of fear of backlash from landlords.

### Potential Pairings

- There isn't enough subsidized housing to being with, so Preservation should be paired with Production

### *(3) Production*

Overall, there was less excitement around Production strategies than the other strategies. However, LULAC, Evergreen Habitat for Humanity, and Americans Building Community (ABC) all expressed certain areas of excitement around land use reform.

There was agreement that the housing stock should be diverse both in terms of type and affordability. Evergreen Habitat for Humanity expressed that zoning for cottage clusters would help them in their development of affordable housing. ABC also expressed a desire for more middle housing. LULAC expressed there should be housing

intentionally made affordable to those making less than 60% of AMI. Furthermore, housing should be made affordable to those making 60% of MHI at the neighborhood level, encouraging even more deeply affordable units.

#### Unintended Consequences

- Developers can benefit from incentives without building housing that is affordable to those with the lowest incomes
- If the City builds and provides affordable housing, policing and ICE presence could increase in that area and impact the undocumented community.

#### Potential Pairings

- Pair Production with Prosperity by encouraging developers to hire local contractors in builders in the community.
- Pair Production with Prosperity by incorporate mixed-use zoning on Fourth Plain to cultivate both affordable housing and business development

#### *(4) Prosperity*

Most organizations prioritized the prosperity goal over the other goals, because prosperity is a preventative measure against displacement, and will result in more long term and beneficial outcomes for marginalized populations.

A wide variety of strategies were recommended that revolved around establishing job pipelines that result in placements among high-growth, skilled sectors, reducing barriers to job trainings, and focusing on small business development.

#### Strategies

##### Workforce Development

- There are a lot of high-growth jobs in the Vancouver area, such as construction, manufacturing, technology and healthcare, but not a lot of accessible training opportunities
- Barriers to jobs and job trainings include: language, transportation, childcare, housing security and food security
- It is difficult to get buy-in from the State of Washington about establishing pre-apprenticeship programs in Vancouver, because of Vancouver's proximity to pre-apprenticeship programs in Portland
- NAACP is concerned that automation will get rid of entry-level jobs
- Teaching businesses how to invest in staff is an important part of Workforce Development
- Latino Community Resource Group (LCRG) stated that businesses are not able



to retain employees, and that the language barrier and legal status are two major issues to job access.

- Noble Foundation shared how criminal history is huge barrier for job access. Moreover, they shared the -isms that exist in the school systems can limit the educational opportunity for people of color.
- Multiple organizations stressed the importance of increasing the accessibility and efficiency of public transportations as an integral component of the Prosperity goal. (LULAC, Workforce SW, the Noble Foundation, LCRG)

#### Economic Development

- LULAC shared how the city should invest in small businesses and provide them loans and resources. They suggested that the City could work with PUD to promote innovative small business grants, could lower cost of permitting so that small businesses can take off (an incubator kind of system). They want the City to actively take part in business incubators that serve populations of lower incomes and businesses of color.

#### Nonprofit Assistance

- In Vancouver, there is a lack of nonprofits run by people of color, and have a housing-focus. Because of this, nonprofits would benefit from mentoring and technical assistance to get started.

#### Unintended Consequences

- Focusing on Prosperity without pairing it with short-term goals does not address the current housing crisis
- Workforce SW shared that having a job is important, but will not matter if all the other parts of one's life aren't working such as, food security, transportation options, housing, and child care.

## Next Steps

### **Fourth Plain Coalition Follow-Up**

On April 10th, Thread Community Planning gave a presentation to the Fourth Plain Coalition on the status of the community engagement process to date. Thread presented on preliminary survey findings, best practices, and lessons learned. The Fourth Plain Coalition is preparing for larger community engagement efforts, and will use Thread's process and results as a starting point.

Below are ways the City of Vancouver and Fourth Plain Coalition can build off of Thread's community engagement work:

### **Continued Developer/Landlord Engagement**

Thread had minimal success reaching developers and landlords during the engagement process. Thread recommends that the City of Vancouver and Fourth Plain Coalition members review the Reside Vancouver recommendations with developers and landlords in order to ensure that the interests of all stakeholders are accounted for.

### **Continued Resident Engagement**

Although Thread translated the surveys into Russian and Chuukese, Thread did not encounter any Chuukese-speaking residents during door-to-door surveying, and there was difficulty in communicating with the non-English speaking Slavic individuals as the engagement process progressed. This is where community engagement liaisons could be particularly effective.

### **Continue Faith Community Engagement**

Reaching out to faith communities was an effective way to engage residents who aren't typically involved in the planning process by meeting them where they are at. Thread suggests continuing to reach out to faith communities. This avenue could be a good way to reach residents who don't speak English.

### **Community conversation for people interested in getting involved**

The residents that Thread spoke to responded generally very positively about Reside Vancouver, and Thread received substantial interest from people wanting to participate in informal interviews and get involved. Because Thread was unable to interview everyone who was interested in being interviewed, one of the recommendations for the City of Vancouver and the Fourth Plain Coalition is to follow-up with residents who are excited to get involved and share their story.

## Documentation

The following pages include Thread's community engagement protocols, materials, and raw data findings from the outreach process.

## Stakeholder Interview List

Thread Community Planning interviewed the following stakeholders (includes service providers, advocacy groups, policy experts, landlords, and residents):

Bridgette Fahnbulleh - National Association for the Advancement of Colored People (NAACP)

Victor Caesar - Vancouver Housing Authority

Heather Cochrun - Evergreen Habitat for Humanity

Oscar Novelo - Fourth Plain Forward

Danell Norby - City of Vancouver

Peggy Sheehan - City of Vancouver

Chris Selk - C-Tran

Roger - C-Tran

Sam Pike - Vancouver Public Schools (VPS)

David Hudson - Clark County Public Health

Lauren Hendrickson - Clark County Public Health

Narek Danielyan - Workforce SW

Rosalba Pitkin - Clark College

Luz Gonzalez, Latino Community Resource Group (LCRG)

Andy Silver - Council for the Homeless, Housing Initiatives LLC

Saeed Hajarizadeh - Vancouver Housing Authority (VHA)

Katy Dunphy - Tenants Union of WA State

Hector Hinojosa - League of United Latin American Citizens (LULAC)

Michael Benko - WorkSource SW

Carla Feltz - Vancouver Public Schools

Monica Tubberville - City of Vancouver Parks & Recreation

Julie Hannon - City of Vancouver Parks & Recreation

Karyn Kameroff - Local First Nations Advocate

James Dishoungh-Resident

Zach Dishongh-Resident

Patrick Kraft-Resident

Miguel Viveros-Resident

Catilina Duave-Resident

“Naomi”

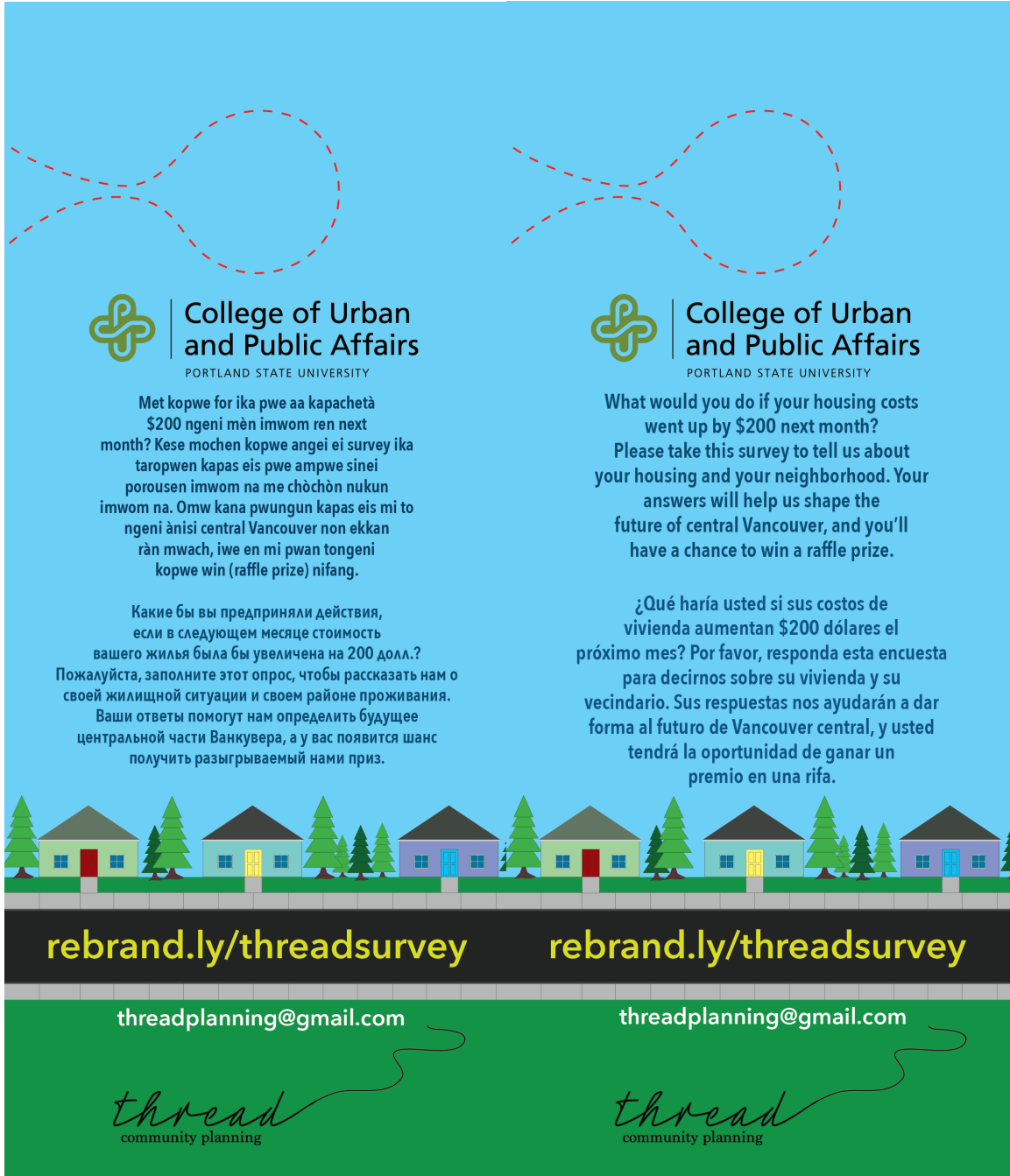
“Erik”


“Anna”

Anonymous 1, 2, 3, and 4

# Survey

## Survey Door Hangers



 **College of Urban and Public Affairs**  
PORTLAND STATE UNIVERSITY


Met kopwe for ika pwe aa kapachetà \$200 ngeni mèn imwom ren next month? Kесе mochen kopwe angei ei survey ika taropwen kapas eis pwe ampwe sinei porousen imwom na me chòchòn nukun imwom na. Omw kana pwungun kapas eis mi to ngeni ànisi central Vancouver non ekkan ràn mwach, iwe en mi pwan tongeni kopwe win (raffle prize) nifang.

Какие бы вы предприняли действия, если в следующем месяце стоимость вашего жилья была бы увеличена на 200 долл.? Пожалуйста, заполните этот опрос, чтобы рассказать нам о своей жилищной ситуации и своем районе проживания. Ваши ответы помогут нам определить будущее центральной части Ванкувера, а у вас появится шанс получить разыгрываемый нами приз.

**rebrand.ly/threadsurvey**

threadplanning@gmail.com

*thread*  
community planning

 **College of Urban and Public Affairs**  
PORTLAND STATE UNIVERSITY

What would you do if your housing costs went up by \$200 next month? Please take this survey to tell us about your housing and your neighborhood. Your answers will help us shape the future of central Vancouver, and you'll have a chance to win a raffle prize.

¿Qué haría usted si sus costos de vivienda aumentan \$200 dólares el próximo mes? Por favor, responda esta encuesta para decirnos sobre su vivienda y su vecindario. Sus respuestas nos ayudarán a dar forma al futuro de Vancouver central, y usted tendrá la oportunidad de ganar un premio en una rifa.

**rebrand.ly/threadsurvey**

threadplanning@gmail.com

*thread*  
community planning

## Survey English Version

Thank you for taking this survey! We are a group of students working with the City of Vancouver. Plans to improve parks, business areas and public transportation may increase the cost of living in central Vancouver, between I-5 and I-205 on the east and west, and SR-500 down to Mill Plain Blvd. We don't want that to happen. We are trying to find ways to help people who live here stay in their homes and enjoy the benefits of these improvements. Your input will help us understand your situation and suggest solutions. Your responses will be kept private.

This survey should take 5-7 minutes. We appreciate your time, and you will be entered into a raffle for an opportunity to win 1 of 5 \$30 Visa Gift Cards.

1. What is your relationship to this area of Vancouver? Check all that apply.

- I own a home in this area
- I am a landlord or property manager in this area
- I rent a home or apartment in this area
- I rent or own a mobile home in this area
- I own a business in this area
- I work or go to school in this area
- I run errands, attend events and/or socialize in this area

We are primarily interested in surveying people who live in this area. If you don't, you can stop here. Thank you for your time! Feel free to sign-up for updates on the last page.

2. How long have you lived in this area?

\_\_\_\_\_ years, \_\_\_\_\_ months

3. How long have you live in your current home?

\_\_\_\_\_ years, \_\_\_\_\_ months

5. What do you like best about this area? Choose your top three.

- The house or apartment I live in
- The affordability of rents/property taxes/mortgages
- The public school system
- The walking access to nearby activities (parks, restaurants, etc.)
- The access to public transportation
- The safety of the neighborhood
- The quality of parks and open space
- The access to jobs in the neighborhood
- Other? Please specify:

6. What do you think could be improved about this area? Choose your top three.

- The house or apartment I live in
- The affordability of rents/ property taxes
- The public school system
- Walking access to nearby activities (parks, restaurants, etc.)
- The access to public transportation
- The safety of the neighborhood
- The quality of parks and open space
- The access to jobs in the neighborhood
- Other? Please specify:



7. Do you anticipate living in the area for the next 5 years?

- Yes
- No
- Maybe

8. If yes, what might change those plans? Check your top two choices.

- If rents/ property taxes increased significantly
- If the people who I know in the neighborhood move out
- If new people (not in my community) moved into the neighborhood
- If I lost my job and couldn't afford to live in the neighborhood
- If crime in the neighborhood increased
- Prefer not to say
- Other? Please specify.

9. If no, what might encourage you to stay? Check your top two.

- If a stronger neighborhood community developed
- If neighborhood business/ job opportunities increase
- If a better public transportation developed
- If the quality of parks increased
- If rent/ property taxes/ mortgages increases stabilized
- If safety in the neighborhood improved
- If the neighborhood became more walkable
- Other? Please specify.

10. If you are a renter, has your monthly rent in Vancouver increased over the past year?

- Yes, by more than \$200
- Yes, by \$100 - \$200
- Yes, by \$50 - \$100
- Yes, by less than \$50
- My monthly rent has stayed the same
- My monthly rent has decreased

11. If you are a homeowner, have your property taxes/ mortgages increased over the past year?

- Yes, by more than \$200
- Yes, by \$100 - \$200
- Yes, by \$50 - \$100
- Yes, by less than \$50
- My property taxes/ mortgage payments have stayed the same
- My property taxes/ mortgage payments have decreased

12. If you are a renter, at what point would increased monthly rents cause you to move and/or significantly alter your lifestyle (i.e. taking on another job, renting out a room).

- An increase of \$50 or less
- An increase of \$50-\$100
- An increase of \$100-\$200
- An increase of \$200 - \$300
- An increase of more than \$300

13. If you are a homeowner, at what point would increased property taxes/ mortgage payments cause you to move and/or significantly alter your lifestyle (i.e. taking on another job, renting out a room).

- An increase of \$50 or less
- An increase of \$50-\$100
- An increase of \$100-\$200
- An increase of \$200 - \$300
- An increase of more than \$300

14. Are you receiving any assistance from the government to help with housing costs?

- Yes
- No
- I don't know
- Prefer not to say



15. Which of the following would be most helpful for you to stay in your current home? Please choose your top three.

- Help with rent payments
- Help with utility payments
- Help with medical expenses
- Help with transportation expenses
- Reduced child care expenses
- Reduced food expenses
- Stronger renters protections
- Learning about my current rights as a renter
- Access to a job
- Access to a job that matches my skillset
- Access to job training to improve my skillset
- More opportunities to connect with my neighbors
- I'm not sure
- Other: \_\_\_\_\_

16. Do you have any other comments or concerns about things happening around where you live that you'd like to share?

4. Under which categories of race/ ethnicity do you identify? Check all that apply.

- African American/ Black
- Asian/ Pacific Islander
- Caucasian/ White
- Hispanic/ Latino
- Middle Eastern
- Native American
- Slavic/ Russian
- African nation
- Other (specify) \_\_\_\_\_
- Prefer not to say

17. How much money do you make in a year?

- Under \$15,000
- \$15,000 - \$30,000
- \$30,000-\$45,000
- \$45,000-\$60,000
- \$60,000 - \$75,000
- \$75,000 - \$90,000
- Greater than \$90,000
- Prefer not to say

18. What is the highest level of education you have achieved?

- Less than High School
- High School Diploma or Equivalent
- Vocational Training
- Some College
- Associate's Degree
- Bachelor's Degree
- Master's Degree or greater
- Prefer not to say

**Please write down your name, phone number and/or email to be entered into the raffle.**

Name \_\_\_\_\_

Phone Number \_\_\_\_\_

Email \_\_\_\_\_

Please indicate how you would like to be involved in this project moving forward. Check all that apply.

\_\_\_ I would like to receive updates about this project.

\_\_\_ I would like talk more about how rent increases might impact my life by participating in a 30-minute paid interview (\$20 Visa gift card).

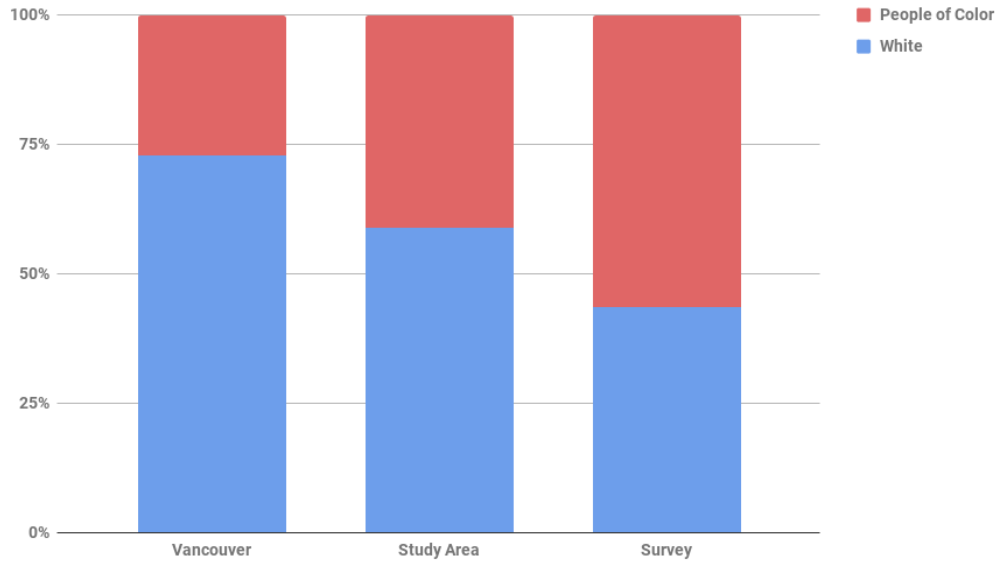
\_\_\_ I would like to learn more about how I can advocate for policies that will help me stay in place.





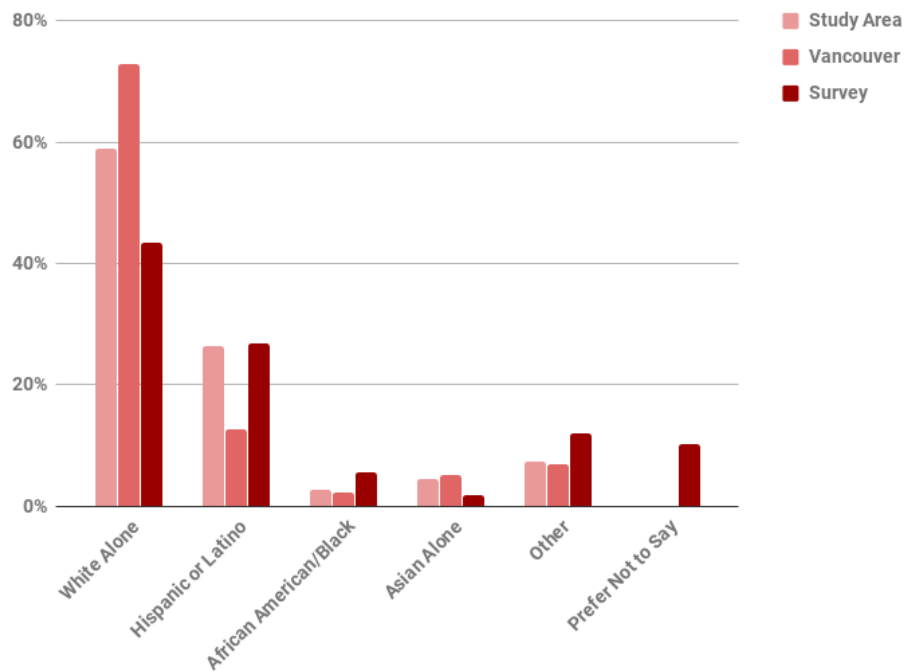
# Survey Results

Figure 1: Representation of people of color by survey respondents (n=95) and geography



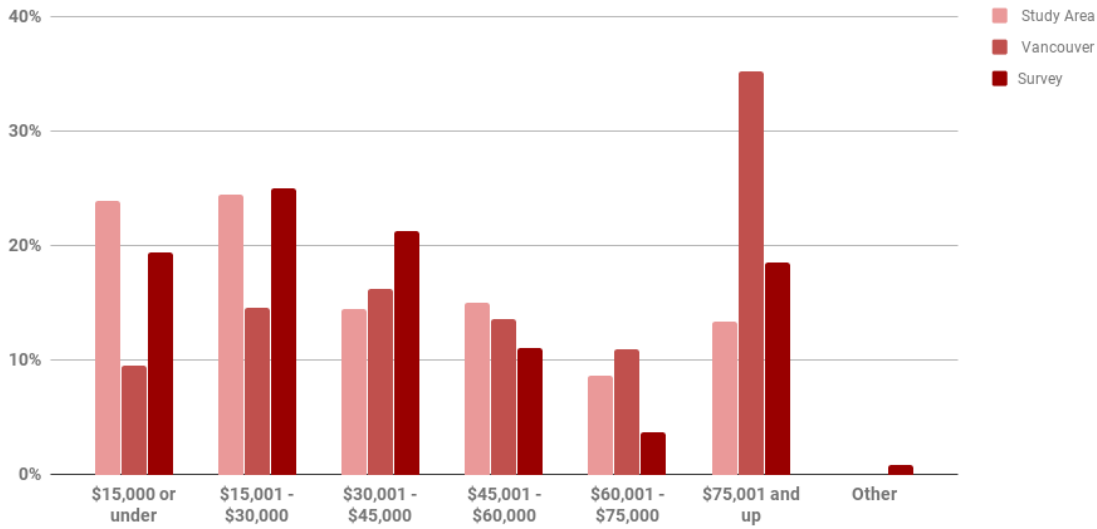
Source: American Community Survey 5-year estimates, 2017

Figure 2: Race Distribution by survey respondents (n=95) and geography



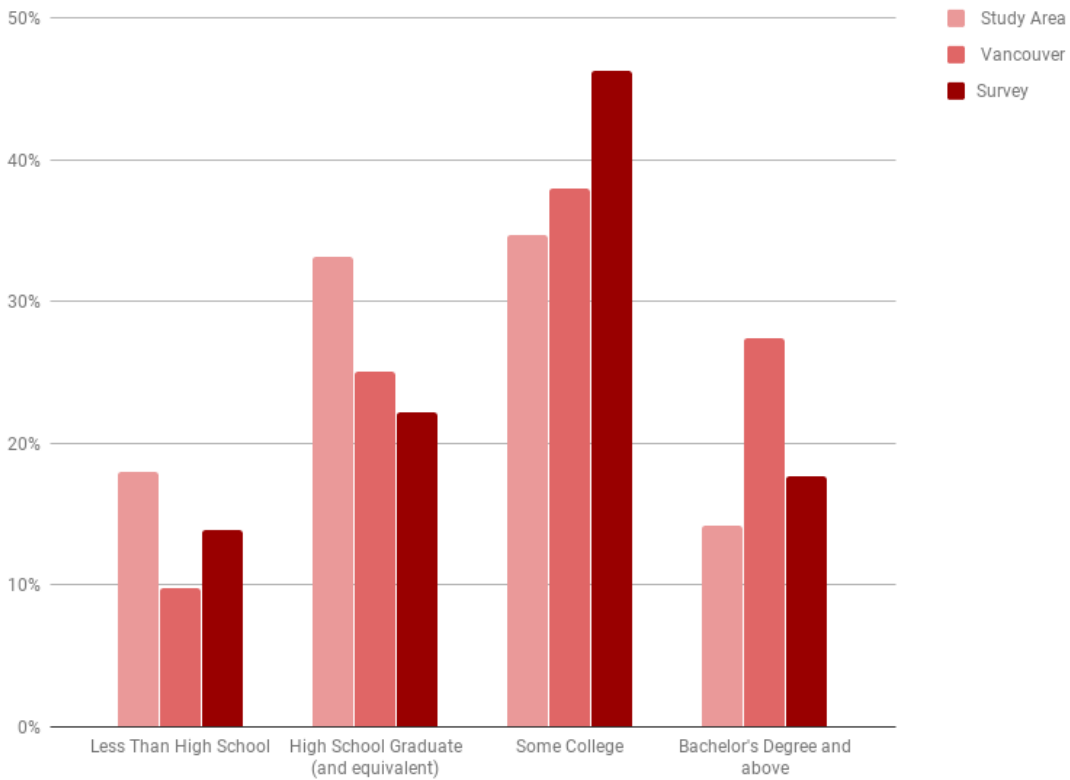
Source: American Community Survey 5-year estimates, 2017

**Figure 3: Income by respondents (n=96) and geography**



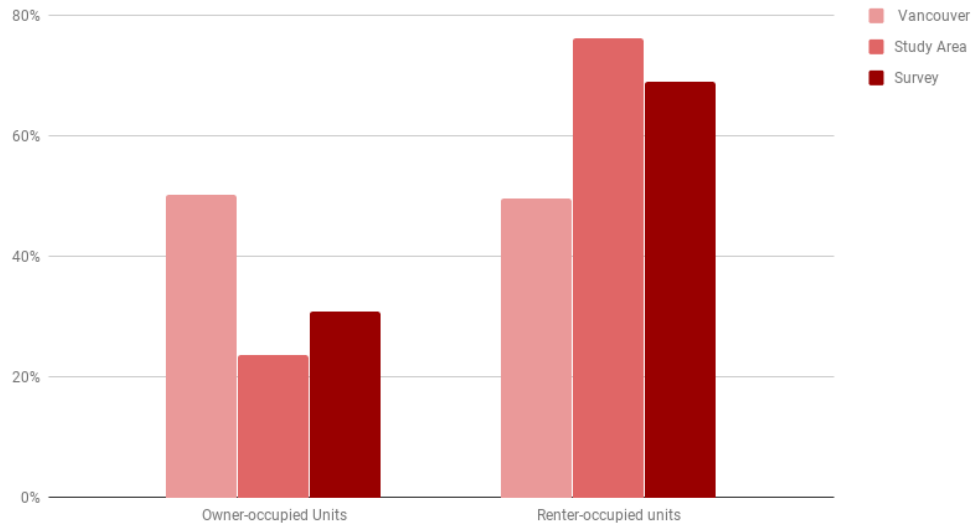
Source: American Community Survey, 2012-2017 5-Year Estimates

**Figure 4: Educational Attainment by respondents (n=106) and geography**



Source: American Community Survey, 2012-2017 5-Year Estimates

**Figure 5: Home occupation status by respondents (n=104) and geography**



Source: American Community Survey 5-year estimates, 2017

**Figure 6: Neighborhood Attitudes by Race and Housing Occupation Status**  
**What do you like best about this neighborhood? Choose your top three. (n=104)**

	Top 1	Top 2	Top 3
<b>Overall</b>	The house or apartment I live in	Walking access to nearby activities (parks, restaurants..ect..)	The access to public transportation
<b>Race (n=92)</b>			
<b>Caucasian/ White</b>	The house or apartment I live in	The access to public transportation	The affordability of rents/ property taxes/ mortgages
<b>Hispanic/ Latino</b>	Walking access to nearby activities (parks, restaurants..ect..)	The safety of the neighborhood	The house or apartment I live in
<b>Other</b>	The house or apartment I live in	Walking access to nearby activities (parks, restaurants..ect..)	The safety of the neighborhood
<b>Home Occupation Status (n=104)</b>	<b>Top 1</b>	<b>Top 2</b>	<b>Top 3</b>
<b>Renters</b>	The house or apartment I live in	Walking access to nearby activities (parks, restaurants..ect..)	The access to public transportation
<b>Homeowners</b>	The house or apartment I live in	The access to public transportation	The affordability of rents/ property taxes/ mortgages

<b>Figure 7: Neighborhood Attitudes by Race and Housing Occupation Status</b> What do you think could be improved about this area? Choose your top three. (n=96)			
	<b>Top 1</b>	<b>Top 2</b>	<b>Top 3</b>
<b>Overall (n=96)</b>	The affordability of rents/ property taxes/ mortgages	The safety of the neighborhood	The quality of parks and open space
<b>By Race (n=85)</b>			
<b>White</b>	The affordability of rents/ property taxes/ mortgages	The safety of the neighborhood	Walking access to nearby activities (parks, restaurants..ect..)
<b>Hispanic/ Latinx</b>	The quality of parks and open space	The safety of the neighborhood	The affordability of rents/ property taxes/ mortgages
<b>Other People of Color</b>	The affordability of rents/ property taxes/ mortgages	The safety of the neighborhood	The house or apartment I live in
<b>By Home Occupation Status (n=94)</b>			
<b>Renters/ Mobile Home Owners</b>	The affordability of rents/ property taxes/ mortgages	The safety of the neighborhood	Walking access to nearby activities (parks, restaurants..ect..)
<b>Home Owners/ Property Managers</b>	The affordability of rents/ property taxes/ mortgages	The safety of the neighborhood	The quality of parks and open space

<b>Figure 8: Desire to stay in the neighborhood by vulnerability status (n=106)</b>			
<b>Do you anticipate living in the neighborhood for the next 5 years?</b>	<b>Yes</b>	<b>No</b>	<b>Maybe</b>
<i>Overall</i>	63%	20%	14%
<i>Renters</i>	56%	25%	17%
<i>Homeowners</i>	82%	6%	9%

<b>Figure 9: What might change your plans of staying in the neighborhood? (n=63)*</b>	
<b>Response</b>	<b>Frequency</b>
If rents/ property taxes increased significantly	68%
If crime in the neighborhood increased	48%
If I lost my job and couldn't afford to live in the neighborhood	27%
If new people (not in my community) moved to the neighborhood	3%
Other - school opportunities	3%
If the people who I know in the neighborhood move out	2%
<small>*Responses are greater than 100% because respondents listed up to two options</small>	

**Figure 10: What would encourage you to stay in the neighborhood? (n=21)\***

Response	Percentage
If rent/ property taxes/ mortgages increases stabilized	57%
If a stronger neighborhood community developed	19%
If safety in the neighborhood improved	14%
If the quality of parks increased	10%
other - landlord relations	10%
If a better public transportation developed	5%
If neighborhood business/ job opportunities increased	5%

*\*Responses are greater than 100% because respondents listed up to two options*

**Figure 11: Rental Increases in the past year (n=76)**  
**Has your rent increased in the past year?**

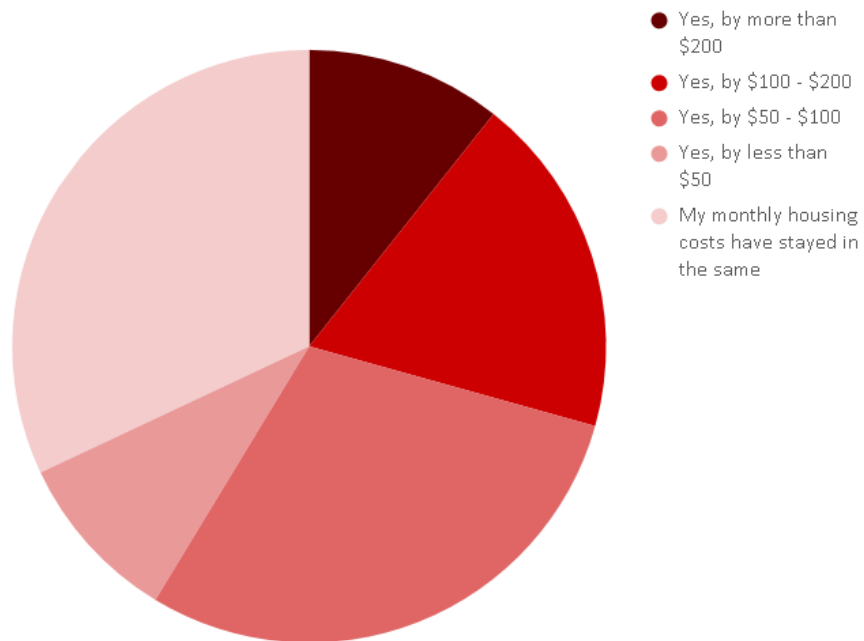


Figure 12: Property tax/ mortgage changes in the past year (n=41)  
 Have your property taxes/ mortgage payments increased in the past year?

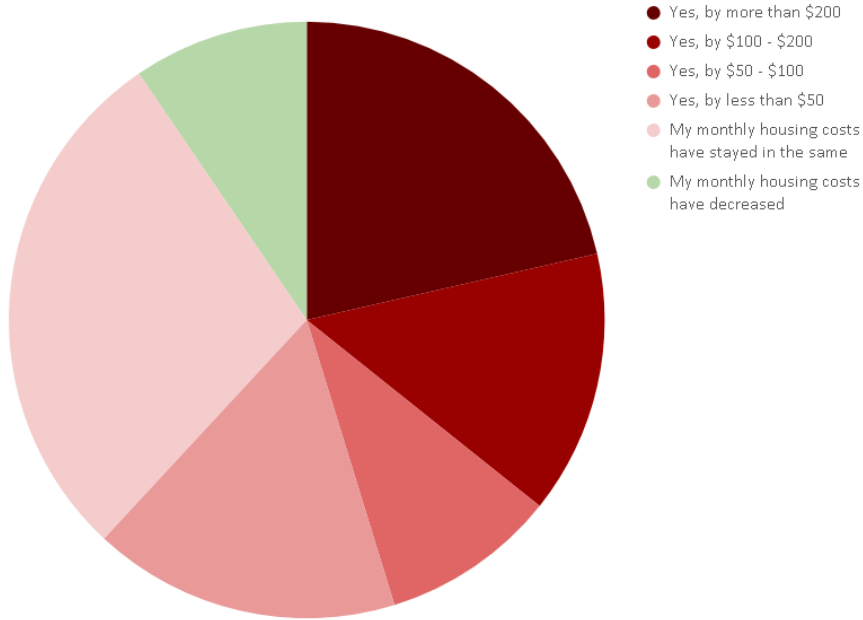
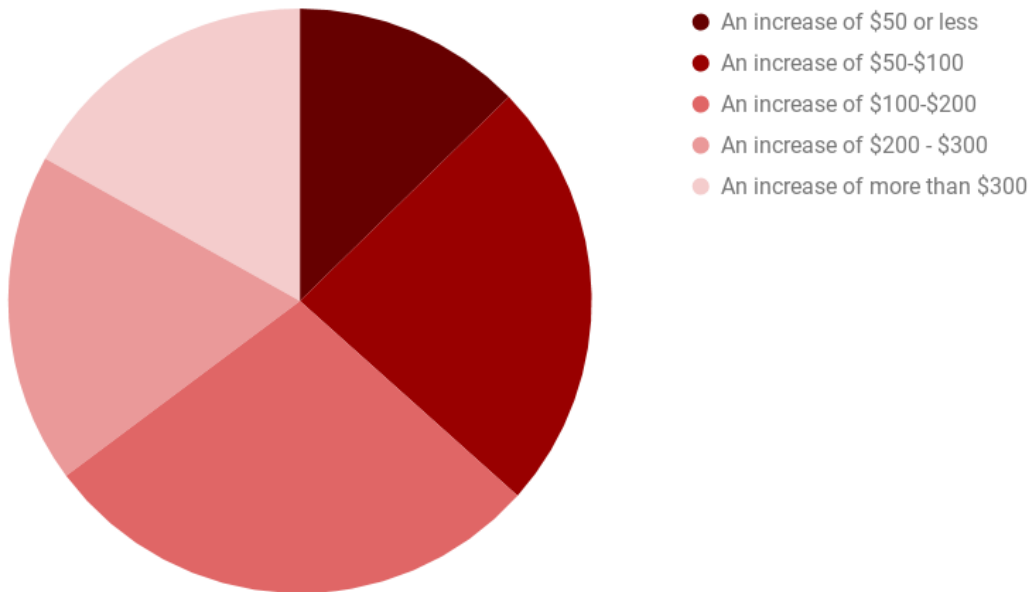
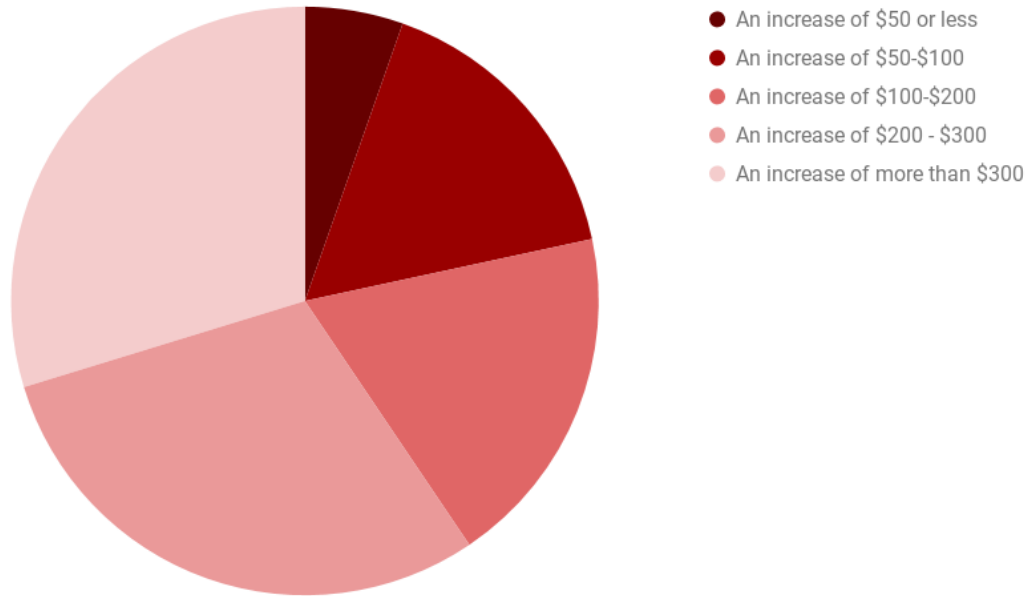


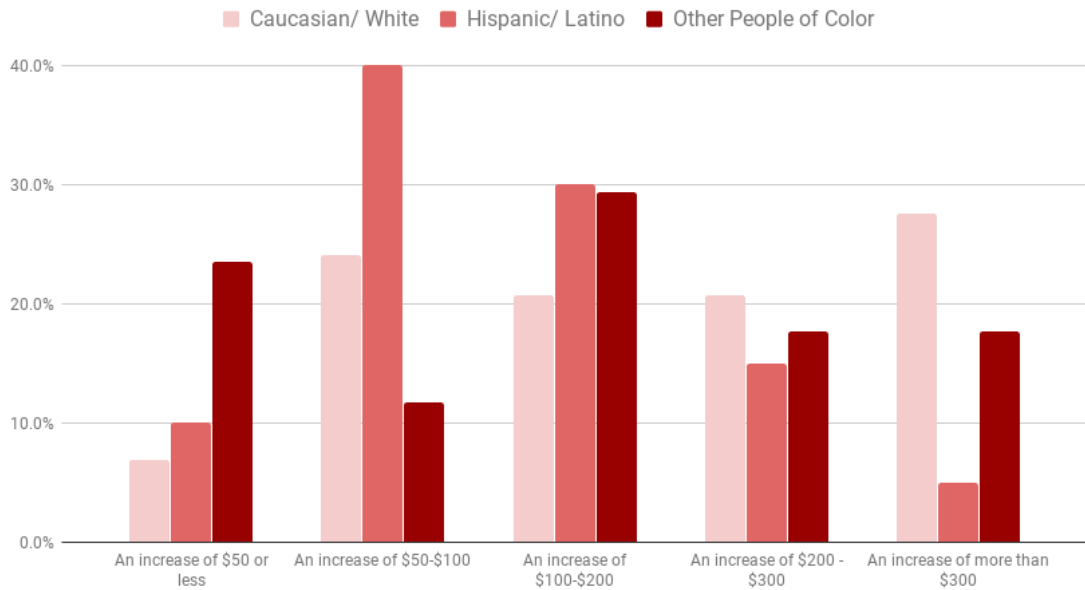
Figure 13: Displacement Vulnerability by Renters



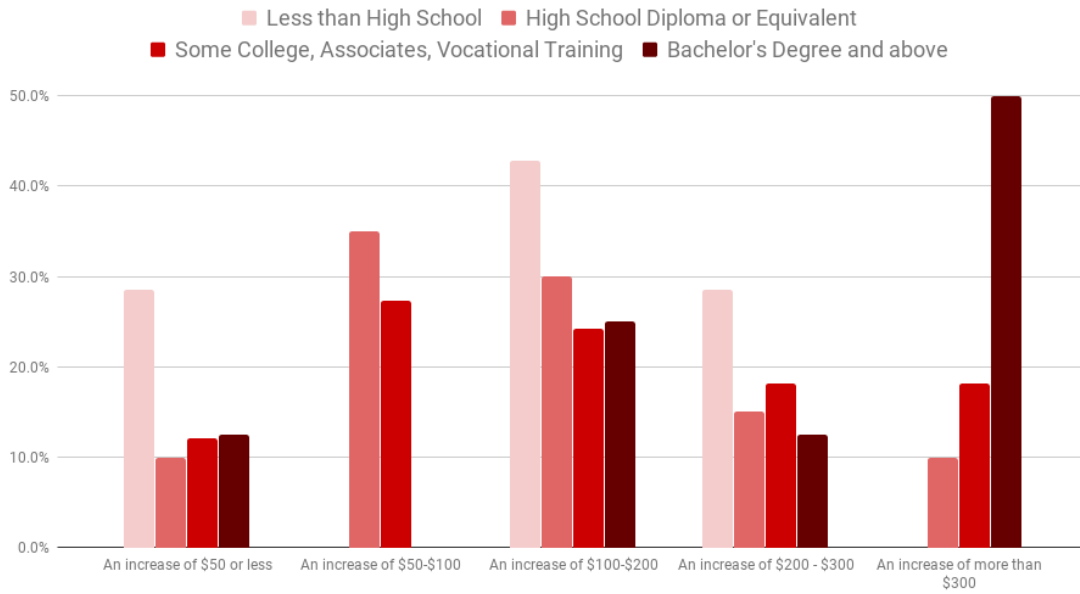
**Figure 14: Displacement Vulnerability by Homeowners**



**Figure 15: Displacement Vulnerability of Renters by Race**



**Figure 16: Displacement Vulnerability of Renters by Educational Attainment**



**Figure 17: Displacement Vulnerability of Renters by Income**





**Figure 18: Most Frequently Listed Solutions Overall (n=94)\***

Intervention	Responses
Help with rent payments	38.5%
Help with utility payments	26.0%
Help with medical expenses	22.9%
Help with transportation expenses	12.5%
Reduced child care expenses	10.4%
Reduced food expenses	21.9%
Stronger renter's protections	18.8%
Learning about my current rights as a renter	13.5%
Access to a job	6.3%
Access to a job that matches my skillset	12.5%
Access to job training to improve my skillset	12.5%
More opportunities to connect with my neighbors	15.6%
I'm not sure	12.5%
other	12.5%

*\*Responses are greater than 100% because respondents listed up to three options*

**Figure 19: Most Frequently Listed Solutions by Race (n=87)\***

Intervention	Caucasian/ White	Hispanic/ Latino	Other People of Color
Help with rent payments	39.5%	37.0%	52.6%
Help with utility payments	37.2%	14.8%	26.3%
Help with medical expenses	18.6%	25.9%	21.1%
Help with transportation expenses	9.3%	11.1%	21.1%
Reduced child care expenses	7.0%	11.1%	5.3%
Reduced food expenses	27.9%	14.8%	15.8%
Stronger renter's protections	23.3%	3.7%	31.6%
Learning about my current rights as a renter	11.6%	22.2%	5.3%
Access to job	4.7%	7.4%	0.0%
Access to job that matches my skillset	11.6%	3.7%	10.5%
Access to job training to improve my skillset	11.6%	14.8%	10.5%
More opportunities to connect with my neighbors	14.0%	14.8%	21.1%
I'm not sure	9.3%	18.5%	10.5%
Other	20.9%	14.8%	31.6%

*\*Responses are greater than 100% because respondents listed up to three options*

**Figure 20: Most Frequently Listed Solutions by Income (n=93)\***

Income	Under \$30,000	Over \$30,000
Help with rent payments	62.2%	14.0%
Help with utility payments	35.6%	16.0%
Help with medical expenses	24.4%	18.0%
Help with transportation expenses	17.8%	6.0%
Reduced child care expenses	13.3%	8.0%
Reduced food expenses	22.2%	18.0%
Stronger renter's protections	24.4%	14.0%
Learning about my current rights as a renter	20.0%	8.0%
Access to job	6.7%	2.0%
Access to job that matches my skillset	6.7%	14.0%
Access to job training to improve my skillset	20.0%	4.0%
More opportunities to connect with my neighbors	11.1%	18.0%
I'm not sure	8.9%	10.0%
Other	13.3%	22.0%

*\*Responses are greater than 100% because respondents listed up to three options*

**Figure 21: Most Frequently Listed Solutions by Educational Attainment (n=93)\***

Educational attainment	Less than High School	High School Diploma or Equivalent	Associates, Vocational Training & Some College	Bachelor's Degree and above
Help with rent payments	23.1%	47.6%	43.5%	21.4%
Help with utility payments	7.7%	19.0%	43.5%	0.0%
Help with medical expenses	30.8%	23.8%	26.1%	7.1%
Help with transportation expenses	15.4%	9.5%	17.4%	0.0%
Reduced child care expenses	7.7%	9.5%	15.2%	0.0%
Reduced food expenses	15.4%	19.0%	21.7%	35.7%
Stronger renter's protections	30.8%	14.3%	17.4%	21.4%
Learning about my current rights	23.1%	9.5%	17.4%	0.0%
Access to job	0.0%	14.3%	4.3%	0.0%
Access to job that matches my skillset	0.0%	19.0%	8.7%	28.6%
Access to job training to improve my skillset	0.0%	19.0%	15.2%	7.1%
More opportunities to connect with my neighbors	0.0%	0.0%	17.4%	42.9%
I'm not sure	15.4%	14.3%	13.0%	7.1%
Other	15.4%	23.8%	23.9%	21.4%

*\*Responses are greater than 100% because respondents listed up to three options*

**Figure 22: Most Frequently Listed Solutions by Housing Occupation Status (n=93)\***

<b>Intervention</b>	<b>Renters</b>	<b>Homeowners</b>
Help with rent payments	49.3%	11.1%
Help with utility payments	29.9%	18.5%
Help with medical expenses	25.4%	18.5%
Help with transportation expenses	13.4%	11.1%
Reduced child care expenses	11.9%	7.4%
Reduced food expenses	19.4%	29.6%
Stronger renter's protections	23.9%	7.4%
Learning about my current rights as a renter	17.9%	3.7%
Access to job	6.0%	3.7%
Access to job that matches my skillset	10.4%	18.5%
Access to job training to improve my skillset	13.4%	11.1%
More opportunities to connect with my neighbor	13.4%	22.2%
I'm not sure	10.4%	18.5%
Other	16.4%	37.0%

*\*Responses are greater than 100% because respondents listed up to three options*

# Informal Interview Protocol

## Criteria:

People who are vulnerable to displacement encompasses a large group, and Thread hopes to interview people with differing life histories, circumstances and perspectives within this group. Thread aims to approach this process using an equity lens, making sure that the time of participants is valued the voices of traditionally underserved populations are amplified.

To make sure those vulnerable to displacement are reached, Thread aims to interview community members that identify with at least one of the following:

- Renter
- Low income
- Displaced from somewhere else
- Non-English speaker
- Person of color
- Has lived in central Vancouver a long time (greater than survey average)
- Lives in a mobile home park
- No post-secondary education or lack of attaining high school diploma or equivalent
- Single parent/ caretaker
- Person with a disability

## Interview Questions:

- Please tell us about your family situation.
- What challenges do you have with your financial situation?
- Please tell us about your home and neighborhood, what is is you like and dislike about it, and why you decided to live in Vancouver?
- Have you had conflicts with your landlord?
- Have you applied for government housing/section 8 vouchers/rental assistance? How was that process/experience for you? (How long did it take you to apply, did you get what you needed)
- Have you noticed your neighborhood changing in either positive or negative ways since you moved there? How has it changed?
- Have you or anyone you know been forced to leave a home or neighborhood because rents or property taxes became too expensive, or because they got evicted?
- What would happen to you and your family/ community if rents increased beyond what you were able to spend on housing? What concerns do you have about the potential for increased housing costs in Vancouver?

- Are you interested in participating in a public meeting or attending an open house?
- What would help you have the ability to testify at City Council or attend a public meeting of some kind so your voice can be heard?
- The City wants to find better ways to reach out to the community. How do you want to find out about events happening in your community? How do you currently hear about events in your community?
- Would you be interested in being trained to testify at City Council?

**Consent Form (will be interpreted on site if necessary)**

I voluntarily agree to participate in this interview.

I understand that if I agree to participate now, I can withdraw at anytime or refuse to answer any question without any consequences of any kind.

I understand that the interview will take 30-40 minutes, and that I will receive a \$20 Visa gift certificate for my participation.

I understand that my participation in this interview does not guarantee that housing costs will increase or decrease.

I understand that Thread Community Planning will record this interview.

I understand that the content of this interview (not my name) may be passed along to the City, and may paraphrased at a City Council meeting.

I understand that the content of this interview may be quoted, summarized and/or interpreted in a public document.

The following checklist is optional and not required for participating in the interview. Please check all of the ways that you consent to us using your information. Please only check these options if you are actively excited about them.

I consent to my picture being taken and used in a public document.

I consent to my name being acknowledged in a public document (not tied to my story)

I consent to City staff following up with me about ways that I can learn about resources in my community and how to become an advocate

## Landlord Interview Protocol

Thread Community Planning intends to conduct approximately 2-5 interviews with landlords, property managers, and/or people who work with landlords who reside in the general project area of central Vancouver. The purposes of these interviews is to understand:

- What are landlords/property managers experience with the rental market
- How have they had to change rents and housing costs
- Do they have concerns with the rental market
- Do they have concerns and needs with being able to continue to provide housing
- In particular, to their current tenants
- How would rising property values impact landlords and property managers
- What incentives could the city offer to help them provide affordable housing to tenants

The results of these interviews are meant to provide information that could inform policy criteria and recommendations. Through these interviews Thread aims to receive landlords' perspectives on housing market changes, personal stories on the challenges of providing housing, and learn more about the interests of landlords.

### Criteria:

Thread would like to interview a spectrum of Landlords/Property Managers. Including:  
Affordable Housing mission driven Landlord/Property Manager  
Single-Family House Landlord/Property Manager  
Multifamily Landlord/Property Manager

### Timeline:

Thread Community Planning will start outreaching to landlords/property managers on Monday, April 1st and will schedule the interviews for the first two weeks of April. The interviews will be conducted ideally Monday, April 15th through Friday, May 3rd. Gift cards will not be offered as these are considered stakeholder interviews.

### Interview Questions:

- How long have you been a landlord/property manager in this area? Why did you choose this area to rent out your properties?
- How many properties do you manage?
- What type of properties are they (apartments, condos, townhomes, duplexes, single-family)?
- What is the income range of your tenants?

- What is the average rent for your unit(s)? Have you increased or decreased rents recently? If so, why?
- Have you seen your maintenance or utility costs increase or decrease recently? If so, why?
- Have you experienced changes in demand for your units?
- What is your relationship with the city? Are you receiving any assistance from the city with maintaining and/or providing units?
- How do you feel about the 2015 tenant protection laws? (3 passed: (1) 45 day notice of rent increases (2) Notice to Vacate (3) Source of Income Protection) How, if at all, have these impacted you as a landlord/property manager?

### **Consent Form**

I voluntarily agree to participate in this interview.

I understand that if I agree to participate now, I can withdraw at anytime or refuse to answer any question without any consequences of any kind

I understand that Thread Community Planning will take notes during my interview

I understand that the content of this interview (not my name) will be passed along to the City, and may be paraphrased at a City Council meeting

I understand that the content of this interview may be paraphrased and interpreted in a public document

Please check all of the ways that you consent to us using your information:

I consent to my name being acknowledged in a public document

I consent to being directly quoted in a public document

I consent to this interview being recorded as I speak

# Focus Group Protocol

## Purpose

- To inform what recommendations they're interested in
- To inform the recommendation implementation roadmap
- To understand what role the organization may play in supporting these recommendations
- To inform what recommendations would be helpful for latino population and undocumented populations

## Participants

- Americans Building Community
- Agency on Aging and Disabilities
- City of Vancouver
- Evergreen Habitat for Humanity
- NAACP
- Latino Community Resource Group
- LULAC
- The Noble Foundation
- Vancouver Public Health
- Vancouver Public Schools
- Worksource SW

## Exercise 1

- While all of these recommendations sound good, they do have challenges, as listed at the bottom of the handout. Are there any goals that may have unintended consequences or impacts for the people you serve?
- Which of these goals do you think is the most beneficial for the people you serve?
- Were wondering how the Prosperity goal would be impactful for the population of people you serve, which is primarily focused on economic development and workforce training. What barriers are your constituents facing in trying to get a job? Are you hearing any interest in your community around jobs?

## Exercise 2

- In an ideal world, what role do you see your organization playing in supporting these strategies?
- What strategies did you choose and why?
- Which strategies are you least interested in?
- What roles do you see your organization fulfilling?



# Reside Vancouver

## An Anti-Displacement Strategy

WHEN IS THE BROWN BAG EVENT?

FRIDAY  
**MAY**  
**3**

12:00pm to 1:30pm

Location:  
Marshall Center  
1009 E. McLoughlin Blvd.

*Lunch will be provided*

Are you interested in participating in the brown bag?

Please email us at [threadplanning@gmail.com](mailto:threadplanning@gmail.com)

Several planning initiatives are on the horizon that would improve central Vancouver's parks, transportation, and schools, while bolstering economic activity.

Through robust community engagement, thorough best practices research, and collaboration with the City of Vancouver, we aim to develop policy solutions to accommodate the needs of all residents so that everyone can enjoy the benefits of these improvements.

### Fourth Plain Coalition Brown Bag

We are looking to you and your expertise as service providers and advocates of your communities to give us feedback that will help us prioritize our recommendations to best reflect the needs and desires of the central Vancouver communities you serve.





## Focus Group: Activity 2 Handout

### Activity 2 Handout: Anti-Displacement Recommendations

Please write down 2-3 strategies that you could see your organizing playing a role in, and what that role might be. Examples of roles include: Advocacy, Testifying at City Council and/or the Planning Commission, Being a partner or active participant, Consulting/ Advising, Leading Implementation, Program Development, Funding, Collecting data, or other.

<b>Strategy 1:</b>
<b>Your Potential Role:</b>
<b>Strategy 2:</b>
<b>Your Potential Role:</b>
<b>Strategy 3:</b>
<b>Your Potential Role:</b>

**Your Name:**

