

## Growing Pains in Cloverdale and Clayton Heights: New Survey Reveals a Community at a Crossroads

A recent community survey conducted by the Cloverdale Community Association on **March 8, 2026**, has painted a vivid—and somewhat concerned—picture of life in Cloverdale and Clayton Heights. With 279 residents weighing in, the data suggests that while the area’s identity remains strong, rapid expansion is stretching the patience and the safety of its long-term inhabitants.

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### A Community of Deep Roots

The survey captured a seasoned demographic. Nearly **75% of respondents** have called the area home for over a decade, with roughly **40%** having lived there for more than 20 years. This isn't a transient population; it’s a community of established residents, primarily aged 35 to 65+, who have watched their neighborhoods transform in real-time.

### Key Demographics

- **Cloverdale:** 78.42% of respondents
  - **Clayton:** 21.58% of respondents
  - **Top Age Brackets:** 45–54 (25.18%) and 35–44 (24.82%)
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### The Sentiment Gap: Highs and Lows

Despite a "strong sense of community identity" and excitement over the **new hospital** and improved recreation infrastructure, the overall sentiment is leaning toward the "lows."

In open-ended comments regarding personal experiences, **61% were negative**. Residents specifically pointed to the struggle of local retail shops trying to compete with the "big box" draw of neighboring Langley, leading to a desire for more diverse local services.

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### Top Concerns: Safety and Infrastructure

The most striking figures come from the sections on crime and traffic. A staggering **80.87%** of residents are concerned about property crime, and nearly **70%** report being personally affected by crime or knowing someone who has been.

Issue	Level of Concern/Agreement
Traffic Congestion	87.73%
Property Crime	80.87%
Pedestrian Safety	77.36%

Issue	Level of Concern/Agreement
Rapid Growth/Development	83.33%

Public confidence in current solutions is low, with only **26.52%** of respondents feeling that community policing and engagement are currently effective.

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### Social Issues and Housing

Homelessness and housing insecurity are weighing heavily on the minds of residents, with **81.36%** expressing concern. However, the community is divided on how to solve it:

- **43.37%** agree that more affordable housing is needed.
- **18.64%** strongly disagree with the need for more affordable housing.
- **30.11%** remain neutral.

When it comes to harm reduction and mental health supports, the community is largely cautious or neutral, suggesting a need for more dialogue on how these services are integrated into the neighborhood.

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### The "Wishlist": Looking Forward

What do residents want for the future? The message is clear: **Invest in the fairgrounds**. The majority of those surveyed are calling for an **indoor pool facility** to be built on the Cloverdale Fairgrounds. Other top priorities include:

1. Improved traffic and intersection safety.
2. More playgrounds and parks.
3. New entertainment venues and community gathering spaces.

### Summary

The 2026 survey highlights a community that is proud of its history but feels the strain of modern urban pressures. As Cloverdale and Clayton Heights continue to grow, the data suggests that residents aren't just looking for more houses—they are looking for safer streets, better traffic flow, and a place to go for a swim.