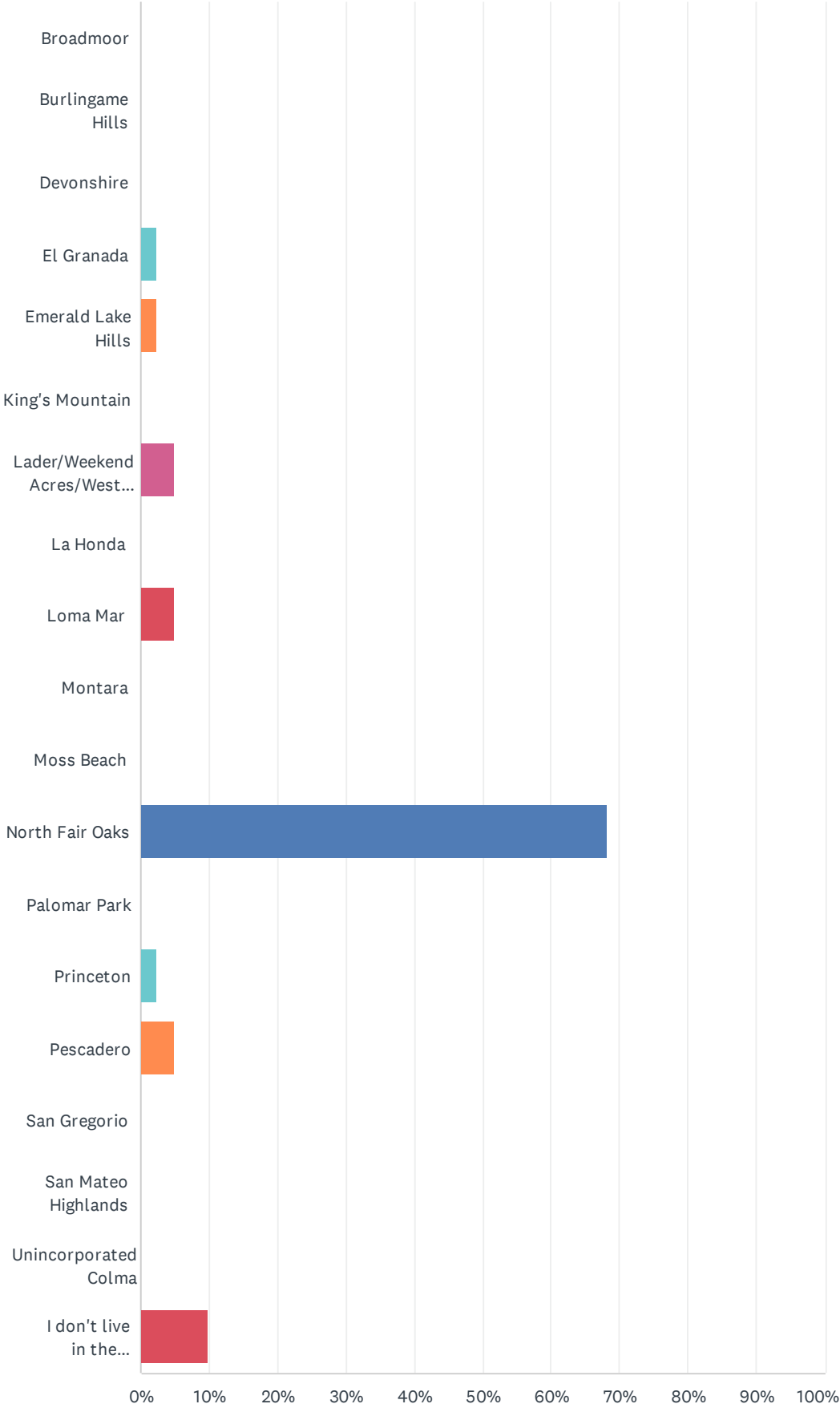


Q1 What area of the unincorporated County do you live in?

Answered: 41 Skipped: 0

Housing Element Update Survey 1: Housing Issues and Needs



Housing Element Update Survey 1: Housing Issues and Needs

ANSWER CHOICES	RESPONSES	
Broadmoor	0.00%	0
Burlingame Hills	0.00%	0
Devonshire	0.00%	0
El Granada	2.44%	1
Emerald Lake Hills	2.44%	1
King's Mountain	0.00%	0
Lader/Weekend Acres/West Menlo Park	4.88%	2
La Honda	0.00%	0
Loma Mar	4.88%	2
Montara	0.00%	0
Moss Beach	0.00%	0
North Fair Oaks	68.29%	28
Palomar Park	0.00%	0
Princeton	2.44%	1
Pescadero	4.88%	2
San Gregorio	0.00%	0
San Mateo Highlands	0.00%	0
Unincorporated Colma	0.00%	0
I don't live in the unincorporated County	9.76%	4
TOTAL		41

#	OTHER (PLEASE SPECIFY)	DATE
	There are no responses.	

Q2 Please enter your zip code

Answered: 41 Skipped: 0

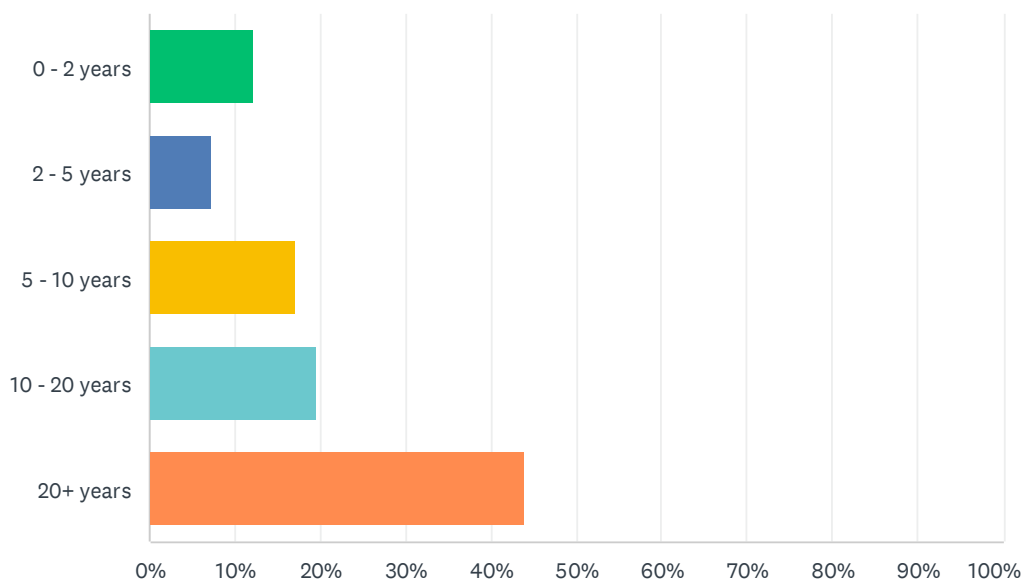
#	RESPONSES	DATE
1	94020	6/7/2022 4:21 PM
2	94010	5/2/2022 1:43 PM
3	94062	4/26/2022 10:18 AM
4	94021	3/29/2022 2:38 PM
5	94060	3/4/2022 6:30 PM
6	94060	3/2/2022 5:14 PM
7	94025	2/26/2022 7:52 AM
8	94063	12/27/2021 10:11 PM
9	94025	12/21/2021 7:34 PM
10	94025	12/16/2021 6:07 PM
11	94025	12/16/2021 12:00 PM
12	94401	12/14/2021 9:31 PM
13	94025	12/14/2021 8:48 PM
14	94025	12/14/2021 5:14 PM
15	94025	12/14/2021 7:58 AM
16	94025	12/13/2021 2:57 PM
17	94063	12/12/2021 7:04 PM
18	94018	12/12/2021 6:23 PM
19	94025	12/12/2021 1:32 PM
20	94025	12/12/2021 11:49 AM
21	94025	12/11/2021 3:47 PM
22	94025	12/11/2021 12:48 PM
23	94025-1844	12/11/2021 10:43 AM
24	94025	12/10/2021 9:13 PM
25	94019	12/10/2021 8:09 PM
26	94025	12/10/2021 7:17 PM
27	94015	12/10/2021 6:21 PM
28	94025	12/10/2021 3:06 PM
29	94025	12/10/2021 11:59 AM
30	94025	12/10/2021 10:55 AM
31	94025	12/9/2021 5:07 PM
32	94025	12/9/2021 9:49 AM
33	94025	12/9/2021 6:47 AM

Housing Element Update Survey 1: Housing Issues and Needs

34	94025	12/8/2021 8:13 PM
35	94025	12/8/2021 7:14 PM
36	94025	12/8/2021 5:17 PM
37	94025	12/8/2021 3:41 PM
38	94025	12/8/2021 10:33 AM
39	94025	12/8/2021 9:16 AM
40	94025	12/7/2021 7:13 PM
41	94025	12/7/2021 6:32 PM

Q3 How long have you lived in the unincorporated County

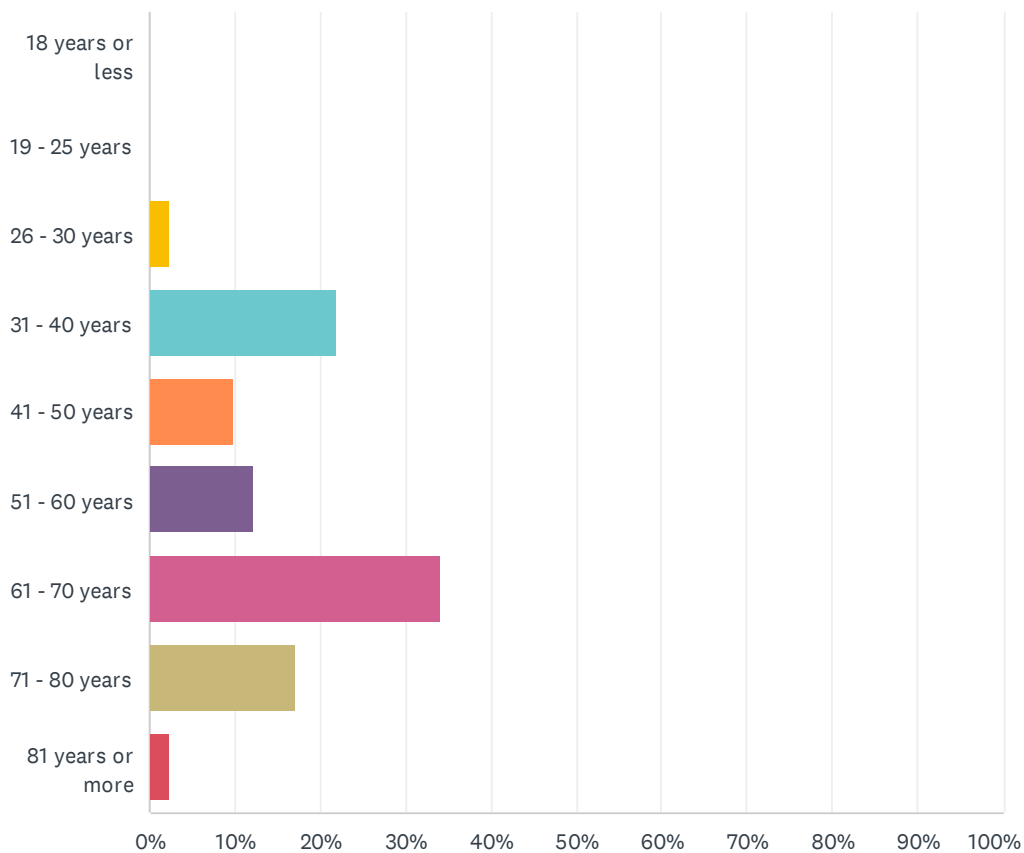
Answered: 41 Skipped: 0



ANSWER CHOICES	RESPONSES	
0 - 2 years	12.20%	5
2 - 5 years	7.32%	3
5 - 10 years	17.07%	7
10 - 20 years	19.51%	8
20+ years	43.90%	18
TOTAL		41

Q4 What age range best describes you?

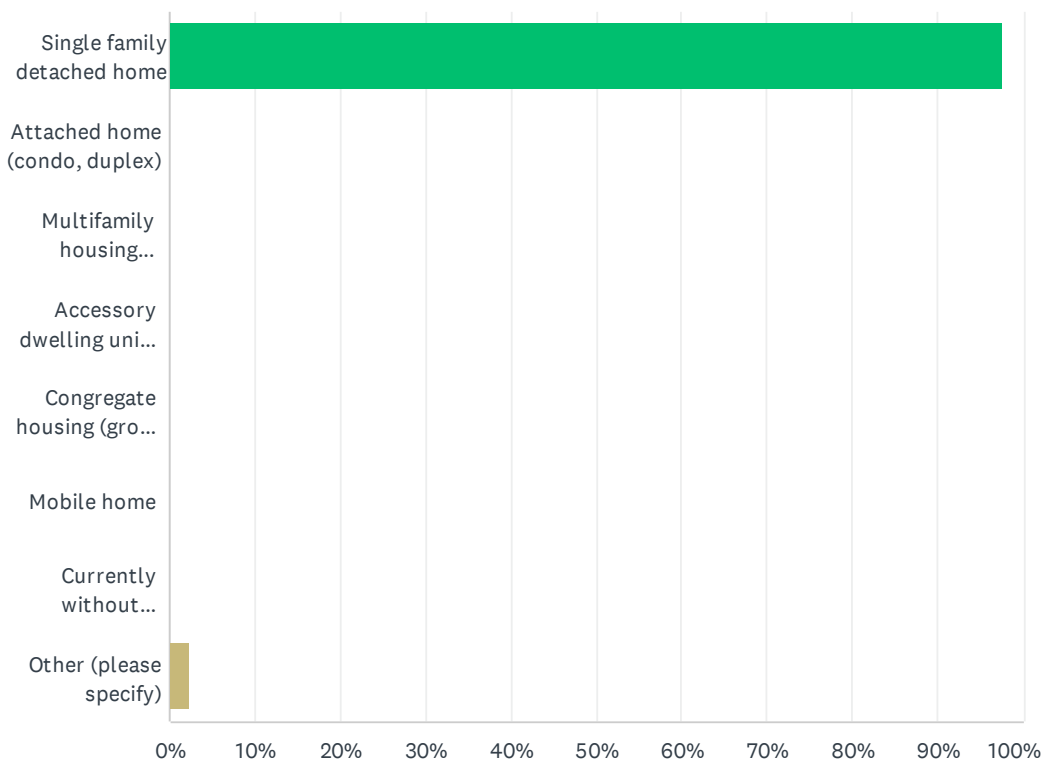
Answered: 41 Skipped: 0



ANSWER CHOICES	RESPONSES	
18 years or less	0.00%	0
19 - 25 years	0.00%	0
26 - 30 years	2.44%	1
31 - 40 years	21.95%	9
41 - 50 years	9.76%	4
51 - 60 years	12.20%	5
61 - 70 years	34.15%	14
71 - 80 years	17.07%	7
81 years or more	2.44%	1
TOTAL		41

Q5 What type of housing do you live in?

Answered: 41 Skipped: 0

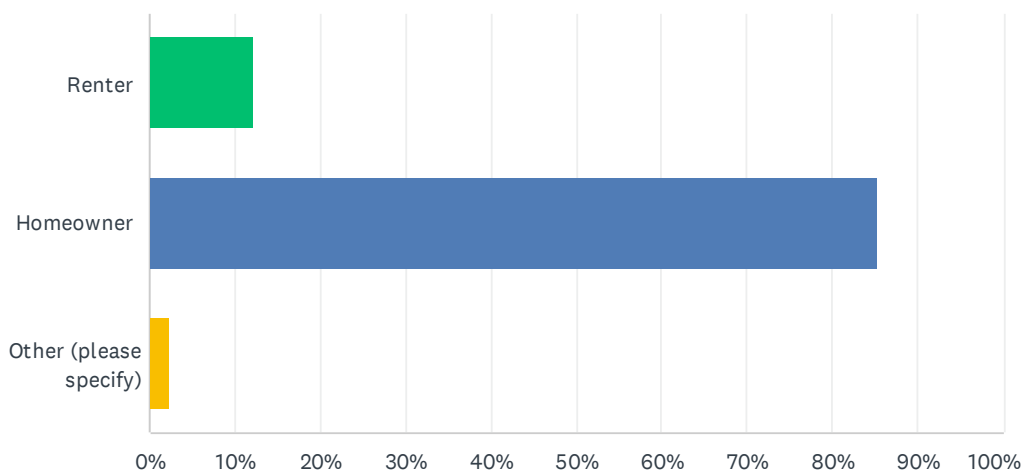


ANSWER CHOICES	RESPONSES	
Single family detached home	97.56%	40
Attached home (condo, duplex)	0.00%	0
Multifamily housing (apartment, condominium)	0.00%	0
Accessory dwelling unit (granny flat, etc)	0.00%	0
Congregate housing (group home, dormitory, or other communal setting)	0.00%	0
Mobile home	0.00%	0
Currently without permanent shelter	0.00%	0
Other (please specify)	2.44%	1
TOTAL		41

#	OTHER (PLEASE SPECIFY)	DATE
1	Mixed use	12/10/2021 8:09 PM

Q6 Which of the following best describes your housing status?

Answered: 41 Skipped: 0

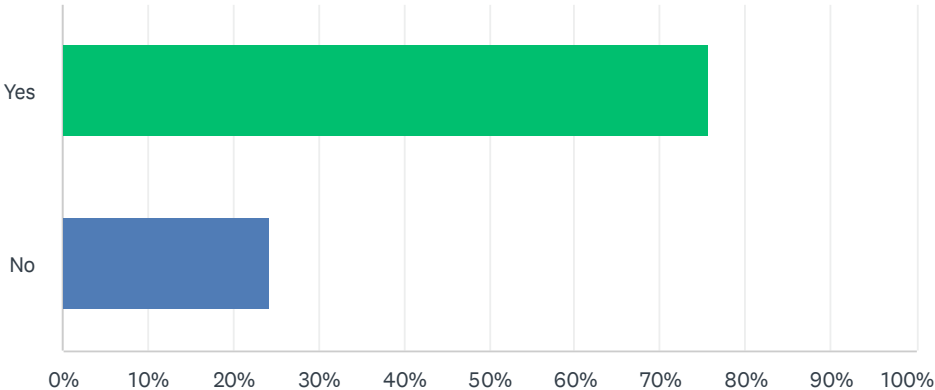


ANSWER CHOICES	RESPONSES
Renter	12.20% 5
Homeowner	85.37% 35
Other (please specify)	2.44% 1
TOTAL	41

#	OTHER (PLEASE SPECIFY)	DATE
1	Live with parents	12/11/2021 12:48 PM

Q7 Are you satisfied with your current housing situation?

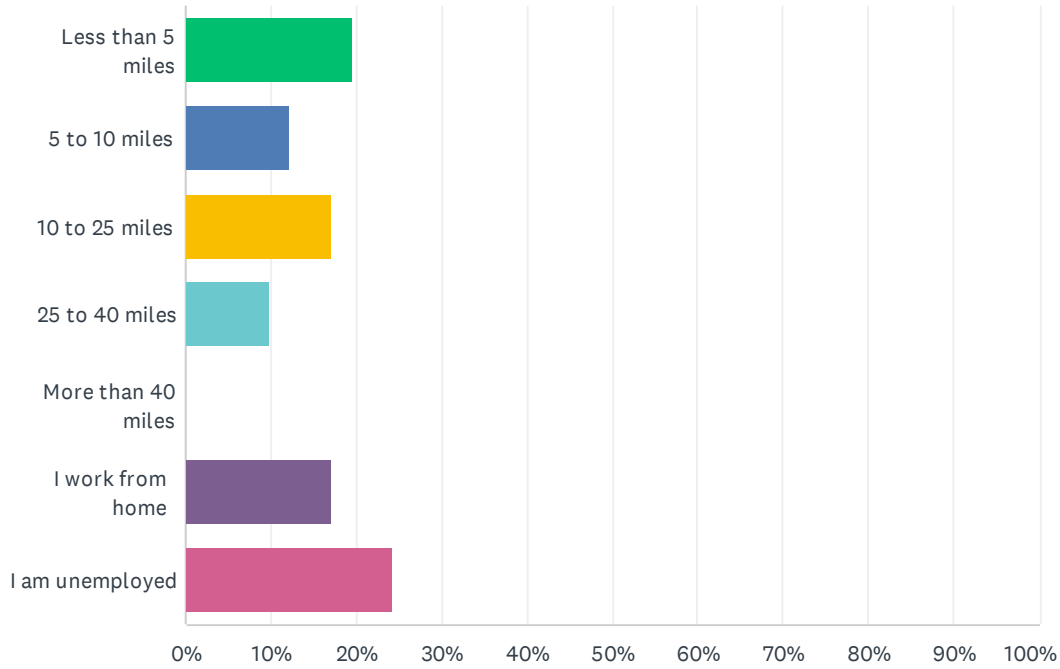
Answered: 41 Skipped: 0



ANSWER CHOICES	RESPONSES	
Yes	75.61%	31
No	24.39%	10
TOTAL		41

Q8 If you are currently employed, approximately how long is your one-way commute to work (if the coronavirus has changed your working circumstance, please answer based on your typical commute prior to the pandemic)

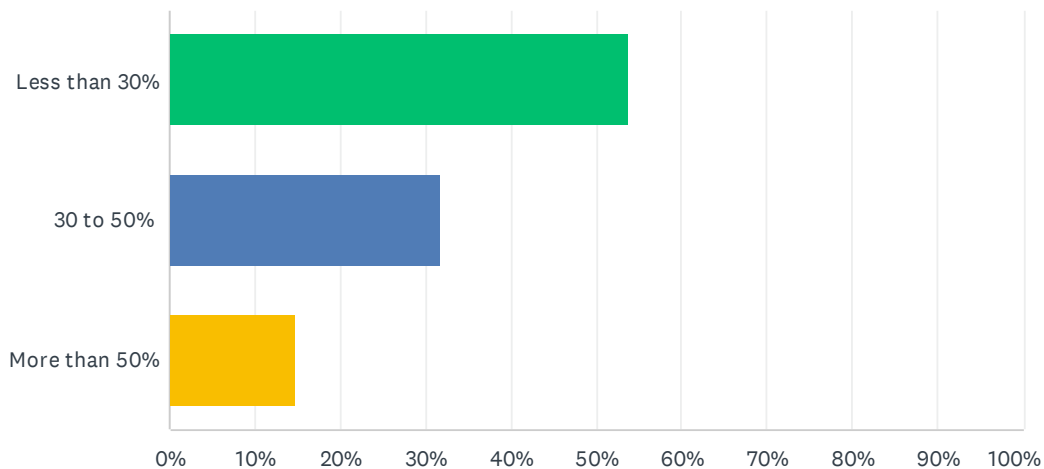
Answered: 41 Skipped: 0



ANSWER CHOICES	RESPONSES	
Less than 5 miles	19.51%	8
5 to 10 miles	12.20%	5
10 to 25 miles	17.07%	7
25 to 40 miles	9.76%	4
More than 40 miles	0.00%	0
I work from home	17.07%	7
I am unemployed	24.39%	10
TOTAL		41

Q9 How much of your income do you spend on housing costs (rent, mortgage payments, etc) each month?

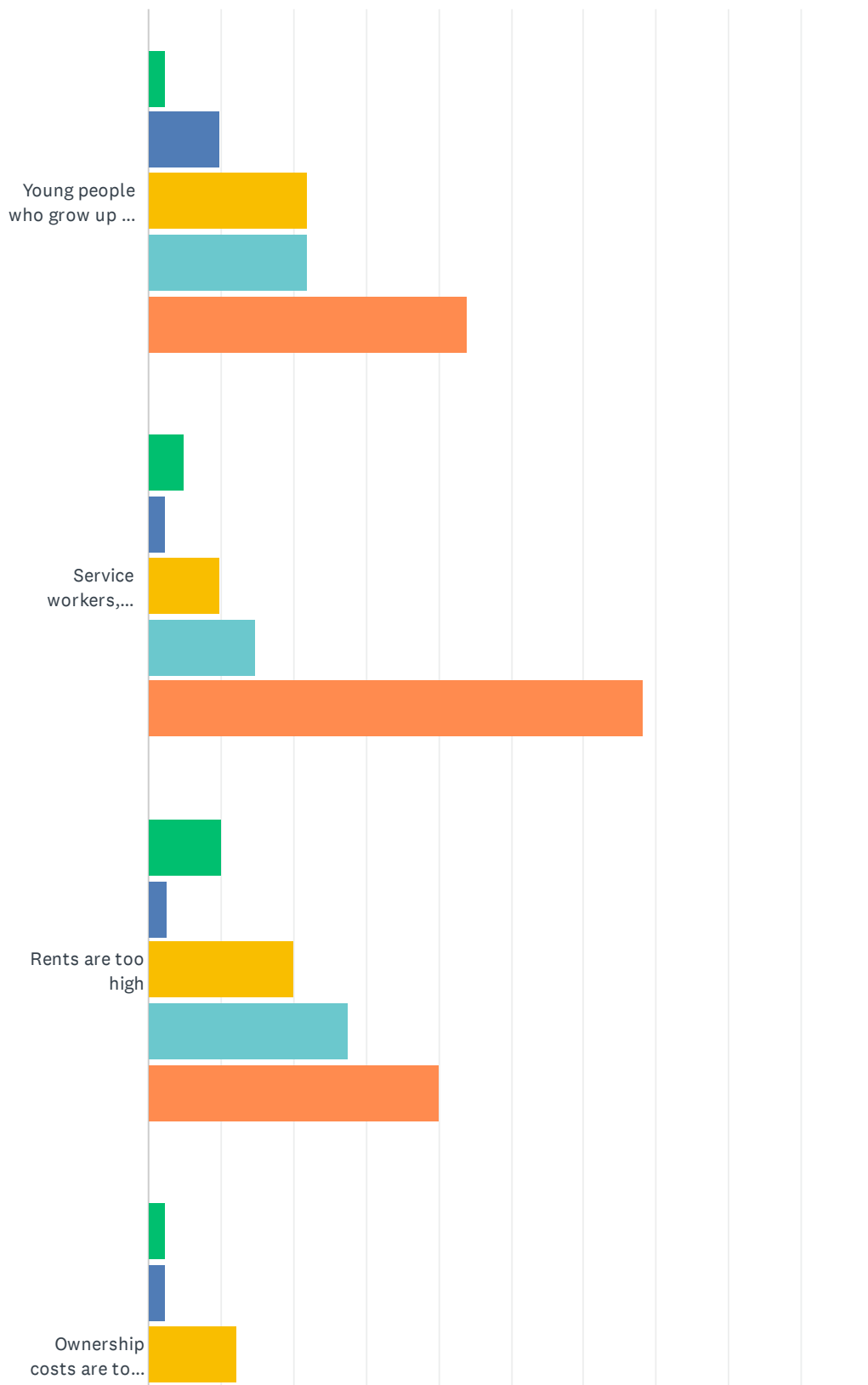
Answered: 41 Skipped: 0



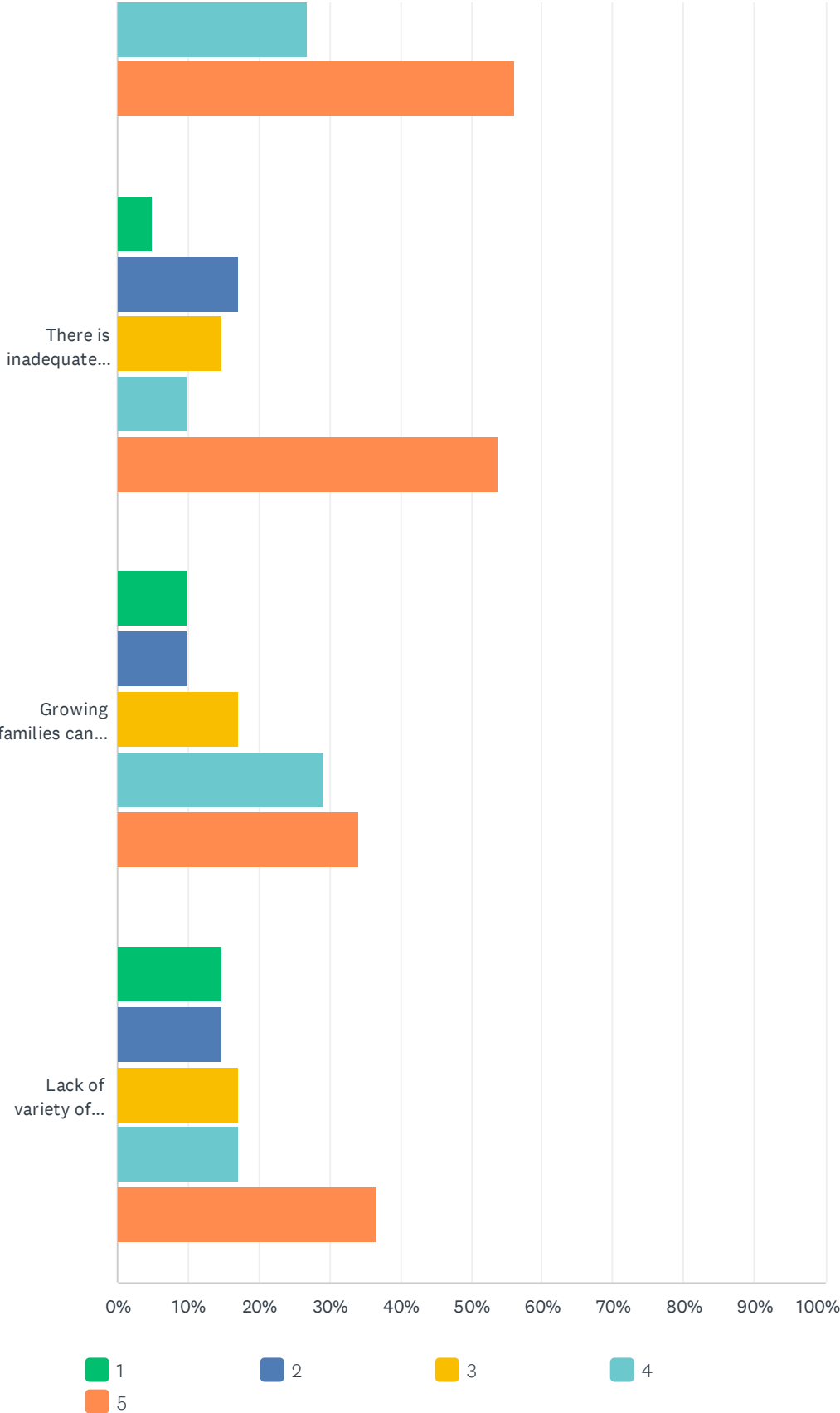
ANSWER CHOICES	RESPONSES
Less than 30%	53.66% 22
30 to 50%	31.71% 13
More than 50%	14.63% 6
TOTAL	41

Q10 How important do you think the following housing-related challenged to the the County? (1 = Not important, 5 = Very important)

Answered: 41 Skipped: 0



Housing Element Update Survey 1: Housing Issues and Needs

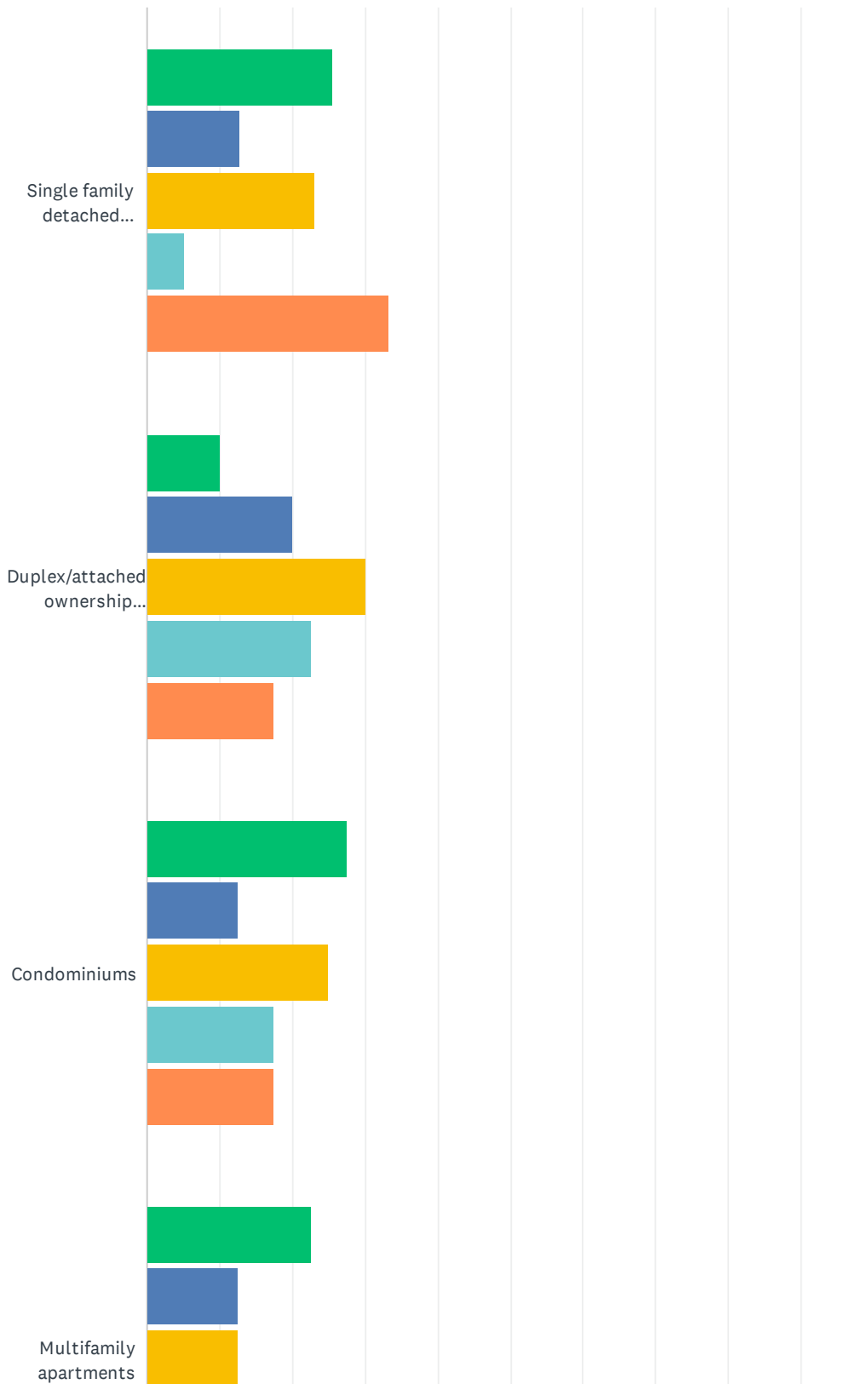


Housing Element Update Survey 1: Housing Issues and Needs

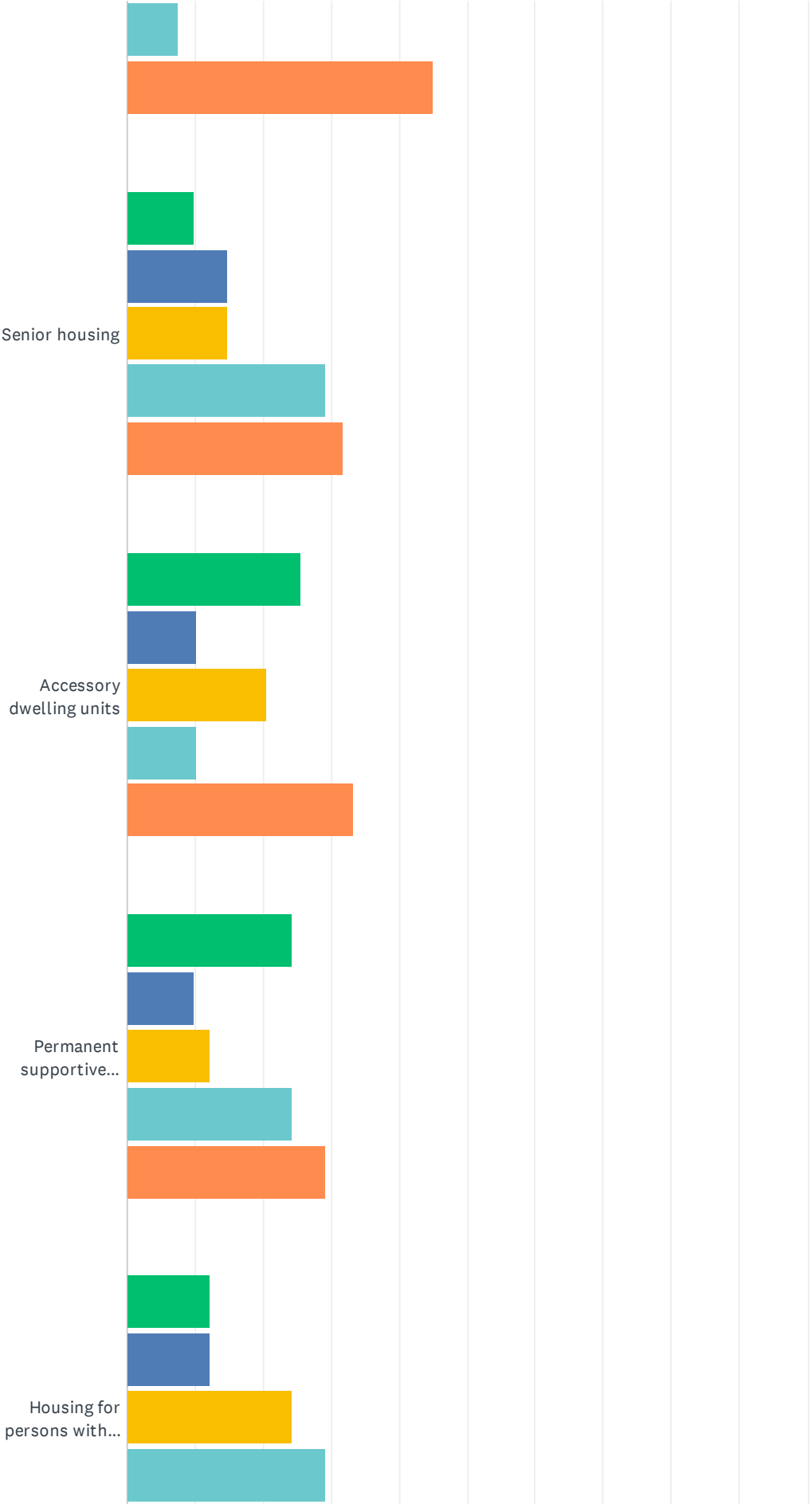
	1	2	3	4	5	TOTAL
Young people who grow up in the County can't afford to remain here	2.44% 1	9.76% 4	21.95% 9	21.95% 9	43.90% 18	41
Service workers, teachers, first responders, and other workers can't afford to live in the communities in which they work	4.88% 2	2.44% 1	9.76% 4	14.63% 6	68.29% 28	41
Rents are too high	10.00% 4	2.50% 1	20.00% 8	27.50% 11	40.00% 16	40
Ownership costs are too high	2.44% 1	2.44% 1	12.20% 5	26.83% 11	56.10% 23	41
There is inadequate transit to serve housing	4.88% 2	17.07% 7	14.63% 6	9.76% 4	53.66% 22	41
Growing families can't afford appropriately-sized housing	9.76% 4	9.76% 4	17.07% 7	29.27% 12	34.15% 14	41
Lack of variety of affordable housing types	14.63% 6	14.63% 6	17.07% 7	17.07% 7	36.59% 15	41

Q11 What types of housing are most needed in the County? Please rate the following types, (1 = Not important, 5 = Very Important)

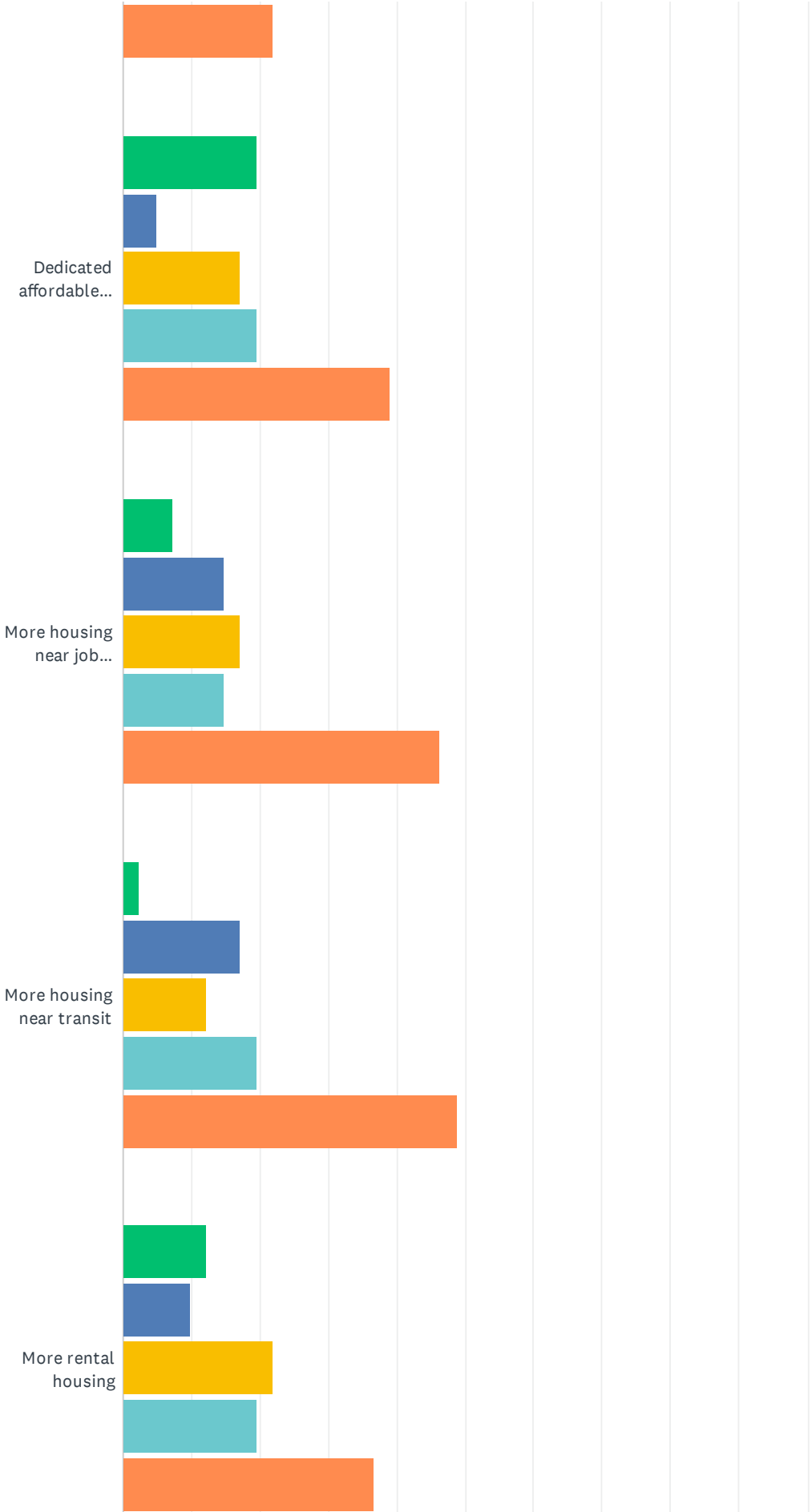
Answered: 41 Skipped: 0



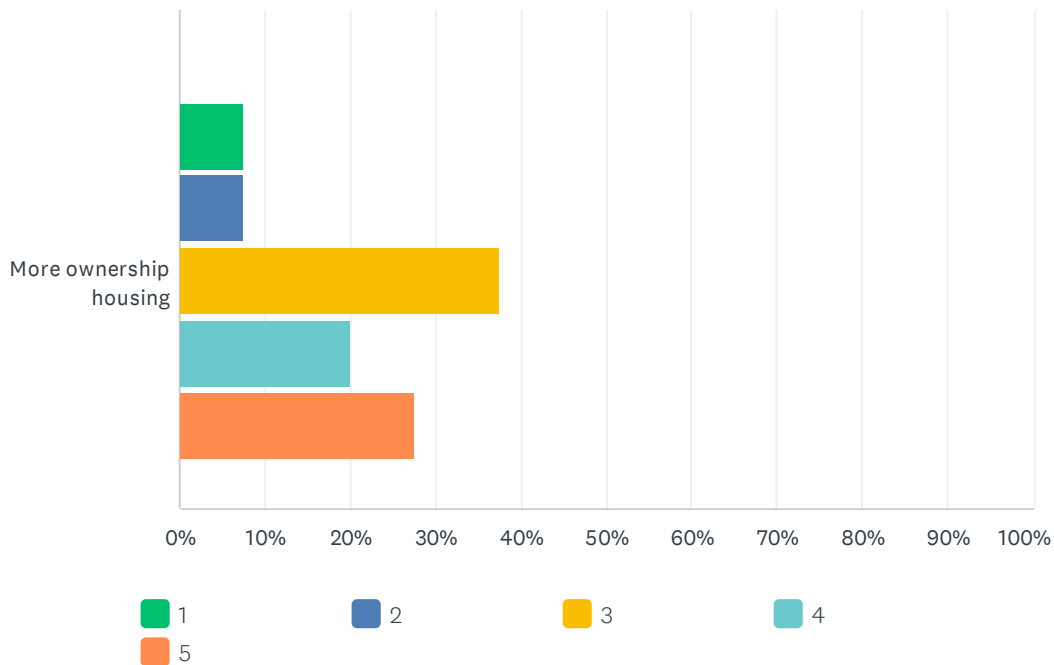
Housing Element Update Survey 1: Housing Issues and Needs



Housing Element Update Survey 1: Housing Issues and Needs



Housing Element Update Survey 1: Housing Issues and Needs



	1	2	3	4	5	TOTAL
Single family detached housing	25.64% 10	12.82% 5	23.08% 9	5.13% 2	33.33% 13	39
Duplex/attached ownership housing	10.00% 4	20.00% 8	30.00% 12	22.50% 9	17.50% 7	40
Condominiums	27.50% 11	12.50% 5	25.00% 10	17.50% 7	17.50% 7	40
Multifamily apartments	22.50% 9	12.50% 5	12.50% 5	7.50% 3	45.00% 18	40
Senior housing	9.76% 4	14.63% 6	14.63% 6	29.27% 12	31.71% 13	41
Accessory dwelling units	25.64% 10	10.26% 4	20.51% 8	10.26% 4	33.33% 13	39
Permanent supportive housing (homeless, transitional, emergency, etc)	24.39% 10	9.76% 4	12.20% 5	24.39% 10	29.27% 12	41
Housing for persons with disabilities	12.20% 5	12.20% 5	24.39% 10	29.27% 12	21.95% 9	41
Dedicated affordable housing (housing with reduced rents or prices for lower income residents)	19.51% 8	4.88% 2	17.07% 7	19.51% 8	39.02% 16	41
More housing near job centers	7.32% 3	14.63% 6	17.07% 7	14.63% 6	46.34% 19	41
More housing near transit	2.44% 1	17.07% 7	12.20% 5	19.51% 8	48.78% 20	41
More rental housing	12.20% 5	9.76% 4	21.95% 9	19.51% 8	36.59% 15	41
More ownership housing	7.50% 3	7.50% 3	37.50% 15	20.00% 8	27.50% 11	40

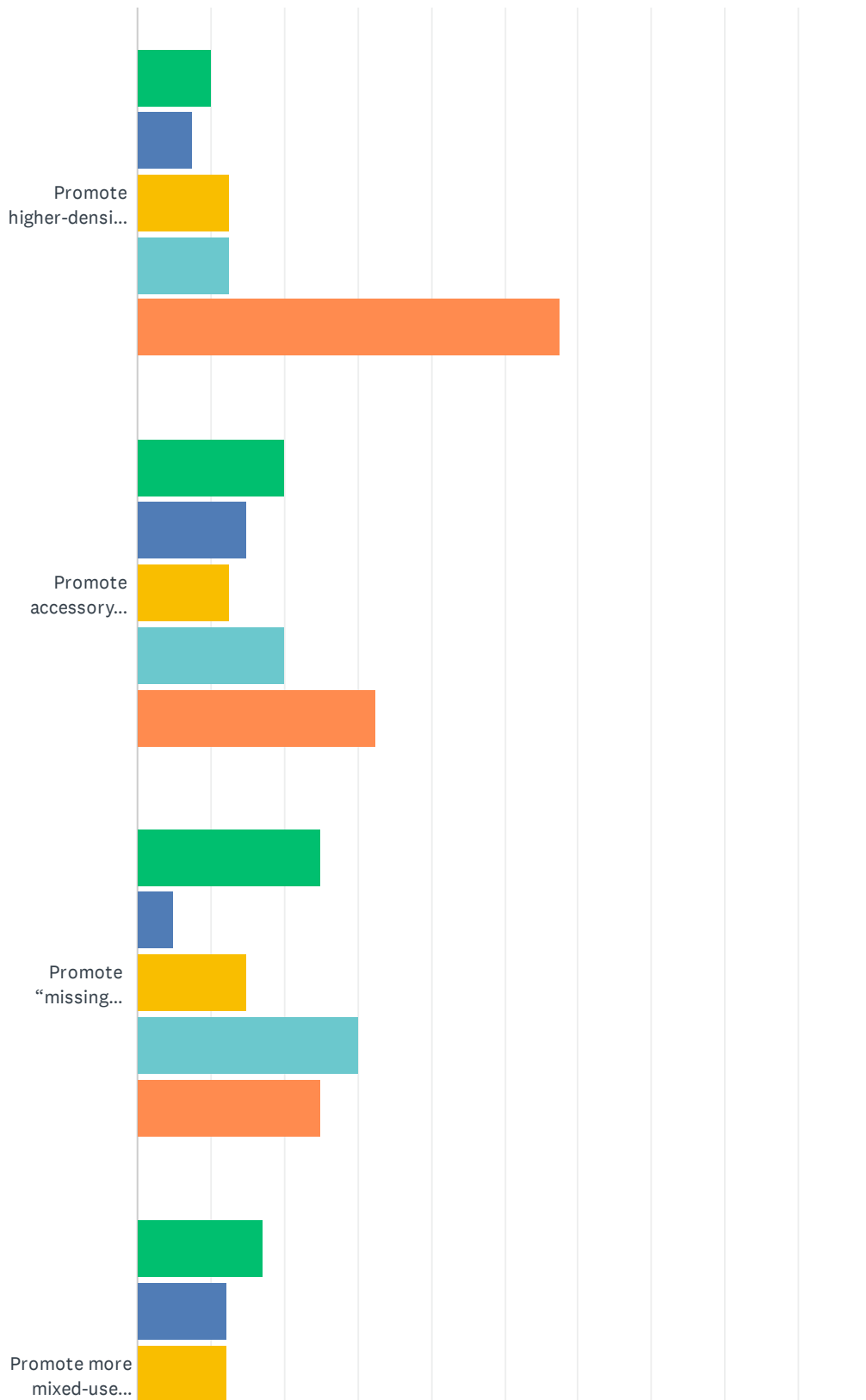
#	OTHER (PLEASE SPECIFY)	DATE
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Housing Element Update Survey 1: Housing Issues and Needs

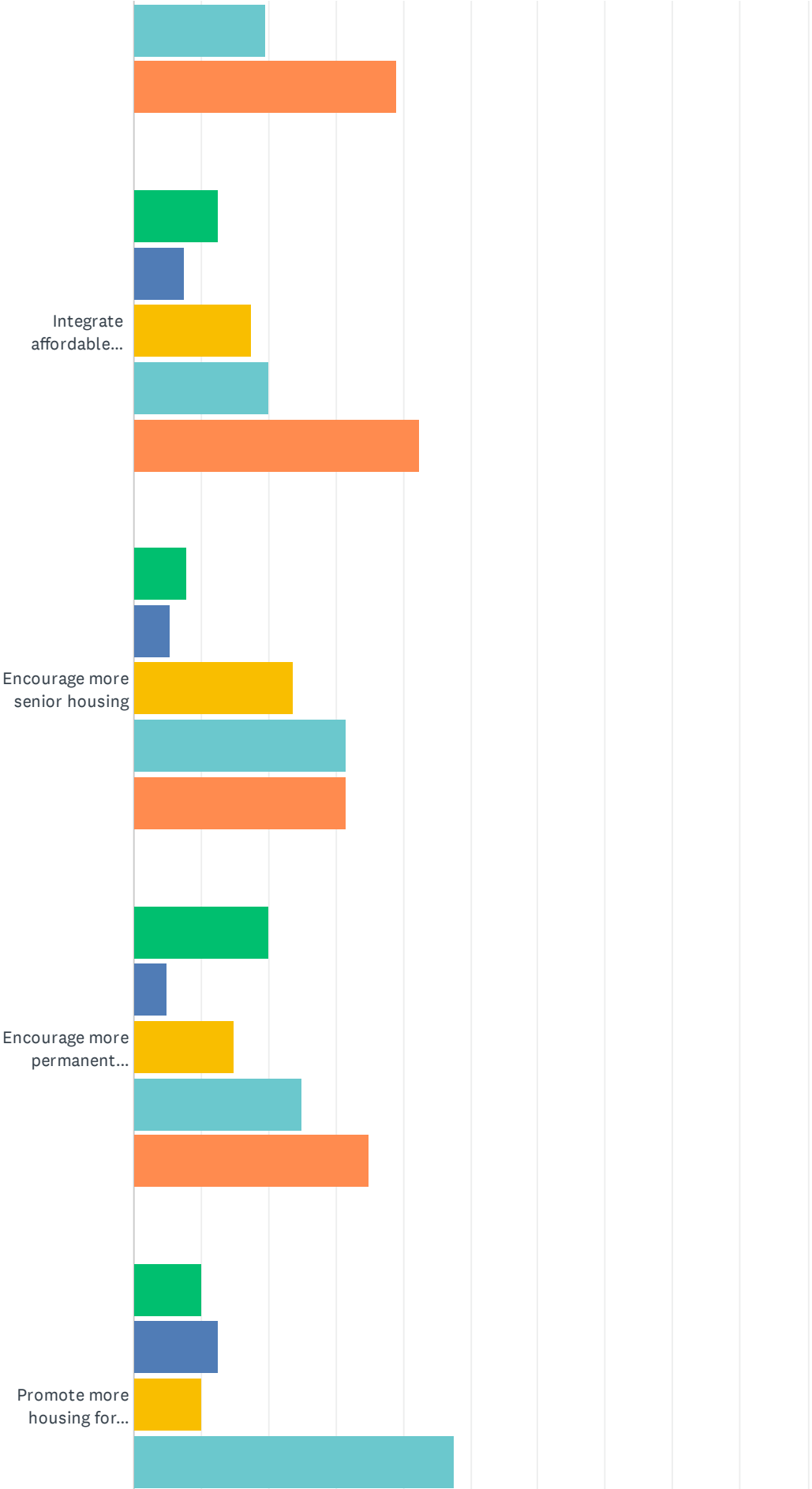
1	Cooperative/shared ownership housing that takes housing stock out of the speculative market	3/29/2022 2:38 PM
2	There is no workable transit options in the county so putting homes on ECR or near the RR tracks is not workable	2/26/2022 7:52 AM
3	There is no room to build in the area that I live in therefore I do not support building in North fair Oaks	12/21/2021 7:34 PM
4	Higher density housing	12/11/2021 12:48 PM
5	Temporary supportive housing/shelters/monitored overnight parking	12/10/2021 9:13 PM
6	See my comments. I was not able to submit the survey without filling out EVERY one of these, so I mostly selected "1"s; please ignore this.	12/10/2021 3:06 PM

Q12 Which of the following housing policies and programs do you think the County should pursue? Please rate (1 = Not important, 5 = Very important)

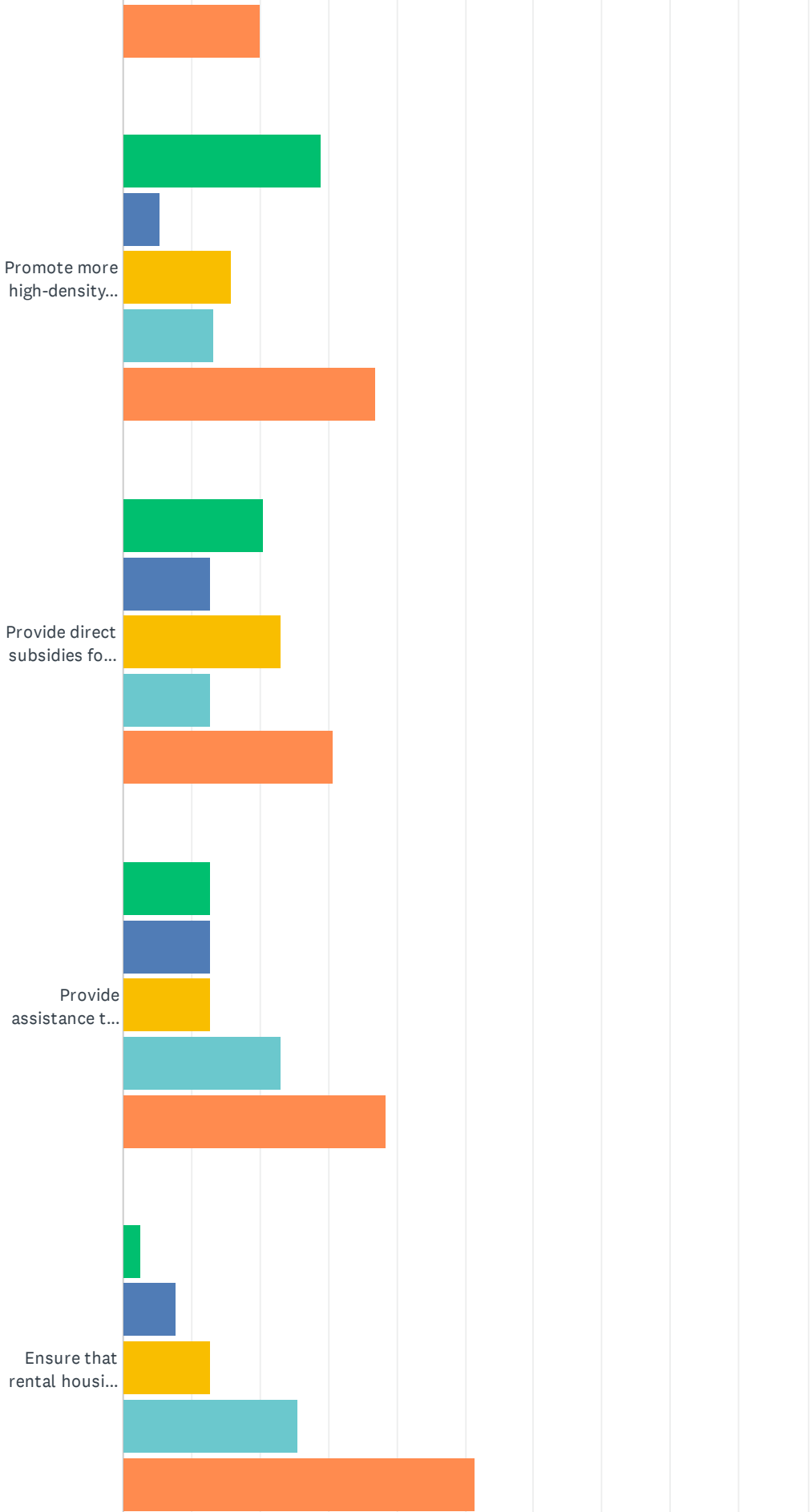
Answered: 41 Skipped: 0



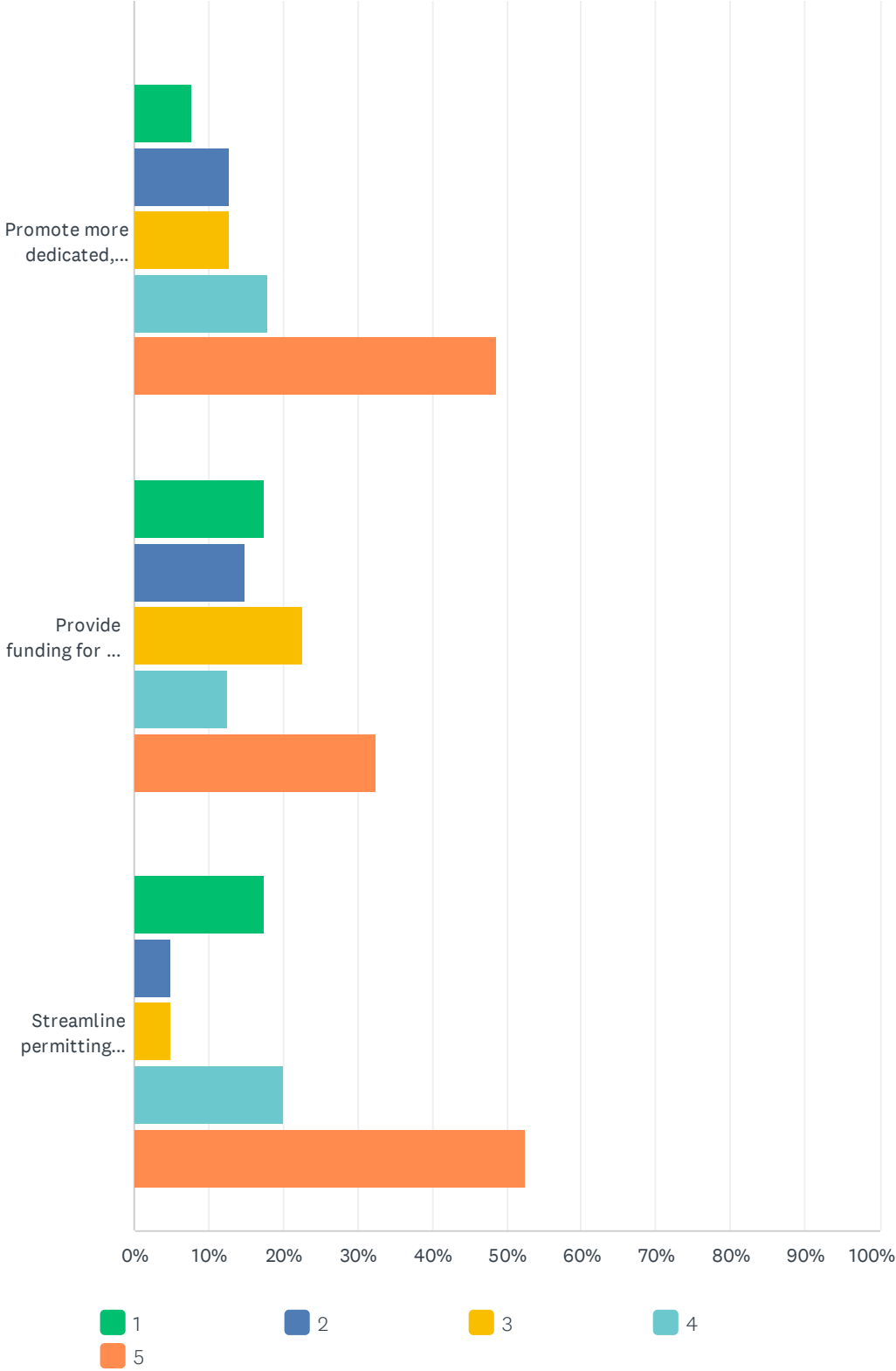
Housing Element Update Survey 1: Housing Issues and Needs



Housing Element Update Survey 1: Housing Issues and Needs



Housing Element Update Survey 1: Housing Issues and Needs



Housing Element Update Survey 1: Housing Issues and Needs

	1	2	3	4	5	TOTAL	WEIGHTED AVERAGE
Promote higher-density housing near transit and jobs	10.00% 4	7.50% 3	12.50% 5	12.50% 5	57.50% 23	40	4.00
Promote accessory dwelling units	20.00% 8	15.00% 6	12.50% 5	20.00% 8	32.50% 13	40	3.30
Promote "missing middle" housing (duplex, triplex, and four-plex housing projects)	25.00% 10	5.00% 2	15.00% 6	30.00% 12	25.00% 10	40	3.25
Promote more mixed-use (commercial and residential together) development projects	17.07% 7	12.20% 5	12.20% 5	19.51% 8	39.02% 16	41	3.51
Integrate affordable housing throughout communities	12.50% 5	7.50% 3	17.50% 7	20.00% 8	42.50% 17	40	3.73
Encourage more senior housing	7.89% 3	5.26% 2	23.68% 9	31.58% 12	31.58% 12	38	3.74
Encourage more permanent supportive housing (homeless housing, transitional housing, etc)	20.00% 8	5.00% 2	15.00% 6	25.00% 10	35.00% 14	40	3.50
Promote more housing for persons with disabilities	10.00% 4	12.50% 5	10.00% 4	47.50% 19	20.00% 8	40	3.55
Promote more high-density multifamily housing	28.95% 11	5.26% 2	15.79% 6	13.16% 5	36.84% 14	38	3.24
Provide direct subsidies for housing costs (rental assistance, etc	20.51% 8	12.82% 5	23.08% 9	12.82% 5	30.77% 12	39	3.21
Provide assistance to residents at risk of displacement from housing	12.82% 5	12.82% 5	12.82% 5	23.08% 9	38.46% 15	39	3.62
Ensure that rental housing is maintained in a safe and habitable condition	2.56% 1	7.69% 3	12.82% 5	25.64% 10	51.28% 20	39	4.15
Promote more dedicated, long-term affordable housing	7.69% 3	12.82% 5	12.82% 5	17.95% 7	48.72% 19	39	3.87
Provide funding for new housing development	17.50% 7	15.00% 6	22.50% 9	12.50% 5	32.50% 13	40	3.27
Streamline permitting processes for residential development	17.50% 7	5.00% 2	5.00% 2	20.00% 8	52.50% 21	40	3.85

#	OTHER (PLEASE SPECIFY)	DATE
1	streamlining permit process for residential repairs, remodels (ADA, fire, dual masters for house sharing), ADUs, is extremely important. The permit process is A MESS.	6/7/2022 4:21 PM
2	Assist renters with right of first refusal on offer to buy home if being sold.	3/29/2022 2:38 PM
3	Minimize the developers' goldmine incentives such as SB9 that do nothing to add to affordable housing stock	2/26/2022 7:52 AM
4	Remove any and all barriers to high density housing	12/11/2021 12:48 PM
5	Need more housing in this area based on the size of the lot but just not large houses in a smaller lot	12/10/2021 11:59 AM

Q13 Do you have any other comments you wish to convey to County staff? Please specify here:

Answered: 24 Skipped: 17

#	RESPONSES	DATE
1	I can't express how subjective, dysfunctional and broken the permit process is. I have worked with many jurisdictions on the peninsula in a professional capacity and I've never experienced anything like SMC planning as a homeowner. Disorganized, unprofessional, no clear process or timeline. Just an utterly miserable and excruciating experience of months to do what other cities do practically over the counter.	6/7/2022 4:21 PM
2	Coastside needs more housing options for seniors wishing to downsize but not wanting move out of the region.	3/29/2022 2:38 PM
3	I believe that more housing should be made available near transit centers and commercial centers	3/4/2022 6:30 PM
4	Stop providing incentives to developers to make huge profits by gentrification of neighborhoods	2/26/2022 7:52 AM
5	Get rid of the community board. They make it very difficult to build or modify your existing property. Too much red tape	12/27/2021 10:11 PM
6	There is too much traffic congestion in the county communities. We don't need more housing here in Redwood city, Menlo park county areas. Suggest you develop elsewhere in San Mateo county outside of midpeninsula.	12/21/2021 7:34 PM
7	Quality of life is extremely important - bringing in more people to an already overcrowded area degrades quality of life. Building high density housing without additional infrastructure (roads, electricity, water, police, fire, restaurants, schools, etc) puts a burden on the community- the real estate developers gain, the community loses	12/14/2021 5:14 PM
8	Promote housing first policies that provide services to residents in need (substance use, mental health, other abled, students and those needing job training). Promote creative housing solutions such as shared housing, micro-units, co-housing, etc.	12/14/2021 7:58 AM
9	Look to Santa Clara County models for offering housing to teachers and other service personnel.	12/12/2021 7:04 PM
10	Take a look at building and planning permit process. It's way too long! Help those that live here expand their properties so they can stay please!! Thank you!	12/12/2021 1:32 PM
11	Don't solve problems with more subsidies. We must increase housing volumes by less restrictive rules, more and denser land use. We need more tunnels for cars and rapid transit, We need double decker highways. My cynical view is that nothing will happen. Not much happened during the 30 years I lived in the SF Bay Area on the front of solving housing problems. We are living in the high-tech center of the world. But, we lack the mindset to fix these problems, there is no true urgency and no consensus to solve these problems structurally. On a positive note: RWC made great strides. North Fair Oaks is a huge opportunity to do it right. We must built the Dumbarton corridor.	12/11/2021 3:47 PM
12	This county's zoning laws are stuck in the past in terms of allowing higher density dwellings at an affordable price point for all income levels. No one but existing residents can afford to live here, to the detriment of everyone's quality of life. It's telling that police officers, first responders and teachers are not able to live in the communities they serve. Even tech workers with their generous salaries are not able to afford the sky high housing costs. Where does the leave the low paid services workers who must commute ever increasing distances to work in the Peninsula? If you are truly serious about addressing the housing crisis, and by extension the climate crisis, then you must do everything in your power to abolish single family housing and encourage the construction of high density housing to meet the demand, and afford everyone the stability and sense of community that a home can provide, close to their place of employment, education, leisure, friends and family.	12/11/2021 12:48 PM

Housing Element Update Survey 1: Housing Issues and Needs

13	We moved into our home in 1984. It is our single greatest asset into which we have put thousands of dollars. When I die it is my wish that my wife shall have a secure home which , should she choose to sell it, shall return her a comfortable cushion to live out her life. I do not support rental housing or increasing housing density as that would, in my opinion, devalue our home thereby decreasing the return on our investment available to my wife.	12/11/2021 10:43 AM
14	Yes, IN my neighborhood, please.	12/10/2021 9:13 PM
15	There's lack of resources and support dedicated to lgbt both youth and adults.	12/10/2021 6:21 PM
16	With the overwhelming problem of climate change and drought, I am reluctant to promote more housing here. Rather, we should be focusing on saving the existing trees and the existing open space and focusing on water supplies for the existing residents. I do hate to see the large lots (e.g. Atherton) which have very large water-intensive lawns or other land-scaping. On the other hand, we need to take care of our unhoused residents who consider themselves permanent residents and will stay here regardless of whether they have housing or not. If housing is to be built, it should be high-density housing near existing relatively clean transit. I almost did not submit this survey since it requires personal information such as percentage of income spent on housing. I understand why you want that information, but I believe that the survey should be modified so that not so much personal information is being collected.	12/10/2021 3:06 PM
17	I have a lot that is 300 sqft shy of 1/2 an acre. 30 yrs ago and before I moved in to the my house, 300 sqft was sold to a neighbor in order for them to divide their land. I am a single 63 yrs old person with a small house (about 2000 sqft) on a very large land. I cannot take care of the yard on my own due to many knee surgeries, getting older and to sustain my living expenses. I considered dividing the land but with the existing rules (if it hasn't changed recently), the land must be 1/2 acre or more to be divided. Several years ago, I contacted the housing and planning, I was told that I must pay \$19K-\$21K in order to apply for the land division decision! Furthermore, I will lose that money if the application was not approved! I wonder why such burden is put on the home owners when there are housing shortages in our area? Doesn't county want to meet the housing demands for the middle class families and build more homes in a reasonably large land? I am seriously considering selling my house and moving out of the area. And when I sell the house, the contractor will tear down my house and add a 6 bedrooms enormous house at an astronomical price tag that very few can afford. This will erase the county's goal of the housing needs. I urge you to make changes to your guidelines so more affordable houses can be built in our county. Thank you.	12/10/2021 11:59 AM
18	I would like to see other parts of San Mateo County be forced to provide affordable housing, not merely North Fair Oaks and Redwood City	12/9/2021 5:07 PM
19	We need more housing units, not bigger single family homes that go to the edge of the property lines. TJ Homes is doing permanent damage to the feel and tree cover of neighborhoods without improving affordability or livability for anyone. Permitting rules must be changed to prevent these massive overdevelopments.	12/8/2021 8:13 PM
20	Provide process for permitting of garages that have been already been converted to apartments	12/8/2021 7:14 PM
21	Make permitting process for adding "granny units" very easy and inexpensive. Thank you for creating this survey!	12/8/2021 5:17 PM
22	North Fair Oaks is unique: narrow lanes for traffic, many trees, diverse housing, mixed incomes, no safety issues, no danger to pedestrians, no over-crowding, charming. There should be no effort to ruin this through reckless pursuit of SB9 objectives.	12/8/2021 3:41 PM
23	It is expensive to live here. That does not mean I "deserve" to live here throughout my life. I will move when I need to, due to declining age, health, abilities. I have prepared for this in my working life. I have chosen to live in a place I can afford and save for my future years. I have to work until I'm 70+ but that's life. I am an immigrant and know of hardships.	12/7/2021 7:13 PM
24	Please fix our roads instead of if wasting millions on this initiative will be horribly managed and probably places in unincorporated areas to make them feel the brunt of meeting stage quotas. The recent repave of Marsh road is complete embarrassment. It's like continually driving over speed bumps	12/7/2021 6:32 PM