

**Winlow Place 2006 Survey
Final Report
February 2007**

Our Neighborhood

1. What people value most about Winlow Place as a neighborhood -

- Three factors are rated as Important or Extremely Important by over 90% of those who responded: Location, Safe place to live and Good neighbors/sense of neighborhood.
 - All factors, except Access to good schools, are rated as Important or Extremely Important in over two-thirds of the responses.
- Based on the average ratings, the top three factors are Location (3.57), Safe place to live (3.51) and Walkability (3.41). (Ratings assigned values from 1 to 4)
- Access to good schools is Important/Extremely Important for a third of respondents, but a larger percentage considers this factor Not Important (42%).

What do you most value about Winlow Place as a neighborhood? I.e. what attracted you to live here and/or do business here and what makes you want to stay? Please rate the importance of the following factors.

	#	Not Important = 1	Somewhat Important =2	Important = 3	Extremely Important = 4	Important or Extremely Important	Average rating*
Safe place to live (low crime traffic)	74	0%	4%	41%	55%	96%	3.51
Good investment	74	11%	11%	41%	38%	78%	3.05
Sense of community	74	1%	16%	53%	30%	82%	3.11
Access to good schools	74	42%	24%	19%	15%	34%	2.07
Walkability - for exercise access to shopping/dining/etc.	74	1%	9%	36%	53%	89%	3.41
Good neighbors/sense of neighborhood	74	1%	5%	58%	35%	93%	3.27
Architectural heritage	74	5%	28%	42%	24%	66%	2.85
Mix of ages / occupations/ styles of houses	74	5%	19%	51%	24%	76%	2.95
Location	70	3%	1%	31%	64%	96%	3.57
Deed restrictions in place	58	2%	17%	34%	47%	81%	3.26

- Other factors or comments include (paraphrased & combined):
 - Proximity to - museum district and downtown, buses, freeway, coffee houses (smile), Bookstop, Whole Foods, PetStop, Borders.
 - Air quality
 - Cultural diversity and tolerance
 - Deed restrictions – 90% of reason for purchase, plays major role in protecting quality of neighborhood & investments, sealed the deal.
 - Knowing that we would never have to worry about townhomes, like the fact that there are no new condos in place of the 1920s & 30s homes.
 - Style of the neighborhood
 - Lots of trees
 - It's a package deal – are any of the options unimportant to anyone?
 - Love living in Montrose
 - Winlow seemed more well kept and appeared to hold its value
 - House itself
 - Like my neighbors
 - Would like less traffic and crime
 - Note: Houses are architecturally undistinguished at best

2. Respondents give Winlow Place high marks as a place to live.

- 58% rate the neighborhood as an Excellent place to live. 96% rate it as Excellent or Good.

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3. Most (64%) expect to be living in Winlow Place 5 years from now.

- For those who answered No or Not Sure, reasons include:
 - Job
 - Considering move to another city or state, or out of the country
 - Rent now, plan to purchase, WP houses getting too expensive
 - May outgrow the house, need more space, deed restrictions may limit
 - Have children, want to be zoned to better schools
 - Want to move to smaller home
 - May move to high rise for greater security
 - Travel
 - Don't like Houston
 - Traffic, lack of green space
 - Find McMansions depressing
- Only 5 people indicated that they might move to another part of Houston.

4. During the last year neighbor interaction has been regular.

- 84% have had a conversation with neighbors several times a month; over half have at least weekly.
- A third have visited/gotten together socially at least monthly

Tell us about your interactions with neighbors. During the past 12 months how frequently have you...						
	#	At least weekly	2-3 times/month	Monthly	Several times a year	Hardly Ever/ Never
...had a conversation?	74	53%	31%	9%	4%	3%
...visited/gotten together socially?	74	9%	12%	11%	26%	42%
...borrowed/loaned something ?	74	5%	11%	8%	22%	54%

The Civic Club

1. Most of those who responded to the survey are WPCC members.

- 13 responses (18%) were received from residents who are not civic club members.
- Reasons given for not joining the civic club vary (paraphrased & combined):
 - Not aware of organization
 - No time to participate; give all time to another group
 - Do not feel welcome or used to not feel welcome
 - Not aligned with group's views on security
 - Inconvenient to join/pay dues
 - Not sure how to join
 - Don't know; not sure if member

2. What the Civic Club should be doing -

- The activities rated highest in importance are:
 - Provide increased security
 - Represent neighborhood interests to City/broader groups
 - Address traffic issues/safety
 - Communicate news/events
 - Manage deed restrictions
- Over 80% of respondents view the above as Important or Extremely Important
 - Two-thirds also rate Provide guidelines for renovation/construction and over half view Sponsor Neighborhood beautification projects as Important/Extremely Important
 - Sponsor Neighborhood activities that foster community received the lowest average rating; still, 46% view this as Important or Extremely Important.

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We would like to know what Civic Club activities are important to you – what would you like the Winlow Place Civic Club to focus on? Please rate the importance of the following activities.

	#	Not Important = 1	Somewhat Important =2	Important = 3	Extremely Important = 4	Important or Extremely Important	Average Rating
Manage deed restrictions (enforce existing develop stronger)	74	3%	18%	38%	42%	80%	3.19
Provide increased security	74	5%	12%	30%	53%	82%	3.30
Sponsor neighborhood activities that foster a sense of community (e.g. social gatherings)	74	12%	42%	28%	18%	46%	2.51
Communicate news/events of interest to the neighborhood	74	0%	18%	43%	39%	82%	3.22
Represent neighborhood interests to City of Houston and broader neighborhood groups (e.g. Neartown)	74	1%	9%	50%	39%	89%	3.27
Provide guidelines for renovation/ new construction (Protect architectural integrity)	74	7%	26%	41%	27%	68%	2.88
Sponsor neighborhood beautification projects	74	11%	28%	50%	11%	61%	2.61
Address traffic issues/safety	74	4%	12%	36%	47%	84%	3.27

- A number people made additional suggestions and comments on civic club activities (paraphrased & combined):
 - Limited resources should be used to enforce existing deed restrictions, not to develop stronger ones
 - Start an annual event of some kind
 - Holding building owners accountable for their tenants
 - Consider making sustainable development a high priority. Consider permaculture and other water- & money- saving topics for civic club meetings.
 - Be more active on “Neighbors Night Out” in August; consider spring casual gathering as well
 - Sponsor community interaction with HISD to improve local schools
 - Keep everyone aware of crime in the neighborhood. In case of residents being held at gunpoint, we should have had a meeting to discuss what to do about it.
 - Civic Club should be stronger, does not seem cohesive, deed restrictions should cover every property
 - Some sort of security detail would be beneficial, would be happy to pay; provide increased security
 - Consider having a welcome committee to welcome new neighbors
 - Beautification - Strong enforcement for owners to repair cracked and broken sidewalks as safety feature
 - Representatives from WP should attend regional GASP meetings, county & city meetings, esp. environmental meetings
 - Providing increased security is not something WP can realistically do
 - Remove garbage cans from street as soon as possible
 - Get better participation with recycling programs
 - Be more successful at inclusiveness
 - More trees/landscaping
 - Current dues should be higher; make membership be mandatory
 - Three areas need immediate attention: (1) Security Patrol (2) Deed Restriction Enforcement (3) Resident Involvement to Enact #1 & #2 Need the following subcommittees: (1) Deed Restriction Enforcement Committee with a Resident Legal Advisor (2) Social/Activity/Community Committee – would plan and organize simple social events to offer a neighbor gathering once a month (3) Beautification Committee – would enhance Winlow Place (hanging, WP signage, reinstate blue/white curb tiles, ensure city signage is maintained, cover graffiti, etc.

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Protecting the Jewel of Montrose

1. 60% of those who responded indicate willingness to pay \$25 or more per month for a neighborhood security patrol.

Please check at what level you feel you could contribute.	
Responses: 72	
Platinum: \$500-\$1000 per month	0%
Gold: \$300-\$499 per month	1%
Sterling: \$200-\$299 per month	1%
Silver: \$100-\$199 per month	11%
Diamond: \$75-\$99 per month	3%
Clasp: \$50 - \$74 per month	15%
Chain: \$25 - 49 per month	29%
Other (please enter a monthly \$ amount)	
\$15-20	10%
\$10-15	8%
0	7%

- Comments from those who did not enter an amount include:
 - Not sure at this time
 - Do not support this idea
 - Zero until understand role of constable
 - Close to level we paid previously
- There were a number of general comments on the patrol. These include (paraphrased & combined):
 - Need more than 40 hours of coverage; full time coverage;
 - Would like patrolling at night; would 40 hours correlate to "high crime" times?
 - Accountability is very important. Accurate and regular reporting about areas covered and activity is a must.
 - Need other neighborhoods to afford it
 - perhaps a professional could be paid to organize/rally the three or four neighborhoods required?
 - Great, but we don't have the money to afford it
 - Would also be willing to pay higher taxes to get greater security from the city
 - Would be wonderful to have it again; indirectly benefits all just because of the extra presence in the neighborhood.
 - If everyone benefits, everyone should pay; other associations charge mandatory fees
- Perhaps most notable are the comments that favor something other than what is proposed. Samples:
 - Neighborhood Watch is another option as is getting to know your neighbors.
 - In the past the security patrol has had little actual presence, was overly focused on 'people who do not belong' in the neighborhood. Would be much more supportive of a security patrol that would focus on prevention strategies and safety, rather than 'patrolling'.
 - Think this is an impossible approach. It would be more realistic to apply more pressure to the county and city to patrol the area better. Museum business district alliance is having a successful effort with the City in combating Graffiti - should join that effort, model after that effort to get something done about security.
 - Because of taxes currently paid, would like to see if there is another alternative to the monthly fee for a security patrol. Also, home was robbed when we did have a patrol, so that is also an issue we have to discuss.
 - Pay taxes for police services, schools, infrastructure, etc. ... and now have to pay for my own security? Just what is it that I get for my tax dollars in Texas?
 - Have seen studies from other cities that indicate that security service patrols do not reduce crime.
 - Security Patrol presence certainly would make us all 'feel' better and would seem to be a deterrent to prospective criminals. Wonder if there is documented evidence that the presence of security patrols in other neighborhoods has 'in fact' resulted in lower crime rates.

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Demographics/ Process

1. The survey was made available online and in printed form

- The survey was conducted primarily in October and November 2006.
- Printed forms and the URL for the online survey were provided at the October 3rd WPCC meeting.
- Printed forms were also provided to the WP block captains who were asked to distribute them on their blocks (not able to reach Westheimer block captain).
- 74 surveys were received, 62 online and 12 printed forms.

2. Responses were pretty well distributed through the neighborhood.

- However, businesses on Westheimer were not represented. (Note, printed copies of the survey were not distributed on Westheimer)

On what street is your home/business located?	
Harold	27%
Hazard	1%
Hawthorne	16%
Kipling	26%
Marshall	19%
West Alabama	4%
Woodhead	3%
Skipped question	4%

3. Length of time in Winlow Place ranges from a few months to over fifty years.

- Nearly a third have been in the neighborhood for less than 5 years.
- Just under 40% have been here 10 years or more.

How long have you lived/done business in Winlow Place?	
less than 1 year	5%
1 - 2 years	16%
3 - 4 years	9%
5 - 9 years	20%
10 -14 years	16%
15-19 years	4%
20-29 years	9%
30-39 years	4%
40-49 years	1%
50+ years	4%
Skipped question	9%

4. As expected, most responses came from residents

- Most business owners who answered are also residents.
- Note, there were problems with the wording of this question, e.g.,
 - About half of those who said they were residents did not specify Tenant or Owner

Please check all that apply:	
Resident of Winlow Place	91%
Own/lease Business in Winlow Place	5%
Own Residential Property in Winlow Place	42%
Tenant in Winlow Place	4%
Skipped this question	5%