

Appendix C: Transcript of Written Survey Comments

This appendix presents a transcript of comments to open-ended survey questions. It is organized in the same order as the survey.

Question: What type of residence do you live in? (please select one option)

Accessory Dwelling Unit or Equivalent

1. Apartment attached to another residence
2. Basement apartment under single-family dwelling
3. Small cottage off of a rental home (detached)
4. Studio above garage

Apartment

5. 4 unit structure
6. Apartment loft over law offices.
7. Fourplex
8. Fourplex (4 unit structure)
9. Fourplex development on Lancaster st NE
10. Upstairs apartment in a house (Downstairs has other residents)

Cooperative Living

11. Cohousing. There are four flats in the building I live in (two stories)
12. Cooperative living, residential housing
13. Fraternity

Dormitory/Student Housing

14. On campus residence hall

Duplex (2 unit structure)

15. House with two separate entrances-- upper and lower living quarters

Live-Work Space

16. Apartment over business
17. Mixed use: 3 offices downstairs, 2 apartments upstairs

Mobile Home or Manufactured Home

18. Manufactured single family residence in Monroe, OR
19. Mfd Home on Park, pay \$450/month for rent on space, also pay mortgage on mfd home of \$595, then \$145 more for taxes and insurance per month
20. RV
21. RV
22. Single family manufactured home on 8 acres in Monroe, OR
23. Travel Trailer

Not Specified

24. Farm
25. Farm
26. Live on a working farm
27. Roof, walls, bathroom, kitchen...
28. Rural w/acerage
29. Small farm with two residences on one property

Residence Outside Corvallis City Limits

30. commuting to Corvallis
31. I do not live in Corvallis so my answers are not applicable to your concerns and the purpose of this survey
32. I live in my own home in Springfield, but I want to move to Corvallis. I will rent initially, then buy a home
33. Loft Apartment in downtown Albany
34. NOTE---IF there were great condominium options in Corvallis I would absolutely purchase a condo!!! My primary home is not in Corvallis
35. Property outside city limits

Residing With Another Family

36. I live in multiple homes (house, duplex, apartment) throughout the week. I couch-surf between a few different homes and don't officially rent anywhere (though I pay some rent to the couches I sleep on)
37. Mother-in-law apartment
38. Staying with family
39. Temporarily living with friend until I find an affordable apartment

Room in House

40. Boiler room
41. Rent a room in a SFR with landlord
42. Rent a room in a single family home

Single Family Home (detached)

43. 2 bedroom, 1 bath on 21.9 acres
44. Cottage
45. Farm with house
46. Farmhouse owned by a friend
47. Home, with barn and outbuildings and several acres
48. I own one house straight out and own another that is a rental that has a mortgage. I will answer this survey with my primary residence in mind
49. Old farmhouse with 15 acres for my horses
50. Own house
51. Single family home at a mobile home park
52. Studio cottage on larger property (separate from main house, own address)
53. Subdivided single family home
54. Zero lot line
55. Zero lot line home
56. Zero lot line home, which is different from a townhouse or rowhouse in many ways
57. Zero lot line house

Townhouse or Rowhouse

58. Currently renting townhouse in Lebanon
59. Living in townhouse, having home built

Question: What are the reasons you moved to your residence and community? - Other

Amenities

60. Couldnt find anyone who would rent to us with a pit bull but we have aquantences whom we are renting from
61. Very close to I-5
62. Close to bus line for students in our family
63. In neighborhood but backs to greenspace and trail system
64. Desire to live in close in, walkable and bikeable neighborhood
65. Wanted to bike for transportation
66. Good neighborhood park
67. Needed extended family home, wanted to be near water
68. Access to public transportation
69. Close to Mac Forest
70. Wanted to bike to work all year long
71. With the exception of 9th street, I love how bicycle friendly Corvallis is. I used to live near 17th and Tyler which was a great location but all the LOUD renters and partys in that neighborhood sucked so I had to flee to the quieter 'burbs'

72. I like that Corvallis citizens are willing to invest in their community by paying slightly higher taxes in return for better schools, recreation and city services. An example of this is the free bus service in town. I especially like that most city services are administered by city employees and not contractors. I don't want my city services privatized
73. On the bus line.
74. Own large dog
75. Do not have a car, so i needed a place close to my son's school and my work. Also, prefer to not live in apartment complex
76. Wanted a place that allowed dogs
77. Financial - The intent was to reduce expenses by utilizing bicycle and walking to and from work. With responsibilities that require weekly driving, I need parking at my residence, but it is already extremely limited and city plans to limit district permits will make the situation even worse for our residence. Guest parking will be unworkable
78. Location easy for walk/bike commuting
79. Chose neighborhood because it's in walking/biking distance of OSU and has a park across the street. In 34 years of being a student, staff and faculty, I've never bought an OSU parking permit
80. Love the hills and outdoor recreation opportunities surrounding Corvallis
81. Quiet, adjacent to forest land
82. Community with lots of choices in entertainment. To be near friends
83. Wanted to be near the McDonald Forest Amenities
84. Love the downtown area and being on campus. Lots of running trails near by
85. Large yard for dogs
86. Walking distance to downtown
87. Pet friendly
88. I didn't have a car the first 4 years in the area-- wanted to be in an area of town near services and several bus options, but also within 1/2 hr walk of work
89. Wanted to have bike-able commute to work
90. Bike commute distance to work, shopping, etc
91. Wanted a home close to downtown and within biking distance of OSU campus
92. Wanted to have a dog
93. I moved here from out of state and I wanted to find a place where I could have a pet and where I could catch public transportation to the university
94. Husband wanted trees and wife wanted sidewalks. Now wife would move to have less sidewalks and more trees
95. The house we rent is 2000 sq feet and has a very large yard for our dog
96. Wanted to be closer to the entrance to Timber Hills park trails

- 97. Corvallis has a lot available for its size, music, art, nice summers, great local food, access to mountains and beach
- 98. Mild climate, college town, varied outdoor opportunities (ocean, mountains, desert all within 3 hrs)
- 99. Proximity to mountain biking trails (Mac Forest)
- 100. Pet friendly
- 101. Needed a place that allowed pets

Change in Employment

- 102. I was happy in previous home and town I lived in but the house next door turned into a drug house and the police and home owner were ineffective in dealing with the situation. By coincidence, my job location moved to Corvallis
- 103. Spouses employment changed to this area. Also son is in his last year of college. We plan on looking in one of the surrounding communities after he graduates, due to the higher housing costs in this area
- 104. Have lived her for 30 years. Initially moved secondary to job change
- 105. Job
- 106. Found job in Corvallis
- 107. I got a job at OSU and therefore moved to Corvallis (from Seattle). I chose my apartment because it was one of the only nice ones available when I moved here
- 108. I moved from the east coast to corvallis for a job at OSU in sept 2013. i originally lived in an apartment complex for the first 5 months. i was looking for a stand alone home to rent. i found one in a good location, for reasonable price, with a fenced in backyard fro my dog, and great landlords
- 109. Received a degree from OSU and ended up getting a job in Corvallis after graduation
- 110. I am required to live in this residence for work
- 111. Job
- 112. Only place available within my budget on very short notice of moving to the city for a new job
- 113. We moved to Corvallis to attend OSU. We continue to live here because we are employed by OSU. We moved to this house because, unlike our last residence, it doesn't have a mold problem
- 114. Relocated for work
- 115. Husband changed jobs
- 116. Military move
- 117. My girlfriend got a post-doctoral job at OSU about 2 years ago, so we moved here from England. It took me about 10 months to find a job once we arrived. We're both Americans. The apartment we rent was the only decent place we could find to live that was reasonably affordable. Most

- apartments we looked at appeared to be run by slum lords. Anything clean and in good repair was outrageously priced. We are looking to buy a house since we both have permanent jobs at OSU now. We are deciding between Corvallis and Albany. Houses are very expensive in Corvallis. You can get a lot more house and land for the money in Albany, but we're not sure we want to commute
118. Family moved here when I was a child. Found employment after college and stayed
 119. Change in profession to farming
 120. Moved to this community because of work. Moved to this home because it had attributes we wanted that are not captured in any of the above choices
 121. Got a job at OSU in 1969
 122. Relocated to Corvallis for work
 123. Employment at OSU brought me to Corvallis
 124. Relocated from another state for a job in Corvallis
 125. I accepted a job with Corvallis school district and wanted to live in the same city where I work

Change in Marital/Relationship Status

126. That is where my new husband was living
127. Moved to apartment in 2005 when divorced. My 2nd husband and I are moving to North Albany in June 2014 to live with & care for my Dad - but we intend on purchasing this (my parent's home) in North Albany. We have been saving a downpayment for last 6 years. So while we live in Corvallis now, we'll be commuting from N. Alb soon.
128. Share custody of daughter and her mother lives in Albany as well
129. Got married, and husband lived in Corvallis. At the time I worked in Albany, and lived in Salem
130. I live with my fiance in the house his family owns. We pay rent into the trust account to pay for upkeep, taxes, and insurance
131. Needed to leave husband due to a bad home situation and wanted to move my son closer to his school to lessen the impact on him. Not happy with the small size of home
132. Moved in with my boyfriend.
133. Ex wife lives in that town and I have split custody
134. Moved to live w/spouse. Prefer living in rural area, did not like dealing w/Corvallis property managers. Treated middle-aged, single, employed female the same as if I were a student. Very, very, disrespectful; difficult people to deal with
135. We were merging households and wanted to live in a house, not an apartment or duplex

136. I got married and my husband was going to school at OSU. We bought a house in Corvallis when we moved over from Bend
137. My x husband left me. I needed to be close to my parents for daycare at the time. Now I am stuck
138. The opportunity came up to purchase this older home on land and we couldn't pass it up
139. Married a person living here
140. Met and married husband who lived here with a paid up home
141. I moved here to marry a man who already lived in Corvallis
142. Family owned property, married into it.
143. Remarried, moved out of Corvallis and into new spouses home in Toledo.
144. Divorce
145. Renting closer to work until the house I own in Linn county with my ex sells

Closer to Work

146. Closer to Willamette Pass where my husband and I are employed as ski patrollers in the winter
147. Relocation due to work, safe neighborhood, close to other's in same job
148. Good neighborhood, privacy, short work commute
149. Job offer
150. Make commuting easier for me
151. Close to work
152. It's important to me that I live in the community I work in. I commuted for years
153. Didn't have a job yet, wanted to live where commuting to a number of school districts would be possible
154. I wanted to be able to live and work in the same community - did not want to commute
155. Job opportunity
156. Employment required residence in county of work
157. Need to be close to work b/c I bicycle commute
158. This is our first and only home purchase and it is located in the community in which we were working at the time (1989)
159. Wanted to live in Corvallis since I work in Corvallis. I live in NE Corvallis because it is cheaper than other parts of town and was one of the few options at the time I moved
160. Spouse has employment requirement to live in Albany
161. Halfway between two work places for me and my partner
162. Needed a job and it was closer to work than my home in Newport, OR. Rent here is so expensive when you have a dog
163. Needed to be closer to work & public transit to find a roommate, lower renting costs

- 164. We picked Corvallis as I work at OSU but within one year determined that this was not a community where we want to live or raise our children so we will be moving to Portland this summer
- 165. My primary residence is in Beaverton so I work and live in Corvallis during the week
- 166. Cheap and in between my work in Corvallis and my wife's work in Silverton. We live in Salem but are moving to Albany this summer for better location, commute, and have transferred our son to Corvallis schools
- 167. Native, near business
- 168. Dual career couple and had to choose residence based spouses not working in same area. Location is in the middle of both work places
- 169. Close to the community we worked in. We could not afford to buy in Corvallis
- 170. Partner works in Vancouver, WA
- 171. "Central location for both spouses (commute to different cities), wanted a private house with a yard"
- 172. Farm

Good Place to Raise Children

- 173. Whated to raise children in a rural setting with property
- 174. It's a great place to live and raise kids, but the University is starting to change it all. They keep knocking down houses all around in the campus neighborhoods and it's pretty tough for a single income family to live here. Many families are moving out of Corvallis to the point where it is just college students and retirement people. I'm frustrated about this
- 175. To have a yard for our daughter. Where we were previously, in an apartment, we lived on a second floor with no good outdoor play area
- 176. We moved here 16 yrs ago from Portland. We shopped around the state and decided to move here. We had to find employment here to do so at the time it all worked out. We wanted our kids to grow up in a smaller community than Portland but in a place that had good opportunities for kids
- 177. Was raised in Corvallis and wanted to raise my children in this community

Life Circumstances

- 178. To attend OSU
- 179. Graduate school
- 180. OSU
- 181. Oregon State University - completing education

182. Just moved to the area and had to find a place to live until able to further look for another home
183. Originally moved here to attend OSU, decided to stay because I enjoyed the community of Corvallis
184. Had to move due to landlord wanting the place back
185. Went to OSU & never left after graduation
186. Came to college; liked the house & neighborhood
187. Went to OSU
188. Move here originally to attend graduate school
189. Complex of former residence sold and new owners are terminating all rental agreements of current tenants to redo apartments and raise the rent a lot. Was unable to find another suitable, affordable apartment and had no other choice but to rent a room and put stuff in storage
190. Moved in while still a student at OSU
191. Primarily came to corvallis to attend OSU, did not intend to stay this long but that is the way my professional life has worked out
192. Wanted to attend OSU; and wanted to be with this guy I met who would become my husband and was already living in Corvallis
193. Loss of income. Moved in with family
194. Spouse is grad student at OSU
195. Needed a house so that we could provide houseing for our chil going to college and we could not afford dorm fees at the time
196. Moved w daughter, who started college here. Still have my home in Brookings; however cost of home is much higher here at this time. Unable to sell and buy here
197. I moved to Corvallis in 1984 to go to OSU and just stuck. Happens all the time
198. Attended OSU and chose to remain in the Community after graduation
199. Moved into town for school
200. Closer to OSU
201. Had been looking for months and found a large newer home at an affordable price. Qualified for a USDA rural loan
202. Came to go to school at OSU
203. OSU academic program
204. Previous rental was sold. Needed to move to new rental
205. We were evicted from the Wilsonwood complex when they decided to demolish it and build high-density student housing. There was no housing in Corvallis (literally:zero vacancy november 2011) so we had to chose another community. Philomath was closest
206. Needed something affordable close to school
207. Bought as a 'temporary home' because planning to move onto acreage but out-priced and stayed

208. I attend oregon state as well and it is in a good spot to walk there but also close to work
209. Graduate school at OSU
210. Life circumstances and practice facilities
211. Move to Corvallis to attend OSU. Would like to live in Corvallis permanently but do not feel there is suitable housing for my family and financial situation
212. Attended OSU
213. Lived in this house for 32 years- we had qualified for a Low Income Single Family Purchase program that reduced the interest rate
214. Moved to Corvallis for college, live in this house with roommates. It's cheap and in a good location
215. Graduated and never left
216. Spouse education--close to school
217. Came here to go to OSU and stayed since finding employment in Corvallis
218. Live in a Habitat for Humanities Home
219. I was able to get a house on a program for low income individuals. It was a better place to raise my children then a low income apartment in the city
220. Because OSU is located here
221. Attended grad school (and would be in the area for several years)
222. Little choice. Given 3 months notice to vacate a rental family home and there is very little decent rental housing for families in Corvallis. So, we had to take the first decent thing that came up
223. Proximity to Willamette Law School
224. Initially moved here to attend grad school. Then had children, graduated, found gainful employment and could not think of a good enough reason to leave. Going on 22 years in town...
225. Can't afford to buy; can't afford apartments/rentals that charge extra deposits and fees for pets; had to move out of previous housing because faculty and family returned from sabbatical and was only given 3 week notice of their return to town; needed something in town because we're a one-vehicle household but I need to be near campus
226. Moved to Corvallis to attend OSU
227. Going to college (OSU)
228. Fiance attends medical school at Western University of Health Sciences
229. College
230. Initially moved here 18 years ago to attend Oregon State
231. Move to Corvallis to attend OSU close to 20 yrs ago
232. The main reason I moved to Corvallis was because my boyfriend attends OSU. The reason I moved to my residence was for the above check marks
233. Graduated from college and stayed in the community

- 234. Attended LBCC
- 235. Lost home in foreclosure. We stayed in community, but are now living in the only thing we can afford
- 236. Went to OSU decided to stay in area
- 237. First time homebuyer credit of \$8000 was a major factor
- 238. Went back to school

Lower Housing Costs

- 239. Cost
- 240. Rent in Corvallis was just to high
- 241. Corvallis taxes or more
- 242. Only available housing at the time I came to Corvallis. Would rather have a bigger home as I had to get rid of many of my belongings in order to fit. Would also like to have a yard where I can grow a garden. But houses are two expensive to rent and none are affordable to buy as a single person. Rent just went up after being there two years. First year was on an agreement which was helpful
- 243. We tried to find something clean, allowed dogs, had a small yard and affordable in this community. We could not find something that met those requirements. We looked for months! We would love to live in Corvallis- but it feels like everything we found was one extreme or another..... out of our price range or grossly unpleasant options
- 244. Limited options for rentals so I had few options to choose
- 245. Need to find less expensive apartment
- 246. Housing costs in Corvallis are too high. You get more house for less dollars in other communities, making the commute worth while. There is really no incentive to pay more for less house to live in the Corvallis community
- 247. The cost of living is lower and the homes for the amount I could spend were not as run down
- 248. Cheaper to live in Albany than Corvallis
- 249. More affordable housing
- 250. I live in albany instead of corvallis, because the housing market is over priced for what you get in corvallis, a 3 bedroom 2 bathroom house in corvallis is 160k - 240k where as in Albany where I live that same house is 115k - 160k so there is a much larger difference in housing cost, along with that, the price of property tax is quite a bit higher in benton county than Linn County, in Benton county I would pay 3200 - 3800 and in linn county you would expect to pay 2100 - 2600 for the same place. There is quite a price difference for benton county and even more so Corvallis
- 251. Can't afford Corvallis rent 2 bedroom rent on a single income - rentals companys request you have income double to triple the price of rent
- 252. Moved in with my parents until I could afford an apartment

253. Could not afford to live in Corvallis on just my income. I also had pets and w/ pet rent, not affordable
254. Properties more affordable outside Corvallis and pay less in property taxes in Linn County rather than Benton County
255. Corvallis housing is too expensive. You get more for your money in Albany
256. We will be moving it is too expensive here even if I lived in Sweet home the gas back and fourth would still be cheaper than living in Corvallis
257. Moved from Corvallis to Albany; Corvallis too expensive for nice houses
258. Affordable, nice area with high quality homes (North Albany)
259. Prices for homes too high in Benton County
260. Corvallis too expensive
261. Lower property taxes, lower home prices (although my commute is farther)
262. Rent in Corvallis is outrageous
263. Want a place we could afford, with a medium lot that doesn't cost a small fortune to have. So, we could raise our children. Also had a small town feel with some amenities close at hand
264. I have always lived in the Dallas Area- I have not Moved to Corvallis because rent is too high and my children's Father lives near me. Therefore I commute
265. You get more for your money when purchasing a home
266. Where have you been? The rental vacancy rate in Corvallis is nil (thanks to allowing OSU to expand faster than the town), and the rents have skyrocketed. We were completely priced out of Corvallis. We would love to move back to town, but the average 3BR apartment is now \$1200 and a 3BR house is even higher. We don't want to be house-poor, so we ended up in Philomath.
267. Cost of rent
268. Taxes are cheaper
269. Wanted home similar to one sold in previous 3 college community which was 1500 sq ft. In Corvallis, could only find dumpy fixer-uppers and all over \$250,000 (2.5 times more than area I came from), but found huge, brand new, no repairs needed, home in Albany for same \$250,000 it would have cost me in Corvallis. Would have preferred to live in Corvallis, but....
270. All I can afford as rents in Corvallis so high
271. Close to work and gym
272. Love Oregon
273. I LOVE Corvallis, would much have preferred to live here. I love the urban neighborhoods, cottage gardens, fabulous library and Farmer's Market. At the time we bought our house, however, our income was about 40K lower per year. Our house was a new build, and for the same

- condition and lot size, there was a 100,000 price jump. The taxes where we live are also much cheaper
274. Cost of living is less
 275. Better rent prices than in Corvallis, probably due to OSU
 276. Moved in with fiance needed inexpensive, month-to-month rental options
 277. Lower property taxes
 278. Less expensive to live, house less expensive in comparison to Corvallis. Have lived in Albany for 35 years and commute without problems
 279. Home owner taxes
 280. Basic affordability and value
 281. Only thing we could afford
 282. Benton County taxes are nearly double the taxes I pay monthly
 283. The number one reason I bought in Philomath rather than Corvallis was because it was more affordable there
 284. We wanted to be outside city limits where housing prices are reasonable. we wanted no immediate neighbors or people sharing our walls. we didn't want to be next to railroad tracks, schools, farms, or hunting preserves. and we definitely wanted to be away form all the punk college kids whom walk in front of traffic oblivious to anything other than their cell phone
 285. Seriously??...live in corvallis??..hardly..why would I pay an inflated cost of living just for the privilage of living in corvallis??...shortsighted traffic management makes just driving thru this town nearly impossible...falsely inflated property values...catering to the greedy univerities every whim, non existant city services and an embarrassing glut of student housing (falsely zoned as family housing) makes corvallis the last place on earth I would want to live in...I commute from a more structured and better ran community
 286. Cheaper by far!!!!
 287. It is located in Linn County and taxes are slightly less expensive. Also our home is part of a homeowners association and water rates are less so I can have my gardens and not worry about the cost of water. Also bought this house when one of us worked in Albany and one in Corvallis so this put us between both towns
 288. Corvallis is REALLY expensive to live in. WE get more BANG for our Buck
 289. Wanted a newer house at a reasonable price in a small town and closer to Portland airport
 290. Trying to save enough money to buy a home
 291. My old apartment was sold and demolished. The one I live in now was one of very few apartments in my price range (or in any price range) that would accept my pets
 292. Adair has significantly more affordable housing than Corvallis

293. No affordable available housing in corvallis built before 1970!
294. My work is in Corvallis but I can not afford to live in town because of the high rents.
295. Renting the house from my mom who owns it. The mortgage is \$1600 but we only pay her \$600 a month plus utilities to maintain, cleanout and fix up the house. She doesn't want to live there because it is too big and has too many memories of when my dad got Muscular Dystrophy and died. Its full of my mom's stuff, grandma's stuff, dad's stuff and my and my fiance's stuff
296. Wanted a new house that was affordable!
297. It was cheaper than in Corvallis. I live in Albany
298. Less expensive to live in albany
299. Newer home, with more value for our money. Able to afford a bigger house
300. Wanted more affordable rent. It's impossible to find a reasonable 1bd, 1ba in this town. If there were some of those, I'd live here and ride my bike to work!
301. We has looked in Corvallis but the housing market is too elevated. What we had to spend in Corvallis to get the type of house we wanted was over our budget
302. Corvallis is too expensive to live in. Benton Co. Has very high taxes
303. Couldn't afford to purchase in Corvallis so got a great deal in Albany. I have no payment because I own it outright
304. Linn COUNTY has less taxes than Benton County and you get more hose for the money in Linn County
305. Corvallis too expensive
306. Corvallis homes are not affordable for students, even to rent
307. Taxes in Corvallis way too high
308. Property taxes
309. Property taxes
310. We would of liked to live in Corvallis but couldn't afford anything
311. Cheaper
312. It was a good price for the size of a newer home
313. Needed a home I could make the payments on. A home with a lot large enough to have a 3 car garage, RV pad, and room to walk between the houses
314. Cheaper
315. I did not want to pay the high price of a house and taxes in Corvallis. Albany and Philomath are half the price of Corvallis. This is most likely why people commute. Corvallis prices are a bit inflated
316. All we could afford in Corvallis
317. Its more affordadable in the long run for living expenses, plus i like smaller towns i feel my children have a better chance to have friends, have less

worrys about poor exporsure our children have theses days to the community. Albany & Corvallis have a higher rate of teen suicide, expsoure to bullying verses small areas and everyone has to get along. Plus i don't like my children to be enforced to learn only from electronics i came from an eara of books, and lil computer exploure as a graduate of 2005. my 9 year old learns from text books, gets more one on one. I have less society pressures on my kids. I don't mind the communte very unwinding, i able to disconnect before work to work and to disconnect from work to my personal life. Corvallis works for most people and Small towns from the small simple life is what i enjoy. I cant get a job at the hospital there due to poor union benifits, lack of promising hours and terriable pay if they meant my needs as GSRMC did i might think of working there but i built a huge attachement in the past 5 years where i am today i found comfornt in my commute

318. My townhouse include utlities water, sewer and garbage which is afforadble for begin a single parent of 2 kids. I like small towns, my grogerices are cheaper due to corvallis taxes are way higher. Long verses here i wouldn't be able to afford my little family plus i pay less even with the communte its worth it to me otherwise i would live closer to work
319. The rent is affordable
320. More affordable housing, quality of homes available
321. I've lived in Albany since 2nd grade. I used to work in Albany. I now work in Corvallis and we would like to move here but can't afford the same size house here
322. Affordable for the size of house we got
323. Couldn't afford to buy property in Corvallis
324. Wanted to escape OSU college students, poor on street parking, high property taxes
325. Lower tax base
326. Lower taxes
327. Cost of living is very expensive in Corvallis, so we moved to a more affordable home
328. COST WAS LOWER THAN IN CORVALLIS OR PHILOMATH
329. Affordability. Housing costs make living in Corvallis difficult for many residents, and any expenses such as insurance and medical bills make it nearly impossible to live here
330. Taxes housing and cost of living in corvaliss is outrageous
331. Benton county house prices are way too high, moved to Linn county and saved thousands on a brand new house. For the same about spent on my new house, I couldn't find anything in Corvallis less than 30 years old
332. Taxes and property values more affordable in Albany than Corvallis. Liked closer access to I-5. Initially rented this home, and did not wish to move again

333. Renting is much more affordable out of town such as Albany then it is in Corvallis!
334. Lower costs
335. Linn County has lower taxes
336. It was the only decent place we could afford in Corvallis
337. I moved in with 2 other roommates to be able to afford rent
338. Honestly- to leave Corvallis! We could not afford the home we wanted here, and we make a good salary. AND the livability issues in Corvallis were a big reason we left
339. Is cheaper than living in Corvallis
340. The cost of rent in Corvallis & Albany is not within my price range
341. Cost of living
342. Wanted to pay less property taxes
343. The community I live in is much more affordable than Corvallis. For the same rent I pay for a 3-bedroom duplex in the country, I could rent a room or a studio apartment in Corvallis
344. I was told by co-workers Benton County was expensive and hard to get permits if they were ever needed. Linn county was much easier and affordable. At the time housing was also cheaper in Linn county
345. Many personal reasons and the fact that taxes were more reasonable
346. Live in Albany, commute to Corvallis since I couldn't buy a house in Corvallis much to my disgust
347. Could not afford to live in Corvallis. There was nothing within our price range in Corvallis that was comparable (i.e. 3 bedroom, non-fixer-upper in a family oriented location). We have family that live in Albany so it seemed to be an okay trade-off. I'm willing to commute and pay extra gas money if we can save on housing costs significantly and if we are closer to family. If the costs were equal or closer to equal we would have preferred Corvallis
348. Could only afford to live in Sweet Home
349. Cost of owning a home in corvallis is about 1/3 more than albania. Oregon state does not pay me enough
350. I'm currently paying 800 a month with a 20 minute one way commute to live in a 3/1.5 house on 20 acres. In Corvallis (which would be more convenient and closer to family) I was paying 1,000 with a 5 minute one way commute for a 2/1 apartment with rent continuing to rise. I'd rather deal with the commute and the isolation than pay out the nose for a small apartment with no hope of moving into a house
351. Less expensive not living in Benton County
352. Because taxes in Benton County are too expensive to make it an affordable community - I pay \$2000 a year in taxes for my place in Linn County, whereas a comparable house/lot size in Corvallis would be almost \$7500 per year - \$5500 is more than enough to cover my fuel and

- time in commute, plus I don't have to compete with 25,000 students to actually go somewhere or do anything
353. Could not afford a similar home in Corvallis
 354. Renting because I cannot afford a decent home in Corvallis area
 355. I have been commuting from Eugene for 3 years (since I got my position at OSU. Living in Corvallis is important to me as a single mom without support resources, but I am finding affordable housing in a decent residential area very difficult
 356. Can't afford a house in Corvallis, so I live in Albany
 357. The neighborhood was affordable. Had to move to Albany to get a house that had at least 3 bedrooms, 2 baths, and a 2 garage that wasn't in terrible condition. I saved almost \$100,000 by buying a similar house in Albany
 358. Lower property taxes
 359. Rent is too expensive in corvallis
 360. Renting in Corvallis city limits is prohibitively expensive for me
 361. It was cheaper than Corvallis
 362. Able to get almost-free housing
 363. Cost
 364. The apartment is all I can afford based on what OSU pays and the cost of housing in Corvallis
 365. Cheaper taxes
 366. Less expensive than living in Corvallis
 367. Less property taxes
 368. Cheap and available
 369. Didn't want to pay insane fees tied to city services
 370. Lived there for 30 years--- mother charged little or no rent
 371. I actually pay \$1700 a month for my mortgage to pay it off sooner so I will not have a mortgage when I retire. I wouldn't be able to do that in Corvallis because they are so much more expensive. I love Corvallis and would enjoy living here, it just costs too much
 372. Less expensive
 373. Price! Brand new two story for \$170,000
 374. Work in corvallis bought house in philomath - price per square foot was alot more affordable
 375. Corvallis costs way too much to purchase a home. At the time of my move from Corvallis, we were able to buy a home in Albany for much less. We have since down-sized, and are renting until we build. But it will never be in Corvallis. Way to expensive!
 376. Larger property at a much lower price/property tax rate
 377. Cheaper rent
 378. Cheaper to buy in Albany than Corvallis
 379. We moved here 28 years ago from California in order to allow one parent to stay home with young children and still afford a house

- 380. Pay less taxes
- 381. I don't live in Corvallis, because it costs too much. Plus the community culture isn't a good match for my family.
- 382. Cheaper...and Cheaper taxes...
- 383. Lower taxes and fees.
- 384. It was all I could afford near work
- 385. Childcare for two children costs us \$1400/month, plus we have student loans. We were forced to squeeze our family of 4 into a 2-bedroom apartment because a single-family home is not affordable in Corvallis with the other expenses in our life right now
- 386. It was the only thing available that had been remodeled in the last 20 years and wasn't run-down student housing
- 387. Decent apartment in my price range
- 388. Trade off between driving distance to work and type of housing (gas vs tax). City property taxes are a major disincentive to living within city limits along with lack of proportionate return of city services commensurate with taxation. Corvallis taxes are unrealistic
- 389. Can not afford anything els
- 390. Needed to share housing with roommates to lower cost
- 391. Investment property for parents while I was in school
- 392. Was cheap, moved in while I was unemployed
- 393. Moved here with 4 children, three dogs, and my wife and couldn't an affordable option here in Corvallis
- 394. Too expensive to live in Corvallis
- 395. Corvallis Housing is TOO expensive, worth commuting

Make Commute Easier for Significant Other

- 396. My partner was a student at OSU
- 397. I moved her to join my husband (boyfriend at the time) after I graduated from nursing school. He was working on his graduate degree at OSU, he just graduated. He now works in Euegen and I work as a nurse in Corvallis
- 398. Followed my partner to OSU
- 399. Partner attending graduate school
- 400. S.O. student at OSU and moved here to be with him. GSRMC was closest healthcare employment. We chose a home close to school/work
- 401. Husband started a business in the willamette valley
- 402. Spouse's residency hospital match was in Corvallis
- 403. Moved here to be with fiance who was starting as a student at OSU; Needed home with safe yard for pets and two outdoor hobbies, but still affordable
- 404. Spouse works in Salem, living out of Corvallis is in the middle for commuting

- 405. Halfway between my job and significant other's job
- 406. I moved to my home when I was attending grad school and have not moved to Corvallis because of my spouse's employment. Either way, one of us has to commute an hour to work
- 407. Closer to spouse employment location

More Than One Reason

- 408. Allowed pets and offered military discount
- 409. Wanted to get masters at Western Oregon University and this was a nice community that was close enough
- 410. We had abusive neighbors who made up stories about things we didn't do and we spent thousands of dollars on court fees and they ruined our sense of peace in our home (they were psychopaths) and so we bought a house in N. Albany and moved there. We had to keep our house in Corvallis as a rental because we had only had it for 3 years and would lose a lot of money if we sold it. Since our finances were very stretched we chose N. Albany because the standard of living is similar to Corvallis but the homes are less expensive. That area also has larger lots and shops/room for shops where in Corvallis it is very hard to find a home with a large yard/area for a shop in our price range. We are gardeners and builders
- 411. Close to work, and not a slum(there are a lot of those in town)
- 412. We moved back to Oregon 2 years ago and took almost a full year to find a house to purchase. Schools played a key roll in choosing Corvallis over Albany/Philomath, a short commute to work was a close second that supported Corvallis also
- 413. Already lived in Albany, first home purchase, good location, close to work and good place to raise kids

Neighborhood or Community Feel/Character

- 414. Didn't want to be subject to Corvallis' twisted politics and nonsense.
- 415. A compassionate community that supports social services, health, and the arts. A community that invests in quality of life and helping people by being willing to pay taxes and implement programs of community benefit
- 416. Wanted a small town rather than big city
- 417. Kids are gone now. Have always considered Corv elitist and leaning heavily 'Green'. More comfortable in a 'blue collar' environment
- 418. Small community that values local resources
- 419. Small town atmosphere; good cultural activities; environmental quality; friendly town
- 420. Close to campus and is an historic neighborhood with sidewalks and mature trees

421. We chose Corvallis 14 years ago because of its charm, community, and balance. Unfortunately, with the emphasis on OSU's growth, the community is losing that balance and changing in a way that for us is negative
422. Wanted a more educated and progressive community
423. Went to OSU and loved Corvallis so didn't want to move away
424. Community, community, community
425. Enjoy the community. Went to college here and felt more comfortable than any other place
426. House opened up near some friends and we loved the block and location
427. Wanted a 'real community feeling'
428. Quality of neighborhood. Proximity to outdoor activities
429. Wanted to live in a College town. Sustainable community in OR
430. People in Corvallis are better educated
431. Education level of the residents; has Oregon State University; progressiveness of its residents and city government
432. Quieter neighborhood rather than student residences
433. Wanted a less liberal political climate
434. Urban setting
435. Focus on community, lots of community events, neighbors help each other
436. College town
437. College town
438. I like living in a more conservative city, even though still in Benton County
439. Wanted to live in a neighborhood where walking and biking are common
440. Wanted to live in a historic neighborhood
441. Wanted to live in historic College Hill because it was more like where I came from back east

Other, Not Specified

442. Lived most of my adult life in Albany, Oregon
443. Safety, restraining order was easier to enforce in Polk Co as opposed to Benton County
444. Lived in this location my entire life
445. Because I like it
446. Needed to move from where i was and needed my own place
447. We live in Albany. My husband and i work in Corvallis and our 3 kids got to school in Corvallis as well as play sports in Corvallis
448. No reason
449. Grow up in Albany
450. Community in the cities in our areas differs. Corvallis is kind of the snotty upper middle class city

451. I wanted a better landlord
452. Relocate from california
453. For the price of our house in Sweet Home, all we could afford in Corvallis is a 900sq ft 1bd condo
454. House is owned by employer
455. I chose to live in Corvallis and to work for my community. Luckily I bought into the community in the 1980s. If I had to attempt that today at current prices it would not be possible due to the high costs. I'm also not sure that today's Corvallis would have the same appeal to me as when I first moved here. The City has lost many of it's unique qualities and has gradually transitioned to the look and feel of any other place. The OSU major ooze into the community has been harmful and devisive. So much for planning
456. Needed a home with dual-living option
457. linn benton housing authority made me move and this was the only place that would take sec.8
458. I have lived in this home for 24 years
459. I think most of these choices lean toward the idea that Corvallis is superior to wherever the person answering came from. The 'superior' attitude and higher home prices are the reason all of my co-workers commute from other towns in the valley. For me moving to the valley is just different, I wanted someplace new and found a solid job here
460. I've lived there for 30 years
461. Rents are way too high in Corvallis, home prices way too high in Corvallis, median income is much higher in Benton County than Linn County, Need more USDA qualified housing!
462. IM going to have to move out of corvallis rent here costs to much .. love corvallis great place to live rent is too hight
463. I live in Salem but work in Corvallis.
464. After graduating from OSU, moved to WA and CA. Wanted to move back to Corvallis after being in the Bay Area for two years
465. Foreclosure. Rented what I could afford in Corvallis
466. Renting on family property
467. Live by myself
468. Because we still have a home in the community we moved from, my current resident was the best option for us at the time
469. Husband developed Parkinson's, built handicapped accessable home
470. Prefer not to answer income question - varies due to contract work. In general Corvallis is very expensive. It's a nice place, but not as amazing and one would expect for the high cost of living
471. Wanted my own place
472. One spouce in Eugene, one in Corvallis

473. Buying a mfd home was horrible idea. have lived here for 15 years and because i dont make enough income to make extra payments on the mortgage, i still owe more than i can sell the mfd home for.. still owe \$55000 and can't sell it.... stuck here forever. so much for affordable alternative to rent... very sad
474. This town is too expensive and filled with closed minded, over educated and under intelligent people. They are not my type of people. I grew up in a small ranching town. Here the people are opinionated, their priorities are seriously messed up and I do not wish to be a part of such a community
475. Spouse works in law enforcement, preferred to live outside the community he works in
476. New home, new neighborhood, opportunity for good investment
477. This ws 20 years ago
478. Oregon State University
479. Corvallis is a nice town, but WAY too expensive for rentals Over half of my income goes towards rent and i am not destitute...
480. I am living in Salem where I moved to from Florida, now that I am working in Corvallis I would like to live here in a single family home, condo or duplex if I could find one available for a decent price, that is the real issue affordable living
481. Draconian planning fees and restrictions in the City of Corvallis
482. Love Corvallis
483. Spouse and self graduated from OSU, then took jobs at OSU and USDA Forestry Sciences Lab
484. Graduated from OSU and wanted to stay in community and work in Corvallis
485. Have lived there for many years
486. Moved here from another state and my home has an in-law apartment for my mom
487. Proximity to diverse cultural environment
488. It was available when we needed a house and the landlords accepted dogs
489. Literally the only place I could find that was not in a flood plain when I moved here
490. Corvallis is too expensive for OSU salaries, plus Corvallis is very pretentious!
491. Not really satisfied with current residence and community. Looking to relocate
492. Wanted to build a solar, energy-efficient home
493. We lived in a Corvallis neighborhood that had a lot of rentals -- the condition of those homes and yards was depressing

494. The quality of schools were actually a deterrent, had to eventually send our child to private school
495. My previous residence burned down and I needed to move
496. Professor, I don't really get to choose
497. Living in Portland
498. Less upkeep
499. We relocated from Florida and were looking for anything within a reasonable distance and reasonable price until we knew the area and schools
500. Diversity
501. Do little business in Corvallis due to irritating parking downtown
502. Moved to the town when our daughter was young, she wants to remain near her friends until she completes education through high school years
503. Closer to Eugene and Portland
504. Corvallis is a great place to live hands down
505. OSU is here, good cultural atmosphere, I just love Corvallis
506. While on a walk in the neighborhood one Saturday afternoon, we met a woman who was tending her garden. We asked if she knew of any rentals that were coming up soon and she pointed out the residence I'm still living in... It was not yet advertised by the realtor - in fact, the tenants had only given their notice the day before
507. I live in Albany
508. Moved here when spouse attended OSU and bought a lot. Spouse built our home
509. Came here in 1971 to attend OSU, stayed, married, etc.
510. Needed ADA home
511. Just recently moved here (1 week ago). relocated from out of state
512. I'm confused about this survey. So far it has not asked me if I live in Corvallis. I can tell you exactly why I do not live in Corvallis and I'm floored that Corvallis folks had to hire someone to tell them this.
1. 1. (This is the one I can't fathom that they don't already know) Corvallis is substantially more expensive than any other town of its size in Oregon. Housing in Albany and Philomath is much more affordable. Even if I could afford something in Corvallis, I would choose not to be house poor, but live somewhere else
 2. 2. Corvallis is pretty pleased with itself. I can't put my finger on it, but it is not a welcoming community. I'm very liberal, as liberal as Corvallis, but I'm not so pleased with myself about it as Corvallis seems to be
 3. 3. I like a walkable area and to be near a downtown. Corvallis' downtown is not really walkable because it is surrounded by either major roads, the river, or college housing
513. Liked Oregon. Liked small college towns

- 514. Did not want to live near Corvallis. This town is way to cluttered
- 515. Family farm
- 516. Could no longer afford my house in Corvallis, so I had to move back home
- 517. Out of Corvallis
- 518. We lived in Salem and our house/neighborhood kept flooding
- 519. Constantly frustrated that it is allowed to subdivide IN THE CITY to 5 acre plots, but outside the city not allowed. Why is it not encouraged to have 'infill housing' (seperate granny flats) in the city? illegal garage conversions and people renting bedrooms are common, but no decent place for students to live with pets
- 520. Was in Timberhill. Big housed and trees took away my view, then speed bumps ruined my commute (and my cars suspension...) to and from my home. Much preferred my new neighborhood until the speed bumps on Brooklane were put in. They are outrageou!!!
- 521. Closer to university
- 522. Decided to stay after vacationing here
- 523. Just moved from California
- 524. Did not move from Corvallis. Always lived in my current community, but found employment in Corvallis
- 525. In-laws moved in with us
- 526. Farthest place I got hitchhiking
- 527. Moved to Corvallis and staying with friends until we found a living area. While on a walk one afternoon - we met a woman working in her garden and asked if she knew of any rentals in the area and she pointed out the place we now live
- 528. All the above
- 529. We had to move due to the landlord wanted college students who were willing to pay more for the housing than we were. We anted to stay in the same school district for the children so we were limited on housing rentals for our size family and are paying a considerable amount more than our previous housing
- 530. Of Course I do live in Lebanon. Didn't see a spot to say that at the get go. :)
- 531. Moved to Corvallis
- 532. Have lived there for 30 years. My home is in Albany
- 533. I work in Corvallis, but I live in Eugene

Purchased or Inherited Family Home/Business

- 534. It is my family home and I wanted to purchase it
- 535. Bought family business

- 536. Property was close to foreclosure so we bought the property from a family member 26 years ago.....Our jobs and family life developed with the property. We now both have careers in Corvallis
- 537. Parents owned house, we moved for a better enviroment. I now own the house through inheritance
- 538. Opportunity to buy a house previously owned by a family member
- 539. Spouse grew up on property and inherited
- 540. Inheritance
- 541. Inhearantance
- 542. Family-owned home
- 543. Inherited property
- 544. My childhood home was a portion of my inheritance when my only surviving parent died. However, we were looking at purchasing a new home that was larger, on more property (3 acres min. desired), and newer
- 545. Live in husband's childhood home

Quality of Life

- 546. Corvallis is an expensive place to live. College students rule the town during the school year and it sucks. OSU football is out of control, drunk idiots walking the street with alcohol in their hands. City police hold football/OSU above working community or residents. You've sold out Corvallis
- 547. Corvallis appeared to offer 'right size' quality of life
- 548. Wanted to live in a very quiet location with acerage
- 549. Quality of life (less traffic, less crime, smaller city, close to countryside); amenities that Corvallis has (cultural, recreational, etc.).
- 550. Didn't want to live by crazy college students
- 551. Better quality of life. Town is too noisy, too much crime. Houses are too close together. Too many apartment complexes being built. Prices too high in town
- 552. Live in neighborhood where there are no OSU student rentals for noise and crime reasons
- 553. Away from neighbors
- 554. Didn't want to live in apartment and share walls for high price any more. Couldn't buy a house in Corvallis- too big, too expensive
- 555. Relocated to Oregon, looked for affordable residence, with adequate space between us and the neighbors, which was within commuting distance of OSU
- 556. I have lived here since 1986 because of the wonderful community
- 557. Overall quality of life
- 558. Wanted more to do in our free time (theater, dining, movies, activities)
- 559. Wanted to avoid living near rentals/students; wanted less traffic and noise; wanted water without chlorine and fluoride

- 560. Wanted to stop living too close to my students. Privacy
- 561. Wanted to move away from college students in my apartment complex
- 562. Wanted to get out of Los Angeles
- 563. Services in the community were better as well as quality of life
- 564. Moved out of CA
- 565. WANTED TO BE OUT OF CORVALLIS
- 566. Wanted to live elsewhere than where i work
- 567. Less pollution and traffic
- 568. Great activities for all ages
- 569. Overall quality of life in regards to outdoor activities and accessibility
- 570. Wanted to move away from college students who have become increasingly loud
- 571. We were downtown previously, and, while we liked the proximity to OSU and downtown, we were tired of frat parties, drunk students, and homeless hanging around Central Park
- 572. Corvallis neighborhood was changing character and preferred to move out of town. Town congestion was becoming an issue
- 573. Live out of Corvallis because it isn't a fun little college town. Now it is a 9 month undergrad highway. For example, I, and many of my peers, do not shop at certain places during school for obvious reasons. The increase in enrollment isn't bringing the community together, it is creating a full time citizen vs part time citizen
- 574. Wanted more privacy and yard space in a single, family rental
- 575. Because living in Corvallis is AWESOME!!!!!!!!!!!!!!!!!!!!!!!
- 576. Beautiful views and easy way of life

Quality of Schools

- 577. I wanted the best school for my kids
- 578. To provide a Catholic k-12 education for my kids
- 579. Good area, with good school close by, and within price range
- 580. Wanted to live near OSU in order to more readily enjoy the sports and other activities associated with the university. Biggest reason I moved (from Newport) was the quality of the schools in Corvallis

Retired to New Location

- 581. Relocated after husband retired

Rural Setting

- 582. Also wanted out of town...living on the edge of city limits
- 583. Wanted to live in the country, lots of room, raise animals, privacy
- 584. To live in country

- 585. Wanted a rural feel without being far away from Corvallis
- 586. Wanted country living, not city
- 587. Country setting, less noise, more natural-not all concrete and asphalt
- 588. Wanted to live in a beautiful natural setting

Ties to Community, Friends or Family

- 589. Live in the City where I grew up in
- 590. Moved to my family home when my mother died
- 591. Lived there as a kid
- 592. Born here
- 593. This is where I was born and the rent was cheap at the time
- 594. Grew up there
- 595. Wanted to live with a very close friend
- 596. Good roommate
- 597. Grew up here
- 598. I was born and grew up in Corvallis and I really like it here. This is where I wanted to live. However, I know that the purchase of my house would not have been possible if it weren't for several unexpected coincidences that happened to line up just right. I was very lucky and I'm very grateful that I was able to purchase the house I have
- 599. Grew up here. Chose a house centrally located for schools and that we could grow old in. 1 story dwelling with easy access
- 600. Hometown
- 601. Lived there my whole life
- 602. Lived there my whole life
- 603. Lived here most of my life
- 604. Was born here
- 605. Wanted to live in a CoHousing community
- 606. I grew up here
- 607. I grew up here and haven't been able to leave
- 608. I didn't move here. Have lived here since childhood, grew up here, went to school here and have my own family here now as well as extended family
- 609. Grew up in Corvallis, never moved away
- 610. Corvallis has always been home
- 611. I grew up here and have not moved out of the Benton County area since
- 612. Grew-up in house location
- 613. Living with a friend who owns a house
- 614. I did not move here. I grew up here, and have always lived or had family living in the Corvallis area
- 615. I was born in Corvallis
- 616. Wanted to stay in our home town
- 617. Wanted a place large enough to rent out rooms

- 618. Husband grew up here. Both went to osu
- 619. Single and invited to live with a family (friends)
- 620. Moved in with mom and her boyfriend
- 621. Born and raised here
- 622. It is where I grew up and where I found a permanent job
- 623. My family and I moved to Corvallis, from Rugby North Dakota in 1971,when I was only 11 months old. I have lived in Portland, and Eugene, but have found my way back to Corvallis to stay. I am hopefull that property taxes can stay reasonable and housing will increase to allow rent to stay some what affordable for people of modest income, like myself. GO Beavers
- 624. Grew up in Corvallis
- 625. Have lived in Corvallis since 1967. Came here as a child
- 626. I've lived here my entire life. I never want to leave

Wanted a Better Home Condition

- 627. Wanted a nicer / newer home
- 628. Quality of housing, neighborhood, and surrounding view
- 629. wanted new home in multi generational neighborhood
- 630. Newer home without mold
- 631. I had a terrible negligent land lord and needed to move somewhere that I felt safe and secure. BULA owns a large number of properties and they allow them all to deteriorate while tenants are still living there. The housing situation would be much better if this slum lord didn't own most of the prime located houses

Wanted a Smaller Residence

- 632. Condo, wanted a place without yardwork due to disability
- 633. Needed a single story home. Single story homes in Corvallis were too small and/or to expensive

Wanted a Better Location

- 634. Downtown area and focus on sustainability and managed growth
- 635. I live with 2 other people, as it is more affordable this way. I would rent my own place if i could afford it. I would also consider buying a home in Corvallis if i could afford it. I love Corvallis, so i'd prefer to live with people and pay a little more in rent than commute to work everyday and live in a town i dont love
- 636. Less traffic
- 637. Most important of all: I wanted a neighborhood that was good for dog walking (shade trees, grid street pattern=choices, low crime, nice yards)

- and I could safely bike to work (quiet/slow streets, shade trees, close to work)
- 638. Wanted to live in downtown
 - 639. Love the community
 - 640. Privacy, beautiful surroundings, quiet / peaceful
 - 641. Wanted to not rent/commute from Adair Village
 - 642. Wanted a quieter location
 - 643. Moved from Soap Creek back into Corvallis. Didn't like the driving distance
 - 644. Bettering our location was possible because at that time affordable housing was being built

Wanted a Larger Residence

- 645. We wanted a fixer-upper with more space than town allowed for the cost, and room to remodel and add on some day as our family grew, which we did
- 646. Have teenage kids of opposite gender, were sharing a bedroom, they needed each their own room, would have had to pay \$300-\$400/month more for same size house in Corvallis
- 647. Got a larger residence for less monthly rent

Wanted More Space/Land

- 648. We needed a farm for all of our livestock.
- 649. Moved there in 2011, but since then, have been divorced and recently the landlord has said he wants me to relocate my 3 horses by the end of the summer
- 650. Started farming
- 651. The wanted more land at a reasonable price
- 652. Wanted to grow our own food
- 653. Wanted small farm
- 654. Wanted land for our horses.
- 655. Larger home with more land and a large shop
- 656. Wanted enough room to homestead
- 657. Wanted a large lot size.
- 658. Larger lot size
- 659. Had space for an art studio
- 660. Larger lot than many others and had room for kids to play
- 661. Acreage for our horses
- 662. Space for horses
- 663. Property for animals
- 664. Large lot size, space for shop
- 665. Large yard

- 666. Large yard and garden space
- 667. My partner was looking for a small house on a minimum of 1/4 acre suitable for a large garden
- 668. Land for livestock
- 669. Larger lot size for the price
- 670. Needed a property with a shop building due to having a woodworking business when we moved here
- 671. Wanted acreage
- 672. Wanted more space in home and lot
- 673. Larger lot
- 674. Working farm
- 675. Needed a property with a shop in order to operate a woodworking business
- 676. I'm a contractor that services the downtown area mostly. Since Corvallis has little to none industrial area surrounding our downtown like most towns, I chose to find a home close by with a detached shop, that could be a home business. I've worked out of my shop in the back for 25 years
- 677. On the river and room for livestock
- 678. House with acreage
- 679. Wanted backyard for kids to play in
- 680. Wanted timber-producing property
- 681. Chose this particular residence because it had bigger lot, grown trees, and was affordable
- 682. Bigger gardening/ small farming opportunities

Wanted to Downsize

- 683. Wanted single story home
- 684. Recently sold single family home in Corvallis, now rent pending retirement within 4 years, at which time will move out of state (to be near children)
- 685. Before our duplex become our home, we owned it as investment property. Our personal residence was a lovely, spacious home with a view. Eventually we realized that our adult daughter was unable to support herself because of mental illness, and, rather than leave her on the street at the mercy of social service agencies, we decided to downsize so we would have enough money to provide a home for her

Wanted to Live Near Relatives

- 686. To help support Mom after Fathers death. As well as born and raised here/never left the town
- 687. I was born here and moved away for work. Wanted to retire back here in Corvallis and need to help aging parents. It is to expensive here. Not easy

- for younger people to buy homes here. Jobs are limited. And there is no shopping stores here. have to go out of the area to get clothes
- 688. To live close to an elderly parent
 - 689. Relocated to care for aging parent
 - 690. Taking care of elderly parent
 - 691. To take care of elderly parents
 - 692. Near family
 - 693. Wanted to be close to family - OSU Student
 - 694. Parent care
 - 695. Wanted to live near my child until my child turns 18
 - 696. My husband & I started our marriage in Portland - we wanted to move back to Albany where I was from. My parents & other fam are there
 - 697. To be near family and our church community
 - 698. Family
 - 699. Live closer to elderly parent
 - 700. The home provided flexibility to provide care for elderly parents
 - 701. Needed a dual living house for my elder parents to move in with us

Wanted to Own

- 702. Love the community. hope to take advantage of rapid increase in home value in community. Previously rented. Feared that soon we would be unable to 'afford' to buy later
- 703. Tax lots are a lot cheaper in Sweet home the drive is worth it if I am able to own my home
- 704. I don't live in Corvallis because it is too expensive (homes, taxes, etc). My husband and I wanted to buy, both of us worked in Corvallis at the time, but found Polk county much cheaper with everythign we wanted
- 705. We were renting in Corvallis and would have prefered to stay, but could not afford to buy in corvallis so ended up moving to Albany
- 706. Used to live in Timberhill area. Got a great deal - only because a friend owned the condo. Otherwise could NOT afford the area. All of my friends live in Albany and commute to Corvallis, due to wildly high prices in Corvallis, especially the NW. We got the opportunity to buy a house from a friend who lost a relative and wanted to sell to familiar people. It is a shared piece of land. It is a block outside of the city limits. Being on a well now is nice. The price just to dispose of water in the city is atrocious. In the summer when lots of water is used it costs a bunch, then just when fall comes and it rains and less water is needed... 'winter rates are now in effect'- Oh goody, now I can pay tons to get rid of my water...Corvallis is great, but when it comes to housing - Albany seems to win
- 707. I moved to Philomath because I couldn't buy a single family home on my income, in Corvallis

- 708. Community Land Trust house for sale by Willamette Neighborhood Housing Services, couldn't pass up the opportunity to own our home at an affordable price
- 709. We bought our first home. Moved from Sweet Home to Lebanon
- 710. Wanted to buy a house and there was nothing affordable for me at the time (15 years ago) to purchase in Corvallis besides a condo/townhome
- 711. Wanted property
- 712. And wanted property; wanted to move away from 11th & Western (parking)
- 713. Bought house in Philomath in 2005; wanted to live in Corvallis but homes were selling 'sight unseen' at that time - and many needed work (new roof, windows, etc.) despite being overpriced already!
- 714. What and where I could afford to buy!
- 715. One of the only homes available when I relocated and wanted to buy fall 2012
- 716. Recent first time home buyer. We could not afford a home that was the size we wanted, on a decent sized lot, and not in a trashy neighborhood in Corvallis
- 717. Cheaper to buy a house of this size in Albany than Corvallis
- 718. I bought my home in 2003 for \$154,000, brand new, built as part of housing development. I could not find anything comparable in Corvallis
- 719. Purchased an investment property. Otherwise, I would probably not have purchased in Corvallis due to the high housing prices
- 720. Rent was too expensive, made sense to buy
- 721. Unable to purchase own home in Corvallis proper
- 722. Lower price as a first time home buyer...
- 723. Was renting - wanted to own
- 724. When we purchased our home our income level was way lower, basically it was the only thing we could afford
- 725. We wanted to own a home in the city where we work
- 726. Wanted to own. This house was bought because it was the only one I could afford here. Very expensive to live here
- 727. Wanted an older home (we had to buy a new house as our first to avoid fixer costs, but wanted to live in older established neighborhood and home)

Wanted to Rent

- 728. Wanted to rent as I am not here long term but could not find suitable rental housing
- 729. The rental I live in is owned by family and they provided a discounted rental rate to live in the home

Question: What transportation mode do you use to get to work on most days?

Bicycle

- 730. I'd love to ride my bike
- 731. My husband bike commutes daily

Car, Truck or Van

- 732. Hybred car
- 733. High efficiency eco car
- 734. Car, sometimes carpool with co-workers, depending on our schedules
- 735. Car and telecommute
- 736. SUV
- 737. I both work at home and some days commute by car

Carpool with Two or More People

- 738. Carpool with 1person
- 739. Carpool with one other person
- 740. Carpool w,neighbor
- 741. My housemate and I carpool 95% of the time. It saves quite a bit on gas prices, as well as fossil fuel emissions. Together, we drive 11,000 miles annually; 5,500 miles per person, which is half of the average American
- 742. Carpool, but get dropped off at OSU and husband drives on to his job elsewhere in Corvallis, so technically not a true carpool where two people ride to the same destination
- 743. I car pool with 1 other person, most days of the week but often at least one day a week someone needs to drive separately
- 744. Carpool with one other person
- 745. Vanpool with 12 others. I want OSU to use the subsidy listed on the OUS web site but they are not doing it
- 746. Carpool with one other person
- 747. Vanpool - 10+ people
- 748. Valley Van Pool
- 749. VRIDE Vanpool
- 750. Carpool with one other individual

More than One Mode

- 751. Park downtown and walk to work
- 752. 60% car, 40% bike/transit - the bus schedule is prohibitive to my work schedule
- 753. Did it occur to you that commute mode could be split evenly between multiple choices? I use a bicycle, motorcycle and car...

- 754. Single car most miles; carpool w/1 other last few miles
- 755. Carpool with 2 or more people, then continue on city bus
- 756. Drive car and or motorcycle
- 757. Even split between car, motorcycle, and bike
- 758. Drive part way and bicycle
- 759. Travel by car on some days & carpool on others depending on schedule
- 760. A combination of driving to city limit and biking or walking into campus because there is no parking available in that area
- 761. Car, bike, bus in about equal amounts
- 762. Car to the bus stop; bus the remainder. I would like to bicycle to the bus stop, but safety concerns prevent that
- 763. 50% rideshare & 50% car (driving alone)
- 764. Car in winter. Bike in summer

Motorcycle or Scooter

- 765. Motorcycle
- 766. Motorcycle
- 767. Motorcycle / 11 months a year
- 768. Motorcycle
- 769. Motorcycle
- 770. Motorcycle
- 771. Motorcycle

Work at Home

- 772. I work from home now, there is not commute
- 773. Work at home 3 days, work in Corvallis 2 days a week

Question: Are there other reasons you go into Corvallis?

Child's School

- 774. Wife Takes kids to school.
- 775. We have a child attending school in Corvallis. 2 times per week.
- 776. To drop off and pick up my son from preschool.
- 777. Take my children to school 5 times a week.
- 778. My daughter's school (Wilson), 5 days a week
- 779. My daughter attends private school in Cotrvallis. I would love to reside in Corvallis but can not afford as nice of a house here compared to Albany so commute.
- 780. My children transfer into the Corvallis school district - so for school commute this adds more trips.
- 781. My children go to private school in Corvallis
- 782. My 3 kids go to Jefferson elementary school, 5 days a week.

- 783. I have a grade school age daughter who attends a weekly activity at OSU during the school year. (1 time per week)
- 784. Child's school
- 785. Child goes to school in Corvallis 5 days per week
- 786. My son goes to school there and drives there every day, he often has to go back and forth a couple of time a day to go back for school activities. I go to Bikrams yoga there and drive for this several times a week but I try to do other needed appointments at the same time if possible. Sometimes I can't and have to drive back a few times a day. I also take care of my elderly father who lives in Albany and I have to drive him to health care appointments sometimes in Corvallis. I drive to Corvallis for shopping since Albany doesn't have anything I like there- I shop at First Alternative, Market of Choice and Trader Joes if I can get there, that is at least one time a week or more. We spend most of our time there. We don't want to live in Albany, we love Corvallis but that was our only choice as far as being able to afford housing that would work for our needs. When we lived in Corvallis we used the bus and bicycle at least half the time but now we can't

Church

- 787. Church, youth group and house church.
- 788. Church, once a week. Why isn't that on your list?
- 789. Church, friends
- 790. Church services 1 x week
- 791. Church once/week
- 792. Church once a week. Sunday school (on a different day than we attend church) for our kids twice a week (different times of day - one in the morning and one in the evening, which requires two trips per day)
- 793. Church events - 2-3 times per week
- 794. Church at St. Mary's and OSU Newman Center
- 795. Church and service projects
- 796. Church 2 times a month
- 797. Church 1 time/week
- 798. Church 1 time per week
- 799. Church - once per week
- 800. Church - once a week
- 801. Bible studey - once a week
- 802. Church - 3
- 803. Church - 2 times a week
- 804. Church - 1x/wk
- 805. Church 1 to 2 times per week
- 806. Church
- 807. Church

- 808. Church
- 809. Church
- 810. Church
- 811. Church
- 812. Attendance at Unitarian Universalist Fellowship, once per week
- 813. Attend Church Service
- 814. Attend church once a week.
- 815. Attend church (Lewisburg area). Generally twice per week
- 816. Attend church
- 817. Attend Church
- 818. Friends, Church
- 819. I lead a Buddhist practice group in a room in a church once per week and sometimes more
- 820. Occasionally attend church services in Corvallis on Sunday nights
- 821. Religious Services
- 822. We attend church in Corvallis
- 823. We attend church once a week, sometimes son goes to Bible study once a week too
- 824. We worship in Corvallis and travel 5 times or more a week for that reason
- 825. Worship, 1 time per week

College Sporting Events

- 826. Sporting events at OSU during football and baseball seasons
- 827. OSU Sporting Events - 1-2 times per week during the baseball, basketball and football
- 828. OSU football games and some baseball games
- 829. Football
- 830. Every once in awhile (once per year) we'll come down for a Football game
- 831. Attend OSU Wrestling matches, 0.1 times per week
- 832. Beaver games!!! Once a week
- 833. OSU related sporting events
- 834. OSU sporting events
- 835. OSU sporting events - 1-2/wk depending on season
- 836. OSU sporting events - fewer than one time per week
- 837. OSU Sportng events - less than 1 time per week
- 838. We attend Beaver athletic events and occasionally come over for dinner

Family or Social Activities

- 839. Carmike Theater
- 840. Carmike Theater
- 841. Entertainemnt (movies) less than once a week...more like once every 2-3 months

- 842. Go to the movie theater-once per month maybe
- 843. I do all of my errands during the week while I'm in town after work or during lunch and even my entertainment. I usually go to the movies on Friday evening. The only other reason I might come into town is Sunday religious services
- 844. Eat out at favorite places occasionally
- 845. Restaraunts
- 846. Those times at a restaurant are mostly for coffee out
- 847. Vist my kids 1 time a week
- 848. On occasion we come to Corvallis for the fair or brewfest, etc.....maybe two-three times a year. If we go to the doctor's office it is during normal work hours and I work in Corvallis
- 849. Visit family as they live in corvallis and work... that is it
- 850. Family lives here come 3 to 6 times
- 851. I am a Philomth Gleaner -- i make 3 run to Corvallis a month for the organiztion
- 852. I have family who lives in Corvallis whom we sometimes visit
- 853. I occasionally stop in Corvallis after visiting family on the coast. This usually occurs on a weekend
- 854. Meeting with co-workers, meetings and friends. Less the 1X per week
- 855. Most of our friends live in Corvallis, and to golf or do other activities
- 856. My boyfriend also works in Corvallis and I sometimes have to bring him something from home that he has forgotten on a Saturday or he likes me to join him for lunch sometimes on Saturdays as well so I make extra trips into town for that or to sometimes have my car worked on. I would say that's an extra 2-3 trips to Corvallis for me in a month
- 857. My children live here
- 858. My elderly parents live in Corvallis. I visit them about twice a week
- 859. My parents live in Corvallis, still same 5-6 times per week
- 860. Occasionally to attend Cuban Salsa dancing workshops and dances a few times a year.
- 861. Other people I know that live there.. Family
- 862. Parents live there
- 863. See relatives
- 864. To drive my son's to Dad's home. Once a week
- 865. To see friends
- 866. To visit elderly parent
- 867. TO VISIT FRIENDS AND SPORTS EVENTS
- 868. To visit my daughters; also I own a home in Corvallis that I rent to one of my kids - at times I need to fix things. I try to spend one night per week at one of their homes to avoid the drive
- 869. Visit family
- 870. Visit family - 1

- 871. Visit family - 1 to 2 times per week
- 872. Visit family = less than one time a week
- 873. Visit family once per month
- 874. Visit friends
- 875. Visit friends
- 876. Visit friends (1-2/week)
- 877. Visit friends who live in Corvallis - fewer than 1 time per week
- 878. Visit friends who live in Corvallis
- 879. Visit friends
- 880. Visit friends/family - avg of about 1x/week
- 881. Visit mother in adult foster home: 5 to 6 times per week
- 882. Visit relative, once per week
- 883. Visit relatives
- 884. Visiting family. Attending church
- 885. Visiting Friends 1-2x/week
- 886. Visiting good friends - .5 - 1 a week
- 887. Yes, two to three times per week to visit friends
- 888. Attend meetings and social events.
- 889. Relatives live in Corvallis - < 1 time per week.
- 890. Events at OSU - avg. 1 time per week
- 891. Campus events and talks
- 892. I perform with the OSU Corvallis orchestra. Rehearsals 5 times per week, one week from each month

More than One Reason

- 893. We enjoy the Benton County Fair and will sometimes attend events at my son's preschool
- 894. Vet trips, Volunteering
- 895. There are also trips to take older family members shopping and to doctors visits, probably twice a month...I did not choose to commute to Corvallis, I moved to Albany from out of state to be by my family and Corvallis just ended up being where I was offered employment after looking for almost three months. I've been commuting for 10 years now, as I did not want my children to have to change schools when they were young and the housing is expensive
- 896. It's too far to drive on most days given I commute all week long with my youngest child but occasionally we will drive to do something that we cannot do in Albany (Wacky Bounce is unique as is Osborn Aquatic Center and Michaels). Usually we come to Corvallis no more than once a month other than commuting to work. Both I and my boyfriend commute separately so there are two of us driving daily to work. Our schedules are not the same and daycares (after school in Albany) and limited daycare options in Corvallis do not have the same schedules that we can carpool.

- 897. My family works, shops, attend school, and recreates in Corvallis
- 898. Volunteer work 2 times per week,, visiting friends 1 time per week
- 899. Church, volunteering, car maintenance
- 900. Attend church, kids school events
- 901. Farmer's market. To see friends. Go to movies. All of these are done less than 1x per week
- 902. Farmers Market; visiting friends; library
- 903. Walking the path downtown. Farmers market. Work on rental unit
- 904. I currently live in Philomath, but everything I do is in Corvallis
- 905. I do everything in Corvallis. I just just barely outside the limits
- 906. I live just outside of the city limits, within 2 blocks. So most everything I do is in Corvallis.
- 907. Home Depot - as needed, Dr Appt as needed
- 908. Property Management Company is in Corvallis. Oregon State University Baseball & Football Games
- 909. Friends, play tennis at club. shop at winco
- 910. I visit the food places, parks and go to work
- 911. Patriot Guard Missions, Meetintgs
- 912. Shopping, dinner, visit kids

Professional Services

- 913. Clean, upscale, has many things I am looking for, medical care, hospital
- 914. Doctor appointments; only a couple times per year
- 915. Dr Appointments
- 916. I have a disabled sister who lives in Corvallis. I, or another family member, visits her each day. I have other family members in the Corvallis/Philomath area that I visit frequently. My primary care physician, dentist and physical therapist are located in Corvallis. The home branches of my credit union and bank are in Corvallis
- 917. I only come to corvallis for work, or Dr. appt's
- 918. Medical Care but not frequent
- 919. Medical quarterly
- 920. My Dad lives at the Regent Memory Care Facility
- 921. There's no reason for me to come to Corvallis for any other reason other than work of Dr. appointments

Recreation

- 922. My physicians and dentist are in Corvallis, however it is not necessary to go to the doctor more than twice a year on average. My gym is also in Corvallis
- 923. Bike riding in the parks 1+ times per week
- 924. Daily workout at SnapFitness gym

- 925. Dog shows once or twice a year
- 926. Exercise
- 927. Fitness/gym membership
- 928. Go to the gym
- 929. Go to town to work, have to pass through town to get to albany to meet friends/family. I like to bring family and friends into town to visit the restaruants and riverfront, but generally do not like or associate with the typical people who live here as I am not of the same liberal mind set
- 930. Gym 5 times a week
- 931. I board my horse in the Lewisburg/North Corvallis area and I visit him daily
- 932. Just to hang out downtown, enjoy the park and the river
- 933. Less than 1 times per week; access Willamette River boat ramps
- 934. Library fewer than 1 time per week
- 935. library visits - 1-2 times per week
- 936. My gym is on the edge of the city limits, and requires about three minutes of drive time from where I live. I go to the gym an average of three times a week
- 937. Work out at gym
- 938. Workout at gym, 5 times per week
- 939. Personal music lessons
- 940. Summer festivals
- 941. Saturday Farmer's Market - This mostly for recreation

Shopping

- 942. Saturday Market
- 943. Farmer's Market weekly. Better park system, Particularly Bald Hill Park.
- 944. Farmer's Market, Osborne Pool, Winco, Co-op, Trader Joe's and Laughing Planet, Evergreen Indian!!! Peak Sports... the list just goes on. Great downtown
- 945. Car service
- 946. A few specialty shops that are niche markets that I visit
- 947. Attend the farmer's market
- 948. Besides K-Mart, generally the only shopping I do is grocery. There are few department stores but far too many grocery stores. Between 9th, Circle, Grant, you have Safeway, Trader Joe's, Natural Grocer, Wal-Mart, Market of Choice, Grocery Outlet, WinCo, and the Co-op. South town has the Co-op and Circle-K. I go to Albany for clothes and shoes. And plastic bags. You should have let the voter's decide on that. Corvallis has a reputation of arrogance and that perpetuated it.
- 949. Farmer's Market in the summertime
- 950. Farmers market
- 951. Farmers Market on Saturdays

- 952. Love the spring/summer Saturday farmer's market, but parking is not easy.
- 953. To the Farmer's Market about 3 times a month
- 954. Certain stores and shops that are not in Albany. Or I'll stop after work if more convenient
- 955. Every once in a while, if I have money to go shopping we come over here rather than going to Salem
- 956. Fuel
- 957. Grocery shopping at Winco, once a month
- 958. Grocery shopping once a week
- 959. Grocery stores such as trader joe's (but less than 1x/week)
- 960. Purchase gasoline - fewer than 1 time per week, Fill Growlers - fewer than 1 time per week
- 961. Saturday market is pretty cool. The one lane bridge heading out of town is lame. Worst part of my day is waiting way too long to get on to Hwy 34
- 962. Shopping
- 963. Shopping. Grocery and other
- 964. Vehicle maintenance, livestock feed, home repair/ remodel supplies, clothes/shoes shopping, bicycle supplies
- 965. WinCo
- 966. I go through Corvallis to buy hay for the horses about 1 every 2 months

Volunteer

- 967. Volunteering with non-profits: ave 1/wk
- 968. To Volunteer
- 969. Library, as a patron 1-2x; volunteer service (CEC, Library)-2x.
- 970. Volunteer work with local community service organization.
- 971. Work volunteer service or visiting family (rarely, a few times a year)
- 972. Service organization meetings (2 per week)

Question: If you would consider moving into the City of Corvallis, what type of housing do you think would best suit your needs?

Accessory Dwelling Unit or Equivalent

- 973. I would move to Corvallis if I could no longer handle living in the country (firewood, snow, etc), and would seek a very small home like a refurbished garage

Duplex, Apartment or Townhome

- 974. Duplex, apartment or townhouse. I'm a student in Monmouth and it's cheaper for me to live there and commute to work than to live in Corvallis and commute to school

Garden Home

975. Garden home, these are very popular in the South and they are lovely. Haven't seen any of those here. They are much better than an cramped 'row house' or town house

Larger Single Family Home (3+ bedrooms) on Larger Lot (> 10,000 sqft)

976. Large home on acreage

Larger Single Family Home (3+ bedrooms) on a Relatively Small Lot

977. Larger single family home on a relatively small lot (>2,000 sq ft house on <5,000 sq ft lot)

Mid-sized Single Family Home on a Larger Lot

978. 3 bedroom, 1800+ square feet, 8000+ square foot lot
979. Mid-size home / large lot
980. Mid-sized single family home on a large lot
981. Mid-sized home (1200-1600 sq. ft) on a medium to large sized lot with space for a garden and dogs
982. Single family home large lot size, no drug use in neighborhood
983. Mid-size home (3+ bedrooms) on larger lot
984. Mid-sized single family home (3 or more bedrooms) on a larger lot (larger than 10,000 square feet)
985. Mid-sized home on large lot
986. Mid-Size home on 1/2 acre lot minimum
987. Mid-sized single family home on a large lot, at least 1/2 acre
988. Mid-sized on larger lot
989. Mid-sized on larger lot
990. Mid sized single family home on larger lot

Mobile Home or Manufactured Home

991. Mobile home or manufactured home with some acreage

More than One Type of Housing

992. Smaller single family home with ample garden area OR a newer condominiums in downtown area

Not Specified

993. I currently do live in Corvallis, just outside of the 'city' limits
994. Something inexpensive. Corvallis is to pricey

- 995. Would consider smaller lot, if nice neighborhood
- 996. At this point in my life, too many variables to answer
- 997. Any non-creepy place with two bedrooms and allows a dog
- 998. I would love to but I currently cannot afford pretty much anything in Corvallis. And what I can afford--I do not want
- 999. Something clean, well kept, and affordable, which I haven't been able to find in Corvallis. The rent is tremendously higher
- 1000. Anything with a fenced yard, allows dogs, and <1000/month
- 1001. I'm flexible on house size but want a large garden
- 1002. It depends on what age I would be at the time of the move
- 1003. Rural setting
- 1004. 3 to 5 acre property
- 1005. Interested in purchasing a farm near Corvallis, but after 3 years of searching, have not found the right size, location or soil types. So I continue my 1.5 hour commute averaging twice a week

Smaller House or Duplex

- 1006. I would consider - from Small house 2 to 3 bedroom to a duplex or triplex at least 2 bedrooms

Smaller Single Family Home on Larger Lot (>10,000 sqft)

- 1007. Smaller single family home with shop/storage preferred not a small lot
- 1008. Smaller single family home on lot around 10,000 square feet
- 1009. Smaller single family home on a larger (10,000 square feet) lot
- 1010. Smaller house on larger lot
- 1011. Smaller house on a larger lot
- 1012. Prefer a small efficient house with a large lot
- 1013. Small home on a larger lot
- 1014. Smaller single family house on medium to large lot
- 1015. (2-3 bedrooms on 1/3 acre or better)
- 1016. Smaller house - larger lot
- 1017. small home (2 or fewer bedrooms) on a medium to large size lot
- 1018. How about a small home on a large lot? you didn't offer this a choice, this is an example of Corvallis not listening to the citizens. or even a condo on a large lot with garden/pet space?
- 1019. Smaller single family on a decent sized lot (pets)
- 1020. Smaller single family home on larger lot
- 1021. Small home - large lot

Smaller Single Family Home on Relatively Smaller Lot

- 1022. Small home on a larger lot

Smaller Single Family Home on Any Size Lot

1023. This should be a multiple select question. We'd like a small 2 or 3 bedroom house with a garage or other storage. The size of the lot is not important, but we do NOT want shared walls. Apartments, duplexes, townhouses... always have problems with noise

Smaller to Mid-sized Single Family Home (2-3 bedrooms) on Relatively Small Lot (< 8,000 sqft)

1024. 2-3 bedroom single family home with smaller than 8,000 sq foot lot

Small to Mid-sized Single Family Home on Larger Lot

1025. Small or mid-sized single family home on larger lot
1026. Small house 3 bedrooms with a larger lot size up to 1/4 acre
1027. 2-3 bedroom, single-family home on med - large lot
1028. Small to mid-sized home on large lot to continue gardening
1029. Small to mid size home on larger lot > 12000 sq ft. Chickens, bees and urban/suburban farming a must have
1030. Smaller or mid-sized single family home on a larger lot
1031. Small-medium house on medium to large lot, like we currently occupy. 1000 sf house, 10,000 sf lot
1032. Two or three bedroom home on a larger lot. would consider building if lot location was reasonable and good location (within five to ten miles from town with internet capability)

Smaller to Mid-sized Single Family Home on Very Large Lot (>43,560 sqft)

1033. Smaller - Mid-sized family home on a Very Large lot. At least 1 acre
1034. Rural single family home with room for at least one horse
1035. 1-2 acre home
1036. Rural area, would have to be out of town, maybe 5 acres or so
1037. Plan to move back to Corvallis, would like to find a fixer-upper that is in a rural setting, has at least 3 bedrooms and 2 bathrooms with ample storage and a place for an RV
1038. Mid-size single family home on at least 3 acres
1039. Small home on 1+ acres

Question: Are there other barriers that prevent you from moving into Corvallis?

Child's School

1040. I would move to Corvallis if my children were not already rooted in their current school system, and connected to their friends

- 1041. Children are doing well in their schools and do not want to pull them away from their friends
- 1042. I want my son to graduate from his high school. 2 more years to go.
- 1043. Sixteen years ago as a young family who was purchasing their first the Corvallis home prices were just too high. As time has gone by and our incomes have increased to the point that we could afford Corvallis housing other things factor in. The biggest being our children and not wanting to move them away from the schools and friends they have grown up with
- 1044. I want to keep my kids in their current school district
- 1045. Will not move my child away from her current school district. Structure and no change to family routine while child is in school

Culture

- 1046. People environment and culture seem stuffy and uptight
- 1047. In all actuality I think Corvallis doesn't want regular families living in their community. This community only caters to the rich and the organic rich and turns it's nose up at allowing affordable shopping. Somehow Corvallis has a lot of hungry people because it seems to allow a lot of grocery stores to move in but nothing else and Ross's dress for less doesn't count.
It would be nice to have the option of going to JC Penny's or Sears or Walmart. I feel your nose going up at the mention of Walmart but it would be nice to have these options so we didn't have to drive all over the state. To be honest I grocery shop at Winco and go to Albany or Eugene to do any other shopping. Corvallis just doesn't offer the kind of affordable shopping that I need
- 1048. Those obnoxious granola hippies that protest the 'war' in front of the courthouse on a regular basis. If you could steamroller over those jackasses, you'd significantly increase the draw of Corvallis
- 1049. The city's new bag ban at stores
- 1050. Not happy with the current direction of City Council or City Government; believe that both are not managed very well, such as decisions about neighborhood/OSU parking arrangements, lack of living wage jobs that preclude younger people/families, some of the attitudes of Corvallis residents who seem to believe they know what is best for everyone (consider that I have lived in the area my entire life - 61 yrs.). On the other hand, I do enjoy the small town amenities and the livability of the community: OSU sports and events, open space, cultural events, etc. There are just some aspects that I do not like. I was a renter for 10 years in town and was treated very poorly by property management. Rent was forever raised and certainly never lowered; excuses were abundant: property taxes increase, property taxes decreased, housing

occupancy high, housing occupancy low; there was forever and a day of excuses. Seemed that the property owners/managers always had the edge. I was responsible, paid my rent on time, never had complaints lodged against me. But trying to get repairs done or things taken care of either never happened or managers acted like they were doing me a favor to repair. Anyway, as I get older, I will probably end up in Corvallis to be closer to amenities (hospital, shopping), but housing and living expenses are much, much higher in this area in general, than in other areas of the state

1051. I would love to live closer to my work and be able to bicycle to work. That said, I find Corvallis's endless grubbing for money offputting. I don't even come here to shop the Saturday Market any more because there is no free parking. If you want people to spend money, make it easy for them and make them feel welcome. I tried. I paid to park and I was five minutes late and busted for a ticket. Are you so desperate that when people come to spend money in your town, you have to charge them to do so and then hover like vultures hoping they don't get back in time to feed the meter? It's working against you. I come here to make money but I don't spend it in Corvallis. I don't eat out here. I don't shop here. I don't come to events here. If you can't let me park, I won't spend money here. I know it sounds like a small thing, but it's a big thing. I know about 30 of us who network and will carpool to Eugene or Salem rather than support Corvallis in any way. You have nothing here we can't get elsewhere. We build friendships, connections, and network in our effort to ensure that what small impact we can make, we do, by not spending money here. We know it won't change city hall but at least we don't have to support their agenda of greed overriding good business sense. This move to 'big city' thinking....let's build towers on the waterfront for the exclusive rich folks....let's put a hotel down there and pave over every inch.... Let's charge people to park and take a walk. If you want to be in Portland, move to Portland. You're ruining the small town charm and appeal with bad zoning decisions and the endless greed mindset. You lock out Jerry's (locally owned) and invite yet another Home Depot (big box). The logic, or lack of it boggles the mind. You would do much better to promote the local Mom & Pop businesses. Some of us LOVE supporting small business. Instead, in this perfect location for a town to make a statement about being active, recreating, knowing your business owners, supporting entrepreneurs, welcoming people.....you're trashing it and selling your soul to the highest bidder who wants a tower on the river front. You choose big box over local owned independent businesses. You make the visitors who come here feel like it is all about the money. It is just sad. When I lived here, it was about quality of life. Now? It's about money, money, money. Money itself isn't bad but you could accomplish

- the same objectives getting creative and creating a hot bed for new businesses, making people feel welcome, embracing new ideas, promoting the small family owned businesses you have
1052. I think the biggest thing is community. I think that people who live in Corvallis tend to look down on other communities close by and I don't think they have any good reason for it except maybe the education factor. I am educated but I like the community feel that Albany provides. Also, I have never cared for the set up of the City (of Corvallis). Most likely I would not move here but I'll never say never
1053. Concerns about lack of community and cultural events for LGBTQ people and people of color off campus
1054. Feels very family-oriented without many social options for a young professional single
1055. There are always concerns that you could end up with many rental properties around you, and no control over the kind(s) of neighbors you might end up with from year to year. We are nearing 50 and though we embrace a variety of cultural / lifestyle options, we do value our quality of life (peacefulness!) and would be wary of moving into what we realize will always be a 'college town' unless we knew how our interests could be honored / protected while allowing others their own, as well
1056. No growth attitude
1057. Attitude of city leaders. Culture of high taxes and too much city government (permitting/inspectors, law enforcement, emergency services)
1058. Many Corvallis folks I have worked with are fairly snooty and think they are much better than anybody else just because they live in Corvallis
1059. Congestion and poor development planning (specifically how the city choose to develop downtown and near campus areas). Restrictive building codes for new homes--not friendly towards progressive sustainability models
1060. Although I have no criminal record, as a former resident of Corvallis for over 20 years, I have concerns over how city police seem to be too aggressive towards citizens during their interactions. I am especially concerned over their behavior towards mentally ill and homeless citizens. I think they need more training dealing with these populations in a more humane way

Employment

1061. Employment rates
1062. Selling my existing home, that I'm quite happy with and which has some historic character and has been extensively restored and remodeled. We own outright, and it's in an area that is appreciating in value, so economic considerations are important. We will sell at some point but I want to

- make sure my job in Corvallis is something worth moving for. I've worked in Corvallis for less than a year
1063. The univeristy professional faculty contracts are 12 month contracts, which makes moving to the relatively remote area of Corvallis too risky. If my position were guaranteed, I would be more inclined to take the leap to move to Corvallis. Even though I receive 'extraordinary' performance evaluations, though, my contract (like all other professional faculty contracts) are 12 month contracts with no real job security.
1064. I work three days a week at Hatfield Marine Science Center
1065. Finding work for my wife
1066. Job opportunities for spouse
1067. Constantly on short term or temporarily funded jobs for husband, don't want to move and give up our cheap mortgage outside of city without having more permanence in job on his part

Family Commitments

1068. Child Custody
1069. Main reason is spouse works along the Oregon Coast; hope to sell his business in a couple years and move back to Corvallis
1070. Spouse/Partner working in Salem
1071. I will not be moving until my Mother no longerr lives in Philomath - I am staying there to be helpful and close to her. I want something very small with no outside or internal maintenance when I move. I want to spend my free time enjoying what Corvallis has to offer within walking distance of downtown and campus. I don't want to maintain a yard or a home and wish to be able to walk or bike ride to work and in Corvallis when I do move
1072. Family ties outside the state

Financial

1073. I dont make enough at my current job of being there for almost 10 years and i dont want to go into making payment for a new home if i only get .21 cent raises a year
1074. Too expensive to buy a house of comparable size and quality with Corvallis wages; housing costs exceed pay scales
1075. Again, housing prices are too high. For example, I can get a 5 bedroom 3 bathroom 2750 sq ft. w/3 car garage in North Albany for less than \$300,000.00. For this price in Corvallis you can get a 3 bedroom, 2 bathroom in 1800 sq ft in a good neighborhood
1076. We almost bought a house here but the cost of a house similar to the one we have now was \$100,000 more here than in Albany. Additionally, the

- cost of taxes is outrageous. Finally, the houses here are too close together or are too old and run down.
1077. It's ridiculously expensive to live in Corvallis, especially to own. There are houses for sale in Salem and surrounding areas that are 1.5 times larger than the houses in Corvallis and significantly less expensive
1078. The cost of housing in Corvallis is too high
1079. The cost of living in general is just more expensive than I can afford
1080. I get more value for my dollar in other mid-valley communities when it comes to housing. This is the bottom line and main reason I made my decision to choose to live in North Albany
1081. The barrier that prevents my family from moving to Corvallis is the amount of rent versus my income. The other items that it costs to heat, electric, water, garbage, sewer - if one rents a house that adds up to expenses. Corvallis overall is more expensive to live in
1082. Simply the costs are too high
1083. We pay \$1400 a year for 3 acres in property taxes a year...I would never pay Corvallis city taxes for a lot-sized home...the drive to work would be incredible but I would never pay the taxes here
1084. I used to live in Corvallis and miss it a lot, but my husband and I can just get so much more 'house' in Lebanon. For example, more bedrooms, more bathrooms, larger patio and much less rent
1085. HOUSING TOO EXPENSIVE
1086. Rent is outrageous
1087. Just cost of living being too high. Albany is much more cost-effective.
1088. Taxes and cost of living in Corvallis
1089. Availability and cost of housing are the big two. Since the rental vacancy rate is under 1%, landlords charge a premium for anything decent. There are very few affordable rental houses in Corvallis these days. We're not willing to be house-poor, so we're stuck living out of town
1090. Cost, cost, cost. Housing is way too expensive in Corvallis compared to her sister cities such as Albany & Lebanon
1091. Not able to get enough out of house currently owning. No one will give what it's worth
1092. Property and taxes are too expensive
1093. We opted to purchase in Philomath instead of Corvallis purely because houses in Corvallis were too expensive for less house, fewer updates, and a smaller yard
1094. Just financial and my cats, dog and horses. My son will be attending OSU next fall, so I will stay in the area. I would do more activities if I lived closer to Corvallis. I love the town!
1095. I am able to get a bigger house, with a bigger lot for a lot less money in Albany than I am in Corvallis. For me, it's all about money

1096. Rent prices are crazy high, especially in downtown or anywhere remotely close to Oregon State University. Even some places off of HWY-34 are considered 'close' to OSU and charge exorbitant rent prices!
1097. Cost of homes
1098. Corvallis seems unwilling to grow which keeps housing costs high and appears to make business development more difficult. Very simply, people can get more bang for the buck so to speak in smaller towns close by. My commute from SW Albany, although more total miles is not really any longer time wise than someone living on 1 side of Corvallis and working on the other
1099. Corvallis is too expensive!!!
1100. All significant barriers listed above are directly related to housing conditions at a reasonable price
1101. I am separating from my partner and will be moving, but also going to a single income, and single parent. I would love to live in Corvallis, unfortunately, the cost of rent in Corvallis is too high. If I could find an affordable apartment in a nice part of town, I would move!
1102. Affordability
1103. I have lived in Corvallis, and currently live in the County right beside City limits. I love Corvallis...originally chose to move here from the East Coast of anywhere in the U.S. I love my location...feels like country, but surrounded by city and convenient to Corvallis city center. It is VERY expensive here to find housing...especially with East Coast standards. My ex and I lived in Albany for 5 years, because it was the only house that we liked within our price range...but we HATED Albany and did everything in Corvallis (work, eat, play, shop)
1104. When I first started looking at houses, it became immediately clear that if you want to buy a house in Corvallis you will have to accept the fact that you will be paying considerably more money for the same house as in Albany/North Albany. I could not convince myself to spend an extra 60k and additional taxes for a very similar housing situation (newer subdivision, small lot, no space between you and your neighbor). If it's privacy you want, trying to find a decent house on a lot that's larger than a cookie cutter subdivision lot is almost non-existent, and if you find one it will be somewhere in the 500k-1.5M range which is not affordable for many people (myself included). The other issue is that if you are looking at older houses, you are going to spend as much or more than buying a brand new house, and I found that much of the older houses need immediate attention, updating, or renovations
1105. For the cost of our 'turn key' home in Albany, all we could afford in Corvallis is major fixer upper
1106. Cost is too high. I know I said it once, but let me say it again. Cost of a single family, detached home is too expensive. All of the apartment being

built is an insult to members of the community such as myself, who cannot afford to own a family home in the city I serve. I am a teacher, the most important part of the community as said by most people, but if can't afford to live in the town I teach? Embarrassing

1107. Housing prices
1108. Option in Corvallis: house built in 1950s ~1300ish square feet dated style 205,000 asking prices. Options within ~5 miles outside city limits -- home built by manufacturer 1800+square feet brand new styled to our preference asking price ~185,000. An equivalent home in Corvallis would literally be double the price
1109. Too little house for way too much money
1110. Cost of rent
1111. The cost of living is much higher than where we currently live. We would love to cut our commute time and be close to our children's daycare and preschool, but it has been difficult to find a home big enough for a moderate price in a safe neighborhood
1112. Cost of real estate is significantly higher in Corvallis then in surrounding communities!
1113. Housing cost is the main one - I was able to buy a nicer place for less in Philomath, and still be near my work and family
1114. When looking for homes in the fall of 2012, we were shocked at the condition of many homes in Corvallis when compared to the price. We looked at several ranch style homes in need of significant repairs that were listed in the 230,00-260,000 price range. Many needed at least 50k in renovation work to bring the house up to new standards. We saw several in need of new windows, roofs, interior and exterior paint, bathrooms, kitchens, etc. We also saw several with little to no yard available. It was extremely discouraging. We shifted our focus to the Philomath area and came across a new construction home in a nice neighborhood for 250,000. It needed a yard which we did ourselves at a cost of approx. 12,000. In Corvallis a similar home would have started at the 300,000 mark. Our home in Philomath also came with a lot sized at almost .5 acres. We have space for veggie gardens, berries, native trees, and a green lawn. We wanted to live in Corvallis but instead chose Philomath due to the value and the proximity of the two communities. Overall we are happy because my partner commutes to OSU and our home is near the bike path
1115. Corvallis housing is too expensive and most rentals are geared towards college students. I get a much nicer house to rent in Albany by comparison. I like Corvallis community much better, but these other factors play a more important part in my housing choices.
1116. Cost of housing is ridiculously high. Able to get more house and land for the money in desirable neighborhoods in West Albany and North Albany. 2,000sqft house in corvallis is well over \$300,000 while in Albany

- its about 200,000 to 250,000 depending on location. Looked at housing in Corvallis and chose West Albany due to these cost differences.
- 1117. It's WAY TOO expensive for housing
 - 1118. Housing costs are too high, so is the rent compared to Albany, even North Albany which is in Benton County
 - 1119. It costs too much to live in Corvallis. My son, friend, and myself all say they can't afford living here
 - 1120. The only barrier that prevents us from moving to Corvallis is the cost of owning a home. Also, now that we live in Albany, having closer access to I-5 has been a nice plus
 - 1121. Mainly the expense
 - 1122. When we originally moved to the area, we rented in Corvallis. Because we were comfortable, we took our time shopping for the right house. We simply could not find anything in our price range. We bought a brand new, 2,000 sq ft house loaded with amenities, move in ready, fenced yard and landscaping, etc. in North Albany. For what we paid the best we could do in Corvallis was a run-down, 1,200 square foot ranch on a crappy street
 - 1123. I actually live just outside of the city limits and would only move into the city for the correct house. Single story, ideally at least 3 bedrooms with good storage, privacy and a nice size yard within walking access to a large open space. I've been looking for about 4 years for this type of house but haven't found much in my price range (under \$185,000) that has everything I'm looking for
 - 1124. We spent significant time and effort attempting to find a home in our price range. In the end, we purchased in North Albany. We are still paying the higher property taxes (vs. Linn County) but were able to find a spacious home in a lovely neighborhood with good schools. Homes in Corvallis in the same price range were smaller and/or needed work.
 - 1125. Price difference is \$50,000
 - 1126. We were able to get a larger, newer house in a neighboring town for the same cost as a smaller, older house in Corvallis
 - 1127. It's just too damn expensive to live in Corvallis! Everybody knows this!
 - 1128. Really it all comes down to the fact that Corvallis is WAY to expensive to live in. Sadly.....
 - 1129. Cost
 - 1130. I have heard several experiences from friends that trying to get permits to renovate within the city are very expensive and hard to get. Also that taxes and general cost of houses are so high
 - 1131. When buying a house in Corvallis there is too much competition. I would like to buy within Corvallis
 - 1132. Cost. I would have originally bought a house in Corvallis, but it costs too much to live here

1133. In order to get a decent house in Corvallis we would need to need to spend at least another \$100,000. Whereas in Albany we can get an efficient, decent sized, new house with an excellent build for the price of a house that's too small, very run down or in an unsafe neighborhood in Corvallis
1134. Marked increase in home costs compared to other communities. If I was willing to live in Lebanon I could buy a much bigger home. There seem to be relatively few homes in Corvallis that are within my current financial means. I am continuing to struggle to get out of debt that was incurred during the housing bubble of 2008 and even though my family have adequate income we are unable to realistically purchase a home in Corvallis at this time
1135. Property taxes are too high -especially for those on a fixed income. Many states 'freeze' property taxes when a taxpayer reaches a certain age or gives them a discount.
1136. The housing market. Houses on the market for a long time before sold or if even sold. Selling my home for what it is worth and making a profit as realtor's fees are high
1137. You should have thought about this 25 years ago. The lots are too small, houses too expensive, build permits too expensive. Too many people trying to get rich on houses in Corvallis. How many middle class people can really afford to pay half a million dollars for a home on a 8000 square foot lot with a 20 x 20 garage? Corvallis forced me to build in Albany - I did not want to
1138. High cost of housing
1139. The costs in general. To buy a house in Corvallis that is anywhere near the price range I would need I would have to buy an older home that has less than the amount of bedrooms and space I would need. It would be an older home that needs updates and such which would be unaffordable because it would be a stretch moneywise to buy that home in the first place
1140. Few 'starter homes' available in my price range. Uncontrolled rent increases. Unacceptable condition on affordable apartments
1141. for the house I want/need they are too expensive and taxes are too high
1142. House prices
1143. It is simply that the housing prices and taxes in Corvallis are too high
1144. The housing I prefer is not in the cost range I will pay. I prefer to live a distance equidistant to my husband's place of employment and pay a smaller monthly mortgage
1145. The rent in Corvallis is ridiculously high. I know several people who would love to live here, but the cost of living is too much
1146. Housing costs are too high

- 1147. It is significantly more expensive to live in Benton County compared to Linn County
- 1148. Cost of Rent Significantly greater in Corvallis compared to any other town in a 30 minute radius
- 1149. I can not afford to purchase a home in corvallis
- 1150. For me it is affordable housing for what I desire for a single income. I may be able to afford the rent but when you throw in all of the utilities I cannot afford it
- 1151. Corvallis is WAY too expensive with way too few options for shopping and entertainment
- 1152. Housing costs are simply too expensive
- 1153. As I've alluded to above, it is primarily cost/ value. Living in Albany allows me to have a fairly large apartment for roughly half the cost of similarly sized units in Corvallis
- 1154. The purchase price of a comperable house is \$50,000.00 higher in Corvallis than Albany
- 1155. I currently live in Philomath and want to purchase a manufactured or mobile home in Corvallis. it costs so damn much to buy or rent in Corvallis. I am single and am not interested in having a roommate, but Corvallis has out priced itself for people who work steady and make a moderate amount of money and do not want to have to have a roommate. it is too high to live in Corvallis and is getting worse all the time
- 1156. High costs all around, better food shopping than Albany and better restaurant options, but all housing related costs are too high compared to surrounding small cities
- 1157. I lived in Corvallis for 17.5 years and recently moved to Tangent last August because we could not find a residence with adequate number of bedrooms and storage at a reasonable cost
- 1158. Houses to buy are out of my price range. Rent is ridiculously high considering that you will not even own a house after years of payment
- 1159. HOUSING PRICES ARE TOO HIGH. ALBANY AREA IS 20% CHEAPER. IT'S THAT SIMPLE
- 1160. I prefer to live in a duplex with at least 3 bedrooms and pay less than \$850 a month. All the places I have found in Corvallis are too expensive or they are too small for 3 adults and a child, even if they have 3 bedrooms
- 1161. The primary barrier is the affordability of a place with the characteristics which we desire. Much more affordable in Albany than Corvallis
- 1162. Inflated real estate prices in Corvallis
- 1163. Main barrier is cost of moving - it's expensive and time-consuming to sell then buy a house. And moving from Philomath to Corvallis would be great since I might be able to walk or bike to work. However, from a little

- looking we've done, we'd almost surely end up paying more for a house that would need some work in order to keep our monthly costs the same
1164. I have student loans from the pursuit of my degree at OSU that limit my ability to pay for the price of housing in Corvallis
1165. Low wages
1166. Actually can find housing that fits my needs but not in my price range
1167. Now that we have fully moved from out of state and have chosen Albany, barriers would be comfort and familiarity now in our current location. We don't have the money it would take to move and try to sell at the same time given the slow housing market in Albany. If the barriers had been removed prior to us moving we would have preferred Corvallis
1168. The main barrier is the cost of housing. Even factoring in the cost of the commute, the housing situation/options in Corvallis for the type of residence we would consider do not make it feasible to live here currently
1169. Housing and renting is too expensive in Corvallis, especially for the amount of space and house you would get in Corvallis
1170. I cannot afford to buy a home in Corvallis and I want to buy a home rather than continuing to rent
1171. Housing costs are higher than in my current community - that is the sole reason why we don't live in Corvallis
1172. Basically, a single income individual or family can't afford to live in Corvallis without getting an apartment (less private and no yard). Pricing is meant for students to split rent and thus not manageable for single income families and individuals like myself. My place in Adair Village would go for \$300 more in Corvallis
1173. I haven't looked in depth about the housing options in Corvallis, but I hear that the housing market is tight and that it is expensive to purchase a home here. We will not move here if we cannot find a suitable housing option in our budget
1174. Housing is too expensive. Can get more house for same or less in other cities.
1175. Too costly to live in Corvallis
1176. My family is in Philomath, and I prefer to live near aging parents. The cost of housing in Corvallis is rather high, and I own my current home
1177. I am currently trying to find a rental. I wish to be in Corvallis - I have a daughter with a disability and want to be near to her school and after school care since I do not have any support (family/friends) to help with this. I have secured afterschool care (boys and girls club), toured her classroom for next year and met the teacher (a lifeskills classroom) and now am struggling to find somewhere other than an apartment to live for \$1000/month rent. It is impossible! I initially felt the value of my job at OSU was significant enough to warrant the move, but it has been difficult. I am still holding out hope that it will work out

1178. Again, housing is much higher than where I live. It's actually cheaper to live in Salem and commute than it is to live in Corvallis
inflated housing prices
1179. Owe too much on my current home
1180. In general the cost of housing is very high in Corvallis. It is difficult to make a transition when you can get much more house/property for less money in other communities like Albany or Salem
1181. The cost!!!!
1182. Primary barrier is cost for the quality of houses available. Many houses over \$200-250k still need work/renovations, houses in good condition that meet needs often run over \$300-350k, a lot for a new family with two academics
1183. Housing cost is the barrier
1184. When we relocated from California, we wanted to move to Corvallis, but wound up in North Albany instead. We have a newer, larger, nicer house on larger lot than anything we could find in Corvallis for similar price. Now that our son is in middle school we are not in the market for moving to Corvallis, but may consider it for retirement
1185. Affordability is the primary reason. Secondary is noise in any city environment.
1186. The home we live in would cost significantly more in Corvallis. Don't want to give up quality. Size. Neighborhood currently live in
1187. Quality for price. Much nicer homes in Albany for same price
1188. Cost of living vs income for a classified employee of OSU
1189. We would have preferred to live in Corvallis but the housing is so much more expensive than North Albany. We tried to buy a home in Corvallis but there are not a lot of housing options. We were able to buy a brand new, bigger home. There were no affordable new home housing options available when we were looking last year
1190. I'm a single woman with student loan debt, so I think it'd be very, very hard for me to ever buy anything here. I'd consider renting if the price was right, but I won't live without a growing space, and have a dog. So it's a tough rental market for that as well
1191. My spouse and I went to school at OSU and each year dealt with finding somewhere new to live that was somewhat close to campus and would accept our dogs. When we both graduated I got a job in Corvallis but we wanted to buy a house. The houses available in our price range were old, required a lot of work, were on small lots, so we started looking in Albany and were able to find a brand new house for under \$200,000 on a huge lot in a nice neighborhood central to shopping, etc. It was not something we could find in Corvallis so I now commute to work Monday-Friday
1192. Cost

1193. The cost of homes in Corvallis is significantly higher than a similar home in relation to size and amenities in other communities nearby
1194. My address is Corvallis; I barely live outside of city limits. My child goes to school in Corvallis. I like the place I'm renting. The primary barrier I have to buying a home is the high cost and low availability of quality childcare in Corvallis. I make decent money, but as a single parent a large chunk is eaten by childcare. I would love to buy a home in my current neighborhood, but am not averse to living inside city limits.
1195. Just a little out of our price range. We get way more house for our money in Philomath
1196. When I moved to this area from Roseburg several years ago, I was able to get more bang for my buck in Albany. I purchased a brand new 4 bedroom, 2.5 bath home in nice area for \$196,000 which I can't even come close to in price or quality in Corvallis
1197. Primarily costs are just too high for a single-income family to move into city limits and that is a shame
1198. Cost of housing and taxes are the only reasons I did not buy in Corvallis
1199. Price of rentals is too high
1200. Lack of housing in 100K-150K purchase range
1201. The houses available that are in our price range are often older and run down marketed as 'fixer-uppers'. We were able to purchase a home in Albany that was move-in ready for half what it would have cost in Corvallis
1202. Cost of housing is too high
1203. Yes. I'm actually willing to pay \$1700 a month towards my mortgage with taxes, insurance included. But only for a 15 year loan (same as I have now)
1204. Rental prices are too high
1205. Corvallis taxes and utilities are significantly higher than where I live currently. I am planning for retirement and need an area that will support that transition financially
1206. Pretty expensive considering the lot sizes. The more urban areas do not have a lot of parking options.
1207. The cost of housing is too high
1208. Just the cost of homes, and taxes are too high, in general
1209. \$\$
1210. It's too expensive.... Houses in Albany are thousands of dollars cheaper. Not to mention living anywhere around campus is horrible
1211. The cost for housing is too high. However, my income is too high to qualify for the Corvallis first time home buyers loan, but too low to qualify for a mortgage/loan for most houses in Corvallis. That tied with the number of decent first time homes in Corvallis make it highly

- competitive and difficult to move here for folks wanting to own a home; especially when paying rent here is equal to a mortgage payment
1212. This place is too expensive
1213. The market downfall in 2009 has made my home underwater in value:-(
1214. Housing Costs are ridiculous! We bought in North Albany and purchased a larger, newer home on a large lot. The same house in Corvallis would have cost us \$100K more
1215. We house hunted a couple of years ago in the city limits. Because we want decent land and have fixed up our house it would take spending \$400,000 on a house to make it 'worth' leaving our current home. Factoring in taxes, it just became too expensive. Our lifestyle would be centered around paying a mortgage rather than trips and fun
1216. As of right now, there are not many homes in the area at our price range to purchase.
1217. There is housing in Corvallis that is suitable with preferred amenities, but the housing is not worth the excess cost in comparison to surrounding towns. The neighborhoods and shopping options do not make it worth spending extra money. The houses in Corvallis that are affordable are in need extensive and immediate work, which increases the cost of living exponentially
1218. Housing is expensive and subpar
1219. Housing costs. Houses are too expensive in Corvallis
1220. 1. inability to sell current home at reasonable price 2. amount of work/time needed to get current home ready to sell
1221. I actually consider myself to be living in Corvallis, although I live just outside of the city limits on Vineyard Mountain. We chose to live there because it was the nicest house we could afford while keeping our kids in the Crescent Valley School District. We would have chose to live in timber hill, but the nice/newer houses were too expensive, the ones we could afford were too old for our preferences
1222. the main barrier keeping me from moving to Corvallis is the COST... it is ridiculous that rent is so expensive for so little the housing options
1223. Cost of comparable houses in comparable neighborhoods is more in Corvallis
1224. The cost of a regular home on a regular-sized lot (say 1,600 sq ft house on a 7,500 sq ft lot) north of Harrison St is currently over \$275,000 for anything built after 1980. That price is just not doable for an OSU classified employee and a paid-below-average professional spouse. We looked very hard for a long time to find housing here that was both convenient to work and wouldn't overwhelm us, but we ended up having to move to North Albany to make it work. There just aren't enough newer homes in Corvallis--newer homes that are more energy efficient, take less

- maintenance, and are easier to keep for new homeowners that don't want to DIY a whole house
1225. The cost of living in Corvallis is too high for the types of properties available. Corvallis does not offer many new construction homes, most places are 70s style, in need of updates and way overpriced
 1226. Restrictive public policy regarding urban growth boundaries and tax base structure have led Corvallis into a scarcity of affordable housing for families. With each new construction apartment building with 1-3 bedrooms units, OSU raises their enrollment which brings in even more people looking for housing. Corvallis must grow its urban boundaries and develop new home construction areas at its perimeter. Working families like mine, with a moderate household income of just over \$140,000/yr. (both adults work in Corvallis), would be foolish to spend the nearly \$40,000-\$50,000 more to purchase a house in Corvallis than for the same house in Albany or other surrounding areas
 1227. Houses that are on the market are consistently being listed at above-market value, bought by people who in turn rent them to college students etc. Houses are in poor condition due to long term status as rental properties, so only some areas are desirable.
 1228. It is VERY difficult to find a place that has a garage and allows a pet together and that is affordable!!!! These are two of the main things I look for when I've been searching for a place here in Corvallis and everything is always over \$1000 a month!! I may as well wait and buy a house!
 1229. The biggest barrier is the cost of housing relative to the condition. Most homes are older and priced well above what is reasonable

Housing Availability

1230. When we purchased our house we were looking for rural property with >10 acres for dairy cows, with a single-family ranch house in decent condition. It also needed to be within 15 minutes of the hospital. We looked in Corvallis for property that would work for us, and there are houses of this type present, but nobody is selling them (other than those at prices way out of our budget). It is good that people are happy with living here and do not want to move, but it forced us to move out of the city
1231. Very little housing available
1232. USDA housing non-existent
1233. Lack of available housing
1234. We looked for a single family home in Corvallis for two years. We found dumps and mansions, with nothing in between. We were looking for something around \$200K. In Corvallis, that means a small two bedroom with no yard. In Albany, it means a large four bedroom with fenced yard,

- fruit trees, and a garage. We broke down and bought a house in Albany just last year, and we love it, but the commute is hard on my conscience
1235. Corvallis is in tremendous need of some professional level housing for faculty that do not primarily reside in Corvallis. There are a number of us who commute from the greater Portland area several times per week. We would benefit from some excellent, new construction that offers either a shared space use option or townhouses that would be suitable for leasing by two or more faculty. Even having some townhouses in which students are not residents---perhaps a 40 and over complex of townhouses would be a good option. I would never consider residing in a townhouse or condo complexes that house students. I know of 6 faculty or administrators who are in need of this type of housing in Corvallis
1236. Lack of available inventory of homes for sale
1237. There are simply far too few housing options available that aren't slummy college rentals
1238. I just moved to Oregon for a job in Corvallis. I looked around Corvallis for a single family house for 6 months with little success. The current inventory was just too expensive for the quality. I ended up building a house in North Albany
1239. When I took my current position at OSU in October 2011 my wife and I intended to rent in Corvallis until we found a place to buy. We could not find ANY place to rent in any condition or for any price. It wasn't that it was just too expensive, there was absolutely nothing available. It was a huge disappointment and we ended up renting in Albany. As we started to look for a place to buy it became clear very quickly that house prices in Corvallis were far higher than anywhere else. We didn't want to be burdened with a huge mortgage, but need room for a family. We purchased a nice, newer 1600 sf 3 bedroom 2 bath home in Independence for \$129,000. From what we were seeing in Corvallis that house would have cost \$229,000 in Corvallis. I hate the 45 minute each way commute and would love to live in Corvallis and have more time at home with my family, but with house prices it just isn't possible. If my wife worked we could afford it, but we consider having a mother at home very important for our family
1240. There are not enough options available for young professionals. Corvallis primarily has housing for students and wealthier families at the peak of their career. The few affordable small homes and nicer apartments are very difficult to find available and are only on the market for a dazzlingly short time
1241. No mid-sized lots seem to be allowed in Corvallis. Hard to move from 10 acres to .15ac. Why not allow (require?) some .5 ac minimum lot size neighborhoods to be reasonably developed so that not all areas are so dense? Those could be on shared well and shared septic (like in Tangent?)

- or the neighborhood around Barbara/James near CV?) so as not to put so much of a burden on our systems (i.e., no systems development charges?)
1242. Low inventory and lots of buyers with cash. Too many students and not enough student housing - they eliminating the inventory of family homes

Invested in Current House

1243. Well because I now own my house (in Philomath) BUT if I ever would sell it, I'd move to Corvallis at this time and probably would rent for awhile first before buying
1244. I bought my current house when I was making much more money. I was laid off and now work for much less. Would not be able to obtain a mortgage in my current situation, so I am staying in my current home and struggling with my high mortgage. \$1023/month for a 2 bed, single bath, 1150 sq ft. Very small kitchen, tiny broom closet size closets. House was built in 1942
1245. I need to sell my current house and find a similar place in Corvallis
1246. Ability to sell current residence
1247. Difficultly and hassle of moving
1248. We bought our current home just before I began working in Corvallis (less than 3 years ago) and aren't eager to move again
1249. I inherited a house in Corvallis into which I may move eventually. If I did not have that house, I would have no incentive to move into Corvallis from my current (just outside city limits and UGB) residence

More than One Reason

1250. The only barrier is finding a small home, duplex, town home or apartment not 3 stories in the area that is in good shape, in good neighborhood and is cost efficient and not too pricey.
1251. The single significant barrier is the housing cost. A secondary barrier is the number of medium to smaller sized houses for sale
1252. Besides loving where I currently live, the primary barriers for moving into Corvallis is the high cost of living here, the taxes and the lack of good shopping. For many things, we have to go to Albany, Salem or Eugene. If Corvallis would allow some better shopping in South Town, then that would help keep the spending here, as well as help the economy in that area, such as a full-sized Walmart, Costco, or whatever. This would still serve the purpose of the City trying to keep footprints small in the main part of Corvallis, while encouraging growth and community development in an area that would genuinely benefit
1253. Cost of living is extremely high. Housing is expensive, and the community caters to college students who share houses or apartments with other college students. The cost of living barrier has made us

- consider moving away from Corvallis. The public transportation could be better, without raising property taxes. It should not take someone over an hour to get to work (major employer) when it could be reached within about 10 minutes by car
1254. Yes, My rate of pay precludes me from getting a mortgage that puts me into something affordable/decent/with my minimal requirements... That and the fact the Van Buren Bridge is just a fiasco and really should be upgraded to two lanes as the commute is only going to get worse! The city needs to look at all aspects including the money visitors bring to the area and how amenable the area is for traffic purposes...
1255. Housing Costs and Family ties to where I currently live prevent me from moving to Corvallis
1256. No reasonably affordable housing for anyone other than college kids or rich people. Homes for sale are crap and overpriced. Homes for rent are dumps and overly priced. Most places wanting \$1800. bucks for places you would not let a dog live in. Outrageously expensive deposits/1st mon/last mon. requirements that are illegal in most other reasonable states where renters actually have rights. Overly expensive non-refundable pet fees and 'pet rent' on top of that. Nothing going on socially for anyone other than college students, no decent shopping, entertainment, concerts, live music, restaurants, no airport.... do I really have to go on???
1257. Taxes, paid parking spots lack of police
1258. Lack of adequate recreational venues. Timberhill is run down. Lack of exercise facilities. Lack of quality tennis center. Lack of larger shopping convenience: Costco, Target, etc. Lack of forward visioning for growth by city
1259. The ability to find quality housing was a HUGE decision when looking at where to live only 2 years ago. Corvallis rental housing was FAR too high, plus the added insecurity of many Landlord/rental agencies that are commonly referred to as 'slum lords' because of the lax maintenance of properties that are affordable and rent costs are too high in areas that are not college-student heavy. Sadly, the hour-plus commute daily, gas costs, along with the outrageous cost of parking still remains cheaper than renting in Corvallis where I could bike to work. Additionally, Corvallis has shown to be actively anti-Native in many school-related events and attitudes, and I will not subject my family to the hostility and discrimination that other Native families have experienced (and moved because of)
1260. Costs, taxes, parking
1261. Value of housing is a huge barrier. I think there should be more questions in this survey about housing value, not just cost. By value, I mean I can get much more for my money elsewhere. Say I have \$500,000 to spend.

For \$500,000 in Lebanon, I can purchase a rural but close-to-town 3000+ square foot house on 5+ acres with shop buildings. I cannot get anything close to that for \$500,000 in Corvallis. I believe this is a major reason people who work in Corvallis do not live here and by not including that, you are missing the point.

Additionally, my husband is not interested in moving to Corvallis, although I am. He thinks the atmosphere is snooty. He thinks there are a lot of unnecessary rules and regulations and things are politically correct to the point of ridiculousness (the 'no bag' when shopping rule a case in point - very annoying and makes us want to shop in Lebanon rather than Corvallis). He especially does not like all the restrictions for homeowners (including only parking on pavement, poor parking availability) and the poor condition of some major streets. Corvallis does a particularly poor job of keeping streets cleared during bad weather (snow, ice). Our small, poor town of Lebanon does a much better job of road maintenance in general and keeping streets in good condition during bad weather. He thinks Corvallis priorities are skewed when the roads are not maintained but money is spent on pretty statues on downtown streets.

Please note the design of this survey makes it difficult to identify homeowners whose homes are not mortgaged, or if they moved to Corvallis, would purchase a home outright with no mortgage. Our home is paid off, so when I answer the question about how much per month I pay for my home, it is \$0. When I answer the question about how much I would be willing to pay per month in Corvallis, it is \$0 again, because we would purchase the home outright with no mortgage. However, the survey doesn't distinguish why you would pay \$0, so it makes it look like I am unwilling to pay anything to live in Corvallis and would just expect someone to give me a place to live for free

- 1262. Lots too small, no room for handicapped son (granny flat). income from a rental unit on my property would be a plus. would prefer a small house on a large lot. parks in Corvallis are nice, parking down town is annoying. Barriers to home business. Gardening is important to me. I loved Corvallis, but the city doesn't support my preferred lifestyle of pets and gardening and sunlight
- 1263. NIMBYs, Potential Property Maintenance Code, Lack of a grocery store in south town and too many rentals
- 1264. The reason I left Corvallis and moved to Albany to rent was an issue of both cost and it was difficult to find a place that took pets or a place that would accept more than two pets. I now own and that's not a factor but it was a huge barrier when renting in Corvallis and I know many people who are having the same issues

- 1265. Streets too congested, parking difficulties, driving conditions (more dangerous), everything is more expensive (fees, recreation, etc.), grocery stores are in one area only (all are congested around Circle and 9th).
- 1266. The neighborhood is everything. I would NOT move into a college apartment neighborhood. I seek a RESIDENTIAL neighborhood with small houses, quiet streets, sidewalks and bike paths. (Corvallis needs more SAFE bike paths. If I leave Corvallis it would be to move to a community that is more progressive with neighborhood planning and alternate transportation)

OSU

- 1267. Finding a quality single family home for rent within budget (less than \$900). Finding a single family home that is far enough away from campus to not be in a 'student' neighborhood
- 1268. The university has grown so fast that rents have outpaced wages. I notice that me and almost everyone I know that is working class and works in Corvallis has been forced to leave town because of outrageous rents. We all now live in Albany, Philomath or out of town and commute to our jobs
- 1269. Moving in to Corvallis proper often puts you much closer to the OSU students, their mess and noise and traffic
- 1270. OSU...too many college kids. Campus is trashy! Need tougher laws of up keep
- 1271. OSU.
- 1272. All the college students
- 1273. OSU off-campus students
- 1274. Homeless and student populations with associated problems are not appealing to me
- 1275. Homes that are affordable are often near or in neighborhoods that are overrun and run-down by college students. I don't wish to live near loud, partying students who leave trash all over the yard and street/driveway and in general just have little regard for neighborly common courtesies. Also don't wish to live next to broken down, dirty homes in general disrepair due to decades of student abuse
- 1276. I don't want to be surrounded by student culture
- 1277. I do not want to live in a single-family residence next to the Greek houses or the large multiplexes that are being built where formerly there were single-family residences. The amount traffic, noise from students, increase of people living in quiet neighborhoods in the large apartment complexes, and lack of parking are major deterrents

Parking

- 1278. Lack of parking!!!!
- 1279. Corvallis has terrible parking. I lived in Corvallis and moved away because of all the student rentals and no off-street parking as well as limited on-street parking
- 1280. Parking
- 1281. Working at OSU has given me insight into the tension between OSU and the city, particularly in regard to housing availability/affordability and parking. Although not a critical factor in the decision of where to live for us, it makes Corvallis somewhat less attractive as a community
- 1282. I would no longer consider moving to the College Hill area due to the parking situation.
- 1283. The parking, traffic, and crowding situation in the area near campus where I would like to move is intolerable and getting worse. The University fails to provide adequate parking for the increased number of students and this is making life unpleasant for those living in the areas near campus, where I would like to live.
- 1284. Utility costs and parking restrictions are among the issues

Personal

- 1285. Yes, Linn and Benton County allow a psychopathic person harrass us and we can't live in our neighborhood where we own a house. She is trying to sell our house and may move but at this time we are scared to live near her. She does actually harass in Albany too but it is less severe when we don't live near her. We would love to live in Corvallis, we have owned two houses and lived there for 20 years. My children have both been though the Corvallis school system there whole lives

Prefer Rural

- 1286. I currently live half mile out of limit and in family house so not a big draw to move into city limits with more restrictions and densers populations
- 1287. I would prefer not to live in the City limits
- 1288. Prefer our very low population area in rural Benton County
- 1289. I like living in a rural area
- 1290. My husband likes to live in a rural spot :)
- 1291. We are only interested in rural properties
- 1292. Will consider moving into the city when I am no longer to take care of my rural setting residence, or no longer find the rural setting rewarding
- 1293. Husband is a country boy. Won't move in town
- 1294. The rural setting of our current home is difficult to duplicate in Corvallis
- 1295. Rural lifestyle. If we were to want to no longer live on acreage, there would be no barrier to moving to Corvallis vs. some other town

- 1296. I would only move to Corvallis if I couldn't manage living in the country. I don't like the 'buzz' of living in congested areas. Maybe the density of electricity, as I feel much better even in the country, when the electricity goes off. Also, I like that almost anyone I see in my community is a friend, almost never see new people, so the stress of social interactions is very low
- 1297. Enjoy living outside of city, with more space. may move into city limits in retirement for the convenience of city provided sewer and water
- 1298. Lack of available farm land
- 1299. We like living in the country and have a really low mortgage. Hard to replace those.
- 1300. We enjoy the rural setting, but also own a city lot on which we plan to build a small house in a few years
- 1301. Don't like city living especially with a bunch of partying college students

Proximity

- 1302. Salem is halfway between husband and my job
- 1303. Distance to airports (Eugene and Portland). Distance to other parts of Oregon, Corvallis is just enough out of the way. Corvallis is not on Amtrak line
- 1304. Need to be within a 0.5 mile of a bus stop for commuting or other travel purposes

Real Estate Quality

- 1305. Old non updated houses cost the same per square foot as the newer more updated houses. This is ridiculous. Some of the houses in Corvallis are down right pathetic and not worth even a third of what the market is asking. Way over priced
- 1306. I lived in Albany before obtaining the job in Corvallis. The commute is nice and does not bother me. We are only 5 years away from paying off our house. We might consider moving at that point if we could find a condo with a view
- 1307. For the most part, lot sizes are too small in Corvallis. If a preferable lot size is available, the price is way too high
- 1308. I RENTED IN CORVALLIS FOR SEVEN YEARS. THE RENTALS THAT WERE AVAILABLE WERE ALWAYS IN POOR SHAPE AND NOT MANAGED WELL BY PROPERTY OWENERS. THE RENTALS SHOULD BE INSPECTED!! THERE ARE MANY RENTAL HOMES THAT SHOULD BE CONDEMNED BUT STUDENTS NEED SOMEWHERE TO LIVE AND WILL CONTINUE TO PAY FOR SUB-PAR AND DANGEROUS LIVING SITUATIONS (FIREPLACES PULLING OFF OF WALLS WITH RAIN COMING IN, MOLD, RAT

INFESTATIONS ETC.). PARKING IS TERRIBLE ALL OVER AND ESPECIALLY WHEN ATHLETIC ACTIVITIES TAKE PLACE. THE NOISE AT NIGHT FROM NEIGHBORS PARTYING WAS CONSTANT. THE HOMES FOR SALE ARE NOT EVEN CLOSE TO THE QUALITY AS A HOME FOR SALE OF THE SAME PRICE IN ALBANY. I DIDNT WANT TO BUY A HOUSE IN A NEIGHBORHOOD THAT COULD EVENTUALLY TURN INTO A COLLEGE BLOCK PARTY

- 1309. Availability of waterfront property or acreage near town
- 1310. I don't want to live in a neighborhood where houses are too close together. Larger lot size is desireable, but harder to find
- 1311. Too many run-down rentals, specifically those owned by the [REDACTED]. Those people are despicable predators who should not be allowed to carry on business in Corvallis. They prey upon the revolving student population and give a bad name to any rental in Corvallis. I cannot emphasize enough how much I hate them
- 1312. Small lot sizes
- 1313. Inertia. We're settled, and mortgage close to paid off. Why move to Corvallis and pay a lot more money and a generally crappier house
- 1314. Rental units are normally on very small lots and cater to overcrowding by students. I have small children and need a safe place for them to play in our yard where they will not stumble across beer bottles. Additionally, a quiet neighborhood is important and it is difficult to find at my price range
- 1315. Most new developments are maximized to pack as many neighbors as possible (in my opinion over subdivision) I would like to see lots twice the size of Willamette landing with only one house on it but it seems that the overwhelming developments in new housing is to shrink the size of the lot, and increase the size of the home and jack up the price. for my 5 mile commute I received 3 times the land, twice the house for roughly the same costs and the house is new
- 1316. Not having small home on a little bit of land

Retail Quality

- 1317. Corvallis needs more development for shopping and a grocery store south town near Lincoln Elementary
- 1318. Corvallis is a great community and I enjoy the ties to OSU. However, shopping in Corvallis is very frustrating. There is no place in town for me, as a female, to buy a nice outfit for myself or my high school daughter. This has been an issue for years and it is not getting better. Most of my local shopping is at TJ Maxx, however this is not ideal for work clothes, nice event clothes, school shopping, etc. Our local Fred Meyer is much too small and does not provide the quality I prefer. In addition, the selection is extremely poor. There are small specialty stores

however the selection is often limited (at best), the hours of operation are not at all conducive to working families, I cannot quickly find parking at those locations for a quick trip on my limited lunch hour or the prices of the local businesses are much higher than at larger stores in Salem, Eugene or Portland. The trip out of town offers better shopping hours (even if after work on the week days), better selection and less expensive pricing. On this same note, I have become resentful of local attitude over the years of folks preaching we need to support local businesses. While I 100% agree with supporting local businesses, the local businesses also need to realize cost is important, access to their business during convenient hours is extremely important and selection is also huge. We have made two large home improvement investments this year and did shop at local small stores for those projects, however that is the extent of local shopping outside of what I can find at TJ Maxx. Corvallis would do well by adding quality stores such as Macy's or equivalent. Both of these local stores (Stover, Evey and Jackson and Corvallis Floor Covering) did offer great customer service (which was much appreciated) and I was able to order what they did not have on hand. For larger home projects I was thankful for the individual knowledge and customer service and did not mind the wait to order the items. However, shopping for clothes/shoes/home decor items is a totally different story. Those items I want in stock, be able to try on and not rely on what I can piece together from our "largest department store" such as TJ Maxx. I realize the culture of this town is to keep the small town feel, however it only leads to drive consumers to spend their money outside of Corvallis

Transportation

- 1319. Lack of bus route / timetables to fit work schedules
- 1320. I strongly dislike driving through Corvallis owing to congestion issues - even on roads that should be serving as arterials like Route 34 or close to that capacity like Walnut & Harrison
- 1321. Traffic. the bridges in and out of town are archaic and need to be replaced to fit the size of the town
- 1322. Need better public transportation, in exchange for living in rural setting.
- 1323. Corvallis needs a bike path to Albany. Highway 20 is very dangerous for bicycle due to high traffic volume
- 1324. Corvallis' road infrastructure is outdated and overburdened. There are no major arterial roads allowing quick access from one side of the city to the other. Compared to Albany, a drive through Corvallis to complete errands is frustrating and lengthy
- 1325. Amount of traffic, both vehicle and bicycle, is pretty intimidating, especially at commuter times and when OSU is in session. Corvallis also

has some strange roadways: one way streets, circles at intersections, lane changes, turns, etc. that can be stressful. Downtown visits are better when walking than driving

1326. too congested, too much car, bicycle and foot traffic. Too many students who are not home owners or long term residents who care about the quality of life/commitment to quality community
1327. Cost is too high, and the lower-priced homes need WAY TOO MUCH renovation. I wanted to purchase a home in Corvallis 4-5 years ago, but on a single income it was impossible - unless I wanted a crappy little house on a tiny lot that needed more \$\$\$ put into bringing it up to liveable standards. I am not joking

Is there anything else you would like to tell us about your present or future housing preferences? Use the space provided below.

1328. Preferences:
Medium Density
Safe, friendly neighborhoods
Quality public services such as library and schools
Close to (<3 miles) from vibrant downtown
Future need - convenient public transportation
1329. Corvallis is a great city, but too expensive to live here. Plus all family/friends are where I currently live so I would travel way more than I do now. I love Corvallis though!!!
1330. I love this community but affordable housing (that isn't a dump) is becoming more and more difficult to find. Many of the new apartments that are being built are approximately \$1000 per month. This seems to allow for students and well-off individuals, or couples. However, being a hard-working single member of this community, it's very frustrating that the city seems to feel this is appropriate - this very high cost of living. I see apartments also being turned into condo-homes and it feels like the city is trying to push out its citizens that can't afford this \$1000 a month policy.
1331. It is too expensive to live in Corvallis and the univeristy makes it too hard to buy anything here. The commute in this town is ridiculous when there are any events on campus, i.e. sports/graduation/festivals. Not to mention it is too expensive to have friends or family stay in any of the hotels in this area.
1332. I do not appreciate the very high taxes in Corvallis and all of the 'add ons' unrelated to direct services. For example, all of the fees added to the monthly water bill!
1333. There are too many apartment complexes in this town, not enough affordable homes- that is why people live outside of city limits. Put in neighborhoods theres plenty of empty apartments in this town.
1334. Housing costs are higher than my current residence but also the access to I-5 just adds that much more travel time to family.
1335. when i rented there was no real affordable housing for a single person. hard to find a clean safe place to rent where i didnt have to room with other people. when i first moved to Corvallis rent was a lot cheaper and seemed to have more options. there are a lot of options for rent but they are too high or having to compete with college kids for apartments was difficult. property taxes seem really high in my current home. overall Corvallis is a wonderful place to live.
1336. I would like to move to Corvallis but the cost of housing is entirely too high. I can find a bigger home in Albany for \$100-\$200 less. It's worth commuting to save the difference.

1337. With so much competition for rental property (apartments) in Corvallis, the rent keeps rising dramatically while the amenities are reduced. I have lived in Corvallis for 37 years as a renter, but with the sharp rental increases the last few years, I'm not sure that I can afford to stay here, as I have a single income.
- Thank you for your time and consideration of the housing issues in Corvallis--this is a GREAT city, and it would be nice to keep it that way.
1338. I think housing is too expensive in Corvallis, both rental properties and houses to purchase. I think it is unfortunate that a lot of houses in Corvallis are purchased to become rentals for college students. This seems to drive up the housing prices. I prefer neighborhoods with owners as residents. I currently live in a neighborhood that is all rentals, and townhouses/houses around me are rented by college students. It is okay, just noisier and not respected, i.e. more trash on the streets, parties, etc. Also, there are more transients that hang out at regular spots and collect bottles. This environment does not feel as safe.
1339. Corvallis is a beautiful city to live in. I currently live just outside the city limits in a mobile home park. The reason being housing is far too expensive in town if I wanted to own or rent a decent home. It would be nice to see Corvallis housing be more affordable for those who don't fall under 'low income'.
1340. Corvallis is a wonderful place to live, but it's driving people out of town, because it's too expensive. You can get twice the house for the money in Albany.
1341. Corvallis homes and rentals are higher than average.....would not live in Corvallis if I were able to sell my home. Property taxes here are outrageous, adds over 300 dollars to my house payment, which means I can never afford to pay more on the principal loan. No win situation!!!!!!!!!!!!!!
1342. I would love to be able to own my own home as I love Corvallis. It is a beautiful city and is safe and has so much to offer, like bike paths everywhere and parks, etc. However, the housing is sparse and too expensive for lower/middle class income. Even if I didn't have the opportunity to buy my own home it would be nice to be able to rent a house, not an apartment or duplex, but the rents are more expensive than paying for a mortgage.
1343. Housing is a poor situation in Corvallis, as it is in other cities, I'm sure. But we seem to be worse off. Parking is becoming a big issue also. Downtown is becoming more and more difficult to go to because of parking problems. Building more housing units downtown is not a good idea, maybe a parking garage or two with reasonable rates for weekend shopping would be better. And who's idea was it to build apartment complexes with no parking spaces. Hello! Not everyone is able to walk to

all the places they need to go to. Dumb move. Plus we don't have a super great alternative to get around with. The bus lines are slow and only cover centrally located areas.

1344. I'm ready to give in and buy a mobile unit because they are a bit more affordable, but they don't offer any yard or space between units that would be any better than what I have now between my neighbors fence line and mine. I can hear them making love, no thank you, and I can smell their cigarettes, no thank you. Plus it would be nice to have extra parking space for more than one car for when my family comes to visit.
1345. I think, Corvallis has focused on student needs more than it's residential needs and need to make a few changes. Most of the housing in Corvallis is geared to the OSU student needs, nothing wrong about that, but the residents have suffered because of that. When I first moved back to Corvallis where my job is, I had to rent in Albany because there was no housing available till the students left for the holidays or summer. Many of the students have gotten wise to the housing problems and continue to pay rent for a vacant unit so they are assured to come back to a residence without having to face the problem of finding one again. Thus limiting the availability for the people that work in Corvallis to be able to live in Corvallis.
1346. The cost of apartments is too much. All of these new fancy apartments are raising the cost of rent, especially near campus. I'm not a fan
1347. Present:
Removed the # of single family home rentals as they degrade neighborhoods.
Allow for removal of sweetgum trees and/or trees that have outgrown the strip between sidewalks/street.
Don't allow local schools to consolidate into one large elementary school will degrade neighborhoods esp if put in close proximity to either middle schools
Future once retire or kids get out of house will to absolutely move out of Corvallis due to high taxation to downsize and have a bit bigger lot size and be closer to a metropolitan area where there are better services, shopping and entertainment than Corvallis. Also to have more autonomy to do what we want on the land we pay taxes on.
1348. I would prefer to buy a home, but can not afford it just yet. The housing in Corvallis is ridiculously over inflated.
1349. I like to be able to travel to other cities, Salem, Eugene and PDX. That is why I live in Albany. It would take another 15-20 minutes if I were to live in Corvallis. Sorry. When I first moved to Oregon 17 years ago, it was too expensive to rent in Corvallis and the housing available was very slim.

1350. I'd love to live in the city of Corvallis, but housing prices are just too high to make it realistic. I could buy a house with a considerable amount of land in Linn County for the price of a 3 bedroom newer home in Corvallis.
1351. I am currently displaced due to divorce. Need to find decent living arrangement, just one bed, for less than 700. By decent I mean safe, clean, parking available, laundry available, no mold or cockroaches. Hard to find at an affordable price unless I want to live next door to frat boys and college parties. I will be moving to Albany where there seems to be more affordable living.
1352. More affordable one bedroom homes. With all the student housing springing up around town, the only way to find affordable housing is to live with multiple other people. Independent and affordable housing for non-students is something we could use more of.
1353. Corvallis is too expensive to live. The prices seem to go up when classes are about to start and then go a little in the summer, then go right back up in the fall.
1354. I would buy a townhouse that is not next to OSU. I would like to see more of them in Corvallis.
1355. I would love to live here if the cost of new housing was affordable and taxes were less.
1356. From discussion with friends, acquaintances, and coworkers alike, it appears the biggest reason they are discouraged from living in Corvallis is the high rent and expensive housing. If Corvallis had more affordable properties, it would be more realistic to live within city limits. That being said, it is a small city and you can only have so many homes within the community before building up rather than out.
1357. Would like a larger house, but Corvallis housing is expensive.
1358. The cost of rent does not reflect the pay people receive. Soon I will have to move into a studio apartment even though I work full time and have very little debt. The rents go up even though there is little or no improvement in the living space.
1359. I love Corvallis. It is a very nice town with lots to do for families, children and everywhere in between. I don't like how expensive it is. I don't like how either HP employees or OSU students run around like they own the town. It is too big, too busy and too rude of people in it.
1360. I'd really like to buy a house in Corvallis, but housing is so expensive here, it's a real deterrent. I currently rent right now, and most houses that I can find and afford in a decent neighborhood would be downgrades from the duplex I currently rent.
1361. I am purchasing a house in Albany, because of the simple fact that it is cheaper to maintain year to year (property tax's) and a huge part is it is cheaper to purchase, 10's of thousands of dollars cheaper. And because it

- only costs me ~1680\$ a year in gas price alone, paying 500 - 1000\$ a year more in property tax is completely not worth it.
1362. We just recently bought a house in North Albany - though we centered our search in Corvallis first. We found a house around 220,000 in Corvallis - 3 bedrooms 2 baths 1200 sq ft. and very old. For 10000 more, we found a brand new house in North Albany - 4 bedrooms 2 1/2 baths and 2300 sq ft. Almost double the house for hardly an y more money is why we don't live in Corvallis
1363. We've been looking for a house in Corvallis for a number of years now. We are currently renting from my in-laws family who own apartment complexes in the area. We are extremely frustrated with the housing here. Houses just aren't worth what you pay for them. In the surrounding communities your money goes so much further in a home. We pretty much have to stay in Corvallis due to my husband's job, but if we had the choice we would commute. We are looking for a house in the \$250,000-300,000 range and all of them are old, smaller, and need work. In order to make them livable you have to dumb thousands of dollars into them. I love Corvallis and was born here. I went to college in California and lived in Colorado, but I came back here because of the great community. However if my husband wasn't tied down here I would be ready to move due to the lack of affordable housing and incredibly high property taxes.
1364. Wish I could get the same value for my dollar in Corvallis that I do in North Albany. I purchased a brand new home for \$260,000. 2500 square feet on a corner lot. I get a year warranty and I do not have to worry about maintenance for a bit. Corvallis just cannot compete. I would love to live in Corvallis, but the trade-off to live in a brand new home, worry-free won me over. Location is important, but it's not everything. I am very happy with my decision. If I could live in the same home in SW Corvallis for the same price, or even within \$15k, that would have made my decision harder. Corvallis just could not compete in the new home market when it comes to value.
1365. No, I have stated in prior questions - would be great to find housing I could afford but still commuting distance to work via Walking, or Biking.
1366. I LIVED IN CORVALLIS BEFORE MOVING TO BROWNSVILLE AND IT IS MUCH NICER OUT IN BROWNSVILLE. CORVALLIS IS TOO BIG, BUSY STREETS, BUSY MARKETS. CAN'T DO ANYTHING WITHOUT BUMPING INTO SOMEONE. HOUSING COST TOO MUCH BECAUSE THE OWNERS WANT TO RIP OFF STUDENTS.
1367. We have been searching for a house under \$275,000 in SW Corvallis (because of school districts) and are renting until we find what we want. All the houses we've looked at between \$225,000 and \$300,000 either are really small, need a lot of upgrades or are in bad locations (busy streets, renters, run down neighbourhoods). I feel that what people are asking for

- their homes are not worth the value of their homes, yet people will buy and bid up even because there are so few houses in those price ranges.
1368. Decent houses in Corvallis cost too much or they are student housing type places. I will not stay here for retirement.
1369. We are lucky to live in Corvallis. I grew up here and loved my childhood. I went away for 15 years and came back. We bought low and sold high in another state before the housing crisis and it made it possible for us to make a down payment on our current home. We are looking to upsize a bit but Corvallis is very unaffordable and we are not able to do so. We put money each month in savings but generally are house poor because our taxes are burdensome. Trying to find a home with 4 bedrooms and enough space for a growing family is impossible under the \$400,000 range. That is ridiculous. It is very expensive and our taxes are outrageous for our house and lot size. Living near family is very important but we are getting less and less enamored with this town as we have 3 young children and people our age can't afford to live here. They have friends now while their parents are students at OSU but as soon as they graduate they are gone to communities that offer more affordable housing. I'm afraid our children will not have long term friends as I did growing up in this community. It is really sad. A change MUST be made. Corvallis will not be a great place without young, vibrant families and people that want to invest in this community. The old timers will die off. We are being overrun with OSU housing, why not allow affordable housing to be built for young families?
1370. In the future I will choose a city that promotes the wellbeing of the community. Corvallis only promotes the agenda of the city council. Thus the bag ban and parking districts.
1371. I willingly commute from North Albany because I can get a lot more house for the price. Further, my family is able to access I-5 easier/quicker. This is a preference because Corvallis is limited in the restaurants and shopping available.
1372. I'm really disappointed about the decision to implement the parking zones. I live near downtown, and within a mile radius of campus in a neighborhood where I estimate approximately 50% of our neighborhood is rentals for students. I understand the difficulty with parking. But this not only negatively affects my husband's landscaping business, it also affects my ability to accommodate my guests when they come to visit. Ultimately it's a headache- even moreso than the problem with finding a place to park.

Ultimately, the cost of living is high enough in Corvallis that it is disappointing to know that it will become even more expensive to pay for additional parking permits- particularly if you don't currently own a

house in Corvallis. I am speaking on behalf of both my husband, as well as our neighboring students who chose to move 1/3-1/2 mile away from campus in order to have a place to park near campus and save some money on parking permits.

Also, please be careful about plans to increase housing. This will negatively affect the equity in housing for people who currently own. I didn't move to Albany or outlying areas because Corvallis was the one market, although expensive to buy into, that has a strong forecasted growth in home values. I am not alone as a first time home buyer who made many sacrifices on 'the amount of home' I bought in order to take advantage of this strong seller's market.

1373. ****PLEASE READ WHAT I HAVE TO SAY. I've lived in this town my entire life, I know what I'm talking about.

I have been looking to move out of my parents home for more than a year, almost two. But the cost of living in a 1-3 bedroom apartment anywhere in town is awful. Off street parking is a MUST-HAVE and parking along the street often ends with an accident, scrape, break in, and/or ticket for a rather petty reason. Parking in this town is an utter hilarious disaster and if I were a ranking official for Benton-Linn County I would be embarrassed. People move more and more to Albany despite the extra commute just so they can AFFORD to LIVE. Most houses in town look dilapidated and run down and more often than not have a problem with the foundation or mold. Which is even worse. Kids that are not rich and have to work 40+ hours a week just to afford to live around or near campus live in cramped ridiculous quarters for as much as a spacious condo in albany would be. Look into that, these kids are your future. The frats and sororities in this town should all be taken down and rebuilt. Go look. Its disgusting. I know for a fact that the young men that live in FIJI off Harrison all have to sleep in bunks in a room fit for MAYBE 5 cars and have to have all of the windows open by law. Even in the winter, even in the rain and it still costs more to live there than in a 2 bedroom apartment in GRAND OAKS, one of the richer parts of town. All because of LOCATION and inability to afford a car let alone park it safely anywhere near campus. This town is attracting more and more criminals. Look at the Benton Inmate Roster. I dare you. This town looks like its thriving but its not. I don't want to move out so that I can save what little money I make that isn't taken by taxes and having to pay for my car so I can even get to said job. Look into the things I have mentioned, maybe that will help you figure it out.

1374. I WOULD LOVE TO OWN MY OWN HOME IN CORVALLIS. BASED ON MY SALARY, MOST HOME PRICES ARE BEYOND MY MEANS.

TOWNHOMES OR SIMILAR THAT ARE AVAILABE FOR PURCHASE ARE AN OPTION THAT DOES NOT SEEM TO BE AVAILABLE.

1375. I own a rental and home within Corvallis...the rental was our first home.
1376. We looked extensively in Corvallis itself and couldn't find anything that all family members agreed on, in part because we need a barn/acreage for animals.
1377. I wish there was more affordable rentals in Corvallis. We were fortunate to get our duplex at a steal for Corvallis (\$750 for a 3 bedroom duplex is a great deal). My younger brother, however, had to pay much more for his apartment, and it dissuaded him from starting college in the area as he could not afford rent. Housing is incredibly expensive here for mediocre apartments.

I also wish the city did a better job of regulating rentals and making sure they were clean and safe so students were not living in slum circumstances.

1378. Looking to move to South Salem. This is to be closer to spouses job
1379. RENT SHOULD BE ALOT BETTER THAN WHAT IT IS HERE IN CORVALLIS FOR SURE
1380. I was born and raised in Corvallis. It was a great town. But the past several years too many apartments are going up and new neighborhoods are squeezed together. There is no privacy, no yard and almost no parking. The city seems to revolve around OSU. The housing market is ridiculously priced.
1381. I love Corvallis but it is to expense and you have to come down with first, last, and deposit. Tell me do you have all that money to move into a apartment? If so why don't you buy a house than.

Corvallis is a wonderful City, but business leaving and people moving out don't you wonder why.

If you look around its all college students that bring in the money, that's great but don't you what people and families to stay?

Suggestion lower rent and have apartments lower the first last and deposit or work with people to help them move in.

1382. A college town is not a place I want to live. Makes things more expensive, rowdy, and higher traffic when school is in session. Shopping options aren't great now that Albany has a Walmart Superstore. The plastic ban is also crap, and not actually a ban. Taxes are far too high to purchase a home in Corvallis.
1383. its too expensive to live in corvallis - even with the cost of gas to commute

1384. I do not plan on selling my home and moving to Corvallis now or in the future. I like living in a small town that is affordable. Corvallis is too expensive to rent or buy for Middle class and it is centered around collage students and I am past that part in my life. I do like to work here and shop here, but then I like to go home.
1385. It is nice to live in an area that is well taken care of and the houses and neighborhoods are nice, yet affordable. Property axes in North Albany are quite a bit more expensive than other areas of Albany, but I think that it's ok to pay higher taxes in order to live in a safe and secure environment where there is less crime. We were able to build the home we wanted in North Albany at an affordable cost. I also prefer not to live in a college town where a lot of businesses are focused on the university and there may be a higher population of drunk drivers, etc.
1386. Our family would love to own a home in Corvallis, as we have rented here and we love the schools and the community. However, we have found the cost of home ownership would make it impossible to do so. We wish home ownership in Corvallis was more affordable for the middle class family.
1387. Needed a house with room for equipment and one story home. No houses in Corvallis had what we wanted. They all were 2 story. We bought the first house that fit the needs
1388. I do live and work in Corvallis but understand that there are many barriers to doing so for a lot of people. My husband and I rented for over 4 years in Corvallis, and searched for over a year before we were able to buy a house that fit our needs and was affordable. We even looked into surrounding areas (Philomath and Albany) because the options in Corvallis were extremely expensive or did not have some of the important things to us (a sizeable yard, mainly). We finally did find what we were looking for but were almost drawn to live elsewhere because of how difficult and drawn out the process was. I thoroughly enjoy both living and working in this town and am glad it worked out for us, but hope that the city can do something in regards to space planning and shopping ammenities that will help keep people in Corvallis and not forced out to other surrounding towns.
1389. I would love to live in Corvallis....
the problems I have (listed by priority) are.....

Unable to find a apartment or single family home for RENT for less than \$750 (WSG included),
that also
allows pets,
has a fenced yard,
is not downtown, (too cramped down there) (I would prefer to live near

ninth st close to the hospital as possible)

1390. It being a college town, alot of housing is to expensive and somewhat unkept. Housing that is available is to expensive and location not desirable.
1391. Single story housing to accomodate aging population with disability needs.
1392. We lucked out when we found the size of house with 'cheap' rent in Corvallis. It's probably because the house is older and worn down, needs lots of tlc. I really would love to move and find something nicer but there NOTHING in Corvallis this large, this inexpensive. We are in the market to purchase a home but will not buy in Corvallis as it is so expensive. Will probably have to stay put for now since our 14 year old is still in school and we do not want to change districts. Corvallis housing overall is WAY TOO EXPENSIVE.
1393. I feel that cost is a huge reason that people do not live in corvallis. The housing market here is not affordable for renting or buying.
1394. You need a retail store that doesn't have therer prices racked up just because there the only one in town.
1395. When starting my home search over a year ago, I looked at Corvallis and Philomath. The property taxes in Benton county are outrageously high compared to Linn county. There was no way I could afford to buy a house and afford the mortgage and taxes in Benton county. I would prefer to be closer to work to save on commuting but the cost of living is just too high in Benton county.
1396. Please continue to maintain the Green Belt Land Trust for Our Town, Corvallis.
1397. I'd like more affordable housing for single parents in a safe and child friendly neighborhood.
1398. Do not let extremism on either side dictate development policy. Most citizen's subscribe to policies that find common middle ground.
1399. n/a
1400. Would love to live in Corvallis, I graduated from OSU and love the city in all aspects. Unfortunatley, housing and taxes are significantly higher than Linn Co. The house that we just bought in Millersburg was 205k, a comparable home in corvallis would have been upwards of 290-300k (I actually did comparisons)
1401. I would like 55+ housing for myself and would love to have it in a place where they have a hot tub & swimming pool and activities for the renters/owners there. I might would even consider a Mobile Home Park.
1402. I can afford to live in Corvallis but wouldn't choose that for a number of reasons:

- * Prefer country/rural - Corvallis offers some areas as such but they are too costly
- * Taxes - both county and city - far too high
- * College students and the tone they bring - not to mention noise
- * Traffic from college students - bicycles as well as students that don't know how to drive
- * Elitist culture in general of the community
- * No shopping/business decisions seemingly made by downtown association

1403. The only reason my husband and I were able to live in Corvallis when I moved her to join him after graduating nursing school was the low rent of the house we found. We are paying 850\$/month for three bedrooms (small lot) with a large, fenced yard and garage--our situation is uncommon. Most houses similar in size to ours are rented for over 1200\$/month in Corvallis which we could not have afforded at the time we started renting. Many one bedroom apartments rent for a similar price to our current home. I believe the owner of our house (who lives out of state) was not aware of the market in corvallis for renting and we were lucky. My husband and I are now both working fulltime, both with degrees, and we still know that we could not afford to buy a house in Corvallis. Our plan is to buy a home outside of Corvallis (Albany or Monmouth area) due to the high cost of homes in Corvallis (or we will just leave the area entirely). I appreciate this survey and hope that policies and policy-makers will take the time to address the high cost of housing, whether renting or buying, in Corvallis. Thank you.
1404. I currently live in Corvallis, although outside city limits. I have no plans to move into the 'city'
1405. We chose to move from our town house in Corvallis to a single family home in North Albany due to the high cost of housing in Corvallis. To get a home that is equivalent to what we were able to purchase in Albany, we would have likely had to spend another \$50,000.
1406. I believe the reason that so many people do not live in Corvallis that work here is because of the fact that housing is very expensive. We bought a house in Albany because it was much cheaper than Corvallis. We lived there for about 7 years and then sold it because we were not happy with the school and the community. We now live in Corvallis again and while it is much more expensive, the community is much safer and the schools are much better. I wish our house payment was not so expensive (\$700.00 more than in Albany) but I guess that is the trade-off. I just know that sometimes it is very hard to do other things when your house payment is so much.
1407. Would prefer to live in Corvallis over Albany. Unable to find affordable housing that isn't in disrepair or Student Housing/Neighborhoods.

1408. This is ridiculous. People don't come to live in Corvallis because it is too expensive to live here. OSU has ruined many neighborhoods. Who would want to have a family around frats and sororities or other college students. Organized sports are killing this city. OSU is taking Corvallis to the cleaners and leaving it used and dirty. It's a shame.
1409. A rural setting is preferred within a reasonable distance from our child's school and family that lives in the community. Our neighborhood has been less than desirable, but income does not allow a move at this time.
1410. Benton county is notoriously overpriced which is why we purchased in Linn county.
1411. Affordable family housing would be nice. I work for the hospital but would rather drive than pay the prices in Corvallis.
1412. I think Corvallis is a beautiful community. I love the library, the parks, the Saturday market and the different events such as the Fall Festival and many other events.

I just wish that Corvallis planning would think about how to keep people shopping here. I hate having to drive so far just to shop where I need to. I would love to save on gas and be able to spend more money and time in my own area. It's not that I don't want to do business here it's just that the shopping here is specialty and out of my price range.

Corvallis I hope will realize that there isn't as many good paying jobs here as in the past and if it wants to keep taxes in the community it better figure out how to get more jobs here or lower the cost to live here so more people will be able to move here and keep the economy going.

Just simple persons thoughts.

1413. We live 3 blocks south of the Albany hospital and can walk to the old downtown restaurants and businesses. My spouse works in Salem, so living in Corvallis would add a significant time and mileage to her commute. We like our neighborhood and the town of Albany, and do not find travel to Corvallis to be tedious. My commute to work in Corvallis takes 20-25 minutes, and I swim at the Osborn Aquatic Center 5 days per week prior to work.
1414. I WOULD LOVE TO LIVE IN CORVALLIS TO BE CLOSER TO WORK AND TO TAKE ADVANTAGE OF THE EXCELLENT SCHOOL DISTRICT FOR MY KIDS. THE HOUSING IN CORVALLIS THAT I CAN AFFORD IS FULL OF COLLEGE STUDENTS OR NOT IN GOOD CONDITION. ITS VERY DIFICULT TO FIND QUALITY HOUSING FOR FAMILIES THAT IS AFFORDABLE AND SAFE.
1415. Corvallis really needs to mandate a certain amount of affordable housing. We earn too much to qualify for rental assistance or low-income housing

- (which is fine... we don't need either), but we don't earn enough to pay \$1400/month comfortably just for base rent.
1416. Our family has always wanted to move to Corvallis, but housing prices have always been the barrier and will continue to be the primary reason we do not make the move.
1417. I am currently starting to look for a home to buy. I am single and make a fairly average low - mid middle class income. There is hardly anything in the Corvallis area that is in my affordable range for a home. I will most likely have to buy in Albany or maybe even as far as Harrisburg/Junction City due to lack of any affordable homes within the city limits. Taxes (property) here also seem to be much higher than most other areas. I think this is a very large reason 2/3 of the people who work in Corvallis do not actually live in Corvallis. I think many of the wages paid in Corvallis do not match that of the cost of living here.
1418. Enjoy living in Adair Village. Moved there from New York in 1977. My husband got a job transfer.
Right now I have a number of pets and unless you buy a home in Corvallis, there is no place that would rent an apartment with more than 2 pets. Homes in Corvallis are very expensive! And so are the rents for a decent apartment in a nice area. The shopping convenience is nice in town but unless something drastic happened, I would prefer to stay in Adair.
1419. I built my home and I would not move to Corvallis. Taxes are lower in Millersburg.
1420. If the Corvallis City council keeps making ridiculous laws about trying to ban cars and on-street parking without creating better infrastructure for people to get out of their cars, I will probably look for a job and move elsewhere. Our bus systems is the worst I've ever seen. I live less than a quarter mile from a bus stop and the bus that gets me closest to work doesn't even run during the summer. Why doesn't the city council take an intelligent look at commuting in Corvallis and create express buses that service the businesses around Corvallis. More people would ride the bus if they would do something like that. It's easy to ban stuff, doesn't take much intelligence. However, it takes a little more intelligence to actually plan alternatives.
1421. Almost assuredly anywhere but Corvallis, and preferably, not in Benton County due to the influence of citizens of Corvallis.
1422. My property taxes have increased substantially since I bought the house. My water and garbage bills also seem to be higher than in other communities where I've lived in Oregon.
1423. I love Corvallis, but it is very expensive to live in it verses outside communities otherwise I would live here.

1424. I'd live in Corvallis if the house costs were more reasonable. Property taxes are on par with where we used to live. I come into Corvallis all the time but honestly, when my husband and I were looking for houses everything seemed to be severely outdated, poor construction (actually felt unsafe on some upstairs sections in houses), on small lots, and was very expensive. Cosmetic things we could do ourselves, but looking for something that is 2,000-2,500 sq ft, on at least a 0.25 acre lot, with good construction was impossible and cost \$100,000 more than then same house in Philomath.
1425. Would love to live in Corvallis. Probably will in the near future.
1426. I would like to live on a small farm type property where i could have at least one horse. I like to garden. I like the peace and quiet of rural living; but the convenience of being within a few miles of medical care, grocery stores and activities that would be fun to discover once I am ready to date after my divorce
1427. I live in Corvallis because I bought more than 10 years ago...it is too expensive now and would not be able to purchase again. I moved to Albany for a few years and rented my house out....when I moved back I wasn't able to get into my house for 6 months and had to rent an apartment...which was VERY expensive...had to move in with relatives because I could not afford to rent in Corvallis. Corvallis needs affordable housing and shopping!!!! Corvallis lacks in both areas.
1428. I used to think that if I ever moved in from the country, Corvallis would be my first choice. That is no longer true, because of the traffic and the way student housing has impacted the neighborhoods. I would live somewhere else and continue to take advantage of the great restaurants, cultural evnts, and independent retailers.
1429. answered on previous comment section - thanks
1430. I like Corvallis and it is certainly beautiful, but I don't see how I could ever afford to live here.
1431. Housing is very expensive in Corvallis, a lot of houses are in very poor condition
1432. small (600-700sq ft) and comfy with much mature landscaping, garage or CARPORT
AFFORDABLE
takes small pets
GOOD LANDLORDS CRITICAL FOR WE HAVE A POOR REPUTATION AND MANY IFFY AREAS AS RENTALS
1433. Living in Corvallis is very expensive. For \$800 you can have maybe a 2 bedroom apartment, whereas in Albany for the same amount you can have a nice 3 bedroom HOUSE with washer/dryer, garage and yard. Cheaper to live in Albany and commute to work.
We currently live in Corvallis because my husband is a student at OSU

but we probably won't be staying once he graduates.
Hope this is helpful.

1434. I will look to purchase a new home within a few years, but currently many things will determine the location. I already pay the higher Benton county taxes, so that probably would not be a stretch, although it keeps going higher, and unless my partner and I decide to spend 'tax' money elsewhere.

I would enjoy a larger home on some acreage that I would not develop--I would want it left 'wild' for the most part, but I feel the costs of this is too high in this county for us to try to upgrade here. Time will tell--maybe this survey will inspire a change in the expenses here.

Thank you for your concerns.

PS: We live in North Albany and never really feel like a part of Corvallis or Benton county as a whole. We receive little if any advertisements or invitations to the 'goings-on' there.

1435. Corvallis really lacks the amenities that it would need to offer to make the cost of housing worthwhile to me. I am tired of such limited shopping above all. I travel to Salem or Eugene to locate decent shopping options for clothing and other items that have not been available in Corvallis since my childhood here.
1436. There is a reason that it is nearly impossible to find young professionals (22-30 y/o) in Corvallis. The 'old-guard' has entrenched itself in the 'we are not a college town ideology.' Unfortunately, it seems that this translates into 'anything new is bad.' I have a strong interest in maintaining and honoring the historic integrity of Corvallis, and there are many great things about living in the community, none of which depend on the ascribed notion that development must be restricted at all costs. Doing so provides young professionals, who desire new, entry level homes and family friendly neighborhoods with one option: move to a nearby community that does have these neighborhoods such as North Albany at uninflated prices (I'm looking at you Willamette Landing). The current Corvallis housing market is its own worst enemy that other nearby cities are benefiting from.
1437. It is quite frustrating to find affordable apartments for single persons not in college who like to have a quiet living location. The affordable places for single people are often in less reputable areas where safety isn't a priority or places that haven't kept up with general maintenance. The multi-room large town houses that pop up are very expensive and leave very little room for parking which is quite concerning.

1438. Community 'livability' issues are very important to me. There should be a strong expectation among all Corvallis residents, including OSU students and renters and regardless of socio-economic status, that each property will be well-maintained and that each resident show respect toward his neighbors (in both resident behavior and property appearance). Corvallis does not always meet my expectations in that regard.

Diversity of housing should never be at the expense of these considerations. It really is that simple. You don't have to be upper-middle class or 'older' to treat your neighbors with respect, and Corvallis should be much more proactive in promoting this fact and enforcing codes that detract from community livability.

1439. My husband and I started purchasing our house in Independence because Corvallis was too expensive. He now works in Wilsonville, and has a quite a commute. There is no way moving to Corvallis would be feasible even if the cost of housing and taxes were less.

1440. I am hoping to move to Corvallis at the end of June, beginning of July 2014.

1441. Not at this time

1442. Do not want to pay Benton County taxes.

1443. Would love more affordable housing that includes things like a garage, washer/dryer, yard or storage space. There are tons of apartments in Corvallis and some are affordable, others are expensive. However, to find a non-apartment home at an affordable price in Corvallis feels a little bit like winning the lottery.

1444. I am frustrated by homeless people going through our garbage and recycling area. It is an enclosed and somewhat secure area but they continue to help themselves at all hours of the day and night.

Sidewalk loitering and sleeping reflects poorly on the city.

I have never lived in a city where the street-sweepers are so regular. What a great feature.

1445. I enjoy my living situation in Albany, with kids in school. Would possibly consider moving when they are no longer at local schools / retirement. I appreciate having a large yard for projects and gardening as well as a rural setting.

1446. I don't live in Corvallis because it is infested with over-educated, under-employed nanny state busy-bodies. I mean really if I'm too stupid to trust with a plastic bag, how could I possibly be smart enough to function in Corvallis. Not to mention the city has a reputation of regulating everything to the Nth degree. And God help you if you want to shop for a specific item in Corvallis, unless you can get it in a high

prices boutique type store. No, I moved out of Corvallis 30 years ago, and now Iâ€™ve finally moved out of its wholly owned subsidiary Benton county.

1447. I would dearly love to be able to find clean, functional, affordable renters housing for families in Corvallis. This is nearly impossible, especially if you have a pet. The housing available in Corvallis for renters is priced out of the market for regular families, and any housing within the market one may happen to find is typically crumbling and not well cared for. There is not enough oversight of single-residence landlords in the city, although rental companies are perceived as being better. The ability of single-residence landlords to rent out dilapidated shacks at a very high monthly rent and provide little to no basic upkeep, including the very essentials such as working smoke alarms, is atrocious.
1448. An affordable rent is very important to me. I pay \$495 a month and anything higher would cause hardship.
1449. Corvallis housing is very expensive.
1450. The cost of building permits/fees and taxes, especially bond payments are significant barriers to build or purchase in Corvallis. The extreme liberal views of the Corvallis public school system also cause us to choose private school rather than public school. Other families at my work have chosen to live in Philomath or Albany due to the liberal bias in Corvallis schools.
1451. I have wanted to become a homeowner in Corvallis for more than 6 years, but as a single income household with not a lot of savings, I have yet to achieve that at my current income.

Places in Corvallis available at a price for which I could afford the mortgage (\$125 to \$160 K) are either just about unlivable or in pretty bad neighborhoods. Or condos with HOA fees that push the monthly payment out of my price range.

It is frustrating since I am very involved in this community through my work and volunteer efforts. I earn what could be called a decent wage, I believe above the median, but have only recently come to this point financially. I should be able to afford a home in the town where I work. Housing costs are out of control and I know I am very fortunate with my rental situation.

I want to see higher density in the closer to downtown areas, more affordable housing across the board and more services in the other areas such as south Corvallis (grocery stores and other amenities).

Also, south Corvallis needs an artery into the downtown area for walking

and biking that does not include having to go along the 99. Along the railroad tracks to the west, or through the Evanite site to the east -- one or both of these would make south town a much more desirable place to live.

Thanks for the opportunity to share.

1452. When we moved to Corvallis and purchased our house we had 2 grade school aged children. Proximity to schools and open spaces was important. We continue to appreciate our location even though the kids are out of college and on their own.
1453. It is extremely hard to find AFFORDABLE HOUSING (not apartment living) in Corvallis. A majority of the houses are priced according to what students at OSU are willing to ask their parents for. The cost of living in Corvallis is extremely steep, especially compared to similar cities and cultural opportunities. A comparable house in Eugene would cost 200-300 less per month. The issue is, I don't want to live in Eugene. I don't want to live in Albany. I bicycle to work and to the Co-op and I enjoy walking from time to time. Corvallis is a lovely town, but my lord, the house situation is ridiculous. I was extremely lucky to find an affordable house in south town, except for the fact that my partner and I must have a roommate to be able to afford the rent. Without the monetary assistance of a third roommate, I would still be living in a divided house studio apartment in the middle of the city, paying more for monthly rent than I do now.

I do hope to further connect with the WV Housing Assistance because ultimately I would love to put my money towards my own home investment.

1454. rent control is needed. not everyone is a student. not everyone is rich. housing is a big problem for low wage earners.
1455. Not mine specifically. I would like to see a focus on reasonably priced family dwellings. It seems that the cost of rent continues to climb, making it difficult for lower income families to live here.
1456. I live in Corvallis because I found the a workable combination of cost between rent, fuel, utilities and such here. However, my home is sub-par. I previously lived in Albany and the housing costs are less expensive there.
1457. i live in philomath and work in philomath. but there is not affordable housing in this area for as low as the wages are in some of the local area ... gas is ridiculus to travel but most people that travel here from another city , do it carpool wise, as the housing is cheaper to stay where they are and commute .

1458. I would love to have affordable house for sale in corvallis. I do not want to buy a manufactured home. I want single unattached home for less than 250,000.00 that doesn't require a complete overhaul. Also property taxes are very high. I will have to wait until my kids are done with school to afford to buy a house in another county.
1459. Future housing preferences: minimum of 5 acres, pasture, stable. Prefer it to be on water (creek or river). 2-3 bedrooms. Distance from city limits: 3-15 miles. Arable land, plus some shade trees.
1460. Our rent is only affordable because we rented our apartment just before the area's rent started skyrocketing due to lack of availability. We couldn't move out if we wanted to, because we wouldn't be able to afford the rent anywhere else.

Also, it would be nice if there were more dog-friendly places in town. That's also a limiting factor.

1461. Although I am enjoying my house and the area I live, it is not where I would prefer to have my family. I chose the location of my house based on the limited housing market and the price. It is not in the best neighborhood in Corvallis, by far. Also, I would have preferred to rent but could not afford the rental prices on a 4 bedroom home.
1462. Neighborhood with sidewalks, access to parks and bike trails, low crime, quiet.
House and yard with low maintenance. Affordable.
1463. Looked for housing in Corvallis in 1987 but no rural property that we wanted in the price range we could afford at that time.
Our children all attended Albany Schools and are very successful. The taxes here in Corvallis are very high in comparison as are the housing costs. My husband and I both work in Corvallis and do not mind the commute to our work places...of note I also dislike the snide comments that 'Corvallis' projects to Linn County...this even after I have worked here in Benton County for 35 years and with all types of individuals from throughout the Valley.
Culture is also being tolerant and accepting of those who aren't so fortunate...our children learned in school along side kids who didn't have things.
1464. As I retire and have a downsized income, my husband (71) and I hope will still be able to find affordable housing in Corvallis. It is very tight right now.
1465. Too much government involvement and requirements to get anything done to a home inside the city limits. Your restrictions on remodeling go too far and make it not worth living in the city.
1466. I think that the housing in Corvallis is too expensive. We have college age students that would like to move from home and stay in Corvallis but

cannot afford housing. the job situation here is a shame also. They are unable to live on the wages they make outside of the parents home. OSU is a sham. Too expensive, professors are not reliable in many ways. When apartments are built they are crammed into a small space and the rent is outrageous. Like the housing that Larry Mullens built...and the housing by the rail road tracks...how did that pass? then the traffic is crazy, and there goes your small town feel. Crammed housing, heavy traffic on roads that are not able to handle the traffic at unaffordable prices.

If I were to move again, I would not live in Corvallis

- Corvallis has the statewide reputation of having the most costly housing. And for what?? What do we offer that no one else has?? Nothing
1467. I would like a 3br house with a 2 car garage or workshop space. I don't want to pay more than \$1200. I want a private yard away from the campus. I have lived near campus 2x for over a year each time. 21st and Polk and 12th and Van Buren. At 12th st I had a drunk college kid jump on my car a bunch and dent it. At 21st I regularly have loud crowds walk past my house. Or I hear loud intermittent bass in my bedroom late at night. Even though I'm in a house with a yard around me! When I put my glass out college kids tipped it over and shattered a bunch of it on the sidewalk and street. I might leave town even though I work a salary job in Corvallis. More space, less \$, no rowdy college kids.
1468. Lived in the same neighborhood in an owned home for 7 years before buying/moving into this house within the last year. Same street, large home and large lot, more character and charm in home.
1469. 1. non dependence on a car for basic needs (getting to work, buying cloths, food, hardware)
2. ability to grow majority of my food on site.
3. ability to harvest majority of energy i consume on site (primarily solar PV and solar thermal)
4. a 'reasonable' financial obligation (no mortgage past my 50th birthday. actually paid off on my 40th)
1470. I would like to live in Corvallis because of it's location and available resources; however, it is way to expensive for housing and not worth the costs.
1471. We would move to Corvallis if there was something available that would fit our needs, but that was within an affordable price range. The biggest barrier to this seems to be the cost of housing in Corvallis because it is higher on average than the surrounding communities.
1472. I love my neighborhood, it is walkable and pleasant.

1473. We moved to Oregon from Arizona because we love the city, but it costs too much money to buy a house.

1474. I was born and raised in Corvallis, and believe it is a wonderful community to live in that offers many opportunities. My goal after leaving school last year was to find a job here so I could return.

I'm choosing to rent for a while (~5 years) because it's more flexible and affordable for me right now, and hope to eventually save up enough to buy a house here. I'm a bike commuter, so living close to where I work is important to me. Corvallis has excellent infrastructure and community support for its bicyclists, which was another draw for me to return here.

1475. I would like to stay in Corvallis. I would like Corvallis to be more diverse and affordable for my neighbors. I would like Corvallis to continue to invest in social services, the arts, health, and education. I could find a house similar to mine for \$100,000 less in Linn County and commute, but I choose the lifestyle and commitment to my community over economic incentives.

1476. My ultimate preference for housing would be in Southtown Corvallis. Any home for purchase in my price range was not suitable for my family to live in. I purchased a beautiful, small home in Philomath for \$132,000. I searched Corvallis for two years prior and found nothing comparable. I love Corvallis but can not afford to live here!

1477. We wouldn't mind retiring in Corvallis in one of the older neighborhoods. Looking for somewhere where we wouldn't have to drive, single level home, bikeable to shopping, doctors, etc.

1478. I would really enjoy an area that would have a fenced yard, but was not 1,500-2,400 a month. The prices in Corvallis are really driving people out. We will be moving once we have enough money saved. Our apartment just raised it's prices and it really is not worth it for 780 a month. We have a horrible moisture issue that they really do nothing about. And because the prices keep going up, a lot of people are just gouging those who have no other option but to stay.

1479. I enjoy the natural forested areas near our home, but it seems like there are increasingly plans to develop many of them, which is disappointing to me. Had we known this at the time, we might have chosen to live further out (we are on the border of city limits), but it doesn't seem pragmatic to move because of it.

1480. The community we moved into 15 years ago (Corvallis) is not the same community anymore. We are deeply saddened by this. My neighborhood area has gone downhill thanks to the influx of OSU students. Also, we are unable to afford any home ownership in Corvallis. This is unfortunate that we will be unable to retire in this community, which we thought we

could! Corvallis is either for the super wealthy or the homeless. Everyone in-between can fend for themselves.

1481. Housing in an area that is protected from encroachment of multi-level student housing.
1482. We chose to move to Tangent because we were able to get the amenities we wanted in a home for half the cost of a similar home in Corvallis.
1483. For present housing, it would be nice if the city allowed my apartment to be renovated to accommodate a washer/dryer. For future residences, require more sound proofing in multi unit housing. Require more students to live on campus for longer with no cars.
1484. thank you.
Dr. Strandberg
1485. The reason most of my coworkers commute to Corvallis is the price of house and size of houses are too high here. We also pay so much more in property taxes. You can get much bigger house in the outlying towns for less money.
1486. I purposely chose a small house. I was happy to find a house less than 1,000 sq.ft. It's cheaper to heat and cheaper to replace the roof on! People need to be reminded of this when they are house shopping!

My yard does not need to be so big (1/4 acre). I wouldn't mind living closer to other people IF they didn't have a whole bunch of weeds in their yards and I could trust them to not have loud parties. I LOVED living in an apartment building, but they wouldn't allow dogs. I would've loved to live in a condo that allows dogs, has a tiny garden area, AND is sound-proofed so I don't hear people that I share a wall with. I'm a middle-aged professional who loves to garden but doesn't want to have a big yard if I don't have to. A little yard would be great!

Shade trees are super important for neighborhood property values. Plant more shade trees. Make them natives, so the birds/butterflies enjoy them, too.

1487. I am happy living in the county. Nothing against Corvallis--I lived on Snowberry in the city limits and liked it, but we wanted more land and another bedroom. It is nice saving \$1500 per year in taxes though and not paying for sewer and water. No plans to move back.
1488. Property taxes were a complete shock to us when we were looking to locate in Corvallis in 1995, three times what a comparable property was being assessed in Linn or Polk. The housing market in Benton county and/or Corvallis was such that selection for semi-rural housing was scarce at best. The few available locations were run down, in dis-repair, and relators and sellers were not willing to correct as contingency of sale. On the other hand, Linn county was teeming with properties for

sale, and the communities and schools we checked into were much more friendly than what we saw in Benton county, and specifically Corvallis. Property taxes in Linn county were also more in line with what other counties and states were assessing. Obviously it has been almost 20 years since we first looked at Corvallis for our home. But I have talked to many other folks over the years that have moved in from other parts of the state, or other states completely, and by far this first impression has not changed. It is unfortunate, because I appreciate what Corvallis continues to do to keep the downtown a vital part of the city. But there are many other issues that override this and cause people to shy away from Corvallis.

1489. I have no plan or intention on relocating closer to work, if anything looking for employment closer to where I live. Have established freinds, history in my current residence that I am content with.
1490. If my husband retires I would like to relocate but Corvallis very expensive and taxes are higher.
1491. I commute from Eugene but rent a room in Corvallis so I don't have to commute every shift. I work nights and don't like to drive sleepy. Finding affordable rooms was difficult due to the university.
1492. Housing prices and rent prices are rediculously expencive just because of the college. Lots of people wont even rent to a family because they would rather rent to six to eight college students so they can charge \$400-\$600 per person cause they know the parents will pay it for their childs education. Then the families get pushed out. People buy houses and evict the tenets just for this reason. People like myself, a single income family that lives paycheck to paycheck has no chance of living in town in a decent house.
1493. it would be appreciated if the college's obnoxious gobbling up of land could be reigned in. we have enough bloody, mindless students here already. the 3 months that the college is out is the only pleasant time in this city.
1494. I understand that with the university, rent is higher, a lot of students share the cost of rent by rooming together. But this makes it nearly impossible for anyone who doesn't have a roommate to be able to rent in the city. I recently became a single parent and have been searching for a place to live. It would be great to be closer to work, but I honestly cannot afford to live in town. The apartment rent has just really gotten out of control.
1495. Countinued growth of OSU student population has degraded the quality of life in Corvallis:
due to excessive student parking in local neighborhoods; drunken parties, littering, loitering, urinating in my yard, as well as bad driving - both car and bicycle

City and county laws that allow in-fill to exceed the zoned number of residences have created crowding and noise as well as traffic issues which have further damaged the quality and stability of neighborhoods.

The city seems to have abdicated most of its authority to the whims and desires of OSU at the expense of the community, and appears to be leading Corvallis to be solely a bedroom extension of OSU.

1496. Your Survey: WAY too many questions that I feel are none of your business!

Corvallis: A greedy city hall

1497. I am extremely fortunate to have the house that I have. Having talked to lots of other people, my situation does not appear to be typical.

If you are looking at the housing situation in Corvallis, I think another factor to consider is daycare and afterschool/summer activity options for kids.

Regarding daycare, again my situation is not normal because my parents provided care for my daughter and I was able to find a good-quality in-home daycare for my son that cost much less than the going childcare rate. Typical full-time daycare costs that I have heard range from \$600 to \$800 per month per child. (My son's daycare provider only charged me \$400/month.)

As for afterschool/summer activity options for kids, they exist but, again, almost all of them are expensive.

OSU's KidSpirit program is amazing and wonderful!...but it is probably the most expensive in town.

The STEM (Science, Technology, Engineering, & Math) Program at OSU has some terrific opportunities as well but a one-week, half-day summer class costs \$250-\$300. The same is true for the Expeditions/Winter Wonderings Program at OSU: amazing programs, but incredibly expensive. I have asked about scholarship availability for these programs and they do have scholarships available...but only to kids who qualify for free/reduced price lunch. So what that tells me is, either you have to earn a very high income (to be able to afford the classes) or earn very little (to qualify for the scholarships) but if you're in between (making enough to

pay the bills and do the best you can for your kids but not enough to pay exorbitant amounts for daycamps), there's no help.

The Arts Center classes that are run during no school days and during the summer are very good too, but they are as expensive as (and sometimes more expensive than) KidSpirit.

The Boys & Girls Club is available for afterschool and summer care at a much cheaper cost but the trade-off is that I would have to send my children to an organization that has an open campus. They do not check the kids in or out of their facility so if my kids decided to leave early or not show up, the Boys & Girls Club is not responsible for their whereabouts and would likely not even know. However, if you'd like to pay a much higher fee, they do provide a program where kids are checked in and checked out.

The Healthy Youth Program (run through the Linus Pauling Institute at OSU) has wonderful classes! They are doing a good job of trying to keep their classes affordable. They have even managed to offer family Zumba classes for \$10/family/term, which is incredible! They have great instructors and their focus is on health and healthy eating and the rest of their classes, although not nearly as cheap as the Zumba classes, are much closer to affordable (usually about \$100 to \$150 dollars for classes that meet 2 hours once a week for 6 to 8 weeks at a time) and I try to send my kids to these when they fit into their schedule.

The best program that I have found so far is the City's Parks & Rec summer daycamps. These daycamps are great, the daycamp leaders that the City hires (mostly high school and college students) are fabulous!, and the prices are the most reasonable in town. The summer week-long daycamps are run 7:30am-5:30pm and cost \$65-\$70 per week per child. (Although, if you'd like a specialty daycamp run through Parks & Rec, like lego robotics, wilderness survival skills, engine builders, etc., those cost \$235 per week per child for a 9:00am-12:00noon program.) Parks & Rec also offers a much better (and cheaper) option for basketball, volleyball, etc. team sports than most of the other options available if you are looking for a fun-centered team sport for your child.

One last thing: I love Corvallis, but the other thing I find frustrating about Corvallis is the lack of places to purchase quality children's clothing at a reasonable price; particularly the fact that Fred Meyer pulled it's entire Children's clothing department when they did their remodel of the Corvallis store several years ago. Who on earth does that?! Sure you

can go to The Kid Shop (excellent quality but super-expensive), the over-priced resale boutiques, KMart (poor-decent quality, cheap), TJ Maxx (decent quality but more expensive) or Ross (which is really the only one worth going to anymore, it's cheap & has current fashions...when they have my children's size of clothing in stock...but the quality is sometimes a bit lacking). Fred Meyer's kids clothes are reasonably priced and very good quality...now the only kids clothes you can find in Fred Meyer (in Corvallis) are OSU fan clothes. It's crazy; you can't even buy childrens shoes there anymore.

Sorry for the long-winded response, but I think daycare and childcare/activity costs and availability are very important considerations for housing as well.

Good luck with your study and your survey.

1498. Corvallis is not open to expanding their growth boundries, so shopping is an issue. Big Box companies are not welcome. While that may be good for the small businesses, it is not good for those looking for value for their money. People from Corvallis travel to Salem or Albany to do some shopping.

But most importantly, the cost of housing in Corvallis is a lot higher than in the surrounding communities. I can't afford to live in Corvallis. I pay \$500 a month for a 1 bedroom apt in a quiet and very secure location with designated parking. If I was to move to Corvallis and live in the same type of housing, it would cost me \$575-650.

1499. I own a home in Bend, OR, and am living here only to help my elderly parent-will move to Bend eventually. Was resident of Corvallis since 1960-too expensive to live here now, husband couldn't find a job. Property taxes becoming way too high
1500. When building units for students use, the buildings should fit into the environment. Some buildings look quite ugly. The rentals are getting really exorbitant. Can anything be done to curb the rental prices?
1501. The wages paid to middle class employees who work in Corvallis do not meet the cost of housing in Corvallis and Benton County. A more affordable and better housing choice can be found in other counties and cities.
1502. We have loved our location in Corvallis but have seen the neighborhood steadily erode from its quiet family character. Local grade school closed, more homes are being used as rentals for college students, more loud noise in the late evenings, and many of the big old trees have been removed or lost to storms and have not been replaced. Lots of the older homes with character have been removed and the replacement homes are

not really family homes but are the biggest home the builder could fit on the lot and are clearly designed as shared housing for college students. The charm of Corvallis is slowly being destroyed by lack of attention to saving old homes, keeping neighborhoods family friendly etc. If I wanted crowded, dense housing, loud evenings, and neighborhoods void of children outside playing and without the feeling of strong community I would have stayed in Seattle.

Please focus on saving traditional family neighborhoods in Corvallis before it is too late!

1503. I currently live in Albany and won't be moving to a town/city anytime soon! I really prefer to be in the country with limited people. I don't like the city or city life.

Corvallis is a college town and I am neither a college student and none of my children are enrolled in this college so it doesn't fit my needs.

1504. I will be looking to sell my home in the near future and plan on moving to Albany where I won't have to pay for a parking permit due to zoning that will happen in Corvallis.

1505. The city of Corvallis use to be a great place to live, I was born in Corvallis. I have lived in the mid valley all my life. Corvallis is by far the most expensive unfriendly place a family could choose to live. The politics that are running this city have ruined it as far as a family friendly community. Obviously the persons who run this city do not understand this nor will they understand this, otherwise I woudn't be filling out this survey right now. Its not rocket science, Corvallis! Stop catering to the wants and wishes of a few and cater to the wants and wishes of the majority and you will once again have a great community. I won't hold my breath on this change, nor the citys recognition of the need to change...

1506. I am blessed to have a good job with excellent pay and benefits and it has been a challenge for my wife and I to find a home that we can afford (or wish to pay the price for in an over-priced market) to purchase. Corvallis is a challenging market to find a home even when you have more than a decent income because of the lack of choices. The no growth policies have kept the market place from adding new homes into the market to create lower prices for all. Clearly an intentional decision over the years.

It would be nice to see housing options in other parts of Corvallis like Willamette Landing including the more affordable prices. Corvallis needs more single level homes in the 1600 to 2100 square foot range like Stonybrook only not just for 55 and older.

1507. Parking sucks!!!!!!!!!!!!!!!!!!!!!!!!!!!!!!!!!!!!

1508. We love the house and large lot we have in N. Albany.
We looked in Corvallis and Philomath prior to purchasing this property and found properties with similar characteristics were either in very poor condition or out of our price range (\$300-350,000).
1509. Several years ago my wife and I started looking for a new house because our family was growing and we just didn't fit in our townhouse anymore. At the time we were living on the North end of Corvallis and we really enjoyed living here. When we started looking for a new house to raise our children our first choice was to look in Corvallis. Unfortunately we realized very quickly that we would get a much nicer home/property by moving away from the city that we had called home. I personally love the city of Corvallis but the cost of real estate in Corvallis is so inflated that young middle class families just cannot afford to live here.
1510. I think Corvallis should have more high quality smaller, energy efficient homes on larger lots. It seems there are too many huge 'Mc-Mansions' stuffed together with no privacy or room for a garden. When I retire I would like to move closer to town. I think it is going to be hard to find a smaller, quality home on a nice sized lot unless I build one. Funny how people seem to equate success with size?
1511. Corvallis too expensive. considering moving out of town to find better and bigger home for a lot less money
1512. Rented in Corvallis for 17 years. When I decided to buy, there were very few small houses and they were unaffordable. I purchased a house in Albany, identical to one I looked at in Corvallis, built by the same builder to the same plan. Paid \$124,000 in Albany, they wanted \$215,000 in Corvallis. Greedy slum landlords drive the Corvallis market, making it almost impossible to find affordable small houses.
1513. If I wasn't living in Corvallis, and if anytime in the future I am not in Corvallis, or feel the need to leave, it will be to return to the East Coast. Corvallis is a unique and amazing place. The only thing I don't like is the overcast, long winters (which we can't help) and recently, the increase in transients. Starting to feel slightly like Eugene:P
1514. I have lived in my current residence 2 years 8 months... neither '1 to 2 years' nor '3 to 4 years'.
1515. Corvallis has a lot of nice rural areas where you can have a great house with lower taxes and still enjoy all of the amenities of town. The privacy, lot size, wildlife, lower taxes and access (commute is less than 10 minutes) to a great town are what keeps me living where I do. I personally don't have a preference to live in town, but if I did I would probably choose Corvallis.
1516. Surveys like these ask the wrong questions even if you have the right audience.
You need more comment space instead of multiple choice.

How about an airport question? I prefer Portland and am closer to it, than a shorter commute to Eugene from Corvallis when it means another leg in the journey.

What about investment purposes for buying property in another area?

What about racial diversity issues?

Lack of good choices for dry cleaning, clothing repair, shoe repair.

What about the homeless people in Corvallis, they choose to live here - why don't you survey them?

What about students on campus, ask graduates why they didn't stay in the community. Don't just make an assumption that they all move for jobs after graduation.

1517. Eight years ago we were able to purchase a small 2 bedroom home in Albany at the edge of a historic district in a good neighborhood. The home was build in 1945 and was in excellent condition with no major repairs needed. At that time all we could find in Corvallis in the same price range were one bedroom home that had at least one major repair needed. We may have been able to purchase a home in Corvallis, but would have very little money to raise our new family. Now with a higher paying job we are considering moving back to Corvallis, but the home prices are still a major barrier.

1518. In the time I have lived in Corvallis, the most significant housing difficulties I have had are:

*Lack of available apartments or affordable rental property.

*Lack of jobs makes maintaining stable employment difficult -- I had to sell my home after losing one job and being unable to find another for 6 months.

*Apartments and homes here are much more expensive within Corvallis than in Albany or the surrounding areas.

*Lack of jobs limits career opportunities, low acceptance rates at OSU limits educational opportunities for graduate studies. These combined effects make a long-term commitment to settling in Corvallis unappealing to anyone who is not already well-established in their career. I originally moved here because I had found a job with HP. Once that job was gone, it was very difficult to find a new one. I hear from most students that they plan to leave Corvallis upon graduation to seek work. I struggle to find other young professionals in the city. It is likely I will have to leave this city at some point in the future in order to pursue my career and educational goals.

1519. I haven't personally experienced this because I live far enough out of town, but I can understand some people's frustration with the growing college student population. I know not all college students are loud and rowdy, but some are and I've discovered the value of sleep in my post-collegiate years. This could potentially be a huge turn-off to buying in

Corvallis areas with many rental properties. On the other side of the coin, I've been a college student in Corvallis and know how difficult it is to find affordable student housing. From what I understand, developers are taking advantage of the need for rental properties and charging an arm and a leg for houses/apartments/townhouses alike. So it's not only difficult to find houses to buy, affordable rentals are hard to come by as well.

1520. Feels like I can't find a one bedroom apartment with a small outdoor space in a good neighborhood for less than \$700 and frequently much more. The growing student population seems to be bringing out the greed in the Corvallis housing market. I could move to Albany but any rental savings would be spent on gas since my life is in Corvallis. I love being within walking distance of downtown which is where I prefer to shop, I now live far north and need to drive to get to the small shops I love or shop at the ghastly strip malls that populate Ninth street and the north of town.
1521. country living
- lots of space
- good place to raise kids
- no parking restrictions, in corvallis you have to buy a parking pass to be able to park in front of your own house
- Everything in corvallis is much to expensive, everything from housing to activities
- i would not like the city or government telling me what i can and cant do at my own house, parking, noise, cut down a tree, ect
1522. I live barely out of the city limits, but before the airport. It's a more rural setting but now that far out.
1523. We would like to stay within a 2 bedroom living residence, however with increasing rent it is hard to stay in city limits and paying 4/5 of my check for rent.
1524. Future housing preference would be a home with a little space/acreage, away from close neighbors. I do not like houses crammed in together with your neighbor right in your back yard.
1525. We hope to be looking for a bigger house (2000+ square feet) with a larger yard (half acre +) in Corvallis, but are finding anything in a 'nicer' neighborhood to be extremely expensive. Corvallis is an ideal location in most ways though -- great bicycle commuting and good businesses. We don't 'have' to leave town for much.

1526. It would be nice if the Huge hole in front of our house where we park would be filled in. Apparently our street was supposed to be fixed but they had to use the money for something else. I also hate the parking situation downtown so I avoid shopping downtown if I don't have to
1527. We will be moving out of Corvallis as soon as our freshman in high school has graduated. As 'campus' has continued to stretch north of Harrison Blvd, the neighborhoods around Corvallis High School, which were once extremely desirable because of middle class affordability, number of bedrooms and bath, location, access to parks, access to shopping, access to schools, etc., have become unlivable. Each year, more and more of the so called single family dwellings have become college rentals. Noise and parties are out of control, yards are unkempt, street parking is a disaster, litter and beer bottles can be found most mornings. It is unfortunate, but the area that we moved to 12 years ago looks and feels completely different. I am not interested in sticking around to see if the City will be able to reel in OSU. But maybe I will keep the house and turn it into a college rental.
1528. Help Holing and Voss relocate for river residence and south town health.
1529. Corvallis is a great place to live but it lacks new home construction that is affordable to me, and I earn over \$100,000 per year. I am not willing to pay \$400,000 and wish there were new house choices in the \$250,000-\$300,000 range. That being said, I would not be willing to move out of Corvallis to get that. I believe the quality of life is much better here than in surrounding communities, at least to my tastes.
1530. Please take care of the people who are here to stay long term, not just short term.
1531. We absolutely love our home in south Corvallis. We are frustrated, at times, that there are so few services in our area. We should really have a grocery store -- i cannot understand why the New Safeway was built in such an inconvenient area. Folks down where we live would even have shopped at the WalMart. I also would really like to see the river path completed to provide better access to downtown.
1532. The availability of organic and natural food stores in Corvallis is a huge draw.
We have two college students going to LBCC. My husband will be transferring to OSU this summer.
I do have a child that would keep me in Albany, for the time being.

However, I originally moved to Corvallis out of high school and would have stayed if the housing were more affordable. I found myself going back to Albany to reside. Most of my career years for the past 20 years have been in Corvallis. It has a nice small feel but a larger opportunity for income, cultural events, and shopping. I'd make it over more to shop if it

weren't so far away from Albany and having to commute every day of the week. Working for Corvallis School District I believe in our schools and programs. I'd much prefer my kids attend in Corvallis and have the opportunities. However, the best schools are in boundaries only the elite and wealthy can afford for housing.

Periodically I will pick up grocery items, close to work but it's not weekly. It's not convenient to figure out how to keep my items fresh on the commute home. When it boils down, we make due and find ourselves traveling around Albany to meet our needs due to cost and pricing. (not only for housing but the cost to shop at the preferable organic/natural/healthy stores)

Thank you for the opportunity to share.

1533. HIGH SPEED INTERNET AT A REASONABLE PRICE....PUT AN END TO THE COMCAST MONOPOLY!!!!

HIGH SPEED INTERNET AT A REASONABLE PRICE....PUT AN END TO THE COMCAST MONOPOLY!!!!

Ok I think I made my point. But in my neighborhood we have only one choice for high speed internet and we are charged \$70.00 per month for mediocre speed. Comparing our community to other communities around the nation and around the world this seems outrageous. My wife and I both do quite a bit of work from home and are dependent on a high speed internet connection. Having only one service provider and no competition is one of the biggest issues we have living in our neighborhood.

1534. As a homeowner of a 70's style home, my next home purchase will be new development. More of that would be great, preferably at the expense of demolishing the asbestos-laden 60's/70's homes.

1535. Factors that influenced our decision to buy in Corvallis include:

- desire to reduce dependence on cars, and the amount of time we spend in cars or commuting in general
- desire to minimize our environmental footprint
- desire to live in area with good neighborhood schools
- desire to live in same community as other relatives
- desire to have City services (sanitary sewer, water, transit, etc.)

For these reasons, we confined our search to Corvallis and vicinity despite the ability to 'buy more house' for the same amount of money in North Albany and other areas.

1536. I would like to either move to a bigger home someday or expand my current home. I would prefer a more up-to-date home though. Bigger kitchen and 2 baths...real closets, etc.
1537. Educational and income levels are higher in the Corvallis area but there are many jobs, particularly in local government in the Corvallis area that do not pay proportionately more which is why it seems that there are many people that commute to Corvallis from surrounding areas. This was also the case as far back as 40 years in my memory.
1538. My husband and I feel the livability of Corvallis is quickly declining because of OSU's influence/growth. For example, NON OSU housing isn't family friendly, so it creates 'pockets' of 'students only' living which has its own problems. Also, if there is ever a change in housing needs, the apartments don't make sense for families! Another complaint is that the 'housing structures' are very much changing the neighborhoods in proximity to the campus. We would like to see more housing ON CAMPUS and not in the community.

Also, parking and traffic have been greatly influenced (all in negative ways). It's making us rethink our desire to live in this (otherwise) great community.

Thanks for listening....

1539. Housing in Corvallis is outrageously expensive, and much too heavily tilted toward the accommodation of well-off college students.
1540. We got lucky when we found our place - it's a nice apartment, and the rent isn't ridiculously high, and we have a landlord that is attentive to our needs as tenants. The fact that so much of the housing market in Corvallis is rentals is frustrating because it means that many landlords or agencies charge an arm and a leg for housing that is substandard or in bad condition, and if you'd like to live in an apartment or house that is a good size and price, you're better off looking in Albany. Bottom line: Corvallis is expensive (unusually so), and if you're willing to commute, there are some good options outside of the city limits.
1541. I love Corvallis but housing is too expensive and we prefer a quieter environment. For most of the year Corvallis is buzzing with OSU students which is great but does not provide the quiet we enjoy.

We found a great location in Philomath that allows us to enjoy our favorite recreational activities (hiking, fishing, etc) while still being able to go into Corvallis and enjoy the city.

1542. My husband and I lived in Corvallis for more than 30 years. He is now retired. Our primary desire to move out was to get more space (inside and outside) and to be in a quieter, rural setting. My commute to work is

nearly the same distance/time as it was when I lived in town, and sometimes takes less time now depending on traffic at certain times of the day.

1543. We are in the process of moving out of Corvallis. With the increase in enrollment at OSU and the change of a lot of the apartment complexes moving to student housing, Corvallis is no longer a friendly place for anyone renting who is not a student. The rent is going up and with student loans buying is not an option. People don't live here because it is too expensive and the campus rules the town. Not only do students run the town but they also run the apartment complexes. The noise is just ridiculous. Those of us work have to get up in the morning, students don't. There needs to be non-student housing where they aren't allowed to live. If not, people will continue to sell and move out of the town.
1544. I would like to see affordable housing whether renting or purchasing which is not available in the current market. As a current renter the cost is extreme for the property and purchasing within the City is not affordable even with a high wage. Corvallis could place an incentive to City employees to live within the City by forgiving the cost of water utilities.
1545. Gas for 2 cars-\$90.00 every 5 days
Groceries-\$200.00 every 2 weeks.
Would love to have a bus from Albany to Corvallis early-5am to save on gas and wear and tear on car.
1546. Yes, our school district hasn't given cost of living raises for years and the cost of living continues to raise every year.
1547. Need more affordable housing for families with children. Our school district numbers are decreasing.
Don't need more student housing - OSU should provide more on campus.
1548. Corvallis lacks affordable housing, we all know it. My mother is considering relocating here from the Midwest in her retirement, but the chances of her finding a nice place to live on her limited income are very slim. She is looking at some of the newer homes in North Albany. You can get twice as much for the money.
We had hoped we could find a house with a little property, maybe an acre or two. Nope! Not in this town. We will be looking in other areas, such as Philomath, Albany, maybe even further.
1549. 1. Corvallis politics are far too liberal and far too unreasonable for me to want to live here.
City Council has too frequent turnover for any long-term, substantial change to occur.
1550.
We lived in expensive yet substandard housing in Corvallis for 3 years before finding black mold in our rental and finally deciding to move to

Monmouth. As a teacher and member of the Corvallis community, I would love to raise my son here, but housing prices are outrageous. The recent boom in the student population of OSU seems to be part of it, but the new student housing developments built over the last 2 years have done little to bring down pricing. As an educator, I see the effects of this cost in the number of students who move to adjacent communities and schools in order to escape the costs of Corvallis.

1551. The cost of housing in this community continues to outweigh the cost for a similar residence in nearby communities or outlying areas. When the additional city tax burden is figured into the equation, a better residence can be found outside the city limits for less money than a home in town.
1552. Appreciate a community that includes educated individuals with like-minded values such as importance of a good education for all, healthy lifestyle, care for the environment. We specifically targeted relocating to Corvallis because we share these values and want our son to be raised in a community of like minded individuals. We moved from a more rural setting and also greatly value the importance of availability of locally grown and produced foods. Corvallis is surrounded by small farms and we hope the future development of the city will allow those farms to continue to thrive.
1553. House chosen when 3 children living at home (middle school and high school).
1554. Corvallis's reluctance to allow growth has driven housing costs too high. When I was looking to move to Corvallis some years ago it was prohibitively expensive. At that time I purchased a nice two bedroom home in Albany. For the same price in Corvallis I could not even find a house with a foundation under it.

Although I appreciate the small town feel of Corvallis, there needs to be a plan for growth if you want a truly diverse community.

1555. My daughter's family looked at homes to buy in Corvallis, but ended up in Albany because of the prices. They commute to Corvallis for work.

My son experienced the same situation and bought a home in Albany and works in Corvallis.

1556. Need more upper-scale retirement living communities. People are forced to move to Albany.
1557. Housing was too expensive.
Wanted to live in a small town in which I do not teach in.
1558. I am hoping to buy a home in the next year. Living in Corvallis is very important to me due to quality of life here including proximity to work, downtown social activities, recreation, and aesthetics of life here. I am,

however, concerned about the increased cost of living here, but am willing to buy a lesser quality of home in order to live in town.

1559.

I am a widow and may be interested in downsizing but do not feel that is an option as long as I am still working. Housing in Corvallis is so expensive a smaller place would cost me as much as the house I am in. I do not want to commute to work from a less expensive town.

1560.

I work for the city and think its sad how few city employees live in Corvallis. I hope this survey helps the issue. My observation is that most if not all of the homes that are affordable (to buy) for blue collar workers get snapped up and turned into rentals. I've been renting since I moved to town and keeping my eye out for a house under \$200K. It becomes easy to see why most middle class home owners live outside of Corvallis. Another note: I live downtown in a spot most people I meet have no idea is there. Its an open and spacious 1 br apt and most people I invite over (with out kids) say they would love to live there. I'm not stating that to brag, but to suggest there is a demand for these types of places. Downtown, easy bike access to most anyplace, plenty of food around including the farm market, quick to get on the road if heading out of town, no yard to maintain but the riverfront and central park are right there when you want to sit outside. The down side is that parking is becoming much more difficult recently and I imagine that when the new apt building opens that situation will get worse.

1561.

When asked how much my residence would sell for, the estimate I gave is about \$20,000 less than purchase price, which is very disheartening.

1562.

I would like to build a house further out in the rural area. But not an unoriginal, Adair home.

1563.

living in a college town is important. close to campus is a bonus. I am OSU alumni. live and work in corvallis because of OSU and Samaritan.

1564.

There is way too much emphasis on apartments and on very expensive houseing in Corvallis--we have a huge OSU population and a big retiree population. We need attractive, affordable housing for young professional families to keep the community diverse and strong. They want to live here, but the current climate is not welcoming.

1565.

would like a good place to raise a family without crazy regulations that prevent lifestyle choices such as bag ban, tax for public transit etc. while nice these ammenities do not often meet the needs of the individual and I feel money would better be spent for things that could impact the entire community rather than a subset of people that are primarily ecofriendly to a fault until it comes to there own iphone or ipad! I don't wish for a city to regulate my lifestyle choices in addition to the fact that the community doesn't promote job growth in the area which general leads to poverty in the end.

1566. I have had the same job in Corvallis for 12 years. Over the past five years I have watched all of my friends my age (Mid 20s to early 40s) have to leave town because of the high housing costs. I would like to buy a home but will never be able to afford Corvallis. The University has greatly expanded, bringing a large number of people to town who are living off of loans and that are willing to pay high rents. Meanwhile my wages have stagnated. Working class people do not live in Corvallis now. It has become a community of the well off old, and the soon to be in massively in debt young. The University has been allowed to expand without concern for housing and parking. The people who work and live here have been forced to pay the price. Most people my age have had to leave town. Those who are still here are not able to park their cars on the street because greedy developers have been allowed to build infill housing without parking. The only people who benefit from the situation are the University and slumlords. The Working Class has been forced out of town, taking with them their children. This is not healthy for the culture of Corvallis.

When I first started working in Corvallis it was possible to rent a small house for under \$1000 a month. With two or three working adults in the house this was affordable. Now the same house would be over \$2000 a month. Meanwhile wages have stayed the same, or gone down slightly. Now I live out of town in a house with roommates, all five of us commute into Corvallis for work.

I love Corvallis and would like to raise a family here but it is not realistic for people who work for wages to do so. The city has allowed the University to expand without taking into consideration the effect on the working people who once lived here.

- My preference would be to continue to live in Corvallis, but rental housing prices are very un-affordable here, and home ownership is currently out of the question.

The survey did not take into account other debts such as child and spousal support that can make it difficult to afford to live in Corvallis, even if monthly gross income is good.

- Had to move to South Town because we couldn't afford rent anywhere nice...outside of college apartments/college living. And we make a nice amount of money. Corvallis housing market is so inflated we've considered Albany, and we work for CSD509J and OSU.
- CORVALLIS SERIOUSLY NEEDS LOW INCOME HOUSING. NOT EVERYONE IS A STUDENT. THE COST OF RENTALS IS JUST TOO HIGH.
- My 4 children will never be able to own in Corvallis. One is currently looking for a home in Lebanon. One lives in Philomath and one manages

an apt. complex with free rent. When they have found employment they will NOT be able to afford Corvallis.

Thanks for the survey.

Now what are you going to do about the high costs, the student housing and the expense of living here, with out decent clothing shops?

- I am considering moving to Eugene to escape what seems like mismanagement of Corvallis' government at the highest levels.
- I wish Corvallis allowed more middle class families to live within its boundaries. I know there is housing available but in unfortunately it is located in certain areas that are not healthy or safe to raise small children. I have to commute 30-40 minutes and my husband commutes 1-1.5 hours each way to work. That's not fair. We want to contribute to Corvallis' economy and be a part of its community. Please let us. We would make a wonderful and lasting contribution.
- The community needs to become much more realistic and understand cause and effect. The increasing barriers to high density housing will continue to have a negative effect on the availability of single family units and further drive the already over-inflated cost of housing in this area. The reality is we are a one-horse town with OSU providing the bulk of residents and income, the city must adjust to that reality and take rational steps to address it rather than continue to listen to the vocal anti-student, anti-youth, anti-growth element that seems to be in control at the moment.
- I feel very lucky to have found the house my family and I are currently renting. The house itself is not perfect, but we love the neighborhood, and the rent is very affordable (more so than anything else I've seen in town.) I'm pretty sure that if we ever have to move, we'll have a tough time finding something equivalent in a similar price range.
- I would like to move here but it costs too much for houses and the taxes are too high
- Housing prices in general, regardless of City have far outgrown salaries. Places of employment cannot keep up with the cost of living increases in relation to the price of properties.
- I prefer houses that stay reasonably cool in the summer without air conditioning.
- no
- I love living in Corvallis. I love the opportunities available for my children. Corvallis though is a tricky market. We have way too many overpriced Ranch Style houses here.
- I love where I live

- Please...please...please show respect to the people that live here and reign OSU in. I went to OSU and love and support my University. I move here because I love Corvallis and the beavers, but OSU needs it's hand slapped. We are not Ohio State University where we have the space to fit all this grow. You are going to drive out small families and the quality of this town is going to change. What pulled us here was driving through town and seeing families working in thier yards and walking their dogs. There were children seen. Now I just see large amounts of student housing developements everywhere. This has gotten so bad that I have to leave my neighborhood to go trick or treating because there are only students in my neighborhood. Where did all the families go. Now I just found out that I have to pay to park on my street and people can't visit as easily. OSU is completely out of control with it's growth and our cute little town is changing. What are you going to do about it. Couches in the street, broken beer bottles to where I have to check my yard before my kids play in it. I knew when I moved here that we would have to deal with students, and we love the osu students, but the growth is overwhelming. I would be happy to talk to anyone who will listen. I feel like I have a good balance between my love for OSU and my cute little town. Please stop the madness.

Thanks,

Josh Miller

Corvallis High School Counselor and resident
503-949-2109

- Living in Albany is a decision I made when I moved back to the Willamette Valley. Albany was the easy decision based on it being my hometown, majority of family is present and I prefer the Albany culture and political views. Albany projects blue collar, hard-working, American pride, with more conservative views. It appears to align more with rural Oregon. Corvallis projects a white collar, must have a college degree - preferably masters, with more liberal views. It projects a Portland or Eugene feel. Corvallis and Benton county real estate and taxes are overpriced in comparison. I am not certain what is gained by paying more.

I do appreciate the variety of eateries, going to Beaver sporting events, walking thourgh your parks during my lunches and being able to get my hair cut, grocery shop or run a quick errand while in town. However, the recent bag-ban has put a damper on my activities. I used to frequent Trader Joe's, Fred Meyers, Safeway, Market of Choice, etc. to pick up groceries on my way home to Albany weekly. Now, I shop Corvallis 80% less because of the bag-ban. Those reused bags can harbor bacteria and viruses, get lost, break and through the years will show they were no

more cheaper or better for our environment than the brown bag that I use to recycle and reuse from Albany without charging me more.

- The house I live in now is the house I was born in. I know many friends who are living in friends or relatives houses now too. It is too expensive for young adults to buy houses in Corvallis. You either have to inherit them or rent.
- I am extremely agitated by the falsely inflated housing prices in Corvallis due to rental development and cash purchases.

My family works in Corvallis and want our children to go to Corvallis schools. We would like to buy a house, however the market pricing for Corvallis homes compared to surrounding markets would be hilariousness if it were not so depressing.

The only family housing that Corvallis seems interested in currently, are zero lot line units with nothing even resembling a yard.

- I found that in Philomath I could not only afford a house, but could also be guaranteed that I wouldn't be living in a rental only neighborhood dominated by students. I have lived near college age renters for a long time and there were many disadvantages to it.
- One lane bridge out of Corvallis is a hinderence to business and community.
- We probably will not consider a home in Corvallis. We have too many concerns regarding value, repairs, lot sizes, etc. Currently my partner is enrolled at OSU full-time, so for now our home is Philomath matches our needs and price range. We are considering moving to a more rural area including the Aerie/Falls City/Kings Valley area in the future, but that will depend on jobs, etc.
- Retiring in 2016. Building a floating home in the Portland area.
- In the future, I think it would be good to have some housing developments go in that are a mix of elderly, middle age, and younger families in the same area. Portland has some of this and it is a wonderful situation for everyone. The elderly can get subsidized rent and volunteer helping the children and the mix of ages is much better than 'adult communities'.
- I won't buy a house because the city is funded on the backs of the home owners. I would vote for a sales tax or any other tax that would bring money in from college students and every other non homeowner to help pay for city services - it's too expensive to own and live and work in Corvallis.
- We would love to live in Corvallis, but the costs of both housing and utilities are too high.

- Corvallis needs more affordable housing for families, young families at that. There are too many young families moving to Philomath and Albany, primarily because of cheaper housing.
- Single family housing needs that are affordable
- I live close to the OSU campus in a lovely historic neighborhood with mature trees and sidewalks. I pay my city taxes and as a homeowner, I have always been responsible for the adjacent public ROW. Over the years, it has become increasingly more difficult to park on my block as all of the spaces are occupied by OSU students many of whom are not paying taxes and are most certainly not caring for the Public ROW. I do have an alley behind my house, but it is often occupied by service men who can not park on the street or is difficult to navigate due to neighbors encroaching in the alley area. Additionally, while it is charming to live in an historic district, the alleyways and alley parking do not always accommodate today's larger vehicles.
- This city needs to start allowing more apartments to build up, not out. I feel that we are pushing the urban growth boundary too hard.
- More affordable rentals.
- Having moved from the New York City metropolitan area, I was shocked to see that the cost of living in Corvallis was as comparatively expensive as the NY/NJ metro area. The housing shortage in Corvallis is very serious. I'm currently looking to move because I can no longer afford where I live given my salary. The housing options I have seen are expensive and many are of poor quality. I would have thought that Corvallis had more to offer in the way of housing. :(
- Plain and simple, if housing wasn't so extremely overpriced or I made a lot more money than I would love to live in Corvallis...
- I would move to Corvallis in a heartbeat, but the cost of living is too expensive. It's sad that a public school district employee can't afford to live in the community she pours her heart and soul into.
- Housing is too high and so are the taxes. Will not be moving from where I currently live house is almost paid for,
- The taxes in Benton County are very high and people try to buy outside of the county for cheaper housing and pay less taxes. I live in Benton County but many friends use these reasons for not living here and commuting. I like Corvallis but there are too many cars and students due to the college so it is nicer and quieter to live elsewhere.
- I think Corvallis is an awful town to drive through, 9th street is a joke. Everything is built in one area. Property taxes too high, Albany's is high but Benton County is worse can't even afford to live in N Albany because it's in Benton County.

- The fact that housing is expensive here due to collage students has made me want to leave Corvallis. It is difficult to find affordable housing here. I would be fine with commuting to Corvallis from a neighboring town because it would be more affordable to live somewhere else and commute here then trying to find a place to live that is in my price range. Corvallis has high rent. it sucks. it makes me not want to live here. which sucks, because Corvallis is an amazing city. I wish there were more affordable renting options in Corvallis.
- i live in a 2 bedroom town home we cant afford a 3 bed room i have 2 kids and need more space my son is 5 and still sleeping in my room with me and my husbent.. love corvalls hate to have to move to albany where it has cheaper housing .
- 'We want to better understand the reasons that so many people commute into Corvallis, rather than living in the city.'
What a Stupid Question - Corvallis is EXPENSIVE!
- Quit catering to OSU and keep this town family friendly not OSU Admin friendly! Desist with the expanded parking districts - enough already! Get creative with revenue for the City - think outside the box. Look to Lincoln County for ideas such as an increased gas tax for visitors, and seizure of vehicles on DUI convictions. Take advantage of OSU by charging entertainment taxes on their events. I've lived in this town for 28 years, and I do not like the kow-towing to the university that has exploded in the last 2 years!!
- Affordable nice housing for seniors. Small cottages, nicer apartments, etc. Corvallis is not very affordable for lower income people and that is why so many people who work here don't live here.

Thanks!

- Would love to be able to purchase a home here, with a garage, in good neighborhood. Prices are too high.
- Very frustrated with the University increase in size and the ridiculous amount of student housing we have now. Corvallis is getting far too crowded and is losing its small town charm. No parking downtown or difficult at best. I really love Corvallis but I love the Corvallis I saw when I moved here 22 years ago. I'm not sure what it is becoming but I think the University is very irresponsible with the huge increases in population and not caring about our family neighborhoods. It's no longer a cool college town- it's just crawling with students and I am sick of that.
- My home is within the Corvallis city boundaries, but is actually in a little parcel of Benton County. We're completely surrounded by Corvallis. I do not have city utility services such as water and sewer, and pay county garbage rates (they're higher). Home value is a little less, taxes are a little

less, and we have a potholed gravel street the residents maintain, but we still enjoy living 'in' Corvallis.

- Corvallis needs affordable housing not just for students. Families would like to live here but can't afford it. Corvallis needs better shopping , more selection of stores as well.
- Another thing we took into consideration when looking for an affordable historic home was how poorly cared for a lot of the historic homes in Corvallis were due to being converted into student housing. These unkempt historic student houses are quite unsightly and even if were to purchase a home next to them and fix it up, we would still be in a neighborhood surrounded by these types of unkempt houses.
- We need more affordable housing options when starting retirement. Year 2019. Would like to stay in Corvallis, but may have to look at North Albany.
- Would like to see historic homes restored [provide incentives to do so] instead of them falling apart as college rentals

Would like to see quality materials used in building homes, townhouses, apartments, etc. - attention to finishing details

Would like to see an increase in the installation of alternative energy sources [solar panels] that are affordable to more people

- the reason so many people travel to their workplace in Corvallis is because rent and owning a home are too high
- We are in the process of buying a house in Philomath. We want to own and we can't find places we like and can afford in Corvallis.
- It is so discouraging to live in a city where the housing market is far, far beyond the grasp of us working poor. Like many csd 509j employees, I have an extra job. Yet we still cannot afford to buy. The only reason we are still here is my brother owns the house where we live and gives us very affordable rent. By the way, he inherited the house and actually lives outside corvallis. He is not one of the many who bought up the homes when they were cheap.
- I chose to live in Corvallis because I love the character and values of the community. Even though I can get more house for my money in Albany or Philomath or another community further afield, my interest in the community was more important than house size.
- We live in Willamette Landing. We love being close to park, but do not like how small the yards are and how close the neighbors are. We both work in Corvallis and like being in the same city, but the housing prices are so high that it is hard. We could live in a much bigger, nicer house for the same amount of money in Albany. I believe that is why a lot of people who work here don't live here. If you don't work for HP or the

University, you can't afford a lot of the homes here. We would like to move to a bigger house with more space between neighbors, but can't afford to do that here in Corvallis and now our children are very set in their schools, friends, etc. so we are kind of stuck.

- Prefer living in an environment of less government restrictions on my property investment.
- I would like family homes on the NW side for a lower mortgage
- If we hadn't bought our house 14 years ago, I'm not sure we could afford it today. I think the emphasis on student housing has taken a lot of affordable housing for families off the market. This has harmed Corvallis in terms of diversity, livability (too many people cannot live close to their jobs, which increases traffic), environmentally (loss of wetlands and open space with Campus Crest project), and economically (the shrinking Corvallis School District, which also speaks to diversity).
- Corvallis is a lovely place to live. It really takes some effort to jump into buying a home here because of the high price of real estate, but once in, you love that you are part of this community.
- I have found it hard to find apartments or condos (not townhouses) in the City of Corvallis that are modern and competitively priced. Most apartments are geared to students with low end features and high rents. Disheartening. I am still looking but may move out of the city if I find something nice and less expensive in surrounding area.
- I have lived here six years without adequate employment.
- Please don't build any more ugly and poorly made identical townhouses! Don't let the students harm the charm and character of this town! Duerksen and Associates and the 'red door' real estate companies are low class monopolizing scoundrels exploiting people because they have too much of the market. Rent is too high- I'm sure you've never heard that comment before...
- I just did a search of homes for sale in Corvallis. To get the equivalent of our current house in Corvallis would cost us about \$50,000 - \$100,000 more than we paid.
- Having lived in multiple other areas in the country, the cost of living in Corvallis is grossly inflated based on OSU. Although having students provides a great deal of assistance in the economy, it also inflates the rent rate out of reach for many families who work in Corvallis.
- The house I live in is being sold and I am moving out of town due to low availability of affordable rental housing without a roommate type of situation (and I prefer to not live in an apartment if possible).
- I once passionately loved Corvallis... I have been living here for 15 years and I don't want to leave. I'm an avid cyclist, I don't drive, and I commute solely by bicycle. Corvallis was the perfect place for my lifestyle. However, there has been a change relatively recently... Suddenly there

are dangerous bums everywhere. Most people who commute into Corvallis do so by car or bus. In either of these scenarios, these commuters might occasionally see some bums begging on street corners, etc. Unfortunately, the bike commuters are the ones who get to see the truly horrendous underbelly of the Corvallis bum infestation... If something doesn't start being done about the drugged up, drunken, thieving bum problem we are developing, I will be leaving... I am EXTREMELY disappointed by the recent development of the downtown bum shelter. Now Albany's bums are migrating here. There is a massive bum camp under and around the highway 34 train track overpass with burn barrels, trash and feces everywhere, and drug needles and broken glass laying all over the ground. It's very dangerous, and it's not the only spot either. The same thing exists around the hwy 99 train track overpass in the northern end of town, around both sides of the intersections of the Marry's and Willamette rivers, as well as across the Willamette from 1st street in another public park that no one wants to visit because of it... These places are filled with desperate bums with their stolen bikes, stolen shopping carts, begging, drugged up, drinking in public, smelling like crap, etc. We used to have a beautiful riverfront. It is now filled with these disgusting individuals, begging, yelling at you as you ride by, saying uncomfortable things like 'hey sexy!' to random females in passing, using drugs, drinking, offering themselves up sexually in exchange for money to pay for their nasty habits, and just waiting for their free bed and free meals at their new shelter... Encounters with these individuals when commuting by bicycle along the bike paths here are inevitable and dangerous. They hang out at the public skate park all day, drugged up and drunk, pissing themselves on the park benches (no joke, I've literally seen this twice now; two different bums have urinated in their pants as they pass out on the park benches where our children play), and sleeping in and around the skate park' 6 foot bowl. I ride BMX at that park, and have to deal with these worthless people on a regular basis. I have to ask them to leave the park so that I can ride its features before work in the morning! I have to clean their trash out of the park before I can ride it! Some nasty bum woman there once told me she would suck my dick for \$10; no joke. This is a public park where CHILDREN are supposed to be able to go and enjoy themselves! This is insane! Stop offering them reasons to be here, and get these bums out of here for good!

Sincerely,

Josh Fierro

- It is important that a neighborhood that is well maintained (not necessarily expensive). City codes and programs should provide a basic level of surety regarding neighborhood livability.

General community appearance is also important. An example of where Corvallis is not meeting this standard in my opinion is the excess amount commercial signage throughout the community which is not in compliance with the sign code.

- We had enjoyed living in Corvallis and raising our children in Corvallis but when we wanted to buy a house we couldn't find a house that met our needs in a price range and neighborhood that we could afford. Most houses that were in our price range were older and needed more work than we could afford. We determined we could save money by buying a house that met our needs in Albany and commute. We kept our child in the Corvallis Schools and commute back and forth to all events in our lives as we work and got to school in Corvallis. Still is less expensive and we love our new house and neighborhood. Corvallis needs to have better neighborhoods that cater to the young families, this would include affordable housing options which include housing sizes that will accommodate what families are looking for.
- I live near Harding school between Grant and Harrison and am dismayed by the encroachment of huge OSu students apartment/condos near us. The trash, noise, parties, parking issues and fast driving through the neighborhood is disturbing. Whole neighborhoods are changing into rentals that used to be owner occupied and those owners are havign to move further and further afield from OSu. My hsunabd is a professor at OSu and we'd still love to live nearby but are wondering if we will be able to.
- Now that parking districts are looking to hit the area, that will also be a factor in choosing a place to live. If I could find an affordable 1 bedroom with washer/dryer hookups, a dishwasher, and off-street parking, I'd move to Corvallis promptly. I'm past the stage of living with roommates and can't afford to not have one in Corvallis.
- I would like to live in the city limits of Corvallis, but with the out-of-reach housing prices, buying a home here doesn't seem to be an option.

Also, with the upcoming parking districts, it seems the city council along with the city manager have an antagonistic attitude toward permanent residents and small businesses, dismissing OSU's responsibility in addressing increased parking needs caused by the university's transient student population.

This hardship on homeowners has me concerned with whether the city is committed to the quality of community for all who permanently live, work, and own businesses here in Corvallis. This lack of commitment also gives me pause as to whether I want to retire here.

- We are bicycle commuters. We do not own a car. We appreciate the bike lanes and paths around town, and the placing of neighborhood stores such as the Co-op.
- Rental were very expensive for small units. Houses are expensive as well. It was cheaper to have a morgage then have a rental.
- Wish it was more affordable to live in Corvallis. The cost of living is too much!
- We moved here in the last two years and looked at a lot of houses in Albany, Philomath and Corvallis. Compared to the 20 year old house we purchased in Albany, for the same price in Corvallis we were looking at homes that were about 40 years old and usually smaller. Alternatively, for a comparable home in Corvallis, asking prices were approximately \$100,000 more.
- Cost of living in Corvallis is waaaaay too high but my husband was born & raised here so he wants to live here. If we both didn't work full time we could not afford to live here. Plus, this community as a whole is only as only diverse as long as you embrace all the 'diversity '. Heaven forbid one should disagree with the political garbage shoved down our throats especially if one is a Christian with Bible believing values. There is no such thing as 'affordable housing' in Corvallis. This is one uptight snooty town that will milk people for all they can financially with their taxes, fees, etc. I work my butt off so everyone can ride the bus for free not to mention all the other taxes forced upon us. All I have to do is look at my monthly water bill to see all the 'fees' which are really taxes.
- The unending taxation of the homeowners for services will eventually force us to move somewhere else to retire.
- Fix all the pot holes and cracks in our streets!
- Better traffic control during rush hours, more strict student housing requirements, more control of homeless activity
- I would like to stay in the Corvallis area once I decide to purchase a single family home. But housing is so much more expensive in town, not that many options. At times it feels housing is geared towards students from OSU, not middle class families.
- Housing is expensive in corvallis
- There is not a lot of apartments available for rent, especially during peak OSU months. I was looking for an apartment in Corvallis in the summer and I was on a waiting list anywhere I was looking.
- When I purchased my home 3.5 years ago, I did look in Corvallis and could not find a suitable home within my price range. I like Corvallis for shopping, however I admit I am deterred because many times I forget my reuseable bags. I prefer paper bags so that really isn't an issue, but I

almost feel guilty if I have to buy the bags. It's like a stigma thing.

The parking where is work at Avery Square is really a challenge. Currently, I park on the street but I realize the neighborhood homeowners are really challenged as well. I would also go downtown more, if parking was not such a challenge.

- I think more emphasis should be placed on providing affordable housing for single professionals. There are many places that cater to OSU students and even more are planned. Single professionals often don't want the responsibilities and space that come with a detached house. However, they don't want to live in apartment complexes that house mostly students with irregular hours.

In fact, there seems to be a gap in the market between student housing and expensive homes for OSU professors. My husband and I currently rent an older home in the Southtown area. We are planning on purchasing a home in the next five years. I periodically look at the real estate listings and find plenty of homes over \$250,000 and a very few below \$180,000. The cheaper ones are often in very bad shape. It's rare to find decent houses in the \$180,000 to \$250,000 range. We don't want to leave Corvallis, but I expect that we will end up widening our search to include Philomath. When we do seriously begin looking, some of our preferences will include a quiet, safe neighborhood, ease of bike commuting, a decent patch of land for a garden (0.2 acres or more), and a lack of student-specific housing nearby.

I would also like to address the issue of bike commuting. As I mentioned, we live in Southtown, about a half mile from the south Co-op. A better and more direct bike path needs to be built along 3rd Street. Technically, the path ends at Crystal Lake. To continue south, I should cross the street and use the bike lane. I never do that because my street is a few blocks down on the east side of 3rd. It is more dangerous (not to mention inconvenient) to cross 3rd once at the light on Crystal Lake, then cross it once more using one of the crossing sites. There are a lot of people that live in Southtown, and other communities further south, who commute by bike. The choice is now to either meander through the quieter neighborhood streets or ride along 3rd Street very close to passing big rigs. I realize that 3rd Street is also Highway 99 and will always have a lot of traffic because it is the way to enter Corvallis from the south. A dedicated bike path would provide a safer route and encourage bike commuting.

A discussion of bike commuting safety would not be complete without

addressing the transients in the area. There are camps in the wooded areas near the pedestrian bridge over the Marys River. During the winter I can smell the smoke from their fires. I'm always on high alert when I ride past the skate park, especially during the early morning. I often see people sleeping on the benches with trash all around. Depending on the time of day, I would be very hesitant to ride west on the bike path through Pioneer Park. Just yesterday I read in the Gazette-Times about a transient couple that was attacked and robbed near the area. Luckily I continue my commute along Western Blvd. Although, with the new homeless shelter being built on 4th Street, even that section might become sketchy.

The entire downtown area is becoming unsafe. It is very unfortunate, because I have always felt like Corvallis was a safe community, even as a single woman walking around at night. I moved here nearly ten years ago from a large city in California. I know how to keep safe in dangerous urban areas. I was so relieved that I almost never had to put that knowledge to use here. In recent years, the character of Corvallis seems to be changing for the worse and the catalyst is the increase in the transient population.

- Basically property taxes are too high and cost of living is also too high. That is why we live in Albany.
- We lived in Corvallis for 15 years before moving to Albany, love Corvallis but cannot afford to own a home
- Affordability. Corvallis is a beautiful community with a lot to offer and I would love to continue living here. It is challenging to find housing that is both good quality and affordable.
- Future residence:
 - must be rural or semi-private setting
 - must have shop space or hobby room
 - cannot have HOA system
- Due to the college community in Corvallis, many of the houses are priced very high and are in very poor condition due to being rentals or housing for colleges students. The houses in the surrounding communities are much more reasonably priced for comparable or better quality. Also, I prefer to live in a quieter community away from the noise issues that can sometimes exist in a college town. I did previously live (rent) in Corvallis for 7 years while in college and for a short period after graduating. In the future I would like to live in a more rural location closer to Corvallis, but would not be interested in living within city limits.
- As a single income household, we are very fortunate to own a home in Corvallis. We probably would not be able to do this had my wife not inherited a lump sum of cash to allow a large down payment. From my

observations it appears two high earner incomes are required to purchase in the most desirable Corvallis neighborhoods. Without the down payment inheritance, my wife and I would probably have had to rent or purchase a home in a less desirable area. This is unfortunate in that there are many working class people that should be able to afford a desirable residence in Corvallis or a neighboring community and yet they cannot due to the high cost of housing and property taxes combined with high federal and state income tax rates taking such a large portion of a person's gross income.

There should be a concerted effort to ease development restrictions in order to increase housing supply. This should be done wisely in areas that make the most sense for this type of development. Once Corvallis has provided ample housing for it's workforce the market will reflect a more reasonable home price. Realizing that this could reduce the value of my home I think the greater good is more important than my own financial gain.

Thank you and good day.

- Corvallis needs far more affordable rental opportunities. Single family dwellings are astronomically priced. We are looking to move in the next year and will probably end up moving out of Corvallis even though we like living here a great deal because we cannot continue to pay the high prices for even poor quality rentals. Landlords take advantage of the fact that there are students in this city but forget that there are also regular families who also need affordable housing. I pay more for my 3 bedroom apartment than I paid for a 5 bedroom home outside of this area. If Corvallis wants to keep families here, there seriously needs to be some re-evaluation of affordable housing options. Not everyone who wants to live here is a student.
- We do not like so many students living all around with all their cars and their girl friend cars and their friends cars....yikes
- Ideally I would find a place that is easily maintained (or comes with maintenance included) like a condo, far enough away to have some solitude but close enough to bike in and do errands and work. I would love to be in a location that was near a university and have the options to attend cultural events and continue life long learning. I've been looking at some college towns in North and South Carolina.
- The housing situation in Corvallis is the primary factor that will eventually drive my wife and I from the area. There is an aging inventory of housing that is not being replaced quickly enough. The extreme delays and protests whenever any new development is suggested, or even approved by voters, only makes the housing dilemma worse year after year. We would not purchase a home in Corvallis because of the high tax rate from the constrained level of residential construction. Landlords

know they can charge 500 to 600 per. bedroom to OSU students. Families are forced to compete with this formula and that is driving them away. There is a level of hypocrisy when Corvallis hold itself out as an example of sustainability and clean living but through its policies requires it's own workforce to commute form such excessive distances. Clean air does not stop at the county line.

- The survey was pointless. I thought the way you set up the rating page having very unimportant first will totally confuse people and most will answer it wrong. So I'm imagining you won't get proper statistics. I think you should be asking why people would rather live in a rural setting than in the urban setting, and also ask whether there are enough economical shopping choices and diversity of choices for consumers, which there is definitely not.
- I am getting VERY tired of driving to Corvallis from Dallas day after day. I have considered moving here but it's so expensive. The cost of moving and then buying a new house here, would cost more in the long run. :(
- I would love to see affordable housing costs in Corvallis. We would move here in a heartbeat!
- I have been slowly getting pushed outside of Corvallis city limits. The cost of living has gone up tremendously. For a single person trying to find a 1 bedroom apartment it is nearly impossible to find a place that doesn't take up a paycheck and plus a bit of another one and I only get paid 2 times a month. I have discussed this with many people that work here in Corvallis all year round (not students) and they have the same issue. Through discussing this issue we have come to the conclusion that cost of living is going up because students can afford the high costs, (or their parents can or they use student loans to cover the living cost). Therefore everyone raising their prices because they can. I lived in town on 12th and Vanburen and was paying \$545 for a 1 bedroom with utilities included...which was a reasonable price. As soon as I left the landlord raised the price to \$700 and she got it rented within a month to a grad student. Most townies are getting pushed out to South town or Philomath. I would love to live closer and be able to bike everywhere but at this point I am now looking at affordable housing in Philomath, Lebanon and Albany.
- Corvallis is a very expensive city. It also has too many 'niche' communities. It makes a new person feel like an outsider. Many of the affordable options are taken by students or are not well taken care of. The city could do a much better job of holding landlords accountable for having better living conditions available.
- Corvallis is a beautiful area, but on the expensive side. So many like myself have gone through the mortgage meltdown and recession, losing our homes. It is this that drives us to be so scrutinizing about where we

live.

I think Corvallis should expand to more types of shopping availability and have a better range of housing affordability. But it is after all a college town, and this is atypical.

- I would like the city to consider design standards when old houses are torn down and rebuilt.
- I prefer not to live in the community in which I work. I don't want to be reminded of work everywhere I go, especially on the weekends, if I live in Corvallis.
- Housing is very expensive in Corvallis, especially as a single parent juggling student loans. The competition for housing with students makes housing for a single family unaffordable. I have thought about moving out of the Corvallis area and/or constructing my own Tiny House so I can have more affordable housing. I love this town, but only the wealthy can truly afford to live here.
- I dislike my apartment but it is the only one not overrun by OSU students. Town needs real apartments for adults who do not want houses.
- The cost of housing in Corvallis is atrocious. It is expensive and the housing is old and run down. There are few newer options of homes, especially something that is affordable for someone in my income bracket. Taxes are high. Building codes are too stringent which has de-incentivized builders to build. The landlords in the city seem like slum lords. Rentals are eye sores and often have mold, devaluing the city in general. In addition, there are very few jobs here except with the few big employers. There is little to do for the OSU students and they often resort to drinking and using drugs. Where are the safe activities for teens here? There seems to be a lot of denial going on as far as the homeless issues we have and the extent of mental health issues here. A well thought out plan is needed.

Positives include open space and bicycles paths, as well as proximity to recreation activities. I like the open-mindedness of people here.

- Would like to see OSU actively involved with the City regarding off campus student housing. Other communities and colleges have developed models that with some minor adjustment could be adopted in Corvallis with a partnership with OSU. I do not see the need to reinvent the wheel. Would like to see some hard fiscal decisions made and see programs such as the swimming pool user fees more inline with the operating cost. Would like to see the library ran more efficiently with better cross training. In Albany staff are able to fill in at different departments, unlike Corvallis where departments require specific skill sets. Would also like to see the library adjust hours in order to save

money, reflect the economic conditions and convey a sense of commitment to fiscal savings by the city.

- Most houses that are affordable are very old. Newer homes are expensive and small.
- My husband and I are renting on a family property and are looking to purchase our first home soon. We would love to be in Corvallis for conveniences but think we will have to look in Albany or Philomath. What we have found in Corvallis, rental and buying wise, leads us to believe we cannot have the space we want with-in our budget boundaries.
- I would like to continue to live on the fringe of Corvallis to enjoy the culture, community and shopping, but live out of town to avoid the noise, traffic, homeless people, college students yelling at 3am in your yard, game day mayhem and over priced worn down rentals with little property to use for self sufficient agriculture use.
- Although neighborhood is fine - always wanted to live it another area of Corvallis but just never seem to be able to afford it.
- No thank you
- I live close to campus in a historic house that we bought 15 years ago when it was a more 'affordable' neighborhood. Now out-of-town landlords, developers, and student's parents are buying up the houses, flattening historic resources, and overcrowding 5+ students with 5+ cars and creating livability problems including noise, trash, parking problems, and deferred maintenance issues - and, in general, driving out traditional single family residents. I'm absolutely incensed that OSU can willy-nilly decide to expand enrollment by over 10,000 students without little or no planning for traffic, parking, and housing. I'm also appalled that the RS-9 zone I live in doesn't protect my neighborhood and quality of life from big-box mini-dorms built for long-time slumlords like Ardis Wells/Sheralyn Leavitt or Gustafson or Carpenter or Schoning by opportunistic sheister developers like Mike Moore of Chateau construction.

If we could afford to live in rural Benton County, we probably would, but the job is here, so we just hope for rain on Thursday nights and keep going to public meetings that take too long for not enough change. And just WHY can't single family residences be limited to 3 unrelated adults ? Medford does it ? You can make exceptions for disabled housing.

I'm living in the middle of a poorly planned, poorly constructed, poorly operated, privately held, shitty dormitory village. I'm really disillusioned with the course of events over the last decade. I completely understand why most of my co-workers prefer to live in Albany, Lebanon, Salem,

Dallas, even Hubbard. We can afford it only because we bought a long time ago and we bought in what we hoped was an up and coming New Urbanist neighborhood. Too many lost night's sleep makes me cranky.

Thanks for the opportunity to vent.

- I have noticed in the past 2-3 years the large increase in student housing. It seems that the only new construction in Corvallis is geared towards attracting OSU college students. I have lived in my current residence since 1992 and would like to move to a newer home in Corvallis, but my choices are very limited. It is either the very high-end homes (which are not worth the expensive price tag, in my opinion), or student housing. There are not a lot of nice non-student condominiums, townhomes, or newer homes less than \$400,000. I am beginning to think that I may have to move out of Corvallis to find a decent, non-student, newer dwelling.
- We had to sell the house we grew up in after our parents died because property taxes are way too high. That's why I moved to Philomath.
- The quality of residence does not always reflect the cost of renting/owning. Housing costs that were lower would make living in Corvallis more appealing.
- I have pets so that greatly limits where I can rent from
- My family has lived in our community for over 12 years. Our present location we purchased because it includes 5 acres of mixed land (forest and pasture). Our situation is nearing perfect and enables us to grow our own food and raise animals.
- I work in the Corvallis School District and am not able to live in the city because of the housing costs, between renting (crazy high) and buying (too much competition) I am not able to do so.
- Mature trees are very important -- whether in a residential or downtown area.
- We have looked at homes in Corvallis - our home currently is larger, better made, in better shape and cheaper (tax and mortgage payments, electric, etc.) than anything in Corvallis - we couldn't even find anything comparable for the same price range.
My employment with the school district is so tentative, I can't move to Corvallis.
- Corvallis is a nice place. I am disturbed, however, about the loopholes that have allowed construction companies to come in, buy a house in a nice neighborhood, bulldoze it and then put up a large structure that houses 10-20 people and has no character similar to the other houses surrounding it. It's a shame.
- I would like to see more facilities for families to buy houses or condos apartment in downtown Corvallis, and Condo developments (Condos is a very good choice for families that are starting, wanted to buy they own

property and they could not afford a payment of a house in Corvallis. Also is a good choice for single persons, and for families that do not want kids, or not want to do all the work and maintenance that a house required.)

- I spent a lot of money on my house to live in an area that gives me both privacy and a high standard of living. The construction of student housing in my neighborhood is infuriating and both my voice and that of my neighbors was ignored in the planning. We are in Timberhill, not near the university. I plan to sell and relocate out of Benton county as soon as possible. My property taxes are astonishing and it is worrisome that the planning commission cares more about pleasing the university than maintaining the quality of life in Corvallis that attracted me to move and settle here in the first place over 20 years ago.
- We have lived in Corvallis a long time and we love it here. Our needs have changed as now our kids have grown, but we don't anticipate moving. I have many friends with young families who are looking for housing in Corvallis and find it difficult to find affordable housing. It is much less expensive to buy a 3 bedroom ranch with a yard in Albany.
- If I did not have all my family in Lebanon, I would certainly consider Corvallis. It is a lovely town, I like market of choice, trader joes, & the new small neighborhood walmart. I do more of my shopping in corvallis than anywhere else, I would love to ride my bike to work but it just is not an option for me in this lifetime. I work for Good Samaritan & love my job. I have chosen not to look at Good Sam in Lebanon because my job here, although very demanding, has people that I enjoy working with. I like coming to Corvallis.
- I love Corvallis. There is almost no affordable housing in Corvallis. When I say affordable housing I mean a small house costing under \$150, 000. All the new houses are so BIG and expensive. I know land is of a premium but if we are so interested in having a small carbon footprint why are houses so big? I understand the economics, lets face it people who build houses want to get the most out of a small piece of land.

I would like to buy a small two bedroom house with a little backyard where I can garden in. It needs to be close to my work and the grocery store or a bus line. I don't want a fancy house but a functional house that will last and not be a burden on the environment.

- Prefer not to be surrounded by college students - their needs conflicts w/ raising a family.
Prefer my kids to live in a more economic diverse community.
- OSU parking, and accomidation with the student population is an important and so far poorly addressed. The large region of downtown that is currently slated to become an OSU parking exclusion zone sounds

as if it will have a significant negative effect on many downtown businesses that are in the mixed residential/business areas. I am more than willing to refurbish an existing home.

- The largest problem with renting in Corvallis is the landlords and quality of housing. Rent is too expensive, so in order to find affordable housing, I have had to live in unhealthy living conditions and deal with unpleasant private landlords. There are severe problems with mold, ceilings falling apart, holes in windows, no heating in bedrooms, rats. And, landlords that enter without notice. Yes, I know this can be reported, but then as a tenant I lose affordable housing. I am looking to leave the city of Corvallis.
- Housing is too expensive in Corvallis. Many individuals chose to have a nicer home outside of Corvallis and commute to work.
- As I said earlier, I live in a detached studio cottage, located on my mother and stepfathers property. My rent is lower than they would charge as I offset it by providing maintenance and cleaning care. They know as soon as I leave, they can charge as much \$650, no problem, given their distance to the campus. Largely because this is the (absurd) standard now days in this city, but, additionally, due to the lack of smaller sized dwellings. When people are able to buy foreclosed houses cheap, tear them down, and build those three story 5-bedroom duplex monstrosities, the city looks as though they are catering solely to one type of non-permanent resident, college students.
- reasonable taxes are very important, I would love to move from Benton county but can't afford it the taxes here do not reflect the value of the homes fairly. and the city of Corvallis and their BS of how they are treating home owners is beyond belief, most home owners do not ride the busses but are expected to pay for the service on their water bill this enrages me and everyone I have spoken to, along with all the other added taxes fees whatever you want to call it I use the term raped revenue then the levies to run the services the city can't afford but that aren't offered for everyone or that just aren't sustainable, ie Corvallis aquatic center the library and senior center, the levies were put to a vote but all information was not transparent. Not to mention the irresponsible way the city spends money that belongs to the taxpayers. i'll stop here I don't have time to continue
- If my husband did not work here this would not be a community I would choose to live in. What is important to most people in Benton Co is not what is important to me. I was VERY unhappy with the Corvallis School District. Emergency Services is my first priority.
- Corvallis needs more affordable housing
- We have a modest income and are working hard to save money for retirement. It is difficult to find housing in Corvallis that is a low enough

percentage of our income and provides a safe quiet neighborhood for our children (not full of college student rentals).

Housing seems extremely high here.

- There are too many houses/housing with many levels. It seems like Corvallis is pushing high density living and that usually leads to lots of problems and issues and becomes 'run down' rather quickly. Much of the newer housing appears to be for the temporary....nothing really built for the duration. It's a shame that we build disposable housing. People also have an inherent need for nature....families living in apartments for long duration is not ideal.
- The main points as to why we don't live in Corvallis :
We had to leave our neighborhood because it wasn't safe for us, we tried to find a place that had a large yard and a shop for our business within our price range and we weren't able to. We were able to find this out of the area.
- In a nutshell, we would prefer to live in Corvallis, however, the taxes are way too high, housing is too expensive (if you don't want to live near noisy college students) and the mindset (in general) of people who reside within the community are too liberal. Also, the transient population is terrible and is getting worse. For these reasons, we purchased a home and do 90% of our shopping in Albany. Plus, we can actually get our groceries bagged for us without paying an additional fee for plastic bags (what in the world is that about?!).
- I have no desire to live in corvallis there are too many people and too many hippies
- Corvallis is extremely overpriced for housing. It is cheaper to drive back and forth and get a house twice the size, than to live in Corvallis. I grew up in this community as a child, but would never consider living here due to the high cost of housing.
- We plan to leave the area in 4 years when we retire and move to Central Oregon for lifestyle and recreational reasons.
- Would love to move back to Corvallis, just can't justify spending such a large percentage of my income on housing.
- Will be moving to Corvallis in approx. 2-3 years
- Would love to buy a house but the prices and market is insane. So many entry level houses are bought up by people just looking to rent them to students for insane prices. We have lost 3 house offers now to rental companies/people who offer over asking price in cash just so they can get the house to then rent it to students. OSU needs to impliment some sort of Mandatory 1st/2nd year in the dorms to it will lower the price of rent and the availibility of houses for those who want to LIVE here not just go to school here.
- Better bike routes and bike friendly streets in Corvallis would be great

- I work for the school district. The student population that my school serve has severe housing needs that are not being met. The needs are severe enough to affect social, emotional development of the said student population. This in turn effect their learning abilities. There is a very specific turn of events that took place during this school year that has had adverse effect for some of our students. Please feel free to call if you need information. I feel very strongly that Corvallis community needs to be better aware of the needs of this silent majority ofmy school.
- I love living closer to the city, but housing costs have become far too high in the past couple years. Four years ago, I could easily find a nice 1-bedroom apartment in a clean, safe location for under \$500/month. Now, those same apartments cost \$700/month. I pay half of that by commuting from out of town. If I can't afford rent then I won't live in Corvallis, no matter how many other factors change.
- OSU Students need to be educated about living in residential neighborhoods, and the responsibilities entailed in living responsibly. They need to clearly understand that a party-like atmosphere is unacceptable in a neighborhood of hard-working families and retirees, and that their behavior effects those around them. OSU, landlords, and the City need to make clear what city ordinances are in place to maintain peaceful neighborhoods, and what consequences are in place when those ordinances are violated.

Second, I am concerned about the proposed parking zones. It has not been fully explained to me why I might have to purchase a pass to park in front of my own house. Student parking hasn't been an issue in my neighborhood, and I am opposed to paying a parking fee...especially in a city with a lot of passed levies that we pay for government services.

- I would not by a house near high density housing that provides inadequate parking (which is all of them).
- the housing market is awful in corvallis. the price is outlandish just because there is a University in town you try to get as much as possible for run down rentals. I feel sorry for the students who are paying on everything their self.
- Just need housing to match what most available jobs pay. Most jobs pay low with the shortage of housing due to student population the rents exceed what you can afford.
- I think there is a need to maintain some of the larger lots with single family detached houses, rather than allowing flag lots and partitions for smaller lots. It negatively affects the character of neighborhoods, and many families would like a larger lot with room for play structures and gardens and such.
- Aircraft flying over the City is also a deterrent.

- Our family is now grown so we may want to down size. This has been a safe feeling, pleasant neighborhood for 20 yrs.
- The reason I moved from Corvallis, was the noise pollution. I tried living in different areas of Corvallis. The campus area was out of control. Drunk students screaming at 4 am. I moved out to the country club area and peoples dogs were constantly barking. Even though I would talk with my neighbors about it, they did nothing to take care of their dogs. The neighborhood I live in now is great. Many of us know each other and everyone takes care of their animals. I love living here and would not want to move back into Corvallis at this time. I love outdoor recreation and being close to McDonald forest is wonderful. I can eventually see a time when I will need to downsize and would consider moving at that time most likely into a living assisted type situation.
- I am currently in a stable rental environment; however, two years ago, I was dissolving a household and needed to find a new place to live. This situation started in March, but it took me until May to find a suitable arrangement. I considered buying thinking that the monthly mortgage would equal rent (~\$900/month) but I couldn't find anywhere in the Corvallis core (Western to Circle, 1st to 35th) that I could afford to buy, and even on the outskirts, I was limited to unkempt townhouses or mobile homes. I wanted to stay in Corvallis because (a) I work here and (b) my community is here.

When I realized I couldn't buy, I then turned my sites to rentals. It took me nearly two months to find a decent rental - affordable and NOT rundown by constant student tenants or run by less than scrupulous landlords. I am a professional woman and find it preposterous that there are very few places to rent for people like me. It's also preposterous to pay more than \$800 for a decent place to live in a town of this size.

I am a car-less bicyclist (by choice) and it is important for me to be within reasonable commuting distance to work and shopping (grocery/household). I am grateful to have had friends whose rental became available about the time I nearing the end of my rope; otherwise, I'm not sure where I would have landed. I shudder at the thought of any single, professional person trying to find a suitable rental in Corvallis for less than \$1,000/month. It's virtually impossible.

- We'd like to see new single-family housing sub-divisions in Corvallis that are NOT town-houses, condos, or apartments. These new homes should range in size from 2,000-4,000 square feet. There is too much space in Corvallis being taken up by apartments, condos, townhouse type dwellings. The City needs to stop approving permits and construction of those types of dwellings espeically if the intent is to accomodate students

at Oregon State University. OSU clearly isn't helping to improve the infrastructure of the City and with the dramatic increase in enrollment they should be funding projects that will improve the City's infrastructure (e.g. parking garage on campus or paying in-lieu of taxes to support public safety).

- Your town spends too much time catering to special interests and pet projects.

The minute you passed the Bag Ban, we sold our home in Corvallis and moved. Not because we love plastic bags (actually carry my own to stores) but because your government seriously thought that was the best use of their time and tax dollars. You can't fund libraries, police, and more.....but you have plenty of time for nonsense like that.

That is just one example. Corvallis is not a city that I would be proud to say I live in any longer. Enough said.

- Because of the amenities of the Willamette Valley and its proximity to the Mountains and the Ocean it is a particularly good spot to be in. Where I live gives me the same access to those features as living in Corvallis or Philomath or Albany or Eugene or Portland .

I also have access to wonderful cultural and sports activities and a vibrant collection of people who have chosen this area as home. I love the natural setting I live in and the peace and quiet it affords. I cannot imagine living in often the close quarters of zero-lot lines and increased infill. I support that for the cities, but I cannot imagine it for myself.

- Benton county is beautiful, but too, too expensive to buy/rent/pay taxes, etc. the housing market is grossly inflated.
- I grew up in Corvallis and would prefer to live here, but for the same house and neighborhood, we live in North Albany in a new home that would be at least \$50,000 more expensive in Corvallis in a much more inferior part of town, and the property taxes would be much higher. Corvallis has priced the average middle class family who wants a nice house out of the housing market. We commute our son from North Albany to Crescent Valley High School, and it is equal distance or even closer than South Corvallis, which is where we would have had a house built. Our HOA fees are also less.
- We recently relocated to Monmouth because of the lack of affordable housing within the city. We tried to live a little bit out of Corvallis (Conifer & Hwy 20) in an affordable rental duplex. However, we currently own one vehicle and it is an important lifestyle choice for us to not need a second vehicle. Since there was no reasonably close public transportation or a safe and quick way to ride our bikes (with our little

one in tow in a trailer) into town, we decided to relocate to Monmouth. In Monmouth, we are able to afford childcare AND to rent a house in town while I attend school full time, which was not possible in Corvallis. My child and I are able to safely use our bikes for daily travel around town and we do not normally need a vehicle during the day. My spouse works in Corvallis and we continue to utilize doctors and grocery stores in Corvallis as needed. However, we have recently begun to find local substitute services and will probably begin to frequent Corvallis businesses less and less.

Because of the high housing costs, I don't see us ever being able to afford to buy a home in Corvallis. We would still like to move back to Corvallis when our child begins public school in two years, but we know that it may not be possible since we cannot afford to rent a home within the city limits.

- When we moved to the area, Corvallis was our first choice, but we could not find any housing that met all our needs. We then decided to build, but there were no lots that met our requirement, both fiscal, proximity to work and allowing us to keep chickens. North Albany met all of our needs and doesn't have a 'zero growth' mentality.
- I think that the housing is very expensive in Corvallis. It seems to me that there is an attitude of keeping the cost high to exclude lower income residence.
- When we do move, we will look for an area with fewer property (land use) regulations than Corvallis!
- You should survey the folks on disability or social security.

I would not be able to live in Corvallis if I did not know my landlord.
WAY too expensive

- Corvallis housing is expensive. You can get a lot more for your money elsewhere. This is why many people live outside of the city and choose to commute.
- I love Corvallis but it is expensive. I would like to 'age in place' but might like to be closer to downtown. Albany has some small townhomes near downtown with rooftop patios and an interior courtyard. This could be ideal (except for stairs), compact, modern, small but easy-to-maintain-outdoor space. But we don't have that option here, and the apartments downtown are out of my price range.

- I will want to downsize to a smaller yard and a smaller house, but be in a quiet neighborhood. I would like a little garden space, although community garden is ok, but the biggest thing is not having too much traffic or student noise.
- I like the careful planning that Corvallis has put in the past into planning the build out of the city. However, we're getting lots more apartments (ugly ones around the University at that) that don't blend into the character of the surrounding neighborhoods. There's also a crunch with regards to on-street parking as often these new developments don't plan sufficient on-site parking. Infill building is being done but not nearly enough as we have unbuilt lots within walking distance of my house. I am seeing some redevelopment of commercial properties but again insufficient as what is coming in is nothing I wish to frequent and spend my money at, e.g. I refuse to walk into a WalMart and I will only go to Home Depot if I've run out of any other options within Corvallis and I don't have time to go to Jerry's in Eugene. The public transit routes are ok planned out while the bike routes are very good but could always be improved and extended.
- I only pay a part of the rent where I live, which is a house in front of a two-story apartment building on the same lot. While I understand that the students at OSU need housing, I think it is important for the rest of the residents of Corvallis have access to affordable housing. I really don't like my living situation, but feel like I can't move because I only work part-time and can't afford any housing by myself.
- If the real estate in Corvallis were more reasonably priced, relocating to Corvallis would be an option. At present, it appears there is a 25% 'arrogance' tax increase added to the price of homes thereby making them most unattractive. I like Corvallis, and would love to live here, but I don't think the city is worth that 25% increase in home prices.
- My family is in the process of finding horse property, 3-5 or more acres. I'm very discouraged on property tax prices, & prices of homes with land in Corvallis. We may have to move to another town to be able to afford what we'd like.
- I live in a neighborhood about halfway between OSU and Corvallis High School and have been in the same house for 12 years now. I find that Oregon State University has come to be a very poor neighbor. There is neither adequate parking or housing on campus which has been very detrimental to my neighborhood. The city needs to crack down on the developers who build massive townhouses without providing off street parking for the folks who will occupy the buildings.

- House prices are inflated in this area. Difficult to purchase a different home with rates 20% higher than other places in Oregon.
- I have no vehicle, and some disabilities so
 - proximity to groceries is my top priority (currently 1 - 3 blocks)
 - proximity to mailbox/package delivery service is critical (currently 1 - 3 blocks)
 - proximity to bus stops is very important
 - distance to work needs to be under 3 miles for walking (in bad weather)
 - distance to work needs to be under 12 miles for biking.
 - Pets must be allowed.
 - I strongly prefer lower density buildings for safety.
 - A location with a good and busy view (for the pets) is very important (currently on a relatively busy street with lots of people walking or biking
 - but not maximum car traffic).
 - I prefer as much green space as possible for sanity, when I cannot live directly
 - in an open area, I can at least bike near open areas.

Corvallis does not do enough to force business owners to keep their property clear of overgrowth for either fire safety or ability of people to use the sidewalks, and it is not always clear whether an area is the responsibility of the business owner or the city. Even when maintenance is directed, no one follows up to ensure that all fire hazards have been cleared.

- We chose a house in South Corvallis because of its affordability and proximity to Willamette Park. It's very convenient to downtown and campus as well. We love the community feel of this area.
- Corvallis and Benton County seem to foster hostile policies and fees on its citizens and I'd actually prefer to not support either. I shop in Albany mostly because of the idiotic bag ban. It just pisses me off every time I do shop in Corvallis so I've reduced my shopping in Corvallis to infrequent stops at Corvallis Cyclery, Robnetts, and the shoe repair store. I actually looked at houses in Corvallis in 2002 and 2003 but prices were not good for the amount of house and amount of land for the cost. I bought .75 acres in North Albany with a 3000 sq ft house + 920 sq ft shop for 249K. That combination was not even remotely possible in Corvallis. I know Corvallis is anti growth and that's fine but when you systematically limit the supply of housing the price will go way up if there is enough demand. I knew I could easily bike from NA to work in Corvallis so

actually living in Corvallis was not a big priority. Basically Corvallis has gotten too expensive from a housing and policy perspective, for me to ever consider moving back.

- Sometimes I think about moving from the county into the city of Corvallis now that our kids have moved out and we are getting older. I like the idea of not having to drive a car if we were to locate in the right area of Corvallis. But, I still really enjoy living on our 5 Plus acres in a house we designed and built and love the peace and quiet we get there. So, it will probably be many years before we are ready to consider moving from the county into the city of Corvallis.
- Impossible.
- Clarifying my household income - I rent a room from an individual who owns the house. I don't know what his income is, but he is a physician's assistant. (probably decent income) Reported income is for me personally, as I don't have his specifics.
Thanks.
- I am currently looking to buy a home but have had to rule out Corvallis even though it is my preferred city. There are great neighborhoods, restaurants, general activities, and schools which is a big draw for me and my husband. I have been unable to find any housing (even to rent) that would fit our needs in our price range. I am unwilling to buy a home that is not in good condition which seem to be the only options, and there would be no money left to fix up the house or make anything our own. It seems as though so much of Corvallis is now considered campus that the housing costs are insane and there are apartments popping up in every small bit of space left which is very unattractive to me. I have also talked to many other people who are looking to buy or have recently bought a house and wanted to live in Corvallis but ended up having to buy in the surrounding areas of Philomath, Albany, and Lebanon. Most of the people that I work with also live in a different city because Corvallis is no longer affordable.
- We are ready to buy our first home. We would prefer to live within walking distance of my place of business, but no housing is available in our price range.
- Housing and cost of living are very high in this community.
- South Corvallis tends to get treated disrespectfully when it comes to the more affluent north side of town. I would like to live on the NW side, but it is way outside my budget.
- House prices and property taxes are ridiculously high in Corvallis. We bought our house about 20 years ago when it was fairly affordable. I don't see how a young person could ever purchase a house in Corvallis now. Everyone I know who works but doesn't live in Corvallis does so because of the cost of a house here.

- Currently I live in a apartment. I feel that home ownership in the city of Corvallis is very difficult to obtain. I have the feeling that many of the cheaper/smaller homes are bought by individuals to be turned to rentals. So the lack of affordable homes turn people to Philomath, Albany and even Lebanon.

That said I would continue to rent to live in Corvallis. I live and work in town and I can easily get around by bike.

- Less 3-4 story townhouse/apartments in the midst of stand alone houses! The areas near campus are looking terrible with these monstrosities packed in amongst single-family dwellings!
- As far away from any bleeding heart homeless housing endeavors as possible.
- We'd really like to move onto a home with acreage but as I mentioned in the survey there are many barriers.
- One big attractor of Philomath used to be the Clemens Foundation. You would not be able to keep people out of Corvallis if you had some tie-in, benefit for kids going to OSU.

The cost of buying in Corvallis is too high for most of my co-workers, who earn between \$10 - \$15/hr. No quality starter homes. Even Philomath is too expensive for my co-workers.

- My job with the city has a residency restriction which limits the distance I am able to live. This is not a good way of keeping people and it puts a large burden on my/ my coworkers family and relationships. This should go away
- Proximity to parks and ease of bike commute were our primary criteria for choosing the house we bought and have lived in for 18 years.
- My house is well suited to aging in place. I hope to stay until the day that I die, then my daughter and her family will take over the house.
- Currently live in the country on 5 acres and have no desire to live in a residential neighborhood again.
- I don't like to be 'on top ' of my neighbors , need single level home, with a decent size yard that does not increase my housing costs
- Housing is extremely expensive in Corvallis. I have to take in roommates to help cover the costs.
- Our children are already established in their school and with their schoolmates and moving would mean moving them to different schools; that isn't an option.
- I love Corvallis but the Housing costs are high and the lots are small. I could buy approximately the same house in Albany for \$20-\$50 thousand less. Corvallis has great schools.

- Is Economic Development staff tasked with assisting counsels desire of ending homelessness? (Grants, a study of cost/ benefit, infrastructure support cost/benefit, police, fire, damage to parks, etc) Economic development also may want to study free bus service and water charge.. does free bus service via water payers offer any economic advantage or attract those who offer economic development and ideas. A bus supported by water payers should be more than neat idea during these times in city. If ridership cant support system, it should go away.
- We will be moving from the Harding Neighborhood to South Corvallis in a few months. Our current neighborhood is becoming more crowded, noisy, and unsafe. As more and more houses and lots are converted to student housing the quality of life has declined.

The city needs to have a master development plan for student housing. Allowing the developers to control this aspect of city development is detrimental to the quality of life in Corvallis.

- Currently looking, will probably move to Albany.
- Housing in surrounding communities is so much more cost effective. I own a midsized, good condition house in a nice neighborhood in Albany. For the same price, I could barely find a small, run down place in an undesirable area of Corvallis. Something in Corvallis comparable to what we live in now would be way out of my price range. If money were not an issue, or if I could find a suitable home for the same price as in Albany, I would prefer to live in Corvallis and avoid the commute. As it is now, an extra twenty minutes of driving each day is worth it to provide my family with a nice place to live.
- This community NEEDS more AFFORDABLE single family homes. We waited years to get the one we have and it is only a manufactured home - not our dream home. We would have loved a historic bungalow - but those keep being bought up and demolished for apartments - yuck!
- Am purchasing a fairly new home in Monmouth in a nice area with the square footage and amenities I desire for approximately \$100,000 less than a comparable home in the Corvallis area would cost to own.
- I enjoyed living in Corvallis for over 20 years and recently moved closer to my adult children due to a very ill family member. I hope to return to Corvallis in the future, but do have concerns that when I do there will be housing I can afford.
- Safe bike paths so people can ride to work, stores and events while leaving their cars at home.

- Maintaining a peaceful, quiet, city is important to me. This includes maintaining a preponderance of low density zones for housing and adhering to planning decisions that maintain neighborhood character and minimize traffic congestion. It is important to provide alternatives to single car usage. Safe bicycle and walking paths are an example.
- I have no idea what our house would sell for today. It was built in 1918. The economy is too unstable to even try to estimate. We love living where we do. It's affordable for us, and our garden provides good food. Cost of commuting continues to increase. That's a challenge. I would use out-county public transportation if the hours worked with my part-time work schedule.
- Don't want to live in Corvallis because of the large homeless population.
- Green space is VERY important for the health of a community
- We had been looking to buy for a considerable time, and found that there were few opportunities for those without a lot of money. We were very lucky, and were able to find a place eventually. We would like to emphasize affordable housing so that others may have the same opportunity.
- I just work here. Corvallis is too expensive and snobbish for living, shopping, or most recreation. Residents in this town are viewed as arrogant by many people who live outside the city, believing they are highly educated or more culturally adjusted than others. I was born here and have lived here at times throughout my life while also living in other parts of the county and internationally.

Traffic conditions are poor downtown and traffic is a pain making downtown shopping discouraging. The zoning and planning of this city makes it very inconvenient for travelers, having most of the businesses and shopping off the main highway. Getting gas or stopping at a convenience store is difficult for anyone passing through.

Housing costs are very high and I recognize I can buy significant more house in Linn or Polk counties in trade for a 19-21 minute commute while living in a great neighborhood with equal or better schools for my children (who attend a country setting grade school, no houses or urban feel around the school).

- Regarding the question of monthly mortgage, we recently paid off our mortgage so the monthly amount reflects only taxes and insurance.

Also my 19 y/o son recently just moved out into a rental situation w/ room mates. So up until very recently we had 2 children in our home.

If I could change one thing it would be our proximity to OSU game

traffic. We are 1 mile from the foot ball stadium, no one in our home takes any interest in college foot ball specifically or OSU in general and the traffic really encroaches on our neighborhood with out any personal benefit. It in fact makes things very frustrating during games and increases potential for accidents involving cars, bikers or pedestrians. It's not safe for my kids to bike down certain roads on game day. While we have used OSU services related various school things and we have gone to events on the OSU campus and appreciate having the University here, they need to realize that not everyone in Corvallis is a big fan of their foot ball team and should find ways to discourage fans to not encroach on neighborhoods.

- I believe that there are too many houses that have elevated rent due to this being a college town. The rent is too high. I do not like campus housing moving closer to my home.
- we chose to live in philomath for the rural setting and the schools. we also chose to live in this area to be close to corvallis for the cultural opportunities and educational benefits that come from a college town. the 2 communities balance each other out. corvallis is a great place to live, and raise children. the parks, open space, downtown, community events and active community make it a wonderful place to live, even though I don't officially live in the city limits.
- I choose the Corvallis community in 1992 when I learned that small community atmosphere and the open land areas and parks were important to the Corvallis government and community. This has changed. By pushing to add more OSU student housing and apartments. This takes away from the small community atmosphere. Corvallis has become a less desirable town since more and more college students are being enrolled at OSU. If OSU wants more money, they can promote their online degrees and not push for students to live in Corvallis. More college students brings in more crime, drugs, alcohol, parties, etc. and this definitely has taken away from the historic housing area's quiet neighborhoods and building more takes away our open areas and quiet community.
- I don't care for big towns, i love my little town. Corvallis dosen't necessarily have my interest if i moved any closer it be Dallas i just prefer small community. I feel my children will get more 1 on 1 from schooling. Theres less sterotyping in the high schools there. I see less teen suicide there. Its just a small simpe clean little community its hard to compare so much to where i live. I don't mind the drive i have a gas hog but in long run im able to drive from home and disconnect better from my personal life for work and leave work disconnect from work to home life. I have high stress so its very unwinding i could have a bad day at work come home happier because i had that meditation time. theres pros and theres

cons to communiting but i believe i done it so long i don't see it any other way. i would work at my company there but pay is less union isn't as good and hours are never guraterreed i have that here.

- There needs to be more affordable permanent housing for young families in Corvallis. Our public schools continue to struggle with funding due to static or declining enrollment. It is not good to have only really expensive housing for older people and cheap temporary housing for university students. There needs to be a middle ground for the long term residents, those who will be the present and the future of Corvallis.
- I have no plans to move outside of Lebanon until I marry or until I move out of state as I plan to in the next 5-10 years.
- Taxes are too high in the city of Corvallis.
- My oldest is starting school in the fall and my middle will start next year. It is important to me that they go to a school in a smaller community. I am hoping to be able to buy our own home soon and would like something out of town with property to have room for my children to play outside and for us to have a garden and possibly a few animals.
- Make Corvallis more livable. So many new starting families can not afford to live in Corvallis. Bring more businesses into Corvallis and stop pushing them away. Build it, they will come.

Having lived in Corvallis since 1967, it is sad to see our High Schools being out preformed by smaller cities - Albany, Lebanon. These are the places that new families are going to. We need to bring pride back to Corvallis.

- If there was a discount for older couples that are renting would help us find a more suitable place to live. Married couples older than 30 or 50 should get a discount. We are more stable and less likely to cause damage to a house.
- no
- NONE
- I really enjoy the community of Corvallis. Our son goes to school at OSU's Beaver Beginnings and I work here. While my husband commutes to Salem we would still gladly live here even if he has a longer commute. However, we simply cannot find a home of a fair size and in reasonable conditions to pay about \$1,000.00 - \$1,200.00 for. Everything in that price range is either an appartment or an older (not well maintained home). It seems like all the comfortable homes in Corvallis are priced to accomodate those with larger incomes.
- I am looking at moving to North Albany. The location is closer to I-5, preferred shopping, and has a more rural feel while still being close to my job (at Samaritan). Corvallis would be a consideration, except housing is too overpriced for what you get.

- I would love to live in Corvallis, but the housing cost is too high. Before we had a kid, we preferred to come to Corvallis for dining, night life, downtown, etc. We would have loved to live in Corvallis, but could not justify spending so much money on a smaller, older home than the one we purchased in Albany.
- I was born and raised in Corvallis. You ('the City') have ruined it by allowing people from huge communities, attracted to the small town feel of Corvallis, to move in and turn it into the places they came from. Too much focus was given to HP and OSU as employers; now one is gone (for all intents and purposes) and the other pushes the city council around like a schoolyard bully. The cost of living is WAY too high in Benton County in general, but in Corvallis in particular. Just looking at Hwy 20 and/or 34 any workday morning should be enough to tell you there's a problem. How much CO2 comes out of the air if those hundreds of cars aren't driving to and from work 10, 20, or 30 miles every day? I would love to live in the city of my birth if it weren't for the cost of property (which is ridiculous), the poor management, the sucking up to OSU, and the general lousy nature of so many of the people...really, letting some fool in a plastic bag suit convince you to enact a bag ban that's so easily circumvented makes you look stupid to not just the whole state, but to people from other countries (I asked someone from Canada this last weekend what they thought of it).
- Would like to see more opportunities for children and families. Venue for children's events, concerts, play etc.

Will choose someplace with more street safety (stop signs on neighborhood streets that are used as short cuts by those driving too fast).

Would look for more gardening space in a future residence.

- I would love to move to a quiet neighborhood with a larger space between homes. We chose a neighborhood with an HOA because our previous neighborhood had a lot of homes that looked awful.
- The median home price is very much out of wack with the average salary in Corvallis. Plus most of the homes are old and require a lot of work. This makes owning a home in Corvallis very difficult for most families. I'm not really sure what the city could do to help this. I guess if they approved more homes to be built that could help, but I really like the size of the town as it is now. If the city does approve more homes then they need to make sure those developments have a range of prices for homes. It seems like Grand Oaks does this pretty well, but the lot sizes are just so tiny for families who need a place for their kids to play at home.
- I'm not happy with the direction the City of Corvallis is taking with regard to the destruction of single family neighborhood housing. Small

homes in quiet neighborhoods are being torn down and 'student dorm-type' mega houses/townhomes are being built in their place. Streets are flooded with cars, noise levels are on the rise and where once there were caring, engaged homeowners, there are now mass amounts of students who don't care about the neighborhood are only here short term.

The City seems to be encouraging this behavior and at the very least, is not doing anything to stop it.

Also, the amount of 'big box' style stores and national chain stores entering Corvallis has been on the rise lately.

The City government is not funding the creation of more bike paths that are sorely needed - especially in Southtown. What I hear is that there isn't enough money and we are reliant on outside grants to fund these sorts of projects.

I've lived here for 9 years and in that time the quality and character of Corvallis has gone way, way down, the extent that I'm not sure this is where I want to spend the rest of my life, which was the feeling I had as of only a couple years ago.

- I can't find the size of home necessary for my family for a price I can afford. Albany and Lebanon provide a lot more options for me and my family. I stay in Corvallis because of the quality of life it provides--BUT--I would rather be a home owner than renter.
- I live in an older part of town with quaint single family housing. A lot of the housing is being torn down and duplexes/town houses are being put in which crowds the neighborhood, increases traffic, and decreases the historic value and value of the homes around it.
- Critical to find parking. Livability important. The parking districts concept is a good one and hopefully will be supported by the City Council.
- We are getting ready to sell our house in Corvallis because in the past two years, two large rental homes have been built right across the street from ours. We have no sidewalk on our little street, the street is narrow, and all the cars (9 at present) do not fit in their assigned driveways. There are always two cars parked in/on the street. When the students across the street have friends over, there are many cars in the street and in and out of the driveways.

We moved to Corvallis 34 years ago, this is our 3rd house here (we like to fix them up and sell them) but we have never felt like we HAD to move until now. If we wanted to live with students, and feel like we are in a condo situation, we would have moved into something cheaper on

campus.

Our plan is to move to either the outskirts of Corvallis or the coast. We'd rather commute than spend 24/7 in student life!

- If I were moving to Corvallis today, I would be priced out of the market. I believe non-owner occupied single residence homes have consumed the affordable housing options in our community.
- We do not live in, or consider buying property in Corvallis because rent and housing prices are too high compared to comparable residences in other communities. I have been told by many that this is to 'keep the riff raff out'. Drunk driving and drunken behavior are a daily problem here that doesn't ever seem to get better. Alcohol seems to be quite prevalent and pervades every event, especially the 'family' events like OSU ballgames. Infrastructure seems inadequate to support a large university. Traffic is horrendous and streets are woefully inadequate to ease congestion. I'm told that property taxes are ridiculously high, as well as water fees. Corvallis seems to only welcome students and the wealthy, so we don't live here, and don't spend alot of money here either.
- Have no desire what-so-ever to move to Corvallis. We prefer our small town. If we wanted to move to a bigger town, we would go somewhere with amenities - professional sports teams, malls, high end shopping, real restaurants, etc.
- Live where you work or work where you live.
- Did I mention parking concerns?
- We bought our house when we had 4 children at home in the public schools and a Great Uncle who was going to live with us. We now have my mom and dad live with us and just the younger two that go to OSU. We have always believed in having Extended Family live with us and our house allows us to do this. We also own our business and needed a house large enough to have our office and business as well as our family have room. We plan to keep this house for our children's families so they have a place they can afford in Corvallis. We are concerned that our oldest two children work as teachers in Corvallis and cannot afford a reasonable house without being very run down or out of their price range for their salaries. Both are married and the oldest is married to a teacher as well and they feel like if they lived in Corvallis they could do nothing other than own a house, so they live elsewhere. The other one is just married and they do not make enough money to afford a house and pay back all of their student loans at this time. It will be a good 3-5 years before their loans are down enough to feel like they can afford to buy a house. We think they represent where a lot of their friends are at this time in their lives and many of them live around but not in Corvallis because they cannot afford a house.

- There are two types of housing in a college town. Low rent housing for students and high priced homes for professors. Medium range housing for rent or purchase is very hard to find. I chose Lebanon so I could get more house for the money. I would rather pay an additional price for gas and have a comfortable home than live in a smaller space.
I assisted my daughter in finding student housing this year. Independent living was \$700.00 for slum lord housing, or \$9.00 for a reasonable apartment. Neither of which she could afford. She ended up renting a garage for a bed room for which the landlord should be arrested. The window did not open and the garage door was sealed shut. It did not meet the legal definition for a bedroom because there was no egress in case of fire. It's very sad that students have to put themselves in danger just to have a roof over their heads, let alone middle income families who can't find anything at all. Thanks for listening.
- I budget around \$200 a month for gas to commute from Albany to Corvallis for my family and I save money by living in Albany and commuting every day because the exact same house/property in Corvallis would cost much much more.
- I am a professional working adult and make a fair wage. However, I find it very hard to find suitable affordable housing in Corvallis, especially compared to surrounding communities. All affordable housing is taken up by students or seriously run down. I cannot afford to buy a home in Corvallis and am working to save to buy a house. However, I will be looking outside Corvallis when I am ready to purchase a home, due to the high cost of housing. It makes me sad that I cannot afford to invest in the community I feel so much a part of through my employment (I work for the City). To enable myself to save money to buy a home I recently moved into a 528 sqf apartment. This was the only reasonably priced rental I could find w/out having roommates. As a young professional person I feel I should be able to afford a modest apartment. All the new apartments are VERY expensive and exceed my budget. A few large property management companies have the rental market pretty well locked up. I have no doubt that overtime Corvallis will see fewer and fewer families and young professionals investing in housing/purchasing homes in town. While this may not seem a concern now, overtime it will hurt this community, making it a place for retirees or young students. It seems that many baby boomers live here, and that is fine, but they are the ones making decisions and sitting on City council, and sadly they are very out of touch with what it is like to start building a life as a young working person.
- Corvallis is too expensive to live in! recently helped family purchase in Corvallis which confirmed I will never be able to afford living in the city and maintaining a comfortable lifestyle. I will continue to work in the city

for as long as my career last, but i live and shop mostly out of corvallis. this is not a financially family friendly town.

- Benton County Property Taxes are unreasonably high. Not only will my family be moving to a lower tax base rural community when retiring, but my elderly mother will be doing the same, making two less home owners leaving the county.
- Corvallis and the surrounding area (rural) have numerous, great homes with large lots that are very attractive, but the home/property prices, and the tax base are too outrageous. For my family it is very simple, we would like to live here, or near here, but cannot afford to. As soon as you leave the city limits and Benton County, the homes/property mentioned above become way more affordable. Thank you for creating this survey. It is my hope that the results are published and made available at minimum to those that participated in the survey.

Thank you.

- I will be moving to Florida in the coming years. I love my house here with its gardens and all the work we have done on it, and wish I could take it with me when I retire. I hope I find something as nice and affordable.
- Current housing situation is difficult to fit into the survey categories. I live in a house with three single people, one of whom owns the house. I pay rent for one bedroom and shared living spaces.
- The rent in Albany is consistently \$200+ less per month for the equivalent space/age of apartment in Corvallis. And the property taxes in Corvallis are such that even if I could afford the extra monthly mortgage amount to buy a home, I could not afford the extra tax costs. Corvallis is a nicer town to live in (schools/shopping/neighborhoods) but the housing costs are so much more that it is unrealistic for the tax bracket that I am in.
- Benton County taxes are too high and OSU has too much influence. Libtard politicians steal my money and libtard professors turn young adults into retarded sacks of garbage all while the local police department is purchasing 'assault vehicles' and combat weapons.
- Yes, many things! The rental market in Corvallis is terribly over-priced. It does not encourage families to want to stay or start their lives in this town. I am shocked by the number of rental-owned homes in this town and the way that rent prices are allowed to be so high when many places are not well-maintained or improved. Further, this community is very dog-friendly, but that is not reflected in available rental units. My family was very limited in where we could live due to having a medium sized dog. As college students, it has been fine. Now, my husband and I would like to start a family and stay in Corvallis. Neither of us feel this is a viable option as far as the housing situation goes. With entry-level

professional jobs we still feel like the rent is too high. We shouldn't be house-poor living in a rental! It doesn't seem right to have a non-permanent population (college students) be the determinate of rental prices.

- See previous comments typed as barriers to live in Corvallis
- As we age, we may downsize to a single floor hiome, townhouse or condo.

just a side note: I pay a sidewalk tax (excuse me - utility fee) and I don't even have a sidewalk for the payment! I don't have kids, but I pay for a rec center/water park, I don't use the bus but subsidize it for others.

Corvallis has a warped sense of importance about itself that makes me feel like the city thinks of me as an untapped, continuous revenue source to pay for everyone else. (And I'm a Democrat!) It has a serious problem with not wanting any growth versus smart growth, and throws up roadblocks at every turn.

My next house will probably be outside of Corvallis because of it.

- Benton county is more expensive, and Corvallis adds a cost to that. It is cheaper to live just outside the city limits, especially in Linn county.
- Not sure about number of employees for GSRMC.
- I strongly believe that Benton County needs to create and enforce a noise violation policy. It isn't right that people outside of the city limits have to endure rude neighbors (residential, commercial, or private events held at the fairgrounds).
- Barking dogs are a big nuisance.
So are neighbors with a lot of junk
- NOPE
- I would eventually like to buy a small single-family home within Corvallis, but am afraid they will all be replaced by townhomes before that is possible.
- I am a public school teacher. The only reason I can live in Corvallis, where I work, is because my husband has a lucrative career. Public school teachers can not generally afford to own homes in Corvallis. This puts public school employees in a very difficult position.
- I sell homes in Corvallis and the affordability factor of housing in Corvallis can be crazy for people to understand. You can get so much more home in North Albany than you can get in Corvallis that a lot of my clients have been drawn to that area.

I am not sure how to fix the problem but I do think that as more student housing is built it will open up some homes that were rentals into the market for purchase (i hope) and bring some affordable homes back to

the market for first time home buyers.

I will probably never live in Corvallis just due to the prices and I don't mind the commute in. The 18 years before my move to North Albany my husband and I worked in Corvallis but lived in Philomath.

- Corvallis is a fantastic community. As a Corvallis native, I am attached to the town and feel at home here; however, I bought my first home outside of the city because I could afford a home in one of Philomath's most desirable neighborhoods for the price of an average home in an average neighborhood in Corvallis. Corvallis' housing costs are higher because it is a desirable place to live, and that's an acceptable tradeoff. I speculate if newer, lower income neighborhoods were added, the desirability would likely fall.

Besides the affordability of neighboring communities, there are other aspects of Corvallis that make other communities more desirable. Corvallis's government has historically put an emphasis on non-necessary services while the important services have suffered. For example, Corvallis' road network is outdated and overburdened, and the Corvallis Police Department has some of the lowest staffing levels in the state.

An example of Corvallis emphasizing unnecessary services is the choice of Corvallis government to pass on ODOT's plan to widen the Highway 34 bypass, an already overburdened highway, for the reason of bicycle safety when bicycle traffic likely counts for a fraction of a percent on Highway 34. I say this as an avid bicyclist and bicycle commuter. Driving into Corvallis for a simple errand trip is unnecessarily frustrating and lengthy, especially if I forgot my reusable shopping bags at home. A similar trip through Albany, or even Philomath, is much easier.

Outwardly, Corvallis government's choices seem to be improving in recent months since the arrival of City Manager Patterson. I appreciate the work of all City of Corvallis employees and government officials, and I know their efforts are often unappreciated.

- Next house I choose will be closer to an interstate, within 15 minutes of a large grocery store and major shopping. I would also like to be part of an incorporated city not county.
- I am a fan of mixed use residential housing. Housing should be built with the long-term view. Student housing should be easily modified for young family housing or retirement housing without too much of an investment. We are currently experiencing a wave of the baby boomer's babies entering college, but Gen X's kids are going to be a much smaller wave. If we don't acknowledge that, we will be stuck with several abandoned

student-centered apartment buildings in town, which will deflate overall home values.

2) I would also like to see the city invest in what is called a university-based retirement community (UBRC). This is a multi-story, multi-building complex with a parking structure, ground-floor retail and 1-3 bedroom condos for people who want to retire near universities. They want the small town pace of life, but want to be near the university to take advantage of free lecture series, cultural events and other amenities. The UBRCs have buildings for common activities, such as wood shops, club houses, fitness centers, etc. Think of Stoneybook, but more vertical and closer to campus.

3) Expand the bus service! There are currently only 6 bus runs to my neighborhood per day and bus service ends at 6:30pm, but I typically work until 7pm. Also invest in diesel-electric hybrid plug-in buses. Expensive now, but will save the city so much money in the future.

- We are looking to move into Corvallis next spring. Living in a bikeable/walkable location is important to our family to decrease time and money spent on commuting.

Our biggest challenge will be to find a home in a safe and welcoming community that is affordable.

- Having neighborhoods of single-family residences was an important consideration in our choice of Corvallis. I am saddened to see all the student housing/townhouses taking over some of the historic neighborhoods near campus.
- I think infill of our town is good, but the mega-5/6 bedroom complexes are an eyesore and are not fit for anyone but students. They are overrunning our town and crowding up the parking. Once there are a certain number of these units in a neighborhood, they should not be allowed to build any others, and fill in the rest with single family homes and/or duplexes or smaller townhomes.
- not interested in living in close quarters with other people desire a rural property on acreage preferable on 20 to 30 wooded acres with as little dependence on the city's utility grid and shopping as possible
- Need more affordable houses to purchase for single, working professionals.
- we have purchased 3 acres just south of town and plan to move down there after we remodel/build a home over the next couple of years. my concern is bicycle safety down SW 53rd street for myself and my children

coming back into town. that curve near Afton farms looks dangerous and we will live south of that. thanks for asking!

- I would like to have purchased a home in Corvallis, but the higher cost of homes combined with the higher taxes and the prospect of moving again were all overwhelmingly negative.

I also happen to live in a cul-de-sac with great neighbors, and that was a big draw to stay where I currently am.

I do like Corvallis, and would have liked to be a lot closer to work, but since I lived and commuted in Portland all my life, a 20 minute commute via Freeway to/from work in this region is not out of the ordinary for me.

Personally, the shopping here is very limited. I go to Portland when I really want to shop for clothes.

Restaurants here: well, there are a few. Albany has the best one in Sybaris.

But having said all of that, the reduced crime, lighter traffic, and more rural feel to the area are more positive draws than they are negative.

- We would love to live in the Corvallis area, but found that affordable housing was either too outdated/ run -down or in locations that were not overly desirable/ convenient to work. It would be nice to live in Corvallis and closer to work; however, were able to buy affordable and 'brand new' housing (for half of the Corvallis list price for a comparable comp.) in the North Albany area. We live in Benton county, but are governed by Albany City. We shop, run errands, seek health care pretty equally between both cities due to our location.
- One reason I would never move to Corvallis is the streets are too narrow, too many cars parked in the neighborhoods and all the traffic due to the college students thinking they have the right to cross even when a vehicle has the right-of-way and they don't.

Public parking in Corvallis sucks. Like the Benton County Health Department. I have meetings there and have to park blocks away and now the city is wanting to charge me to park, ridiculous. Would never in a million years support the City of Corvallis.

- I prefer to live in a community that values public safety and realistic goals as opposed to a community that has unrealistic goals and caters to the wishes of a few. I pay for grocery bags in the price of the items I buy, I should not be taxed to use a bag I paid for.

The past policy of zero growth has destroyed the tax base and the sense of entitlement for the people living in Corvallis has created an unrealistic expectation of the services that can be provided.

The downtown traffic congestion is unbearable every day. BPAC has actively disrupted ODOT's efforts to resolve the traffic problems with designs for a new bridge on VanBuren.

I prefer my property taxes, shopping dollars and entertainment dollars go toward a community that is more inline with my values of public safety and smaller government. If I call 911 for police or fire, nobody from the Library, Parks and Rec or the Aquatics center is going to help me.

- Many families I talk with wish they had larger lots to provide flexibility in house plans, gardening, storage, recreation.
- We would prefer to live in Corvallis since both I and my spouse work here. Unfortunately, we can buy a much nicer house for the same investment in North Albany.
- Corvallis needs more affordable rentals.
- I would consider buying a house in Corvallis in a couple years, but the housing prices are significantly higher than surrounding cities.
- My concern is for my children and their families. They are both married with 2 children each. There is very little affordable housing for young families. Enrollment in Corvallis School District is declining due to lack of affordable housing for young families, thus, fewer state and federal dollars are coming in to support education. A strong school district brings families into a community. This housing issue is hurting our community.
- I live outside the city limits and wouldn't want to live in Corvallis itself since I hear that the building inspector and city codes are ridiculous to deal with. We are trying to put an addition on now and dealing with Benton county is bad enough but I hear Corvallis is worse (I have two friends that had to deal with Corvallis inspections and it was a nightmare). I also want very quiet...Corvallis has mostly jammed together subdivisions that are noisy. I also want lots of land and no leash laws for my dog to roam.
- If I were to move from the city, I wouldn't pursue a residence in Corvallis due to the cost of real estate/housing in Corvallis. I would look for something in the Albany area.

Corvallis does have a great selection of natural food stores which I do enjoy.

- I would like to own my own place someday. But as a single person who does not have a PROFESSIONAL career I do not see it happening. I have rented places here in Corvallis for over twenty years.

And I do not think people really care.

- The only reason I can afford my house is that I've lived here over 32 years and have refinanced the house several times- the last 2 years ago.
- When moving to Corvallis in June 2010 we were disappointed to see nearly every neighborhood was composed of homes with an attached garage as the primary feature of the front of the home. We hated this. We got really lucky and found one street of homes with detached garages behind the homes. The result is we can watch our kids easily as they play with other kids in various yards and we know our neighbors well.

I'm not sure why Corvallis has so many attached garages. We came from cities with alleys behind the homes and that system resulted in much prettier neighborhoods.

We like the high density of parks and playgrounds in Corvallis. We do like living near a bus-stop but it was a non-issue in our decision to buy the home.

We spent \$2500 on minor remodeling and building permit expenses added 10% to that cost. Someday we'd like to build a home and we've been warned that building in Corvallis will add 10% to the cost of construction.

My spouse and I both work, one in Corvallis and one remotely, this made some of the answers inconsistent.

- My wife and I would like to buy a house or condo in the near future in Corvallis. The housing market is extremely tight, and much of what is on the market is inappropriate for us. Housing here is very overpriced for what you get. There needs to be more options in the \$250-325K range. There also needs to be condos downtown that are oriented toward professionals without kids.
- I will consider moving to Corvallis only when I am ready to downsize. That will be when I am too old to want to take care of my current 3 acres.
- I have moved to Corvallis many times in the past 16 years trying to get established in a career that would allow me to be able to afford the cost of living here, while being able to live near my child. Unfortunately, every time I tried this, I had to leave due to a lack of employment opportunities.

I was always able to find work out of state which enabled me to make sure my child's needs were provided for. I am finally able to reside in the area (North Albany) as I was able to get hired on by one of the large employers in the area. However, fuel costs to commute back and forth for myself and my spouse, property taxes, cost of groceries, and the lack of local shopping and entertainment have almost guaranteed that we will be leaving the area permanently once my child has completed high school.

- I will be moving to Albany in the near future. Rent/housing prices in Corvallis are ridiculous. For what I am paying for a 1950's house in poor condition in Adair, I can get a new construction home in North Albany. Additionally, the shopping bag ban is a consistent source of irritation and inconvenience for me.

- we lived in CV for 10+ years.

During that time, we did not find CV to be very safe and the CV Police to be unreliable and in fact harassing when we had to go up rank to obtain assistance.

When it came time to build our dream home, CV did not compare to what we were able to obtain for less money in North Albany (using the same builder)

The costs were higher and the properties smaller.

Also, we have both had horrible experiences with the hospital in CV. As we grow older, we know medical care will become increasingly important.

With that in mind, we have chosen primary care physicians outside of CV who do not practice at Good Sam.

- THIS RESPONSE WAS A TEST BY BETH. REMOVE IT FROM THE DATABASE.
- I live in Albany, work in Corvallis. My husband works east of Lebanon, so Albany is a good mid-point. Our daughter goes to school in Corvallis. We have recently begun to think about relocating. We are upside-down on our house in Albany, a little bit. We have considered renting it out, and in turn, renting a place where we would live. We can't afford to buy a house in Corvallis. The rental market is also very tight. It seems like there are very few family rentals- mostly student rentals, which is understandable.

We have considered buying a home in Brownsville, Monroe, or Tangent as well. We value privacy and green space.

- I've answered the questions as if this house were my first choice. But I am about to move downtown to be in a more urban environment. Gradually a few developers are discovering that ADULTS (not students) want semi-affordable, walkable housing in Corvallis. The students have been crowding out the historic and downtown neighborhoods. I will be living

in a new apartment complex on First Street. I would like to see (a) more adult and family housing, (b) MORE MIXED INCOME HOUSING.

- In my own opinion, the reason so many people commute is that they aren't paid enough to afford nice housing in Corvallis. This is especially true, for example, of the non faculty staff at OSU. And there isn't enough housing that is both nice and affordable. CoHousing and some of the newer areas in South Corvallis (near the Willamette Park bike path) are a big step in the right direction. Dense neighborhoods, but nice looking and accessible.
- There are big issues with what are considered 'Aggressive breed dogs' with rentals. I have a very nice well trained dog that was previously used for Search and Rescue; however because he is a German Shepherd it is very difficult to find a rental that will take us. I know for a fact I am not the only person that has encountered this problem.
- The fast growth in multifamily development concerns me. It seems to me that sustainability and livability have not been considered in what kinds of development are being approved. Corvallis streets are noticeably busier than they used to be and downtown has become congested. The University's growth seems to be dictating what our city is like and what kinds of housing are being built. In addition, affordable housing for the elderly and other economically disadvantaged is disappearing.
- I live in the city limits of Corvallis. This city is growing too full. I bought into a nice neighborhood in the hills. I want you to know that my nice neighborhood has, within the past 3 years, become a rental housing community because owners are having to rent their homes. This neighborhood is getting loud and obnoxious as young people move in and party and play loud music and turn up the bass on their car stereos. Also, they travel at all hours of the night. Us long-term owners are getting fed up and we are having to train each new kid about how to act as responsible civilians. Those who don't learn are taught by the police, whom we call on more often now. I will be moving out of city limits as soon as I can fix up my house and sell.
- Living in North Albany has incredible benefits: quiet, closer to better shopping, good public schools (Oak Grove, NAMS, and WAHS are arguably the best of the choices in Albany now that the parochial school has closed--and Corvallis has none of those), convenient to I-5 and Salem, and nearby Corvallis to help bolster the housing prices for resale.

But we really pay for life in North Albany by suffering under Benton County taxes when we really don't benefit from those taxes in the same way that Corvallis residents do. There is zero public transportation of any convenience between North Albany and Corvallis. The roads between the cities are not bicycle-friendly in any way. Having a four-lane road from

the bridge into Benton County in Albany all the way to Harrison Street in Corvallis on Highway 20 would do a LOT to help daily commutes between the cities. Perhaps our exorbitant taxes could go to that rather than to... I don't know what my taxes even go toward.

My husband and I would love to move back to Corvallis, but prices here are just too high. In our Corvallis apartment, we were paying \$0.82 per square foot to rent per month. In our house in North Albany now, we're at about \$0.66 per square foot of house space per month. To buy a \$275,000 home in Corvallis at 1,500 square feet of house space (assuming 4% interest, 30-year loan, \$3,500 taxes; total PITI=\$1629), that's more than \$1.08 per square foot per month, more expensive than renting! Even at the federal travel reimbursement rate of \$0.55/mile traveled for 13 miles (or \$286/month), for a comparable house (age and amenities aside) with the same lot size, it's still cheaper to live in Albany and carpool than it is to buy a house in Corvallis. I get about \$200 left over as well.

By moving into Linn County, the price difference is even greater. The tradeoff is that traveling on Hwy 34 becomes more convenient, but also much more dangerous than Hwy 20. Moving to Lebanon gives the best possible housing prices for the area, but marginally higher commuting costs. If only west Lebanon had any good housing options... the best neighborhoods and schools there are all in the southeast, making the commute longer still.

Furthermore, by living in North Albany and carpooling to OSU, I am now being forced to pay almost \$500 per year to park anywhere close to where I work with the new parking fee structure at OSU. I cannot afford to live in town and ride the free buses, and sometimes I have to have my own car (about once a week). The parking lots farther away do cost less, but I cannot rely on the Beaver Bus to get me to work on time, and I don't want to be completely drenched from having to walk in the rain for six months of the year. Buying a permit is my only option since I live outside the city and need to park close to my building. I used to be able to park on the street in the neighborhoods north of campus once or twice a month--you know, as a tax-paying citizen ought to be able to do--but no more.

I was born here. I love Corvallis. But I also get really frustrated by the close-mindedness of the city and its refusal to allow business to operate here (except Wal-Mart, which I still hate, and still think we should have shut out entirely). I want to live here. I want to raise my future children here. But until Corvallis gets its act together and allows lower income

households, has better shopping and restaurants, and develops better OSU-city relations, I'm taking my money to Albany.

- Housing prices in town are out of control. Small apartments are renting for more than houses, the few management companies in town are taking advantage of the housing shortage and are raising rent every year without a raise in their cost of operation. I know quite a few people who have left Corvallis for Albany/Philomath/Salem where things are significantly cheaper and merit the extra commute.
- The cost of living in Corvallis is absolutely outrageous. When I first moved here as a working student I lived in Albany because I couldn't even afford to rent in Corvallis. When I purchased my house a little over 2 years ago I really wanted to live in Corvallis, but the cost was just too astronomical. My house in Corvallis would have been easily \$200k more than I paid (based on other houses I looked at). I feel sorry for the students/workers who have the large, inflated cost of living in Corvallis. A low income person who does not qualify for assisted living is definitely stretched thin here, sometimes leaving them forgoing important things like food and health in order to afford to have a roof over their head.
- Why aren't there any apartment buildings for general living? Higher than 4 floors, other than the dormitories or senior living downtown? That would alleviate parking issues. If there was a large apartment building near campus, I would definitely live there, and I'm sure many other staff and instructors would live there as well, and that would definitely help alleviate the congestion of traffic.
- I would like to see Corvallis plan more wisely and fill vacant areas in the city limits before re-zoning more land to build on.
- Corvallis is stuck on itself. The arrogance of people here, even when I first arrived was astonishing, it has been confirmed over the years as people are 'shocked' I'd live anywhere else. But after nearly 20 years in a lovely historic home in a safe neighborhood, a short walk from my children's schools, free concerts in the park I can hear from the backyard, shopping, banking, churches, wide streets lots of parking and super neighbors, I wonder why anyone would want to live in Corvallis?
- I've been here for nearly a year, and so far it is impossible to find housing in this town that meets my expectations. Unless you've lived here for at least 10-15 years, you're screwed. It is too expensive. I looked at one house two months ago in an appealing area: \$220,000 for 900 sq. feet on no lot. Really? Plus, so many houses are chopped up and rented out to students who let them fall to shambles. And you can't live on any street in my neighborhood without looking at godawful-ugly student apartment housing. Yet I have to be grateful it's there, because at least they are not living next door to me. It's discouraging to move across the country to start a new job only to realize your quality of living will decrease because

of the outrageous real estate market. I pay as much in rent here as I did living in Brooklyn, and unless I get another job, will not be able to afford the mortgage on a house (or land) of quality anywhere close to the houses I've lived in in the Midwest or South. And I like run-down old project homes, not the bullshit cookie-cutter McMansions or weird-windowed bland ranches that seem to make up half the neighborhoods here. 'Hey, but it's Oregon!' they say... I get it. Sure, I'm close to an abundance of outdoor activities, a variety of local food sources, and jaw-droppingly gorgeous landscapes. But I don't sleep in the forest every night or bathe in the Willamette. Maybe if I did, like the many homeless folks who camp down by the river near my house, I'd be able to save money and buy a home I'd enjoy taking care of in a neighborhood close to work and downtown. As it is, I'll just have to wait until someone on my street dies or til one of the landlords who pimp out the few appealing homes in the historic district gets tired of dealing with roof rats. Wish me luck.

Promise I am not generally an unpleasant, bitchy person, it's just that this topic really rakes my coals.

- Housing is too expensive and taxes are too high to live in Corvallis.
- My husband and I are both professionals and make mid range monies and would love to come and live in Corvallis if we could find good housing for an affordable amount, not in crime areas, not too close to university and close to shopping.
- I'd love to see purchasing a home more affordable, I worked really hard to save money and be ready to access the first time home buyers program. Including getting a part-time short term second job. That work actually made me ineligible to access the program by \$100. Yet if I lived in Albany, Philomath, or other community I could afford to purchase a home that didn't need extensive remodeling or had other safety issues.
- Given how hot the most recent summers have been, the lack of widely available Air Conditioning can be somewhat bothersome.
- Have no desire to move to Corvallis..... The housing is way over priced, downtown sucks for parking, too many shops are over priced. Taxes are too high.
- thinking about moving out of Corvallis- rural setting and less expensive.
- In the 1970s and early 1980s housing was affordable to working class in Corvallis. After that if you did not own a house, the purchase price for a median income family was unaffordable. Albany has lower purchase price and lower taxes because of the lower price and the proximity of services is better even though the cost of commuting is higher due to the distance. We have owned in Corvallis before and have enjoyed the community but has become too expensive.

My wife and I are going to retire soon and the retirement options in Albany are better than Corvallis.

- Would love to buy in Corvallis, but prices are WAY too high.
- The problem in Corvallis is that housing is extremely expensive compared to other parts of the country. IF housing prices were lower, I can assure you less people would select to live in Albany or Lebanon when they work at OSU.
- The city could use more one story condominiums.
- Corvallis is asleep at the wheel in terms of zoning. We moved to 725 NW Merrie because we liked the quiet owner-occupied area. We are seeing more and more rentals in our area, and fewer and fewer well-kept houses. There are lots of new young families in the neighborhood which is awesome and we are SO excited that Arnold Park is getting a facelift (Thank you Corvallis city, Jackie Rochefort, her staff, Oregon Lottery money!). But we are discouraged by how hard it is to get improvements to houses permitted by the city -- even our own was a ridiculously long process for MAJOR upgrades including replacing an ugly, falling-down carport with an attractive, neighborhood-improving garage. Yet the city overturns voter referendum and wants to put up housing for 900 students on Witham Oaks?? Do the councillors who voted for this even go through the intersections of Harrison and 35th/36th at 8AM or 5PM? Why would they go on the out-of-state developer's word that there are no traffic impacts? Really?? I envision a significant impact on our neighborhood and am very very concerned that Arnold Park will turn into Chintimini and not be safe for my three young girls and their friends. And there is no rule about unrelated people living together in rentals in our neighborhood?

Don't even get me started on all the ridiculous infill we are seeing where a cute 2BR house is replaced by TWO, yes TWO front and back 5-BR townhouses that tower over the others with nowhere near sufficient off-street parking for 10 cars. Besides the beer cups and trash that litters the street all too often.

We came from Penn State which has more students yet seems better at regulating development and preserving neighborhoods. What is wrong with you, Corvallis? House prices are higher and quality of neighborhoods lower. Really, sorry, but you're asleep at the wheel and forcing families higher and higher up into the hills when many of us moved here so we could be close to town and easy biking distance from school, work, and town.

- I think I have used the space before to express this but I will just reiterate.

Negatives:

I do not care for the attitudes in Corvallis (I feel that a majority of people in Corvallis look down on other nearby communities), I am not a fan of the layout of Corvallis. The parking is terrible, there are rarely any non-metered or zoned parking areas available. Many more houses without driveways or small driveways that need on street parking. There are less shopping areas and they are too spread out. I think Corvallis is fairly safe but have you noticed that it tends to be where Serial killers go (joke :) Also Corvallis is very cut off from any major freeways so it's less convenient. It's expensive to live in Corvallis. Housing & Renting are more affordable other places. I appreciate that Corvallis wants to promote community and a smaller town feel but having grown up in Albany I just feel like it does 'small town/med city' better than Corvallis does. I have always felt the University is an important aspect to Corvallis but it also takes away from things too. It tends to be all about the University and it's strongly associated with the University which again, is a good and a bad thing if Corvallis loses it's own identity.

It's not all bad in Corvallis, here are some positives things I enjoy in & about your City:

You have some very nice specialty stores (Trader Joe's, downtown boutiques, Real Deal's..) and some nice restaurants. There are more options (aka Evergreen Indian, Magenta, Bomb's Away) in regards to 'other than' American or ethnic cuisine. The town is well maintained, you have a very nice downtown.

- build UP around campus, and keep both the students and other residents of Corvallis happy.
- I moved here with my fiance (we are now married) because he started attending OSU. We are in our late thirties/early forties, making him a non-traditional student. When looking for housing, we needed the affordability that a college student needs, but some features typically unnecessary for most college students. We needed a safe yard for our cats and some outdoor space for my gardening and his ham radio and our homebrewing. We needed some storage space. We needed to be in a single family residence rather than in shared housing. Unfortunately, what we predominately found were two extreme types of residence; cheap tiny studio or shared apartment living for traditional students, or prohibitively expensive, beautiful, often older but well-maintained single

family homes that are clearly priced for OSU faculty and administration. The mobile home turned out to be the only cheap affordable housing that struck a compromise between those two lifestyle options.

I would like to see more affordable housing for middle-aged, lower income adults who are not in their late teens/early twenties and are more likely to have responsibilities such as spouses, pets, children, and personal property that requires space/storage (such as vehicles, yard equipment, etc.). Not all the adults in Corvallis are professors, VPs, or 19-year-olds.

- The housing in Corvallis is starting to feel quite congested. It feels very crowded everywhere now and it's hard to find a place to rent that is nice as well as affordable.
- Scarcity of apartments for rent.
Monopoly of TV/Cable services by one/two providers leading to huge bills, need more competition for TV/Cable/Internet
- The rents in Corvallis are way too high for the salary levels in Corvallis.
- I would use the city bus system *all the time* if only:

1. They started earlier in the morning

2. They came farther up into Timberhill. Eg, have the bus go all the way around Arrowood, instead of just a small part of it.

- I am very disappointed with the housing options in Corvallis for a working professional.

Currently, I'm paying \$300 MORE per month than I paid in Seattle for a slightly nicer, but similar apartment here in Corvallis. I like my apartment, but it's location is inconvenient to the rest of town and to work. So I drive to work and pay a huge amount for an OSU parking permit.

I'm looking to move within the next two months. I would like an apartment that is close to downtown and OSU that has nice amenities like newer appliances, in particular a dishwasher and washer/dryer within the apartment. This is INCREDIBLY hard to find. All of the apartments are geared for students and not maintained. It would also be nice for the apartments to have balconies or patios or at least big windows at allow light into the building, but they are all so dark.

It's also amazing to me how expensive apartments are for this community. I'm paying about \$1000 per month now. As a single, working professional who isn't earning a huge salary from OSU, housing costs are

a very large part of my budget and are getting close to being prohibitively expensive.

Thank you for conducting this survey. I don't have a magical solution to the problem. I wish there were more new, nice apartments close to downtown. I realize that these will be expensive, but I'd pay to have a nice place in a great location.

- Thank you, City of Corvallis and Neighborhood Housing, and Bonnie Gathercoal Porter, and Umpqua Bank, and others for helping me get my house.
- The only way I am able to afford living in Corvallis is because I live with 2 other roommates. I have looked for apartments here, because I would like a place of my own, but with my income and the cost of rent in Corvallis, I have chosen to stay in my current roommate situation. If a situation were to arise where we all went our separate ways, I would definitely look to Albany or Philomath for housing options.
- Don't like that it is all turning into housing for students, everywhere seems to be geared toward that living no room for the since of community. don't believe people who live near campus should have to pay to park their car at their house. Students don't seem to respect the community and seems to be more and more the more you tray to get additional students here.
- no
- Housing should have more off-street parking. Too many cars parked on streets overnight.
- BUILD MORE HOUSES! BUILD MORE APARTMENTS!

Housing is way too expensive for those in lower socioeconomic ranks in this city. Corvallis seems to have an extreme anti-growth mentality, which is fine for those who have been here for 30 years, but makes it very difficult for young families to find homes in this community. It is sad when new families must move to Philomath or Albany, or rent, because they are unable to find affordable housing in Corvallis.

Develop Whitman Hill. NOW!

- This is a very nice place to live. We know how lucky we are to live close by. If we hadn't made a good real estate investment 30 years ago, we never could have afforded the place we have now. Still, I see how many folks struggle financially to live in or near Corvallis.

I hate to see the small older homes demolished and replaced with multi-family residences. We need more affordable 'fixer-upper' kinds of dwellings. That's how we started out: nothing fancy but good enough for

a limited income and budget.

I think there needs to be a limit on the number of rentals that an out-of-community landlord can own. I hear many stories of tenants who cannot get their landlords to respond to problems, broken appliances, etc. Landlords need to be more responsible.

- I've lived in Corvallis for 25 years, living in a complex or near a complex with university students is really awful. Life was much more convenient when I lived closer to work (OSU). I moved to south Corvallis to get away from the loud drunken parties and constant garbage left in my front yard. I hope very much the Witham Hill natural area will NOT become student apartments. Please try to make this a park! Flooding is also a big factor in where I chose to live. I checked flood maps before buying to make sure I wasn't buying in a flood area.
- According to HUD, the median income for a family of two in Corvallis dropped 2,400 in 2013. This made my AGI too high to qualify for a no-interest federal loan to have house repairs made. Working as a classified staff member at OSU for over 30 years, my income has not kept up with inflation, yet I am on the borderline of being considered for the federal low income home rehabilitation loan. My housing preference is to be able to stay in my home and not have it fall into total disrepair.
- OSU needs to put a cap on enrollment! Corvallis can't handle any more student-related growth. Traffic and parking is awful, and student-housing is too expensive.
- I wish to live in rural Benton County as long as I am able, but Corvallis is an attractive small town to live in when I'm older. Unfortunately, OSU is getting too big and has too much impact on traffic, housing, and quiet environment.
- We plan to move out of Corvallis as soon as our children graduate from high school because it is too expensive to live in. We chose to live here so that we could be near our places of employment and children's schools.
- As we've lived in our house almost 30 years, we will not be moving until we're forced to do so because of our age - unable to drive.
- I work at Oregon State University and the parking is horrible. The City and the University are making it harder to work at the University because of the parking situation.
- By not allowing enough housing development in Corvallis you have maintained something of a small town feel but you have artificially elevated housing prices. You've thus created a commuter culture with folks moving back and forth between Corvallis and Lebanon, Albany, and Adair, which means we are all burning fossil fuels to get to work. So, Corvallis, with their emphasis on sustainability and green design is

actually a disproportionate contributor to greenhouse gas emissions in the region. Way to go Corvallis.

- I understand the need for affordable student housing. There is also, however, a strong need for affordable housing for single people within a low salary range. At a certain age, privacy becomes more important and roommates less desirable. Affordable housing for single working people who do not wish to take on a roommate is extremely difficult to find.

In addition, students, whether through need or desire, have also migrated further from campus, making finding a QUIET, affordable place to live extremely difficult as well. Many well-heeled parents are purchasing houses within quiet neighborhoods for their children to live while attending college. This can lower the livability in many of these neighborhoods well beyond that of the 'average' renter.

I do appreciate the new trend in building five-bedroom townhouses directed at students. It allows them to live closer to campus in an atmosphere where they can enjoy their college experience without as high a 'keep the noise down' expectation as is hopefully expected elsewhere.

- More affordable housing for retirees, that doesn't require driving to get to shopping and services.
- Would like to live in Corvallis in the future. But house price is a lot more expensive compare to Albany
- I can't move due to a loan modification.
- Even though we can afford a larger house, spouse and I will continue to stay in our small house primarily because it is affordable (even if one of us lost our job).
- We are currently renting in Corvallis and we'd like to buy a home in Corvallis, but our understanding is that the home prices are very high and the quality of the housing (sans the Timberhill area) is very poor. We are of the student loan debt generation and cannot afford a nice first home, and it seems there aren't many options for people like us looking for high-quality starter homes in the area.
- Renting in Corvallis is impossible. Affordable units are too close to campus and in terrible condition (trashed). If you want to be a young professional in Corvallis and not live like a college student, rent is too high and there are very few options. Most locations, of those few units that are somewhat affordable, are too far from amenities (grocery, parks, downtown). Young professionals and OSU employees can't afford to pay \$1,000/month for a one bedroom which is what some people are forced to do if you want location and a building/unit that is not in bad condition.

- The city is growing way too fast (e.g., due to OSU) growth. It's getting crowded and noisy in many neighborhoods. I am inclined to vote against anybody of city government until you get growth under control.
- It's been cheaper to live in Eugene and commute in an economical car than it would be to move to Corvallis.
- Corvallis needs to do a better job of keeping student housing out of existing neighborhoods. All the multistory rentals are making it impossible to find a location that will remain quiet and pleasant. Oregon State University should not be allowed any additional expansion until they address their housing and parking problems, even if they have to build over the quads and Reser Stadium.
- Corvallis should reign in its population growth. OSU should have asked for approval in regard to the number of students it hopes to enroll. The current limit as stated by the president of the university is too big. Stop building on open space.
- There is not enough affordable housing in Corvallis. We make a decent living and cannot afford to buy a house--the housing market is out of control! We can't get anything that we would actually want to live in within our price range (\$200,000-\$300,000). We had an extremely difficult time finding a place to rent that was suitable. We kept asking, 'Where do all the adults live in Corvallis?' There are few places to rent that aren't student-level slums. We want to buy, but can't find anything within city limits that is suitable. Also, many places within that price range have not performed any updates since they were built--so the real price exceeds the buying price, and we're not equipped to do that, despite making a good amount of money.
- The housing in Corvallis is incredibly over priced for the average worker. The housing boom of the last few years has priced it so high that students have to have roommates and the rest of us live somewhere else. It breaks my heart when I try to find something I can afford. I have worked for 40 years, make a modest income and still cannot afford Corvallis. All the housing seems to be based on multiple students and much higher incomes. I live here because my family lives here, but if that were not the case, even though I like it here, I would move somewhere else because it is so expensive and becoming so crowded. I think Corvallis is definitely overbuilding and I know for a fact that many long time residents are unhappy about the turn of our town. it used to be such a nice town to live in and now it is something very different.
- I am extremely disappointed with the approach the City has taken to housing for OSU students. Rather than collaborating and doing what is in the best interests of the community and the students, it appears there are other factors emphasized above livability and quality of life. For example, numerous times the voters have rejected building in the wetlands where

Campus Crest proposes for student housing; the City's own planning commission recommended against rezoning to allow them to move forward. Still, the City Commission and City Staff are moving forward in apparent isolation when there are properties closer to campus that would appear more desirable. If the University wants to expand enrollment, why are they not also required to provide for student housing on existing property near the covered bridge bike path? Instead, fields that are not in a flood basin and are close enough to campus to allow for walking rather than driving are left empty and wildlife will be displaced in the Campus Crest wetlands while potential revenue is funneled off to a corporation in North Carolina. What are the priorities here?

- The housing and property tax situation in Corvallis has little to offer families with modest incomes. Local real estate development has focused on two, widely different categories of housing best suited for either students or out-of-town/state transplants/retirees with assets that did not originate from the Corvallis economy. As an 'empty nest' couple who may downsize in our housing within a few years, we would consider moving into Corvallis but the available local housing and related costs are likely to prevent that.
- Housing for sale and rental housing in Corvallis has traditionally been quite a bit more expensive than any of the adjacent communities - Philomath, Albany, Lebanon. Myself and many others weigh the costs and convenience of living in Corvallis to living in other areas. Many people choose to live elsewhere and commute.

I am fortunate to have purchased a house in Corvallis many years ago but I rent bedrooms to housemates to make living in Corvallis more affordable. With the property taxes as high as they are, I would need to rent out my house for more rent than most working families can afford. So, many houses like mine that might be available for families are rented at a per bedroom cost to students instead.

- Growing population in 'Southtown' Corvallis, yet no growing services or businesses! Frustrating to have no grocery stores, doctors, dentists, banks, retail, entertainment, or restaurants close by.
- I am employed at Oregon State University.
My husband is a student at Oregon State University.
- I would like to stop seeing really ugly multiple dwelling structures going up all over my beautiful city!
- There is not enough affordable housing for mid-income people in Corvallis. There are condos and expensive single-family homes and not much else. We rent because we cannot afford to buy anything in Corvallis.

- I've noticed, working on campus, that almost every new employee and family that is recruited or applies to work here ends up living in Albany. Part of it is cost (can get a bigger house in Albany for a lower price); part is that people from out of state don't perceive the commute between the communities as an inconvenience; and part of it is that a critical mass of middle income OSU employees now live in the Albany area and offer casual housing recommendations.

As a long-time Corvallis resident (more than 30 years) it's pretty depressing to see the preference to live out of town. In the same vein, although I've rented here for more than 10 years in a variety of housing situations and have a steady middle income, I realize that I probably won't be able to afford to buy here anytime soon either.

- I am glad I do not live in NW Corvallis near Oregon State University. Corvallis is being ruined by the growth at OSU and the Planning Commission continuing to approve housing projects that are not compatible with the city's current housing. The apartment complexes are atrocious. Development needs to be slower and more considered, and OSU needs to house their students on campus. In addition OSU needs to take care of their own parking issues. It is not up to the city to accommodate OSU's growth...OSU must deal with it on their own. What the city does need to do is: (1) slow down the housing...we do not need more apartment complexes (for rent signs are now seen year round which means that too many apartments have been built); (2) deal with serious infrastructure issues, including adding stop lights at all intersections on Monroe near OSU and other places around campus, and fixing our roads.
- Corvallis house prices are extremely high. We were very lucky to find an individual renting out his house who was willing to make a deal. The property management companies in this town are crooks and slumlords, especially Elite Property Management. This housing in Corvallis is not tailored to families at all, it is only focused on the college. I went to school at OSU and now I work for the University and renting here has always been a pain. We are currently renting but looking to buy outside of city limits.
- I am currently renting looking to buy a house. I am renting 5 miles away from work. The main deciding factor in renting 5 miles from work was that rent was a lot cheaper than in Corvallis. Would love to buy a house in town, but the same as with rent--Corvallis houses are out of my price range. I could probably afford a very small place without a yard in an iffy neighborhood. But I am looking for something better than that.
- Lack of affordable housing in Corvallis, in good neighborhoods and those being built are too close together, no yards or play areas for children.

- Corvallis lacks sufficient middle income housing options. When I moved here the choices were mostly houses in the >\$700,000 range, which is just ridiculous for a community with so few high paying jobs. Young families wishing to own their own home often cannot afford to live in Corvallis and instead buy homes in Albany or other nearby communities where housing is not so expensive. Also, the property taxes are very high in Corvallis and go up every year. When I retire in a few years I will probably have to leave Corvallis because I won't be able to afford to live here.
- I absolutely love Corvallis. It is a wonderful community to live and work. I appreciate the lack of 'box stores' and the concern with maintaining a vibrant downtown with lots of local businesses. I am proud to be a member of this community. My husband and I recently purchased a home after a lot of saving. We love our neighborhood and home. We had rented for several years prior to purchasing and from that experience I want to express concern for the cost of quality housing for students and other lower-income renters. The new apartment developments close to the campus are EXTREMELY expensive and driving up rental costs even further and further from the campus area. While there are many students that can afford to live in these pricey areas, there are many who cannot and I see them struggle working multiple jobs, and taking out loans, and trying to juggle school. On top of that, many adjunct and staff members at OSU are not paid well and cannot afford to live in town. Commuting is stressful and the fact that many people cannot afford good housing in the community where they work is a problem.
- I think Corvallis is a great place to live and work! We should be very careful about things that may impact quality of life here.
- We were really lucky to find a two-bedroom for less than \$1,000/month. I think housing is pretty expensive in this town, but realize that is partly because it is a college town. While I have never bought a house, it seems very expensive to do so in Corvallis. I am happy with our rental rate and am glad I am not planning to buy a house in this town because I am pretty sure I couldn't afford it and would hate to live further away and commute via anything other than bike. Another aspect of renting in Corvallis that is quite difficult is pet-friendly places, that was certainly an issue in my case and I know it has been for many others, as well.

I also wanted to note that I put I do not attend OSU, but I will be a student there this fall.

- We have been surprised at how tight the rental market is and how little there is for sale! Had we purchased our house, we could have had a lower monthly payment (we sold a house on the east coast prior to moving here), but there is very little available.

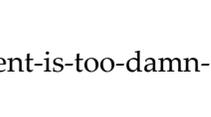
- Having lived in Corvallis for several years, I have seen the University grow and rampant student housing along city streets. This has caused residents homeowners serious parking problems, noise pollution and lots of glass on the streets.

As a bicycle commuter, I see the glass. It is also becoming increasingly difficult to cross the streets like Harrison, Buchanan and kings blvd.

The housing growth is not family friendly it is only dorm style. We do not need more of that kind of housing. It is ruining our city.

- Too close to retirement to consider buying anything new. When I purchased my house in 1991, what I saved buying in Lebanon vs. buying in Corvallis has more than covered my community costs for the past 23 years.
- Corvallis has too many codes, rules and busy bodies that like to say 'i don't do that, so you shouldn't either'.
- It seems to me that the rental housing prices are too high. For a small <1000 sq/ft home you often have to pay more than \$1000/mo. I have roommates, that's how we make this affordable. Some folks that I've talked to think the landlords conspire to fix the prices. There has been additions of rental housing to Corvallis in the past year or so, but the prices are still increasing. For example, our rent just went from 1100/mo to 1380/mo. When we tried to negotiate that increase, our landlord basically said that he could rent it in a day to someone else. Also, he said he doesn't negotiate with terrorists, but that's a story for another day. A renters rights association would be awesome to have, as it seems most people in Corvallis rent.

I would prefer to own a home, but the median home price is somewhere around \$250,000, which seems difficult to manage for my partner and myself on our income (~70,000).

- THE RENT IS TOO DAMN HIGH  http://global3.memecdn.com/the-rent-is-too-damn-high_o_275404.jpg

I hear urban legends that no buildings may be taller than the courthouse steeple; if true, this is patently ridiculous. Building 'up' along campus makes a good deal of sense if you wish to improve the city's bikeability, or improve the city tax base.

- I moved from Eugene to Corvallis less than a year ago to make the commute to OSU more bearable. Unfortunately, I am looking to move again. The apartment I am currently in is too small and not appropriate for raising my pre-schooler in. Unfortunately, the housing in Corvallis is

VERY high, so it is likely I will have to move to Albany or Philomath due to the high cost of mortgage/rent within the city.

- We strongly considered moving to North Albany rather than Corvallis because housing is so much more expensive in Corvallis.
- My husband and I would like to buy a house, but at this time the Corvallis housing is beyond the average salary.
- Corvallis is expensive, pretentious, and kind of snobby, Housing here is expensive and city services are expensive and you don't get much for the money!
- I'd prefer to live in a house with a garage and with a yard too.
- I can't wait to move out of Corvallis.
- Property taxes are too high--so I may move.

Lots are too small here.

The city is too strict about building codes; you need the city's permission to wipe your nose.

- We currently live in Salem. I would like to move to Corvallis but the price of housing is much higher and there isn't good shopping options.
- Decent affordable housing for families in this town. The quality and affordability of family housing for middle-income families is severely limited here. We cannot buy a home here and thus will likely buy a home in a surrounding community within the next year. I really do not want to do that because we work in Corvallis and we like living here. I dislike the energy required to commute.

- Will move to a smaller house within 10 years
- OSU should build more housing on campus to accommodate its growing enrollment. The rapid private construction of student housing near campus has created a blight of student ghetto with traffic congestion that is undermining the character of Corvallis
- OSU just changed to a new and improved shuttle bus system which is actually MUCH worse. IF I cant find parking why don't I quit and try to work for U of O in Eugene? Academics do not pay enough to have to pay exorbitant (?)commute/parking fees. I just cant live within budget due to this very fact.

Between gas to commute and time before and after work to travel a few miles, and no bus on HWY 34 except for the Express Loop- (which doesn't stop) and then with expensive parking permits, no space anyway and now TWO shuttles to catch to get from cheaper (not at all cheap) Resser parking lot on the other side of campus where a greater portion of buildings and staff work at- AND most importantly with the really poor timing of the traffic lights leaving the city after work to go over the bridges- (one turns green while light in front doesn't turn yet so no where for people to advance forward and then we sit and sit through

MULTIPLE lights). OMG its is hideous and frustrating and fairly dangerous.....For an engineering town the lights are not at all conducive to smooth flow of traffic!! ITs insane and the whole city management of the system is the one reason I would leave and try and buy a house and find a job elsewhere which is REALLY sad because Corvallis is such a nice community with good people and a good balance of activities. BUT NOT A GOOD PLACE TO WORK IN WHATESO EVER!!!! :(

- You should know that Corvallis is very expensive for most people; there isn't enough affordable housing. Also we need an affordable grocery store on the south side.
- Due to increased enrollment at OSU, the town is forced to accommodate student housing in the form of large multiple dwelling complexes which is rapidly changing the character of the community from single dwelling homes to large complexes.

Curtail growth at OSU to maintain quality of life within Corvallis.

- I love living in South Corvallis, but it is damned inconvenient to get to any services that I need. How about a grocery store in South Corvallis?
- You need to cooperate with Homeless Coalition and not continue to ignore the homeless people. The shelters may be closed but they are still there.

Also how about chopping down the tree in the dog park that drops hazelnuts that are poisonous to dogs. That should be a no-brainer.

- Due to the increased student enrollment and, therefore, markedly increased traffic and noise, I would not again choose to live near the university if I were to buy a house in Corvallis. We bought our home 8 years ago and, although, I love the college hill district, the traffic congestion is becoming a serious negative influence on our satisfaction in this area. If I could do it all over, I would choose to live outside the city (perhaps Philomath) and commute. If more control was placed on growth, parking and traffic by the city, this neighborhood would retain its charm. The loss of historic properties (e.g. the hospital) for the sake of increased student housing is unfortunate. It's also unfortunate that local political initiatives are being influenced by the university's continuous uncontrolled growth.
- Housing is poor at best for a single income household to be able to afford a home over 700 square feet that will meet FHA or VA housing inspections and or qualifications. Housing is grossly overpriced for Corvallis and on my income it was wiser to purchase a home with better cost per square foot for a home in better shape and more move in ready in another town outside of Corvallis.

Personally because things are so overpriced for homes that need rebuilding or restoration that are basically uninhabitable in Corvallis, I

won't recommend to family who are planning to relocate to Oregon to consider buying in Corvallis.

- Until recently, we live near Cloverland Park. There are many older, well-kept houses in that neighborhood but also a lot of run down rentals with dead, weedy yards. I think the city has been very remiss in not establishing and enforcing laws that hold landlords responsible for keeping their properties well maintained.
- I do not want to live next door to a three story apartment complex that benefits out of town investors and makes Corvallis a lot less livable. Some of us would like to retire in Corvallis with the idea it will remain livable. It needs to retain historical buildings and make sure OSU can remain within it's boundaries.
- Corvallis is a wonderful city!
- Although my primary reasons for living in Eugene (since 2001) are because we love this community and because my husband, the primary bread winner for our family, works here, our standard of living is so much higher in Eugene in terms of being able to afford a nice property. Were we to live in Corvallis the options in our price range would be fairly narrow and poor compared to what we are used to in Eugene.
- My husband and I would like to buy a home but are not able to afford it. I am frustrated by the housing prices in this city - not are the prices are high, but that they have increased significantly in the past 15 years. This makes it impossible for average-income families to live in Corvallis if they wish to buy. OSU does not pay well (except for teaching faculty), so it makes sense that OSU employees can not afford to purchase homes in Corvallis. There should be homes in the 100,000 range so that average-income families can live here. Unless Corvallis wants to continue to be a place were only rich people and students can live.

This brings me to the extremely frustrating rental market. I have lived in several cities around the country and none are as ridiculous as Corvallis. When I moved here four years ago, we rented a place sight unseen and began paying rent 1.5 months before we actually moved here. It was the best we could find and I was afraid we may not be able to find a place if we didn't jump on it. Turns out I was right. It is very difficult to find a rental - we have rented 3 places in 4 years. All of them had/have mold, all of them were highly overpriced, and we have felt fortunate to get each of them. Because it was a place to live in Corvallis - a city that we have fallen in love with, but that does have much room for people of average incomes.

A new disturbing trend that I've noticed is that although new housing units have been built all over the city, rental prices continue to climb. The

concept of supply and demand does not seem to exist in the Corvallis rental market. I've been looking for a three bedroom unit for the past year, and I've noticed that the average three bedroom has gone up by a couple hundred dollars in that time period. Are landlords price fixing? How is it possible that these old, cruddy apartments, homes and duplexes continue to increase in price, as new units are available? There needs to be some sort of renters rights organization in Corvallis. These landlords are used to pushing students around because they can always kick them out and get new tenants. The landlords know that there will be a line of people who will be grateful to live in a cramped, smelly, moldy place for an outrageous price - as long as it's relatively close to campus.

Something needs to change and I hope the City of Corvallis has the gumption to do it.

- I work at OSU. Traveling over the Van Buren/Harrison bridges is frustrating during rush times. I am concerned about traffic safety along Highway 34 between Albany (where my spouse works) and Corvallis, especially turning off and on Highway 34 (even in a car) from my neighborhood off Colorado Lake Drive. I long for a dedicated bike path along Highway 34.
- Rents are too high for divorced single parents...places that are available are not taken care of by owners. I have plants growing up my bedroom wall coming out of where the trim meets the floor/wall. There is a lot of abused/unfinished work in the house. The only redeeming feature is it is close to my child's school. There are broken tiles, openings that need caulking/filling, etc, and the house has ant issues periodically.

Perhaps there should be an annual house inspection of RENTAL houses to ensure houses /apartments are FIT to rent.

Lacking 1st/last/security to move, I have to stay where I am.

- You asked about current housing, but to a couple of questions I referred to future preference in my answer. My current house is a function of my past preference: a desire to be 'deep in the thick of things' and close to both campus and downtown, combined with a desire to live small, efficiently and simply.

My future preference is a function of having lived in my neighborhood as long as I have. At this point I can say that when we move, we're moving away from the campus perimeter and we're looking for more space. The campus perimeter is a sufficiently challenging environment for one with a small child that we are 'fleeing'.

My future preference, unfortunately, means moving to the suburbs where our criteria will be much different than what they were when we bought our current house. Urban flight is common in our current neighborhood. My daughter is the only grade-schooler for 2-3 blocks. Her closest friend's family fled the neighborhood last year, their historic and well kept house now a rental... and less well kept. We are the youngest single-family dwelling homeowners on our block, where long-timer (retirees) and rentals are the norm.

- The biggest downsides of where we live in Southtown Corvallis are the following (in order of the worst being top):
 - Neighbors (often young, college students, who while quiet during the day are very loud throughout the night and early AM)
 - Cost (though our area is one of the cheapest in Corvallis, it's still wholly too expensive due to a lack of supply and increase of demand, especially between Fall-Spring, less so in Summer)
 - House size: typically small < 2,000 SQ. FT on small lots < 5,000 SQ FT for anything that's under \$350,000 (South Corvallis that is once again, usually pretty low-cost compared to North Corvallis)
 - House Age: Houses that are less than 50 years old typically cost much more than \$300,000 for a a good size (e.g. > 1,500 sq. ft) house. Brand New Houses in a size > 2,000 sq. ft are usually over \$400,000.

A lot of those issues aren't present in certain areas of Philomath, Albany, etc.

- Now that my daughter is in high school, I'm reluctant to move to Corvallis until she graduates. I do not wish to make her leave friends at this point and start over. I would like to be closer to work so commuting expense was less. When I bought my home gas was much cheaper than now so living further from work wasn't much of an issue. Although I've considered moving back to Corvallis, home prices are still too high especially for the upgrade in lot size and home size that would make it worth while.
- I'm not a student, retired with a lot of money, a tenured professor, sports coach or upper end university administrator. As such, I don't ever see myself living (or spending time other than working) in Corvallis. But then again, I guess Ed Ray doesn't want to live in Corvallis either, so I guess I'm in good company?
- There is very very little middle income housing for people in Corvallis, and what there is is either very expensive (1500 a month or more) or very run down. This is a town that caters to students and the work force here is very neglected.

- A house would be nice, but speculators have driven the market to failure. There isn't much the city can do about that.
- As a single person (working adult) it is becoming harder and harder to find affordable housing close to campus. The trend seems to be toward building large apartments complexes and apartments that house 3 or more students (e.g., the monstrosity that was built on 29th between Tyler and Polk). In the process we are losing the smaller, more affordable houses from the older areas that surround OSU. This seems rather unfair to those of us who are permanent and tax paying residents of Corvallis.
- Sure would be nice to see more family housing built in Corvallis.
- I am not certain it is clear from my answers, however my husband and I both work full-time and we would not be able to afford to live where we do if it was only my income.
- Corvallis has grown too large and chaotic, traffic is a mess, and it is no longer a pleasant place to spend time.
- I can walk to my doctor, dentist, grocery store. I can bike to work and the pharmacy. I know my neighbors. These are my present (and future) housing preferences.
- I would prefer to live in Corvallis, if I could find a big enough home for a reasonable rent. Currently, I am the primary wage earner for my family of four and I cannot afford more than \$850 a month for 3 bedrooms.
- I want privacy very badly. Anything that can be done to stop housing from getting crowded or closer together than it is already is good in my book.
- It would be nice if Corvallis rental rates were a bit more affordable and closer to rents found in nearby communities.
- it is not terribly surprising that a large percentage of workers commute into town from elsewhere. A couple of observations:

1) State-level urban growth boundaries and anti-growth policies supported by Corvallis residents have constrained the supply of single family homes, making the city unaffordable, even for relatively well-paid young professionals. The housing market in Corvallis is the second most expensive in the state, from what I understand. This is particularly true for people under 35, who are saddled with a higher amount of education debt than older generations.

2) Even by college-town standards, Corvallis offers few amenities to young couples, particularly those without children. Eugene and the Portland metro area are just close enough to be enticing for those willing to commute. I would list growth restrictions and Benton county's lack of economic dynamism as factors explaining why Corvallis has fallen behind Portland and Eugene in terms of quality of life. More broadly, if

you look nation-wide the revitalization of urban areas has drawn more people back into the cities.

Overall, particularly when you factor in the anti-growth of Corvallis's aging homeowners, I think the long-term prospects of Corvallis and similar rural university towns remaining culturally viable (and hence drawing in more young residents, rather than commuters) are rather grim.

- Affordable small one-bedroom apartment or studio apartment with full bathroom (with bathtub, not just a shower) and small kitchen, shared laundry facilities, very close to OSU and downtown for single adult.
- Corvallis needs to build NICE affordable apartments, condos, and townhouses that young professionals, families, singles, seniors, and disabled can afford. Why not in South Corvallis where building has been totally ignored. Start with a Grocery Store!

The City needs to stop encroaching on the older sections of town that have already been destroyed by all of the infill that was allowed over the last 10 years.

- would love to move to Corvallis. Can't afford the housing
- Yes, we would like more architectural options for purchasing a home in this town (more like Eugene and Portland). It is either: buy a pre-made home in West Hills (no yard). Timberhill or buy an older mid-century home (with a lot) and TONS to fix up.

No Dwell like architecture in this town....The only modern buildings are Into OSU and the building downtown on the water that has Del Alma.....

Also, no easy access to Portland or Eugene Airports/Cities. Why doesn't the Bolt bus come to Corvallis? Why is there no shuttle to Eugene airport?

Thanks.

- I would love more bus service to my area. Have the buses run twice an hour instead of only once an hour
- We would have loved to live in Corvallis, but the only affordable areas (and there are very few) have issues with livability (crowded, crime, noise, etc). Working in the community for 17 years, living in Philomath and then north of Corvallis near Adair, we were acutely aware of not being able to buy when we were ready because of the inordinately high costs for homes, city services, and taxes. It is more affordable to live 22 miles away (one way) and only come to Corvallis when we have to. We

used to enjoy some of the events, sports, etc when we were closer, but always had to travel to Albany or Salem for shopping because of the restrictive nature of the Corvallis business community.

- We like south Corvallis by Willamette Park to Rivergreen. We choose to live and work in Corvallis because we love it here. Our bicycle park on Chapman place is very important to us. Our group, the Corvallis Bike Parks Coalition is working with Corvallis Parks and Rec to create additional bicycling opportunities at more parks within Corvallis. Thank you for a wonderful community.

Chad DeMers

- I want the city to regulate wood burning stoves and dirty fireplaces that cause health problems.

Any major landscaping on a private residence should require permit approval; e.g. someone must get a permit before they can cut down a low-maintenance, appropriately-sized, low-water-use landscape and replace it with a suit-and-tie, manicured, high-water-use lawn and garden; water is too precious to waste in this manner.

I would like to see low-income housing mixed in with high-income housing. It's just not fair that the poor have to carry a tax-burden as well as receive the short-end of municipal services, including police, streets, etc.

- Major issues regarding living in Corvallis are affordability, high crime and something you didn't ask any questions about is politics, being a conservative in Corvallis doesn't work.
- This town could use some more affordable single family housing.
- cost of living is toooo high to even think about it...even students are affected by the cola
- I am planning on moving to Corvallis or a surrounding neighborhood in the next month. The long commute has had too much of a negative impact on my life.
- The general condition of housing in Corvallis is poor and the prices are high.
- We don't like the way city planners and the city manager have made decisions about housing and annexations. We moved out of the city limits to get away from infringements on our neighborhood - no buffers between our old neighborhood and the high density housing of 2-story houses that was rubber stamped by city planners. The views within the city limits have been blocked by tall buildings, obliterating the skyline, sun and mountain views. This is very sad to us, and it has made Corvallis an undesirable place to live since we came here 25 years ago.

Corvallis has an oversupply of large multi-story houses on postage stamp size lots. We prefer less house (1800-2000 sf is good) and more open space. We prefer 1-story as we are aging.

- It is a crying shame to see single-family homes converted to housing for 4-5 college students in residential neighborhoods; or to see single-family homes razed and replaced with multi-unit townhouses. We are losing our core neighborhoods to high-priced student rentals with absentee landlords, trash, noise, and parking issues, while driving young families away from our neighborhoods and community with a lack of affordable, single-family housing.
- quality of life is important. As Corvallis increases in size, I have considered moving to a more rural location, because of more traffic and noise. I am also concerned about safety issues, both with crime and traffic.
- yes, The Van Buren Bridge is a joke and really needs to be upgraded to 2 lanes!!!
- I bought my dream home and have no intentions of leaving it.
- Rental costs are prohibitive. Competing with students for housing limits selections and drives up costs. Several of the property management companies are borderline criminal in regards to rent inflation and providing up to date, energy efficient, clean, mold free housing and not seeing to repairs appropriately. Losing tenants for these reasons is no big deal because there are always more eager to move on regardless.
- Primary barrier is partner's employment in the Portland Metro area and preference for living there. My teaching as an adjunct is not reliable enough for mortgage security, so that is a secondary barrier to moving here.
- Planning to move to Albany at the end of my current lease to take advantage of lower rental costs and the opportunity to purchase a home for under \$100k.
- There is lots of undeveloped land in the Southwest part of Corvallis that is within the city, but not yet developed (west of 53rd, along Philomath Blvd, out to 72nd street). City should facilitate development out there.
- When I retire, I'll move to Washington. They don't tax pensions.
- I would like to own a home in Corvallis, but I find very few homes in my price range. It is difficult for my fiance to find employment nearby, so we are living on a single income. Due to parking prices and other issues, I prefer not to commute from Albany, which means I'll probably be a renter as long as I live in this area. The home prices are surprising to me as this area is a relatively rural community.
- I wish that students who party all day and night did not live in the family neighborhoods. The families have been driven out away from their schools, which makes the schools less safe. Parents are also driving their

kids to school in the mornings since they are too far away to walk safely.

The safety of families in the neighborhoods by OSU has decreased significantly. Drunk students break tree branches, piss on our houses, break glass on our lawns, and break our fences, etc. The homeless population has also moved in near the campus because they find food in the garbages and beer bottles to cash in.

My car insurance went up 20% this year...20% because I live near OSU. I have witnessed many wrecks near campus and walking to campus is dangerous because students are zooming around looking for parking. They are often late to class as well. Bikers often do not follow the rules of the road and cause their own accidents.

My food bill is very high because I live in Corvallis. Compare to Portland food prices.

My friends and family cannot visit me for more than 2 hours without getting a ticket or checking the time often so they can move their car. The parking ticket system does not work anyway and wastes our money. People who are generally not making enough money each month don't need a \$64 parking ticket for using the parking in their block.

My rent is a good price, but rent for some of the nearby dwellings is outrageous. I see many vacant homes nearby this year.

- you need a large down payment in order to get a mortgage like the one we have
- I would not be able to afford the house that I currently own in Corvallis if I were just starting my career. My house is ideally located within a short distance to medical facilities, grocery stores and I plan to age out in my house. What I do not like is the difficulty in finding parking at OSU where I work. The city should get a spine and make OSU build parking structures where they are needed.
- My neighborhood is deteriorating due to the conversion of owner-occupied residences to rentals, including the conversion of single-family homes to 5-bedroom townhouses intended to be rented by the bedroom that will never be usable as family housing. At this point, I am seriously looking at communities outside of Corvallis to move to when I fully retire due to this, and to Corvallis only taxing homeowners, and adding fees to water bills, rather than seriously considering restaurant taxes and entertainment taxes. When people visit me from out of town, they comment on the traffic and ugly townhouses rather than the nice ambiance that they would comment on 10 years ago.

- Parking for osu is extremely horrible for people who transport to work!
- In Raleigh, NC, I lived in a quiet, middle class neighborhood built after WW II, just 12 minutes from North Carolina State University, where I worked (and could afford parking). It was 5+ blocks filled with modest, 2-story homes, well made and sufficiently spaced apart with slight differences inside and out so as to distinguish them from one another. In Corvallis, the choices seem limited to dated/run down ranch style homes, cheap copycat houses crammed way too close together, or lovely, spacious homes (and here, spacious means anything with 4 bedrooms and 3 baths)...that too few can afford. When a not-too-small home with quality construction and/or character does open up, it's a timed race to blindly make the highest offer. Thankfully, I won and was able to move my daughter, partner and I into our third Corvallis residence (since Jan 2011). It's a ranch with too many run-down rentals near by, but it was all we could afford, and I like being a little ways from the university.
- I would love to live in Corvallis but is ridiculously expensive to buy a house and there are not many options available.
- Stay classy
- If someone chooses to live near a university in a university town, they need to understand that students are a necessary reality (not necessary evil) to living in said city. I understand that the zoning regulations around campus have been lax allowing for a population saturation. This is not the fault of OSU, but rather the city administration who did not choose to maintain common sense zoning principles. The treatment of students in the media by members of our 'community' borders on demonization and is intolerable. These students are citizens who will be living next to you for years to come. Let's foster good relationships as they will be the people who will make future decisions that will effect your life.
- Off street parking is an even bigger priority now that the city is planning to expand parking permit areas . I certainly wouldn't buy a house near the university now if it didn't have off-street parking.
- I am currently renting but would prefer to purchase a home in Corvallis. If I can't afford anything in Corvallis, I will consider looking elsewhere, including Philomath and Albany. Smaller single-family homes, townhouses or condos are my target market.
- If I knew how awful the electrical grid in Corvallis was, we would have strongly considered purchasing elsewhere. The number of times we have lost power (including a time when we had to buy a nearly \$1000 generator to save our 1/4 cow from going to waste in our freezer) has been absurd. We have lived here since Sept 2012 and have lost power more in that time than I did while living in Portland for 12 years!

I know that some folks might say its not a city issue because its a private company but if city residents can't even rely on getting power without regular brownouts or full on power outages, it is a problem for the city.

- We have two college students (our sons) living with us. One attends OSU, the other attends LBCC.
- Living in Corvallis is not affordable for us. Wages do not support the cost of living there.
- Corvallis really is a great place to live if you are going to school or have a family. I originally moved away because I was a single 26 year old and Corvallis does not accommodate that demographic very well. I since married my husband that works in Woodburn, so living in Corvallis is not feasible for us.
- I would like to buy a house but as a new professional everything is very expensive. There is little available to rent also for a young family that is affordable.
- Housing Costs are prohibitive in living in Corvallis, including taxes
- The city of Corvallis continues to make some questionable decisions about housing/parking/street access. You will need to do a better job of meeting the 'town-gown' issues, because many people would love to live in Corvallis. They don't because of the complete lack of regulation and proportion of the above-mentioned issues.
- Corvallis is a nice city. Housing prices are ridiculous when compared to surrounding cities.
- Corvallis is simply too expensive, because people would rather rent houses to 4 or 5 students who can collectively pay more rent than to a family who can't, and would rather rent and make large profits than sell so people can live here. Rent is also very high for such a small, rural area. I moved from a much larger city and have been shocked at how much higher the cost of living is here - I am paying \$300/month more for the same size apartment.

At the same time, any time the university tries to accommodate students (and address residents' concerns) with large dorm-style buildings, everyone has a conniption fit about 'ruining the character of Corvallis.' Really? What is ruining the character of Corvallis is the number of nice, older neighborhoods that are being run down by too many people renting to students rather than selling at a decent price to families who will maintain and contribute to the area. I'd much rather have the students concentrated in larger dorms/apartment buildings close to campus than have them spread throughout the city taking up the space that working people would like to rent/buy but can't afford, and frankly, don't want to buy because who wants to live surrounded by houses that

at any given time can turn into frat party central?

Although I do not own, I've also heard concerns about very high property taxes - \$400-\$500/month, which does pay for lots of good services, but is a lot to ask on top of high mortgage payments. For example, the free bus system is nice, but most people who ride it could afford to pay, and still would ride because it's cheaper and more convenient than driving. Working with OSU to create a bus pass that students and staff could pay for on campus might be an answer.

- Southtown needs more services like grocery stores. It is a quickly growing area. I would like to be able to walk to services but currently that is not possible.
- The housing in Corvallis is very poor but extremely expensive for such a small city. You can rent an apartment in Portland for the same amount of money but with much better infrastructure around. The rents go up every year, while the salaries stay the same. It makes it very difficult for people to work and live here. Another thing is that housing in Corvallis is very old and not well-maintained, generally. Landlords behave like monopolists, knowing that many people are stuck here and cannot commute (no car), and they simply take advantage of renters by offering very poorly maintained rooms for a lot of money.
The new houses built in Corvallis in the past year are all for students (4-5 bedrooms). We need MORE apartment buildings with affordable 1, 2 bedroom apartments. Working professionals prefer to live away from students. The price difference between 1-bedroom and 2-bedroom apartments is not much, and it makes a one bedroom apartment unaffordable. The university seems to only care about getting more students and not collaborating with the city regarding the housing conditions and rental prices. I am extremely disappointed in housing situation in the city. As a professional faculty on a 9-month appointment (with the salary that I have) I cannot afford renting a 1-bedroom apartment and live on my own. And this is wrong.
- If I were to move to Corvallis, I would want an affordable three bedroom house with a good lot size and easy access to the highways. The neighborhood near Cheldelin Middle School comes to mind, though many of these houses are smaller than I would want.
- Living in Corvallis is a very good place to be. I moved here from Monmouth and rented a house of equal size at double the cost. It is so very expensive to live in this town. The services are good (I treasure the library, the clean water and the parks) but it is almost impossible to afford living here. It is no wonder that people have to commute in. The college is growing more quickly than the town can absorb.
I love it here - I just wish it was more affordable.

- We've tried for years to move to Corvallis, but we lose out in bidding wars, find houses are under contract before we can even go look at them, or fail inspections. Compared to other communities, what you get for your money in Corvallis is a lot less. Both seem to be signs of more demand than supply of houses of the sort we are looking for.
- Would never live in Corvallis, housing is too expensive and way too liberal for our preferences. We will always choose to live outside of Corvallis.
- I am established in my current community (friends, family, social ties) outside of Corvallis. Corvallis is an appealing community, but I prefer living in a larger, more urban area with more shopping, entertainment and night-life opportunities.
- I think it's important to retain stand-alone houses in the neighborhoods of Corvallis. While densely packed townhouse-type style housing is certainly profitable, I think that's why we see parking being such an issue for city residents and students. If you build 5 three-story townhouses that each hold 5-6 students, most with their own car, that packs 30 cars-worth of people into a zone that used to only necessitate up to 5 cars or so (1-2 stand-alone housing lots). Admittedly, that limit on housing will mean that rental costs go up, but that could work to make on-campus housing a more attractive option to students.
- We previously lived in Corvallis in a small 1bath and 1.5 bedroom house but when we had our two children, we were unable to afford a three bedroom house in Corvallis and had to move out of town. Currently, we have two children over 18, one attending LBCC and one attending OSU. (I wasn't sure whether to consider LBCC and OSU as public schools in the questionnaire).
- I love the College Hill neighborhood because it is walkable and bike friendly. I think my biggest complaint about Corvallis is that it is so difficult to get out of this town if you don't have a car. It would be great to have a passenger train station that goes to Portland and Eugene -- or better connections between here and Albany to get to the train station. I have taken the Greyhound Bus and it is a nightmare. The biggest complaint is parking in my neighborhood -- but the public transportation (or lack thereof) makes it difficult for folks to give up their cars.
- Corvallis is WAY TOO EXPENSIVE to live in long term. We will not be staying here very long :(
- At the time I started working at OSU, the professional faculty salaries were quite low. I took a loss to move to the area and have still not recovered completely financially.
- Housing developments should make garden space available

- Housing is becoming more and more expensive in the Corvallis area, and with the increase in student population become harder for non-students to find housing.
- our taxes are too high. homeowners are the only ones paying for public services and the burden is too heavy.
- Almost didn't answer this survey as it is not really confidential in nature as you can determine from where the person sent the survey.
- We are lucky to be living in a lovely small bungalow, walking distance from work, church, restaurants, convenience store, and grandchildren. When we retire, this will still serve our housing needs as long as we are independent.
- The availability of quality housing is very disappointing. We decided to pay rent - not buy - during our child's remaining 3 years in public school in Corvallis. We then plan to relocate. Given the extensive growth of OSU, I suspect that the quality of housing will only diminish, as increasing numbers of property owners will choose to rent to students. Sadly, the upkeep of these rentals pass basic guidelines, but are not fit for renters who actually care about their living spaces. Given our gross salaries and our financial obligations, we cannot afford to buy in Corvallis and do not plan to stay.
- When I lived in a town I preferred well-lit streets, sidewalks, bike lanes, paved roads, well-plowed roads in winter and abundant sidewalks. Parking is a big issue, particularly near campus. We have plenty of (and a good variety of) grocery stores, although they aren't well distributed--downtown, campus and south Corvallis have more limited options, and we have sufficient general merchandise (Bi-Mart, K-Mart, Fred Meyer, etc.), hardware, gardening, bargain stores (dollar store, WalMart) and small downtown specialty stores. The restaurant selection has improved a great deal in the past few years, and it would be nice to add some mid or higher end stores such as World Market, Target, Penny's or Macy's. The bag ban does sometimes cause me to choose to shop at equivalent stores in Albany, but Corvallis has a better downtown area, farmers market, restaurants and shops. Activities at OSU are also appealing, and a better calendar of all events in Corvallis would be helpful--the visitor's center calendar is disjointed and hard to browse.

The downside of living in a rural area is transportation. To get to town without a car is impractical (no bike lanes, must travel on highway and no bus service in my area), and I had to miss work during two ice/snow events this year due to poor winter road conditions.

- We wanted to buy in Corvallis, but ended up choosing Lebanon instead, because we could be the same size house with a larger yard for just over half of the comparable house that we were considering in Corvallis.

- Stop the spread of the university and the sprawl of apartment style buildings it is generating.

Require the university to provide appropriate / sufficient parking for students and employees.

Stop adding new taxes (fees) to my water bill -- it's a slimey way to add a tax without having citizens vote on it.

Stop finding new ways to spend my money. Honestly, I wonder if you have ever thought about how much taxes and fees are appropriate -- exactly how much of the money I make should I be allowed to keep?

Stop the spread of the homeless individuals who are ruining Central Park for families and children.

- The property management companies in Corvallis are awful! Perhaps because they deal a lot with students who they might think don't know any better about how customers should be treated? I don't know...But my experience in dealing with these companies is that they are unprofessional in many ways and do not cater at all to working professionals. Fortunately we found a nice rental from an individual owner and we've been happy there for 4 years.

There is little in the Corvallis rental market for families that is affordable yet not run-down or in the middle of where all the college students are living. There's a lot of lousy, small, run-down housing available for \$1,000 or less, and a lot of nice property for \$1300 or more. But there's not much in the middle range for families.

Also, Corvallis is much more expensive than the neighboring communities. This survey is asking why more people who work here don't live here? Most people don't earn enough to get into decent housing in Corvallis. Isn't that obvious???

- People, I know, who have chosen to live outside of Corvallis are generally short-sighted. They believe that the more house they can buy in a neighboring community will make them happier. However, they only increase their commute time when they work or go to school here. They generally recreate here and in some cases transport their kids everyday to go to school here.

There are so many people I know who use someone else's address for Parks and Rec. registrations, or school registrations it's almost funny.

I know both people who commute to work in Corvallis, or commute from Corvallis to work in other communities. However, the number of people working in Corvallis far out number the number who choose to work outside the community who live here.

Bottom line it's a desirable place to live, and with that comes a steeper price tag for those who live here.

- As the university has grown more houses have been turned to rental in my neighborhood. Although, the students can be good neighbors, they have many vehicles, and many friend visiting daily. This has caused concern for children playing, parking, and noise.

Additionally, the 509J is not meeting it's obligation. It seems strange that snow days can be made up by adding 3 min to morning, and 7 min to afternoon. That is not quality contact, educational hours. That is meeting contractual obligations with little concern for the children and families they serve.

Between University growth, neighborhood traffic and parking issues, and the lack of quality in the public schools, Corvallis is not going to remain a must live location. Housing prices and property values will drop as the mega student housing projects are built. However, the demand to live in Corvallis for quality of life and good school for children and families is diminishing.

It is going to be hard to rationalize paying Corvallis prices, when you can buy much more house in Albany, Lebanon, or Philomath and have better public schools and quality of life.

- The rental market in Corvallis is improving as far as availability. However, the cost of rent is so high. I have considered many times moving out of town and commuting to Corvallis for work because there would be a reduction in rent. The main reason for not commuting is the consistency in education for my children and family living in Corvallis.

The new housing developments are focused on student housing but there are many families that would prefer to live where they work but it costs too much in Corvallis.

- I know I could have a much lower mortgage and property tax bill if I lived in Albany (or outside of Corvallis). But I want to send my kids to Corvallis schools, and live right in Corvallis so my family can minimize driving (to go shopping, get to work, school, etc.).

- Along with housing challenges there are significant issues with affordable daycare in Corvallis. Albany daycare is approximately \$500-\$600 a month, Corvallis is \$1100-\$1400 a month for one child. Most of the Corvallis daycares additionally are full with waiting lists. The OSU Beaver waiting list is over 2 years long...I'm still on it a year later. It's unfortunate that Corvallis isn't meeting demands and being competitive with the surrounding areas because it has much to offer a family like ours with young children. I would love to go to many of the wider range of opportunities available in Corvallis (sporting options, more summer camps, Little Gym, Corvallis Osborn Rec Center) than in Albany. But Albany is really what we could afford at the time we moved last year and it's difficult to sell a home in this area so I don't think the opportunity will arise in which we can move to Corvallis. I'm just hopefully childcare options will grow in the next couple of years so that maybe I can save money on transportation and/or commuting costs with two of us commuting.
- Ideal housing for someone like me would be a small house, walkable to downtown, but not with a college feel. Corvallis needs more spaces and options for people who aren't family-oriented nor are at OSU, but are active in the community.
- I chose to live and work in Corvallis. I lived and worked in Albany in the 90s and although it may be cheaper to live in Albany or Lebanon I wanted to live in Corvallis. More things to do here that I like. Better commute to work. I initially commuted from Salem when I first started working in Corvallis and I couldn't wait to move here and buy a home.
- The City of Corvallis puts many restrictions on its residents (e.g. municipal codes, plastic bag ban) which do not fit with my values. Also, Corvallis has few employment options for professionals, outside of working for OSU. This creates difficulties for dual-career professional couples who would like to live in the area. For example, I work at OSU but my spouse works in Portland. My spouse has looked extensively for employment closer to Corvallis but few professional job opportunities exist.
- We would definitely consider moving to Corvallis, if housing was affordable to purchase and have one person commute. Most affordable housing options are older homes that have become decrepit, or abused. We wouldn't mind fixing up a home, but mold and structural issues seem to be constant obstacles that a new homeowner might face in Corvallis.
- Taxes and home prices are too high
- Own home, not paying mortgage, so the monthly housing expense is non-typical
- City of Corvallis is far too restrictive with their policies towards business in general. Extremely limiting compared to Albany who used to be our

ugly step sister but their city fathers were much more open and inviting and as such are our equal and more.

- I would love to buy a house in Corvallis, but the availability of affordable single-family homes is basically null. I have looked for a few years and still cannot afford to buy in Corvallis which forces me to choose to rent in town or look outside of Corvallis to buy. As an employee of Oregon State University, I feel like my options to reside close to where I work are very limited.
- Rent in Corvallis is too high and landlords have too much control on rent prices
- Yes. Corvallis is terrible for affordable family housing. For a family to buy a house below the \$500k price bracket is virtually impossible. Every decent house that comes up is gone virtually before it is advertised. It's also not clear how fair the realty process is here. Twice in 3 years we have had to leave rentals due to owners returning to them so we do not have a secure family home. This is not a situation that I would expect when working at a prestigious university.

For rentals, unless you can afford the \$2,200/month or higher rents. there is - again - very little choice. This is very unsettling for families with small children as it means that you effectively have to be prepared to move at any time. It creates uncertainty and instability both with regard to the home and the school that the kids will go to.

On a funnier note, someone seriously needs to start an interior architects business in Corvallis. I've never seen so many houses with badly designed interior architecture that have ended up being idiosyncratic homes with tons of wasted space!

PLEASE do something to help young families in Corvallis!

- Prefer to stay in present house and may be trapped there permanently once they build campus crest and turn Harrison into a parking lot.
- Housing in Corvallis is too expensive, run down and shady. Having to compete with students who have more resources than a full-time working person is just a losing battle.
- I have land for horses. If I moved, would need to find at least 30 acres.
- Just a note, the costs of living in Corvallis have gone up so fast that most months I have to finish the month taking money from my savings. I wonder whether I can continue to live in Corvallis.
- I enjoy living within 2 miles of work. I do not need a car to get groceries and it feels good to be a long-time community member.
- Lack of quality shopping downtown (clothing stores and the like). You need a lg anchor store here.
- Housing comparables between Corvallis and Albany are \$60,000+ less in Albany. Corvallis market is very small and very few homes under \$230,000 in starter home range. Many of the homes that are less than

\$300,000 are in poor condition. The rental home market in Corvallis is too high and saturated with students that are willing to pay high prices shared amongst roommates.

- Important considerations for Corvallis:
 1. Corvallis is increasingly becoming like Ashland, OR - higher taxed community. We need to stop saying YES to all the services that City Council imposes upon the citizens.
 2. Just like Ashland, OR, Corvallis is increasingly becoming a location where younger professionals make economic decisions not to live here because of increase in taxes.
 3. If more people are commuting to Corvallis, then City of Corvallis + Benton County needs to do a better job of creating better transportation modes for commuters, including better roads of access.
 4. Increase in the frequency of the 'free' bus system so people are given a choice of public transportation.
- I am disappointed and frustrated by the ongoing emphasis on growth at OSU, and the continued building of houses/expansion of urban growth boundaries to accommodate more people living here. I am unhappy about the type of people who are moving into the community and how it is reducing the quality of life for long term residents of Corvallis.
- We are currently not looking for a new home. Only one of the two of us has a commute to speak of and it happens to be me. Our current home suits our needs very well and provides us with some room to grow should we choose to do so. We are possibly looking to purchase another rental property but will likely stay in the same city that we reside in. We also might look for a piece of property out in the country that has a pond/trees/etc. to have for our recreation purposes.
- Given the high cost of living in Corvallis compared with other Oregon cities, I will soon consider relocating. Housing costs in Corvallis are artificially high and, in my opinion, kept that way by poor planning and growth. I left here about 21 years ago and lived in the mid-west where housing was extremely affordable. Coming back and trying to afford housing on an OSU salary is challenging. We can boost 'quality of life and livability' only for so long. Many cities and towns around Oregon, the Pacific Northwest and on the West coast are equally desirable and have good employment opportunities. However, they don't have the high cost of housing found in Corvallis. The growth in 'high end,' student focused apartments does nothing to contain housing costs. I lived through similar growth in Indiana and the cost to the livability of the city was great. I'm sad to find Corvallis not more progressive and aware of the effects this type of development will have on the community.
- We lived in Corvallis for 8 years before moving to Kings Valley. Before we moved, we had considered buying another house in Corvallis, but

now, after 4 years in a quiet community with low traffic, clean air, pristine drinking water, and great neighbors, we're glad we are where we are (despite the longer commute).

- In general, I perceive Corvallis government to be obstructionist to business and building a home. Shopping options are very limited and the parking downtown is so frustrating we sometimes leave after not being able to find a spot. Access to Portland is far easier from Albany area.
- We will be downsizing in the coming years but aren't quite ready for that transition. We're also considering where to finally retire. We're definitely considering Corvallis but have some concerns about the housing stock and the possibilities for new off-campus housing developments, which have definitely been a problem in the Eugene area.
- We have to have housemates in order to live. We would be unable to own within Corvallis at this point (with one person working and the other a student) without housemates.
- In looking at housing in Corvallis last year when I moved here, my primary concern was an inexpensive rental - my next goals were a quieter neighborhood where I could then bike/walk to work (at OSU). I'm not a huge fan of apartments and close quarters living (so apartment communities and rows of townhouses aren't ideal). It's just me with no pets and no disabilities, so no exceptional demands for housing. I found it very difficult to find an inexpensive place. The place that I found is in a neighborhood where a small area is fairly transitional and is mostly duplexes (where I'm at) but the rest of the area is more family oriented. I feel VERY lucky to have found the place. However, it's not the nicest place, outdated, requiring a lot of work and has a landlord who doesn't really follow through on things. There's no character to the housing area and it's crammed in with other duplexes, so little privacy in the house. I looked at moving to a better home this spring, but again ran into the struggle of finding housing that wasn't expensive - even in the communities that are crammed together (townhouses and apartment complexes) - my place is cheaper with more privacy. So I can't say that I'll continue to reside here. The cost and ability to bike to work are great, but it's not a home and isn't really a place that's meant to be turned into a home. So with current housing options, moving would entail leaving Corvallis and commuting to work.
- I have long wanted to move into Corvallis because I would prefer not to commute by car (which is challenging when coming from Albany), but have found it beyond challenging to find a place I can afford that will allow me to keep my pets (a 40 lb dog and 2 cats). I work in Corvallis. All of my friends in the area live in Corvallis. The activities (recreation) I do is in Corvallis. Most of the shopping and dining out I do is in Corvallis. And I keep hoping that I will find that one affordable rental that allows

pets (over 15 lbs) and is in somewhat decent condition - it hasn't happened yet. I work at the university and am frustrated that the parking plan for 2014-2015 will further penalize me for not being able to afford to live in Corvallis in the first place since I have to commute by car and then I need to park my car somewhere. I would have loved to buy a house in Corvallis when I first moved here in 2003 but it was out of my price range then and has only become more so as the years have gone by, so I continue to look for rentals. Enhancing Community Livability in this way would be great. If I could live in Corvallis I wouldn't need to drive as much and I wouldn't need to congest the areas around campus. Thank you for doing this survey and taking the time to read my responses.

- My husband and I have been torn between our desire for a nicer, more spacious house and having to sacrifice the town we love and find the most appealing. I hate that every time we have looked at homes we always come back to this quandary because we love Corvallis, the schools, the community, it is where we both work BUT it is SO expensive so we have had to sacrifice a more affordable mortgage AND the desired space for our family to be in this community.
- We love living in Corvallis and have been in our current home for almost 12 years. As citizens living in one of Corvallis' 'mixed' neighborhoods (homeowners and renters), we have become increasingly concerned with the growing imbalance of homeowners (families) and renters (mostly students) and the conflicts that arise from the different lifestyles of resident families and college students. We also feel that the City of Corvallis has not been doing a very good job at managing the growth of the university and student housing while keeping the interests and concerns of homeowners in mind. The task force(s) have been a step in the right direction, but still it seems that the City is catering too much to the student housing business (example: recent zone change at Witham Oaks, Chateau Construction monstrosities popping up all over the place). It's no surprise that more and more families leave Corvallis, and that's a shame. We, too, would consider moving outside the city limits if it wasn't for our children, who enjoy living close to their school and their friends. In our case, it's not so much a question of affordability than of livability and if the City of Corvallis wants to keep people here, it needs to address the 'town and gown' issues more effectively (i.e. enforce housing and city codes with landlords and renters - if the rental next door looks run down, it affects our property value and also our feeling good about our neighborhood).
- We might consider moving to the downtown area or a neighborhood close to the downtown area as long as it remains safe and parking is not a huge hassle. I would no longer choose to live near OSU due to the hassles with off street parking in what would be my own neighborhood.

- We used to live in Corvallis and when we went from our starter home to our current home we couldn't find a larger home in Corvallis for a reasonable amount of money--not to mention that the township is divided by university faculty or not university faculty. The town is not welcoming like other areas.

We found a community in Albany and a house we could afford.

- Looking for a larger house with a second bathroom, but the prices are very high for what we want. Waiting until kids are out of daycare to move.

Adding on to our existing house is not an option. The cost to build, including the cost in permitting(especially water -based fixtures and appliances), makes the total building costs too high and we would not get a return on investment if we added on. Due to this, it forces us to move opposed to improve our existing home - which is a true shame.

Hate the new affordable housing in NE Corvallis by Seavy and Conser. Would prefer affordable housing in NE similar to Willamette Landing in south town. Affordable housing doesn't have to be bad looking or built cheaply. I feel like the city is not investing in QUALITY affordable housing in NE. Should build more single household homes that are affordable and not as many condos - would keep neighboring home property values from decreasing.

- Housing in Corvallis is too restricted.
- Corvallis has been getting uglier each year since 1992. 9th Street signage is ugly. Tibet House is ugly. Napa Auto Parts is ugly. High density housing and the parking associated with it is ugly. Empty lots filled with signs and fish salespeople are ugly (9th Street/53rd & Philomath Hwy/and the area near Fred Meyers).
- Too many residences that used to be professional and faculty housing options have turned into undergrad group housing. This has utterly destroyed any interest in living in or around Corvallis, as when I leave work, I want to leave my students behind as well, not drive home and live next to them. This has happened just in the last 2 years.
- Housing in Corvallis is quite expensive compared to housing in Salem. You get a lot more house and land and better finishes for the money in Salem.
- I am simply outraged about the housing density added to the College Hill neighborhood and the eventual charging for parking when I have NO OTHER PLACE TO PARK. This is punitive and unacceptable.
- My partner and I chose to live in Corvallis to be close to work and be able to have a yard and a relatively easy bike commute to work. However, to

make this affordable we've leased out 1-2 of our rooms continually to better afford the mortgage payment.

- I do not wish to live in Corvallis because the traffic is horrible and housing is too expensive to renovate to meet our needs/desires. My elderly in-laws live in Monmouth and we take care of them. I am confounded as to why Oregon cannot build a rail system between cities. There should be a rail line from PSU to Western to OSU to UO to SOU, going through small towns the whole way (not down the freeway). That would take the pressure off Corvallis and allow people to save a whole lot of money on transportation and parking. The 'Education Express.' I would ride it every day, just as I used to ride trains in Chicago every day. I read so many good books!
- Future student housing should be close to campus. Housing proposed such as the HUB in NW Corvallis, many miles from campus is ridiculous and in my opinion would be an example of poor integration of the university with the community.
- Benton County, to include Corvallis, is too expensive to live; even in a rural neighborhood.
- Rent has been increasing a lot in the last two years that I have lived here, especially for the type of rental we would be looking for: a house that is appropriate for a family. The three bedroom ranch house across the street from us recently burned down, and in its place a house was built with five bedrooms and a tiny living room the size of a closet. It must be meant as a student rental where each room is rented separately. We may have to move out of Corvallis and commute to find cheaper rent.
- I got lucky because the housing market was still very reasonable in 2000 when we bought our first house and hit a peak in 2005 when we bought our current house. If we were just moving to Corvallis, it would be really hard to find a non-starter house in a nice neighborhood for a decent amount. We will likely always live in Corvallis because we got lucky, but I know of a lot of folks who cannot afford to live in town.
- I live in Corvallis currently because I have two amazing roommates that make it affordable. If I were to be in the house buying market I would probably have to settle for a much smaller house without some of the amenities I want in Corvallis or have to look at moving to Albany, Philomath, etc. in order to afford a place of my own.
- I have looked at houses in Corvallis because I do love the city, but Benton County taxes are so much higher than the surrounding counties that it is just unreasonable. I won't even look in North Albany because it is included in Benton county and has outrageous property taxes.
- Would prefer to live in a single level house or condominium. Down town settings like the Renaissance on the riverfront is a nice housing option.

- Would like to move outside of city limits to a more rural a spacious house.
- I am worried about parking and traffic congestion in Corvallis.
- A lot of people live in other areas due to the housing market. I feel very fortunate to work and live in Corvallis. It has been a blessing to raise my children in this community.
- None that I can think of...although I remember when we moved here that rent was more than a mortgage payment. That is crazy! I still think it is the same way 20 years later. Good luck trying to get more people to live in the city.
- The cost is ridiculous for a one bedroom. I have to share my one bedroom apartment with my 1 year old. The place is extremely small and we barely have room to move. Plus the place is infested with mold. The apartment complex won't do anything about it. They informed me to open up my windows. I am locked into a lease too. I will be looking for a place in Albany soon, due to the high rent, small spaces, and the places are not maintained.
- Rent is far too high in this town for families. We're cramming 2 kids, 2 adults, 2 cats and a dog into 850 square feet with no storage area. We want to move but can't find a 3 bedroom place in a decent neighborhood for less then \$1200 per month. Buying a house is similarly limiting. There is a dearth of houses under \$210,000. What is this, Portland?!
- I will always choose to live in a rural area, with no close neighbors. I would not consider a move out of my community until my children are out of high school.
- It makes sense to discuss zoning options for primarily student residences around campus. While there are neighborhoods all around campus, it sure seems like the areas south and s/e are prime for converting more single family housing into student housing areas. Many college towns do this - have most off-campus student housing strategically placed, perhaps some can be gained from looking at comparatively sized college towns in the midwest.

We really wanted to find housing closer to campus, and i prefer more urban living than i have now, but all of the houses that were affordable had been student rental housing or businesses and in need of complete upgrades towards a single family home. While I don't blame students for creating noisy neighborhoods, as more urban environments are typically more 'energetic' anyway, it does sure make it difficult to decide to purchase a house that may be next to a student rental house that 1) seems over capacity and/or 2) will change every year leaving the homeowner to hoping it doesn't become a party house. I wanted to live walking distance to downtown, but there were too many unknowns to make that big of a

commitment.

I would gladly take the bus to work everyday if the schedule matched up with getting me to work closer to 8am. The bus system is nice, but when it only runs once an hour at times that don't match 8-5 work schedules, it makes more sense to spend 15 minutes driving to work to not show up very early (or late).

- Corvallis is GROSSLY overpriced for the size of the city and proximity to businesses other than the University. As a single young professional you fight for housing against students who pay per bedroom and are more apt to share housing. Therefore you choose to either commute from Albany or live in mediocre but expensive housing.
- Right now, we live within walking distance of OSU. (The two heads-of-household work at OSU.) Once we no longer work for OSU, we'd like to move a bit farther from campus, although still within Corvallis.
- The expense of living in Corvallis is outrageous - property taxes are through the roof supporting mainly social services (you don't do 'burglary crimes' because you can't afford to staff the Police?) - the retail markets are more expensive because their prices are based on per capita income - the traffic for the morning and evening runs are terrible because the lights are never timed properly on the N/S/E/W mainlines - the burgeoning student population (and their lack of consideration for the folks who live and work here) is an ever growing issue and frankly the whole town is too liberal for my way of thinking and if I ever speak up about it I seem to get these lumps all over my head from people beating me down telling me how wrong I am.
- Corvallis' slow growth efforts are noteworthy and commendable, but it makes absolutely no civic, financial, or logistical sense for Albany and Philomath (and other local towns) to be the bedroom communities that provide the workforce/employees for Corvallis businesses. The morning commutes into Corvallis and the evening commutes out of Corvallis every single workday are shameful - why shouldn't Corvallis be home to all of those employees (and their families and their property tax payments) to Corvallis businesses?

The cost of housing in Corvallis is simply too high and the primary reason for this is the overly-constraining Corvallis growth restrictions. Addressing this issue should be the number one priority for the City of Corvallis - solutions to this problem will solve most of the other derivative issues that get the headlines in Corvallis but that are not truly core/root issues.

- Not sure these questions will get you to what you want to know. You don't ask why folks choose to live outside Corvallis, etc. It feels like

another survey that is setup to formulate what someone is wanting to get out of it, so has directed the questions to get that result. If you want to know why people don't live in Corvallis, you need to ask them that. If you want to know what would help to attract them to live here, they you need to ask them that. I don't feel these questions ask those things.

People simply cannot afford to live here based on their salaries and have to live on the outskirts, whether they choose to or not. But you didn't ask for that, so people can't or most likely won't tell you that. And I don't see how you can decipher that type of information from these questions. There are many reasons that people's incomes get absorbed that won't show up here, i.e. support of others (children, elderly, etc).

Shopping is also extremely expensive here. Corvallis City Council has refused to let in places folks can afford to shop at. We needed a real WalMart, not a grocery store. Though it does provide a reasonably priced grocery shopping experience, there is no place in town to shop for Kids things except KMart, Ross's, TJMaxx and an extremely overpriced kids store downtown (it's not because it's better quality...). I understand their need to protect the small shops downtown, but those shops should be reasonably priced as well, and folks would be more likely to shop there. As it is, I have to shop outside Corvallis for kids things, and might as well do the rest while I'm there as I don't want to shop twice!

The housing issues are more than just related to housing and income. The cost of living in this town is outrageous.

- South Corvallis needs an affordable Grocery store.
- We live in a small, single family home in the southern part of Corvallis. We are unable to purchase a home as this time and need to rent. Our family needs more space and will be moving soon. It is likely that we will move out of Corvallis because of the high rental prices in the city. It seems that the owners or property management companies feel they can charge high amounts of rent for these places since they can rent to college students who pack 5+ students in one house to pay less rent. As a family, we aren't splitting the rent 5 ways and that limits our access to many of the rental housing offerings.

Both my wife and I work at Oregon State University and moving out of Corvallis city limits will mean that we will both be driving to and parking on campus. Due to our differing work schedules, we are unable to carpool at this time. It is unfortunate that there isn't more affordable housing for single family renters within the city limits.

- I used to love living in Corvallis, but the culture has changed and I no longer feel I belong. It is ironic because I have always welcomed newcomers, but now I feel those people I welcomed look down upon the beliefs and ways of the people who always lived here. I feel I have been pushed out.
- Please keep the zoning in South Benton county difficult for developers =)
- Housing in Corvallis is overpriced due to the NIMBY attitude that is prevalent in this community. There have been proposals to annex land on the western side of Corvallis near Circle Boulevard for as long as I have lived in Corvallis (30+ years). The annexation is continually denied. As it stands now, Corvallis is rotting from the inside. Families cannot afford to move into Corvallis due to cost, mostly driven by a closed mindedness amongst the community towards growth. Because families are not moving into the area, school sizes are shrinking and the town is aging rapidly. Without an influx of new families into Corvallis, the community will eventually become nothing but an overpriced retirement community. Jobs here are mostly filled by out of town commuters, again because housing costs are out of line with the surrounding areas. While most enjoy the quality of life in Corvallis, it would be immensely more enjoyable if there were more and younger families moving into the area. Frankly, had we not bought our house at the time we did, we would not be living in Corvallis, but would probably be living in North Albany or Monmouth.
- I purchased my house in South Albany one year ago. I looked at similar houses in North Albany, Benton County, but the same house was more expensive and the property taxes were 30% higher for the same size house and lot.
- We have no mortgage and I can walk to work. I think that makes us unusual in our age group in Corvallis. When I no longer work in Corvallis, I very much doubt that I will want to continue to live here given the current trends.
- We sold our home in Philomath to move to Corvallis and be closer to my work and community amenities. We choose to rent while we determine where we would like to settle with our family. Renting allows us to be mobile and not tied to a mortgage, should life change unexpectedly.
- It would be great to buy a house in Corvallis, but currently don't consider this as an option for our family due to the high cost of decent housing within the city limits.
- When we moved into our neighborhood it was mostly owner occupied and well maintained as the older residents moved rentals and group homes have moved in. Change is inevitable but as it changes there is less community and connection as the affiliation to neighborhood changes and is not important to many renters and group home residents. How do

we keep homes affordable so they can owner occupied and have people who are committed to neighborhood and community???

- We choose to rent because we want to be able to spend our money on travel, etc., and not home improvement, property taxes, etc. We cannot get the same quality rental in Corvallis as in Albany. After some lengthy research in Corvallis, it appears there are slum lords in the city who capitalize on desperate college students. There is no market for other demographics. Though we are renting, we still take pride in our home and yard, so a better option was to live outside of Corvallis and bus commute.
- I work for OSU and my partner is getting his Masters at OSU. We have been looking at buying a house for a few months now but quickly found that the prices are outrageous in Corvallis, especially when considering what you get for your money. We now are looking at buying a nicer newer home in Albany for much less money. I imagine this is the reason many people decide to commute. The prices for homes in Corvallis are ridiculous and most the time they are run down or haven't been updated since the 80's. There are very few options for starter homes available in Corvallis for new home owners. Anything in that price range gets purchased by the parents of college students and then quickly turned into a rental property. It is extremely frustrating trying to find a nice affordable place to live in Corvallis for young professionals.
- I would be interested in a smaller house with the same or more garden space or access to community garden space. I would be interested in a financial break for not owning a car (and thus not needing to rely on public parking or increasing the cost of road maintenance).
- The main reason I live in Albany is that the price of housing is significantly more in Corvallis. We were able to purchase a much nicer home in Albany than we would in Corvallis. I also feel that due to the influx of students, that the houses in our price range, in Corvallis, would require us to live around alot of rental homes, occupied by OSU students. These tend to be noisier, not as safe, higher crime rate and not as well maintained. We are willing to pay the extra to commute into Corvallis to have a quieter, nicer neighborhood to live and raise our family. We would consider moving closer to Corvallis if we could find comparable housing to what we currently have.

It seems that OSU and Corvallis are making it more difficult for commuters, based on the huge price increase for on-campus parking and the increased restrictions for those that chose to park off campus. It feels as though they are forcing people to live here or find other places to work, which is very unfair to those that have worked at OSU for many years. I plan to find a cheaper place to park at work.

I appreciate the opportunity to express my opinion in this survey, and feel that many others have similar opinions as I, but fear that like other surveys I have participated in, my opinion will be ignored and the predetermined plan will move forward.

- We're in the middle of filing bankruptcy because we got behind in our Mortgage and property tax payments and our friendly community credit union wouldn't help us find a solution even though we've had two mortgages and at least 7 car loans over the past 34 years. I'm not sure we'll be able to afford to rent or ever buy in Corvallis again and that makes me very sad. Corvallis is an aging community not counting the University because families can't afford to live here or raise their kids here.
- I am looking to buy or rent a house of my own and start a family. Something with a yard for kids to play. This is unattainable for me if I want to also save for retirement. Either be in debt with a house, live paycheck to paycheck with a rental or live outside the city of Corvallis. So I live outside Corvallis. In general the housing situation on OR stinks for a family wanting to save. But Corvallis and Portland both aren't viable options for single family single income living. Thus most non-students live outside the city or beyond their means. The college and student sharing housing situation compounds the housing problem. Places with more than two bedrooms (aka for a family) are generally set up for students splitting costs instead of a one-two income family. Aka. I don't want to be in debt for my whole working life, so I won't buy or live in Corvallis.
- victorian styled, federally funded restoration, 4+ acres, public transportation accessibility
- I would not want to purchase a home in Corvallis - too expensive. I would not want to live in Corvallis because it comes across as being snobbish. I came up with HP in 1976; purchased in N. Albany, then another home in Albany, and then in Lebanon. I prefer Albany. Lebanon is growing and becoming a better place to live. Taxes in Corvallis and Albany are too high.
Corvallis is too restrictive as to what businesses can come into the city. Corvallis is too far off I5 for me; I want quicker access to PDX airport. Albany has Costco and Walmart (complete store). Corvallis' Walmart is grocery only.
- I have wanted to move for several years to a different apartment, duplex, or house within Corvallis. However, I have been unable to because there are very few affordable 1 or 2 bedroom places for a single income that also allow pets. The noise and congestion is also problematic in parts of

Corvallis. I do not want to live outside Corvallis and commute in because of the congestion due to all of the people who already commute. I am also reluctant to ride the bus because 1 hour loops are inconvenient for a work schedule. One day I missed a bus by 30 seconds downtown. The next bus would take an hour to come. I walked home instead and it took me 30-40 minutes to get there but it was faster than waiting for the next bus. Corvallis really needs more 1 bedroom housing.

- I like that Corvallis has a bus system. If I lived in town, I would use that to commute rather than driving a car.
- Eventually my husband and I would like to move into a home or apartment closer to the center of Corvallis, on one level (or with main bedroom on ground floor.) We will need on street parking to be available for people who come to visit. The University's growth has been poorly managed, from the perspective of providing adequate parking for the 10,000 student increase. I am very disappointed in the University for doing a very poor job of handling this problem. It has been bad for town/University relations. OSU essentially needs to provide more parking, both near the campus core and further out.
- I am retiring this year and will be moving from Corvallis to Hawaii to reduce my cost of living. The City of Corvallis taxes and fees on utilities (sidewalk tax, etc.) have made the town not affordable to those on fixed incomes. My home in HI has 50% more sq ft, on a lot three times the size in Corvallis and my property taxes are only \$900 a year. And that includes free garbage disposal.

The college students renting houses in family areas is changing the neighborhood and not for the better. In my neighborhood over 30% of the homes are now rentals, and they bring in multiple cars, noise, and a lack of understanding that people actually work and have to get up in the morning.

I have enjoyed my 40 years in Corvallis, but it is time to go.

- My husband and I would like to live in a small 800 sqft house. It is challenging in Corvallis to find affordable housing, especially for families. There seems to be a gap between housing for students and housing for families. It would be helpful to have more smaller houses.
- There aren't enough reasonably priced single family homes. Corvallis doesn't like new construction. How do they expect dink couples to afford a house. The cost of living in Corvallis so high to other places in Oregon.
- I was really excited about Corvallis' first time home buyer down payment program, but I make just a little too much money to qualify, which is a total bummer since I can't afford to actually buy anything here in town. I tried for a few months to find something suitable in my price range, but

nothing came available and I had to give up and rent. Extending the down payment program just a little bit could help people like me to actually afford a house and become a more invested member of the community.

- Corvallis Housing and Planning departments are among the worst I've ever seen: Landlords especially out of area landlords are able to operate with little if any over-site by Corvallis.

A friend who is a student at OSU is in a long-term lease with two others. Soon after she and her roommates moved in they discovered a fast growing black mold (photographed and researched) in the kitchen behind and under appliances and under the sink, in the bathroom under the sink and in the toilet, and along floor boards in the living areas and bedrooms. Instead of the City of Corvallis helping them by contacting the landlord (who is ignoring them) on their behalf - the Corvallis housing division manager told them to 'get the mold tested' (an expensive process and one their landlord won't assist with) then clean it up with some household cleaners.

The landlord won't allow them out of their lease and they can't afford to pay two rents each month.

They're now talking with attorneys and will present their case within the next few months.

- The biggest problems with Corvallis are cost of housing, noise, crowded shopping, student housing spilling into neighborhoods, etc. Infrastructure has not kept up with increased growth of OSU.
- I don't really think I would be able to afford to own in Corvallis.
- There is no intro to your survey. What are you hoping to do with the info collected.
- Planning to move to Portland or Seattle. Corvallis is a wonderful town to attend college or raise a family. But as a young professional, it has not been a good fit for me.
- With the level of property taxes in Corvallis, it is very likely that we would relocate out of the city limits within the next five years.
- Need better bus service for the area of corvallis
- Would expect to downsize with single level home suitable for retirement years with good accessibility, garden, access to buses, quiet, safe neighborhood.
- There are concerns beyond housing that affect choosing where to live. Problems in Corvallis and the surrounding area include inadequate parking in many areas in Corvallis, an inadequate bridge, an out of control, over-bearing law enforcement presence that frequently exercises

poor judgment, and a local government that has a large component that repeatedly demonstrates an anti-Oregon St. University attitude.

- It's challenging finding a place when you've gone through bankruptcy and have low credit scores. Assistance in locating rental housing is needed.
- I am a Corvallis native who recently moved back home from the Seattle area. The one thing we miss is reasonable choices from shopping. Corvallis seems to have only a few large retail stores. Very limited. We go to Eugene, Salem or Portland to shop.
- My preference is that dense rental units are together and single family units are together so that there's no conflict between the residents. I would like to see landlords be held to a higher standard for their properties so they don't look so run-down and renters don't have to tolerate unacceptable conditions or overflowing garbage for the community.
- We are looking to move from Corvallis after 30+ years. The student housing boom and abundance of rental properties make living here more and more noisy and crowded each year. It feels like a town that serves the campus.
- We live near downtown, in an historic house that has no garage or off-street parking. We are close enough to campus that we get a lot of parked cars in our neighborhood during the week. We are looking forward to the expanded implementation of the parking districts. Our house is near a lot of student housing, which has both advantages and disadvantages--noisy, lots of foot traffic, garbage in our flowerbeds...but the upsides of the location and the charm of the house outweigh the disadvantages! Love that we can walk to work and downtown.
- My wife and I enjoy living in Corvallis, but the housing market feels like it prices out most of the folks that actually work in Corvallis. Everyone we know who owns property in Corvallis has either owned it for 10+ years (house in the family or similar), or is earning substantially more per year.
- I would prefer to live within bicycle commuting distance.
- It would be nice to see Corvallis do some eminent domain and take over and sell some abandoned houses.
- I think I said it all in my comments. I have been commuting 3 years from Eugene. My position has become permanent and I feel this position with OSU will enable me to take care of my girls and myself in the coming years, and the logical choice was to move. I am excited about my opportunity for school and after school care - I have a daughter with a disability and it was a very big concern. But finding a decent rental that is

not in an apartment complex seems impossible. I wish Corvallis offered more for families. It seems the focus is more on the students, and middle class professionals are left out in the cold.

- Currently renting because buying is expensive and am still saving up a down payment. Buying in Corvallis is the goal due to convenience to work/desire to reduce commute time as much as possible. Rental prices have risen drastically in the past few years while the state of the homes have declined. Demand keeps rent and home prices up and reduces drive for owners to provide proper maintenance and renovation to existing rentals. Most of the new development is large town homes or apartments with many bedrooms, which is not suitable to a smaller household like mine.
- I live outside the city limits but just across the street, so very close. I probably wouldn't ever want to live close to the center of the city. I appreciate historic housing but also privacy and quiet.
- Housing in Corvallis is horrible, not worth their prices.
- I have found most of the housing in Corvallis to be either very poor quality or extremely expensive.
- Proximity to work at OSU and the perception of a good school district were the critical factors in choosing to buy in Corvallis instead of a neighboring community (e.g. N. Albany). We also much prefer the amenities of the 'college town' culture (except for student parties). The city is great, but the Pied Piper of lower home prices elsewhere has stolen all of the children.

It seems that many more people working at OSU would choose to live in Corvallis if there were more affordable options for purchasing family housing. The combination of a retiree population highly incentivised to stay in town (and keep the town from growing), the ever-decreasing purchasing power of OSU employees (depressed incomes + more expensive housing), and a city development plan that favors no growth over slow growth has created a perfect storm of inflated home prices, blighted student rental properties, and the flight of families to other towns.

The worst factor, IMO, is the loss of school-age children. A town gradually closing down schools and watching school populations shrink, despite a great community environment and a burgeoning employment picture at the area's largest employer, is a tragedy. In a nutshell, Corvallis is age-group imbalanced: Too heavy on the retirement end, fully stocked at the college age (but without access to college-appropriate housing), and underpopulated at the generational markers of both middle age and childhood. A town with shrinking K-12 schools is a blighted town.

My proposed solutions: 1) OSU accelerates its plan to require 100% 2-yr undergraduate residency and builds the dorms to accommodate. 2) Corvallis allows private developers to build more affordable condos, townhouses, and apartments for 3rd-5th yr undergrads and graduate students, preferably on urban infill. 3) Corvallis also introduces a development incentive to builders of moderate-income, small lot, single-family homes and condos (\$100-160K). 4) Slap a substantial rental tax on non-resident property owners who rent out single-family homes. This last suggestion would drive renting students to new housing options built explicitly for their use and incentivize landlords to sell their properties (no longer profitable), thus freeing up single-family homes for purchase at lower prices. Is it politically feasible? I don't know.

- The same type of property for sale when I was looking in 1987 was almost \$30,000 more in Corvallis than it was in Philomath. Now, that same property is nearly \$75,000 more. That buys a lot of gas over the years.
- If I were to move to Corvallis, I would need a house that is roughly the same as my current house with roughly the same (or more) property for roughly the same cost, but closer to work. Many of my co-workers have a similar length of commute from their houses in Corvallis as to my commute from Albany, that would not be acceptable unless the house was nice and the property was huge.
- We would have loved to buy in Corvallis, but the prices were really high still here. We couldn't really find a home that was 3+ bedrooms, 2+ baths, and a 2+ garage for under \$250,000. Fixer-uppers were around \$200,000. We bought a newer (less than 10 years old), well built 4 bedroom, 2 1/2 bath, 3 car garage with a good sized lot that was move in ready for \$200,000 near LBCC. We couldn't afford to live in Corvallis and both my wife and I have solid, pretty good paying jobs.
- It is difficult to own a home in Corvallis because of the high price of housing.
- Although we love Corvallis and are tied to it for many reasons, we have a small farm in rural Philomath that would keep us from moving to Corvallis.
- Our house is small but eventually we'll need to downsize (it has a basement).

I DEPLORE the scraping demolition of small houses (we live in the Jobs Addition neighborhood).

Developers would be smart to start building with us boomer/downsizers in mind! We'll have the money to buy, once we sell our house. Us boomers are a can't-miss demographic for smaller homes.

I've always preferred old and funky when it comes to houses (cars too, for that matter--we drive a 1975 Saab that we bought used from its original

owner...)

Not everyone wants or needs a McMansion. There's a real need for Small in this town.

- My house is still 'underwater'. Am concerned I will never get back what I paid for it.
- Albany, Philomath and Lebanon provide more affordable homes with larger square footage than are available in Corvallis. The more desirable locations in Corvallis cost an average of \$100,000 more than new construction in Albany.
- We have been looking for a house for about 2 1/2 years - price has been a major challenge. I have often said that if we lived in Albany we probably would have found a house we like AND can afford by now. But we want to stay in Corvallis; it's been very difficult to find a house we really like that meets all of our needs at a reasonable price (that also doesn't need a major overhaul). It's a little more difficult too when you factor in the college - there are definitely areas we have decided are not on our list of neighborhoods simply because of the college kid factor. I don't know what can be done about that, but it does influence our decisions.
- Proximity to Assisted Living facilities was also important in my choice, and particularly proximity to BOTH work and assisted living simultaneously.
- We are in the process of buying a home; we are currently under contract.

We have made considerable sacrifices to buy a home that fits our lifestyle and values. The sacrifice is a small house, older, and not cheap.....but what we could afford.

This is a great city that needs more affordable housing! We are a working family, educated, hard workers, trying to raise a family...wish there was more affordable/safe housing to live here for folks of our demographics.

Good luck with the study!

- Will need to consider a single level home that is wheelchair accessible. Do not need to live in a retirement communiyt at this time.

Need more affordable single family housing.

- I would like to purchase a single family dwelling in Corvallis but I cannot afford what is available and Safe.
- No.
- I came to work in Corvallis as a first step relocating here. I didn't expect the housing costs to be a barrier to that.
- I work at OSU and wanted to be able to walk to work, so I live downtown. I am close to packing up and moving further out, though,

because of the constant problems of parking and livability. Because of my salary, buying a house is not feasible, so I rent. Rentals in Corvallis are of course predominantly geared towards students, and a handful of property managers control a sizable chunk of the market. I'm tired of being treated like a transient, and I am tired of congested parking areas, couches littering the streets when students move out, loud parties, etc. Corvallis doesn't seem to cater to people like me--single, childless, employed full-time. If the town is so unwelcoming of people like me, we are inclined to leave.

- We currently rent in Corvallis because we LOVE this community and desperately want to stay. We are saving to eventually purchase a home in the city, but it is VERY challenging! We feel immense pressure to buy in Albany where our housing dollars will go much farther. Homes with equivalent amenities as our current duplex rental are out of our reach and go off the market days after they go on. Clearly there is insufficient supply of affordable single-family housing in the city. We would very much like to continue to live in South Town in a nice home with a big yard (we have many, many bbq's each summer), but would consider living in a high rise in downtown if the apartments/condos were nice. My suggestion would be to keep open to ALL options for increasing the affordable housing stock while staying within the UGB.
- Not interested in living in Corvallis because of the Corvallis mentality and attitudes. When we moved here 18 years ago, Corvallis did not have affordable housing and the mentality was that not everyone had to live in Corvallis even if they worked here. The City Council was not receptive to building and the community was not receptive to housing developments, therefore, driving up the cost of housing.
- I prefer to live in Corvallis because I prefer to commute by bicycle. We are in the process of buying a house, but in order to afford a house we really like we would need to go out of town. Instead, we are buying a house we sort of like (style, yard size, neighborhood) so that we do not have to drive everyday. The process of buying was very stressful here and when compared to the last community we lived in (also a university town of the same size) the prices are more expensive and the taxes are terribly high. After a few years when our son graduates from high school we may look at leaving the community to buy a less expensive home with more land. We did not want to drive in for all the events that go with high school so we decided to live closer to the school.

I wish Corvallis had lower property taxes. They are quite shocking. Also, the demand for houses in the 225,000-250,000 price range is so high. You need to look at a property the day it comes out and bid on it that same day to get the house.

- I would eventually like to downsize to a smaller historic home, but fear that by the time I'm ready the student population will have infiltrated these neighborhoods. I have heard too many first-hand stories of unruly student behavior ruining the livability of near-campus neighborhoods. If this is the case, I would opt for a small quiet place, probably outside of the city limits.
- Corvallis taxes are too high, and Corvallis is anti-business. We moved away to a more affordable place to live with a reasonable commute time. We won't be back.
- The growth of students is causing a huge problem for the rest of us who live here. Rent keeps going up, parking is more difficult, noise/overcrowding is getting worse, etc. Corvallis, PLEASE restrain OSU from adding even more students and invading the rest of the community even more. The wonderful, charming small town of Corvallis is going to turn into an ugly, suburb-like place if the university doesn't stop bringing in more students. Please think about the long-term effects the huge growth of OSU is causing to our community.
- Rent and owning a home is ridiculously high in this town and this issue needs addressed.
- I would prefer for student housing to stay out of the residential neighborhoods, and preferably be on campus or in areas zoned specifically for student housing. I would like to have .5 acre to 1 acre peri-urban residence within 7 miles of Corvallis.
- You ought to include a whole line of questioning for people looking for housing. The stories I heard recently from teachers testifying at the school board meeting were not very positive. You also do not ask if there is appropriate housing available to purchase or rent (ie is there starter homes for young families, is there a rooming situation for a young married couple).

Perhaps the survey presented incomplete due to computer error?

- Housing isn't affordable for single individuals. I would prefer to live in a one bedroom apartment, but I simply can not afford it. I'm better off renting a two bedroom apartment, but still am not able to afford it. Rent is ridiculously high yet the housing conditions are very poor.
- Don't let people in the city limits have chickens.
- When we are ready to purchase a home we will be looking for something with at least 1/2 an acre or more, I do not believe we will be able to find that in Corvallis or in our price range. You get more for your money outside Corvallis.
- We would love to buy a house soon!
- To find affordable housing other than mobile/manufacture homes in Corvallis.

- I am in favor of more high density housing near downtown and the college to allow more affordable housing for young professionals (26-45 year olds) here in Corvallis.
- A zoom feature on the map would probably be helpful for some people who are unsure about their residence in relation to city limits.
- I left my comments in another box as I was not sure if this survey was going to ask me if I lived in Corvallis or not.
- Anecdotally I know that many people commute to Corvallis because 1) there is limited housing, 2) HIGH housing costs compared to surrounding areas, 3) some people prefer living either in more rural or in more urban settings (or at least closer to I-5 so they can easily drive up to Portland). I personally love living in Corvallis but REALLY lucked out in finding the place where I'm currently at. Since I've lived there for 3 years, the rent on my 2-br apartment is still at \$700 but I know that new residents in the same types of units at my apartment complex are having to pay \$850/month. This will make it difficult to leave this residence when my husband and I start a family, knowing that rent continues to go up. We may opt to be in a 'cramped' space due to the low availability of options and high prices to rent in Corvallis. We can't consider buying a house yet but my friends who have shopped around in Corvallis have said the same thing about home prices in Corvallis. Something need to be done to bring those prices down if Corvallis is interested in having those who work here stay local. Especially when you can pay \$200-300+ less in rent per month just by living in Philomath or Albany.
- We'd love to purchase a home in Corvallis, but as long as 'starter home' prices start at \$200k and higher, I don't know that home ownership is an experience we'll ever have.
- No way for me to get to work except drive with my bad knee accept 4 block steep walk to bus stop. Parking at OSU Is very bad.
- The rental costs in Corvallis are much higher than the surrounding communities (Philomath, Albany, etc). It was difficult for us to find an apartment complex that had newer amenities (washer/dryer in unit, dishwasher, updated heating, etc). We eventually found a complex that fit our needs as young professionals with a growing family but it was a stressful process given the competition in town for rentals.

We would love to buy a house or rent one but we have found the majority of rental homes are in poor condition and the houses up for sale are older/fixer-uppers that cost as much as a new build in Albany. Our dollar doesn't stretch as far here in Corvallis. There is also the concern of buying a home, only to have all of our neighbors turn their homes into student rentals, dramatically shifting the environment of the neighborhood.

- Corvallis is a very nice community right now and would be our preference should we ever want to live in town compared to Philomath, Albany, or any of the other smaller communities in the area.
- Affordable housing is an issue in Corvallis in relationship to the salaries offered for professional faculty at OSU. It's difficult to find affordable places to rent or buy in Corvallis. This causes many people to rent/buy outside of Corvallis and then they really have no choice but to commute to work.
- Instead of building huge apartment complexes to cram more students in and push out long-established residents, we need more affordable single-family homes for families that work in Corvallis year-round. It's simply not conceivable for a person to buy a home on their singular salary here in Corvallis unless they have someone else on the mortgage and are lucky enough to get a loan approved.
- Housing in Corvallis is expensive and difficult to find. That's why everyone commutes. I work at OSU and it would be great to find a house near campus but as you know they aren't affordable.
- I think it's really important that the City keep an eye on affordable housing as many people who work in Corvallis cannot afford to live in Corvallis. The only reason we were able to afford the home we purchased nearly 7 years ago was that it was literally the worst house in the neighborhood and it was worth it to the seller to fore go any improvements in exchange for a reduced sale price. The house was literally a hovel inside.

I've lived in Corvallis for over 20 years and am astounded at the cost of housing and the fact that so little affordable housing is available for purchase. So much of the new construction is student focused housing which is of no use to incoming OSU employees or any other workforce who seeks stable, owned housing for themselves and their families. I work with colleagues who moved from other parts of the country, sold homes before they left to relocate, and are currently renting because they cannot afford to buy in Corvallis. That seems like a problem.

I'm curious as to the why the City hasn't been more proactive about this issue when courting and supporting developers.....it seems very short sighted; not truly invested in the community and the diversity of housing options a sustainable community really needs in order to thrive.

- I am deeply disturbed by the lack on concern for preserving significant open spaces and the serenity of mature neighborhoods. I believe in building more affordable housing, in particular for singles struggling in low-paying jobs, impoverished families, and college students. However, I am concerned about the encroachment of multiple unit housing near

established neighborhoods that feature parks (where children play, for example), foot paths (for bikes, walkers, runners, dog walkers, and bird watchers, for example), and generally quiet spaces. The noise, the congestion, the presence of visitor's cars parked on neighborhood streets is cause for concern. This -- in my neighborhood -- is leading to an increase in crime. I am seeing this in theft breaking into cars and actual items (such as a statue on my neighbor's front porch!). I am also noticing a constant stream of traffic near my neighborhood as more and more apartments, etc., are being constructed. This is leading to pollution, both noise and trash.

I would like to see the city seriously consider regulating where multiple person units can be located. The obvious choice, in order to reduce traffic and consolidate noise, etc., is to keep this kind of development near the university. People WILL walk and ride a bike when it becomes inconvenient to find a parking place. People will walk or ride their bike when it is made convenient. This does not need to lead to 'ghetto' conditions, as some may fear. Instead, we have the opportunity to create micro environments where many people live, work, study, and play. If the city does this correctly, it will plan for restaurants and grocery stores and other services to be allowed in these areas.

I am not being a snob; I don't want to be perceived as a 'not in my backyard' phobe, but I do see a serious problem with single family housing being replaced with multi-story townhomes and the looming development at Campus Crest so near the Witham Oaks area.

- Housing in Corvallis is far too expensive (over-inflated) for the quality of housing available.
- Appreciate green spaces surrounding urban boundaries and vibrant downtown.
- I spend a lot of time in Corvallis and would love to move and live here, but the housing is simply not affordable and what is, is in terrible condition.

I would also like to bike to work. It would be great if a safe bike path could be built between Albany and Corvallis so that those who would prefer to bike could do it in a safe way.

Thank you for doing this survey. I hope it leads to significant changes in Corvallis housing.

- NO
- I personally would not live in Corvallis because:
 1. If I had a house around the University I would sell.

2. Taxes are too high

3. City government has too much to say about what I do on my property

- I am looking to move to Corvallis, but am having difficult time finding a house that will work for my family at a price I can afford.
- Corvallis is a beautiful place to live, but if I couldn't get almost-free housing, I could not afford to live here. The cost of commuting is less than the difference in rent between Corvallis and Albany/Salem.
- Would love to eventually move to Corvallis.

My wife would need to find a job closer to Corvallis, and we would need to find a house that was good value for the money and in a good neighborhood. One or the other would make us consider a move. Wish it was more affordable here!

- I am now fearful that several houses in my neighborhood will be torn down and large row townhomes built in their place. These student houses also create parking issues as it seems there is not enough parking created for the new dwellings.

I love living in Corvallis and being close to work.

- It feels expensive to live in Corvallis.
- One thing I DON'T like in Corvallis is the limited inventory of housing and the subsequent high property taxes--it is difficult to find an acceptable house, and the price seems inflated compared to surrounding communities. I understand there are growth restrictions within the city planning leadership, and I think this is a big mistake for the following reasons. You limit the amount of housing but the university grows, this growth is driven out of the Corvallis market and none of those potential tax dollars are captured for Corvallis, but we have all of the traffic, road up keep and other related issues that still need to be dealt with. By restricting growth, this places a larger burden on a smaller number of people in Corvallis and the growth opportunity is invested primarily in Albany. The anti-growth mentality restricts the amount of economic development Corvallis can support, especially with grocery markets, restaurants, and other businesses that support the tax base in Corvallis. There are way too many crappy rental houses, and not enough nicer, higher-end housing NEAR campus.

I suggest a 'smart growth' mentality that expands the housing options and opportunities in the Corvallis area (inside city limits), with an emphasis on higher density, mixed-use communities, capturing the stable population of faculty and staff that are employed at OSU. Why not create a mini-Pearl District in downtown Corvallis, and increase the number of nice housing/condo units to create more of a city hub? By driving the growth to more affordable areas like Albany, the traffic on Hwy 20 is nuts, the property taxes in Corvallis are crazy high, and there is a limited

capacity for economic development in the form of restaurants and other amenities that also support the tax base. The more you drive the growth out of Corvallis, the more cars that need to drive to campus each day, which only exacerbates the parking problems in Corvallis.

- corvallis housing is very limited ofr quality homes. Homes in good neighborhoods, close to grocery stores, with nice garden/landscape. Most houses seem like they need lots of repairs and have not been maintained over time.
- Please build affordable housing!
- I think it's important for rental options to be aimed towards single family homes and less towards solely student housing. The development of land should not be taken lightly and should not be done to exclusively benefit OSU's growing student population. While there may be a huge enrollment upswing that's been happening for several years now, it's not reasonable to believe that enrollment numbers will continue to sky rocket as they have. Economic changes that pushed more enrollment will at some point plateau and where does it leave the community and city when there is a bunch of student specific housing and no where for the people that work in Corvallis to live.

I was INCREDIBLY lucky to find the house that we are renting at an affordable price. I only found it because I knew the person that moved out and we worked out a deal with the landlord sans advertising. I doubt I will be able to find anything reasonable again. Rental rates are being set so high because 3 different students (for instance) are all willing to pay \$500-600 per month for a place to live. So, the developer/landlord is able to set rent for a 3 bedroom house at somewhere in the \$1500-\$1800/month range. That's steep. They are pricing it as though there were 3 kitchens and 3 baths included as well. This might work fine for independent groups of students to get together and pool resources, but for the average person who actually has to work to pay for their housing (and has no assistance from student loans or Mom and Dad), this is totally unreasonable.

I chose to work and live in Corvallis because of the charm that the city offered pre-2007 enrollment boom. This is the Corvallis that is unique and unlike MANY other communities across the country (I've lived in several other states, particularly in the South and Mid-West). This community was unique, eccentric and approachable. I fear that the changes (like the recent development boom of 9th St. which allowed the likes of Wal-Mart into our town) and the things that will continue to make Corvallis look like every other city in the country. Personally, this is exactly what I DON'T want to see here.

There's a reason for the phrase 'Variety is the spice of life', and building this city up to look like the rest of America leaves a pretty bland taste in my mouth.

- My family would like to continue living in Corvallis for a long time, but as our family grows, we know we will need to look for a bigger house. We are worried that we will not be able to afford the kind of house we would like and will need to look at other surrounding cities. We did this for our first home, but were lucky to have help from family to afford a down payment in order to stay in Corvallis. I don't know if we will be as lucky the next time around, which will be in a year or less. We are also concerned with the lack of development in South Corvallis and are considering other areas that can provide more amenities (access to a nice grocery store is chief among them).
- I planned on, and was accepted into the graduate program at OSU. However, due to a lack of affordable housing for a mother in school, I could not attend OSU. So, housing is definitely an issue in Corvallis for the university.
- Our house is being sold. We are having a very difficult time finding alternative housing. Rent for comparable houses seems to be about twice what we currently pay. As a result, we would go from feeling comfortable financially to feeling pinched. We definitely can't afford a house that we actually like. There are very few rentals that are in good condition. I am quite frustrated!
- I would love to live in Corvallis. My spouse and I both work in Corvallis and both of our children attend school in Corvallis but we cannot afford suitable housing in Corvallis.
- We moved to our present house when our children were in elementary school. Now they are away at college, but we don't want to leave our house. We chose to move back to Corvallis after living elsewhere for many years because it is such a pleasant community. The current frenzy of building townhouses for students is ruining the character of Corvallis.
- There needs to be more affordable housing in Corvallis. Corvallis to some is an exclusive place to live and it shouldn't be, it have areas that are more affordable.
- City Taxes are incredibly high, forcing us to consider moving out of city limits. The percentage of taxes paid compared to our mortgage is astronomical.
- My house is on a corner near two schools, a church, and a fire station. Because there are open, grassy areas near my home there are (I kid you not!) 100's of people who walk their dogs past my house every day. Two days ago I looked out my window and counted 6 dogs (4 people walking them) at the intersection and more dogs headed my way up and down

the street. I like dogs and people, but I don't like the people who let their dogs use my yard as a bathroom.

- Neighborhoods with Homeowner Associations and dues are not attractive to us. When we were house hunting it seemed that many of the newer neighborhoods had Homeowner Associations. We found one new neighborhood without an HOA, with nice new houses at competitive prices, but the hill was so steep we felt like we would tip over walking out to the mailbox.
- My in laws have lived in Corvallis for 35 years. They are ready for a one story home. There seems to be a real shortage of those.
- There is limited off-campus housing for students that is of reasonable price and in good shape. It took me a while to find decent housing when moving here from out-of-state. I heard warnings from many other students about bad rental companies, landlords, issues with mold. Consideration for available and quality housing is an important consideration for those selecting where to go to school. I know of other students that live outside of Corvallis and commute in because of the housing situation/cost/quality.
- It is important for me to not use my car for shopping, recreation, and to get to work. I work for OSU and can walk to work, however, my spouse was not hired by OSU so he has to commute to Eugene and works for UO which makes his carbon footprint higher. I have the tenured job and he is contingent faculty so we choose to live in Corvallis.
- We just purchased a house in Philomath. We found that the comparable houses in Corvallis to be out of our price range. We were really interested in purchasing more than one acre.
- N/A
- A faculty member who lives in Portland and tries to rent in Corvallis has a very hard time finding flexible, comfortable reasonably priced space. I have secured a bed/bath in a private home that I am renting 365 days of the year even though I use it less than 50% of that time. There are many commuting professionals who need this type of 'drop-in' housing but have no way, other than Craig's list, to connect and find these options.
- I wish I'd known I would end up being surrounded by student condos. They are a blight on the neighborhood. I would not have bought my home had I known.

The condos do not fit into the character of the neighborhood.

The students are noisy and discourteous - and they litter (cig butts, broken whiskey bottles).

The students drive too fast - and we have small children living nearby.

- Employment options for spouses are extremely important and another important reason not to move to Corvallis. Unfortunately, OSU discriminates against domestic partners and spouses when it come to contract work and employment unless both partners/spouses are on tenure track. This is especially the case for people who meet in Corvallis (rather than moving to Corvallis/OSU as a couple). Furthermore, employers in Corvallis and the state in general discriminate against people who have been fully rehabilitated after committing a crime even if more than ten years ago.
I love Corvallis but moved to the area to leave rural.
- I appreciate this survey but I wonder what it's trying to accomplish. The University owns this town. There is no way for a person like me, 30-something & ready to start a family, to purchase a house in Corvallis. It simply cannot be done. But a rich faceless entity can easily swoop in, buy a foreclosing apartment building, kick out all the local long-term residents, jack up the prices of each unit, and rent them out to college students because the University keeps increasing enrollment and the need is greater than ever. Where do you expect regular people to go when they're being forcefully pushed out? Does Corvallis even really care? All the professionals I know who currently own homes in Corvallis now rent them out to students and have moved their permanent homes to Albany. It's extremely frustrating for people like me. I love Corvallis. I do my shopping here, I get my mail here, I work here, my life is in this town- unfortunately I have to cross the bridge to live here.
- Quit building cheap, ugly, soul-less student high-rise housing in our neighborhoods. Make OSU build its own student apartments on OSU property. People who are permanent residents of Corvallis are being pushed out by transient residents (students) in neighborhoods close to the University. Many of us who work at the University - the biggest employer in Corvallis - cannot afford to own a house because our salaries are so low in comparison to the cost of a house. The city and the University would like people not to drive; well, how about keeping the neighborhoods close to campus available for employees to live in? Instead the close in walk-to-work neighborhoods are being consumed by tasteless student rentals. The neighborhoods of small affordable houses and family friendly tight-knit communities are being destroyed (along with the character of Corvallis that has long made it a desirable place to live.) These close-in neighborhoods are lost to employees and their families, the expectation being people will move, but people must move farther out of town to more expensive housing that in most cases is unaffordable based on average Corvallis/OSU salaries. And once you live farther out, you must commute in a manner other than walking or bike; usually by car and there is then inadequate parking in town and at the

University. It's a damned if you do, damned if you don't situation. This massive building spree on our green spaces and wetlands for student rentals is also a disgrace. Make OSU build housing on its own property. Stop destroying wetlands and green spaces for transient student populations. Corvallis also does not have the infrastructure to handle traffic to funnel commuters, nor should Corvallis have to destroy existing neighborhoods' characters by widening roads. Stop the growth simply to facilitate student housing. Keep our neighborhoods, green spaces, and wetlands - these are the things that maintain the quality of life for those of us who are PERMANENT residents of Corvallis.

- Corvallis is a community with a nice location. But... you pay dearly for living in this city, where other cities in this area offer many of the same amenities without the pompous attitudes and the unnecessarily inflated costs.
- I'm looking to buy a house soon, and would love to stay in Corvallis because of the community orientation here and proximity to work. The main deterrent is that an older 3 bed/1 bath is typically \$70-\$100k more expensive in Corvallis compared with a newer 3+ bed/2 bath places in Albany. Although I would be willing to pay more to still live in Corvallis, \$70k+ is a little too much of a price differential. Keeping my eyes open for a good opportunity.
- In the future, I want to live on the outskirts of town in a custom built home with more acreage (just a couple acres). I don't want to live too far out of town however, so that we have access to city amenities.
- Need more (well maintained) single family dwellings at an affordable level.
- On-street parking is on-street parking, and I would not live anywhere that there is a two-class citizenship. There should be no 'you get special parking privileges because you think the city owes you a parking space for your car' and 'you don't get to park in that part of the city because you don't live there' divisions.
- I am lucky in that I pay a low monthly rent for an adequate space, located close to work. It is important to know that this is an exception to the rule. The apartment (duplex) I am renting would normally go for \$850-\$1,000 a month. I just happen to be renting from a very generous elderly woman.
- I bicycle to work 5 months per year. I would bicycle more if we had safer bicycle trails during dark wet evenings. Corvallis needs safer bicycle lanes. Painting a white line on the road is not enough to assure safety. We need special bicycle trails that traverse Corvallis like the lane next to 53rd St.
- Yes, thanks to the growth of OSU, single parents like me can barely afford rent in Corvallis. It is a landlord's market and they are all GREEDY! In

fact, once my tax status changes from Head of Household to Single I will need to move out of Corvallis and try to find more affordable housing. I am unhappy about this because I love where I live but rent increases every year and being classified staff at OSU, I'm lucky if I don't have to take unpaid work days let alone get a decent raise that keeps pace with inflation!

- While I do not personally have a physical disability, I do have friends and coworkers who do. I cannot invite these friends to my home because it is inaccessible, as are most of the homes & apartments in Corvallis. I would love to see an increase in truly accessible housing in the Corvallis area.
- My wife and I actually really like Corvallis and wanted to move there last year, but the higher property taxes and housing prices were not as competitive as homes in other nearby cities like Albany, Lebanon, etc.

We're getting more for our money where we currently live and the commuting distance is not bad at all.

Plus, in the event that we have to change jobs, Albany is more centrally located than Corvallis to other cities that offer employment opportunities such as Salem, Eugene, Lebanon, and Portland.

- Corvallis has a number of small refurbished sheds and garages in the backs of people's houses. If I had to move to Corvallis, I would like one of those, and I know they are hard to come by. Green space around homes is important to me. Parks are important to me. A sense of community, such as comes from community gardens, parks, community facilities such as pools, churches, and the senior center, would be very important to me. Corvallis has all of those now, and I hope that there is no decrease in that. More bus routes would help my clients at work. Watching my mom deal with Alzheimers, I am hoping there will be friendly and green facilities for me if I come to need them.
- My husband and I own a home very close to the OSU campus, and enjoy this location. However, the parking situation is becoming untenable. That people who pay property tax may also have to pay for parking passes is absolutely ridiculous!! Homes that are blocks and blocks from campus should not have to pay for on-street parking. OSU absolutely needs to figure out how to better allow already over-tuitioned students to park reasonably on campus. This is a perplexing issue...
- We moved to Oregon from out of state. We were unemployed for almost a year. We own a home in Wisconsin but cannot sell it. It is currently in foreclosure. That significantly limits our choices for housing.
- People commute because Corvallis is simply more expensive to rent/own a residence. Our primary reasons for living in Corvallis, and paying the

'Corvallis tax' (increased cost), are the better school system and lack of commute.

- OSU should provide adequate housing for its students to minimize impacts on existing neighborhoods.
- Corvallis needs more options for young professionals, which means affordable housing which is not student apartments. Since the housing market is so tight and many of us are forced to live outside the city, we need more public transportation into Corvallis.
- no
- I would prefer that Corvallis gets stricter with the landlords. They are negligent and run slums.
- It would cost too much to fix my current house to sell it - it's cheaper to pay for gas and commute 85 miles a day.
- I'm looking to move, Corvallis is too expensive and taxes are too high. I can purchase a home with property in another county and have a better quality of life, than I can here.
- Might consider moving in retirement to low-cost house or condo situation, if it was close to shopping and church. And not next to student housing. And there was parking provided.
- Housing conditions are a great concern in Corvallis. Many of the available houses are in extremely poor condition. As a result they are significantly overpriced for what they are. Some of the rental companies don't address problems as they should which influences housing decisions. Would like to buy, but unsure of the market in Corvallis. Overpricing compared to condition is a concern in that area for me as well.
- We plan on downsizing to a smaller house when our youngest child graduates from high school and starts college. I bike to work about 75% of the time.
- Nope. Considering we just bought our house, I hope to not be moving in the near future.
- There are many historic houses in Corvallis that have been turned into student housing, which is a shame. It would be nice if small single family homes near campus were not student rentals. The rental rates in Corvallis are extremely high for a town this size. We bought a house because our mortgage was substantially lower than rent would have been.
- Corvallis is a lovely town. I enjoy working here, though I own a home in Salem with my husband and do not plan to move.
- I'm in a unique situation because my partner already owned her home in Woodburn, OR. I moved in with her. She worked in Salem (small commute for her) but long commute for me. The compromise was South

Salem. So we are in the process of building in S. Salem and moving into Corvallis at this time isn't an option.

- The city of Covallis and OSU need to do a better job working together to appropriately plan student housing. and zoning for such housing. Too many good neighborhoods are being negatively effected, and single family residences are losing value (tangible or not) in areas where large multiplexes are being constructed (to meet a very real need in the community, no doubt).

Thanks for reading, and good luck with this... it will be a real challenge, but its important to this very fine city.

- I would have loved to have bought a loft downtown or an historic home. Zoning laws prevent the first, lack of zoning regulations make me very reluctant to move near OSU.
- Corvallis needs more affordable housing in nice, family friendly neighborhoods.
- When I have children I would most likely move to Corvallis from Newport in order to obtain more adequate schooling and pre-school care.
- Reason for choosing Philomath is to have a bike commute that doubles as an exercise program, 16 miles a day. Moving into Corvallis would require a lifestyle change.
- As we near our retirement years, we may move closer town; however, we will not live in Corvallis due to property tax rates.
- As I said before, I'm a single woman with student loan debt to pay off. I think it'd be impossible for me to afford to purchase anything here, and the rental market is abysmal if you're not a college student. I live in a very old farmhouse outside of town currently, and really love it for the moment. But if I were to try to buy something or look for something more permanent I doubt I'd find it in Corvallis.
- I have felt that increased OSU student population has severely encroached upon family neighborhoods, making living in these neighborhoods near OSU an unpleasant life experience coupled with neighborhood parking issues and increased level of traffic and noise issues which have caused many nights of interrupted sleep.. I also have grave concerns about the unlimited building of multi-plex units to accommodate the ever growing population of OSU students. These multi-plexes lead to potential overload on city services.
- I would like there not to be a lot of people parking on the street
- My husband and I have been living in Corvallis for 5+ years and over the next 1-2 years we will be deciding whether to stay in the area or move back to the Midwest. We love our jobs and the Corvallis community. This is the type of community that we would like to raise our children in and stay in long-term. One of our biggest hurdles in deciding to stay for good is the cost of living. Housing costs plus child-care costs plus our own

savings goals for retirement and college savings leave us very pinched at the end of the month. Finding affordable, quality housing, in an area of Corvallis that we want to live is very difficult. This is a very difficult area for young families to find quality, affordable housing.

- One thing I didn't see was any mention of traffic flow and patterns. My commuting time has increased significantly, and traffic in Corvallis is such that I often do not shop there. I know this isn't a housing question, but it is a 'live-ability' question.
- Would like bus service down Brooklane
- I've just moved to Corvallis. Suitable housing was very difficult to find. I had hoped to rent but didn't find suitable options. I wanted to live in the downtown area, and wound up buying an older, smaller home that that I needed to have remodeled extensively and am just moving into it this week.

Several thoughts:

- 1) The high prices and limited availability likely relate to the high demand for student housing,
- 2) some of the rental properties I looked at were so atrociously substandard that I wonder about adequacy of safety inspections.
- 3) I also wonder about collusion among large realtors and maybe others in keeping the prices high through allowing subdivision of single houses into multiple rentals for students.

When I looked at properties, prices of houses near campus were described in terms of how many students could be housed in the house, what rental that might draw-- that figure was invariably higher than was reasonable for a single family budget.

Corvallis has a wonderful small city feel to it, but that appears threatened by the poor quality student housing situation that can destroy a sense of neighborhoods. OSU's requirement for freshmen to live on-campus should be helping, but more adequate and affordable housing for students is needed to make the slum landlord scenario less lucrative.

- Corvallis needs more housing! We purchased in Albany due to affordability. Less houses=higher demand=higher prices. (Good for those who already own but bad for new buyers)
- We love the community in Corvallis; however housing is expensive. We rent to private owner, that's why our rent is not as expensive, but there is the disadvantages such as an extremely old carpet that owner does not want to change out. Once we get some things squared away we will probably look into buying a small piece of land out of the city limits to build our own house.

- I can only afford to live where I do because of equity from previous house sale before the market collapsed.

I could not live out of town with children unless I had someone to watch them before school. Being close to work allows me to see them off to school and then come to work.

- I wouldn't have taken the survey had I known some of the questions as I don't believe they are relevant. I moved here over 25 years ago due to a job change. I will not stay after I retire. Corvallis is too expensive to live in and I don't know how families afford it. I would not commute here either. Housing is way too expensive compared to the rest of Oregon and I don't think it is a good value nor is it a diverse community. It is white, rich or retired people (who have lived here a long time) who can afford to live here. The other significant population is OSU students. I have no suggestions about how to reduce the cost of housing but unless the city reduces the costs you will not have a diverse population.
- Property taxes are much too high in Benton County, and they continue to rise each year. When I am on a fixed income I will be forced to sell my home as my income will not match the rising taxes. I believe there should be a cap on property taxes... at least for those on a fixed income or low income.
- We may or may not move out of the city limits, looking for something a little more rural, with a little more land. That would depend on the internet connection available at any place we find, as one person in our family works from home.

We have noticed that Corvallis keeps getting included on 'Best of...' lists, and hope that the current dynamic here doesn't change. It is indeed a great place to live, but if there is a huge influx of people, and housing prices rise, we won't be staying. Been there, done that... and it ruins a community. People who make money off the situation will be happy, but I was hoping that Corvallis was about something more. Still am.

- I live in a wonderful mobile home park that we the residents of the park bought it. So it is a coop. We have a small community. It has a lake, lots of old growth fir trees, and a quiet peaceful place to live. I can't even think of a better place to live. I am three and a half miles from Corvallis. I will die here. I own my home and it is a 2007 home, that has everything I need. Thank you for asking me. I will be retiring soon so as to enjoy my community.
- I feel that Corvallis housing prices are extremely high. I find it incredibly frustrating how expensive it is to live in Corvallis.

- Access to laundry is another very important factor in my housing choice. Also as someone not originally from Oregon, I don't like the lack of air conditioning in apartments here.
- Until SDC charges are reduced, housing will continue to increase in price.
- I would like windows that are well insulated and real enforcement of non-smoking regulations.
- I work 4pm to 12 pm at OSU's Energy Center. If there was a bus at the appropriate time from the coast to Corvallis, I would probably commute. If anyone from Alsea worked those hours, I would probably pool.

Since there are none of those options available, OSU punishes me by charging \$330 per year, for the privilege of parking from 4 pm to 5 pm on work days, 5 hours per week. If I worked 5 to 1 am I would pay no parking fee.

Your crowded conditions are 8-5. You also have not heard about zero population growth. None of the solutions are acceptable to most people. We are doing a fine job of killing the planet. You take care of population and housing/parking will right itself.

- Homeowners pay property taxes. It would provide more revenue to the City if we had a reasonable mix of nice homes that support a good tax base plus rental units or more dense areas in good condition for those who want to live in a more urban setting. It's also impossible to find a downtown area condo or smaller nicely appointed home that's worth \$400-500K (i.e., larger, nicely appointed), for instance. No where in the flat, walkable areas of Corvallis near downtown.
- Originally we invested in Albany because the margins were a lot better. We stayed because we could save money to pay off student loans and to invest in other properties. We have a Prius so commuting is cheap for how much we save in housing.
- Housing is simply too expensive in Corvallis for the amenities received and quality of housing stock. The narrow, parochial world view of the town does not make it welcome to newcomers, particularly diverse families. The lack of cultural resources, cosmopolitan interests, and diverse neighborhoods makes more affordable metro areas (Eugene, Salem, and Portland) much more attractive for living and worth the commute.
- No
- Finding affordable, two-bed room apartments that a professional would feel comfortable living in is impossible in Corvallis. Not everyone can afford to own a home in Corvallis. I've worked here for three years, and this community does not have affordable, quality housing stock (i.e., single-family, duplex, rental units). I'm in my thirties, and I don't want roommates. While much of the rental housing stock is marketed towards college students, it's important for City Council members to remember

that not all renters are college students. Some of us are professionals who also positively contribute to this community, want to reside here, and can't afford the home prices.

- Affordability, real world affordability is becoming increasingly important.
- This is a dumb survey as living here for the past 40 years we all know corvallis lacks affordable housing for young people with families and those who have low income.
- Corvallis is far too expensive and I don't like the resistance to large corporations i.e. Walmart moving into the city. I prefer to live in a community that embraces the free market system more readily (not that Albany is a great example).
- I definitely love the ambiance of Corvallis, but unfortunately, the cost of housing is far above what I feel comfortable with compared to living in Albany.
- Do not want to live in the City of Corvallis because of the fees being dropped onto the water bills without voter approval. The taxes, and the politics of Corvallis are irritating at best, and driven by a small group of retired citizens who are shaping the community to meet their personal preference. Including policies that purposely make it hard for people to live and work in the community. There is a focus on keeping the town closed off, but wants to grow services without growing business or residency. Not sustainable to say the least.
- We would love to own or rent within the city limits. It would be beneficial if there could be resources put in place to assist single-income families.
- PRefer to live in town for hte good community and available services. Great to bike and live sustainably. I have a strong opinion that student enrollment increases at OSU are destroying neighborhoods with the construction of student housing within community areas. Corvalis seems to have many fragmented and disconnected communities, and new developments seem to be out on the fringe (willamette landing, west hills, etc) and not located convenient to services or community.
- I am moving to Corvallis this year, after commuting from Portland for almost two years (driving down Monday morning, staying with friends during the week, and driving home again on Friday). I would like to live close to campus or on a bus route, but I am concerned about the high property taxes in town. This may force me to live in Albany or outside the city.
- One adult is a student at Oregon State University which is also a reason we relocated to the area.
- Again - the only thing keeping me from moving to Corvallis is the cost of housing and taxes.

- I was shocked at the electric bill for my currently unoccupied rental house in Corvallis, which included a very high delivery charge, which exceeded the cost of the electricity.
- We live just a short distance from 35th and Western in a small neighborhood called 'Cole's Crossing'. The homes were originally marketed as starting at \$400 K, never in a million years did we anticipate students being able to afford these homes, but to our surprise as well as all our neighbors, just about half of the 21 homes are now occupied by students attending OSU. We failed to consider that their parents would purchase the homes for them and with the help of roommates help pay the mortgage.

We are fortunate that most of our students are friendly and respectful of those of us who have children and non-student lifestyles, but there are still issues. We met with our students, and celebrate 'National Night Out' as a neighborhood. We get along, like people should.

1) There is not enough parking, so our student neighbors will park 4+ cars into a driveway and block the side walks where elderly people and small children walk and play. They park anywhere, to include blocking our driveway. They ignore the fire hydrant and park blocking it as well. They invite many friends over and they drive too, so you can imagine that our neighborhood looks more like a parking lot. We have engaged the Corvallis police to watch our parking situation and the Traffic/Ticket Maid stops in once in awhile to check on this

2) Our student neighbors drive too fast and we are on the constant look out as to where children are to ensure that they are out of the culdesac and safe. I just don't think they have like-minded concerns as families do with children.

3) Our student neighbors often do not take care of their property and don't always follow 'good neighbor rules' such as returning your garbage cans from the street to your property so they are not in the way. Sometimes, they don't mow their lawn or pull the weeds. One of our student neighbors placed a couch on their porch making a well kept neighborhood look like a frat house. We contacted the parent that owns the house and asked her to remove it. She did after sometime passed.

4) Traffic is an issue. Trying to get out onto Western in the morning, or evening is very difficult.

5) We were quite active as a neighborhood about the Sather project next

door. We spoke with city officials, voted, etc...but that appears to still be in question. We feel as a neighborhood that Corvallis needs more affordable housing for families and not just students and of course we feel that the City and OSU has not done their due diligence or worked in partnership to help plan the parking, housing, and student issues.

It's not that I'm complaining about the students. I understand what they add to the overall health of our community and most of them are quite nice.

My apologies if this was not the feedback you were looking for.

Best

- Rumor has it that Corvallis is high-priced living.
- Would love to stop having to commute to Corvallis. Corvallis home prices, especially in areas we like, have and continue to be unrealistically high. Albany provides a great alternative in housing.
- I live inside the city limits of Corvallis now but am about to move away and will be commuting.
- Expand options - this is a growing town bursting at the seams. The housing is over-priced for what it is; almost embarrassing to be honest. Need more inventory - including new construction both for rent and for sale. The price inflation due to demand is almost shameful. The taxes in this county as well.. geez. It's expensive to live here, childcare is expensive as well. Need more options to keep pricing in check, bottom line. Also need a Target, just wanted to through that in there :)
- We hope to stay where we are at but it's quite expensive - most of our monthly take-home income is used for rent and utilities. We'd like someplace cheaper, not out of repair/outdated, quiet and an easy commute to work (easy bike ride would be nice) but we haven't found that in Corvallis yet. The growing student population isn't making it any easier, either.
- We searched several months for a home in Corvallis, but it became quite clear that we could live in a home 30% larger and 40-50 years newer with our choice of very nice, quiet, mostly owner-occupied neighborhoods if we didn't mind commuting 15-20 mins each way to work. The extra commuting time & expense is a very small price to pay in exchange for the pride of ownership we have with our lovely home & neighborhood in Albany! We would like to add that 90% of our discretionary income is spent in our new community as well as we prefer the many varied shopping options available here close to home.

- The biggest factor for us looking outside of Corvallis for housing was that we could get a newer home on a larger lot for a much more affordable price than if we were in town. Taxes are also significantly lower and the commute is very easy.
- My future housing choices will be driven by avoiding the cancerous blight of student housing that has overwhelmed corvallis. Corvallis used to be such a nice place to live. I hear Blodgett is nice...
- Having non-traditional (i.e., car) commute options is really important - bike, bus, walking.
- Large windows
Southern orientation of living room
Hardwood floors
gas stove
Good kitchen layout

No Beige Carpet! :P

- I know it's challenging for a municipality in a market environment to balance affordability, livability, sustainability, etc. We value those things to different degrees. Personally, even though I'm relatively affluent, I think that justice demands having some affordable housing options and that should be the number one priority for a livable community; sustainability and environmental concerns are also very important, and are achieved by a combination of compact development, transit, and a range of housing options.
- if I could have a large lot, 2 small house on it, a garden and pets I would gladly move back to town. Love the library and being able to bike to work.
- Rent and bills are too expensive for a college student in this town. It is very hard to make ends meet every month, while at the same time trying to succeed in school.
- I prefer to rent a home at a reasonable price that allows for dogs and is in a neighborhood that is not 100% geared towards pleasing/accomidating the OSU student population. Many homes are charging \$200-500 dollars more for less square footage just because they have a pet policy. The areas that do have a pet policy and are reasonably priced are over crowded with younger adults that behave immaturely, and is not a desireable location for a family with small children.
- I would love to buy a home in Corvallis. Unfortunately, the cost is simply too high in appropriate neighborhoods. I cannot justify paying the premium of \$40,000-\$60,000 over what a similar home costs in Albany or Lebanon. Additionally, the neighborhoods that I consider safe for my growing family are limited. With OSU's ever-escalating enrollment, it limits the availability of quiet, family-oriented housing in the downtown

neighborhoods. Just driving down the street in the area between downtown and OSU is hazardous and makes me nervous. Add in the noisy, drunk students wandering around at night, and distracted drivers/bicyclists ignoring rules of the road during the day, and I cannot justify putting my family in that position. Southtown is one of the few affordable areas, however, the houses in many of the family neighborhoods are poorly constructed and have no privacy. I would love to upgrade to a home in the range of \$300,000-\$400,000 in Corvallis, but I cannot imagine that Corvallis will be an option when that comes. Most likely we will be looking in North Albany. When you factor in the traffic from commuting, it really isn't much different from the travel time from the Timberhill area and it is a more affordable and less crowded setting.

It's a shame that both my partner and I work in Corvallis and yet live elsewhere. Judging by the heavy traffic on my morning commute, a huge chunk of North Albany residents are in a very similar situation.

- For 17 years we lived in Corvallis close to the OSU campus. We had an opportunity to purchase a relatively close rural property, and moved there in 2009. I don't anticipate moving any time soon, but if circumstances dictated, I would not hesitate to move back inside the city proper.
- The price must come down. The developers, landlords, realtors, and government all fatten their pockets by maintaining prices at artificially high levels.
- It is very important to maintain the family friendliness of neighborhoods in Corvallis proper. Many family neighborhoods are being pushed out to the edges of town. These newer neighborhoods lack grocery stores, shops, schools, and other important features of a town within a reasonable walking distance.

The older neighborhoods within walking distance are at risk of turning into student rentals, which are many times not as well kept and not as neighborly in which to raise a family.

- Housing and property taxes are very high. To find good shopping options and top doctors you either have to drive an hour and a half to Portland, or an hour to Eugene.
- Children are now in college or post-college, so we will be downsizing in about 10 years.
- I would never live in Corvallis as long as the current philosophy of taxation hidden under the guise of fees remains in effect.
- Because of the increase in multiple unit houses and multiple houses being built on the same lot within the city, I plan to move from the city of Corvallis. The community of downtown Corvallis and the surrounding neighborhoods have changed drastically in the last handful of years. The

city has allowed developers to cram more and more houses into city lots drastically increasing the number of university students in with homeowners. Students do not make good neighbors. Every year you have to go through the same education process with them. They do not understand that people need to sleep during the week, and regardless of the number of conversations you have with them, I end up having to involve the police. The parking situation is challenging for the same reason. I could go on and on about why I don't enjoy living in the middle of a bunch of students. In a perfect world there would be more student housing available on campus so the students wouldn't ruin the neighborhoods.

- We rented for about 3 years when we first moved here, then bought a home. We bought a home in the same part of Corvallis (northwest) as our apartment. We desired to own a home in a particular neighborhood because of the energy efficiency of the home and quality of the house construction. Being close to a bus stop was a priority also.
- As a single woman with a single steady income in a non-profit with a bachelor's degree from OSU. I am dependent on the generosity of others to let me rent from them at a reduced rate. I pay \$150/ month at my current residence. It is only because of that that I am able to save money each month. I live very frugally. I am glad to hear the issue of affordable housing in Corvallis is being looked into.
- It is very important to me that the new housing developments being built closer to campus are required to have ample parking available for residents. It is ridiculous to me that the city regularly provides waivers to these contractors who don't want to come up with creative architectural solutions (like designating the first floor of a building as parking) to meet these needs. Furthermore, it is not the University's fault that the city regularly allows these waivers to be granted so please, stop blaming them.

For all new apartment complexes, assume you'll need a minimum of one parking space per potential resident plus extra for visitors.

- Keep property taxes low enough so the cost of living in Corvallis does not exceed middle-income taxpayers' ability to live in the city.
- My children are enrolled in private school-there wasn't an option above for that.

If housing were less expensive in Corvallis for a decent home, and property taxes were less, we would absolutely move here.

- The questions about house/rent payments do not apply, as I own my home and it is paid off.

I don't make a payment or rent now, and if I chose to move into town, I would sell my home and would not have payments then either.

- moving closer to campus!
- Corvallis houses are too expensive for the quality.
- I live just north of Lewisburg Road. My postal address is Corvallis, but it is not on the provided map. Kind of stupid that I have to fill out this survey as if I don't live in Corvallis when I do live in Corvallis...
- We moved here 12 years ago, but I couldn't afford to live in Corvallis today.
- Please plan for some affordable housing for renters. You have build up the student housing but have forgotten about the full time residents that also rent. They need to have something that is affordable for people that rent.
- I am planning on moving my family to a place where there is less congestion of college students. Hopefully they quit moving outwards and remain near the campus and main parts of town.
Oh, and parking enforcement is terrible and ruthless, to the point where I don't even want to park downtown. I mean citing someone in a metered spot at 4:54 pm.....Who does that!?!
- I love my 1923 bungalow and my neighborhood. I hate that student townhouses have moved in to my block that do not even begin to fit proportionally on the lot. They do not conform to the size of the lovely older homes. Let alone the character does not fit when an older home in an older neighborhood gets bulldozed to shoehorn in a massive new modern townhouse. I got lucky finding my place 25 years ago. It stinks that the building codes that were suppose to protect my quality of life have failed so badly. I'm not as happy here as I used to be. I have repeatedly heard our town called 'Dormvallis' in the recent past. Maybe I'll move to Lebanon and start commuting daily.
- I will probably never live within Corvallis city limits again. The student population has taken over the entire town and they are, in general, very bad neighbors. If I were able to find a house to live in, I would most likely end up living next to gross apartments or townhouses instead of another house like a normal neighborhood. It would also cost way too much money. If I am ever able to buy a house it certainly won't be in Corvallis for the above reasons. I don't want to buy property in a family neighborhood just to end up in a few years next door to an apartment house full of students.
- I'm not going to move to community that charges me parking - while working for said community.
- Corvallis is too expensive
- NO...stand out at the bridges as people come and go commuting and ask them why if you are really that clueless why people work here and live

some where else. The individuals who came to this community in the late seventies and eighties changed the feel of this community forever and created what they wanted and I don't believe they really want a return to what brought them here...hence this survey like all the related questions on the subject are a waste of time and money. The results will be presented to back up whatever view (or whomever's) is wished. It's simple...schools suffer, the town's character suffers because we don't have young families living here....why? because a house in Corvallis costs half again more than the surrounding communities. The reasons for this is not rocket science and doesn't require a survey, only that we look at the ways we block affordable housing to be built here in Corvallis. And the ways that we do this are many...example one, look at our city code from the early seventies and then look at todays....that's progress?

Instead of a long drawn out survey, just ask the simple question. Why do you live elsewhere and work here?

- no
- I am disgusted with the new housing that is being built. Parking is a nightmare, the 'townhouses' create terrible neighbors, reduce property values. They provide a bedroom for a student, but not a livable home or a community. Building dorms or apartments would be better!
- I would like to pay about \$1700 a month for a 15 year loan (including all taxes, insurance, etc). I don't want to live in South town in a bad neighborhood, next to criminals and no grocery store.

Corvallis is also trying to do a parking permit, which I believe is ridiculous. You are making it harder and more inconvenient for people to live and work in Corvallis. It seems Corvallis is attempting to make this a yuppy town; exclusive for the well off (If you're not well off you will live in the bad areas). This is not Portland or Seattle. It is a small town and should have the small town feel.

What I do love is the biking and hiking trails!!! Love, love, love this about Corvallis. I grew up in Corvallis and would love to move back someday.

- Houses in Corvallis are way to expensive for the quality of house that you pay for.
- I think safety is very important and there is too much crime with drug and alcohol use.

I think the schools in Benton county are exceptional

- Housing market in Corvallis has been tight for years, which of course drives prices up. Historically, taxes have been higher as well. Both make

it harder for working-class families to find moderately priced high quality homes in town.

- The plastic bag ban is another reason I would be reluctant to move back into Corvallis.
- Housing in Corvallis is EXTREMELY expensive. It is difficult to find decent housing in a decent neighborhood for a reasonable price. If I didn't already have equity from my last home and the help of my family for a down payment, there is no way I could afford to buy the house I'm in now in Corvallis.
- We are planning to move this Fall to a bigger rental house with more privacy in a more rural setting preferably in Corvallis.
- The market in Corvallis tends to be more exclusive than neighboring cities / communities. Housing prices in Corvallis are higher.
- It is no secret that OSU is the reason that housing prices have moved so high.
- No, Thank you.
- We would love a single family home on a large lot or with acreage but they're simply too expensive, especially given the choices. Many homes on the market are old and have not been updated. Given the lack of updates, they are not a good value. County property taxes are also extremely high, just over \$300/month for a townhouse. We bought our townhouse 10 years ago, when the market was still reasonable, so our mortgage payment is reasonable. If it wasn't for that, we would not be able to afford Corvallis. We lived out of state before returning almost a year ago but wish we could choose a larger residence (currently 1,300 sqft for 4 people). There is no way anyone could afford Corvallis without a middle class job or dual incomes that were significantly above minimum wage. People struggle here because housing caters to OSU students, e.g. multiple residents in one home, not average single income families. Those with more significant incomes are fine.
- I've lived in Lebanon for >20 years and have commuted to Philomath the entire time. Variety of reasons for not relocating earlier on but cost being a primary factor. No affordable housing available when I was looking and my child was of school age. My child is now grown. Now closer to retirement and not interested in relocating. Will drive in to Corvallis approximately once a month if needed for shopping or going out to eat.
- We are looking to buy a new home. We can't find anything that is a 3 bed, 2 bath, Garage, and fenced yard, nice neighborhood. for under \$300,000. We can move to Albany, or Lebanon and buy a newer updated house there with more sq footage for 180,000 - 250,000. Why can't Corvallis have any affordable housing.

A FHA loan in Corvallis is only good for \$299,000 or less. These house are in the worst schools and are all in poor repair, and not worth that money,

to have to live in a run down part of town!!!!!! We need more choices in the Wilson, Jefferson, and Hoover school districts.

- I have lived in Corvallis in the past and did not find it a very friendly or supportive community.
- It is unfortunate that my family may be forced to move out of the city limits to purchase a home and work in Corvallis. We have been looking diligently but have been unable to find affordable housing even though we make a healthy living wage.
- I wish to relocate to a quieter neighborhood away from highways near the coast after living in Corvallis for 25+ years. I need a change.
- Looking to move in near future. Currently living in Jefferson. Albany would be closer to work and probably more affordable.
- Corvallis has a market which is not being met at all in a new market-rate housing product - 1,500 to 1,750 SF on one level that is high performing energy efficient - houses
- We moved from California in 2006 for the character of Corvallis (college-town, good schools, nearby open space, mid-size, not that far from a major city, safe). We were not employed at the time we moved here and it was Corvallis itself that attracted us.

Recently we moved to Philomath, but only lived there for a year. We moved back into town to be in a better home, better neighborhood, and closer to work and schools.

- when we moved our family w/3 children to Corvallis, we felt it was a great community and valued family and home owners. Now with increasing out of town investors coming in and buying the houses around ours and turning it to 6 bedroom house and only renting to students not only our safety is not same as before and constantly we are faced w/students destroying things in our property and we have lost our privacy. We are asked to pay more taxes, support more budget to pay for services and now city asking us to pay to park in front of our house. I understand you can not prevent people buying houses, or building in it but city council needs to put themselves in our place as well. It seems people that are paying taxes to support these services are pushed out of the community.
- I am recently graduated from OSU and I now work for the University. I am an RA for a fraternity only because I get free rent. I do not make much money and I have lots of student debt. There is no where to live near campus for anyone but college students. Prices are too high and the living environment is awful for those not in college. Building complexes that cater specifically to college students will never house working professionals. It seems absurd to me to have an entire complex that rents out just rooms for a crazy price, and you have to share kitchens? Working

professionals live outside the city for a reason. If I had more money, I would as well.

- I have been planning on moving out of the city to escape the fluoridation of our city water. A recent Lancet research article shows a clear toxic link between fluoride and brain development in children. The city should not be in the business of medicating the residents. The city does not possess a license to dispense medication and it should be stopped as fluoride does not improve the safety of the water we drink. There is no way to determine the level of fluoride exposure for each individual and the need for fluoride should be left to a licensed medical practitioner. Otherwise, I love Corvallis and feel lucky that I was able to purchase a home here despite the extremely low wages paid. I would not have been able to live here if I did not get financial help from my family. The many parks and bicycle friendly paths are a huge bonus.
- I believe Corvallis is a lovely town, but very expensive, also very geared towards the college more than the year-round residents that live in the community. I understand the need to cater to the college, but also see the lack of fairness to those that support the community year-round. As much as this town collects in taxes, it's amazing to me that there isn't adequate parking for the amenities here.
I may not live here and pay Benton County taxes, but as I work here I also support many of the businesses with my shopping. I am disappointed that we are facing a situation where we may not be able to keep our jobs because of lack of parking.
- I have always lived in Albany (other than attending OSU). My first home purchase was in Albany to be close to my job at the time, family and cost difference in homes between Albany and Corvallis. I will be looking to purchase a new home in the next few years however I plan on staying in the Albany area and continuing to commute to Corvallis for my job. There are several reasons including my children enrolled in Albany schools, family in the area, cost of housing and taxes. I also have no desire to live anywhere close to OSU campus or such close proximity to so many rental properties. I find an overall disrespect from tenants toward neighbors and property. I do however love the flair for local organic foods at restaurants and for shopping. I would like to see more of this in Albany.
- I would like to move into a slightly larger place at some point. However, my current housing conditions are very acceptable and I am not looking forward to moving again after living in four separate places last year.

Housing in Corvallis is pretty expensive compared to Albany where I was living before. Depending on several things that happen during the coming year, I may consider moving back to Albany so I can have more

living space for the same rent or cheaper. The commute would be a bit longer, but adding around 10 minutes isn't so bad.

- Corvallis is a very expensive community to live in. Although I love this city and everything it has to offer, as a first time home buyer the market is very difficult. There is a very limited number of houses that are under 200-250K, and for the same amount of money you are able to buy twice the house in Philomath or Albany. It is also difficult to see once nice, open space, now being occupied by large apartment complexes and other new large buildings.
- I bought this house when my marriage was in trouble. I wanted a less expensive house in Corvallis, but houses were selling very fast if they were below \$200,000. Also, even the smaller houses were selling for almost \$200,000 and they were often on busy streets.

If my relatives did not live in town, I would not be here. It is too expensive. I am out of money every month but I have not moved because I did not want to move my children again

- There is a severe shortage of professional housing in Corvallis that's affordable and close to campus. When I say professional housing, I mean town houses or condos that are not overrun by students but still close enough to campus that I can bike or take the bus. I like the students but I don't necessarily want to live with them. I don't want to buy a house with a yard. I want a quiet condo or townhouse and that's really hard to find. All the new construction is designed for the students. They are just passing through; we live here. This is our home.

I also wish that public transportation were better - more reliable and more frequent runs. I don't have a problem taking the bus; in fact I prefer it but I can't trust the CTA to get me to work or home on time. I realize the survey is about housing but that's a major consideration when deciding where to live.

- Because we were able to secure such a low mortgage payment I think we now pay significantly less than what we would have to pay if we were renting. I don't know if we could afford similar accommodations - a 2 bedroom house, near campus - with the income and student fees we are paying.
- We would like to be able to move back to Corvallis but the cost of living is too high.
- Housing and rent prices here in Corvallis is absolutely ridiculously expensive for a city of its size. After having moved here, I feel that the city population is mostly old and most of my younger co-workers do not live in the city. It feels like it is not growing.

Conveniences like Costco and Target are a far 20 to 25 minute drive. I understand the mentality of keeping local businesses alive but there is a lot that the local businesses don't provide as well. Sometimes keeping the big box stores away may be detrimental to the city as it does not attract the younger population.

I feel that the riverfront is not played up well to attract people whether tourists or locals. Part of the park with river access is completely dilapidated. There is only one riverfront park. There really are not a lot of housing with views of the river. There are no affordable mixed use or live/work places in the downtown area that will attract people to live downtown. Compact housing like Orenco station may be good for Corvallis. It seems that housing here caters more to the students than younger families/individuals.

- I returned to Corvallis to help with an elderly relative. My family purchased my home. Prior to that I lived in Linn County for 10 years. I could not afford housing in Corvallis because of high property values and rents. I grew up here and still have family here. I originally left to get out of the Corvallis School District. I have a special needs child who was not getting proper care in Corvallis. Albany School District was much better at providing the services needed without having to constantly battle for them.

I would not be back if Corvallis if I wasn't needed here. I grew up here and lived here for most of my life. I don't like the direction the city has gone. More and more affordable housing areas are being taken up by student housing which are not appropriate for families. This causes people to move out of established neighborhoods because of the problems with the student population. It seems that more and more often the city is revolving everything around OSU instead of being more concerned with the residents who have spent many years loving and developing it.

I do know that once my relative passes, I will leave Corvallis and not come back. It just isn't a nice place to live unless you have a lot of money or are a student.

- All I can say is that we have recently had 4 houses added to our neighborhood and 3 of the 4 are fine, but now that we have a house that was built literally 28 inches from our fence (which sits inside our property line) we will be selling our house (IF anyone will buy it)!!! and leaving Benton county. The houses on either side of us are 10 feet back from either side of the property line and that was close enough. 28 inches is

insane! I cant belive that Benton county allows this!!!! we have lived here 25+ years and it was always a wonderful place to live and raise my family-now that you are allowing contractors to cram houses in so tight, I think you will see families leaving in droves! Everyone I work with that has bought a new home in the last 12 months has bought in Linn county, I work for one of the biggest employers in Benton County to bad I cant recommend Corvallis as a great community to buy in any longer! Also as the I stood watching the contractor that built behind me take down a fence for a 'protected' area that it was posted 'do not disturbe or even have supplies sitting in this fenced area' and then proceed to DIG A TRENCH and instructed his workers to 'pack dirt against the roots of this huge oak so IF anyone came they wouldn't see that they where they were working was tearing it up' I called the CITY and NOT A SOLE SHOWED UP TO CHECK IT OUT!!!!!! Gotta love how the city turns thier head when its a contractor that is building TONS of homes in Corvallis breaking the law!!! Proof that its truley all about the \$\$\$\$\$ Time to leave this place for sure!

- Corvallis city council has a questionable attitude. They never met a tax hike they didn't like. They insist on putting traffic circles where no traffic circles are needed, no matter how many people complain. Even after they have to rip one traffic circle out, they still think the are a good idea. The can think up all kinds of strange (expensive) ways to 'improve' living in Corvallis, but they can't replace the bottleneck bridge over the Willamette that has been needing replacement over 30 years. they think the know better than the voters, so they will force unwelcome new law on them 'for their own good'. The only advanage to living in Corvallis would be having the oportunity to vote these people out of office.
- Corvallis has very little to offer for practical needs. It's a great town to find excellent craft beer, but a terrible town to find repair parts.
- NA
- I enjoy living in Corvallis, but I really wish it was more affordable. It's hard to find a decent place to rent that is a good price. I feel like so many places cater to just students, and they're either out of my price range or made for multiple students to share (for example 4 or 5 bedroom apartments or condos). It would be nice if there were more affordable, safe, 1- or 2-bedroom apartments for OSU staff or other workers living in Corvallis.
- We would like to move into a smaller home with less maintenance in the next 5 years, downsizing is our goal. Our children have grown and moved away.
- I like Corvallis, but housing is very expensive. What I can afford to pay in rent /mortgage, would not allow me to leave in a desirable area. I don't need a large property, but I want a clean and safe home.

- The rental agencies in Corvallis do NOT cater to families. The condition of rentals in Corvallis, in my price range, is atrocious! The mold, rotting wood, cracks peeling paint. I would NEVER put my children in harms way like that. They are only concerned about how much money they can get the college kids parents to pay for these DUMPS!
- Corvallis is simply too expensive to live in and in order to purchase a house that would suit our needs we would go bankrupt trying to obtain it. We can leave in a cheaper, much nicer house for the money in Albany where we live.
- I would love to see more affordable single family homes within the city limits. We want to find something with 2 bathrooms but it seems we have to leave the city limits to find that for our family of 5. So much is going into building more apartments in town and not much into affordable homes.
- n/a
- We had to rely on my father for help in purchasing a home in Corvallis -- if it hadn't been for him we would not have been able to afford to live here. What I hear most often from people in my age group (who generally live in Albany or Philomath) is how frustrated they are about how difficult it is to find affordable housing in Corvallis for young families. I think this is something the city really needs to address in order to attract and retain a younger population.
- Housing in Corvallis is not affordable for many younger people/families. The only reason we were able to move up is because we bought our first house before the housing boom and sold right before it collapsed again. We were very lucky with our timing. I work with many people in their late 20's and 30's who do not live in Corvallis because they cannot afford to buy and rent has gone up.
- My husband and I are in the process of looking and buying a house outside of Corvallis. We are disappointed in the type of house that we can get for within the \$200,000 price range. We are working parents to a young child and do not have the time to update an older home. We are also extremely disappointed that the new houses that have been built in the past few years are for OSU students. We have lived in Corvallis over 10 years and are really sad to move away.
- Getting harder and harder to live in corvallis...rent goes up on a regular basis and pay does not keep up even if we get a COLA...and so much of housing here in this city is geared to student s who have multiple incomes and can share residences...which is not a good thing for people with families on a fixed income or an income we little upward movement. I know people that have several jobs to make ends meet.
- It's an expensive place to live, but I think the community, schools, recreation and safety are worth a little extra expense... it would be great

to increase school population and encourage young families to move in. Housing prices are quite high.

- We Love living in Corvallis and the easy living Here!
- As long as you continue to cater to osu,force lower income people to become homeless and make it difficult to have pets, you will not have my financial support. corvallis is run by a bunch of loons whose only mission is to chase the less than middle class out and replace it with whatever the college wants. Here's a hint. College kids for the most part do little to grow the tax base
- I'd like to be able to buy a house in Corvallis and raise a family here, but honestly I don't feel that this will be attainable based on my income.

Most likely my husband and I will need to buy in Albany in order to afford a house.

- Have lived in Salem 22 years and will only move when my daughter graduates and if my husband could find wk in corvallis
- Corvallis is great, but even though Albany lacks the charm, grocery stores it's less expensive to live here. Also not being around campus is great because OSU students have no respect for our community, nor care about being loud, trashing streets. As someone who grew up in Corvallis it's too bad that I have to live in Albany instead of the place I love.
- I am looking to downsize and find a smaller home. I love older homes, but I would not even consider buying a house in College Hill area because of the traffic congestion and the number of apartment complexes that have been built in that area. It has ruined the historic nature of that area and I really feel for the people that live there! The expansion of the university has been too much too fast without adequate and thoughtful planning.
- As we age, we are aware that we need to continue our physical activity and consider nearby grocery stores very important so that we continue to walk. We plan to move away from Corvallis when our daughter finishes school because it costs so much to live here.
- It is hard to get started owning with kids and one income if you want to live close to downtown Corvallis.
- I think there is a lack of availability of housing in the price range and amenities due to the college population.
- My wife and I love Corvallis. However, as our family grows we will need to 'up-size' to something with a bit more room. That, we believe, may prove difficult in Corvallis. Because the price of housing being as high as it is, and with the amount of work that would be needed to update many homes within our estimated price range, staying in Corvallis may prove difficult for us.

We are also aware that we are lucky to have found a house we could afford at all. Many of our peers are still renting or have moved to North Albany.

Thank you for taking the time to conduct this survey.

- Traffic has increased dramatically as the city and university have grown. We have not experienced crime (theft, breakins, but when I hear about incidents near us it make me nervous, and more likely to lock things up.
- Corvallis is much too expensive. I looked into moving to Corvallis to be closer to work and have less commute time. However, the area is not able to meet my needs on the salary I have available.
- My family and I do not identify with the culture, not affordable, and we want to be rural.
- I've lived in my home 39 years outside the city limits and have no intentions of moving - especially into town. Corvallis seems to be a snobbish community with lots of do-gooders. The town seems rather meddle-some; e.g., annexations, river-front, etc. OSU has an inordinate amount of sway over the affairs of the city, it is too much like the 600-pound gorilla.
- I worry about the ability of young families to live and raise children in Corvallis. The housing and rent costs are prohibitive. We consider ourselves very lucky to live here but a town without diversity is a dying community.
- Homes in Corvallis are bcoming more and more expensive to rent or purchase. We are currently looking at moving to a nearby city so we can afford to live.
- Disappointed with the way city government has been handling housing issues, especially changing housing codes after voter approval of different plans. It seems like there is an overwhelming desire to support the building of student housing (more profitable) as opposed to single-family housing. The city needs a strategic plan for dealing with this. I've been very disappointed by how things have been handled by the city and the local press. Both seem to be looking out for the interests of greedy developers as opposed to the city's residents.
- I do not want to live in the community in which i work. I dont want to be reminded of work on weekends or see people i associate with during work.
- I would like to see more affordable housing whether it is purchasing or renting. My rent is ridiculous for the property type and location but I can't afford to buy at this time. To increase City personnel to live within the City a reduction in water services cost would provide some incentive which is done in several other cities.

- I would love to have a very small even studio type apartment in one of the older homes in the area - within the downtown core - with minimal amenities - laundry would be the main ask. I have maintained a home and yard for years - and I'm not a big fan of continuing to do that. I want to spend my free time doing other things and not feel tied down to a list full of to do's. I want to walk to the store and all shopping - or ride a bike - and to commute to work via walking or biking. I would like to have parking for one car - which I would use for longer trips. I think I will have to pay more than I think for these arrangements - but it will have to be affordable to carry me through the end of my career and into my retirement.
- Would like to move out of Corvallis.
- My husband and I are currently in the process of purchasing a small 3-bedroom home in rural Benton County on one acre. This will double my commute but feel the benefits outweigh the cost. We were first looking in Corvallis but came across too many hurdles early on.
- Parking is bad. Shopping is limited. Everything is over-priced. I love the feel of Corvallis, but I can't afford to live here.
- Many Gen X families like mine await the retirement of Baby Boomers in anticipation of full time employment. Buying homes and investing in the community and local economy is on hold until then.
- We want to buy a home in Corvallis, but the prices are too high. There is not enough decent, affordable housing in Corvallis, both to rent or buy. Additionally, the city should maintain the roads and bike lanes better. Being able to commute to work by bike will likely be the only thing that keeps us from moving to Albany sometime in the next year.
- It is no small feat to find an affordable small house to rent in this City. The quality is incredibly low and the prices are high. The rental prices in this community are easily comparable to Portland, but the inventory is older and has not been well-cared for.

I realize this is a college city and so comes the territory- but we need to be honest with ourselves that if a family or young professional is moving to the area at any other time of year, other than late spring/summer (when all the students are moving/leaving) they are going to have a really difficult time finding a place that is acceptable and will probably end up somewhere in Lebanon or Albany.

I love this town and made a commitment when I got a job here to find a place and live in the city limits. But it was not a pleasant venture, I kissed a lot of frogs before I found a house that I actually liked and I lived in a huge, gross apartment complex for over a year while looking for something better...

- I would enjoy living downtown if the condo or apartment were fairly new and if the residents were carefully screened. The difficulty in a college town is noisy neighbors, younger people who may be away from home for the first time and don't understand the importance of respecting others who live around them.
- Corvallis is an expensive town to live in, but that's ok, I like the quality of people who live and work here. Having come from Newport I can tell you that there is a significant difference in that area. If you are wondering why such a large percentage of the people who work in Corvallis don't live here, it's a simple answer, it cost too much for the average worker.
- Near downtown the houses were too expensive, even older houses.
- I would like those employees that are paid with city or county tax funds be required to pay a tax if they choose not to live in Corvallis or Benton County. When they live elsewhere they do not contribute to the economic vitality of the community that pays their wage and take their dollars to the community they live in.
- I would ride a bus to work if there was one from the Lewisburg area that had convenient times.
- We were lucky to rent from an individual (not a company) who has not raised the rent in years. Other homes we looked at when we began renting were a great deal more expensive. If we were not in this home, we would likely be in a smaller place for comparable rent as living near work is important to us.
-

property taxes are too high

make student housing nicer to look at like the housing complex on Harrison Blvd

student housing should go into the Setter Development and not over by Circle Blvd

Housing overall is way too expensive, and there is no low income housing even the housing built over by Lincoln school is not reasonable for family's using HUD vouchers.

- We need more apartments above businesses in downtown Corvallis. We need to have housing with easy access to alternative transportation. We need to bring passenger rail to Corvallis, and make it bike-friendly with high marks for 'walkability.'. The emphasis now is on the need for OSU housing. We need to provide places for people to live who work here, and we should not destroy valuable habitat and wetlands in the city to accomplish this. Our housing footprint should be much smaller than it is now so that open space is allowed to grow. We need alternative transportation options that support our housing options.

- We JUST bought a house as a way of trying to gain some equity in place of renting. We were able to utilize the City of Corvallis and WNHS down-payment assistance programs. Without these programs we would NOT have been able to purchase a house given the high prices in Corvallis and the limited number of low-priced options. There are very few house-purchasing options for people who are middle-low income like us. It was a big stretch for us to buy our house, but it was VERY important to us.
- Our home is paid off, but if we were to need to buy it today, I am not sure we could.

It is sad to see smaller single-family homes rented out to multiple people, thereby raising the rents and making the homes unaffordable to one-to-two-income families. Also, putting more than one home on a lot (using the back yard for a second building) or tearing down homes and building townhouses may increase the number of available units for rent, but the character of neighborhoods is changed, and again, rental prices rise.

How will the multitude of townhouses popping up everywhere in the city ever be usable for an aging population? They all have steps and stairs -- clearly built as student housing.

- I feel like there are too many apartments being built in Corvallis. I think that in the next five years we are going to be saturated with rental and not enough people to rent them. Rent is very expensive here and we are shutting out young people (families) that are priced out of the rental and home buying market.
- It would have been nice to be closer to my job in Corvallis but it is too late to make any changes. Corvallis has a lot of nice things to offer!
- I love living in Corvallis, but I feel the new student housing that's springing up all over has really changed the small town feel of many neighborhoods. It would be a great place to retire, because of the convenience of cultural events at the University, the opportunities for continuing education, and the passion for the environment and green living, which I believe in. I feel connected to my church community, and enjoy the volunteer opportunities I been involved with. Of course, the parks, the library and the Parks and Rec activities add to the overall livability of this town. It will also become more important as I age to be near good medical services, which this town definitely provides. My concerns are economic, as I'm not sure I will be able to afford to stay in such a high priced housing market. I think about moving out to Albany or Philomath once my youngest child is done with school because I could find a nice little house for about half the price I pay now.
- no

- I will continue to live outside the city because I can afford much more house for the money in Albany, Linn County and other areas outside of Corvallis.
- I enjoy living in a mixed neighborhood.

Somewhat related to housing: Hwy 99W (South 3rd St) is only one way in/out of south town; when south-town floods at the mill-race, we become an island, unable to go anywhere until water levels are lowered.

Consider:

1. connecting SW 53rd and Airport Road, or some other way in/out of town.
- 2: eliminate the mill race; it's not need to run a mill any longer and creates problems with flooding

We REALLY need a good grocery store. Yes, there are several small shops that are extreme expensive or limited in what they carry (7-11 and Circle K are not a grocery stores - they are convenience stores)

The bus runs on Bell and Ryan Streets. Both are falling apart -- at the north end, pavement over repaired waterlines has caved in, creating dangerous depressions. At the southern end, pavement is coming up in chunks, and large areas of pavement are being pushed to the side creating a depression in the travel lanes.

- I dread the possibility that impolite, loud, and self-centered college kids might live near us in the future.
- I appreciate that the city cannot annex property and those who want to be annexed must apply.

I would like to see more opportunities for low income housing.

- Corvallis & Philomath housing is way to expensive compared to Albany/North Albany. Most people who work in Corvallis do not live in Corvallis. The majority of my co-workers commute here.
- Even though I make a fair wage, I find it very hard to find housing beyond a very small 1 bedroom apartment I can afford. I find it very hard to live here and save for a house. When I do buy a house I will not be able to buy a house in Corvallis. I will look at Albany or elsewhere.
- I love Corvallis. Our children go to school in Corvallis although we live in Albany. I love the schools in Corvallis as well as the community. The community has many great opportunities but the the high cost of rent as well as housing makes it not affordable for most of us.
- I would like to see more affordable affordable family housing in the size and price range appropriate for first-time home owners or young professionals. I have rented an apartment for 5 years and there rent is

creeping up so it's comparable to a mortgage. I don't feel like I can afford a house in the neighborhoods I would like to live in.

- My husband and I originally moved to Corvallis in 2004 to attend OSU. We struggled to find affordable rental housing, but eventually found something higher than our preferred price that met our needs. We made do for 2 years, but decided that purchasing a home and putting our rental dollars toward equity made better financial sense. Again, we struggled to find even a starter home in our price range, eventually finding something that required a lot of work for slightly over what we were comfortable paying.

We struggled financially, but managed to improve our home during our years at OSU, building its value. As our quiet, pleasant neighborhood began filling with more slapped-together, shoddy-looking rentals that we thought could appropriately fit on the surrounding lots, we decided it was time to start looking for somewhere more pleasant and affordable to live. We were able to take advantage of the rabid desire for rentals by selling our house quickly to an individual looking to profit from becoming a landlord.

When looking for a new home, we honestly didn't even bother looking in the Corvallis area. The recent rapid seemingly-indiscriminate development, outrageous cost of living, and congestion (traffic, pedestrian, and social) made the area wholly unappealing. While I work, and we frequently shop and occasionally dine out, in Corvallis, the density of people and seeming-thoughtlessness of city planning in regards to pedestrian and commuter traffic and parking keeps us away most of the time.

We are expecting a child in October and are relieved to have moved from the area, as it seems hostile toward small families in its lack of appropriate and affordable housing, accessibility, and cost of living. I was glad to see this survey, as it shows some consideration is being paid to these issues. I can only hope it continues and is extrapolated to city planning in the future.

- My husband and I originally stayed in Corvallis after graduating from OSU. We both love the community and the opportunities for our future family. We ended up moving to Lebanon because of a job change for my husband. I was the one only commuting back to Corvallis. We also could not give up the rental opportunity we came across given we also have two dogs and a cat. Since moving to Lebanon, my husband has now taken another job back in Corvallis, making us both commute (unfortunately, we work different hours and can't carpool). We have also

added a new addition to the family (son is a year old now) and ideally would like to move back to Corvallis. We are currently in the market now in buying a home, however, we cannot find a house in our price range in Corvallis. Many that do fall in the price range are either in a 'not so ideal location' in town or are smaller than what we currently live in.

Again, we both love the community, however, we are finding it hard to move back. We have spoken with many other smaller, young families, like us, who fall in a lost category. We make too much but not enough... Sadly, there are many of us out there and we are having to move to the outer areas, such as Lebanon and Albany to live...

- Need more affordable single-family houses! Everything here that is kind of affordable is a dump! We are not into renovating and we don't have time for it either.

It's pretty sad that a couple making \$90K annually cannot afford a house for their children. Maybe several years from now when they are both in school and we don't have to pay astronomical daycare fees?

- Please consider those of us with conservative values. Especially those of us who have lived here for a long time, and who wish to continue to live and work here. I find that far too often special interests (ie, liberals) have far more say in what is said and done in regards to decisions made which affect us all. I love Corvallis, Oregon State University, and especially the Beaver sports teams. I hope we can take a long view approach for enhancing the Corvallis community livability, and even include some conservative values such as low taxes, and being business friendly ect. I hope my answers to your survey will help, and I thank you for the opportunity to participate in it. Thank You S.B.
- Other factors: Closeness and accessibility to emergency services (fire, police, ambulance)
Accessibility in icy weather
Near neighborhood places to eat and shop
- We will shortly move from Corvallis out into the county. The quality of life/ambience of Corvallis has been substantially degraded by the proliferation of too many student town homes that have destroyed the character of the town, coupled with the blight on 9th. Walmart in, we move out and take our tax dollars with us.
- Keep Corvallis the nice place it is.
Niceness is a fragile thing.
- I don't earn enough (Assistant Professor) to live in Corvallis without a housemate (someone to share the cost of mortgage/rent and utilities) and

maintain the same quality of neighborhood/housing that I had before accepting my faculty position at OSU and moving to Corvallis.

- Don't build any more roads. Create open space and bike/pedestrian paths.
- I expect to retire in Corvallis. Retirement housing suitable for 'aging in place' is something I will look for in the next 10-15 years. I hope there will be more options here than there are currently.
- I wish it had one more bedroom and one more full bath, but can't afford a bigger home.
- This city has too many restrictions for me to even consider living inside the city limits.
Animals, building, Etc.
- I'm very upset by the prospect of Campus Crest going in. I live right on Harrison, and there is no way that this street can accommodate that much more traffic, nor is there any viable way of widening the street where I live. It is very difficult to exit from my driveway now, and will be impossible if that project goes in. This goes totally against what the voters wanted, it wrecks the wetlands, the smell from the dairy barns is horrendous, and it will seriously degrade our neighborhood. I may have to move if this project goes through, and it is very likely that it will seriously decrease the value of our home. A neighbor has been trying to sell his house for several months, and there are no takers. I can't believe the Board of Supervisors approved this!!
- There is enormous disincentive to living within the Corvallis city limits. Taxation is unrealistically high for the service level provided and city services are unequally distributed. (For example, the city bus service does not serve our neighborhood, yet we have to pay for it). The unrealistic anti growth policies of the city keep housing artificially constrained and disproportionately expensive, as well as limit economic development and business growth. The hostile attitude and policies of the city toward the university impedes growth and expansion of the single largest economic asset of the city.
- I would like Corvallis to have areas of no motor vehicle traffic (outside of emergency vehicles), & to have the most pedestrian & bike friendly, & most energy efficient system of transportation & housing possible.
- No CC&R's
flat yard
- It is absolutely unacceptable that the city council approved a zoning change to locate even more student housing in an area that was annexed SPECIFICALLY with a promise that it would be used for affordable family housing.

- In general, the overall look of the housing stock in Corvallis is quite unappealing. Also, I wish downtown wouldn't only be the domain of students and homeless with pockets of nice areas.
- Street parking is important because we live in an Historic neighborhood with no BIG garages. The more students move into the neighborhood, the more cars there are parked on the street. A typical family household will have two cars. A typical student rental of the same house will have 4-5 cars. That's a big difference on the street.

I live near Harrison. Campus Crest will have a HUGE impact on the traffic on Harrison between 36th and the University. I don't care what any traffic engineer has to say to the contrary....as they said outright in the Campus Crest community hearing. That is just plain BS.

This should be considered when approving housing complexes.

Thank You

- There appears to be lots of land in Southwest Corvallis, but little to no development is there. City should make more of an effort to develop lands in southwest part of Corvallis over towards border with Philomath. This would lower housing prices and provides more options for people to live in the Corvallis community. It would also ultimately increase the Corvallis tax base.
- Came here to work for OSU
Love that we are a college town
- Corvallis needs more affordable studios or 1 bedroom condos for young professionals in buildings that are pet friendly and have workout facilities. Paying \$775 a month (which I pay right now), for a studio apartment that has no workout facilities, does not allow pets, and does not have a washer/dryer hookup inside the studio, is a ridiculous amount of money to pay in Corvallis, Oregon. I pay higher rent in Corvallis than I did in Southern California. For a single young professional, moving to Corvallis and competing with thousands of students for housing...trying to find a condo or apartment, that is affordable for a \$36k a year salary, that is not in a building full of students, and is pet friendly, is pretty much impossible to find. I actually don't think that a place like that exists in Corvallis, but it should.
- I looked for houses to buy for several years and originally I had looked in Corvallis but the market of what was available under 200k was soooo limited. I love Corvallis but my money just went further in Albany.
- the radio button portion of the survey is too tedious. How many times did you ask for income, and in different units?
- I work for OSU and lived in Corvallis for nearly 30 years. Our neighborhood was close to campus and has changed rapidly in the past few years, causing us to rethink living in town. I was also interested in additional workshop space, so it wasn't all about the changes, but that

certainly contributed. I may consider moving back into town when I am no longer able to keep pace with a large house and property, but I would have to really think about what part of town I would consider living in.

- My dream residence would be on the bus line, be very energy efficient, have a mother in law apartment for my aging father, a workshop for my woodworking hobby and room for a decent sized garden.
- Love it here!!
- Important to keep in mind that we are not all students. It is difficult to find affordable housing options even with graduate level degree job at OSU. I can barely pay for a 2 bedroom rental without exceeding 30% of my gross income.
- The university is torpedoing the value of my home in College Hill. The traffic increase and noise is significant and going to get worse. I am incensed that I will have to pay to park on the street in front of my own damn house. Growth for OSU is of no benefit to those who bought homes too close to campus 25 years ago without knowing that they were going to get trashed. If anyone is coming to visit I will have to buy additional parking passes which is insanity and horrendous planning. We are all getting screwed and are insanely angry about this parking issue for those of us whose homes have alleys and no off street parking.

Corvallis does not have the infrastructure of a million population city like Columbus, Ohio where my brother and sister went to college. Why are we trying to become the U of O with a town that is half the size of Eugene? Housing is outrageous for those of us who bought the historic properties wanting character not meter maids.

- Partner works in Portland and his schedule is less flexible than mine. We like living in the city and our children are settled in the school district. I have a carpool of 6-7 others who work at OSU and I rarely drive alone. Corvallis is so far from civilization!
- The gross income amounts are gross income amount. We have a business and our net income is FAR less.
- Will probably need a more-accessible house within 5-7 years.
- I like living within close proximity to the university and downtown (we live near CHS) but I'm tired of seeing the surrounding houses turn into student rentals. We anticipate that the abandoned house next door (foreclosed/deceased neighbor) will be leveled any day soon and someone will put up townhouses or a multi-apartment unit.

It perplexes me that a FOUR-story apartment complex has been allowed to be erected on Grant near the Co-op. FOUR stories? Just what I want when the house next door is demolished and some developer thinks it a good idea to put up student apartments in a ranch-house neighborhood.

What is going on with the university? There are new buildings being erected all over campus but what the university really needs is a multi-level parking lot on the North side near Monroe and more student dormitories. (I work for the university and think highly of it, but along the same lines, there's a shortage of office space for faculty in my department. The new hires are being put in the closets normally reserved for graduate teaching assistants and the GTAs will have to do without.

I suspect the next house we buy will be in the Country Club or Timberhill area (which I don't really like) but at least the lawns get mowed (unlike the students next door) and I won't have to pick beer bottles and garbage out of my shrubbery.

- Looking to buy within the Corvallis City Limits if that is financially possible for our family
- The property management offices charges for all remaining months of rent if the tenant had to break a lease due to a change of job or move to a new city. This is kind of a limiting factor for people to explore new jobs or move to a new place in between of a year. I hope there should be a rule (like one month rent as a fine for breaking) which should give the people flexibility to change the apartment.
- Please allow development of more mid-range subdivisions.
- We moved to Corvallis in the middle 1970s, choosing it in large part because of its attractive quality of life. It was large enough to have the commercial and cultural amenities we wanted, but small enough not to feel crowded, heavily trafficked, or hectic. This quality of life increased through the 80s and 90s, but seems to be eroding very notably in the last 5-6 years.
- I'd like it if the city focused on ways to fix up older homes...for example a city I used to live in gave grants/funding toward people painting their homes on certain streets.
- We spent months looking for a home on acreage (we own 2 horses) we could afford in Corvallis. We moved here a year ago to work at OSU. We found a home on 11 acres that was cut in half buy a road. We researched using a Corvallis attorney whether the City would allow us to divide the property to sell and make it affordable. We were told that the city would not allow this. We decided to live further away from Corvallis than we would have liked. We found an affordable situation in Jefferson.
- This survey was intrusive and makes one question what the real purpose of this data is being used for? Help improve the community or provide a better market analysis on where we should put more student housing.

- Wife is retired from OSU Student Health and I am semi-retired, working part time at OSU as field supervisor.
- My husband and I moved to Corvallis from Silverton to be near family and for me to find part-time work at OSU. Husband works as City Planner in Stayton, so he increased his commute by 20 minutes. When we were looking for housing we found no used housing that was not moldy in one way or another. I am allergic to mold. We really wanted a new single level 1500 sq ft house under \$280,000 but there was only one to be found and it didn't fit too many other criteria. We ended up in Willamette Landing which we love because of the proximity to the park and easy access to OSU. We are also coming off of 6 acres, so age related downsizing, and it was nice to still have some open space to make the transition to a neighborhood. But what was disappointing is that single level smaller housing is not being built because of the cost of the footprint, ecumenically a builder can get more for his money at two levels, expanding the amount of space. We really didn't need the three bedrooms and an bonus room but that was what was available last November.. Willamette Landing/Legend Homes has one more phase and they are supposedly putting up very close together two story houses. they seem to sell their houses fast. I also heard in our search for housing that the 55+ community/ housing (forgot the name of the development near technology drive area with golf course and senior facility) the houses hardly stay on the market or are sold before they are on the market. People retire here because it is a nice well put together college city with lots to participate in or they have grand children or they have been here forever anyway. So I would say that the one story smaller housing are lacking. We will eventual move from our present house to something smaller one story.
- The value of my home has decreased as the homes around me have become student housing. Students sometimes are not the best neighbors. I wish not so many of the houses were rentals, it is a quality of life issue. My home is paid for and I can walk to work, so I am unlikely to move.
- Traffic in town is too congested and would rather live on the outskirts of Corvallis.
- Corvallis should consider making zoning regulations for their structures modeled after the city of Cannon Beach, OR. Stricter regulations on the quality of building materials (at least siding). Quality of construction has vastly decreased as more and more cheap rental homes are being built. Corvallis SHOULD NOT re-zone the area on the West side of Witham Hill to make room for more cheap college student housing. Ideally the city should buy that property and turn it into a park. If not, it should be developed in keeping with the rest of the development on Witham Hill - large, high-value, single family homes with relatively large lot sizes.

OSU needs to re-evaluate their dorm/student housing model. They could make a lot of money if they could manage to keep students living on campus longer.

Corvallis and/or OSU needs to invest in making some real apartment buildings. Our growth should be VERTICAL, not horizontal. If we are going to be an urban area, lets have some tall buildings not a bunch of sprawl. I recognize that it is much more expensive to build this way. But so what? People will pay that premium to live closer to OSU.

- Quit building all the ugly 3 story apartment buildings and building on wetlands!!!!
- The reason that it is unimportant to me to have a house on or near a bus route is because the bus routes here are pointless for people working traditional hours. I actually did find a home on a bus route with every intention of using it to commute to work and then found out that I would have to leave for work about an hour earlier and stay an hour late to catch one home. I would have to take one route in and a different one back because the routes change or stop at different times. The bus routes here, in Corvallis and the nearby towns, need major improvement in terms of routing, timing, options and directions- why don't they run both ways? I would like a bus that took me to work on time and picked me up after work on time.
- Corvallis needs more condominiums for long-term, non-student residents who wish to buy a home but don't want a yard or the responsibilities of maintaining a house. The city needs housing for single, middle-aged professionals without children.
- There seem to be an overabundance of 2 bedroom apartments in Corvallis and a lack of 1 bedroom apartments. Conifer Place, one of the nicer complexes in Corvallis that I would be very interested in renting from, only has appx. 12 units that are 1 bedroom. The likelihood of getting one of this apartments is very small. I would love to see more availability around 1 bedroom apartments in nicer complexes that aren't outrageously expensive. On the same note, there aren't many complexes that are attractive to younger professionals (like myself) that may be able to afford to live on their own in nicer, modest apartments, but aren't able to pay an arm and a leg for rent (like the rent at Timberhill Meadows).
- Well I am greatly concerned about the parking situation at my house, since I am one block outside of the new border I am highly concerned that my neighborhood is going to become overrun with cars come the new parking changes. Since I live in an area with older houses, my driveway is very small. I am concerned that I will lose the option to park my second car in front of my house or have friends or workers like my landscapers have a parking option. The problem is not going to be alleviated, just pushed outward!

- My boyfriend and I would like to settle down here, but the cost of houses for sale in decent condition is way too high - it's unlikely we will ever do more than rent here.
- The house I live in was purchased as investment property by my parents while I was in school and have kept it as a rental for over 10 years. As I move on in life, and am preparing to purchase my own home, while I love Corvallis and want to remain here, and work at OSU, moving to Albany is in my future as I can purchase so much more in a home in Albany for the same price as a fixer upper that needs work in Corvallis.

While working in real estate I have witnessed very similar houses in Albany and Corvallis, exact same layout, built within 3 years of each other, backing up to green space, larger private lot, and \$80,000 difference in price. When people can buy a 3 bedroom 1 bath house in Corvallis for \$200,000, and a 4 bedroom 2.5 bath house in Albany with 500+ more square feet for the same price, Corvallis is pricing itself out of low income options for people to be able to live here.

Unfortunately what this means is that if you're not a student while working in Corvallis you're going to end up living in Albany because the wages in town (due to the number of students looking for work) don't warrant the added housing cost. There's no industry in town; HP, CH2M, Agilent... every large employer has left town as well as the high paying jobs. What we have left is OSU and retirees, and Chateau construction demolishing the older homes to build huge properties on small lots with a severe lack of parking, causing issues with street crowding.

While I live 1 mile from campus, it's no longer far enough away from the student population to avoid weekend late night parties and parking problems. The city needs to do more to ensure that there are enough parking for these large 5 bedroom homes. The garage becomes a beerpong room, so the two car driveway will have two (or three cars with one partially parked on the lawn) and then the street will have two or three more cars for that one house. The problem here is that with the huge houses taking up so much space, and two car garages side by side there's no room for street parking causing people to park illegally (27th and Grant, there's almost ALWAYS a car parked illegally causing issues turning north onto 27th).

- Corvallis would be a more livable city if there were more bike paths. Many more people would opt to commute by bike, or send their kids to school on a bike, or cycle to the many cultural events the city offers, IF there were more bike paths.

Corvallis could be a bicycle destination IF the city was willing to collaborate with county and state transportation planners. Positioned centrally, Corvallis is a natural hub for cycling tours to the coast, the Cascades, Portland, and up and down the Willamette Valley. DaVinci Days already celebrates cycle-power invention. Corvallis (and the mid-Valley area) could encourage cycling year round with relatively little investment and reap major returns. Other cities (Portland, Boulder, Washington, DC) have invested in bike paths with huge positive results: more civic engagement; reduced car traffic; less strain on parking.

Corvallis residents would be healthier (and safer) if bicycling was a PLANNED part of the city's strategy for growth and identity.

- Housing is so competitive in Corvallis, OSU really needs to reduce the number of on-campus students. Rent is so expensive here and then even thinking about buying a home is very depressing for what I could get for my income.
- No more high-rise apartment buildings in residential areas. They are ugly to look at, block views, all look the same; and since they typically cater to college-age tenants, there is too much noise and traffic congestion for a residential area. Move the high-rises to the edge of town - some area like Sunset Research Park, or some of the wasted acreage owned by OSU on 35th Street and between 35th and 53rd Streets.

No more ARCs, Goodwills, Grocery Outlets near residential areas. Move them to the edge of town.

- would prefer better access to public transport out of Corvallis, eg train
Corvallis bus system would need to be more predictable - timetable difficult to read and bus doesn't ever come on time
considering moving to Portland on retirement because of better access to public transport, hospitals, museums, shows etc, would not require a car
- Cost of housing in Corvallis is too high for what you get. This is a small town. It shouldn't be more expensive to live here than in a city such as Portland.
- Open space is extremely important to our family. Open space creates a quality community.
- Some of Corvallis housing regulations put a real strain on its residence. The regulation that there can only be one 'Driveway' per residential residence is only enforced on some residence. Residence who have million dollar RV's are allowed to use a second drive way to store it but the working class is fined for such infractions of this regulation. Not allowing use of second driveways cause residence to have to walk long distances in under lit area's to get to their homes creating an unsafe situation.

- There is one full time OSU employee and one full time graduate student in my household and it is extremely difficult for us to find an affordable home to purchase in Corvallis, even though the community itself is completely friendly and set up for us if we were able to find a place. We love the bus lines, convenience of the town, and bikability. There appears to be a waiting line for decent homes in the \$200,000 range and we have had to consider moving to a neighboring community because it is simply too expensive given our financial limits. It seems strange, though, to think about moving outside of Corvallis just because we both need to be here for a majority of our day-to-day activities. It's quite frustrating and we do hope to find something that works for us in the near future. Our preferences are not rare--it seems many people in our age group and tax bracket is looking for a single family home for around \$200,000 with 3br/2bath, a yard, a garage, and a ease of access to amenities like groceries and bus lines. Albany seems to have this package in abundance, but again our preference is to stay in town.
- tax rate will be a concern
- I am very concerned about the lack of affordable housing in Corvallis. I moved to my current residence because my previous rental home was being demolished and replaced by a hulking townhouse. I got really lucky with my current duplex rental because it is very affordable, safe and energy efficient. However it is on a very busy street (I have a young child) and lacks privacy. I live in constant worry that the owner will sell the property in favor of the contractors who are building all over town for students, not families. I'm okay for now, but the situation is very unstable.
- We enjoy being close to Corvallis for work, culture, recreation, shopping, medical etc., but enjoy living on our small hobby farm near Philomath. At this stage of life (early 50s) we have no plans to move or downsize.
- Corvallis is extremely over priced! I could not find a house on the outskirts of Corvallis for \$150,000 that had three bedrooms and two bathrooms when I was looking to purchase a home in 2005. I could buy a brand new home in Albany for that! The schools may be better in Corvallis, but they are definitely not worth the move or the added expense to a family budget. I also don't find Corvallis family friendly. Where can you even buy reasonably priced kids clothing or shoes in Corvallis; you can't!?
- I would support a change in zoning laws that would allow grocery stores and restaurants to be build in SouthTown. I would love to see some of the Corvallis 2020 vision realized in Southtown, examples: green space and an alternative bike lane on current unused space on Hollingsworth Vose (formerly Evanite) site; green medians (including water recapture) on Highway 99 in Southtown; change zoning laws to allow for community

cluster developments so people can walk to grocery stores & restaurants in their local community without having to get in their car.

- more single family homes with yards, garden space and kid friendly is most preferred
- I don't want to live in a neighborhood dominated by large townhouse units filled OSU students. They are basically transients and they will not care for this town. We need to figure out how to house these students without taking over our communities. Nor do I want to see large highrises (8 stories) or condo units downtown on the waterfront, which impact all of Corvallis tax payers but only benefit a very few.
- Because I work at Oregon State, I didn't feel like it was reasonable to live outside the City of Corvallis. I rented for 11 years and then had a change in marital status and bought my first home ever. The only issues with my current residence is the noise from the schoolyard after hours. I realize that the police have other major concerns to deal with but it is very disruptive to have young people misusing School playgrounds after hours. As I look towards retirement, I anticipate moving out of Corvallis because of the high cost of living in Corvallis will not be manageable on a fixed income.
- Residential housing too crowded in Corvallis. Area too small for the number of permanent Corvallis residents and growing student population.
- More affordable rentals are needed!
- Even though I live well away from the university, a significant amount of on-street parking issues arise in my neighborhood due to the university sprawl.

I am a single parent on a modest university salary. I feel the housing market in Corvallis is dictated by the student housing situation, which makes it challenging to find affordable and decent accommodations on a single salary.

- I love my house because I live within biking distance of my job and am near grocery shopping. It's absurdly convenient to commute by bicycle, which makes for a generally very pleasant daily existence. My housing preferences are almost entirely determined by bike-ability and I'm willing to pay more in rent for the convenience of living near the places I visit daily. I think Corvallis has done an excellent job of creating a bike friendly community. If I were to ever move within Corvallis, my preferences would be dictated by proximity to work and shopping, the 'feel' of the neighborhood, and the quality of the house/apartment.
- Corvallis needs more affordable student housing so houses in neighborhoods around the OSU campus are not being destroyed and replaced by mass-unit complexes and houses.

Stronger preventative measures need to be applied to prevent unauthorized burnings and lewd behaviour and destruction of properties and crime in the Corvallis downtown areas.

The encroachment of students behaviours in living areas around campus is forcing homeowners to leave their neighborhoods.

- Corvallis is an anti-growth community. The University expands and expands and continues to hire and the city refuses to allow any additional housing. It's ridiculous that so many employees cannot afford to live in the city they work.
- Corvallis has a horrible rental and first time home buyers market. Property owners have to charge high prices for their rental properties because taxes are high and market value on their properties are high. As a renter you end up paying the same price as if you had purchased the house you are renting. The problems are so extensive and I don't know that any survey can help or fix anything. There is no place for middle of the road people to live. Either you live in a rotten, mold infested gang ridden apartment complex so that you can save enough on rent to fund a down payment on a house or you pay exorbitant amounts of money to rent a shabby but clean unit; and don't get me started on how expensive anything newer in this town costs. There is nothing worth buying or renting in Corvallis for lower middle class residents to raise their families in without being housing poor.

Corvallis is great at taking care of their low income residents and in recent years have built new low income housing. Corvallis is also great at catering to the rich or upper middle class because most of the houses are in that price range.

When will Corvallis recognize that there are people struggling to live here that have very few other options than to live here?

We want to be here and be a part of the community but we also don't want to spend all of our income on housing that isn't a health hazard to our family.

- Yes, I have worked at several university settings. Corvallis offers a lot for a town its size. I am not alone in recognizing this as I hear often from folks in Eugene who would like to live here. Mostly, that is because Corvallis doesn't have some of the issues that Eugene endures. These benefits make it worth my consideration in moving here.

Corvallians, which include university employees, need to make peace with the fact that there is a sizeable university in its boundaries. The influx of students does bring its headaches but their presence provides

some economic stimulus to the city and county along with other benefits-athletic and cultural events. It also provides some demographic diversity through the changing student population. These are all good things from my perspective. I hope the university and the town can continue to work on their relationship to maintain Corvallis as a welcoming community.

- Affordability is my number one concern when finding a place to live. The second concern is size, then third is location. Corvallis seems to have a plethora of student housing that nobody can afford to live in.
- Corvallis needs affordable housing that residents don't have to sell a limb to afford. Stop taking out affordable houses and replacing them with poorly constructed townhouses (which are just an excuse for a block party) that fall apart two months after they open.
- No
- We just moved here from the East coast so Corvallis was vibrant enough. The surrounding areas would be a more difficult transition after life in a major East coast city.
- I prefer to live near the University, where I work. The parking issues and destruction of our neighborhood to create high-density student housing has made me seriously consider moving.
- I will stay where I am...can't afford another house in Corvallis.
- The north part of town needs some new housing development. We did look at the south part of town where there are newer developments, but there are very few businesses, especially grocery stores, down south east. We wanted north end though because we wanted our kids to go to Crescent Valley. It was very difficult to find a place we liked because we fell in the \$400,000 gap, below that houses are much older, and the houses that are nicer and newer on the north end are \$450,000 and higher. We just wanted a home that was more modern, which we found on Vineyard Mountain, although several up there are priced too high as well. The house we bought had actually been dropped in price significantly because of a motivated seller. I would say that the majority of people I work with live in Albany, not by choice, but because you can get more house for the money in Albany. I was determined to live in Corvallis though for the sake of my kids, and I make more money than most of my co-workers. The other thing I would like to see in Corvallis is more businesses and shopping. The city has great potential, but I miss a lot of the conveniences I have had in other places that I have lived. It is a pain to always be traveling to Albany, Salem, Eugene, or even Portland to find the amenities that we like. I will say that I do still shop, eat out, and go for entertainment in Corvallis as much as anyone, but it still is noticeably not as good as other college towns where we have lived.
- Corvallis is almost impossible to purchase a house in unless you are extremely wealthy. For regular working class citizens, the dream of

owning a home in Corvallis is nearly unattainable. It is depressing that such a lovely little town has so little to offer as far as affordable housing goes. I choose to live in Corvallis because it is a great community, but the fact that we may never be able to purchase the house we are living in (a lease to own situation) is disheartening and upsetting. I don't want to leave Corvallis, but because of the prices of housing here, we may have no other choice but to look for a house to buy in another close-by community such as Albany or Philomath.

- I would like to live in Corvallis, but I'm extremely concerned with the hostility the current city council, mayor, and city manager have towards the permanent residents in the city. The high quality of livability for the city is eroding rapidly. The barriers to visiting friends and family along with shopping downtown businesses with these new 'parking districts' is the antithesis to promoting community.
- population of the student growth is extremely concerning to the city resources and the future of our community safety.
- Future housing needs will differ from current housing. Going from a large multi-level home with extensive landscaping maintenance to a single level with minimal to moderate landscape maintenance needs will be the overriding factor.

Also we will avoid areas with multi-student living housing residences. These new structures, developed by outside-Corvallis developers, will be albatrosses as the resident student population declines and occupancy declines.

- The housing market is very limited in Corvallis. This is in large part due to the fact that the majority of houses are owned by notorious slum lords which compromises the safety and security of anyone who is faced with renting from them. There is a large population of people tied to the University and it makes it hard for those who either work or are students to find affordable housing close to OSU when the conditions of the houses available to rent are beyond questionable. I would also imagine that it would be hard to purchase a home as well.
- It would be nice if student housing was more contained to the university and did not encroach into the residential neighborhoods. Corvallis is a lovely and charming town that is quickly giving up many of its historical areas around the university and downtown to student housing. I fully support the university but there is nothing wrong with providing affordable housing for students close to campus without undermining the historical nature and integrity of the town.
- I would be able to afford the commute better if there were a bus stop on 34 between Albany and Corvallis. Or a field people could park at and car pool IN to the city over those bridges.

I would be able to afford more gas if I wasn't sitting at Corvallis red lights for 3- 6 or even 7 light rotations. How is that possible??? Corvallis must sync its lights MUCH better especially near the bridges. A light three back turns green but the line of cars is real long and the next light doesn't turn green first so no one moves as there is no where to go since the lights up front haven't turned green yet. ITs crazy.

Also like if I use 20th and go around to circle and try to then drive back down into town....I get stopped by the red light twice every time. People turning LEFT onto 99? just over the railroad tracks...well only one car can turn since the second car is waiting back behind the legal white line and not on the railroad track, so there is a pause and the system thinks there is only one car waiting apparently- so it changes by the time the second car (just a few feet back) gets over the track and hits the road things that indicates traffic. ITs not only time and fuel consuming and maddening - its embarrassing as a citizen that this university town isn't smart enough o catch on and fix that or take it into account.

The lights could REALLY REALLY impact the ease of commuting. With no bus and having to wait and such low pay at OSU - its easy to think about moving away except I LOVE CORVALLIS people and downtown and OSU! :(PLESE FIX THE LIGHTS BEFORE SOMEONE GOES POSTAL waiting in line.

- Currently single living in a one-bedroom with dog. Worried that if my partner and I decide to move in together and start a family we would not be able to afford to stay in Corvallis.
- It is important to me that our historic, family-oriented neighborhoods remain quiet, safe, have parking available, and retain their historic aesthetic. Large-scale student housing scattered throughout our historic neighborhoods greatly changes the dynamic of our neighborhoods. While this is a college town and we appreciate what the university students bring to the community, it is also necessary to consider the effects of large housing structures on current residents and families. Having lived in a neighborhood both before and after a large housing structure was built (which catered primarily to young university students), my neighbors and myself have witnessed first-hand a degradation of the quality of life here: loud parties at late at night; fireworks being set off in the street in the middle of the night; loud groups of people walking back from downtown at 1:00 or 2:00 am, leaving broken alcohol bottles, pizza boxes, and other trash; a lack of available parking; and a general decline in the aesthetic of our neighborhoods. While many of us understand that more housing is necessary for the ever-growing student body, we hope that in

the future these buildings can be consolidated rather than permeating all of our neighborhoods. We also feel that parking is an issue that truly must be addressed by those building large housing structures; parking lots must be able to accommodate more than one car/unit, since most units will be associated with multiple cars as well as the cars of visiting friends.

Thank you.

- Having trouble finding a larger home in CHS district in an affordable price range.
- I want to sell my townhouse and buy a one story home, but houses in Corvallis are extremely expensive. One story homes I've seen are over \$265,000. My only alternative to be able to afford a home when I retire is to purchase a manufactured home.
- Corvallis housing market is not affordable, this is why we moved to Albany
- I couldn't go back so I wanted to say I make a trip atleast once a week for church services.
- I would prefer more high density housing availability with excellent public transport connection.
- Housing in Corvallis city limits is very expensive. We found a low-priced rental to live in until we can buy a house, but are finding ourselves staying longer in the rental than we planned because the housing in town is too expensive.
- There is a dire shortage of land available to build on in Corvallis and especially for starter type homes but also for upscale homes. Too much infill has destroyed residential neighborhoods at the expense of dense apartment or townhouse clustered living.