



MAINSTREAM HOUSING, INC.

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Take-Aways from 2023-24 Housing Survey Related to Housing Design

Please note: The following is a quick summary of the survey questions that related directly to housing location and design considerations. The complete survey results will be posted on our website in the near future and include all of the data and narratives from all respondents. The complete survey also included sections on service needs and innovative housing ideas.

HOUSING PREFERENCE – TYPE OF NEIGHBORHOOD

Choices offered in survey: 1) the middle of a city; 2) an active neighborhood; 3) a quiet neighborhood; 4) area with no nearby neighbors

Findings from responses given

- The top choice selected was to locate housing in an active neighborhood
- A quiet neighborhood was very close behind the active neighborhood in responses
- The other two choices—in the middle of a city and in an area with no neighbors—were clearly not places where people felt it favorable to build IDD housing.

Trends of narrative responses about neighborhood settings

- An active neighborhood builds community connections and inclusion.
- Noise and activity level is secondary to proximity, within walking distance, to stores and services.
- Active neighborhoods that present relatively predictable noise patterns work for most.
- There are segments of the IDD population that would be better served in quieter neighborhoods. Having both more active neighborhood and quieter neighborhood housing options available would help serve individual needs.
- Noise can be controlled indoors through sound insulation and noise abatement modifications.

HOUSING PREFERENCE – NUMBER OF NEIGHBORING UNITS

Choices offered in survey: 1) 1-5 Units; 2) 5-10; 3) 10-25; 4) more than 25; 5) Size does not matter

Findings from responses given

- The top choice two choices of those who work with IDD were 5-10 units (29%) and 10-25 units (32%).
- Family members of IDD clearly preferred fewer neighboring units at 1-5 units (40%) and 5-10 units (23%).



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- IDD responses did not show any clear preference. It was noted that IDD respondents who selected 10 or fewer units also tended to select the quieter neighborhood option.

Implications for Mainstream Housing Decisions on number of units.

- There are many apartments available in the Eugene-Springfield area with 10-25 units or more. The lack of smaller sized affordable housing properties in our area, considered along with the survey results, would suggest Mainstream look at developing in the 5-10 unit range.
- The 1-5 unit and 5-10 unit preferences are a good fit for renovation of vacant group homes into independent living units.
- Unit numbers of less than 10 are also a good fit for the property being offered by the City of Springfield for development using CDBG funding.

HOUSING PREFERENCE – SHARED SPACES

Choices offered in survey: 1) own unit, no community space; 2) own unit with community space to interact with others; 3) own sleeping unit with bathroom, shared kitchen and living areas; 4) bedroom, shared bathroom, kitchen and living areas

Findings from responses given

- The top choice selected by respondents who were either related to someone with IDD or those that work with IDD was to have their own unit with shared community space to allow for interaction with others.
- It was very interesting that the respondents who experience IDD overwhelmingly selected their own space with no shared community space.
- Family members of IDD were also fine with sharing of kitchen and living areas but no other group of respondents were in favor of this situation.

Trends of narrative responses about shared spaces

- Having a community space for social interaction is important.
- Having their own apartment unit is also important.
- Offering both private, independent living units and shared space for social interaction is the best option allowing for individuals to have a choice in whether or not they choose to interact. Choice is critical to accommodate support needs and to be person-centered.



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HOUSING PREFERENCE – OTHER COMMENTS

Trends of other responses about housing preferences and location

- Access to public transportation and community services is essential.
- Green spaces should be included whenever possible.
- A safe neighborhood is important
- Low maintenance and simple layouts

HOUSING CONCERNS

RESPONDENTS WERE ASKED TO RANK CONCERNS FROM 1) TOP CONCERN TO 5) LEAST CONCERN

Concerns to be ranked: cost of housing, safe place to live, loneliness, someone to help, people will take advantage of IDD

Findings from responses given

- Cost of housing was ranked as one of the top two concerns from all respondent groups
- Safety was ranked one of the top two concerns by IDD tenants and family members. Safety was ranked in the middle of concerns by people who work with IDD.
- Someone to help and concern that people will take advantage of IDD were ranked as lower concerns by all respondent groups.
- It was interesting that loneliness/isolation was the lowest ranked concern of both IDD tenants and family members of IDD yet was ranked as the 2nd greatest concern by those who work with IDD. This would reinforce the importance of having shared space for interaction as an element necessary to include in any housing complex design.
- A follow up survey question asked how important it was to have someone who helps people with developmental disabilities try new things and meet people. Relatives of IDD and people who work with IDD all ranked this as very important. This also reinforces the choice of some shared community space for socialization and activities.