

Community Input Survey on Bond Measure 3-626 Results

March 3, 2026

Survey Purpose

The Community Input Survey was conducted at the direction of City Council to:

- Demonstrate to Happy Valley residents that the City is actively engaging with and listening to the community about their viewpoints on the bond measure.
- Gain a better understanding of why voter support for the bond measure changed and determine what factors may have contributed to its defeat.



Methodology

- City staff developed survey questions with direction from Council.
- The survey was hosted online on the City's website and was accessible to participants between February 2nd and February 20th, 2026.
- The survey was promoted in the Happy Valley News, via the City's social media pages (Facebook and Instagram), on the City's website, and in e-newsletters.
- Survey questions asked whether people voted, if they participated in the City's community outreach efforts, where they found information about the bond measure, whether they voted for or against the measure, reasons for those votes, and general questions about City services. We also asked for limited identifying information (whether people were renters or homeowners, and how long they've been residents).

Limitations

- The survey prioritized accessibility, efficiency, and anonymity. Those priorities allowed for broader community participation; however, they did impact evaluative rigor.
 - For example, by not capturing addresses or personally identifiable information, multiple submissions or non-resident submissions are possible.
- The responses are most valuable for communicating broad interests from the community but should be treated with some caution as a reflection of Happy Valley at large.

Response Overview

- We received 467 survey responses over the three weeks.
 - 329 respondents voted no on the bond measure
 - 98 respondents votes yes
 - 31 respondents chose not to vote
 - 9 respondents did not receive ballots
- The webpage for the survey received 2280 total interactions, meaning visits to the page.
- 138 people shared their emails to be added to our distribution list.

Key Takeaway

77% of survey respondents reported voting against the bond measure and cited financial concerns as their reason for doing so.

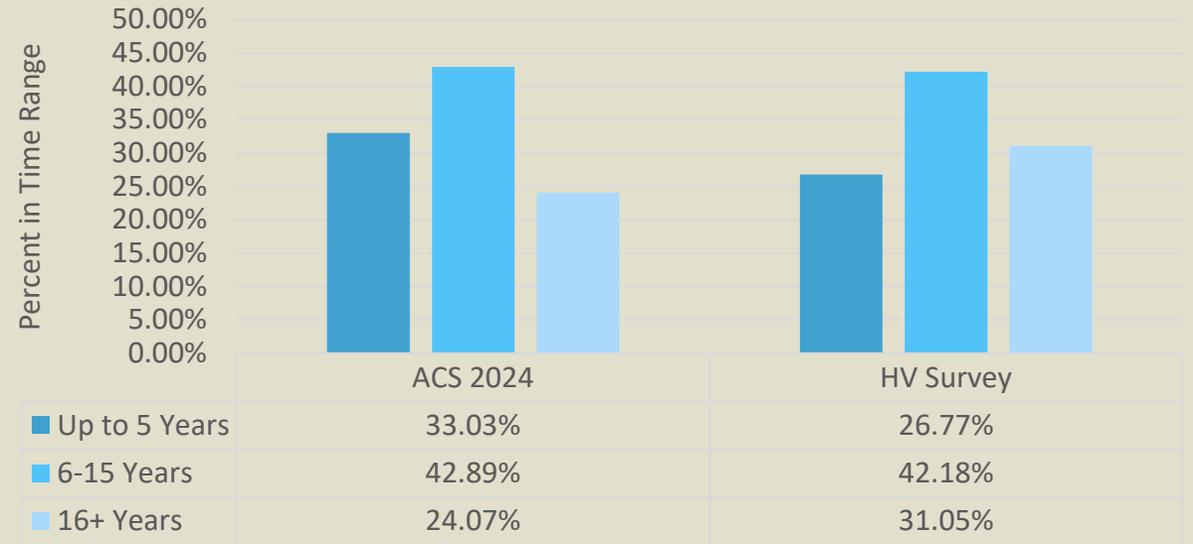
- Many respondents were especially cautious about the bond obligation because they felt uncertainty about additional costs that could emerge later.
- There was a strong thread of feeling overburdened by different taxes.
- The user fee was extremely unpopular, but there were also concerns over the uncertainty of operating costs and non-residents using the facilities.
- One of the principal comments was that the community center did not match the kind of facilities they wanted their taxes to go to: either different new facilities (largely looking for a different type of pool) or different existing facility improvements, like parks.

Respondents and Population

Survey Respondents

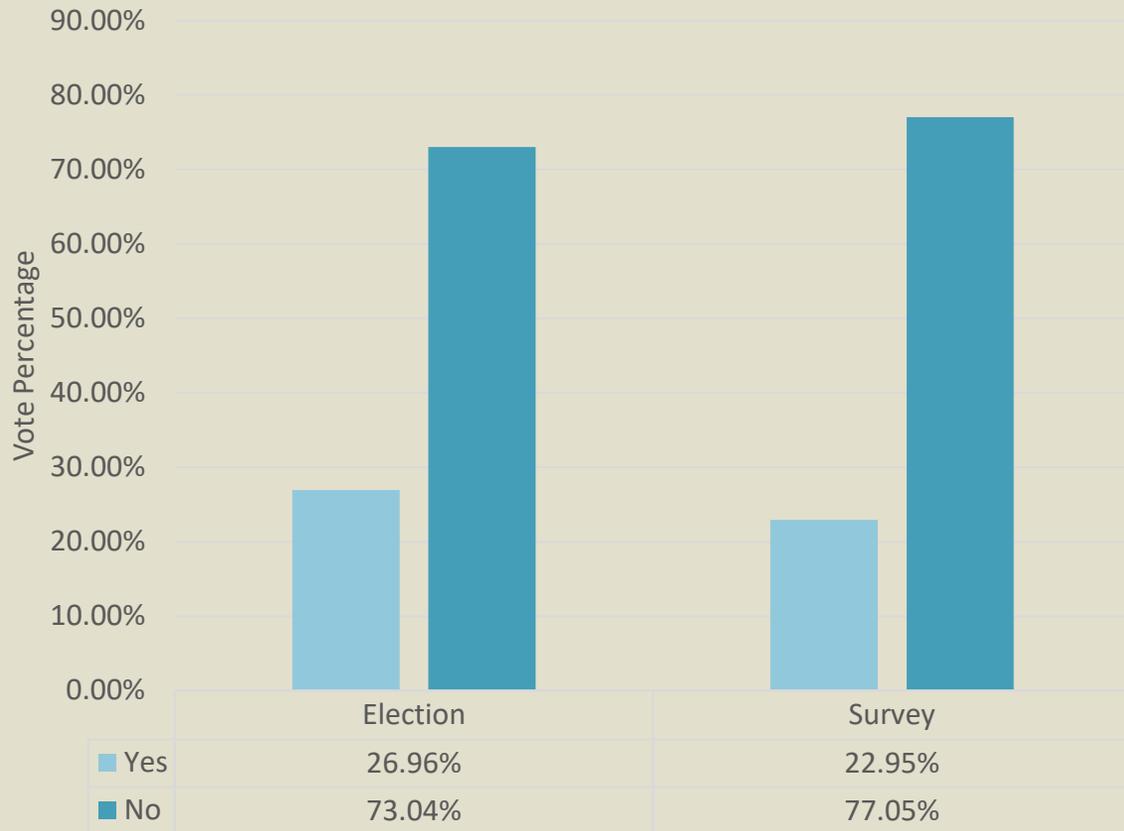


Time in Happy Valley:
2024 Census Data vs. HV Survey Respondents



Self-Reported Voting among Respondents

Election Results versus Survey Self-Report

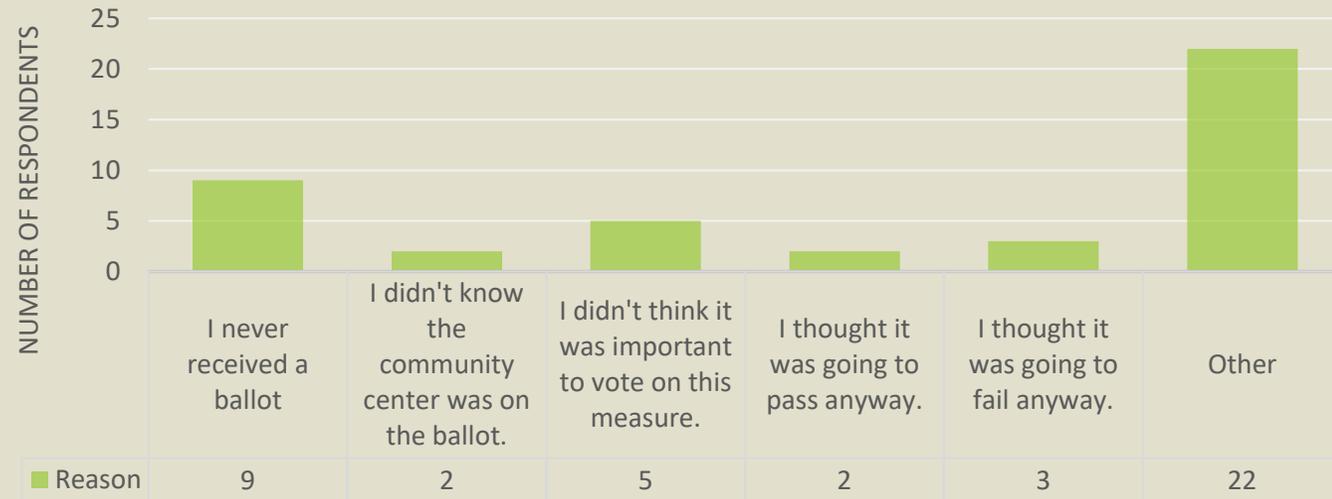


Out of 467 Total Respondents:

- 9 Did not receive ballots
- 427 Voted on the bond (93% ballots received)
- 31 Chose not to vote

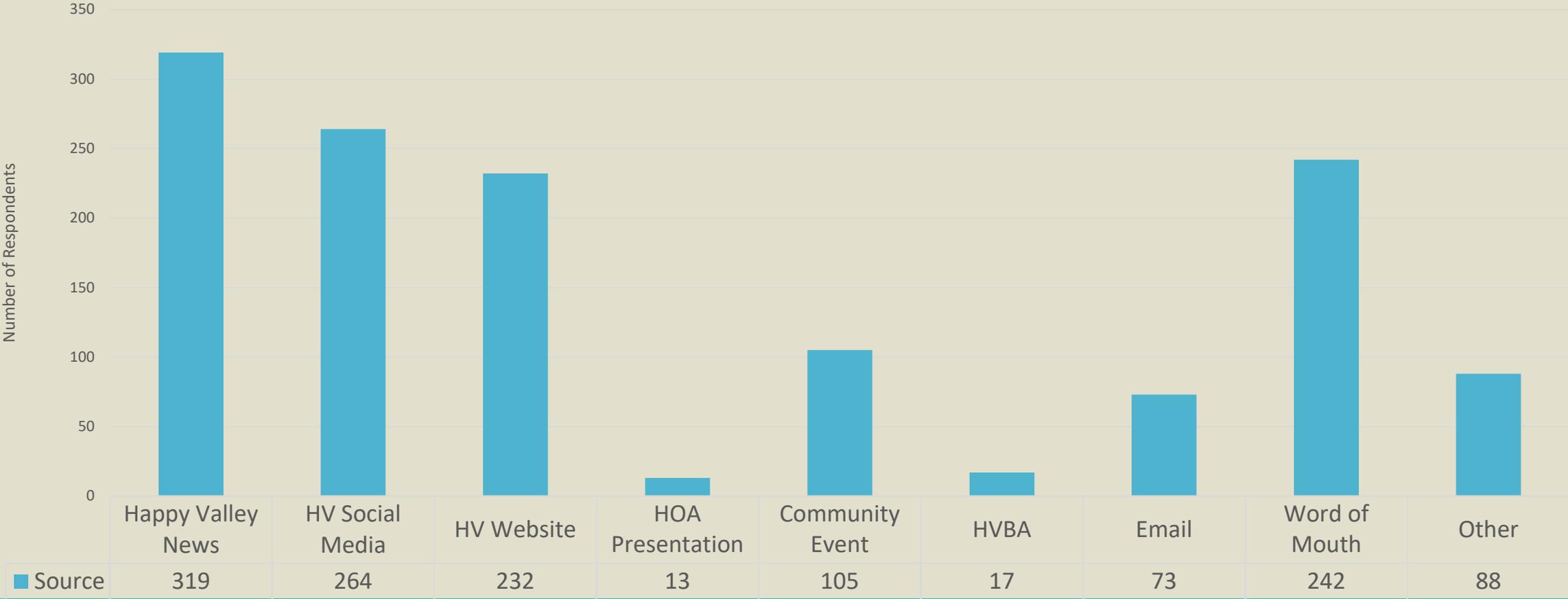
Election had 41% Participation

Non-Voter Reasons



Respondents and Population

Where did you find information about Bond Measure 3-626 prior to the election?



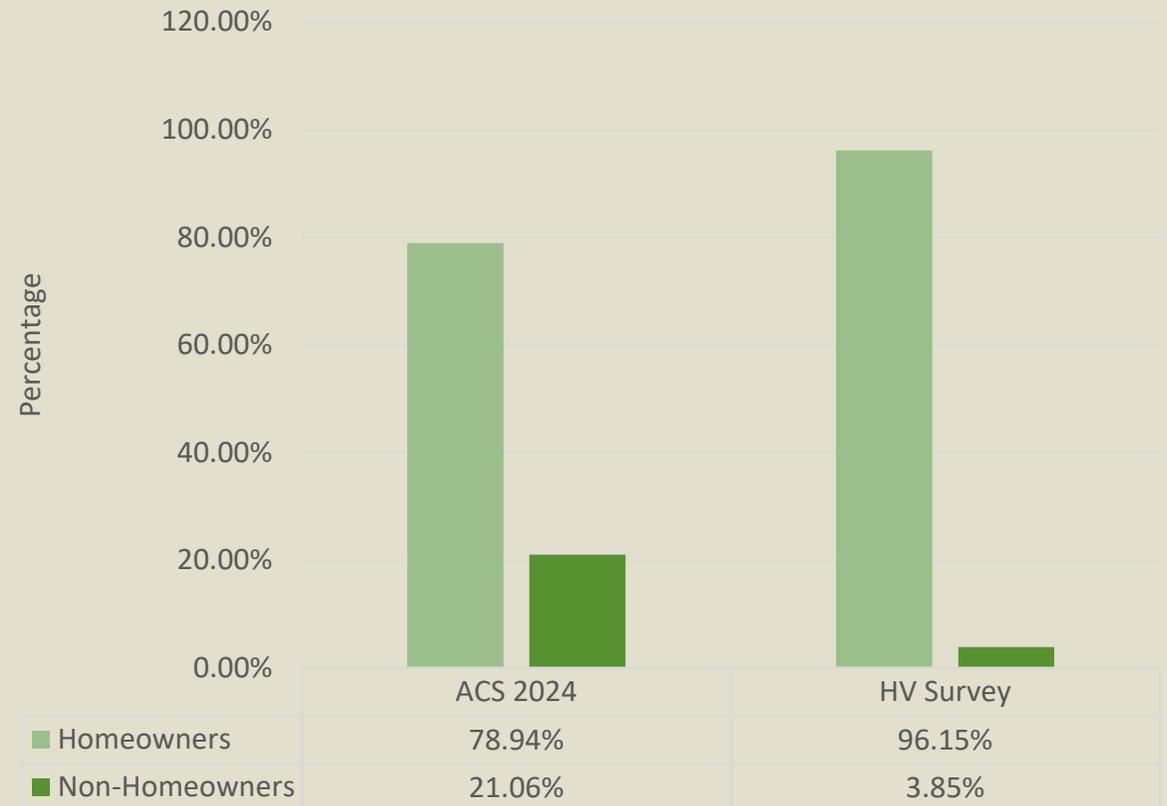
Home Ownership

There was a very limited survey response by non-homeowners.

29% of non-homeowner respondents reported not voting on the bond, compared to 8% of homeowner respondents.

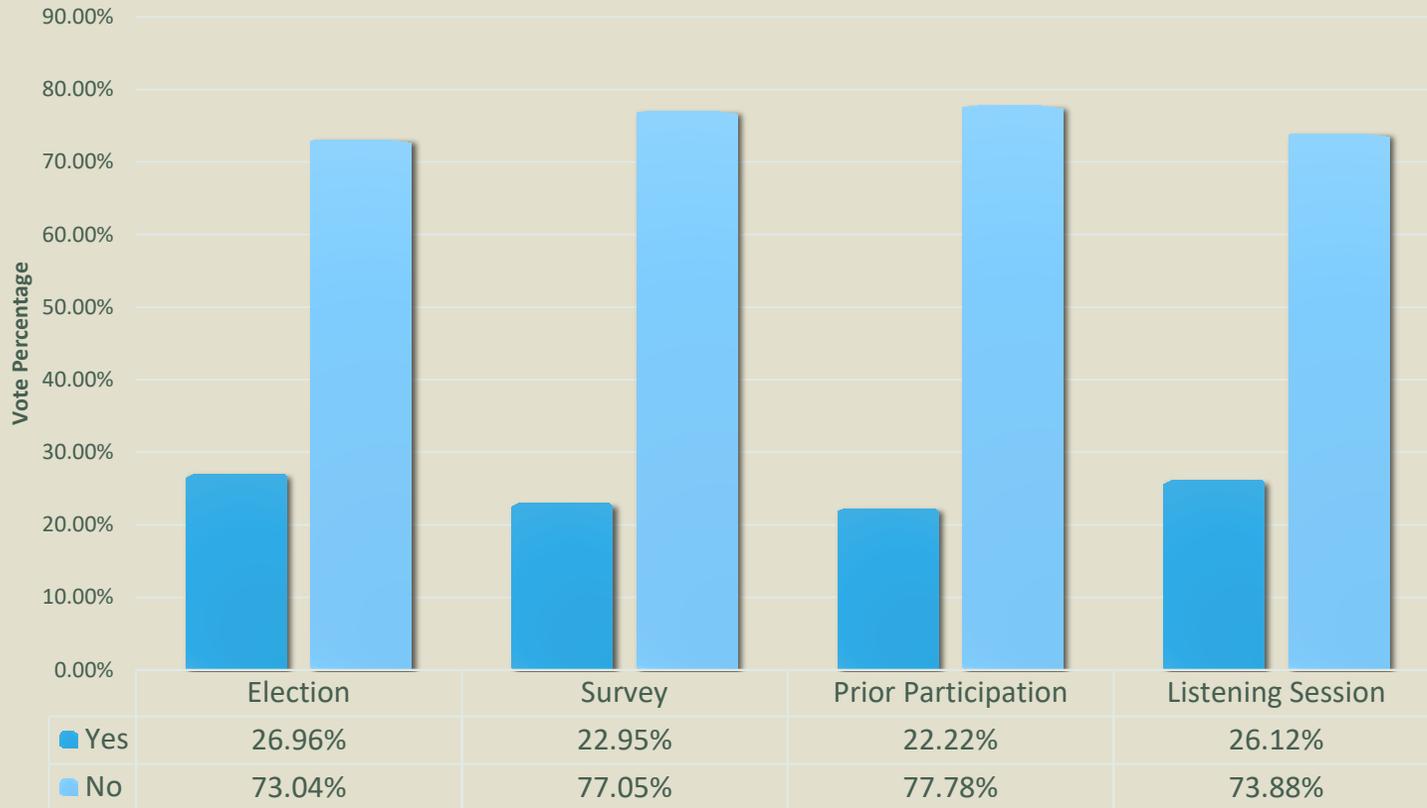


Home Ownership:
2024 Census Data vs. HV Survey Respondents



Respondents and Population

**Vote Results with Prior Participation and among Respondents
Likely to Attend Listening Session**

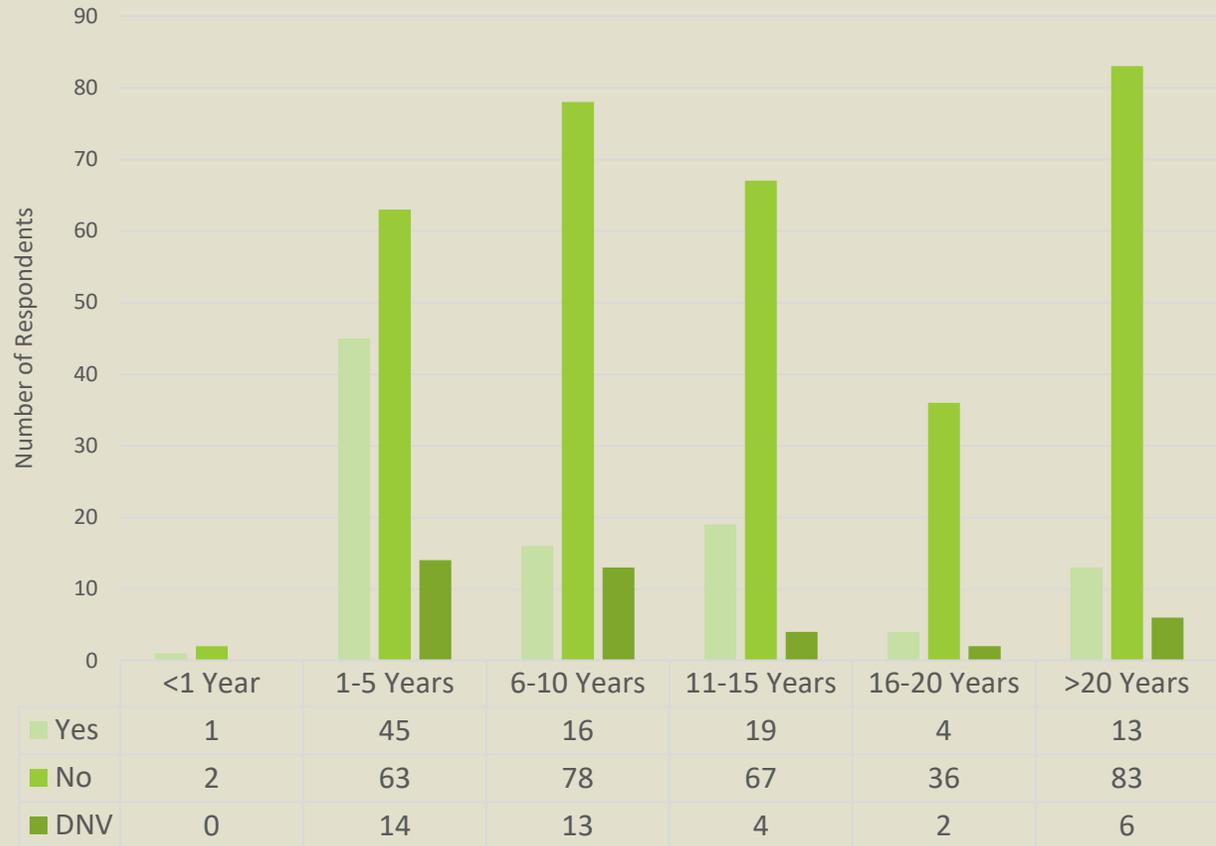


219 out of 467 respondents (47%) reported participating in the City’s community outreach efforts about the community center over the last few years.

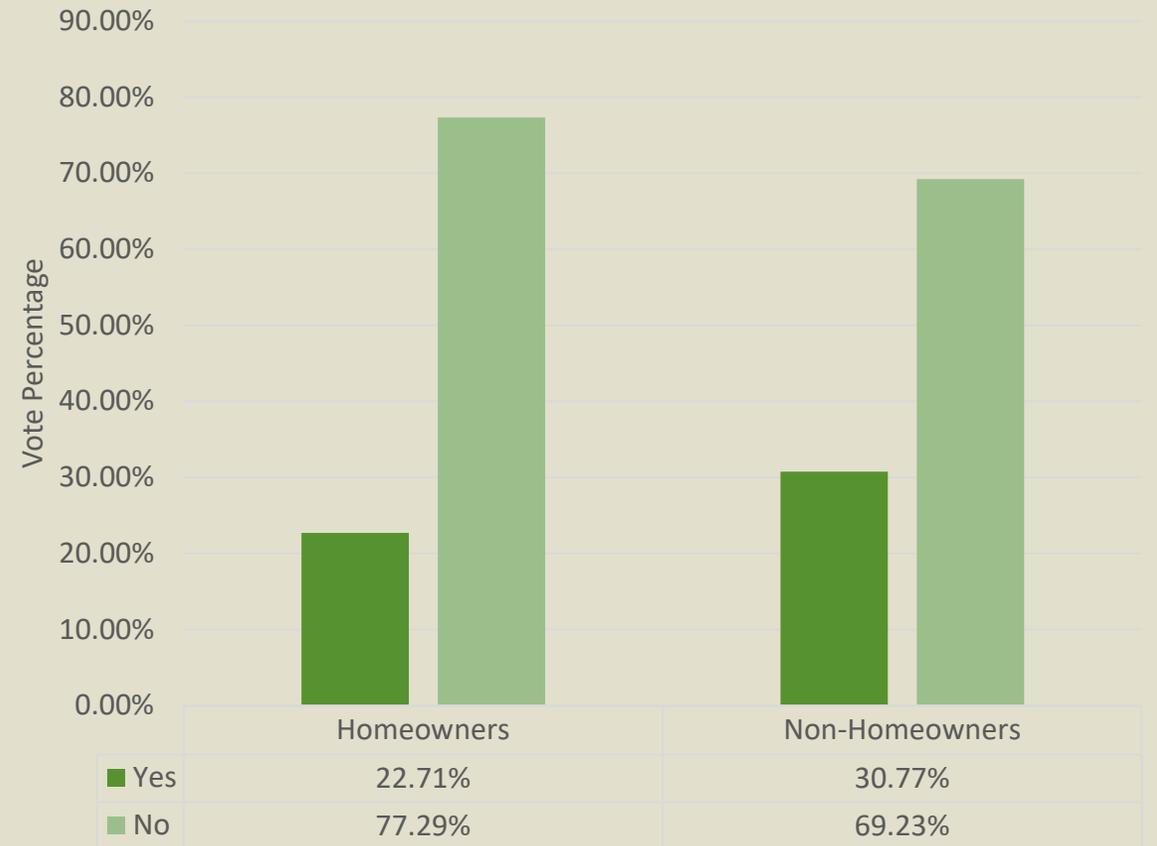
143 respondents said they would be likely to attend an in-person listening session in March to share their thoughts.

Results

Votes by Time of Residence



Votes by Home Ownership



“Please rate the following reasons for why you voted NO on a scale of 0-4 (zero meaning it had no impact on your vote and four meaning it had a high impact)”

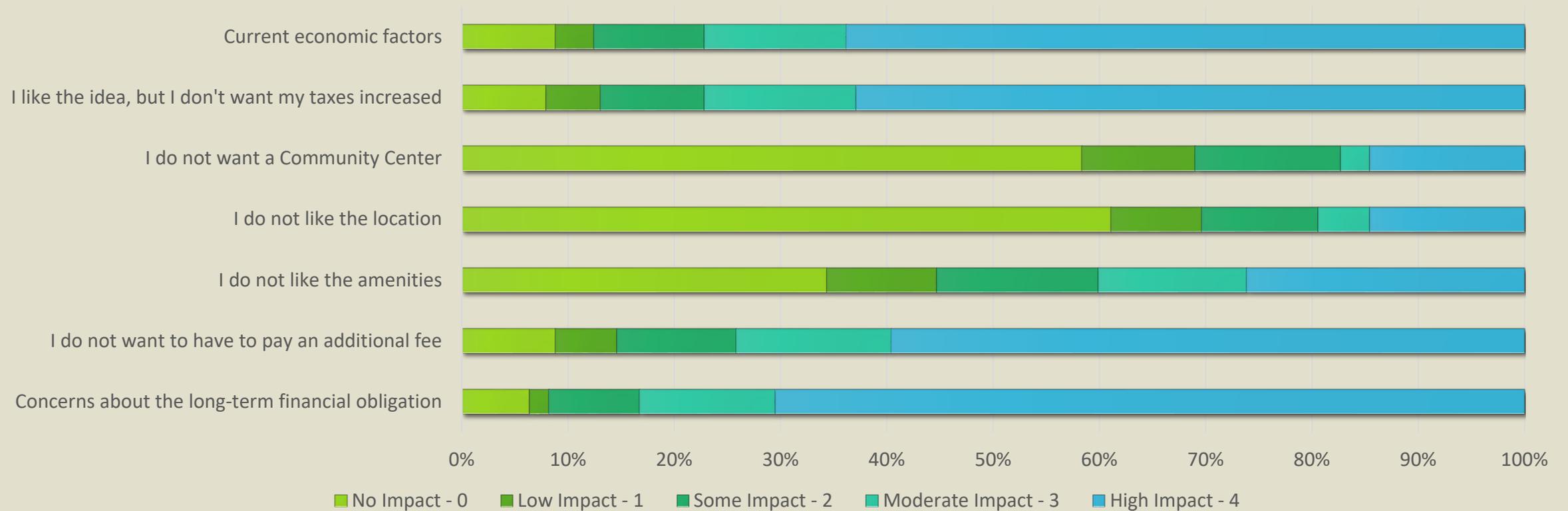
Weighted General Concerns of NO Voters (Rated 0-4)



Rated 0-4 with 0 as “No Impact” and 4 meaning “High Impact”

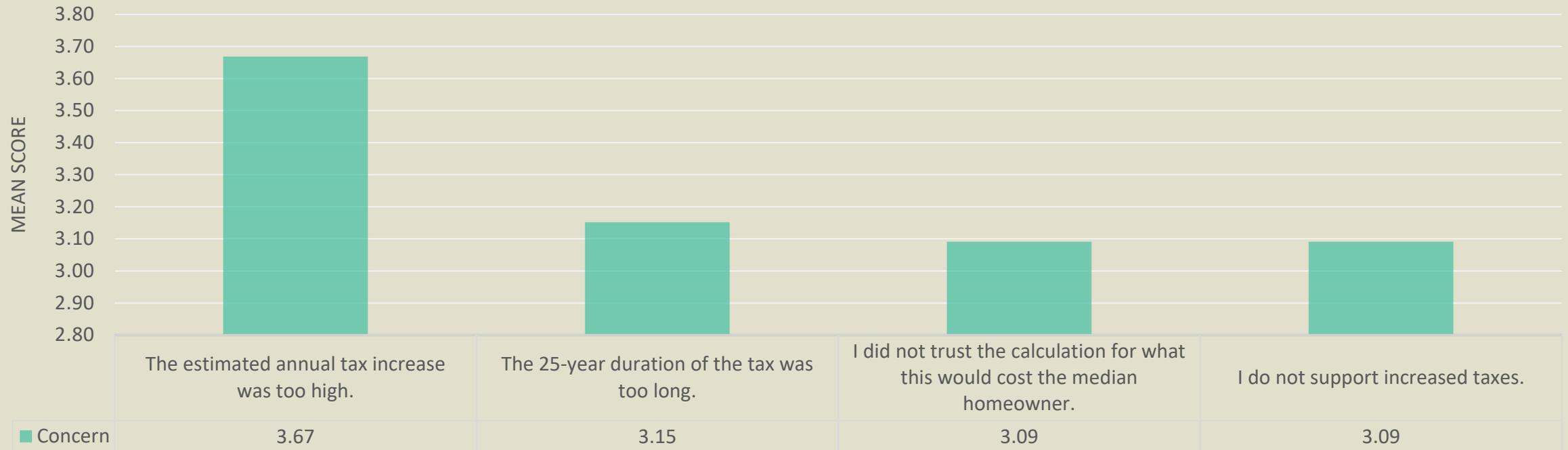
“Please rate the following reasons for why you voted NO on a scale of 0-4 (zero meaning it had no impact on your vote and four meaning it had a high impact)”

NO Voter Weighted Concerns



“If you had concerns about the tax increase specifically, please rank the following reasons for your concern on a scale of 0-4 (zero meaning it had no impact on your vote, and four meaning it had a high impact on your vote).”

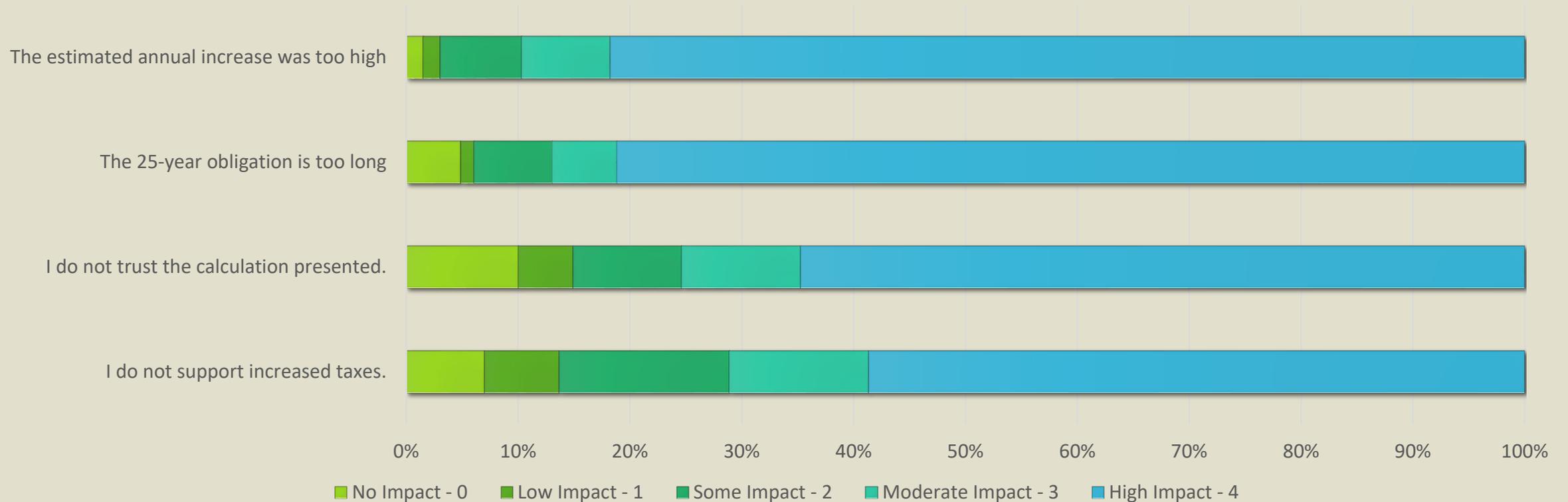
Weighted Tax Concerns of NO Voters (Rated 0-4)



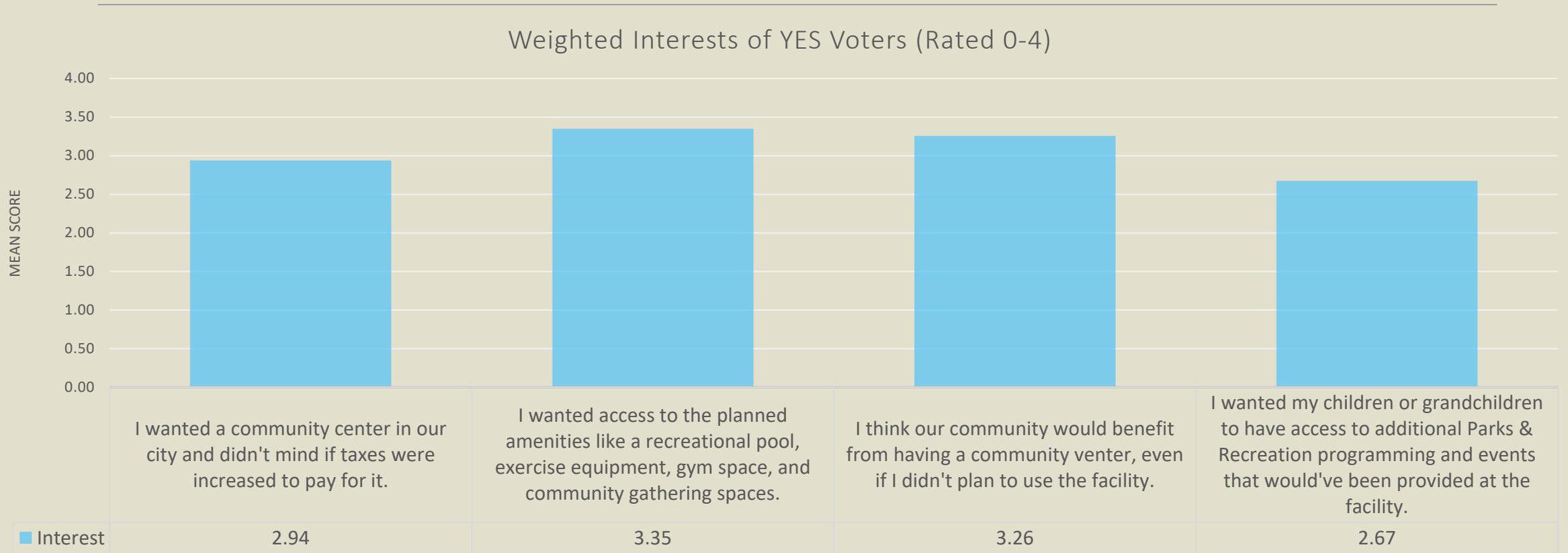
Rated 0-4 with 0 as “No Impact” and 4 meaning “High Impact”

“If you had concerns about the tax increase specifically, please rank the following reasons for your concern on a scale of 0-4 (zero meaning it had no impact on your vote, and four meaning it had a high impact on your vote).”

NO Voter Tax Concerns



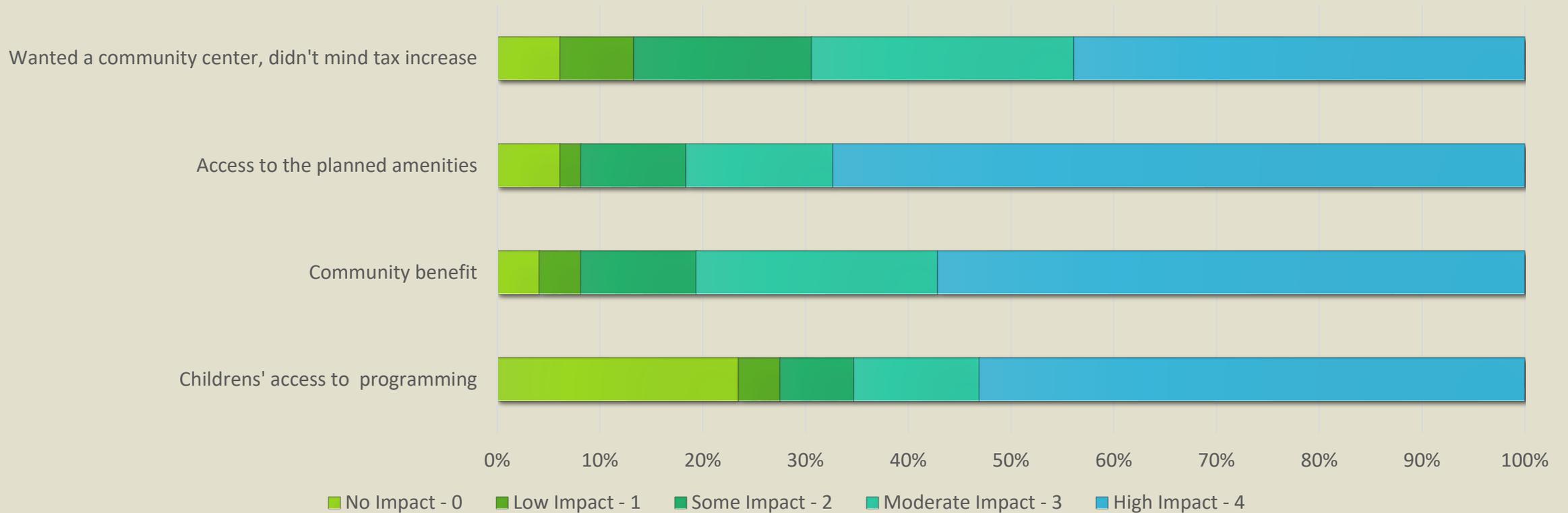
“Please rate the following reasons for why you voted YES on a scale of 0-4 (zero meaning it had no impact on your vote and four meaning it had high impact on your vote).”



Rated 0-4 with 0 as “No Impact” and 4 meaning “High Impact”

“Please rate the following reasons for why you voted YES on a scale of 0-4 (zero meaning it had no impact on your vote and four meaning it had high impact on your vote).”

YES Voter Weighted Concerns



Qualitative Review Categories – NO Voters

TOTAL RESPONSES: 205

Taxes Categorically

Confidence in City Organizations

Amenities Offered

User Fees Generally

Funding Plan

Redundancy with Existing Facilities

Cost Uncertainty

Will Not Use

Private Partnership

Operations Plan

Conflict of Interest Suspicions

Choice of Location

Concerns with Renters

Concerns with Non-Residents

Concerns about Growth/Traffic

Example: “User Fees”

“Why would I pay for it through taxes and then have to turn around and pay yearly in order to use it? Don't charge me twice for this. Figure out a way to build it within your own budget or charge those who actually utilize the facility to pay for the facility. If you can't do this, then it's not a priority and worth building.”

“I am in favor of a community center, but I do not want to pay extra costs. If I pay extra costs, I do not want to pay fees to use the facility.”

“I think the community center should have a full function lap pool and fun pool similar to the aquatic center we pulled out of. An indoor walking track and gym room for group fitness would also add to a multi use and purpose room. I also note the fact happy valley residents will have to pay monthly in addition to increase taxes while Clackamas has no increase taxes and a smaller price hike. It should be more of price disparity for this reason.”

Example: “Wrong Facilities”

“The community center would not benefit the residents of happy valley. The center would benefit the surrounding areas, who are not paying for the center. A pool should be built that would actually be beneficial for the schools and other swim teams. No one would use an indoor track. The property tax paying residents would much rather have a private social club with amenities. We need a golf country club.”

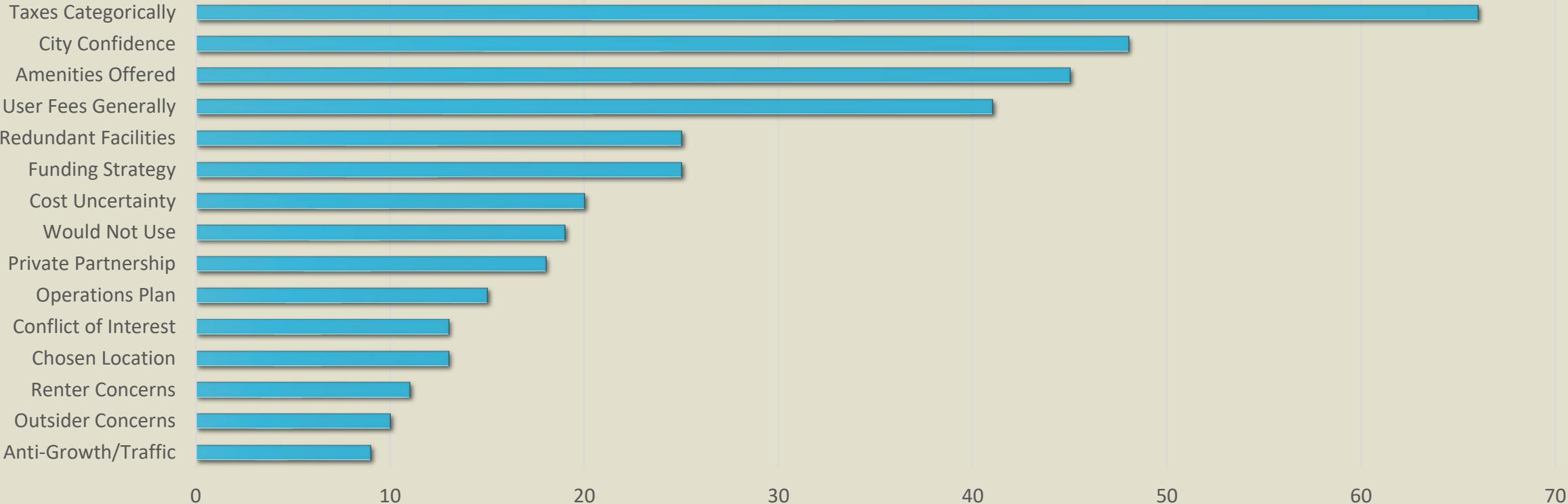
“It was geared 100% for families with school age children only in phase 1.”

“The pool was really the deal breaker for me.”

“I think the community center should have a full function lap pool and fun pool similar to the aquatic center we pulled out of. An indoor walking track and gym room for group fitness would also add to a multi use and purpose room. I also not the fact happy valley residents will have to pay monthly in addition to increase taxes while Clackamas has no increase taxes and a smaller price hike. It should be more of price disparity for this reason.”

Qualitative Review Results

Common Themes by NO Voters



Qualitative Review Categories – NO Voters

TOTAL RESPONSES: 205

Taxes Categorically (66)

Confidence in City Organizations (48)

Amenities Offered (45)

User Fees Generally (41)

Budgeting Plan (25)

Redundancy with Existing Facilities (25)

Cost Uncertainty (20)

Will Not Use(19)

Private Partnership (18)

Operations Plan (15)

Conflict of Interest Suspicions (13)

Choice of Location (13)

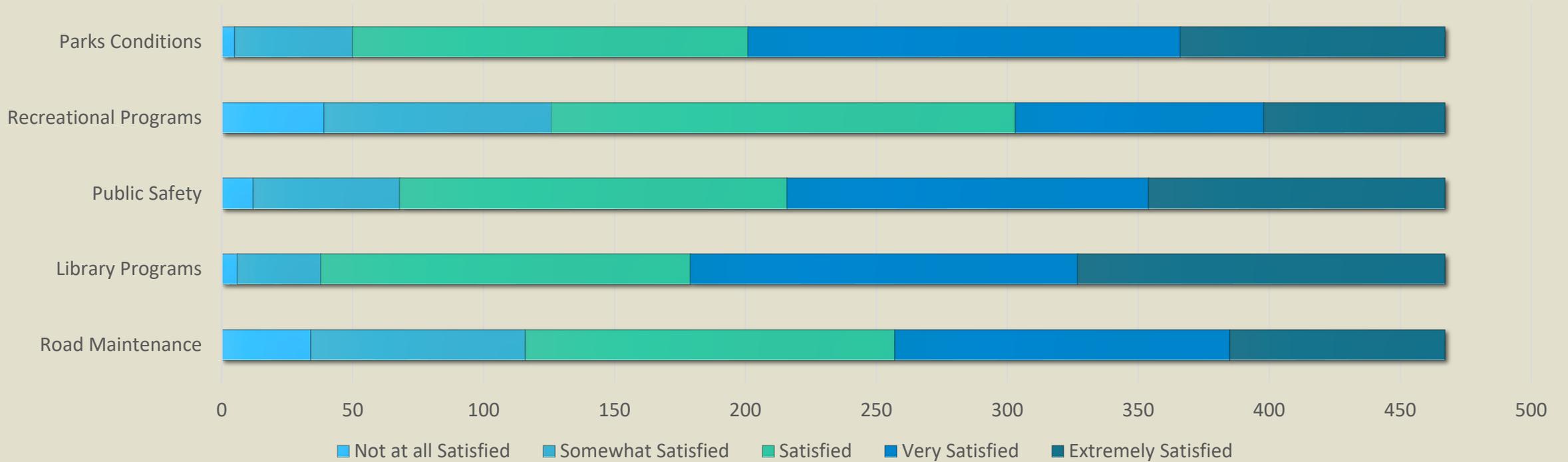
Concerns with Renters (11)

Concerns with Non-Residents (10)

Concerns about Growth/Traffic (9)

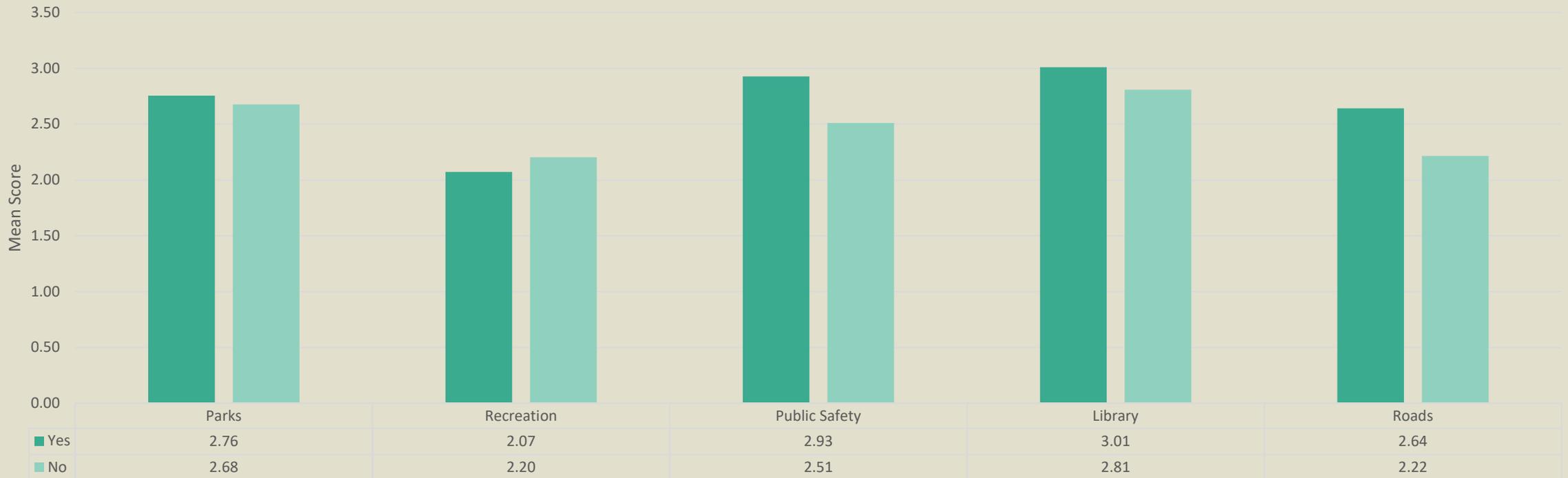
Satisfaction with City Services

Satisfaction with Programs



Satisfaction with City Services

Satisfaction with City Services by Vote (Rated 0-4)

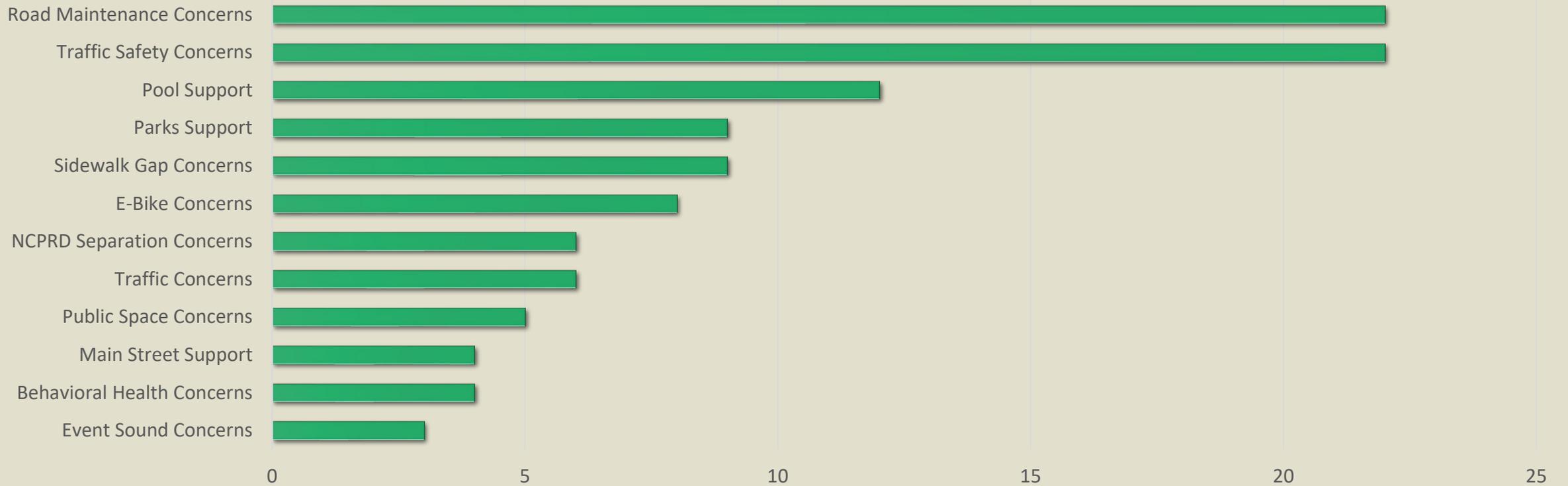


0 – Not at all Satisfied, 1 – Somewhat Satisfied, 2 – Satisfied, 3 – Very Satisfied, 4 – Extremely Satisfied

Other Comments Block

(148 Responses out of 467)

OTHER COMMENTS



Key Takeaways

77% of survey respondents reported voting against the bond measure and cited financial concerns as their reason for doing so.

- Many respondents were especially cautious about the bond obligation because they felt uncertainty about additional costs that could emerge later.
- There was a strong thread of feeling overburdened by different taxes.
- The user fee was extremely unpopular, but there were also concerns over the uncertainty of operating costs and non-residents using the facilities.
- One of the principal comments was that the community center did not match the kind of facilities they wanted their taxes to go to: either different new facilities (largely looking for a different type of pool) or different existing facility improvements, like parks.

Next Steps

- Listening session (March 4th) and summary report
- Public-private partnership exploration
- Park design selection

Questions?

