

APPENDIX HE-G - PUBLIC ENGAGEMENT AND INPUT SUMMARY

Public participation is an important part of the planning process. Outreach to the public is essential to gaining a broad spectrum of perspectives and to identifying local challenges, as well as a common set of priorities and a vision for housing San Diegans in the future. During the 6th Cycle Housing Element update, City staff used open house workshops, community outreach events, public meetings, focused meetings, social media, and an online survey to solicit feedback from a wide range of stakeholders. This approach allowed the City to collect qualitative and quantitative responses, which were used to inform and prioritize policies. Outreach methods were varied to help capture the greatest number of participants, since the Housing Element is a citywide document.

Through this outreach, City staff received more than 1,100 comments, had 464 online participants, and engaged in-person with nearly 200 San Diegans. Most San Diegans agree that housing affordability and homelessness are urgent concerns that need to be addressed and that a top strategy to solving these issues is improvements to City processes to increase the overall supply of housing. The results are summarized and displayed below and organized by the outreach methodology.

ONLINE SURVEY

Staff developed an online survey with 15 questions; eight multiple choice and seven open-ended. The multiple choice questions were designed so respondents would have to prioritize the most urgent barriers, issues, and challenges related to various housing topics. The open-ended questions were included so respondents could add anything that they thought was missing in the multiple-choice lists and to provide additional thoughts or ideas.

The online survey was available in English and Spanish and was open for four weeks, from September 20, 2018 to October 18, 2019. The survey was anonymous, but respondents were asked to provide the zip code associated with their permanent residence. Approximately 45 percent of respondents reside in San Diego's coastal communities, including Point Loma, Ocean Beach, Pacific Beach and La Jolla; 16 percent of respondents reside in the Mid-City and College area communities; 15 percent of respondents reside in Clairemont and Kearny Mesa; and the remaining respondents reported living in communities citywide. A small proportion (less than two percent) live outside of the City's boundaries.

The following is a summary of responses to each question, including all comments the City received via the online survey.

QUESTION 1. WHAT DO YOU BELIEVE IS THE BIGGEST BARRIER TO AFFORDABLE HOUSING IN THE CITY OF SAN DIEGO? (CHOOSE ONE)

Table F-1. Summary of Responses to Question 1

Choices	Response Count	Percent
Not enough well-paid jobs	63	14%
Availability of rent-restricted affordable units	53	11%
Cost of quality housing is too high	151	33%
Cost of housing is too high in areas with good jobs and services	85	18%
Low supply of housing	93	20%
I don't know	19	4%
Answered	464	100%
Source: City of San Diego Housing Element Online Survey (2019)		

QUESTION 2. WHEN WE CONSIDER ALL HOUSING ISSUES IN THE CITY OF SAN DIEGO, WHAT DO YOU BELIEVE IS THE MOST URGENT ISSUE? (CHOOSE ONE)

Table F-2. Summary of Responses to Question 2

Choices	Response Count	Percent
Affordability	216	47%
Availability	39	8%
Homelessness	93	20%
Housing proximity	14	3%
Homeownership	8	2%
Overcrowding	69	15%
Displacement	14	3%
Housing quality	5	1%
I don't know	6	1%
Answered	464	100%
Source: City of San Diego Housing Element Online Survey (2019)		

QUESTION 3. WHAT DO YOU BELIEVE IS THE BEST WAY TO HELP PEOPLE WHO ARE EXPERIENCING HOMELESSNESS? (CHOOSE ONE)

Table F-3. Summary of Responses to Question 3

Choices	Response Count	Percent
Provide housing and supportive services	132	29%
Increase the affordable housing supply	74	16%
Better connect people to assistance and services	69	15%
Increase addiction and mental health services	146	32%
Increase outreach from highly trained specialists	32	7%
I don't know	10	2%
Answered	463	100%
Source: City of San Diego Housing Element Online Survey (2019)		

QUESTION 4. DO YOU HAVE ADDITIONAL IDEAS ABOUT HELPING PEOPLE WHO ARE EXPERIENCING HOMELESSNESS? PLEASE SHARE WITH US HERE.

Table F-4. Responses to Question 4

Comment	
F-4-1	For those that are seriously mentally ill, provide mandatory treatment in a controlled environment.
F-4-2	Housing first! Only if people are housed and feel safe can we then address their other needs
F-4-3	We need to provide free housing to them AND social services to get them back on their feet. Culturally, we must not shun or shame them - they are humans too.
F-4-4	Nearly all of the responses in #3 seem critical. Homelessness is complex and it seems that many folks need some combination of those supports.
F-4-5	Yes, the process through Regional Task Force only assist homeless individuals that are in shelters and those with mental challenges and living out of their vehicles are left out of the equation. Reach out to everyone that is homeless - everyone are unable to maintain themselves in a shelter.
F-4-6	Don't allow other cities to bring their homeless to San Diego. Don't allow people to sleep anywhere with bags and bags of goods surrounding them. Something must be done about the situation and the sanitary problems that are caused by the homeless.
Source: City of San Diego Housing Element Online Survey (2019)	

Comment	
F-4-7	Increasing in addiction and mental health services is a close second. I picked outreach first, because it definitely takes a specialist to convince a mentally ill or high person to accept help. Increasing the outreach in conjunction with the support services is what I think is most important.
F-4-8	of the homeless that I have encountered on a monthly basis (10+) most seem unwilling to use the services available to them or have any real desire to get off the street.
F-4-9	Partially mentioned above, provide housing, require participation in support services and any education or job retraining for long-term independent sustained living.
F-4-10	The housing issue in San Diego is complex, associated with much more than one cause. Some it has to do with mental illness and drug addiction. Some has to do with a decade's long pro-open space policy by San Diego (which I support). Homeless has some connection to the high construction costs (fees, labor, materials, etc.). And some of the cause of homelessness has to do with the generally high cost of living in the city and coupled with lower overall incomes to meet and exceed those costs. Transportation issues are also a sub-factor, since the city and county are so spread out, quality public transportation is exceptionally difficult and costly to implement. The problem may best be addressed by looking at successful programs in other localities, including in Europe and Canada, and adopting some hybrid model. Additionally, we should consider the feasibility of building affordable housing in the remote county where populations are lower and so are property values. Rapid transit into the city could help accommodate this new population. Throwing money at projects to see what works is not a solution. And taxing residents to acquire those funds will only result in taxpayer ire if there are not at least mid-term results. Lastly, be careful about creating concrete jungles in the city. Trying to resolve the housing problem should not result in a lowering of quality of life for everyone else.
F-4-11	Provide temporary housing while people get on their feet. Provide a way to link them to jobs to get on their feet. Once they have a job and are stable for 6 months have a transition plan to get them into low rent housing that is sustainable for them. After that have a social worker check on them monthly to ensure they are still ok and making it work for the next 6 months.
F-4-12	Give them a free bus ride to San Francisco
F-4-13	Permanent housing and supportive services should be offered throughout the city/county, and the expectation should not be on communities downtown or in lower-income/urban areas to shoulder all the responsibilities
Source: City of San Diego Housing Element Online Survey (2019)	

Comment	
F-4-14	Less money to for-profit developers business interests and the ultra-wealthy, more money to non-profit developers and agencies/programs that address the root cause of homelessness, which is a structurally inequitable society. Raise taxes on the ultra-wealthy (individuals and corporations) to pay for it. Addressing homelessness is not a mystery. It's not as if we don't know what to do. It can be done. It's just that no-one wants to pay for it. It shouldn't fall to the middle and working class to pay for it, as the middle and working classes do not perpetuate and unreasonably profit off of our economically unjust society. The ultra-wealthy do, so it seems fair that they should pay for the inevitable and unavoidable victims of that system from which they profit so obscenely. Is it not a crime against God and humanity that one person, Cargill heiress Gwendolyn Sontheim Meyer, is worth 3.3 Billion dollars while another person sleeps on the street?
F-4-15	Use this model..... https://www.theguardian.com/housing-network/2017/mar/22/finland-solved-homelessness-eu-crisis-housing-first
F-4-16	No just society can allow people to live on the street. If people are not mentally unwell, they need the opportunity to live under a roof and either receive ongoing education or employment opportunities. If they are not able to benefit from those due to addiction or mental illness, then they need to be committed and treated at an adequate facility. With the level of taxes we pay in this state, these solutions should be feasible. Unfortunately, corruption and waste make them not so, and the social injustice cycle continues.
F-4-17	Increase the housing supply.
F-4-18	Many of the homeless are mentally ill or are on drugs. Without housing and a job, drug addicts will be repeat offenders and remain homeless. The mentally ill need special housing and service to help them.
F-4-19	If they are repeatedly not following city regulations, then remove them from the streets into government care. Especially if they are mentally ill and unable to comprehend the city codes or do not have the ability to take care of themselves or the world they live in. It is cruel to know that the city leaves them on the street.
F-4-20	This is a supply and demand issue. San Diego makes it so hard to build here that the only way to profit with the high prices is to build expensive homes. The City needs to incentivize builders to build affordable homes and quickly to keep up with the population growth. Take an economics class, this is Econ 101.
F-4-21	reach out to them by actively going to them
F-4-22	Often times people come here stating that they will be homeless but that there is no help to maintain their home/apartment unless they are homeless. I think that criteria should change. Another issue is substance abuse. Data shows that cigarette smoking will more likely kill these individuals than the actual drug they were doing. It will be awesome if housing and assisted housing or residential care facilities help homeless to quit smoking instead of having that as a commodity. It is a big problem when staff or other residents do not smoke yet they are exposed to second and third hand smoke. Thanks!
Source: City of San Diego Housing Element Online Survey (2019)	

Comment	
F-4-23	Explore models where homeless people self-manage their housing in a legally sanctioned area. We are never going to build enough homes to accommodate the homeless population, nor is everyone looking to live in a state-managed unit.
F-4-24	For those who have problems affording housing, provide supportive services. For those with mental health and addiction the COUNTY and CITY need to step up their game and establish easily accessible and visible programs that help existing homeless and those at risk to prevent more homeless. Also, more FAMILY homeless shelters. Men are often separated from their families and more family oriented shelters are needed to keep the family units together.
F-4-25	N/A
F-4-26	Provide interim services like bathrooms, showers, and accept alternative housing styles, such as vehicle habitation until sufficient housing is available. Also, stop commodifying housing. Limit how many outside investors can purchase in every regions. Limit vacation rentals in every region. And untie services and education from property values. Humans and services are worth more than property values.
F-4-27	Stop treating them like lepers, or worse, and stop alienating, harrasing, and stalking them. Stop making them the scapegoat for your inadequacies.
F-4-28	Provide housing for all homelessness
F-4-29	Assistance should include support in obtaining jobs - higher level for those where it's appropriate, but even low level jobs like picking up trash would be beneficial for some
F-4-30	A better outreach team made up of someone experienced and social workers to find out what the handicapp to housing for each individual is and how to remove the barrier. Preventative measures to prevent the homelessness for the most vulnerable population to start. And more housing.
F-4-31	I am a canyon steward. My canyon neighborhood, Azalea Park Neighborhood, as well as Swan Canyon Neighborhood, are battling the homeless impacts that could destroy our community so we can survive the homeless crisis. We never see homeless families, only homeless meth addicts who repeatedly resist the offer of services. Some are so far gone on drugs that they are like children who need to be taken care of. I completely support housing and services but also believe, unfortunately, we need some stricter laws so the fires from campfires don't burn down the neighborhood, so that we don't have to pick up needles and feces and massive amounts of debris left by homeless addicts. Quote from Bob McElroy, the Executive Director of Alpha Project, who was once homeless himself: "We need to give the homeless three basic choices: Accept help, because now we have a bed for you; or here's a bus ticket out of town; or we have a jail cell ready if you'd rather keep killing yourself out here doing drugs and urinating on sidewalks."
F-4-32	Providing housing, yes , but also increase the affordable housing supply. Return towards the axiom of 30-33% of income should be allocated to shelter costs.
F-4-33	Get rid of AB&B rentals
Source: City of San Diego Housing Element Online Survey (2019)	

Comment	
F-4-34	Birth control. 50% of births are unplanned. If homeless people had better family support, there's a better chance they wouldn't become homeless.
F-4-35	Make it mandatory they get help. More police enforcement. Not allow folks to sleep on sidewalk.
F-4-36	Increase addiction and mental health services
F-4-37	Put people in homes, THEN provide services for mental illness and addiction.
F-4-38	Disperse services and affordable/ transitional housing services throughout city
F-4-39	Prohibit churches from giving out free food. It's proven to cause more homelessness
F-4-40	We need state sponsored hospitals for those people with mental and dependency issues.
F-4-41	Without a strong foundation it's impossible to build a durable structure. Without a home, a person just doesn't have any "presence" from which to develop productively.
F-4-42	STVRs eat up available housing, drive up long term prices, limit availability for families who live in San Diego, & take business from the hotel industry.
F-4-43	Have them clean this city and earn a wage that they can use at city sponsored housing food and assistance. Let them work if able cleaning up. Give them purpose and pride & Perhaps skills and our city is so full of trash
F-4-44	The homeless need to want to be in their own place, a place they want to keep clean, go home to, feel safe in. Give them a reason to "live" again. Show them fun and love without the drugs or with the drugs, cant stop it. maybe place for them to socialize safely, allow and "underground" area made by homeless for the homeless, a promise land of the sort made and maintained by the government but made to look like the fellow homeless are doing it. Make a separate government for the homeless with their own rules in that certain area, sort of a local government partnership. They'll pay their taxes, they'll slowly grow and the taxes there will go back to city government for maintaining it and who knows they might improve themselves.
F-4-45	Give them jobs where they actually have to work and not get things for free. By getting things for free we don't ever want to work
F-4-46	They should be placed in safe environments and given job training and made to work. They should not be able to live or camp where they want, as that is not fair to other citizens. Have them participate in society and become productive members of society
F-4-47	Increase outreach from highly trained specialists. But there also needs to be a way to force the addicted into treatment. Their addiction has a hold on them, so they'll most likely never choose to do it on their own. How can they when they're not thinking clearly because of the drugs?! Make doing drugs in public a crime and enforce it, defecating in public a crime and enforce it, sleeping on public property a crime and enforce it...if that is the way to force them into treatment.
F-4-48	Shelters. Mental health accessibility. Family connection services.
Source: City of San Diego Housing Element Online Survey (2019)	

Comment	
F-4-49	Get rid of short term vacation rentals in ALL neighborhoods, so families can rent homes and apartments at reasonable (and stable) rents.
F-4-50	Be more selective in choosing eligible applicants. My observation is the long-term homeless have little or no consideration of common sense to read and/or follow the rules they sign in a rental contract. In one instance of mine it has taken almost one year to remove a 'former homeless' person where he and his buddies have caused a daily disruption regarding the right of 'Quiet Enjoyment' of his closest neighbors.
F-4-51	If asked for assistance and homeless person turns down help provide bus tickets and information other States with affordable housing
F-4-52	Housing first! In order to return to the workforce, a person needs a safe place to sleep, facilities for daily hygiene and dressing, secure area for belongings, and a message service for the job search.
F-4-53	Address the drug/opioid crisis. Expand mandatory rehabilitation. People in my community (OB) refuse help/don't want help, they come here from all over the country because the word is out that SDPD won't touch them.
F-4-54	Cost to build homes is too high. Lawsuits, red tape, and others items increase the cost of development which is then passed onto the consumer. If we can decrease the red tape and stop the NIMBY groups from filing lawsuits then housing would decrease and more people could afford to live here.
F-4-55	Get rid of stars (full house). Dump Airbnb unless Minimum 30day stay
F-4-56	Increase policing to remove homeless from public/private property and fund drug rehab & mental facilities to house them until they can function in society.
F-4-57	Mental health and addiction services are almost equally important.
F-4-58	Too many drug addicts are on the streets. When someone is a threat to themselves or others, they need mandatory treatment. We see the same people on the streets the next day after being arrested doing the same bad behavior. Give mandatory drug and mental health treatment.
F-4-59	need different solutions for different cases; such as homeless working families need a different solution than those with addiction and mental health issues. Seniors may face more affordability issues.
F-4-60	People who don't want to be homeless should have some kind of assistance or move if they can't afford to live in America's Finest City. People who choose to be homeless should be not be enabled.
F-4-61	Help them stay in their home, so they don't lose it.
Source: City of San Diego Housing Element Online Survey (2019)	

Comment	
F-4-62	Buy some existing motels in Midway Area or other areas close to fast food restaurants. Build one bedroom and small two bedroom units under 650 square feet and stop building luxury hotels and mega houses. When someone is on the street give them a test for drugs and require them to enter rehabilitation and after offer housing after completed. Offer housing to non addictive clients immediately. I ride the bus daily and most of the homeless I encounter have drug addiction or mental illness. They want their own private room and bathroom not a shared facilities with other people taking their stuff and giving them rules to live by.
F-4-63	More resources are always needed, like access to housing, mental health services, and rehabilitation programs. We also need to have an employment track for these people with easy to do work lined up for them so that they don't fall right back into begging at screen corners as their source of income.
F-4-64	Let Police do their job and clear them our when needed. Small crime, drugs, assault, burglary, public intoxication, living in cars, camping at beaches, theft, . Get them off the street and out of neighborhood!!!!
F-4-65	get them decent jobs
F-4-66	The mentally ill should be committed to treatment facilities. The drug addicted should be committed to treatment facilities. Get them off the streets. They are a danger to themselves and others. They should not be left to fend for themselves on the street.
F-4-67	Convince them that sleeping in the street - homelessness- is not an option. Either get help that is available or go to another state.
F-4-68	Mandatory rehab
F-4-69	Have more low income housing with assistance, services and mental health. Building more affordable housing in San Diego, rents are supper high and with one income it is really hard, specially for single parents. There is not enough shelters for families in San Diego, Chula Vista, National City, San Ysidro
F-4-70	The voluntary (lifestyle) homeless, young vagabonds, van lifers etc. should be be treated as public nuisances and dissuaded from remaining in San Diego. These people are not "homeless" in the traditional sense, they have decided to sponge off society, while indulging their drug and alcohol focused lifestyles.
F-4-71	Educate the public on the best methods of helping.
F-4-72	The answer for homelessness is 100,000% increase in services, paired with a legislation change to the requirements of a 51/50 designation, as well as a repeal and revision of prop 47 to deal with repeat offenders.
F-4-73	California needs deal with mental illnesses better. We need Sanitariums again. Too many homeless have mental health issues that do not allow for them to work.
F-4-74	Reduce the requirements for assistance & services. Most do not or cannot follow the requirements and get kicked out.
Source: City of San Diego Housing Element Online Survey (2019)	

Comment	
F-4-75	Currently it can take an addict 2 weeks to 3 months (at the VA) to get into a program. Make it so a homeless person can walk into a center and get into a program immediately.
F-4-76	More police presence is necessary.
F-4-77	Enact enforceable regulations on vacation rentals and return those units to the rental supply. Stop enabling people who are "home-free" and don't want help
F-4-78	We need to help with addiction but we also need to have better police force. The midway district is out of control. I pay a fortune to live in Point Loma and never see police cars or anything patrolling the area and getting rid of these crazies. Yes some of them are mental but that does not take away the fact that they are dangerous. One does not negate the other.
F-4-79	Get rid of vacation rentals by owner. They take housing off the market (especially those studios and one bedrooms) that would be affordable. Too many in neighborhoods. Hotels do not belong in residential areas.
F-4-80	These people, even when linked to housing resources do not have the wherewithal usually to be able to maintain the housing they are given. These people are for the most part addicts and mentally ill.
F-4-81	Opening communication about how section 8 housing can help landlords and they can actually get quality low income families that they will be helping and they're not losing anything in the process.
F-4-82	Move them out of the city to areas where land for building is a smarter vision. Why do the homeless think they need beachfront property!?
F-4-83	las Altas rentas difíciles de pagar y los sueldos. Muy poco accesibles para la economía de mi familia
F-4-84	Provide more affordable housing options even a "camp site" style of housing where people can have access to bathrooms and showers, but making sure that it is being patrolled regularly to make sure it is safe.
F-4-85	Yes, many, for the Senior population - low-income/poverty
F-4-86	Do something about the section 8 waiting list its way too long
F-4-87	I believe outreach and affordable housing is key.
F-4-88	Those who are situationally homeless are great candidates for the housing first initiative. We just need more housing to offer. But many, not all, are people who do not want the services tied with housing support. They do not trust the system. They do not want the extra responsibilities or requirements that the city will impose upon them to keep the housing. Those people are the trouble spots. How do you deal with those who do NOT want to help themselves or accept help from others because they don't want to be "burdened" with rules? Something to consider.
Source: City of San Diego Housing Element Online Survey (2019)	

Comment	
F-4-89	I think mental health and addiction treatment is seriously needed. I don't believe we have as big of a homeless housing issue as we do. I think we have a mental health and addiction issue. Solve one, and the other will follow.
F-4-90	Increase access to mental health and substance abuse services
F-4-91	I believe the solution is comprised of multiple services from mental health services, increasing the supply of housing, and informing the public about what is available and how to apply/access. For example, I heard about a new development in downtown that will include affordable component; however the news story did not include details of how to contact to get on the interest list.
F-4-92	Figure out why they are homeless -- there isn't just one reason. Then match them with the appropriate services. Improve public transit; people spend too much on their individual vehicles (registration, insurance, gas, repairs) which increase cost of living
F-4-93	We need to step up enforcement of vagrancy laws and public decency laws (public urination and defecation) on the worst habitual offenders. This small but most visible and dangerous portion of the homeless population are not being serviced and often not even in the system of service providers because they refuse to cooperate. They need to be handled by law enforcement. We need to hold these people accountable for their actions instead of enable them. They should be required to choose to cooperate with support services or face jail time. Public resistance to more homeless services will dissipate when the biggest problem makers are held accountable.
F-4-94	Housing first, then all other needs can be met!
F-4-95	Cleaning areas, to take showers and feel good about themselves. Assist in job training and placement. Must be clean to apply for a job.
F-4-96	In lieu of universal healthcare, we need to tailor the services to the recipients. If they're not using beds because dogs are not welcome, welcome dogs, etc. Also, dedicate a lot with hygiene services available to those living in their cars. Stockton has a monthly stipend program; we should consider it to help those on the edge of homelessness.
F-4-97	Homelessness goes along with mental illness and addiction but NOT always. Sometimes it's medical issues and not being able to work, and not getting the help they need from our broken health care system.
F-4-98	The current administration is too fixated on providing a band aid on to a bullet hole of homelessness. Instead of identifying addiction and mental health services, they are being shuffled from community to community. We need to identify WHY people are homeless, not force our assumptions of WHY onto them
F-4-99	Homelessness was created by federal government policies over several decades. Needs to be addressed at a federal level.
F-4-100	Provide shared and non shared housing opportunities. With the caveat of having these unites monitored as part of the contractual oversight to ensure the standards of living are maintained.

Source: City of San Diego Housing Element Online Survey (2019)

Comment	
F-4-101	Rezone. Build more homes, ESPECIALLY close to transit, services, and jobs, but if you want to price of homes to drop, build more. Supply and demand. Also, cut parking requirements, especially close to transit. I personally don't own a car, and parking requirements make my housing more affordable to subsidize motorists, who contribute to emissions and traffic. Stop that. Tax parking downtown, especially near trolley stops.
F-4-102	Don't insist on addiction rehab first.
F-4-103	Provide a broader range of housing options.
F-4-104	Homelessness is a complex issue, requiring a long-term comprehensive approach. A well-integrated, multi-level system of coordinated services in communities is essential. Long-term case mgt services and stable housing w/meaningful job training/education are essential components to addressing the rehabilitation needs of these traumatized, fragment people.
F-4-105	They must deal with their addition problem, or face law enforcement solutions. They cannot continue trashing our neighborhoods. We work every day to pay taxes and they need to take responsibility for their actions.
F-4-106	I believe this is predominantly a mental health issue, but there are many types and causes of homelessness. Addiction, displacement, mental illness or just inability to function in society, and many other components lead to chronic homelessness. This issue is complex and there are many factors that are difficult to address. However, the ability of the government to effectively deal with this issue is highly questionable, particularly with the 300% increase in funding over the last 4 years and coinciding increasing number of homeless on the streets. It's sad and disappointing for taxpayers and those in need.
F-4-107	Those who do not work need to get jobs of any sort. They must contribute to their own care. Get sober. Take your meds. Take care of yourself. It is not the responsibility of their fellow citizens.
F-4-108	Make those who need treatment get it
F-4-109	Addiction, health, and job training to go along with housing including supportive social services.
F-4-110	Many homeless people are not aware of the services available to them. There needs to be more outreach.
F-4-111	Convert old government buildings into affordable units and use property that is not being utilized for the homeless....Perhaps the city shouldn't have allowed so many SRO's to become gentrified
Source: City of San Diego Housing Element Online Survey (2019)	

Comment	
F-4-112	I think homelessness requires (at least) a two-part root-cause analysis: (1) many street people (homeless or otherwise) appear to need mental health services and I suspect many self-medicate with drugs which are expensive and leads to petty-crime (so solving mental health issues and/or providing needed psychiatric meds and therapy could solve a lot of issues: dirty streets, petty crime, safety, blight, homelessness and putting otherwise good people back to work) and (2) affordable housing would be helped by mandating 25% of new units in bldgs with 4 or more units be affordable units for sale and (2) providing rent-control for apartments and condos where the building has 6 or more units some of which should also be affordable rental units (say 10%) -- if more affordable housing was in areas where people worked (whether its downtown or in wealthier neighborhoods where homeowners employ domestics, nannies, maids, etc) that would also help relieve traffic congestion and reduce carbon emissions; affordable housing can also be partially solved via improvement mobility infrastructure. I believe one of the top factors in bridging income mobility is being able to get people who live in outlying less expensive neighborhoods across town quickly to better paying jobs (30-45 minutes commute are doable, but two hour commutes are not especially for a families with young children). Ed's \$0.02
F-4-113	There needs to be jobs available for people that may not have a perfect record. If the homeless population can get jobs then they would have an income to afford housing.
F-4-114	Affordable housing needs to be accessible to everyone not just section 8 holders. How do you do that? Build more market rate housing it's pure supply and demand. And if you do provide housing to section 8 holders there needs to be accountability and employment programs not just storing people around San Diego for free or low cost. Why would they ever improve or leave? You're providing a free ride and this cannot help the next round of people who may benefit from section 8 housing and actually use it as an opportunity to gain skills or a job.
F-4-115	And your fact about the homeless says 74% lived previously in a home in San Diego. Well I would think so, unless they were homeless babies out on the street. I'm sure it's true that 100% lived in a home SOMEWHERE at some point before today. Cut the rhetoric!
F-4-116	Take city owned properties and turn them into transitional free housing Work with Father Joe
F-4-117	I firmly believe that all the above options in Question 3 must be done to help those experiencing homelessness.
F-4-118	Eject the Democrats. They are there reason for this mess. Enforce the laws on vagrancy and loitering. They have reduced California to an open Mental Asylum. Build the Wall, Reject Sanctuary Policy and Enforce the Laws.
Source: City of San Diego Housing Element Online Survey (2019)	

Comment	
F-4-119	The majority of them have mental and/or addiction issues; they need to be in a facility that can help them, not just lumped together and dumped into some neighborhood because they are give a location to live. They need real help. For the others, they just need an opportunity to get back on their feet and with a program that has accountability and a limited time offer you will give them back their pride and a way to contribute to society. It's not rocket science and there are many programs out there that work. So, help those in need and don't penalize existing communities that have worked hard to build the places they consider home. Also, stop letting builders opt out of the affordable housing portion of their construction.....THIS IS WHAT HAS GOTTEN US TO THE CRISIS POINT
F-4-120	Deny services to those who are able to work and don't apply for jobs. Those who just want freebies will go somewhere else.
F-4-121	Depending on the need provide jobs, drug treatment, or mental health treatment if needed. Require accountability for services when drugs and alcohol are an issue.
F-4-122	Replace/ increase SRO capacity that was eliminated with building of high end condos in downtown area.
F-4-123	Provide adequate parking and facilities for those that live in their cars, that way neighborhoods and parks are safer.
F-4-124	Teams of trained individuals need to be out on the street offering comfort, and to enable trust to offer people services. There needs to be a way to actually GET people to services they can use. Services need to be decentralized, and be in communities with access to affordable housing and jobs, near transportation. San Diego needs to focus on reducing public transportation costs to make it easier on those who rely on it.
F-4-125	You're going to have to make a plan for the drug addicted homeless and mentally compromised. Moving them into something shiny & new is not going to work, nor is that fair to taxpayers. Sprung tents should go up for those who resist getting off the street, are drug addicted, insane, etc. For those who resist so strongly that they won't go conservatorship is going to have to occur. You've had ppl on the streets for years, decades, and are not going to like it. It is wasteful to put them into a new apt/housing. This will not solve any problems, except to have the same person now living inside walls.
F-4-126	Recidivism in homelessness is a large problem. People need to be helped with resources/ jobs/assistance long after they are "placed" in housing. The transition from homeless to permanently housed requires significant support for quite some time. Homelessness could be reduced significantly if those who find homes could successfully maintain the housing.
F-4-127	Supervised halfway houses. Find developers who want to build green low income housing and the City assist them. R-1 zoning requiring low income housing development.
F-4-128	I don't believe 74% lived in a home in San Diego. We have a great climate and many out of staters who can't assimilate....send them home!
Source: City of San Diego Housing Element Online Survey (2019)	

Comment	
F-4-129	Yes. Maybe all the above. And one thing that needs to be stopped entirely is the buy-out developers can do to avoid building affordable housing units. Don't let the developers dictate what they want... how can even working professionals find suitable housing these days????
F-4-130	You don't build low income housing for people who have drug addictions, mental health issues, etc. You need to address this first before you offer individual housing. You need large facilities that rehabilitate these people before they get a permanent place to live in. Your idea of slapping up low income housing in already dense communities and neighborhoods doesn't solve the problem. Look at any city in our county. Drive down Balboa, or PB or LJ and see people standing on the medians begging for money.
F-4-131	Repurpose existing unused city properties.
F-4-132	Instead of administering tickets that cost money (which they probably won't pay anyway) for their offenses, require that the person in question do some sort of community service--picking up trash, etc.
F-4-133	We need more capital dollars to subsidize affordable housing projects and more dollars for homeless services. Other CA jurisdictions have been much more active to raise funds for these items through tax increases and other measures.
F-4-134	99% of the homeless people I see seem to have addiction problems and mental illness. I don't believe just giving them housing is the answer. They need more specialized help. By allowing homelessness and not enforcing our laws or protecting the citizens it just encourages more homeless people to come. It is out of control and is becoming unsafe to live here.
F-4-135	Provide housing and more importantly jobs and support to prevent homelessness in the first place.
F-4-136	Many of the "homeless" in my area (92107) are homeless by choice. These are travelers looking for the beach area experience by living in their vehicles and/or choosing not to work. This is obviously not all of them, drugs and mental illness are serious problems in our community as well.
F-4-137	The city could provide bus tickets to the homeless to move those willing to areas that have lower housing and rent costs, more jobs for unskilled labor or a federal program of public works project jobs with government housing like they provided people during the depression era. Lowering the quality of living of an established community by over building is not an answer to the homeless problem. Nor is opening up our public areas to camping out as a solution the homeless problem. On another note the questions and answers in all these question need another section asking if we have a different idea.
Source: City of San Diego Housing Element Online Survey (2019)	

Comment	
F-4-138	Most of the people on the streets are addicted to drugs. I don't think of them as homeless. I think of them as drug addicts. It's very very sad. We need to figure out as a society why people are getting addicted to drugs. Is it too easy to get drugs? Are our school systems failing in some way? Is it a problem of incarceration and our judicial system? These are the questions that need to be asked!
F-4-139	Make housing more affordable throughout EVERY part of San Diego, not just the low income areas. If there is more affordable, middle income housing, less people will end up in the streets. Don't turn one area into a slum, affordable housing IN EVERY NEIGHBORHOOD, including La Jolla and Coronado.
F-4-140	There are many groups of people. Only a very small amount actually need housing support. Many are predators who are stealing to support drug habits.
F-4-141	Ask Fr Joe. He has been successfully housing the homeless for years.
F-4-142	Assistance with job re-training and with job applications.
F-4-143	Make sure that where you decide to make this housing available there is also public transportation available to go with it
F-4-144	Get them off the streets in front of businesses where they are impacting law abiding tax paying economy contributing citizens asap.
F-4-145	Establish a time limit for new Homeless people. When they remain Homeless past the established time limit, in San Diego, move them to a restricted area to live.
F-4-146	Go to Kearny Mesa, Sorrento Mesa or another area with plenty of space and open up a residential drug tx or mental health facility ALREADY. Stop trying to put these housing first facilities next to schools and established neighborhoods and they will get built much faster.
F-4-147	Increase affordable housing BUT it must be on the S and E sides of town. Land is just too expensive in the Center City and along the Coast. It always has and always will be like this. Then improve public transport to the areas of low priced housing. It's not rocket science.
F-4-148	Do away with all VRBO and Any short term rentals that are not in a hotel zone. Many smaller one bedroom or studio rentals have been turned into vacation rentals limiting housing for singles and couples who need small houses.
F-4-149	Break down the homeless population data into mental health problems, addiction issues, and some grouping for those who were responsible and productive prior to incidents that left them homeless
F-4-150	Public defecation, theft, drug use and other illegal activity NEED TO BE STOPPED!
F-4-151	Other counties have a housing first model for those with Co occurring disorders. I believe that would serve people well in SAN Diego too. In house mental health and addiction treatment before considering reintroducing them to the work force again. Some people are too far gone. Since the 80s where mental health hospitals closed people were forced on the streets. Having an assisted living style housing where folks can join group activity would be integrative. I work today but I would like to be involved more.

Source: City of San Diego Housing Element Online Survey (2019)

QUESTION 5. OVER THE NEXT TWENTY YEARS, THE NUMBER OF SENIOR CITIZENS IN SAN DIEGO WILL DOUBLE, INCREASING THE PERCENTAGE OF SENIORS TO NEARLY 20% OF THE CITY'S POPULATION. WHAT DO YOU BELIEVE IS THE BEST WAY TO ADDRESS SENIORS' HOUSING AND LIVING NEEDS? (CHOOSE ONE.)

Table F-5. Summary of Responses to Question 5

Choices	Response Count	Percent
Provide housing payment assistance	56	12%
Support construction of more retirement communities	74	16%
Locate senior housing where services are within walking distance	61	13%
Offer more rent-restricted, affordable senior housing	119	26%
Connect seniors to creative living scenarios (e.g., shared living spaces)	65	14%
Provide down-sizing or relocation assistance	55	12%
I don't know	28	6%
Answered	458	100%

Source: City of San Diego Housing Element Online Survey (2019)

QUESTION 6. DO YOU HAVE ADDITIONAL IDEAS ABOUT ADDRESSING SENIORS' HOUSING AND LIVING NEEDS? PLEASE SHARE WITH US HERE.

Table F-6. Responses to Question 6

Comment	
F-6-1	Tiny home communities.
F-6-2	It may be worth creating programming that incentives downsizing for seniors that own property. Providing \$ to encourage them to rent their homes out at an affordable rate and to help them find smaller housing for an affordable cost. For those who do not own, we must provide them with affordable, quality living situations.
F-6-3	The responses in #5 suggest that people should leave their homes. I would like to see suggestions where seniors can stay at home and still be connected to neighbors and community.
F-6-4	Include people with disabilities in senior communities
F-6-5	Lower taxes

Source: City of San Diego Housing Element Online Survey (2019)

Comment	
F-6-6	I'm not aware of the biggest issues facing seniors as it relates to housing. Most seniors I know own their homes and have substantial equity in them, so housing is an asset and not a concern.
F-6-7	Build affordable senior living centers closer to transportation and living support - grocery, medical & other needs for those independent enough. Build more affordable senior centers to provide for living, medical & social needs for those requiring assistance.
F-6-8	The price of housing throughout the state will continue to increase significantly. Proposition 13, which I firmly support, helps seniors maintain their homes. However, it is not affordable for seniors to move years later if they want to because they will incur substantially higher property taxes on their new home, even if they downsize. They should be able to transfer their current tax base to whatever new home they purchase, even if that new home costs more than their current property tax base.
F-6-9	All of the options above sound like good ideas for people with different scenarios. I would like to see a form of all of them happen. This isn't a one size fits all.
F-6-10	Increase affordability, by increasing multi-generational living.
F-6-11	Need more low-income housing for seniors based on income. Some seniors only have social security as an income and we need housing that they can afford.
F-6-12	I think we owe it to seniors to keep them in their place of residence. Many are part of that community in which they live and deserve to reside their so neighbors can come see them etc. If need be then affordable housing for seniors should be every few blocks so that they can stay close to the area they last remember and have ties to.
F-6-13	Same as above.
F-6-14	placing seniors on varies boards and listen to the problems that they experience
F-6-15	Establish programs that connect seniors with other seniors or even younger as roommates so people have options to age in place. Co housing and cooperative living with programs that help with rental leases and assistance visits and such. Building new is expensive and slow, we have a large housing stock already and seniors could stay in their homes with added help. Bring back the idea of SROs.
F-6-16	Affordable senior housing should be available in ALL areas of San Diego. Many seniors are forced to move out of their local communities upon retirement due to raising rents in many of the neighborhoods. When this happens, elderly folks lose important relationships and community connections. This leads to isolation and a greater dependence on government programs.
F-6-17	Provide housing for all seniors
F-6-18	Why does the solution have to be "relocation," "senior housing," "retirement communities." Your mindset is all wrong. Most seniors want to stay where they are. Why the assumption that seniors are better off grouped together in shared living spaces or age-restricted communities? Why do you want to segregate this population?
Source: City of San Diego Housing Element Online Survey (2019)	

Comment	
F-6-19	Seniors & homeless unsheltered persons as well as the nominal all have the same needs, a place to lay their heads where they can rest& rejuvenate at an affordable rate commensurate to their income in safety.
F-6-20	Get rid of AB&B rentals
F-6-21	I am a senior and I prefer to stay in my own home
F-6-22	Walkable communities.
F-6-23	The city needs more rental property. It is the only option for most people living here. Real estate costs are beyond the reach of most of us.
F-6-24	Pay them to move to retirement homes
F-6-25	I like the idea of seniors being allowed into low-income affordable situations featuring shared living spaces; there are many "single" seniors who would appreciate just enough living space without hogging the terrain.
F-6-26	Again let them contribute and engage for their housing assistance. So many of our seniors are a wealth of knowledge. Let them guide lead do library story time, lead the community clean ups. Keep Them engaged and valued. Do community good and earn housing assistance
F-6-27	Incentives for family members to house and find care for seniors, promote family togetherness.
F-6-28	Put them in a community where they can share services that they need
F-6-29	For those of us on modest social security payments, make payments & quality (i.e., clean & safe) housing within our means.
F-6-30	Do not allow the 'former homeless' to move into senior complexes referred from St. Vincent de Paul. Many live like pigs and allow their criminal buddies to visit 24/7. Many of whom are a threat to "Quiet Enjoyment" of other residents home.
F-6-31	Discuss what is affordable housing cost per apartment and studios. Too much attention has gone to building very expensive \$600- Million plus. Not enough attention to building affordable housing. \$500.00 plus a month. There is no housing for the middle class to lower class workers and Seniors.
F-6-32	cohousing
F-6-33	Encourage them to downsize and let younger people have the housing stock for raising families in...and stop gouging us when you're already making a fat profit on your home sale!
F-6-34	The cost of living is near impossible for anyone on a budget. Groceries are too expensive. I don't know how seniors can survive in this economy.
F-6-35	#5 asked to choose one but connecting seniors with creative living scenarios and senior housing (independent living) close to services, groceries and transportation can keep a senior in their home longer.
F-6-36	If they are from here, worked and retired here, then help them. If not, no help.
Source: City of San Diego Housing Element Online Survey (2019)	

Comment	
F-6-37	Build small units under 650 square feet for everyone and stop mega buildings Seniors want to live with all ages please don't segregate them
F-6-38	We need more low income housing for seniors that have services within walking distance.
F-6-39	Senior services very important to help. Seniors age in place.
F-6-40	I see pockets of Senior living in Hillcrest and other areas I think this is great so that way seniors can stay together and have their own community and it keeps them safer from The general public that could be out to use them
F-6-41	Tenemos ke ayudarlos sin olvidar ke nosotros también con el paso de los Años llegaremos a esa edad y pasaremos lo mismo así ke tenemos ke pedir ke la alluda de vivienda accesible sea aún más grande
F-6-42	Yes, many, too much to write about---mostly need to keep Seniors in their homes (rent) and make it illegal to evict seniors if they cannot afford to pay the rent. My focus is to end homelessness with Seniors
F-6-43	Have special rent pricing for seniors and more section 8 vouchers available, we are on a fixed income every month and alot of seniors after paying rent have to decided whether to buy their medication or eat.
F-6-44	Allow seniors who qualify for section 8 to share their housing space with a person of their choice. This would be a win/win. Instead of 2 people in (2) 1 bedroom units, perhaps you could have 2 people in a 2 bedroom unit. This reduces the number of units needed and provides companionship for seniors who may be alone.
F-6-45	Do not isolate seniors; make sure they have access with public transportation to their needed services (medical, pharmacy, grocery, developed parks, culture, open space); improve all new shopping centers so that they are safe for pedestrians
F-6-46	People who cannot afford their home should move to areas of the city that are more affordable. The city should help elderly find resources to make small accessibility modification to their home as they get older but should recommend relocation if their home becomes too difficult to navigate or unaffordable
F-6-47	Assisted living homes are prohibitively expensive, thus forcing some seniors to stay at home. We need to modernize the way elderly do this, by tailoring solutions like Uber to them for doctor visits and grocery delivery.
F-6-48	As far as I understand, most seniors would prefer to live in their own (single family) home. However, it is difficult to walk from most single family homes (particularly those that are affordable) to important services like grocery stores.
F-6-49	Stop allowing affordable housing to be bought up by short term vacation rental investors. Why are we reducing our housing market to accommodate tourists who already have hotels/zoned areas to stay while visiting. It is clear the value of the residents is lower in the city's eyes than one-time guests.
F-6-50	Displacement of seniors from low income housing for redevelopment/gentrification has exacerbated the senior housing matter.

Source: City of San Diego Housing Element Online Survey (2019)

Comment	
F-6-51	Provide medical, health and nutrition provisions as they are will be a major concern with quality of life, comorbidities and deterioration of self care as the population ages.
F-6-52	Make permitting easier for all housing, especially senior housing, ESPECIALLY near transit
F-6-53	Make it financially feasible to down size (Prop 13 effect)
F-6-54	The MTS Access bus system for disabled and elderly is a disaster! It needs to completely revamped. Lower affordable prices, accountability for accurate pick-up/drop-off times and improved efficiency in scheduling process. Small vans providing reliable, comfortable and timely services with a simple scheduling process is a place to start.
F-6-55	They go to the front of the line for section 8 vouchers. After all, they've worked and earned it.
F-6-56	The need to be creative in senior housing solutions is imperative. But many of the ideas listed above would be helpful. Namely, supporting more construction of senior-oriented buildings and senior centers, locating services w/in walking/rolling distance and providing down-sizing or relocation assist.
F-6-57	Making sure they can use the tax exchange on a new property.
F-6-58	Older folks have a lot of knowledge and experience that can be utilized in the community in volunteer capacities. We should make it easier for them to participate and stay involved. Doing so will also (probably) help with their mental acuity, health, welfare and longevity.... They need both mental, physical and emotional activities to remain engaged. Senior services integrated into existing communities -- versus gated communities outside their existing neighborhoods and far from existing relationships can be good but also isolates them from other including families and friends they make make in the neighborhood. A residential neighborhood that has a mix of professions and ages and ethnicities (in a balanced way) is a better neighborhood generally. I like a streets with a few retirees on it that are home during the day time, they help keep things in order when parents are at work.
F-6-59	Connecting seniors with affordable services at their home (hair cut, doctors/nurse coming at home, bakeries...)
F-6-60	Get serious about the issue. Get out of bed with developers. Get going in providing real low-cost housing
F-6-61	By stating that seniors will need housing and living needs in the next 20 years you are stating there is a housing and living need problem with those that are not senior, yet. You, the city council, are building to bring people to SD, NOT for those that live here. So much of the new construction apartments/condos are not affordable for those 20 years from being a senior. Really, \$2,400 for a studio and \$6,000 plus for a two bedroom. If you want to help seniors of the future, focus on controlling what is being built (and the payoffs to avoid helping the people in SD); don't focus on bringing people to SD. And have the concerns for seniors is really getting help with the day-to-day things.....getting to the doctor, in home assistance, etc. - MAKE THAT AFFORDABLE
Source: City of San Diego Housing Element Online Survey (2019)	

Comment	
F-6-62	Promote and support intergenerational families living together. It doesn't make sense for the city to have to house seniors when they have family. However depending on the senior's need it may be difficult for their family. Programs that help caregivers could help family's care for aging parents in their homes.
F-6-63	Help those seniors who live in their homes with domestic help at reasonable prices.
F-6-64	Instead of increasing housing where services exist, how about decentralizing services so that they are available where Seniors choose to live?
F-6-65	Your system will not allow me to choose it but relocation services to places seniors can afford AND also having senior housing where services are walking distance. Also, providing vans like the Jewish community provides On the Go vans for any senior needing a ride.
F-6-66	Locate senior housing where services are within walking distance or are on site, please make affordable it's out of reach for me at present it would take all of my pension to cover my housing costs and then some.
F-6-67	Improve funding of home health services!
F-6-68	This questionnaire offers false choices. We need all of the above.
F-6-69	Make sure they don't become the forgotten generation. Keep communication lines with family, friends and volunteers open.
F-6-70	I believe what has helped in san diego has been the ability to build a ADU unit n rent out my home to a friend. Otherwise I couldnt live on my SSI income alone ;^)
F-6-71	Leave Prop. 13 alone.
F-6-72	Keep property taxes low for those remaining n their homes.
F-6-73	Smaller unit city maintained apartment complexes near services
F-6-74	Hopefully families can help their own elders.
F-6-75	Make home sharing more acceptable... Seniors sharing one of their houses. It give friendship, help and opens up housing for young families.
F-6-76	Enforce laws against stvr
F-6-77	Many seniors can stay in their homes if they have access to assistance getting to grocery stores and doctor appointments.
F-6-78	Need more affordable senior assisted living places that people can afford living on social security with
F-6-79	Start shutting down the whole house STVR's. Free up some housing supply. Maybe some incentives so the AirBNB operators rent their rooms out to seniors.
F-6-80	The reality is that living in SD is very expensive. Many seniors will not be able to afford to stay here during their retirement. Best to look at this honestly.
F-6-81	Find out why some seniors need housing assistance. I'm a senior and I don't need government support
Source: City of San Diego Housing Element Online Survey (2019)	

Comment	
F-6-82	Shared housing for those seniors who already have housing works sometimes as it helps to lighten the financial load. Many do not trust to have someone move into their home. The average social security check does not even cover what complexes are charging seniors or seniors have to give up food etc to be able to make ends meet which is inhumane. Building more large comes style fixed low income for seniors is essential given how many baby boomers are around and in need of housing.
Source: City of San Diego Housing Element Online Survey (2019)	

QUESTION 7. HOMEOWNERSHIP IS DIFFICULT FOR MANY SAN DIEGANS. WHAT DO YOU BELIEVE IS THE MOST URGENT HOMEOWNERSHIP ISSUE? (CHOOSE ONE.)

Table F-7. Summary of Responses to Question 7

Choices	Response Count	Percent
Down payment	64	14%
Overall costs	148	32%
Costs to maintain my home	22	5%
Available homes in my desired area	26	6%
Available homes in my price range	174	38%
Ability to get a loan	15	3%
I don't know	10	2%
Answered	459	100%
Source: City of San Diego Housing Element Online Survey (2019)		

QUESTION 8. DO YOU HAVE ADDITIONAL IDEAS ABOUT THE MOST URGENT HOMEOWNERSHIP ISSUES? PLEASE SHARE WITH US HERE.

Table F-8. Responses to Question 8

Comment	
F-8-1	If people really want a home, they should be patient and save instead of going in debt for \$40,000 trucks, SUV's, etc.
F-8-2	Most people live paycheck to paycheck. Rent prices are almost as high, if not higher than most mortgages. Downpayment is definitely a barrier.
Source: City of San Diego Housing Element Online Survey (2019)	

Comment	
F-8-3	This I do have personal experience with. My husband and I looked for close to two years to buy a home in our price range, in an area that met our few criteria (not too far from my husbands work, decent walk score). The biggest issue we faced was constantly being outbid by flippers with cash offers. We had the money, we had the financing, but owners would always take the quick cash offer and then we'd see the same house with a new coat of paint and some cheap landscaping back on the market for \$100k more. It's become really difficult to find a place you can put some sweaty equity into. There's a time and place for those who want to fix up properties that are nearly unlivable, but the get-money-quick house flippers that do the bear minimum surface repairs and then sell a home for inflated value is in my opinion, one of the things that's driving home values up artificially and making it tough for first time buyers to get into the market at a decent price and should be somewhat regulated.
F-8-4	Home ownership is a function of supply. San Diego is running out of space, so the price is higher. Building fees and requirements are a function of price too. The city has to make a difficult decision: to help stabilize prices, more supply has to come on market. That means there will be more congestion (transportation, living arrangements, etc). It will also mean the potential declination of quality of life if we are all living in close quarters. For this reason, it will probably be better for the city to promote living in the county and providing rapid transit systems accordingly. Otherwise, we will become like Los Angeles, San Francisco, Chicago or New York, but with no way to get anywhere.
F-8-5	Allow people in the public sector to have little to no down payment like we had for teachers. If someone has the credit and the job to make the mortgage payments we should find a way to get them into the housing game.
F-8-6	Wages are also not keeping pace with rising housing costs, so housing efforts need to be paired with broader efforts to address economic inequality.
F-8-7	We need more regulation on services like Air B&B and VRBO that keep homes off the market as high-price temporary rentals.
F-8-8	Increase the housing supply.
F-8-9	need to build low-income homes for families with a low down payment and price.
F-8-10	Get rid of vacation rentals and air b and b so that the housing stock is returned to the citizens of san diego be it rental or owner occupied. Protect the citizens of san diego first and foremost. Let our family and other tourists who visit go to a hotel or stay with a relative.
F-8-11	More housing, more housing, more housing. Hire people in the building department who want to expedite the system instead of put as many obstacles as possible in place.
Source: City of San Diego Housing Element Online Survey (2019)	

Comment	
F-8-12	The city should follow up more strictly on problematic properties. I have complain about 10 times on the Get it Done App about the apartment complex next door. They do not maintain the property clean, abandon cars, ugly parking lot full of carpets over dirt. This is a public nuisance and a health issue not only for residents living there but for people next to them. I reported to "Get it Done" but nothing changes.
F-8-13	Overregulation by state and local governments that reduce potential housing stock and drive up prices.
F-8-14	I think home ownership is over rated. We should be focusing on a stable rental market and ownership will follow for those who seek it. It isn't everyone's american dream to own a house, rentals make more sense to some families, they just want rents to be stable and predicable.
F-8-15	PROPERTY TAXES!!!!
F-8-16	People need access to live near where they work. Diversifing all neighborhoods reduces commuting costs, and pollution.
F-8-17	Affordable housing
F-8-18	We need homes that are affordable, loan assistance, lower standards for home loans
F-8-19	Jobs in this town don't pay enough to make home ownership a viable option for 90 percent of the population. You can't save for a downpayment when nine-tenths of your paycheck is needed to pay the rent. There's a real disconnect.
F-8-20	Reduce the number of properties being utilized as commodities & return them to being homes, which would also be 1 way of aiding in increasing the housing supply. Additionally, for those in renting out units to short-term guests, incorporate imposing the Transient Occupancy Tax to the property owners & zone them so that the City receives the heretofore lost revenue & limit the number of such units just like issuance of liquor licenses so we do not have too many.
F-8-21	Get rid of AB&B Rentals
F-8-22	City regulations and red tape making construction expensive. Slow permitting process.
F-8-23	Lower housing prices
F-8-24	Abb to many creates less rentals and drives up cost
F-8-25	We need more affordable rental property. Home ownership is increasingly unattainable for most living in San Diego. We need affordable rentals that are going to stay rentals.
F-8-26	Affordability. The new market of home buyers have student loan debt
F-8-27	Home ownership is not a right. If San Diego is too expensive for someone to own a home, then unfortunately one must consider moving to a more affordable area.
Source: City of San Diego Housing Element Online Survey (2019)	

Comment	
F-8-28	I have lived here (Southern California) all my life; I have, at times, worked 3 THREE jobs at once (full-time, part-time, and on-call substitute). Otherwise, I have always worked, but I have never been able to afford a home here. Once I get close to being "eligible", prices explode (or the market implodes). Ah, well, I never learned to surf, either.
F-8-29	Maybe more properties built on a rent to own basis. Or special incentive to builders offering low downs. Many developers can afford to help people get into entry level homes with 40 year Loan programs. Low down purchase etc. let's get creative
F-8-30	A cap on how many houses you can own.
F-8-31	Lake houses available in communities where people want to buy them and work this would help both with a carbon footprint as well as traffic
F-8-32	You can't have affordable housing without affordable land and everyone cannot live in the most desirable places. A new city in the Central Valley should be built with industry nearby to provide jobs for those with lower incomes
F-8-33	I think people want to live in the best places without having the means to do so. Beach communities are expensive. If you can't afford it, then you have to choose to live somewhere else that you can afford. It's not practical/realistic to make the best properties available to everyone. But it is practical/realistic for the government to make the streets/ public areas in the beach communities attractive to everyone and enjoyable for everyone to use, both residents and tourists alike. But the government has to start thinking about how the homeless, drug-addicted population negatively affects those areas. And it trickles down and affects businesses and bottom lines. If the residents give up because they are tired of fighting to keep their neighborhoods safe, it's going to affect San Diego in a bad way. I already hear tourists commenting how bad Pacific Beach and La Jolla are getting, from safety, cleanliness, inability to walk around without feeling like they're going to be run over by motorized scooters and bikes, and the conditions of the roads. It's not boding well overall for San Diego's reputation as an enjoyable place to visit or live.
F-8-34	Provide more trailer parks and trailers to lower-income and middle-income persons. Affordable Senior Community Housing.
F-8-35	Home prices become inflated when buyers don't care how much the cost will be: as long as it can be rented out for hundreds of dollars per night, it will be a profitable venture.
F-8-36	Stop giving away our housing inventory to Airbnb investors. Increases costs for renters and buyers, and decreases quality of life. I read 7% of the housing in my neighborhood is now fulltime airbnbs.
F-8-37	Cost to build is too high which is then passed down to the consumer. We need to stop the NIMBYs and cut the permitting costs and time.
F-8-38	See above comments
Source: City of San Diego Housing Element Online Survey (2019)	

Comment	
F-8-39	lack of understanding/knowledge on the process, including available assistance programs. I also believe in rent-to-own. When someone take the step into owning and living in their new owned home (owner-occupied), it's not only a circumstance improvement to the individual but also to the community as well. Once you proudly owned your house, you will begin to care/pay close attention to the sidewalks, the road, surrounding neighbors, and the community which resulting in a vibrant community.
F-8-40	Cost is a function of demand. Not everyone can live at the coast.
F-8-41	For me historically it's been the down payment but now it's also the ridiculous cost of homes. They've gone up so fast that it's impossible to get into the market now if you weren't in it 5-10 years ago. Houses are stupidly expensive. Nobody needs to make the profits they're making on these sales. They should lower the price for locals who want to stay here and make the neighborhoods better instead of selling off to corporations and millionaire investors who will turn these homes into vacation rentals. People need to stop getting the most they can for their house (esp if it's been paid off for a while!) and think about preserving the quality of their neighborhood by encouraging a LOCAL FAMILY to buy. And that means taking less than it's "worth" (and frankly few to none of them are worth the inflated prices being charged, it's a ridiculous bubble).
F-8-42	If you can't afford to live here go some where else to live. Not everyone in the country can live in San Diego.
F-8-43	TAXES!!! If you buy a house, the taxes alone will be too much even for a more affordable home.
F-8-44	With lower paying jobs in San Diego, qualifying for a low and paying costs to maintain a home contribute to ability to own a home,
F-8-45	We need to make it easier to build new housing. Getting permits should be fast and easy. When that happens, home builders will be able to build homes at a cheaper price.
F-8-46	If you can't afford to live here, move to a place that has "affordable housing".... Makes no sense to lower prices so someone can afford to live here. Move to a place you can afford to live!!!
F-8-47	More loans and programs to help people get into a house,
Source: City of San Diego Housing Element Online Survey (2019)	

Comment	
F-8-48	Build an abundance of small units under 600 square feet. Then there is no need for rent control or subsidies or long Section 8 lists that cater to a few. The more units or supply the price will drop. People with higher incomes will gravitate to larger more pricer units. Poor people need a space and it doesn't have to be large. I raised my 2 kids in 600 square feet in a good neighborhood. These new units need to be built in all neighborhoods so that poor people can access schools. Eliminate single family zoning which segregates poor people. Instead of letting someone build a big house when a single story house is torn down, only allow building an apartment or condo style building 30 feet high. Allow garage conversions to take away existing parking. Most residences in the Ocean Beach area have stuff in their garage and not a car. Street and driveway parking is what is used most of the time.
F-8-49	Drastically reduce fees related to permits and construction
F-8-50	The overall market cost of homes here is absurd. A starter home is around \$700,000 where in most parts of the country that will buy you a little mansion. One of the big challenges to saving this amount of money is that rental properties are also priced ridiculously. There need to be more rent control policies in place that prevent the over-production of short term vacation rentals and also limit the rates of rent increase from year to year. After that people might be able to start saving up enough to eventually buy a house.
F-8-51	Get rid of the 10,000+ Short Term Rentals.
F-8-52	coastal California is expensive. it is not going to change...move inland.
F-8-53	Have programs that help single parents to have low rates, to educate them and have stable rates with the house and the loans.
F-8-54	Construction of smaller houses should be encouraged. This will require Govt. subsidies, as developers realize greater profit from building larger houses in the \$750,000 to \$1,000,000 price range.
F-8-55	As a two income household working career jobs with two kids we do not see a way to be home owners in the foreseeable future due to costs of housing and down payment requirements.
F-8-56	Stop allowing current rentals to be turned into ILLEGAL STVR's!!!! 5 friends and myself have been kicked out of LTR's so they could be converted into STVR's!!
F-8-57	Add additional taxes to people who are NOT US citizens that buy houses. Canada passed a law a few years ago that taxes non Canadian citizens an extra 15%. There are too many foreigners that own property in California and they are causing higher rents because they are only investing, not actually living here.
F-8-58	Wages have not increased with the rising cost of homes. Family members previously purchased homes for 3-5 years of their salary and now it would cost 13 years of my salary (college grad, in post graduate work for 6 years) to purchase in the same area.
Source: City of San Diego Housing Element Online Survey (2019)	

Comment	
F-8-59	Home ownership very unattainable for many young people. The cost is too high. I believe in a free market but when there is development over on Voltaire street for 2 bedroom condos for \$750k that is absolutely out of control. It is disgusting that city officials are letting all these condos go up in the city and making them only for the very wealthy. My sister and I just bought a condo and we both make decent money and \$750k is double what we could afford. You'd have to be making well over \$200k for that. A condo?!?! The politicians are greedy and let developers do whatever they want. I'm not necessarily for making housing for the poor. We need a middle class option. Like here are condos for 400-450k that are being built. The poor get enough. They get free housing food etc. Point Loma is a nice community and we should not be building for people who don't have jobs. But we shouldn't be building for the ultra rich either. Again it needs to go to people who make around \$120k year household to afford those areas. It's absurd to be building new places for insane amounts of money. The city officials should absolutely be ashamed of themselves.
F-8-60	Vivienda accesible
F-8-61	Obtaining a house is a catch 22 you need to save enough money for a down payment but can't save for a down payment because the rent is so high.
F-8-62	More help with down payment
F-8-63	Income problems, cost of living
F-8-64	We can't afford the housing prices. Starter home stock is low because people can't afford to move up. It's not really 1 issue. Pay is low. Cost of living is high. Stock is low. Short term rentals are taking up a large amount of homes. It's a combo of different issues.
F-8-65	Cost of living is not comparable to incomes
F-8-66	San Diegans are paying over half a million dollars for properties in undesirable neighborhoods and that need lots of work. If you can barely qualify to buy property, the maintenance will be unmanageable.
Source: City of San Diego Housing Element Online Survey (2019)	

Comment	
F-8-67	The city continues to support massive new apartment complexes for rent without any units for sale. The city is unwisely transitioning long time owner occupied neighborhoods into a transient communities and turning us into what San Francisco has become. The city should make sure new developments mostly reflect the neighborhoods owner occupied character. Given the difficulty of saving for a down payment in today's environment the city should begin a 'portable deposit' program for renters that allows renters to slowly acquire 'equity' over time by being a responsible tenant. The money in these accounts will be controlled by the city and can only be used as a rental deposit or down payment on a home purchase. A 3-5% surcharge on rent will be paid into renters individual accounts by rent collectors. This will cause rental costs to go up slightly in the short term but allow responsible renters who have lived in san diego for a long time to build equity toward purchasing a home. Rent collectors will be able to recover money from the account of individual renters who damage property above their deposit. A program like this would reward responsible long term renters with the financial means to make a down payment on a home.
F-8-68	Build affordable housing that is FOR SALE. Instead of concentrating on housing that is for rent which only puts \$'s in the owners pockets build affordable housing. Cut some building expenses without cutting the corner on environmental impact.
F-8-69	Pricing of single family homes
F-8-70	Not everyone can buy a home, but everyone needs housing.
F-8-71	Investors can drive up the price and provide much higher offers than residents, which means that even a dual-income family who plans to use the residence for their own home has a lesser chance than an investment group planning to either flip/STVR
F-8-72	People and companies buying the lower priced units and renting them out as income properties so there are no starter homes for people who want to own their own place.
F-8-73	Infill development is not a solution. The city and county of San Diego are on the WRONG path.
F-8-74	Offer basic subsidised housing needs to fit the income level, family size and or single individuals. Along with the concept of Works Progress Administration (WPA) to address the infrastructure needs and engage a sense of pride supported by the administration of this type of program.
F-8-75	Frankly, I don't know why the government views home ownership as an unqualified good. Maybe it's not right for some people to own. Maybe they'd prefer the liquidity of renting, or aren't ready to settle down, for example. Please don't assume home ownership is automatically good, and stop trying to make everyone buy, even when they're not ready. Hell this might even make homes more affordable since the deck isn't stacked in their favor.
Source: City of San Diego Housing Element Online Survey (2019)	

Comment	
F-8-76	You had a great plan for vacation rentals before you went back on it (rent out own house plus one additional). Restrict vacation rentals and use incentives for new developments to be built with middle and lower class incomes in mind. There are plenty of luxury homes and apartments for people who are looking for their residence or vacation home. Stop letting developers build high end homes!
F-8-77	Increase zoning density, improve public transit options, more bike lanes, make mid-city neighborhoods less car-centric and more walking- biking-centric, make it easier for green transportation options to flourish (scooters, bikes, etc.), stop bending over backward for NIMBY idiots. For context: 32, male, white, lawyer (BS, MS, JD), home owner in Normal Heights.
F-8-78	Build more 2-3 bedroom homes, not just McMansions! We need starter homes and homes for downsizing which will open up availability of larger homes.
F-8-79	Home owners are extremely discouraged about increases in city services (water/sewage rates) despite enormous efforts and success in water conservation, etc. Gas and Electric rates in San Diego are also the highest in the country. Public oversight and influence over these charges vs Political decisions based on corporate interests needs to be implemented.
F-8-80	Do not continue to tax home owners to subsidize the life choices of able bodied adults. Section 8 renters need to take personal responsibility and have pride in providing for themselves without a government handout.
F-8-81	Home ownership is the key to social, financial and communal development in a city or state, hence the federal govt's tax incentives. The "missing middle" of most middle income younger people and couples to be unable to afford to purchase a home is a huge problem that leads to those people leaving the state for more affordable options. The state/city over-looking of this segment of housing is alarming, but it will effect the long-term livability for Californians and viability of the government. People want to have their own homes when they have children to raise, and CA needs children and families to remain here as contributors. The tendency is going in the opposite direction: people are leaving.
F-8-82	Learn to live within your means. Save as much as you can to try and buy. if you cannot afford to buy a house in your preferred city/neighborhood/area, then rent or move to an area you can afford.
F-8-83	Most of the renters whom I know cannot come up with the down payment required to purchase a home. Instead they make greedy homeowners become more wealthy.
F-8-84	yes! Most of the new home construction has been mostly luxury type of homes/condo. Make it attractive to developers to develop communities for the average working person so that they can begin to build equity
Source: City of San Diego Housing Element Online Survey (2019)	

Comment	
F-8-85	More and more young families that want to stay in neighborhoods like Pacific Beach cannot afford single family homes with backyards and more and more single family homes are being converted to townhomes and multi-units bldings without as much room for kids and dogs to play. Therefore, I think the City should be actively purchasing small lots throughout these neighborhoods that can be converted into pocket parks to provide much needed community amenities like off-leash dog parks, skate parks, playgrounds, athletic facilities and ball fields, community gardens, art walks, etc. If these amenities are in communities and they are good enough, this will help reduced traffic congestion and carbon emissions because communitie members and children could safely walk or bike or board these areas rather than having to be driven by car (parents, Lyft, etc) or taking a bus or other means. It would also mean the kids have more time for homework, jobs, and other stuff and will spend less time in traffic, same for their parents or grandparents.
F-8-86	Contractors focus on new building homes/apartment and not enough to restore old ones (i:e: plastering). Stores (i.e: Home Depot does not provide items for old houses/apartment) or so little.
F-8-87	If people cannot afford to own a home in San Diego, they need to move somewhere else, or, they need to rent, If the cost of rentals is too high for the average working person, the gov't needs to step-up and subsidize.
F-8-88	low supply of housing!
F-8-89	Democrat fairy laws and restrictions, taxes and fees. No-one can afford to build a new home unless they are a corrupt democrat politician.
F-8-90	San Diego has been oversold and is going to the highest bidder. There are statistics out there that the majority of people looking to move and buy in SD are from places like NY city, Los Angeles.....and why do you think that is? Well, because the cost of housing in those areas are too high and so who suffers and can't afford a house, those living in SD. It's the same scenario that California has created in other states. For example, sell your house in CA and move to TX and get a modern 3,000 sq ft house for half the price of an old 1,000 sq ft house in CA. So, build more affordable single-family homes, NOT apartment complex, condos or whatever you want to call them. SINGLE stand alone homes, no common walls, etc. and build communities
F-8-91	Live outside the expensive areas like main city and beach communities. The trolley goes to Santee, El Cajon and other communities which are good for young families.
F-8-92	If a veteran is 80% he/she should have assistance also.
F-8-93	San Diego has been focusing on housing in expensive direct coastal areas. Not everyone can afford to live so close to the coast, it's cheaper to live inland, in the suburbs. Put more housing in more affordable areas!
Source: City of San Diego Housing Element Online Survey (2019)	

Comment	
F-8-94	People should not buy a home until they are financially equipped to do so. When one cannot afford a home in the area they are looking the normal person goes to another city to look for something more affordable. Stop trying to get everyone in when they cannot afford it. When I rented and rent went up, I moved to somewhere more affordable. It's not rocket science. It's great to feel empathy for everyone but everyone needs to learn to be responsible, to grow up, and make responsible choices. You guys are trying to be parents.
F-8-95	Down payment/overall costs are difficult to acquire. Also the available homes in my desired area are out of my financial reach. Difficulty to get a loan is impossible.
F-8-96	Short term vacation rentals!
F-8-97	Again, ALL of the above.
F-8-98	People should live where they can afford. Living within your means guidance should be widely taught.
F-8-99	Wages/earnings don't match cost of living. Proposed new housing projects are also unaffordable AND lacking matching commensurate infrastructure improvements-(schools/ water-sewer/etc.)
F-8-100	I feel ever since Reaganomics got rid of half way homes for the mentally challenged and addicted populations. They need medication n medical supervision to succeed housing meals and a porposr to live. This worked wrll when these folks were mixed invthr neighborhoods WHY NOT RETURN TO THIS ?
F-8-101	We need more starter levels condos that younger workers can afford. They can build equity that way and move up later. It worked for me but the current generation doesn't seem to have that option
F-8-102	We don't need to become an LA, Las Vegas, Honolulu, etc. Actually force developers to build not buy their way out of affordable housing !
F-8-103	Do not restrict the answer to just one option: this is a complex issue that requires more than one answer to solve.
F-8-104	Overall cost of living in San Diego and in California makes it hard to want to live here.
F-8-105	Offer incentives to first time buyers. Offer tax relief for seniors remaining in their homes. Reduce permit costs to build or remodel homes.
F-8-106	Developers build housing to make the most profit possible which means luxury housing. Lower cost housing is simply not available because developers won't build it, and low-income units are not a requirement because the developer may be in-lieu fees rather than provide low-income housing.
F-8-107	Property taxes are so high most home owners have a struggle just paying those costs every year
Source: City of San Diego Housing Element Online Survey (2019)	

Comment	
F-8-108	People can move to other cities far less populated than San Diego and who need more citizens to find housing. Lots of small towns in the Midwest need people to move there to help their economies. And the price of a home is far less than in San Diego! We shouldn't discourage that and try to house everyone!
F-8-109	Restrictions on short term rentals.
F-8-110	If there were more affordable owner occupied housing being built in EVERY NEIGHBORHOOD, including La Jolla and Coronado, it would be helpful. mass amounts of low income just doesn't belong in Clairemont, Lemon Grove and Linda Vista. No area should become a Low-income area, all areas should be all-in-one areas.
F-8-111	Enforce laws against STVRs
F-8-112	stop selling to investors who turn homes into hotels
F-8-113	Property taxes
F-8-114	City and agency fees are too high. Before a single hammer is swung, Fees have added over 100k to the home price
F-8-115	Available homes purchased by out-of-state investors for cash.
F-8-116	Stop building the custom McMansions. The Ticonderoga project of 6 or 8 luxury homes could have been 12 middle income town homes. We are in a "climate crisis." Smaller houses.
F-8-117	Home ownership for seniors is less important than providing affordable housing to younger people who are getting started and who have families. There is a big generation gap here.
F-8-118	Smaller homes on smaller lots on the E and S sides of town.
F-8-119	THE MOST PRESSING ISSUE IS SHORTAGE OF HOUSING
F-8-120	There are many areas n SoCal that have lower cost homes than we do. Why can't people move to less expensive areas?
F-8-121	It was very difficult to get a loan because my income, although decent was just below what banks wanted. Traps me in the middle. I finally persevered and asked my own mother to Co sign with me. Otherwise I would still be renting.
Source: City of San Diego Housing Element Online Survey (2019)	

QUESTION 9. MANY SAN DIEGANS FACE ONE OR MORE BARRIERS TO FINDING QUALITY HOUSING. WHAT DO YOU BELIEVE IS THE MOST PRESSING ISSUE TO FINDING QUALITY HOUSING IN SAN DIEGO? (CHOOSE ONE.)

Table F-9. Summary of Responses to Question 9

Choices	Response Count	Percent
Discrimination (e.g., based on race, family status, or disability)	28	6%
Lack of housing for people with disabilities	12	3%
Background check requirements	11	2%
Only low-quality housing available in my price range	173	38%
Low availability of housing to fit my family size	32	7%
Low availability of housing where I want to live	132	29%
I don't know	64	14%
Answered	452	100%

Source: City of San Diego Housing Element Online Survey (2019)

QUESTION 10. DO YOU HAVE ADDITIONAL IDEAS ABOUT ISSUES WITH FINDING QUALITY HOUSING? PLEASE SHARE WITH US HERE.

Table F-10. Responses to Question 10

Comment	
F-10-1	More incentives for new/existing properties with multi-residences like duplexes (two houses on one property)
F-10-2	Train, study, work, and sacrifice to get a well-paying job. This is a tough town. Guess what... everyone wants to live here!
F-10-3	The rent is too high in all major cities.
F-10-4	Abolish slum lords
F-10-5	There is also lack of housing for people on SSI / disabilities and cost of low income housing are not available
F-10-6	I guess the big issue would be that the term "quality" is subjective! I do think however that rents have become outrageous nearly everywhere in San Diego...I'm not sure if rent control is the right answer, I know it's really multifaceted, but I don't think rent should go up \$100 per year (which is what it's done for many, many of my friends and what it was for us when we were renting) the rates of pay are certainly not keeping up.

Source: City of San Diego Housing Element Online Survey (2019)

Comment	
F-10-7	Promote businesses to locate also in the county and have affordable housing (think Allied Gardens in the 50s) to promote people to locate there.
F-10-8	Question nine is lame and poorly written with choices that are focusing the answer. If you want quality housing, you work hard and earn a wage to afford the house you want. All I am hearing is that the conversation is focusing on people being able to work part-time at Burger King and the government should provide them with a high quality house, I don't get it
F-10-9	Neighborhoods that are zoned for single family homes need to be part of the solution and multifamily housing should be built in those neighborhoods where it makes sense.
F-10-10	People maintaining second homes that they rent via VRBO or AirB&B drives up prices and reduces total availability of high quality housing.
F-10-11	Increase the housing supply.
F-10-12	There is not sufficient housing especially in the affordable arena.
F-10-13	The City should invest more on code enforcement since there are hundreds of apartment complexes with no quality at all. Nothing has quality. Everything is rotten, old, not replaced, broken or abandon but the rent keeps coming religiously to owners and property management companies.
F-10-14	This questions is poorly worded. Do you want to know what I feel is the pressing to me? Or to San Diegans? I think discrimination based on income status is a problem but not not my particular problem. For me it would be low availability of house size in my price range. Also what is "quality housing?" What makes housing quality housing?
F-10-15	Ability to build companion units on existing property without exorbitant permitting fees & restrictions
F-10-16	Build more houses
F-10-17	Rent restrictions
F-10-18	I think San Diego is headed in the right direction as far as dealing with homelessness. The previous question did not offer a simple choice that the cost is the biggest barrier to housing. I would like to suggest that we make sure our working class neighborhoods are not destroyed by homeless impacts so our most affordable housing (which is not really affordable) is still livable. Without the heroic efforts of my neighbors, my neighborhood would have gone downhill and not be a place where anyone would want to live.
F-10-19	There's no quality of life planning practices in place right now; it's developer's free for all, No setbacks, green space or aesthetics exist and without a coordinated vision for the city, quality housing in liveable neighborhoods will continue to only be available to the wealthy.
F-10-20	Q9 is missing the primary point. It is the non-availability of adequate housing, period, that is the biggest challenge.
F-10-21	Reduce red tape.
Source: City of San Diego Housing Element Online Survey (2019)	

Comment	
F-10-22	Lack of affordable rentals. Rental rates are skyrocketing, fueled by real estate speculators and greed.
F-10-23	I'm not even sure what this question means... There is quality housing all over San Diego. There either needs to be minimum standards for up keep on rentals or again, if you can't afford to upkeep your home then maybe one should consider moving to another, less expensive area.
F-10-24	I'm a family of one; I could exist in a nice one-BD duplex or a granny flat with a tiny yard someplace, but there's nothing like that here that I can afford, and having experienced an eviction in 2015, no one wants to rent to me anyway, despite my credit having been excellent since late 2015.
F-10-25	It's out there. People just expect to live in a big place with no room mates with the new cell phone all the bells and whistles cable. Etc. Utilities are close to 25% of the cost of rent. That is wrong. We need to control Our water and electric costs too.
F-10-26	Rewards program, if you live there for a year without incident, and years after that the government can help pay for rent like 10-20% all the way up to a cap of 30% of the rent. to promote good relationship between tenant and landlord.
F-10-27	Enforce the code regarding short-term vacation rentals. They are taking away our available low income housing and closing our schools and displacing our neighborhoods
F-10-28	Housing is expensive in SD because too many people want to live here. Unchecked growth will ruin SD, so people should look for housing in less desirable locations that they can afford
F-10-29	Many of these questions I wanted to answer all of the above. Better questionnaires with detailed answers. Only wealthy people are getting housing built.
F-10-30	Rental housing stock is being depleted at an alarming rate, as it is converted to vacation rentals by owners who care about nothing but their own bottom line, and are too greedy to be satisfied by an honest income generated by providing someone with a long term rental.
F-10-31	Stop trying to accommodate everyone that wants to live in SD. There is unlimited demand. Provide assistance for fiscally responsible people to relocate to where they can afford before they become broke and living in a van.
F-10-32	Costs as stated before
F-10-33	See above comments
F-10-34	a correct response for #9 would be if your job doesn't pay for you to live in San Diego then you should think about moving.
F-10-35	Move to a new city.
F-10-36	loans to help put together fixer uppers should be available and encouraged

Source: City of San Diego Housing Element Online Survey (2019)

Comment	
F-10-37	Build small units only, stop building hotels, stop Short term rentals without owner occupancy, stop allowing large new houses to be built, richer people can remodel within their current footprint, end zoning so that multi family building can exist in all neighborhoods with access to schools and jobs. Stop segregation of the poor
F-10-38	Housing services and supplements should only go to US citizens. Stop illegal immigration at the border. Stop catch and release. Illegal should mean illegal.
F-10-39	Build more housing, raise higher the qualifications of having liquor stores around the houses, have more lighting around the area, have more space for parking
F-10-40	The law of Supply and demand is in effect in San Diego. There is no emergency, we are just a desirable place to live and more people want to live here than there are convenient places available to live. Continue growing outward in the county, and stop forcing developments in established neighborhoods, like the Famosa Slough project proposal in Point Loma. Just stop it. Enough. Enforce developers to honor the low income housing requirement, and do not let them start to offer these low income buildings as luxury accommodations just years after completion.
F-10-41	GET RID OF ALL THE STVR's!!! Not only are they illegal per city code, they are causing the availability of LTR's to diminish but also driving the rent costs to an unattainable price for anyone not making 100k+
F-10-42	The people that own the homes purchased 30+ years ago and are able to charge exorbitant prices while they vote against new housing developments in their area.
F-10-43	People claim landlords are greedy. Landlords have a right to protect their money and investments. They have to prepare for that tenant who will not pay rent, trash their property and have to save up to pay a lawyer to evict them. Shame on the renters who have created this.
F-10-44	Enforce the laws against STVR's.
F-10-45	There is no gap for the middle class!!!! Stop focusing on helping those who don't have any money or jobs. Focus on the middle class who actually go to work every day and give them programs to help them. All we are doing is rewarding people in low income jobs. There is zero incentive for them to move up. Zero. They use free housing etc. make programs that help the middle class and those who are moving up.
F-10-46	La discriminacion las rentas muy altas los requisitos de verificación de antecedentes y los salarios y ke muchos descreminan sección 8
F-10-47	Identify "slum landlords" who refuse to make rental property livable for health and safety
F-10-48	The only way to help is better paying jobs with better pay increases
F-10-49	short term rentals are sucking up housing that should be filled with long term residents.
F-10-50	Stop concentrating affordable housing in district 4. Develop it city wide
F-10-51	What are you asking? What is "quality" housing? Are you talking about rentals that don't violate the law in terms of upkeep?
Source: City of San Diego Housing Element Online Survey (2019)	

Comment	
F-10-52	Costs are high because San Diego is a nice place to live and lots of people would like to live here. People who cannot afford the prices should not move here it's really that simple. High prices mean people want to live here and are a side effect of successful city with strong communities. Fixing affordability by destroying communities and building huge rental apartments is counterproductive and will turn San Diego into Detroit in 20 years if not sooner. Rental prices are REALLY cheap there so I guess that would count as a policy success for you guys.
F-10-53	Travel further than your ideal living location.
F-10-54	Enforce code violations! Don't let people be slumlords.
F-10-55	People need to live where they can afford to live.
F-10-56	Increased community services i.e. parks, daycare subsidised via tax incentives for employers. Increase services at transit stops whereas individuals are able to access alternative housing needs as they become stable. Lists of step up housing resources. Instill responsibility in maintaining current housing until a step up occurs and in each location along the progression of better and higher quality of housing.
F-10-57	Build more homes, and incentive remodels for large size buildings, plus demolitions of smaller buildings/SFHs
F-10-58	Restrict vacation rentals and enforce the rule. These homes should be long-term rentals for our citizens. College students used to live at the beach!
F-10-59	Greedy property owners are responsible for this problem. I am a home owner and I support rental control to address this problem.
F-10-60	We simply need all types of housing for all stages of life, centered around high job areas.
F-10-61	What makes "quality" housing? Just because you want something does not mean you can have it. Most people have places they would like to live, but cannot afford so they must live where they can afford to live. That's life in the real world.
F-10-62	Lack of affordable housing..how come you didn't mention this in the survey???
F-10-63	It's not hard to find an apartment in San Diego in my experience, but maybe for criminals or people with bad credit although that would be a problem anywhere
F-10-64	Discrimination? This is 2019. Are you kidding me? Open Borders and Sanctuary Policy? Where's the discrimination. Get real.
F-10-65	Quality house starts with safety, access, and infrastructure.
F-10-66	There is sufficient housing in the outlying areas. Not everyone needs to live in La Jolla and other similar locations.

Source: City of San Diego Housing Element Online Survey (2019)

Comment	
F-10-67	Quality housing is a subjective opinion. Quality housing to one person may mean a clean apt, but to another it might mean a house with a yard. Whatever your mental picture of quality housing is, it comes down to that individual being able to afford that place. If the individual needs to share a house, then so be it-that's what s/he can afford. I shared many apts/houses w/many different ppl until I could afford my own place. That's the way life is. When you want something more, you work harder, get a better job, etc so you can afford that something more.
F-10-68	The city should provide a well maintained listing of affordable housing for seniors/families.
F-10-69	You are asking the wrong people. Survey the homeless.
F-10-70	Get the greed out of the developers and get city fathers to listen to their constituents. Look at the timing of this meeting, you don't seem to want our input.
F-10-71	Govt. & developers need to ensure that new development includes commensurate infrastructure improvements. All citizens have needs other than just housing— We must be sure that limited resources are not spread thinner and thinner.
F-10-72	“ Quality housing “ only available to the wealthy. Eliminate developers dictating to city what’s being built!
F-10-73	The City needs to incentivize the construction of apartments and other affordable alternatives in areas with good schools and other amenities.
F-10-74	Current jobs can't pay for housing. Low-income units are not available because developers can pay an in-lieu fee to avoid building any.
F-10-75	Were overbuilt here as it is. It's not are responsibility to provide housing for all the people out there that want to move to San Diego. Doing so is lowering our quality of life.
F-10-76	Encourage others to move to the Midwest where it is far more affordable!
F-10-77	Restrictions on short term rentals.
F-10-78	Stop building luxury apartments and start building affordable and middle income condos.
F-10-79	Enforce laws against STRVs
F-10-80	How about a program for mom and pop landlords that helps them update their rentals? When I have to upgrade, the rents need to be raised. If there were grants for this, rents wouldn't need to be raised.
F-10-81	Most of the rest of the country has less expensive housing. Living here requires we pay extra and that cannot be legislated away. And to increase density dramatically in existing neighborhoods will cause anger and lower values and make people who actually can afford to live here, leave.
F-10-82	REPEAL PROP 13 AND ZONE FOR TALLER MULTIFAMILY RESIDENTIAL BUILDINGS
F-10-83	It is important to define terms such as "quality housing" and "affordable housing" when doing surveys like this.
F-10-84	It would help if we weren't taxed to death

Source: City of San Diego Housing Element Online Survey (2019)

Comment	
F-10-85	Every property owner wants to get maximum dollar. Many families can only afford apartments and not houses.
Source: City of San Diego Housing Element Online Survey (2019)	

QUESTION 11. SOMETIMES CHANGES IN LIVING CONDITIONS OR A NEIGHBORHOOD MAY THREATEN TO DISPLACE PEOPLE FROM THEIR HOME. WHICH IS THE MOST PRESSING DISPLACEMENT CONCERN? (CHOOSE ONE.)

Table F-11. Summary of Responses to Question 11

Choices	Response Count	Percent
Sudden rent increase	232	51%
Sudden lease termination	24	5%
Eviction	7	2%
Maintenance issues not fixed	17	4%
Long-term residents can't stay in community	102	22%
Neighborhood businesses closing	22	5%
I don't know	54	12%
Answered	458	100%
Source: City of San Diego Housing Element Online Survey (2019)		

QUESTION 12. DO YOU HAVE ADDITIONAL IDEAS ABOUT DISPLACEMENT CONCERNS? PLEASE SHARE WITH US HERE.

Table F-12. Responses to Question 12

Comment	
F-12-1	Overdevelopment--apartments and condos where people have no sense that there even is a "neighborhood."
F-12-2	San Diego City needs to work on having better schools and allowing charters so people can live in areas they can afford and be able to find quality schools for their children.
F-12-3	See above about rents increasing year over year.
F-12-4	Bureaucrats arbitrarily changing zoning rules within single family neighborhoods, so as to stuff greater human density into long established areas.
F-12-5	Require SDSU to build & house more students on campus before allowing increased numbers of non-local San Diego county students to enroll.
Source: City of San Diego Housing Element Online Survey (2019)	

Comment	
F-12-6	Some may not realize this, but gentrification has some significant positive attributes. It means money and development is improving a neighborhood. While we want a neighborhood to maintain a cherished character and culture (think Kensington), keeping that neighborhood vibrant is also important. Overcrowding a neighborhood is not positive, and can result in lower property values dettracting investors. The city needs to find a balance.
F-12-7	Condos and Mini-Dorms being created in single-family neighborhoods bringing in noise, traffic congestion, trash, parking issues, etc. bringing down the quality of life for everyone just so a select few can have low-cost rentals
F-12-8	Rent increases happen because more people want to live in neighborhoods than there are available apartments, so more housing needs to be built, especially in desirable and in gentrifying neighborhoods where people want to live.
F-12-9	Increase the housing supply so displacement from one location is not a sacrificial human event.
F-12-10	pay more attention to what developers are doing and assure the long term residents get to remain in place
F-12-11	Rent rates are through the roof because we have an insufficient amount of rental units available in San Diego and we do not incentivize lower income housing construction.
F-12-12	Besides sudden rent increase there is a problem with gentrification.
F-12-13	AirBNBs and other visitor commercial uses encroaching into neighborhoods displace communities, hurt local businesses during the off season and create unstable rent situations.
F-12-14	Rising property taxes have priced me out of my home & onto the street
F-12-15	Create more jobs where people live
F-12-16	Although I don't personally know anyone who had to move due to a rent increase, I do see posts on the Nextdoor site about people who are facing displacement and are desperate to find a place to live in the \$800 to \$1000 range.
F-12-17	Q11. Actually, all of the above. Increases or leases are being modified without a corresponding elevation in income which does lead to being pushed out voluntarily or not. This includes the businesses who also may have landlord issues.
F-12-18	Get rid of AB&B Rentals
F-12-19	Prohibit short term rentals
F-12-20	Moving to other cities or states should be a viable option.
F-12-21	Short term rentals are pushing long term residents out of the community and creating real housing shortages in San Diego. Stop allowing unregulated STVRs in San Diego.
F-12-22	Rent Cap.
F-12-23	How about Crime as an option?

Source: City of San Diego Housing Element Online Survey (2019)

Comment	
F-12-24	I hate seeing people evicted when other mutually beneficial arrangements were available but the landlord wants the current tenants out so the unit can be refurbished and upgraded to demand a price higher than the previous long-term otherwise good resident could pay.
F-12-25	There are laws against high rent increases and lease terminations. A property owner wants to improve his property is his right. He just needs to wait until leases are up. Given that. However. Properties must be in a minimum quality level to begin with and perhaps you need to require landlords to prove they are making improvements not just jacking up the price
F-12-26	Too many Short Term Rentals
F-12-27	instead of gentrifying neighborhoods, build up the neighborhoods and let the people already living there work in this newly built hot spot. As they're income goes up so can the rent. and went profits go up on rentals then they can improve them. Start with the jobs not with cleaning the people out of the neighborhoods.
F-12-28	Watch and and enforce the code on short-term vacation rentals
F-12-29	Same problem, more people with money want to live here and are willing to pay more than existing residents. Gentrification is a potent force, but we should not subsidize people to live in SD
F-12-30	Restricting short-term rentals could help lower the cost of rent and enable long-term residents to stay in the community. It's the residents who care about San Diego in the long-run, not the tourists who are paying to stay in houses like they are hotels in neighborhoods.
F-12-31	Build more affordable housing and less high-end housing. Too many people are getting left out of the housing equation, ie middle and low-income households. Have more information on other states' housing costs. Because the displacement has been here for a few years and it is not going to get better.
F-12-32	Neighbors are disappearing, house by house, as lease terms end, and renters become month to month tenants, subject to 60 day notice to vacate. Houses sit unoccupied day after day, except when groups of strangers arrive unannounced, only to leave abruptly days later, never having introduced themselves.
F-12-33	
F-12-34	Families are forced out, vacationers have no need for schools, schools without students must close down.
F-12-35	Stop gentrifying affordable communities. Older smaller homes are a valuable part of our rental market. Bulldozing them to build expensive condo complexes does not help our affordability crisis.
F-12-36	See above

Source: City of San Diego Housing Element Online Survey (2019)

Comment	
F-12-37	Lately I witnessed an increase in displacement due to high rent increase. My mom rent increased by \$300 a few months ago. I saw on nextdoor app, someone has to move out of their home because her rent was from \$900 jump to \$1,500. Another elderly couple were asking for help because their rent went from \$1800 to \$2,300.
F-12-38	So many people are being kicked out of long term rentals by greedy landlords who want to create vacation rentals. REIGN IN THE STVRs!!!! Make a path to homeownership for long term renters!!!
F-12-39	Our neighbor turned their R1 home into a dorm with 4 separate leases each for a room over 1K/month on a monthly basis. This is killing our neighbors! Who will go to the elementary schools if it's all vacation and student rentals? Enforce zoning laws!
F-12-40	Displacement of long term residents due to redevelopment and demolition of existing rental units to build new and more expensive projects.
F-12-41	Move Population too much
F-12-42	rent increase hurts a lot and gentrification by long term residents having to relocate
F-12-43	If more small units existed less people would be displaced as people with money often displace the poor but if the space was small and could not be expanded then the poor would not be displaced since people with money want more space for all their stuff
F-12-44	Displacement in my opinion is most commonly due to large, unexpected rent increases or outright evictions when rental properties are purchased by companies that want to turn them into short term rentals (e.g., Airbnb's). This process is often unrestricted and causes people to have to leave homes they've inhabited for years.
F-12-45	Stop short term rentals unless the owner is present.
F-12-46	NO AIRBNBs!!!! They're ruining neighborhoods
F-12-47	have rent control for all San Diego
F-12-48	Conversion of residential units to Air B&B, short term rental units is the number one cause of displacement and destruction of neighborhoods, particularly in beach communities.
F-12-49	STOP STVR's and magically there will be TONS of new places on the market for people that actually live and work here and not the out of towners!!!
F-12-50	Some communities are no longer safe to live in such as Ocean Beach. This forces people to want to live in more upscale and unaffordable neighborhoods.
F-12-51	I live in Point Loma and STVR is out of control. Killing our communities and displacing hundreds of long term renters.
F-12-52	Landlords are converting long term rentals to vacation rentals at an alarming rate. Get rid of or regulate vacation rentals and increase housing stock
F-12-53	My rent after 1 year went up almost 35% and they will only allow me to do month to month.
Source: City of San Diego Housing Element Online Survey (2019)	

Comment	
F-12-54	With rent going up 10% yearly people in affordable housing will not be able to stay in their house. Those that qualify for affordable can't afford the payments; those that can afford the payments don't qualify. Something has to change and fast!!
F-12-55	Los aumentos de las rentas ke no tienen límites y afecta mucho para pagar una cantidad muy alta de renta con un salario muy bajo
F-12-56	Rent control, if rent goes up wages need to go up too
F-12-57	What is the rate of "displaced" renters of any/every cause who end up homeless?
F-12-58	When hard times come along there should be agencies out there to help, when you already live in low income, affordable housing, or subsidized housing and you get a eviction notice where do you go? Most end up on the streets
F-12-59	short term rentals are gobbling up housing that should be filled with long term residents.
F-12-60	San Diego needs some form of rent control
F-12-61	Property owners have the right to charge whatever price they want. They do not have the right to provide housing that is unsafe or in serious code violation for an extended period of time. Home ownership is the solution to risk of rent increases. Implementing a portable deposit program for renters to build equity and purchase a home is one way to improve home ownership rates.
F-12-62	Homeowners who want to sell a rented home, suddenly turning out a good tenant because they could make money selling. I've been there and it doesn't feel good. Forces me to find a place elsewhere usually at a higher rent.
F-12-63	STOP STVRS, huge displacement in the coastal communities.
F-12-64	The market determines value. Local government trying to control/alter real estate values is misdirected and unrealistic.
F-12-65	Development of a campaign of inclusion via public service announcements while monitoring environmental impacts when standards are not maintained.
F-12-66	Regulate rent increases, maybe by increasing the notification time required of landlords. Like if the rent increase is greater than x%, there needs to be more than y days of notification.
F-12-67	VRBOs are displacing families in neighborhoods
F-12-68	If market forces push people out of a neighborhood, that is too bad. It's hard for everyone, and bending over backward to keep residents in neighborhoods they can't afford is anathema to capitalism (note: I identify as a liberal democrat). The real solution, as I see it, is to increase housing supply, facilitate construction of high-density housing in areas that are traditionally constrained to single-family homes, and work hard to make these communities walkable, bikeable, and flush with public transit options. Stop the NIMBYs and stop the people that resist change at the expense of their neighborhoods.
Source: City of San Diego Housing Element Online Survey (2019)	

Comment	
F-12-69	As a native San Diegan, I know for a fact that displacement is directly related to (2) economic factors: 1) Greedy Landlords consistently raising rents significantly every 6 months over the past few years and renters not being able to afford these raises b/c their pay is not being increased or they are on a fixed income with increases. 2) Tenants are being displaced from rental apts b/c the landlord converts the apts into condo's.
F-12-70	Build housing for the middle class. They've earned it by going to college and trying to better themselves.
F-12-71	Failure to pay rent and/or follow the terms of the rental agreement.
F-12-72	yes. Consistent with the City's City of Villages concept, I think as much as possible, each village should have as many business services as possible within the community. PB no longer has a hospital, we don't have a skate park or an outdoor amphitheatre (like Humphreys By the Bay). We don't have a movie theatre so we must drive to the LOT in Pt Loma or PB or to Clairemont. We don't have a community college so folks must drive to City College or one of the community colleges. We don't have a language school, we don't have musical instrument store, we don't have cooking school, we don't have a cheese shop, or a proper delicatessen or butcher shop or a Jewish delicatessen. We don't have a decent Zen Buddhist Sangha or mosque....We could use an Arts District, A Design District.
F-12-73	Building section 8 housing that causes blight to neighborhoods and is not maintained or integrated into the community
F-12-74	School district are a cause for displacement (if the records school level are average or under average). Affordability good Day Care too.
F-12-75	Displacement affects commuting, for working people. The more displacement, the more traffic, the more of a need for mass-transit
F-12-76	Drug abuse which is fanned by the democrat policies or involvement. Build the wall, stop the drugs, bankrupt the democrats.
F-12-77	Let the communities decide how they want to change. With changes decided by city council, state legislature, etc. and no concern for the existing neighborhoods and the communities that the residences have build and/or why families moved to the existing communities, now people want to leave.....it forces people out of their homes
F-12-78	Replacement of sro with high end condos
F-12-79	I see the most displacement happening b/c developers buy the property and want to do something different with that land. Or, the owner sells the property and a new owner makes a new choice. Your "I don't know" option needs to be listed as something else.
F-12-80	Sudden lease termination for no valid reason, maintenance issues not fixed, Homelessness on the increase.
F-12-81	Ask the homeless.
F-12-82	Why not displace some commercially zoned open space to be used for increased housing? Perhaps east of Clairemont to Santee.
Source: City of San Diego Housing Element Online Survey (2019)	

Comment	
F-12-83	Many times displacement occurs with loss of job ..health n death of family member. I feel we must as a community continue to support then n not foreclose on the family placing them on the street!!;^(
F-12-84	Over gentrification. Wrongheaded “infill” proposals. “Smart growth, dumb construction “
F-12-85	Forcing high density housing in my neighborhood is what may force
F-12-86	
F-12-87	me to move. The traffic is already bad, there are too many homeless people in our community parks and in our canyons. Parking is already an issue and now new developments no longer need to provide parking for the units.
F-12-88	Quality of life decreased by overbuilding and ignoring. residents input to zoning and building changes.
F-12-89	Long-term rentals are converted to short-term vacation rentals, because the property owner can make more profit since there are no regulations in San Diego to prevent this.
F-12-90	Regulate short term vacation rentals. These severely drive up the costs of affordable, long term rents.
F-12-91	Restrictions on short term rentals.
F-12-92	Offer shared housing help. 1 person per bathroom, they could share care costs and they would have companionship.
F-12-93	Enforce laws against STRVs
F-12-94	Enforce the law-STVR are illegal.
F-12-95	Rent control and supply restriction is not the answer. Incentivize builders to create housing stock needed. Also, the granny flat law needs to override HOA and other restrictions, so all homeowners are eligible.
F-12-96	Closing down trailer parks and SRO's means low income residents lose low income housing.
F-12-97	AirBnB has brought in outside investors and caused locals to purchase homes and turn them into STVR. This has dramatically affected the market. Shame on the Mayor for having not addressed this.
F-12-98	Make VBRO illegal
F-12-99	BUILD MORE HOUSING AND FEWER RESIDENTS WILL BE DISPLACED
F-12-100	I believe apartment owners should only be able to increase rent 1 to 2 % per year. We don't get anymore than that in our jobs. Can't maintain the increases in loving without losing out on other essentials. We lose out to gentrification.
Source: City of San Diego Housing Element Online Survey (2019)	

QUESTION 13. AS THE ECONOMY AND POPULATION GROWS AND CHANGES, MORE HOUSING MUST BE PRODUCED TO ACCOMMODATE THIS GROWTH. WHAT DO YOU THINK IS THE BEST STRATEGY TO PRODUCE MORE HOUSING? (CHOOSE ONE)

Table F-13. Summary of Responses to Question 13

Choices	Response Count	Percent
Improve City processes	125	28%
Increase housing supply near transit	97	22%
Allow more housing in single-family neighborhoods	37	8%
Increase opportunities for backyard units	33	7%
Increase housing near jobs and schools	69	15%
Allow buildings with more housing units	50	11%
I don't know	35	8%
Answered	446	100%

Source: City of San Diego Housing Element Online Survey (2019)

QUESTION 14. DO YOU HAVE ADDITIONAL IDEAS ABOUT THE BEST STRATEGY TO PRODUCE MORE HOUSING? PLEASE SHARE WITH US HERE.

Table F-14. Responses to Question 14

Comment	
F-14-1	More incentives for new/existing properties with multi-residences like duplexes (two houses on one property)
F-14-2	Where will the water come from? We just came off severe rationing with our existing population.
F-14-3	Increase affordable* housing supply near transit
F-14-4	Allow more development in different district - some councilmembers refuse to address homelessness in their districts
F-14-5	Do we really need more housing? Or do we just need better variety? I see A LOT of new fancy apartment complexes in many different areas of town with big "FOR LEASE" banners up....seems space isn't the issue, we just have the wrong type of housing for the wrong prices....poor market fit.
F-14-6	Create high density housing in developing areas rather than destabilizing established areas by altering the character after the fact.

Source: City of San Diego Housing Element Online Survey (2019)

Comment	
F-14-7	Single family neighborhoods induce community. Large multi-family units do not. Just be careful what you wish for.
F-14-8	Yes produce more housing but no to producing more high end housing. Brand new homes are being built that will be sold for 700k. People can't afford that. New housing should be built for people with lower incomes in mind.
F-14-9	face reality, you cannot have unlimited growth of housing without affecting everyone's quality of life. Let supply and demand run its path, if you can't afford to live here, than move somewhere you can afford to
F-14-10	Housing needs to be increased near transit, but transit options also need to be significantly increased, including in single family neighborhoods.
F-14-11	Anything to avoid sprawl - makes air quality worse and increases traffic.
F-14-12	Infill; redevelopment of blighted areas with a mix of low-cost and middle-class housing and walkable, street-facing commercial areas (not ugly strip-malls with parking lots between sidewalks businesses); affordable multi-family housing near transit hubs. Again, it's not a mystery. It's finding the political will, leadership and willingness to pay for it. If ultra-wealthy people can live on acres of property in Rancho Santa Fe and 14 room multi-million dollar homes in La Jolla, surely they can be taxed to assist with housing for the most vulnerable among us.
F-14-13	Increase the housing supply. Recalculate the loss in housing of the privately owned open space easements to the city. The loss in du's was to be calculated at 29 du per acre per the 38th Governor of the State of California. What is your calculation?
F-14-14	Allowing more housing -apartments - in single-family neighborhoods only lowers property values. We need affordable housing all over San Diego as people change jobs and also move. Allowing more housing units is only ok if it does not violate height restrictions. Housing developments need a greater percentage of affordable units and more developments that are low income.
F-14-15	Restrict AirBnB in residential areas and that will increase the number of available long-term rentals at more affordable rates.
F-14-16	adhere to city codes that regulate single and multi family homes. It is a mistake to allow all single family homes to have granny flats that may be used as rentals for anyone. These are currently being used as air b and bs and do not provide any relief from the lack of housing. I think it is okay to adhere to the codes that were set up to assure that the citizens of san diego had space between properties and a place to recreate. We do not need all of san diego to be a concrete jungle. This is why codes are established and why we invested into specific communities and now the city is robbing us from our quality of life.
F-14-17	Every politician should have to go through the permit process under an assumed name to see just how ridiculous it is.
Source: City of San Diego Housing Element Online Survey (2019)	

Comment	
F-14-18	Cut the red tape. If it didn't take 10 plus years for a new development to be planned and built, we would have more housing at lower cost.
F-14-19	There is no perfect answer. BUT an answer not up there is that the City should not allow anymore single family housing to be built in SD. Large single family homes are turning into multi generational households anyway. Also multi family units should include 3+ bedrooms for larger families. Also, bring back the SRO. Maybe housing near transit - but huge investments and commitments need to be made in transit. All communities should have jobs and housing but not everyone in the household is going to work in the same community as others in the household.
F-14-20	N/A
F-14-21	LOWER PROPERTY TAXES TO ALLOW LONG TERM HOME OWNERS TO STAY OFF THE STREETS
F-14-22	Bring more businesses in our neighborhoods
F-14-23	Increase in supply, even if near transit - needs to be done sensitively. E.g., if housing would take away useful open space, the need for housing shouldn't necessarily override the open space benefit. Too many high end housing units put into our supply. Unfortunately, needs are not well-matched to the profit motive in housing
F-14-24	More housing and services built for drug users. More housing for seniors.
F-14-25	The best strategy is one that spreads the misery fairly across all areas of town, not just a few the way it has been to date. It doesn't matter how much housing you build if it isn't the right kind, or not for the population you're targeting, which is what's been happening here. We have no shortage of luxury high rises. And don't assume everyone wants to own a home.
F-14-26	First, all of the above in Q13, then increase immediate supply with eminent domain of suitable, now being temporarily-rented properties while building more higher density housing. After all, eminent domain is for, the greater good of the community. What's better than the gestalt thriving together to prosper the entire community.
F-14-27	More density, less parking, less space dedicated to cars (roads, parking).
F-14-28	Public/private cooperative ventures that builds affordable RENTAL property. Not to be converted to condos. And with caps on rents based in income.
F-14-29	All of the above
F-14-30	I think that trying to increase housing in developed single family neighborhoods is not the answer. These neighborhoods are not planned for high densities and ruin the neighborhood. San Diego should not be turned into a LA or San Francisco.
F-14-31	Overcrowding is going to be a real issue by increasing capacity. Capacity limits need to be put in place similar to restaurants. Adding more units is not the answer, it is only going to lead to other issues.
Source: City of San Diego Housing Element Online Survey (2019)	

Comment	
F-14-32	And aside from buildings, there could exist small-home communities (like mobile home parks), and communities made up of pseudo-temporary units (like FEMA has bunches of waiting for the next disaster), or older empty buildings (like the one for which San Diego pays \$18,000 a DAY) that should be checked and repaired /retrofitted to earthquake standards and then OPENED for occupation particularly for the homeless.
F-14-33	Let's get back to the community center. Residential units above retail. Walkable communities. Look at Europe
F-14-34	Don't build at the beach areas to increase density. Build more in outlying areas like east county and south county.
F-14-35	Build up, save the trees and build up, 7 story buildings no higher for now.
F-14-36	Go farther east where the property is cheaper. Stop density in the beach communities which make gridlock
F-14-37	Create cities and put in bullet trains to allow them to commute to cities with jobs
F-14-38	We can't increase the amount of land we have. Increasing density doesn't help with livability. In fact, it makes livability harder and worse. Accept the fact that there is no more room for building and force the building further away from the ocean. Not everyone can live by the ocean. But the city can enforce codes that allow everyone to walk by the ocean and enjoy it.
F-14-39	Build on unused city/county property.
F-14-40	Developers are required to build a certain percentage of units within their project as 'affordable' or 'lower income' housing. Yet there is an option to avoid the requirement by paying a fee. The code needs to be revised to eliminate that loophole! This will provide more affordable units on the market; and within the project, simulate a real neighborhood with all sorts of people, rather than an upscale ghetto.
F-14-41	Reduce barriers/costs to ministerial permit process. Stop allowing builders to exceed FAR in exchange for environmental gimmicks. This results in more expensive overbuilt homes and benefits no one else. Encourage maximum density prescribed by existing zoning. Structure development fees based on square footage, not based on dwelling units. Stop giving up half our new inventory to Airbnb.
F-14-42	Cut the permitting and entitlement time to lower overall costs
F-14-43	See above comments. Plus. Idea that homeless were once in housing not supported. Most addicts/ alcoholics or mentally ill. Stop trying to get them in housing. Get them help
F-14-44	Encourage building up vs. building out. Increase height limit. Instead of counting the total sqfoot of the entire house regardless the number of levels, count only the total sqfoot of floor level. It will be in the best interest of the owers to build up to maximize their benefit. The house will be bigger to accommodate larger family.
Source: City of San Diego Housing Element Online Survey (2019)	

Comment	
F-14-45	again why isn't one of the responses for #13 is no growth. For 60+ years I have been told we have no water, now all of a sudden you are planning for another 1/2 million people? Then our quality of life is reduced for what end? Where are the environmentalist on this issue. NO MORE GROWTH we are already like LA
F-14-46	How about lowering the amounts for getting downpayment assistance? A six figure income is no longer sufficient for a loan for a family home.
F-14-47	Build inland. Stop trying to solve this problem by overbuilding established neighborhoods. The infrastructure does not exist for increased population.
F-14-48	City needs to upzone to increase allowable housing density. Decrease parking requirements, decrease minimum unit sizes.
F-14-49	Stop developing open spaces! Redevelopment should be on this list. Stop increasing density without a plan to improve infrastructure. The freeway needs to be widened before any more development in Point Loma. It's a peninsula! People need to evacuate in an emergency. One blackout brought us to our knees. Better engineering and thought needed before more development. Just stop.
F-14-50	Also plan for housing closer to jobs and schools to minimize vehicle trips.
F-14-51	NO MORE HOUSING. ENOUGH IS ENOUGH. SAN DIEGO IS OVER CROWDED ALREADY
F-14-52	more creative multi-family ideas
F-14-53	Limit building to small units for a few years in all neighborhoods and allow garage conversions without any parking restrictions
F-14-54	Drastically reduce fees related to permits and construction
F-14-55	The building process and expenses are ridiculous. Check out the fees compared to Texas cities. You are pushing small builders out of San Diego
F-14-56	Too crowded already.
F-14-57	Don't increase density in existing single family neighborhoods without improving roads and requiring parking. Neighborhood streets cannot accommodate additional traffic and cars parked everywhere.
F-14-58	Get rid of all the red tape.
F-14-59	build more low income housing instead of liquor stores, bars or dispensaries.
F-14-60	Additional backyard units MUST be for long term residential uses ONLY. No Air B&B, vacation rental uses.
F-14-61	Transit lines connecting to new land developments outside of over-crowded areas seems to be the most logical, understanding that EIR and other surveys present a longer road to development than brownfield build or moving high density multi-family into established urban areas.
F-14-62	ENFORCE THE CURRENT CODE AND STOP STVR's!!!!
F-14-63	Lessen the building restrictions.

Source: City of San Diego Housing Element Online Survey (2019)

Comment	
F-14-64	No more density!!! Build in areas less dense and create better commuting structures. We are behind the times as a big city with poor commuting plans.
F-14-65	Put housing in less populated areas. They want to constantly build in mission valley and Point Loma. No build more inland. Scripps ranch is a nice area and there hardly any homes.
F-14-66	Too crowded here. Leas people.
F-14-67	too much to write
F-14-68	If need be provide more and maybe better tax credits to builders
F-14-69	Place limited on short term rentals. Don't let apartments and condos be turned into hotels. Mandate more low, workforce and middle class housing and place a cap on how expensive said units can be for X number of years.
F-14-70	Increase mixed use zoning to fuel economic development and improve equity for home owners in ashl areas pf the city
F-14-71	Put more housing in business-heavy areas like Kearny Mesa and increase the transit there. We don't need fancy new light rail; just frequent on-time small busses
F-14-72	This question is flawed. The population generally won't go up without more housing unless more people are getting roommates. If more jobs are moving to the area that means more job locations were built in the area (or occupancy rates are up). The city should match housing growth with the growth in the construction of job locations. When a new office building goes up an appropriate amount of housing should be permitted/ zoned/constructed in that area or within a near commute of the area. New developments should not go into mature neighborhoods which have not had a growth in job locations. New office or job locations should not be built in areas without also increasing the nearby housing. This is the why the planning commission should not hand out zoning increases evenly to all neighborhoods they should collate with where the jobs are located or the nearest transportation hubs are.
F-14-73	Building around transit is necessary but the parking must be addressed. Transit is not the only form of transportation in California. We must consider that that most families will have at least 1 car. Take into consideration the current residents and don't destroy the community for the sake of of new units. Consider traffic flow and safety.
F-14-74	Mixed use should be the norm for city properties: business on the bottom and residential on the top. Also, we need to crack down on people adding to their homes without permits, as it's ugly and dangerous (College Area). Instead, provide preapproved plans for granny flat upgrades.
F-14-75	Backyard units aren't helping unless you restrict the rent on them. And plans for 1200 sq foot granny flat? That's bigger than many san diego homes. People want a place to live, let's provide them with the minimums, not the maximums.
F-14-76	Additionally, improving City processes, increasing affordable housing near public transit, and increasing opportunities for ADUs, should all be part of the strategy.
Source: City of San Diego Housing Element Online Survey (2019)	

Comment	
F-14-77	Build more mass transit.
F-14-78	MAYBE STOP STVRS?! I believe before we lose the community structure/character to development, we should look at the percentage of units that are either 1. solely second homes that investors are sitting on as a means of equity 2. return short term units in residential areas to RESIDENTS 3. remember that empty houses don't contribute to the community fabric, (i.e. public schools, small businesses, person to person interactions)
F-14-79	decrease cost to build
F-14-80	San Diego politicians are attempting to promote an unrealistic push for too much development in neighborhoods that do not want it.
F-14-81	Provide tax incentives for employers to participate in relocation of jobs near transit corridors.
F-14-82	All of the above!! We need to do everything, because not just one will be good for all needs.
F-14-83	Restrict vacation rentals and use incentives for new developments to be built with middle and lower class incomes in mind. Stop letting developers build high end homes!
F-14-84	Enforce city regulations banning VRBOs in residential areas! VRBOs reduce existing inventory or raise prices
F-14-85	The question above allows for only one response, but we need to be doing all of the above on an as-needed basis depending on the particular needs and character of each community.
F-14-86	Yes allow buildings with more housing units but put them near transit and single-family neighborhoods.
F-14-87	Limiting housing availability is a strategy for sustainable community. Increasing density is creating ghettos in America's Finest City.
F-14-88	Redevelop Claremont mesa, sports arena and mission valley. Urban infill. Too many parking lots and strip malls. This is land that can be better utilized.
F-14-89	Outside of the box thinking again would be the most helpful. YIGBYism, backyards units, shared housing, addressing the missing middle, housing near the highest employment centers and public transportation, etc. Much of this would be helpful, as well as the city and county working together with communities to create housing THAT FITS INTO THAT COMMUNITY, instead of railroading neighborhoods into fulfilling the city's political or hypothetical needs and demands from the state.
F-14-90	The government agencies charge enormous amounts of money for every unit built. Most economists say the government fees increase the cost of each unit by 25-30%. Governments need to function on leaner budges and not spend money as if it grows on trees. Likewise, those who cannot afford to live in a particular city/area/neighborhood, need to go where they can afford it.
F-14-91	If the city owns property that it is not developing.....

Source: City of San Diego Housing Element Online Survey (2019)

Comment	
F-14-92	Allow buildings with more affordable housing units.
F-14-93	See above. ALSO and very importantly: how do you think you will supply water for everyone???????????????
F-14-94	Prohibit STVR. if the 16,000 STVR were returned to house residents our vacancy rate would more than double.
F-14-95	Yes. Rose Creek should be turned into a beautiful RiverWalk so that businesses along the watershed would incorporate it into their business plan rather than turning their back on it since it's an eyesore. I can imagine a beautiful riverwalk with cafes, bike shops, and office space that looks down on a verdant riverwalk enjoyed by bicyclists, skates, and pedestrians with nice water sounds. The center or 'downtown PB' could shift to Garnet/ Balboa near the river and many amenities we need like an Apple Store or a Hospital could be built there in the middle of a transit hub. We also need a free shuttle for the beach areas so that fewer people need to rely o their cars (both residents and visitors).
F-14-96	Nobody uses transit, stop putting money into the dumb empty busses that roll around at a snails pace. Find places to build market rate apartments that are not currently established, stop going into existing neighborhoods and trying to build on top of them. People want to live in San Diego because of the way it is now!
F-14-97	Producing more housing is great. But the architecture does not seem a concern with the City Permits. Why building "Sugar Boxes at 3 levels" or apartments without use of balconies??They are not a culture of art, or aesthetically pleasing, or keeping the area look (i.e: Pacific Beach: new homes vs old houses).
F-14-98	Limit growth!
F-14-99	Increasing housing near jobs and schools was a close 2nd best choice.
F-14-100	Change the rules and stop Democrat involvement in policymaking
F-14-101	Control growth. Right now all that is being done is lining the pockets of developers that will be walking away. Producing housing is only creating more problems..... more jobs aren't being produced, more infrastructure isn't planned. Back down on the housing.....it's everywhere right, now and at a high price.
F-14-102	Stop adding people and increasing density. Our city cannot handle more people. We don't have the infrastructure nor jobs for the additional people!
F-14-103	Need to re-evaluate the goal...do we have water resources and public infrastructure to support increased population prior to building more homes
F-14-104	Not only does San Diego need more housing near jobs, but it needs more quality jobs - it's ridiculous to expect mass housing growth without job creation. That doesn't necessarily impact people who are currently homeless immediately, but it will in the long run.

Source: City of San Diego Housing Element Online Survey (2019)

Comment	
F-14-105	I believe there is plenty of housing. If it's an issue of not enough ppl being able to buy, that's b/c of Silicon Valley with its skyrocketing home prices setting the standard for home prices. Too many regulations elevate the cost of building in Ca, as well as all the licensing, documentation required when building.
F-14-106	Increase opportunities for backyard units, increase housing near jobs/schools, Allow more housing in single-family neighborhoods for seniors with financial limitations.
F-14-107	ALL of the above.
F-14-108	Plenty of room in the outskirts and in other cities. Improve general transportation not just billions on a fairly short trolley line.
F-14-109	Smart growth please. Proceed with great caution to provide growth WITH quality.
F-14-110	Mixed units with multiple rooms. Maybe a hotrl type place down the tiwn to also not just give away services but actually help people help themselves... work assistance program.
F-14-111	I think R-1 zoning should stay that way. People buy and invest in single family homes when they have the option of denser communities. So use available real estate while respecting height limits if you want to add density
F-14-112	Eliminate SANDAG, vote out existing city representatives, no lobbyists. Build affordable housing in La Jolla, Little Italy, Bankers Hill, etc.
F-14-113	All of the above
F-14-114	Lower barriers (costs/requirements) for the building/placement of ADUs. Legitimize prefab ADU options.
F-14-115	Instead of pushing more housing within established neighborhoods which already tax our crowded roads and businesses we should look further outside the city limits and build new communities.
F-14-116	The city government is artificially creating a housing crisis and damaging neighborhoods by uncontrollably building multi-unit housings and not addressing the neighborhood needs or concerns. Developers are getting rich, city government officials are getting rich from bribes. This must stop!
F-14-117	As an architect, I get the most complaints from developers about city fees and the time lost getting permits processed. Many of the issues the city reviews are useless and just waste time and money. Focus on providing safe comfortable housing that conforms with local zoning requirements. Many plan checkers need to be retrained or fired because they can't read plans.
F-14-118	We have to limit growth. Homelessness is a nationwide problem. Ask other cities in the country what they are doing that works. We need a national answer
F-14-119	Don't force cities like Coronado and Encinitas to change their current building regulations. That is unfair to the current citizens of those communities. Build up areas like east of Scripps Ranch and Temecula. Out near Otay. Stop focusing on making already dense areas around the coast more dense. Look to east county for development.
Source: City of San Diego Housing Element Online Survey (2019)	

Comment	
F-14-120	Restrictions on short term rentals.
F-14-121	Increase number of low to middle income condos or townhomes. People do better when they have ownership. Stop over building luxury rental apartments, we don't need those.
F-14-122	Enforce laws against STRVS
F-14-123	Shut down STVR's
F-14-124	We can't just endlessly increase housing without overcrowding and attendant issues such as massive traffic over congestion, etc. And we should NOT start making exemptions to height limits or we become another overcrowded, smog filled, poor quality of life city. Transportation so people can live further out may be necessary.
F-14-125	get rid of CEQUA and bs litigation
F-14-126	Do not add more housing for homeless, et al., in Pacific Beach. Direct them to eastern San Diego where there is more space.
F-14-127	ADUs must be allowed for ALL houses and override HOA's etc. city fees must be lowered significantly which will translate directly to more affordability.
F-14-128	Shut down STVR and Sonder and Stay James
F-14-129	This is NOT a forgone conclusion. Where does the growth end? If we start to limit growth now, we have a chance to not ruin this City. Your solution will forever change this City and not for the good. Seriously -- growth forever is not a solution nor is it a strategy.
F-14-130	We do not need more Residents in San Diego. Overcrowded as it is. I have lived here for more than 60 years and the quality of life has been diminished.
F-14-131	REPEAL PROP 13 AND ZONE FOR TALLER MULTIFAMILY RESIDENTIAL BUILDINGS IN SUBURBAN NEIGHBORHOODS
F-14-132	What is already being done. Multiple story buildings to take advantage of vertical space. For low income housing only.
Source: City of San Diego Housing Element Online Survey (2019)	

QUESTION 15. DO YOU HAVE ADDITIONAL SUGGESTIONS OR IDEAS RELATED TO THE QUESTIONNAIRE TOPICS? PLEASE SHARE WITH US HERE.

Table F-15. Responses to Question 15

Comment	
F-15-1	"Don't know"
F-15-2	Lower rents immediately and house all unhoused people immediately. There is no more time to wait. Pass the legislation NOW.
Source: City of San Diego Housing Element Online Survey (2019)	

Comment	
F-15-3	San Diego is building too many apartment buildings supposedly by transit centers. Yet the transit system is so flawed, that San Diegans will still use cars to get around. The transit system is slow, the trolley is full of homeless and dangerous, and what takes 30 minutes in a car takes two hours on transit. The city is building housing before there is good infrastructure to support it.
F-15-4	I realize that we live in a capitalist economy, but I also think that at some point greed begets greed and that owning property (or having access to large chunks of capital that allow you to own property) is one of the biggest leveling factors in helping people to build wealth and change their life. I've had more than one landlord who lived solely off the rent income from a family property, while doing a really shoddy job of taking care of the place. I've also known more than one person who decided to keep their home and rent it, instead of putting it on the market, because they avoid capital gains taxes that way and create such a lucrative source of income through rent or vacation rental fees. I think we have a lot of housing in San Diego, we just need some way to regulate the gatekeepers who keep rents high and keep this as such a valuable asset to keep wealth within wealthy families. If renting wasn't so lucrative, there'd be more homes on the market, and more inventory drives down prices. I understand the need for rental properties as well, but there should be more pressure on landlords to provide a true service so it'd make people think twice about using it as a passive income stream. Renting and caring for a property should not be a passive practice.
F-15-5	Your whole survey is slanted against present owner occupied homes, and in favor of those who wish to impose new standards.
F-15-6	The gross proliferation of student mini-dorms has lowered the availability and quality of life for neighborhoods that were once family neighborhoods that had allowed what was once reasonable priced housing with choices of nearby schools, waking up to Dixie-cup & Starbucks litter-free streets on Saturday & Sunday mornings and overcrowded streets lined with cars that now a homeowner must park their cars on the street to allow family & friends to park in their driveway when visiting.
F-15-7	The Permit process is too long & expensive, Developers need to be required to supply better services for the community they want to develop.
F-15-8	Sometimes there are not solutions for problems like housing. Yes, there are opportunities for improvement, but I don't see any cure all. At some point, we have to realize that much of what we're doing is patching a problem due to economic restraints and land limitations.
F-15-9	Learn from the state of Hawaii, that recently implemented tighter regulations on Air B&B and VRBO rentals in an effort to improve housing affordability and availability.
F-15-10	The city should adopt a similar ordinance to that of the county's accessory dwelling unit to help streamline the process. It would help homeowners with available land to build ADUs if the process was more straightforward and the associated costs.
Source: City of San Diego Housing Element Online Survey (2019)	

Comment	
F-15-11	Until people come to terms with the fact that unregulated capitalism and a tax code that favors the 1% has unavoidable consequences like poverty and homelessness, we won't seriously be able to address problems of housing. There is a direct line between people in massive properties in exclusive communities and people living on the street.
F-15-12	Allow private industry to add to the housing supply in San Diego.
F-15-13	We need low-income housing for families and for seniors based on income that is verified.
F-15-14	I think the questions are poor. What exactly does housing proximity mean. And when one checks home ownership, is it the lack of homes, or the problem with those who own homes and are labeled NIMBYs? I think displacing seniors and telling them they have to move to a new home with seniors when they would benefit more from being integrated into the community in which they lived is a very unwise move. It is exclusionary and plays into age discrimination. Why don't we build homes for the twenty to thirty year olds instead? Or just women's housing? Or just single men? What makes you think that having homes for 55 and up is a good thing to do?
F-15-15	Some residents like density and transit oriented neighborhoods. I am not one of them, so explore all avenues, but please don't take a one size fits all approach.
F-15-16	accessory dwelling units - create design templates for standard lot sizes to make it easy; branding campaign and outreach for social services and homeless and housing support services; larger multifamily units; repeal prop D
F-15-17	Lower property taxes for seniors
F-15-18	People think that it can't happen to them. That they are somehow immune to tragedy and bad luck, but unless you are already a multi millionaire all it takes is a semi serious accident or illness and you too will be out on the street and at the "mercy" of your bully neighborhood watch gang stalker captains, and that is not a fun place to be... See ya soon.
F-15-19	State the places when they plan to build more housing and locations of businesses near the neighborhoods
F-15-20	Minimize STVR's!!! Also minimize for-profit (especially infill development) that is for only the richest in our community.
F-15-21	Substance abuse is the biggest issue that I see. Personal use amounts of heroin and meth are no longer a felony. Non-violent prisoners with drug offenses have been released and they choose to do drugs and be homeless. This needs to be addressed.
F-15-22	As long as we define affordable housing as a couple of below-market-price units in an upscale 100-unit development, the problem will persist. The quality of life in this city has been going downhill for a while-polluted air, deteriorating roadways, dirty sidewalks, untrimmed trees, and an evergrowing concrete jungle. We don't start doing some civic planning now before it's too late. Other big cities have done it well, it's time we did too.
Source: City of San Diego Housing Element Online Survey (2019)	

Comment	
F-15-23	First, increase immediate supply with eminent domain of suitable, now being temporarily-rented properties while building more higher density housing. After all, eminent domain is for, the greater good of the community. What's better than the gestalt thriving together to prosper the entire community.
F-15-24	Government owned housing for homeless and low income.
F-15-25	The city needs to step up and enforce the laws we have on the books. Stop STVR party houses in residential areas. Stop the conversion of long term rentals into STVR's by real estate speculators. It is difficult enough for young people and low to moderate income families to afford to rent in San Diego, STVRs make it worse.
F-15-26	Letting people turn their houses into vacation rentals does a huge disservice to available rentals and home prices. Make it illegal
F-15-27	I really like the small-home community idea; it would work well with the MTS plots of land that could be developed (meets the criteria of being close to transit, also!). Anyway, there are TONS of available lots across the County (and, I guess, the City) that could be developed into small communities with basic homes for singles (small unit) and families (two units together), utilizing solar power (panels on the roofs) and a paid crew of a handful of guys to maintain and manage the site...there's so much more that could make this a good idea but I'm done typing. Oh, except the NIMBY's must be convinced that a community of "formerly" homeless folks won't destroy their lives. And that's why it's important to have definitive rules and regs to be followed by the "new" residents and failure to do so could result in immediate termination of residency (like, one week or something). There MUST be a way to ensure that folks are well-advised about what's involved to live in such a community, and once they understand it, if they choose to accept it, that's tantamount to agreeing with all tenets presented to them. If they screw up, well, that's on them. Anyway, these kinds of communities, even if temporary for 5 years, could provide housing, employment, self-esteem, personal productivity, and a positive impact overall.
F-15-28	Affordable housing out there People just expect to live as they want with the latest cell phone all the toys. An expensive car, meals out, & no room mates and then they complain they can't afford a home. Rents and prices have gone up. But so have our other expenses. Expenses that are wants and not needs. I could find places to live all over the county. Would I need to pool my resources. Sure but it's out there. people could sure use some classes on how to budget and stick to it in order to meet their financial goals.
F-15-29	Beach areas are too dense. Move to Poway if you cannot afford a single family residence.
F-15-30	Start in City Heights, please stop kicking the people out they aren't the greatest of people but they do deserve some credit. One of the most diverse places in San Diego, start there. Also capitalize on the different cultures and build with that instead of trying to erase it.
Source: City of San Diego Housing Element Online Survey (2019)	

Comment	
F-15-31	Stop the runaway growth of SD. End STVR which will provide 12,000 more units for residents. Realize that unchecked growth will ruin SD and turn it into LA. Residents don't want it to become LA
F-15-32	Start thinking about long-term solutions to these problems and start taking steps to accomplish tackling them. It may be painful to start, but it has to start at some point if the problems are going to be tackled. And think about the tax-paying residents and their needs over those who visit and/or don't pay taxes. Eventually those that live and work here and contribute the most to the overall economy of San Diego, are going to get tired of paying high \$ to live here without seemingly getting anything in return. If residents move out and housing is bought up and turned into short-term rentals, all San Diego will have left are visitors and drug-addicted/homeless people who don't care about the future of the City. I've already seen too many long-term residents sell and leave and their homes are now short-term rentals by the person or entity that purchased their homes. Unless there are some serious changes by our government, it's only going to get worse.
F-15-33	We do not have a housing crisis, we have an affordability crisis. We have lots of empty luxury housing units and vacation homes. As long as someone can make money by sitting on empty houses, we will never have enough homes for families and workers. Even removing expensive/beach homes from inventory displaces those people to other areas, which eventually displaces the lower/middle class. Stop incentives that increase housing values/costs. Limit vacation rentals, limit prop 13 to occupied/primary residences.
F-15-34	See above
F-15-35	San Diego is a beautiful place to live but our representatives have done their best to make it a dumping ground for big business and developers who only care about money and not our quality of life.
F-15-36	Survey is challenging to only choose one. Perhaps top 2 issues would be better. You did not ask for demographics and as a senior, I am looking for housing that will allow me to stay in my own home and that is close to social options, and shopping. Transportation may be an issue at a future point in time but that is also important with an aging population.
F-15-37	Stop building. Traffic is bad enough
F-15-38	Drastically reduce fees related to permits and construction
F-15-39	Help the builders, stop the neighborhood harassment of projects. Lower the fees and the process. Coastal permits for a granny flat is ridiculous and adds time and extreme costs. Encourage ADU's free plans like the county, eliminate fees.
F-15-40	Please increase community policing. People are speeding on side streets because traffic is overwhelming on the main arteries.
F-15-41	Raise the taxes on the liquor, Tabaco and dispensaries to build more low income housing specially for homeless people.
Source: City of San Diego Housing Element Online Survey (2019)	

Comment	
F-15-42	Enforce the code and get rid of STVR's!!!
F-15-43	Please stop building in Point Loma!! It is a safety issue! We have the inventory for housing, if the city would just enforce the law against STVR.
F-15-44	The free market is a good thing. However the city needs to adopt practices that help the middle class the most. New housing projects have to have a cap on what they can be. It's absurd. If you build condos, make sure there are parking spots. Give gap programs to the middle class who fall just short every month but are working to provide a better life. Lastly let's have better jobs as well. We don't have big tech like a lot of other places. Entice companies to come here and give them incentives to hire locals so our people can be paid better.
F-15-45	There needs to be more programs available for people who pay their rent on time every month but can't save enough for a down payment to purchase a house. A house payment is almost the same as an apartment rental, but without a down payment you can't buy a house.
F-15-46	too much to write
F-15-47	This is such a complex issue that it's difficult to only choose one answer when there are many factors that affect the housing situation in San Diego. I think your information will be severely limited because you only allowed one answer per question.
F-15-48	All these questions have more than 1 good option but you are limiting us to choose only one. There may be a combo of options that work best so asking us to choose only one option is unproductive. I know STR's are not the only cause of the housing issue but in the beach communities, it is. There must be a stop to turning every property into an STR and turning apartments and condos into hotels. If you want to look for more housing, that's where you should start.
F-15-49	Decentralize the city; the city of villages idea has not been properly implemented: most of the jobs are in one area (University City); affordable housing is south of I-8; housing is being densified in areas where the infrastructure is not suitable and the transit is not tested, but no housing is being added in areas that have businesses. Each of the villages in the city of villages needs to be balanced, each with diverse jobs, housing, and shopping; and each needs to be served by green infrastructure, transit, recreation, clean air, etc.
F-15-50	The city has lost its way and it is rubber stamping short sighted massive complexes that will become scary places in 20 years. Just look at Horton Plaza. The cornerstone of any neighborhood is a critical mass of long term home owners and business owners that have an equity stake and a personal investment in the area. When that is disrupted by huge developments that unbalance a neighborhood and change its character it can create a runaway effect where long time owners leave, community spirit evaporates, schools worsen and over time neighbors become strangers. See San Francisco.
Source: City of San Diego Housing Element Online Survey (2019)	

Comment	
F-15-51	Don't push thru housing just because it is the current trend in government. Consider the current home owners and keeping the neighborhoods livable for all. Traffic congestion, air flow ie: blocking ocean breezes or views. Build affordable to buy housing not just rentals.
F-15-52	Find the actual number of homeless who would take housing if offered and start there; offer tax breaks for landlords who make their units affordable - renting to low income renters (make up for market rate through tax breaks). Don't burdern and build non-compatible housing with already established areas. Move further inland and build where it is cheaper for homeless and seniors (generally non-employed). They need housing, not coastal housing.
F-15-53	Walkability needs to be improved in many San Diego neighborhoods, and more mass transit should be provided.
F-15-54	This questionnaire is designed to promote over-development. A more realistic approach that respects the wishes of property tax paying homeowners is needed. A homeowner push back to the current pro-developer mania IS forming among current residents.
F-15-55	Tax incentives for developers/property owners to incorporate the their openness of achieving adherence to the community plans.
F-15-56	There is a housing shortage right now, and that manifests via high prices. San Diego is a beautiful place, with opportunity abound. I think we should let people live here, and thus, please reduce burdens to homebuilding, especially high density infill. Cut parking minimums, upzone intensely, allow ADUs, expedite permitting. That said, we cannot expect this growth to continue to come from urban sprawl. Please discourage sprawl, and encourage infill. Thank you
F-15-57	Ban VRBOS
F-15-58	Rent needs to be controlled.
F-15-59	I am not seeing the word "SUSTAINABLE" or "QUALITY OF LIFE" used in any of the discussion about housing issues in San Diego. Economic development has consistently been the focus of our politicians/City planners vs QUALITY OF LIFE. Developers and hotel corporations are about making money, unconcerned and never accountable to community of people they impact driven by insatiable greed. How about ETHICS & VALUES & RESPONSIBILITY to Quality of Life in our Community? Who speaks to factors in "economic development" issues?
F-15-60	Not everyone can afford to live coastal/central. Affordable housing is more available north, south and east. Adding more units, traffic, lack of parking does not help anyone out. Especially if the infrastructure is not being adjusted accordingly. We are quickly turning into Los Angeles, and I think everyone would agree, that is not a direction we want to head.
F-15-61	Invite developers to build in city heights. It is a good location for a mixed income neighborhood. Develop more jobs in city heights. Invite tech companies to locate here.

Source: City of San Diego Housing Element Online Survey (2019)

Comment	
F-15-62	In ref to #1: There is no single biggest barrier; there are many. The cost of living here is very high--rents ridiculous--but we all pay it. The cost is the same for us all: a rent rate is a rent rate and a mortgage is a mortgage. The city and state not enforcing the 10% affordable policy, and allowing developers to pay in-lieu fees, is probably the single biggest source of- and barrier to resolving the problem. In ref to #2: The most urgent issue (again, is not a singular) but includes proximity of housing to jobs and schools, availability of all types of housing, affordability. Becoming more alarming and urgent, the myopic stance of all levels of government to all levels of housing needs and the incursion of government on property owner's rights with state bills, talk of rent control and rental limitations is far overreaching. Thank you.
F-15-63	New planned housing developments must be multi-generational. A variety of home sizes interspersed. Putting an apartment building in the middle of a single family homes area is not a logical solution. Smaller multi-family units (2-stories/6 to 10 units each. (No Archstone-type monstrosities) built on the periphery of the developments would ensure the neighborly community feeling is not lost.
F-15-64	make sure current properties are kept in good condition or else they shouldn't have them
F-15-65	I think the developers have too many "friends" on the city council...plans seem to favor them and not the people who need housing. ALSO why don't you listen to the community planning groups more? It seems you want to foist your ideas on them when groups are willing to add more housing, provided it fits in with the general feel of the community. For instance? Want high rise: build in UTC, Little Italy, Hillcrest or downtown. Don't approve high-rises in the midst of single family home communities. By doing so there will be something for everyone. Not everyone wants to live in a high-rise-dense community.
F-15-66	This survey seems like it could be designed better. For example, each multiple choice question should have an other with open field. You're missing stuff and not benefiting. Forcing folks to choose only one answer is also not productive. Allow people to rank order or weigh their answers. 75 one thing, 20 another and 5 for third among seven choices, for example. Thank you for doing this!!
F-15-67	I don't think it would be beneficial for the city to put low income housing for the homeless population in areas with single family homes. The low income population will bring in businesses that will be geared toward low income and drive down the quality of businesses in these areas and in turn reducing the property value. This will drive out the families in this area and decrease the quality of living in these areas.
F-15-68	We all know you won't read these and it's just an opportunity to say you asked for our opinion, since you've already started discussions on these issues a few days ago. So thanks for being jerks!
Source: City of San Diego Housing Element Online Survey (2019)	

Comment	
F-15-69	Keeping open gardens with trees should be more developed as well as on the side walks on each street. A better way to enjoy the neighborhood will be reducing driven cars. 1) Reducing size of parking lots 2) Reduce the width of the streets 3) Raise free bigger parking close to the bus/tramway areas. 4) Like in Europe when the pollution is too high: Each car have a sticker with a number depending the year of purchase and the car itself (hybrid, electric). Depending the level of the pollution, only car with a certain number ending are allow to be driven on this day. Older cars (15 years or more) are not allowed to be driven at all. 5) City should make sure there is a quality store diversification in the same neighborhood (i.e: not only, bars, or restaurants)
F-15-70	Amending city charters to increase density and height limits in older-established neighborhoods is not right. It destroys the very thing that that residents love about their community. Stop the LA-ization of San Diego !!!!!!!!!!!!!!!!!!!!!!!!!!!!!!!!!!!!!!!
F-15-71	Trip 2020
F-15-72	Listen to the communities. Stop just checking the box. Planning wasn't being done for decades and trying to compensate for it now by throwing up high density structures and grouping disadvantaged individuals into communities isn't a plan.....no support, no accountability, no infrastructure. BUILD WITH A FOUNDATION, don't start with the furniture.
F-15-73	Why is your questionnaire slanted to add people and density? If you want to add people, first add jobs and infrastructure.
F-15-74	The city needs to encourage quality group home living at affordable prices and accesses to services for addiction, mental health, job training, and brushing up on life skills for people who have been chronically homeless. These can be run by non-profit entities, but they should be created for small group living with supportive services for independence when time comes a person maybe able to be more independent. This would work well to support seniors, and many other people as well - it would serve to increase housing in neighborhoods people want to live in, where services are and where it is more affordable for them to live with access to transportation. Decreasing the amount of vacation short term leasing would also give more people access to existing housing. For people who live in vehicles, they should be allowed to habitate vehicles if they choose but not on public streets without access to showers, toilets etc - sure offer them choices of places to be, by offering a few various places to park, but allowing habitation on waterfronts, beaches and other high dollar real estate areas isn't sensible.
Source: City of San Diego Housing Element Online Survey (2019)	

Comment	
F-15-75	Forcing ppl out of their neighborhoods so that a politically connected developer can build a mid rise is NOT the answer. The shiny new midrise will have higher rents than the surrounding area so then the surrounding area's rents will rise, displacing people who were able to afford the rent they were paying before the developer came in. That's a ridiculous consequence and would've been better if you left it alone. 10% of a midrise has to be designated "affordable-" does this mean a homeless drug addict or someone who actually works? If the person works but can't afford a lot is there a limit on the number of ppl who may live in that unit? Where's the intrinsic motivation to go to school, get the training so you can move up the ladder to get better pay?
F-15-76	I'm concerned about increased housing with no parking provided. There will be wall-to-wall parking on the streets like behind Home Depot. And our neighborhood will become even more congested than at present.
F-15-77	I am a long-standing community member. I try to follow the growth issues carefully. It's important to address the considerations of the existing community while addressing the needs of future residents- All of us will need more police/fire control/ schools/road and utility improvements- These processes should go hand in hand.
F-15-78	San Diego has an affordability problem when it comes to housing. Too many luxury units are being built so the average working person and even professionals like teachers , nurses and some white collar cannot afford what's available. You need to reign in developers who only want luxury units and make it attractive for them to build workforce housing. If the people who work here can't find affordable housing here that's something wrong! The city needs policies that benefit the people not just the developers. I found out about the meeting too late. Please don't wait until the last minute to tell people about meetings you say you want community input! Seems to me you may not really be all That interested in What the community really wants
F-15-79	These questions were so targeted/slanted towards what politicians/developers want, it was ridiculous. Concerned local/native.
F-15-80	Be more critical when constructing user surveys. This survey is thin on data and even thinner on options to answer the questions being posed.
F-15-81	I do NOT understand why the city wants to implement more housing, when we are constantly bombarded with messages about water and energy conservation. Our roads are barely drive-able. Why aren't these issues resolved FIRST?
F-15-82	Before the city adds any new housing, it should update and add to all the current infrastructure. Plumbing is old, electric lines are NOT underground, roads are NOT maintained, grocery stores are few, schools are overcrowded, traffic is bad, etc.
Source: City of San Diego Housing Element Online Survey (2019)	

Comment	
F-15-83	Housing is not a simple economic equation where more supply = less cost. Developers will continue to build unaffordable luxury housing if that is allowed. Increasing density will not help cut cost for consumers, developers will reap whatever benefits legally allowed. Remove the in-lieu fees to force developers to build low income housing. Streamline and simplify and cheapen the permitting process.
F-15-84	Look east of 52, near the border, expand in El Centro. Please don't make San Diego another New York! Let's preserve the smaller communities. Developing the Midway District would be great- making more residential and take out the businesses. Increasing trolley around there, Point Loma and Mission Beach is a real good idea to ease traffic.
F-15-85	Restrictions on short term rentals.
F-15-86	Stop allowing developers to be in charge of housing policy and stop developers/architects from being on planning commission/planning groups. It is too easy for them to be bought and make decisions benefiting themselves and their friends.
F-15-87	Enforce laws against STRVs
F-15-88	Airbnb has displaced thousands of quality residents, but you already know this.
F-15-89	Where ever it is decided to put in additional housing the infrasture needs to be put in place. If single family homes roads are already in disrepair and need to be fixed to support even more cars on the road. If trying to build places for homelessness then it needs to be near mass transit so they can get to and from jobs.
F-15-90	I SUPPORT STRS!
F-15-91	A fair solution to the housing dilemma would definitely not include adding many more living quarters to the P.B. Area. I've lived in the same house for 58 years. When we moved here, there were many families. Now, there are many more living quarters, many robberies and car thefts, many people living in their cars and at one point homeless sleeping on the grass, then entering the library.
F-15-92	This survey is a joke since it fails to address STVR at all.
F-15-93	We have a lot of homeless - yes. But are they working? And if so, doing what kind of work? To assume that they will utilize subsidized housing if it was available is an unfounded theory that has led the City to create a plan based on erroneous assumptions. If you proceed, you will fail. Start over, gather facts and ask the public for realistic ideas. You insist on ignoring many of the existing situations which have contributed to the problem. Also, look at what it takes to deal with DSD. It is ridiculous and expensive.
F-15-94	Please contact me in order that I can share other ideas.
F-15-95	Just good luck It's a mess out here
F-15-96	Finding affordable housing near good schools is very difficult. Look at the difference between the Crawford cluster and Patrick Henry cluster - separated only by the 8 freeway. And look at average cost of housing in both areas - VAST difference. South of 8 families are screwed and can't afford better education.

Source: City of San Diego Housing Element Online Survey (2019)

Comment	
F-15-97	To me, the "housing crisis" is not real, this is a fake crisis. If you want cheap rents, move to Phoenix. Housing is more expensive in Hawaii then here, does that mean there is a housing crisis? This is how markets work. San Diego is more desirable then Detroit, therefore housing is more expensive here. Please don't ruin our communities with this fake crisis!! Restore local zoning laws, let the citizens decide.
F-15-98	Tiny home technology and designs have significantly advanced, offering modern affordable choices for higher density living. Integrating tiny homes into older and newer neighborhoods through city planning and zoning should be done.
F-15-99	I believe there are two issues with homelessness. One is people who just cannot afford the going rent rates and/or deposits. The other is with those who cannot support themselves and need low income/very low income housing. Both issues need to be addresses.
F-15-100	Transit system should be more expeditious and it should be extended to more rural areas.
F-15-101	Rent Control Now at 2% Join the San Diego Tenants Union
F-15-102	DO NOT DESTROY single family neighborhoods! Do not subsidize granny flats - you are subsidizing small businesses and NOT increasing housing supply with reasonable rentals. LEAVE our historic neighborhoods ALONE
F-15-103	I find the options offered for most questions leading towards an agenda and the actual reason to answer these questions not an available selection. Again shows the "leaders" of the community are out touch or not actually interested in real feedback.
F-15-104	Stop building wood framed homes that need constant repair. There are many other ways to build homes that are way cheaper to build and don't get eaten by termites and last longer. The bad construction of San Diego homes means as a Senior Citizen I do not have the funds to keep up with the repairs caused by building materials that degrade so fast. Investigate other types of construction and then allow them to get built.
F-15-105	There are multiple issues: - wages do not match cost of living - mass transit is a joke - do not change zoning to allow mid or high rise in single family home neighborhoods - come up with a GOOD plan for dealing with homeless (Hint it's about mental health and helping people gain the skills to take care of themselves) - have more rent controlled offerings for those in service industry jobs with often low wages in all areas (including the expensive areas) - better enforcement of the 72 hour rule for parking in dense areas to help residents find parking near their homes - lockers and storage for homeless is not the answer. Rehab and help them gain the skills to support a low income home - homes for low income should be in all areas including those of affluence.
Source: City of San Diego Housing Element Online Survey (2019)	

Comment	
F-15-106	The city has a relative dearth of affordable housing within walking/biking/transit distance of the major job hubs of UTC, Sorrento Valley, and Kearny Mesa. An increase of mid-range high density units in those areas would be helpful in not only adding units to convenient areas, but also will help alleviate traffic congestion by reducing the number of people commuting. Our Municipal housing plan is a chance to tackle two pressing problems at once.
F-15-107	There needs to be more rent control. San Diego is an expensive place to live and rent is too high. Additional housing should be increased near public transportation like the trolley. There needs to be plenty of parking where houses are built so parking is not a problem. Why is there a proposed development near Mercy Rd. to add to congestion on the area? Also, it is the highest proposed number of units in San Diego. Finally, there is only one high school and middle School in San Diego. How can the schools in the area possibly accommodate all the new students in the area?
F-15-108	More multifamily housing for sale/ownership is needed.
F-15-109	The city of San Diego has to be held accountable for rent control and the loss of affordable housing units as well. Section 8 waiting list takes too long to wait for and the processes involved in it give NO thought whatsoever about how hard a family has suffered and waited for stable housing. You will have a city of houseless people if the city decides to take no action.
F-15-110	Need greater education of Homeowners to realize the there is not enough housing to meet the regions growth needs and there are planning and design solutions that will assure the quality of our communities does not diminish while population growth increases. http://hn1m.org/
F-15-111	An increase in population requires making new jobs available. Where is land for the new jobs going to come from? San Diego is planning on gouging taxes out of every square foot of land.
F-15-112	House flipping in the last several years has increased the market value of housing which helps people at the top end of the economy to make more money on the backs of people at the lower end. My rent had increased from \$1000 a month to \$1550 in three years. I have lived in my apartment and raised my kids here for 47 years. Now retired I worry that the place I have called home my entire adult life I will no longer be able to afford. Also this increase in rent may keep me in the long run from being able to save more to afford my own place so I can have stable housing costs. Years ago if you were a renter paid your rent on time and took care of the property you didn't see a huge increase in rent. Now I feel like there is an effort to keep rents at market value that people living on anything less than \$40,000 a year find it hard to find or keep affordable housing. I don't think San Diego has any AFFORDABLE housing anymore. I live in a low income area and rent had gone from 30% of income to almost 60% in 3 years. I could add more but already said enough!!!!
Source: City of San Diego Housing Element Online Survey (2019)	

Comment	
F-15-113	I don't personally think that San Diego has a housing issue, just standard evolution growing pains based on new ideas and standards that need to be considered. The San Diego area generally is priced well for both rentals and real estate, far below prices in both LA and SF areas, though jobs also pay less here for the same work. Standards of living are also lower here, people are happier with less and do not expect the latest trends in rental units except in very high-end areas. What keeps working people from being able to buy homes is lack of understanding of the process and coming up with a down payment. Then, the 2nd issue of homelessness which is a very different matter - it is out of control across CA and comes down to regional support and programs. Most homeless do not wish to be rehomed - they enjoy the freedom of living outdoors and the easy lifestyle of being homeless here once they are accustomed to it. They do not want to be restricted by housing and either have a mental health or drug abuse issue that is keeping them on the streets and away from the ability to be responsible and find adequate work, and they have zero ability to come up with a deposit for an apt so they can be independent. They need to be connected to those in-between phase resources, and more of those need to simply EXIST. It is also hard to find jobs here without knowing someone or having a referral, whether you are homeless or not, and that is a separate problem with our culture that goes beyond the housing issues we face. The restrictive hoops that many industries have set up over the last 100 years just do not work for the workers of today in so many ways. They were designed to prevent people from finding job, getting well, and or making life easy in any way. We need to continue to find ways to make life easy as we become a more complicated society, in how we find jobs and get to them, find home and live in them, and stay well long term. This applied to everyone in society, not a US and THEM approach.
F-15-114	Smaller units that cost less. Just putting in more houses or apartments that still cost to much will not fix the issues. We can not just build our way out of this issue with the same costs, the price of the new units must come down.
F-15-115	Increase salaries and benefits to all workers, by law, to keep pace with the increases in housing prices. Restrict new housing which negatively impacts neighborhood character. Build new transit before increasing housing density. Do not allow building of zero-parking housing. Fight against state mandates that would remove local control of housing.
F-15-116	Do not destroy single family homes and our neighborhoods for increased housing units. Along main thoroughfares (el Cajon blvd for example) build 3 - 4 story buildings with businesses at street level and apartments above.
Source: City of San Diego Housing Element Online Survey (2019)	

Comment	
F-15-117	The most pressing issue ignored by the City is the water delivery infrastructure in the City of San Diego. Urban areas have no purple pipe and landscape. It makes the city appear blighted. Newer areas have much more curb appeal/street landscape. The City of San Diego is on track to be an urban desert. San Diego is also becoming a very dirty city with trash and weeds EVERYWHERE. Please direct planning efforts and resources to reinvent our urban environment.
F-15-118	Homelessness is a huge problem in our neighborhood. Many residents resent the homeless. The community needs to come together and provide options for the homeless.
F-15-119	We need to be extremely dynamic in the coming years to address our housing stock issues. Building multi-use developments on bus and train lines will provide the opportunity to low income and elderly persons to access areas of interest. These developments have the potential to be sustainably integrated and address climate change issues unlike developing suburban homes in the outskirts of the city. More units in the back of homes where there is space is another great way to increase our housing stock and build equity for home owners.
F-15-120	Yeah, stop thinking and do ACTIONS. All people worry about is if Donald Trump is impeachable. How about doing WORK instead of worrying about non-issues?
F-15-121	As a mom of teenagers I'm hopeful there will be product type, not just for low-income individuals, but opportunities for first time buyers who dream of owning their own home in San Diego.
F-15-122	Clean up downtown and east village. Relocate community services outside of the city core, so the downtown area can thrive and will be safer for everyone at night. Don't allow people to sleep on bridges. Require access to services. Smart city-wide development plans. Reduce single family housing developments and "sprawl"
F-15-123	Population growth of San Diego is not sustainable. The cost of water, electricity and housing is already high and will grow exponentially with increased population. Water is the most difficult problem. Electricity might be supplemented with a waste-to-energy program such as is used in Sweden: https://energynews.us/2013/10/17/midwest/is-burning-garbage-green-in-sweden-theres-little-debate/ Regarding the cost of housing, the city may have to consider creating planned communities away from the city center.
Source: City of San Diego Housing Element Online Survey (2019)	

Comment	
F-15-124	I don't like this multiple-choice scenario without ability to fill in other responses. It pushes us into accepting the pre-defined solutions. San Diego will always be a desirable place to live, which will push housing prices up. Adding more housing would be great but it doesn't address the collateral issues such as where to get water, additional costs such as rising electricity costs, and what to do about parking if we add units. In my neighborhood so many backyard units have been approved that it is a constant struggle to park; even if people have to add parking spaces, they don't use them and they park on the street, or they cram too many people into a house (7-9 cars for one house is NORMAL). San Diego needs to address these issues. For homelessness, I'm in favor of people being relocated outside of San Diego where they might be able to afford housing; the more services we provide, then the higher our taxes, and the harder it is to own a home here, and the more homeless people will be attracted to living on our streets with good weather and good services! The litter problem is overwhelming---why can't homeless be put to work picking up litter, much of which they themselves create? Stop taxing us to death UNLESS you're going to use the money to make this a pleasant place to live, which it increasingly is not owing to issues like litter, homelessness, traffic and parking issues, utility costs, and high taxes. The more low-income people we "invite" into San Diego, the more low-cost housing units we need, the more crowded our schools become, and the more tax burden the productive residents have to bear.
F-15-125	Develop more two-on-one housing opportunities with low-cost loans and/or tax credits/ tax deductions. This would provide income for older homeowners as well as new homeowners/families who can use the extra income for house payment, child education, etc.
F-15-126	I think the City is doing a great job in encouraging ADUs. I think that the City is being pretty brave and bold in pursuing active transportation measures to get folks out of cars and into public trans and bikes, walking -- keep it up. I applaud also the SANDAG executive director for his bold new approach to local transportation. But housing is JUST TOO EXPENSIVE and I don't know what you can do about that because the greedy bastards will continue to build market rate housing at crazy prices, knowing that there is such a high demand. So I suppose more affordable housing incentives are needed to build quality, rental housing near transit. Work with the scooter folks and the bike advocates to make biking as important at driving, etc.
F-15-127	Use the money allocated to help the homeless in a better way. Should not be used to pay lots of people high salaries leaving little to help those who need help.
F-15-128	I want you to build housing to the sky. The people who don't want to "ruin the charm of the community" don't understand homelessness. We need more urban infill, WITH built in parking. I realize we are trying to get off of cars but realistically we people need cars to get to jobs. I would also like to see more opportunities for the poor to OWN homes rather than rent.
Source: City of San Diego Housing Element Online Survey (2019)	

Comment	
F-15-129	Build more housing where there is already infrastructure to support the added traffic and services needed. Building near transit does not solve the problem of transportation because our public transit is far from satisfactory for getting to the available jobs. Open spaces and low density are sought after by the residents in those areas that are zoned low density. Changing zoning and allowing developers to take over our open spaces is not the answer for those of us who have chosen to live in low density areas. Residents in these areas should be allowed to vote in these decisions, not allowing money to buy decisions. Availability of infrastructure and services must be considered before filling up open spaces with more people and vehicles. Vehicles, traffic and parking become a huge consideration to residents when it is not addressed in the development process. People will have cars and lots of them. Transit will not diminish the need for a car.
F-15-130	Ask the community planning groups what they want in their neighborhoods. We are not a group of NIMBYs, we have good ideas for implementing housing and density in our communities if you would just work WITH us instead of doing things TO us. For example, the El Cajon Blvd corridor is a Rapid MTS Bus route, yet the building code has height restrictions and does not allow for housing density in the section in Normal Heights (between the 805 and the 15). Instead we are getting a full block of a storage facility (6 stories - 3 floors above grade, 3 floors below to work within the height restrictions) when we could have supported a huge housing development there, right on the transit corridor! This is a real problem that needs to be addressed.
F-15-131	Help specially senior owners with costa to fix and maintain their houses for quality living
F-15-132	Rent control is nearly impossible when investment properties are being sold for \$100s of \$1000s more than the previous mortgage. If I purchase a property today I would have to raise the rent dramatically to cover the mortgage payment. Cost of housing is out of control, even in the ghetto.
F-15-133	Make sure communities created with new housing also have services-recreation centers, libraries, social service/health centers-- in the near vicinity and people do not have to drive to access them
F-15-134	Eliminate more fees for new housing such as Developer Impact fees, transit fees, school fees, plan check fees, etc
F-15-135	Parking is a huge issue. Seniors receiving in home services are being deprived of visits, when they are convalescing or going through any sort of transition health wise, because professionals providing these much needed services can't always find parking. ANY NEW HOUSING BEING BUILT MUST HAVE PARKING SPACES EVEN IT NEAR TRANSIT please do not tell lower income folks we have no right to have a vehicle by depriving us of parking spaces. Also more and more people are returning to extended family living there fore we also need units that house families.
Source: City of San Diego Housing Element Online Survey (2019)	

Comment	
F-15-136	The discretionary permit process takes way too long. A component of that is the community group approval process. The city (and the state) has incentivized developers to build more units, provide less parking (in some cases to provide no parking), and to build these units with development incentives that allow new structures to bypass some zoning requirements (building height, setbacks, etc). The city and the state are pushing developers to provide more on less yet still requiring developers to present these projects to community groups. These community groups, in almost every single case, are against these projects because they don't provide enough parking, they're too big, or there are too many units. The city and the state is asking developers to provide more yet still have them go in front of a local firing squad who don't want the project in their neighborhoods. If the city and the state want these types of projects to be built, using the density bonus program, then these projects should be pulled out of the community group process. This will save several months, at least, in the discretionary process, and eliminate the battle between developers and the community for these types of projects.
F-15-137	All vacant government properties should be seriously considered for low or no cost housing to the homeless. The fire department has property by the airport which would place people closer to services.
F-15-138	gente sin hogar viviendo en calles deben ser reubicados y puestos en tratamiento para que puedan ser utiles a la sociedad y a ellos mismos por medio de la rehabilitacion. tener un control de rentas porque los aumentos sin supervision estan llevando a mas familias a tener que compartir viviendas y es estresante para las familias.
F-15-139	Allow more housing in single family neighborhoods and increase opportunities for back yard units.
F-15-140	relaxing city regulations and bringing down cost of construction
F-15-141	Please address the issues of gentrification and homelessness. Also, mortgage lending discrimination/redlining. Lastly, the City of San Diego should end the practice of removing affordable housing units from its inventory. According to a 2016 San Diego Union-Tribune article, the low income housing inventory is shrinking faster than San Diego can replace such units. (source: Affordable Housing Additions Falling Short." by James Dehaven. San Diego Union-Tribune. 20 November 2016.)
F-15-142	In addition to rent control, we need to develop responsible gentrification policies to ensure that as areas improve, long term residents have the support they need to remain in the community. We also need programmatic responses to support individuals and housing bonuses to encourage developers to increase affordable housing production.
F-15-143	No discrimination against section 8 renters.
F-15-144	Having a limit of what the rent might help. I think also how to keep housing companies accountable in maintain for

Source: City of San Diego Housing Element Online Survey (2019)

Comment	
F-15-145	If affordable housing is constructed, don't always build it on "throwaway" city property: middle and low-income families don't always want to live right next to freeways or transit systems.
F-15-146	All new rental properties being built in and around 92126 are luxury apartments with outrageous rents. The city needs to find a way to incentivize the construction of quality apartments that are affordable. There is no reason for all new developments to be luxury apartment complexes. Look into partnering with non-profit organizations to build and run affordable apartment communities. Look at Pacific Village as an example of what not to do. All homes are unaffordable for first time buyers and the 322 units of affordable apartments have been replaced by 60 units. I'm sure even the market rate apartments will be starting at \$2k for a one bedroom when they open next year. This is disgraceful. We can do better.
F-15-147	Increase density in low density and single family areas that are near transit, like Clairemont, Linda Vista, University City. Reduce City fees and streamline the approval process so things go faster.
F-15-148	We currently have a shortfall of housing availability. Building permits lag population growth each year by 5000-7500... and this shortfall has been going on year after year, for almost a decade. We need to foster more residential construction. Period. Until the production of housing units AT LEAST matches the increase in residents, price pressure will remain high on the scarce units available. This drives homelessness, by raising the cost of housing. All other ideas are pointless until San Diego housing construction matches growth. You can have all the navigation centers, support services, on-site counselors... but if there is no unit of housing for a person to "navigate to", then it's pointless to have all these services. Double or triple the residential zoning limits and height limits to unleash housing construction. Remove developer impact fees. Etc. Stop hindering residential supply. And stop with demands for inclusionary units on new construction. That does nothing to increase supply. It simply makes it harder for projects to pencil out, economically. "New cars" are expensive -- but "cheap cars" exist because older used cars have a full market, thanks to excess new car production. Same is true with housing: NEW housing is expensive (new construction is never cheap and shouldn't be forced to be sold cheaply). When there's abundant new construction, then older residences are "cheap housing." If San Diego continues to under-build residential housing, then there's a shortage of new AND old housing... and it's all expensive. SO basic.
F-15-149	Surveys that require "select one" often result in the politicization or over-simplification of complex issues. I question what we get out of a survey that asks us to select "one" factor or choice when all would appear to be components of a problem or solution.
Source: City of San Diego Housing Element Online Survey (2019)	

Comment	
F-15-150	I recommend that the questions in this survey not be so pointed and directive. The available answers and the "check only one" format makes it easy for the survey responses to be manipulated into answers that may not be shared by the respondent. For example, I could easily say, "See, the responses mean that we need to streamline all approval processes, cut costs to builders, and approve only high density housing projects with no parking". That is not what anyone wants except city council members who rely on campaign contributions by the housing building interests.
F-15-151	Get rid of zoning restrictions and parking minimums. Build for apartment buildings with percentages reserved for affordability near major transit lines. Increase transit frequency to these areas to encourage people to live near and ride transit.
F-15-152	I understand the housing issue in our city/ state, but I don't believe that increasing the amount of units in a specific space or even amending the current policies is a solution to this problem. By allowing additional construction in already heavy impacted low income areas only creates additional issues for the current residents and homeowners. Many of these areas have old outdated streets and side walks that are not meant to have the amount of vehicle traffic and pedestrians they now have....and you want to bring additional traffic. Why don't you built single family homes, duplex or condominium housing along with more green and open spaces for all the population you want to assist. These communities have children and more families with children will be coming in.....do you know or care where they will be playing...? If you just fill every corner with housing, these children play on the small, not well lighted streets waiting for an accident to happen. All your questions are leading to additional multi fam. housing instead of having other options. Please lessen to ALL members of these communities. Thank you,
F-15-153	I think the survey needs an other option.
F-15-154	Distribute new housing capacity equally across the city.
F-15-155	Take steps to allow more housing to be produced at a higher density, by right. Up zoning, especially near high quality transit. Update community plans. Reduce administrative fees and processing times.
F-15-156	Reliable public transit is needed to reduce parking requirements while connecting housing to job centers.
F-15-157	Politicians and developers seem to be all about throwing up crowded housing projects anywhere and everywhere without regard to the quality of life, water availability, and crumbling infrastructure issues.
F-15-158	In order to help improve the supply of housing in the City of San Diego, cutting red tape and permitting fees surrounding approving new housing would be a beneficial outcome.
Source: City of San Diego Housing Element Online Survey (2019)	

Comment	
F-15-159	Most homeless demographic consist of mentally incapacitated, drug addicted and jobless individuals that are beyond help and are dependent in the resources provided by the government. If the residents can get a job, pay rent, commute, so can these people. In nothingness they've experience freedom instead of realization. There are plenty of solutions to homelessness we can address but there should be more actions to stop the cause (chastise drug users and pushers to no bail, mental health institutions, job fair). As for the elderly, most maximum monthly social security benefits does not cover rent, allow rental assistance or more affordable senior housing.
F-15-160	It annoys me that questions #7 and #8 assume arguments that use false statements. People are displaced as a consequence of strategies promoted primarily by property management companies to limit lease terms to 12 months, while under a precedent in landlord/tenant law, courts sanction rent increases of 10%/year and there are no ways to protect households from an investment pro forma based on the ability to exploit the market. Affordability can be achieved by requiring long term leases with a COI cap on annual rent increases. Additional housing construction doesn't address the problem at all and we could never build enough units to move the market without destroying what is left of San Diego. Densification simply for the sake of adding population destroys communities and building large blocks of housing with subsidized financing ultimately produces income segregation, which, with income demographics, means ethnic segregation as well.
F-15-161	I believe it will be critical to limit displacement and allow upward mobility for long-time residents of communities during the expected processes of growth and development. Developers have built almost entirely luxury level residences, and do not by themselves look out for the most vulnerable. Without proper requirements placed on the developers, I don't expect them to do anything but continue to build high cost housing, leaving only old, and low quality housing for the rest of the population.
F-15-162	emphasis needed on increasing the stock of middle class units
F-15-163	There needs to be more housing around transit areas and the City should look at City Owned, subsidized housing. the City needs to stop selling surplus property and develop affordable housing in these properties.
F-15-164	Wages are very low compared to the cost of housing. Rent control could be an option, or incentives to for landlords to keep the rent at a lower rate. Home ownership is often financially impeded.
F-15-165	The quality of schools also impacts housing quality. As a father of two who wants to be able to keep his kids at high-performing schools, there are few options. Within those few areas, the cost of purchasing a home is very high or they are very far away from my job in Liberty Station. As a result, I'm not sure whether or not my family will ever be able to stop renting and live in our own home. There needs to be additional emphasis on increasing school quality throughout San Diego as well as making housing more affordable.
Source: City of San Diego Housing Element Online Survey (2019)	

Comment	
F-15-166	Change land-use plans to allow higher density in areas with good access to public services.
F-15-167	I believe when you address homelessness you make too many assumptions. You assume that creating "affordable housing" is something they want by majority. A lot of them don't, not all but a lot. Before you go taking up space to house people who don't want to live in actual homes, do research. Get data and understand if lack of an actual, physical home is the problem. Stop offering assistance to homeless that get shipped here by other cities. If they know they will get assistance here, of course they are going to keep coming here. Also, asking if more homes should be build near public transit is kind of moot. Our public transit system is on of the most inefficient ways to navigate San Diego. I have tried many times taking the trolley or bus to places in the city and it essentially triples my travel time. You have to improve transportation before it is pivotal in the housing planning. Building defined "affordable housing" (which is still unacceptably expensive) gives aid to the lower income folks. The upper income folks presumably aren't struggling. What about the middle of the road folks? They are the ones really being left out of these plans. I make too much to be low income but not enough to buy a home. Where does all of this leave people like me? It leaves me working for a city I cannot afford to live in. My take away suggestions are to get more data on how much housing for the homeless will really help, improve transportation, figure out how to not box out the middle class (I wish i had a concrete solution, but alas, this is not my field of expertise).
F-15-168	It's unfortunate that rent is so high teachers have to have roommates, and home ownership is completely out of the question unless they are independently wealthy, have a wealthy spouse or have been teaching close to 12 years.
F-15-169	Density + Affordability + Proximity (to jobs and services)
F-15-170	Promote and support co-op living for affordability (young people who are underemployed, people with disabilities who need support and community, older adults who need social and physical support).
F-15-171	Higher density along trolley lines and redevelopment of underutilized commercial, industrial, religious, and government owned properties. Subsidize construction costs for rent restricted units near transit and services.
F-15-172	Reduce parking requirements to make housing development more affordable and offer amenities like carshare, bikes, better transit service.
F-15-173	Affordable housing is a myth in San Diego. When a 2-3 bedroom under 1100 sq ft. is over \$600k something is wrong.
Source: City of San Diego Housing Element Online Survey (2019)	

Comment	
F-15-174	Looking at older neighborhoods that have simple duplexes that could be changed to larger apt bldgs. is one area that I think should be addressed. Maybe some of the older homes can be changed to Sr Liv areas as well if the population is in that state of mind maybe it would be wiser to designate the area senior only. Could be a block or several blocks in one neighborhood where all have aged in place. This would guarantee homes for seniors down the way who want to down size and could also aid those living in these neighborhoods special assistance via other services like near a bus/transit location. Even medical transport to Dr services etc.
F-15-175	City should pay more attention to Community and listen to recommendations from community council boards. People who live in the particular community knows what best for theirs neighborhood. Community members knows where best to build and where not to build in their area. City Planning Commission and City Council should not give preference to developers! City Planning Commission and City Council should not discard Community Council recommendations and should not use them as a check box in the planning process!!!
F-15-176	Why does San Diego need to keep "GROWING"? There are already way too many people here creating traffic problems and placing a tremendous burden on natural resources, especially water. Control growth - living here in San Diego is not a "right", but available to those who can afford it.
F-15-177	1) Increased density and massive heights do not enhance the quality of life (one of the city's stated goals). The higher up you live, the less you know about life on the ground. You are more separate and less engaged. 2)shared housing and backyard units are not the sole solution but it is already happening among families whose adult children can't get housing. I am not in a position financially to convert my garage but incentive programs might help many. 3) The difficulty we had in a refinance loan with long term home ownership and a great job makes me wonder how first time buyers, people of color, women have a chance to get into a home. The city needs to engage in empowerment zones with lots of support and incentives to help these buyers. 4) WE MUST HAVE RENT CONTROL! This will cut down on speculators from other states, countries etc. just getting an investment. It will give renters some space to breath and a sense that San Diego supports it's citizens. 5) Homelessness will just require more money. Build housing on public land. Maybe tiny houses? Think outside the box. Give away some of the units to homeless people and provide a social worker and services. If you build an intentional community you off a quality of life that many will participate in, not just the homeless. Housed and unhoused together can make the space more livable.
F-15-178	Given current population growth models, be better at proactively planning infrastructure projects to account for said growth (e.g. increased public transit, highways, and/or primary street arteries to/from central business districts)

Source: City of San Diego Housing Element Online Survey (2019)

Comment	
F-15-179	It's frustrating that as a teacher with a full time job, it is incredibly challenging to find anything that I can afford without spending my entire paycheck. Condo and town home prices need to be affordable for people in my income bracket.
F-15-180	The push is on in CA to build multiple units of affordable (for who? What is considered affordable?) housing near transit. Developers will not, unless forced, provide low income units, the number of those and the continuing availability of them, as renters move out, are in question. As usual, implementation and follow up are key. There isn't an enforcement provision. I am always Leary of developers and their goals; we are a capitalist society and the goal is to make \$\$\$. Yes, it would be ideal to have low income housing near transit stops, but will those transit options take workers where they need to go for their jobs? Not if the cost of a ticket is expensive, not if it takes too long with too many transfers, and not if the system is inefficient. Workers will continue to use their cars, form carpools to make it economical, etc. Even if there are low income housing units amidst higher rentals, where will the low income people shop for groceries, clothing, etc.? Can they bring home their grocery bags on a mass transit option after a long day at work? So many questions, so many difficulties to implementing this.
F-15-181	Rent control
F-15-182	The questionnaire is designed in a very poor way. For example, a possible solution for homelessness is to build housing in low-cost areas. The same amount of money would provide housing for about two to three times more people in El Centro compared to San Diego, yet this option is not even mentioned among the answers to question #3. Idea to subsidize homeless housing in high-cost areas is ridiculous - we will simply get more homeless coming our way. Also, there is no way to answer "We don't need more homes, please build more freeways first" in question #8.
F-15-183	It is ridiculous to allow developers to build housing that has no parking. How do you expect people to get to work? You are living in a fantasy land if you think that someone who lives downtown and works in Carlsbad or inland north county is going to ride a bicycle to work. San Diego does not have the public transit necessary to live without a car and it never will. A trolley doesn't cut it. You need a train and subway system like NYC that has linkages to bus routes to get people where they need to go.
Source: City of San Diego Housing Element Online Survey (2019)	

Comment	
F-15-184	Rents and homes prices keep increasing. People on fixed incomes and working people cannot afford the increased costs or maintenance. Salaries are not keeping up with the cost of living in Southern CAL. That's not something new. There is not enough middle income housing, nor is there enough housing for seniors and the disabled. This type of housing should be located near stores and transit, but there is no bus transit in parts of the city such as north city west, except for the Coaster which does not take people where they want or need to go. There should be more 2-family homes, duplexes, and small homes. Much of the housing in the Carmel Valley area is large homes on small lots. Why not create mixed communities of small one-story homes, 2-4 family homes and town homes with amenities and transit near? This would suit seniors and middle income families. It would create diversity ethnically, age-wise and culturally.
F-15-185	Expand legal options for involuntary mental health and drug addict commitments
F-15-186	Repeal prop 13
F-15-187	The San Diego city council seems to be more transfixed with low income housing regardless of what the community needs. San Diego's population appears to be at maximum considering the traffic congestion gridlocks every day. The city is unable to keep up with maintenance and repairs. San Diego is built out! Adding more and more housing, affordable or not, is only going to compound the problem. Then the primary workforce will eventually leave and all that will be left will be the unemployed and derelict buildings.
Source: City of San Diego Housing Element Online Survey (2019)	

Comment	
F-15-188	1) Restrict vacation rentals to owner occupied properties only. This would significantly reduce the corporation owned vacation rentals and put many more houses back in the rental market. 2) Subsidize the building of ADUs to create more two-on-one properties. This would also help with the vacation rental demand. Owners can live in one unit and rent the second if they must have vacation rental income. 3) Require that new ADUs create at least one new parking spot by promoting two story ADUs with parking on the bottom and an apartment on top. In the 1970s the City allowed the conversion of single family housing to condo conversions without additional parking and it was a disaster, so they made new parking requirement laws. Do not repeat this mistake. 4) Accept the fact that the City cannot build enough housing to satisfy the demand; just look at LA. City leaders want to accelerate building as a solution to climbing house pricing, but unchecked density would result in creating an unliveable city. We need space to park our cars, not dangerous trashy scooters. We need community parks, not a strip of grass along a beltway. 5) Accept the fact that homelessness is more a result of drug & alcohol addiction and untreated mental illness, than the price of housing. It does not matter if a house costs \$500k or \$50k if your brain is fried. If people can't even take care of themselves, how will they ever take care of a home? Build treatment centers, not cheap housing. Stop lying to the citizens by alluding that increased density will solve homelessness and the housing shortage. 6) Lastly, I cannot express enough how disappointed I am in our City leaders in allowing the dense development in Mission Valley, Bay Park and around Mission Bay. I will campaign against this pro development agenda and all candidates who support it.
F-15-189	Expanding public transportation routes into suburban areas. Lower income housing being put in on areas with no adequate public transportation. Makes no sense to me. Lack of rent control leads to out of area home buyers driving up market further raising rents and driving out local home ownership.
F-15-190	Rent Control is NOT a solution.
F-15-191	We need to be careful on how we are determining where to build housing. San Diego is losing its neighborhoods - the zones for height restrictions should be better outlined so an increase in height does not mean a developer can buy the house next to me and build up - decreasing the value of my house. We need to be aware of impact of traffic as well.
F-15-192	Additional housing, at any price, isn't worth it if there aren't available resources, like: water at an affordable rate, high density traffic issues, sufficient police and other public services. Don't need more housing if it just increases wait time in traffic and long distances to schools, parks, etc.
F-15-193	Do not develop housing without ample parking. Do not allow building granny flats on residential lots. Develop homeless camping sites away from beach areas.
F-15-194	Regulations should be streamlined for construction of higher density housing near trolley stations and other mass transit. Surcharges should be levied on construction of single family homes and new communities far from existing job centers.

Source: City of San Diego Housing Element Online Survey (2019)

Comment	
F-15-195	I believe that the plan to put additional housing units up by Marshall Middle School and Alliant International University is an absolute blunder and no amount of quasi fixes to the roads in that area will stop the nightmare of congestion especially if we have another wildfire scenario as we did in 2003, when we had to evacuate from here. I can only imagine what more of a nightmare it will be now that the Stonebridge community has been completed. The addition of another one would not be beneficial in any circumstance.
F-15-196	Building gated community after gated community along areas like the 56, 52, and adjoining areas is causing terrible congestion, crowded schools, streets, and with the increase in population comes an increase in crime, with the same police protection/ patrols.
F-15-197	There will NEVER be enough housing for the number of people that want to live in San Diego -therefore it will always be expensive to live here. Making housing more dense, with less parking and inserting 'low income' housing into traditional neighborhoods where they are out of character is not the solution. Maybe smaller, less expensive homes or apartments close to transit centers are the answer, but so far the city seems determined to force high density, low/no parking and 'affordable' housing in the midst of established single family neighborhoods without considering the character of the community and without building any supporting infrastructure (public transit, improving roads, building schools, providing school buses, updating water and electric systems) until 20 years after the fact. No where in this survey do you acknowledge that the CHOICE to live in San Diego is a privilege that not everyone can afford. There is a reason why homes here will ALWAYS be way above the rest of the country and pretending that if we just keep building more and more dense housing that there will ever be enough to make them 'affordable' is delusional.
F-15-198	In my opinion, question 8 is by far the most important question listed here
F-15-199	I lived in Copenhagen, Denmark for a year. I saw something which rarely exists here in the U.S. High-rise, subsidized apartment buildings with a catch. They were for middle-class, working people. Not Section 8 "projects" type. These were mixed rental and ownership and nice places to live. Somehow we need some of these in the City of San Diego. Otherwise we are perpetuating the "drive til you can afford it" scenario which creates many problems ie; All eastbound and southbound highways (52east, 8east, 94 east/ backing up I-5 and airport access) from 230pm to 630pm is a problem now and will only get a lot worse. Air quality & economy will degrade unless planning to stop sub-urban sprawl now. What I suggest is an important part of the solution. thank you.
F-15-200	Study Land Value Recapture by including it as an economic analysis in community plan updates
Source: City of San Diego Housing Element Online Survey (2019)	

Comment	
F-15-201	San Diego seems to be racing to have units built without concern for the pesky details of what happens when the units are filled. The risk of wildfires hasn't gone away - how do we evacuate more people on the same roads that have historically clogged? Traffic is stopped around the county during commuting hours - where is the mass transit needed - isn't there an initiative in CA to reduce greenhouse gasses? Is San Diego ignoring that issue in its race to add to the population with cars clogged in added traffic? Why destroy communities by giving developers carte blanc to maximize their profit? As beautiful as San Diego is today, the appeal can be diminished without careful thought and planning. Current city efforts seem rushed and not in the interest of residents or the environment.
F-15-202	Allow Tiny Homes- on wheels to increase housing opportunities for individuals and small families or couples, plus it allows homeowners to sustain housing by having a income.
F-15-203	Ample Parking. THE most important factor of any housing situation. If there is NOT ample parking, the feeling of the neighborhood takes on a negative desperate vibe. People feel frustrated and ill will becomes more commonplace simply because the lack of parking makes people become irritated and some even act aggressively. The usual "One parking space for as many bathrooms as a unit has" is just not enough. Especially when the economy is tight, people are doubling up in roommate situations and need more parking. Areas that have the best planned parking situations are the most pleasant and keep property values higher. There are too many areas in Mira Mesa where street parking near apartments and condos has become overly packed, and there isn't a place to park within a MILE of the residences. Crime rates rise when the streets are full of parked cars where the owner is blocks away.
F-15-204	Make the builders build a new school when they add 100 new homes or more and stop making the public
F-15-205	Infrastructure cannot support more "housing" without reducing quality of life or redefining what makes San Diego so appealing. increasing density to solve a "housing" problem will create more problems than it will fix. we only have a "housing problem" because we do not have the issues associated with density that brings people here. increase homeowner rights to reduce associated risk & costs of renting long term locally rather than short term vacation rental. increasing renter rights will drive rental costs higher
F-15-206	Stop making San Diego attractive to homeless people. It's too comfortable with too many freebies.
F-15-207	We need more residential mental health facilities for homeless. More short term temp housing for people in between jobs or foreclosures. The focus should be get people jobs and get them working, and stable, not enable people to be slackers. we are tired of working hard, long hours, and paying for others who slack.
Source: City of San Diego Housing Element Online Survey (2019)	

PUBLIC WORKSHOPS

Five public workshops were held during weekday evenings in communities across the City. Spanish translators were available at all workshops. The locations included:

- South: Cesar Chavez Community Center in San Ysidro
- East: Dolores Magdaleno Memorial Recreation Center in Southeastern San Diego
- North: Mira Mesa Recreation Center in Mira Mesa
- Mid-City: Colina Del Sol Recreation Center in City Heights
- West: Crown Point Elementary School Auditorium in Pacific Beach

Table F-16. Summary of responses to the question: What is the most urgent housing issue in San Diego?

Choices	Response Count	Percent
Affordability	83	51%
Housing Availability	34	21%
Homelessness	15	9%
Housing Location	2	1%
Homeownership	10	6%
Overcrowding	9	6%
Displacement	6	4%
Housing Quality	4	2%
Total	163	100%

Source: City of San Diego Housing Element Online Survey (2019)

Table F-17. Summary of responses to the question: What is the biggest barrier to finding high quality housing?

Choices	Response Count	Percent
Not enough well-paid jobs	14	11%
Not enough housing available	25	19%
Cost of housing is too high	48	37%
Cost of housing is too high in areas with good jobs and services	16	12%

Source: City of San Diego Housing Element Online Survey (2019)

Choices	Response Count	Percent
Application process (e.g., cost, credit check, paperwork)	2	2%
Discrimination (e.g., based on race, family status, disability)	5	4%
Lack of housing for people with disabilities	1	1%
Background check requirements	5	4%
Only low quality housing available in my price range	4	3%
Low availability of housing to fit my family size	2	2%
Low availability of housing where I want to live	9	7%
Total	131	100%

Source: City of San Diego Housing Element Online Survey (2019)

Table F-18. Summary of responses to the question: What is the top strategy to produce more housing?

Choices	Response Count	Percent
Improve City processes	16	16%
Increase housing options near transit	13	13%
Allow more housing in single-family neighborhoods	18	18%
Increases opportunities for backyard units	17	17%
Increase housing near jobs and schools	15	15%
Allow buildings with more housing units	21	21%
Total	100	100%

Source: City of San Diego Housing Element Online Survey (2019)

Table F-19. Summary of responses to the question: What is the most urgent homeownership issue?

Choices	Response Count	Percent
Down payment	8	8%
Overall costs	36	35%
Costs to maintain my home	4	4%
Available homes in my desired area	12	12%
Available homes in my price range	38	37%
Ability to get a loan	4	4%
Total	102	100%

Source: City of San Diego Housing Element Online Survey (2019)

Table F-19. Summary of responses to the question: What is the most urgent displacement concern?

Choices	Response Count	Percent
Sudden rent increases	41	44%
Sudden lease termination	3	3%
Eviction	5	5%
Maintenance issues not fixed	0	0%
Long-term residents can't stay in community	41	44%
Neighborhood businesses closing	3	3%
Total	93	100%

Source: City of San Diego Housing Element Online Survey (2019)

Table F-20. Summary of responses to the question: What is the best way to house San Diego's growing senior population?

Choices	Response Count	Percent
Provide housing with onsite supportive services	41	49%
Increase affordable housing options	17	20%
Increase access to offsite assistance/services	3	4%
Increase/expand addiction and mental health services	6	7%
Increase proactive outreach to persons experiencing homelessness	16	19%
Total	83	100%

Source: City of San Diego Housing Element Online Survey (2019)

Table F-22. Summary of responses to the question: What is the best way to house San Diego's growing senior population?

Choices	Response Count	Percent
Provide housing payment assistance	16	17%
Support construction of more retirement communities	16	17%
Locate senior housing where services are within walking distance	27	29%
Offer more affordable senior housing	21	23%
Connect seniors to creative living (e.g., "Golden Girls") scenarios	13	14%
Provide relocation assistance	0	0%
Total	93	100%

Source: City of San Diego Housing Element Online Survey (2019)

Table F-22. Summary of responses to the question: What is the most urgent Environmental Justice issue?

Choices	Response Count	Percent
Healthy food access	10	9%
Transportation options	22	21%
Parks access	8	7%
Water quality	5	5%
Air pollution	33	31%
Clean energy access	2	2%
Climate change	26	24%
Industrial sites	1	1%
Total	107	100%

Source: City of San Diego Housing Element Online Survey (2019)

Workshop participants left comments by adding post-it notes to blank boards throughout the stations. The comments have been organized by question and assigned a topic area. They are a direct transcript of all written comments, although there may be discrepancies where handwriting was interpreted by the recorder.

Table F-23. Summary of responses to the question: What is the top strategy to produce more housing?

Comment	
City Processes	
F-23-1	Development process should be open to incentivize large companies to invest in housing for employees whether on or off site. Creating jobs with option of living can increase both.
F-23-2	Be informed of improve City processes.
F-23-3	Improve City processes with new development and community involvement. Need more community involvement.
F-23-4	Stop allowing mass developers to jump through loop holes.
F-23-5	Have the City build the infrastructure to support the population.
F-23-6	Easing housing regulations NEEDS to address gentrification/displacement in DACs! NO BLANKET approach!
F-23-7	Partially set up/approved plans for companion units similar to County of SD
F-23-8	Cost of Housing
F-23-9	Enforce or manage housing as well as cost of living. Help people be more (illegible) for housing.

Source: City of San Diego Housing Element Online Survey (2019)

Comment	
F-23-10	Amount of rent costs in San Diego are extremely high. Making it difficult for single parent families to afford housing.
F-23-11	Go by people's income not by affordable homes eligibility
F-23-12	Can't build our way out of high cost.
F-23-13	*drawing of a chart that shows "Price of housing units" on the Y-axis and "Quantity of housing units" on the X-axis. Shows as supply is going up, demand is going down and points where the price is paid on the demand line and housing units available on the supply line.
F-23-14	Public housing to meet 0 to 120% AMI RHNA
F-23-15	Availability of affordable housing - leads to displacement to other cities
F-23-16	There are vacant units in many large apt. complexes, but complex keep increasing rent instead of filling the units.
F-23-17	High quality housing costs more than 50% of a typical SD residents income at least
Displacement	
F-23-18	All of the above is rooted from displacement, aka gentrification
F-23-19	Displacement is caused from gentrification and can be prevented with policy that addresses this as a public health crisis.
F-23-20	Increasing housing near transit is catering to gentrification
F-23-21	Gentrification is a major issue.
F-23-22	Maintaining community character while increasing density and avoiding displacement and giving residents multigenerational staying power is vital
Economy	
F-23-23	Inflation has made cost of living go up!
F-23-24	Increases the minimum wage.
F-23-25	Subsidize granny flat building.
F-23-26	Use up empty lots.
F-23-27	Make the wages available in certain locations match the price of housing in that area.
Homeownership	
F-23-28	Built condos or homes...not more apartments. They create additional traffic issues and our streets are not able to support flow of traffic. Plan the impact that this additional housing will have on the existing community first.
F-23-29	Will these be rentals or ownership? It's better when an individual can own. But, these HOAs, whoa!
F-23-30	Housing historically has been wealth building, helping to give us more of a middle class. New housing needs to help build wealth for locals, not just corporate/large investors who have no stake in the character of our communities.
Source: City of San Diego Housing Element Online Survey (2019)	

Comment	
F-23-31	Other Metropolitan Areas (Portland, OR, just one of multiple examples) are using eREITs, crowd-funding, other means to help increase local ownership/equity opportunities for ALL. What about here?
F-23-32	Need a focus on reducing non-San Diego ownership (absentee landlords) while increasing Equity (even Small %) for ALL residents "own your own neighborhood" is KEY!
F-23-33	Location of Housing
F-23-34	Why don't you look at other areas beside San Ysidro to build multifamily housing...we have to many apartments already.
F-23-35	Really the housing issue is an "all of the above problem." Affordability is definitely at the top but there are many more issues such as availability. Increasing housing options near transit and improving City processes is so necessary. Stop the red tape. MORE DENSITY NEAR TRANSIT!
F-23-36	Build up if you can.
F-23-37	1. Significant increases in workforce housing (near jobs) will improve housing affordability. 2. Increased university student housing (near universities) will reduce cars on the roads and freeways. Both will reduce road maintenance costs.
F-23-38	Incentivize workforce housing creation; Enforce/Adhere/Encourage building with needed inventory per the RHNA
F-23-39	Encourage building of workforce housing... keep single family R-1 zoning to provide options - Don't just add density everywhere. We need options high density R-1 both
F-23-40	Allow more high density units in RS zones i.e. rezone to RM
Renting	
F-23-41	Background checks necessity not judge but to help restart rental credit?
F-23-42	Affordability is the key to why a lot of people don't have a place to live and we shouldn't have to make 3x the rent just as long as we can pay rent.
F-23-43	Lack of code enforcement on slumlords. Code enforcement would improve housing quality
Transportation Issues	
F-23-44	Be sure each unit has parking! Every Californian owns at least one car.
F-23-45	Bike lanes don't let u park. Nowhere to park.
F-23-46	Recognize the community you build housing for transit when the people will not use.
F-23-47	TRANSIT FIRST!
F-23-48	Higher density housing requires better transit that can get people where they need to go.
F-23-49	Don't take away parking for high rises
F-23-50	It took me 35 min to get to PB from Clairemont Dr and Balboa! Do not decrease # of car lanes!
Source: City of San Diego Housing Element Online Survey (2019)	

Comment	
F-23-51	Cramming people into 4-plex that ignore set backs and have no parking will cause gridlock on our roads and infrastructure issues
F-23-52	More trolley traffic will jam Balboa/Garnet/MB Dr.
Other	
F-23-53	Affordability access to land that can be developed. Subsidy programs for building granny flats.
F-23-54	Increase salaries so people can afford houses.
F-23-55	Do not raise height limits of buildings. Destroying the skylines with high density housing ruins home values.
F-23-56	New units should not be leased by Sonder, Stay James. Reign in the STVR industry to free up housing for residents who live here.
F-23-57	Incentivize ADUs with deed-restrictions for low and low-mod tenants and provide homeowners tax breaks and infrastructure/capital costs to build the units.
F-23-58	Actually study the real vacancy rate including STVRs and get those back on the market
F-23-59	Experts first need to determine the actual causes of SD's housing problem before you ask for a strategy to fix it. Cart before the horse with this question!
F-23-60	Mobile ADUs that renters can lease to own and move
F-23-61	Developers should not be in charge of housing regulations or on planning groups
F-23-62	Where will all the needed water come from???
F-23-63	New buildings need to be intelligently designed like BAYVIEW by Protea w/ lovely landscaping vs those atrocities along I-15 @ Mira Mesa Blvd need Green to prevent heating up the cityscape
F-23-64	Opportunity Zone and Promise Zone Benefits and Investment Education and tools for the zone residents and businesses. When will this be provided? VITAL
Source: City of San Diego Housing Element Online Survey (2019)	

Table F-24. Summary of responses to the question: What is the most pressing home ownership issue?

Comment	
City Processes	
F-24-1	Reduce city red tape to build
High Costs	
F-24-2	There is some other issue. The cost of buying a home is caused by the realtor associations, HOAs, Mello Roos.
F-24-3	Down payment assistance program for low-income families
F-24-4	Build affordable for-sale homes/condos
Source: City of San Diego Housing Element Online Survey (2019)	

Comment	
F-24-5	Based on housing affordability. Down payment assistance is probably the most important and credit assistance may increase # of households able to qualify to purchase.
F-24-6	Cost of any type of home/housing ownership in SD is too high in comparison to USA
F-24-7	Planners and developers need to consider an income when planning units otherwise they are creating the crisis!!!
F-24-8	and look at The Jefferson 3 bedrooms \$6,000/mo - \$72,000 rent per year!
Increase Density	
F-24-9	Zoning overlay for all single-family to allow for multiple units and ADUs. (Duplex, Triplex). In addition to design guidelines that would conform these "missing middle" to neighborhood architecture.
F-24-10	Build small for-sale condos for millennials/small families
F-24-11	Convert unused business/office buildings into apartment complexes.
F-24-12	Allow granny flats.
F-24-13	Build homes in the 0 to 120% AMI range as called for in the Housing Element
Infrastructure	
F-24-14	In some areas new houses comes with Melo Roose but no additional schools can be build???
Location of Housing	
F-24-15	High-rises at key locations.
F-24-16	Housing near good schools.
Low Wages	
F-24-17	Affordable price in job earnings and a program to help those who work under middle class.
F-24-18	Overall costs are impossible to ascertain by households that cannot keep employment are underpaid in their current jobs, economy driven markets are required for prices to go down with extra demand.
Other	
F-24-19	More joint programs like the one with Habitat for Humanity
F-24-20	Hold workshops that show people how to raise credit rating to secure a loan.
F-24-21	Limit foreign demand: Restrict homeownership to U.S. Citizens to reduce foreign investment demand from displacing local home ownership. Locals cannot compete with vacation home investment properties.
F-24-22	Homeownership workshops in DACs. "Do Not Sell" (Pre finance?) workshops in areas of high displacement
Source: City of San Diego Housing Element Online Survey (2019)	

Comment	
F-24-23	Incentivize those in affordable/low-income housing to move out and prepare for homeownership once their household income allows. This frees up affordable units for those who truly need them and prepares people for homeownership.
F-24-24	Lack of workforce housing inventory. Air BNB, VBRO mini-hotels taking inventory
F-24-25	Traffic on Hwy 5 is so bad at MB D, Garnett, and Bluff side. Please help.
F-24-26	More employment opportunities.
F-24-27	Not enough mid-size housing. Choice is rentals or buying a mcmansion. Too much luxury housing. Need smaller homes, townhomes, etc. Cottages
F-24-28	Airbnb should be banned to provide more housing units
Source: City of San Diego Housing Element Online Survey (2019)	

Table F-25. Summary of responses to the question: What is the best way to help those experiencing homelessness?

Comment	
Housing Supply	
F-25-1	Fine all homeowners and apartment owners until they sell, then provide housing for people by going by their income
F-25-2	If the environmentalists want the urban interface to function for the people. SRO's at this location will be most beneficial to society.
F-25-3	The best way to help people experiencing homelessness is to provide basic shelter immediately. This way they don't suffer too much from the unfortunate circumstance.
Increase Shelters	
F-25-4	Establish a "safe place" for homeless citizens to transition for support
F-25-5	Build more homeless shelters
F-25-6	Housing First Model
Location of Services	
F-25-7	Centralize services including mental health facilities along trolley routes
F-25-8	The cost for all services is not a solution. Otay Mesa can build a center where they can be used in downtown, not in SY
Voucher Issues	
F-25-9	Low income housing too long of a wait list
F-25-10	Section 8 maximum of 5 years so others can have a chance
Wages	
F-25-11	Increase the minimum wage
Source: City of San Diego Housing Element Online Survey (2019)	

Comment	
F-25-12	Gen homeless individual with some type of earn \$ program - NO Jobs for the less qualified people are a lot of the problem.
Other	
F-25-13	Federal, state, and local government needs to combine forces and address the two main issues: mental illness and lack of employment. If relocation is required, then government should assist in providing people with resources to identify if with the salary they have, the could probably own a home in another city
F-25-14	Outreach; Community partnerships; Investing in financial literacy; Offering live well programs, e.g., counseling, food programs, job/workforce classes; Change the system
F-25-15	Make programs that work for the homeless
F-25-16	Show more support
F-25-17	Prevent the issue; so many people are facing homeless, but it can be stopped.
F-25-18	Local public transportation that is frequent, easily boarded & connects with longer distance public transportation. EG. (Next Note) Small busses to the coaster & trolley. Clearly established schedules off commuter hours would work for retirees & elderly.
F-25-19	How many homeless people are on drugs? Solve the drug issue, solve homelessness Get tough on drugs.
F-25-20	I don't know if this is possible but if the county can designate a camp that has sewer & trash pick up and have the community create their own council to govern offer services to get back into traditional homes.
F-25-21	Homelessness & affordable housing are two distinct & separate issues. These are very different it is folly to continue to treat them as conjoined. Homelessness is pervasive & thus far intractable requiring cooperation of a myriad of social agencies. These people req a constellation of medical & psychological resources. Affordable housing and homelessness are two distinct conversations. Affordable housing primarily involves people with incomes! Whose income producing potential is seriously jeopardized when they lose their housing. Their potential for homelessness is 100% PREVENTABLE. Allowing people to become homeless because there is no housing is perverse! And avoidable! The solution to the so called affordable housing crisis? First step deliberately & casually turning seniors, people w/ disabilities & working people w/ dependent children into homeless people forced to live in their cars in library parking lots. STOP printing off and distributing lists of affordable housing Apt resources with wait lists up to 10 years long. STOP lyingly passing off these worthless scraps of impotent useless resources to the most vulnerable members of our communities. STOP holding out false hope to people! Set aside land exclusively for development for affordable housing. The housing does not have to be fancy. High rises with large rooms to accommodate single occupancy seniors overwhelmingly live alone! I have more call me 6193987984 Michel Mercer I <3 Mira Mesa
F-25-22	The City needs to get into the housing business.
Source: City of San Diego Housing Element Online Survey (2019)	

Comment	
F-25-23	Pan handlers permit: pay a fee for a 1 year pass to pan handle anywhere. - Down side, how to handle out of towners 1) use fees made to bus out of towns on to LA...JK...Kinda...
F-25-24	Affordable housing replaced with luxury units.
F-25-25	Housing First Model
F-25-26	I've worked with the VA. They have houses sprinkled through the city that open their homes to 4 to 21 people. These houses also offer drivers to get to meetings or activities to go to. It would be great if these home owners were given and incentive for sharing their house.
F-25-27	Homelessness - Remove in-lieu fee option so EVERY development has affordable housing. Do not force AH Affordable Housing in one area Like Clairemont near Genesee and Balboa
F-25-28	Studies to help identify safety net policies to prevent "event-related" homelessness; proper distribution of support facilities throughout the city - this helps people keep jobs.
F-25-29	How you can ask this question w/o knowing the CAUSE of the problem (homelessness) you need experts to determine those CAUSES then we can consider solutions. Bad Question
F-25-30	Many do not want to be required to get clean, so it's very hard to help them if they don't want help.
F-25-31	Help prevent ppl from becoming homeless - increase housing stability/ reduce housing insecurity
Source: City of San Diego Housing Element Online Survey (2019)	

Table F-26. Summary of responses to the question: What is the best way to help house San Diego's growing senior population?

Comment	
Cost of Housing	
F-26-1	Why built mansions costly for seniors. Study the community, change regulations better ways of seeing the whole picture
F-26-2	Affordable housing and services for seniors
F-26-3	Make senior retirement communities affordable for all seniors across the country
F-26-4	More HUD bldgs to meet S.S. retirement to be able to afford it
F-26-5	Subsidies for assisted living which can be very expensive.
F-26-6	Expand Section 8 Senior Housing
F-26-7	State Funded "Section 8" type program for Seniors. Lots of Funds coming down pike.
F-26-8	ensure retirement communities/ senior housing remains affordable. Deed restricted units
Location of Housing	
Source: City of San Diego Housing Element Online Survey (2019)	


Comment	
F-26-9	People worked hard all their lives on a same address. When they are seniors and retired, do not move them. Help them in there same address. "Aging in place"
F-26-10	Partnering with local non-profit organizations to fund aging in place.
F-26-11	Fostering "roommate" style living.
F-26-12	Village-concept
F-26-13	Develop it where it is needed. North, South, East, and West County
F-26-14	Aging in place
F-26-15	Senior housing in isolated, drive-only locations creates driving dependency, deprives of experiences in walkable centers and possibly create isolation. So (senior housing) in TODs, (illegible) in some kind of center may create better living conditions
F-26-16	I don't think seniors should be isolated more of part a community.
Transportation Issues	
F-26-17	Provide public transit that reaches into neighborhoods - not just main arteries. MTS access is an example, but on a route!
	Other
F-26-18	Retirement communities can work if they can incorporate some kind of program where residents are producing some type of good that can in turn subsidize costs of living. If seniors are able, they would actually enjoy still contributing to society.
F-26-19	My father has been is Sec 8 waiting list for over 8 years and many other (illegible) and single people have been given assistance before him in less than 2 years. What is happening here???
F-26-20	None of these options on that page work for older people. They only support the younger population!
F-26-21	Many households may spend less per person through multigenerational households residing together. This may also decrease societies cost.
F-26-22	In-home services so seniors can stay in their houses.
F-26-23	Changes in Prop 13 to encourage seniors to leave larger homes to move into smaller ones.
F-26-24	Create social organizations that do welfare checks on seniors who live alone. These organizations could also do yardwork or socialize.
F-26-25	Enclosed apartment structure like nursing home. Keep the independent feel w/ the care needed of a seniors home.
F-26-26	Think about mutually beneficial alliances. Intergenerational housing regulate the room retail cottage industry apply the same housing discrimination protections afford all protected classes: no discrimination based on age race language or disability.
F-26-27	Don't kick or price them out of their homes
Source: City of San Diego Housing Element Online Survey (2019)	

Comment	
F-26-28	More public education public overall needs to be aware of housing issues. MORE EVENTS LIKE THIS!!!
F-26-29	NEED MORE Public Participation starts with Education ON this ISSUE
F-26-30	ADUs w/ accessibility to age in place, reduce fees if provided w/accessibility regs.
F-26-31	Creative solutions = Age in place - ADUs; Rent back room to older seller.
F-26-32	Senior discounts on rent

Source: City of San Diego Housing Element Online Survey (2019)

Participants were provided with a “Meet Your Neighbor” exercise where they were given a card with a profile of an individual with unique housing needs. Participants were asked to provide solutions to their “neighbor’s” unique housing challenge. There were seven neighbors in six scenarios. An example is shown in Figure F-1. Resident Profile Card.

Figure F-1. Resident Profile Card



Age: 35
Occupation: Social Worker
Income: \$3,000/mo.
Housing Cost: \$1,200/mo.
Home Type: Rental

Shawn

Shawn lives in a two-bedroom apartment in Mission Valley with a roommate. He would like to move into a one-bedroom apartment by himself, but apartments in his price range are often not wheelchair-accessible. Shawn uses a wheelchair and would like to find an apartment with an elevator and in-unit laundry. He can't spend more than \$1,500 on rent, but there is nothing available in his budget that is accessible.

Consider these policies, which could be used to address Shawn's housing needs, then add your ideas to the board.

- Utilize the City's regulatory powers (e.g., land use, fees, etc.) to promote accessible housing that is affordable.
- Encourage newly constructed, publicly-assisted housing to incorporate universal design and visitability standards (elements that afford access to at least the first floor).
- Support tenant requests for reasonable modifications, which are structural changes to a unit or common area, so a person with a disability may fully use the premises.
- Support implementation and enforcement of fair housing rules.
- Support requiring at least 10% of available or developed housing be fully accessible.

Shawn has unique housing needs and so do you. Keep this in mind as you move through the stations, and please provide ideas for how the City can address everyone's housing concerns.




Table F-27. Summary of responses to the question: How could the City potentially help your neighbor?

Comment	
Aging Residents	
F-27-1	Locate senior housing where stores are in walking distance!
F-27-2	Encourage mixed-use mid rise, with community clinics on the ground floor to make healthcare more accessible
F-27-3	Provide an assistance service or organization to connect seniors to available services for housing stabilization, housing assistance, financial assistance programs, etc.
F-27-4	Connect Gloria to medical programs that will pay her medical bills.
F-27-5	Establish an assistance network to better connect seniors with available housing stabilization services, including advocacy, housing search, counseling assistance with applications and increase access to benefits.
F-27-6	Explore options of multigenerational housing especially in La Jolla with students and senior citizens so there's a built in network of care and hospital to train students and attend to elderly.
F-27-7	City Heights Village - Good example of support for aging in place. - Gloria
Community/Infrastructure	
F-27-8	City officials need to invest in these areas and hear from these people? Question and change policies that hinder but make money for developers.
F-27-9	Additional multy family housing in SY area brings more (illegible) to the existing community and less benefits. Our children play in the street because apt do not have parking for them. Alleviate the traffic problems and give us more parks before you built more apts here.
F-27-10	Dramatically increase mobility infrastructure
F-27-11	Build Public Transit!!!
Cost of Housing	
F-27-12	Shawn needs rent control
F-27-13	All good ideas but not affordable unless city cuts out the middle man.
F-27-14	Jill should have had better forethought on her finances, job location, and rent expenditures & adjusted accordingly. Jill should find another job & reduce her expenses (i.e. roommate) to account for the high cost of living in San Diego.
F-27-15	Jen & Marcus: Their issue is complex, I believe several methods could benefit families in similar situations: 1) Affordable transit 2) Affordable childcare 3) Comprehensive health insurance - obviously a much bigger national issue.
F-27-16	I think they should get help paying for stuff until they can find jobs with a better salary.
F-27-17	Ravi: all of the above + limit rent increases
Source: City of San Diego Housing Element Online Survey (2019)	

Comment	
F-27-18	Gloria may consider renting to a friend from church to reduce household expenses. A medical insurance agent may provide advice on insurance policies for adequate coverage.
F-27-19	Move to different affordable area?
F-27-20	Establish assistance network, but include options to help get enough \$ to cover housing costs.
F-27-21	Make sure developers and planners consider avg. income when planning housing.
Displacement	
F-27-22	Provide assistance until (renters) are able to pay both rent and health expenses
F-27-23	The Good cause eviction seems like the most reasonable option, since property owners have the right to increase their costs as they see fit it is only fair to allow the tenant enough time to assess the situation and try to come up with a solution! Hopefully or what should happen is that jobs and salaries were adjusted to an actual real life cost of living annually so working people could actually afford to keep up.
F-27-24	Strive to ensure sufficient short and long-term housing is available for families, especially women and children
F-27-25	Rent control; Prioritize local residents in application process; Don't require 3-4x one's income to qualify; More low income housing to prevent gentrification
F-27-26	Good cause eviction policy
F-27-27	Due to new/outside many families lose home because higher rent
F-27-28	Make it easier to access housing assistance. "Good Cause" Policy is definitely great!
Homelessness	
F-27-29	Decentralize support programs, shelters, and homelessness services -- distribute them throughout the neighborhoods across the entire city to give more people access to what they need
F-27-30	Public-funded housing to aid all those experiencing homelessness
F-27-31	Support the homeless services get them housing
F-27-32	Public-funded housing for all people experiencing homelessness.
F-27-33	Jill: making more homeless shelters throughout neighborhoods.
F-27-34	Provide resources to help at risk families & individuals.
F-27-35	Encourage the development of resources to help "at risk" families.
F-27-36	Jill - work with the San Diego Housing Commission to administer programs serving persons experiencing homelessness.
Homeownership	
F-27-37	Encourage resources but maybe also if landlord would help in making the renter a part of the establishment?

Source: City of San Diego Housing Element Online Survey (2019)

Comment	
F-27-38	I propose a student housing policy: whether they one or not (student-loans) they are still able to apply for a housing loan.
Housing Accessibility	
F-27-39	Struggling to find affordable housing as a single parent family household. Don't make 3x the asking rent for most apartments that are holding me back from having my own apartment for myself and 4 children. Application process is costly as well.
F-27-40	Prioritize tenants with special needs: (i.e., Maybe have a priority list if tenant is disabled)
F-27-41	Utilize the City's regulatory powers to make accessible housing that is affordable
F-27-42	I believe there should be 30% of availability of housing to be accessible for people with disabilities
F-27-43	Support tenant requests for reasonable modifications which are structural changes to a unit or common area so a person w/ a disability may fully use the premises.
F-27-44	Right-to-Counsel and Renter Board - Jen & Marcus
F-27-45	Shawn: Establish a directory of available housing that meets the ADA requirement and amenities that encourage the city to provide incentives for landlords to remodel existing units to meet ADA standards AND add amenities Shawn is hoping to find. Use that office to research incentives for developers to provide more such housing. Encourage the City to provide incentives for landlords to remodel existing units to meet ADA standards AND add amenities.
F-27-46	Support launching a task force; really every situation is not civil. Make it affordable to the working families and get rid of greed!
	Housing Location
F-27-47	More units need to be made available in the business/downtown area. Therefore people can work near their home, both saving gas and helping the environment
F-27-48	More density near public transit.
Housing Production	
F-27-29	Explore a "village concept" by virtue of existing data to further compatibility in the San Diego area
F-27-30	Elect representatives who support Affordable Housing!!
F-27-31	Support increases in zones that allow townhomes, row homes, micro units; Sustainable living, as well as metro-friendly master plan communities
F-27-32	Diversity homeownership opps for small families. Smaller units/condos near transit and jobs/school
F-27-33	Build-Up if you can
F-27-34	Increase zones for micro-housing.
F-27-35	Encourage location/ developments near transit
Source: City of San Diego Housing Element Online Survey (2019)	

Comment	
F-27-36	With significant increase in housing supply Ravi may be able to afford a home with his good salary, possibly a roommate may help affordability.
F-27-37	Use eminent domain to knock down rundown hsg and redevelop with modern mid-rise multi-family
F-27-38	More housing supply
F-27-39	Residential development within transit priority areas and close to university for student housing and jobs to reduce traffic on freeways. Workforce housing near or in employment centers.
F-27-40	Encourage location and resource efficient development
Low Wages	
F-27-41	Would be more high paying jobs to be able to afford a place of his own. (Illegible) theme with. Resources and have access to disability and non disability.
F-27-42	Jen and Marcus Part-time jobs or start a small business to supplement your income. More income will help! Enroll in a community college. There is financial assistance that would supplement your income. Supplement your income. And would provide with career options.
Other	
F-27-43	By showing more support in family's that really need--
F-27-44	All of the above
F-27-45	Gloria: Medical insurance that covers her bills. Assistance network can help her expose her to programs.
F-27-46	More Services
F-27-47	Encourage employees to offer day care services.
F-27-48	City subsidized low percentage loans - RAVI
F-27-49	Gloria you are missing the point... How to pay her mortgage. She and her kids need income assistance not housing
F-27-50	Jen and Marcus we give (arbitrarily) few rights to renters. Why should we even consider rent spikes legal/acceptable/normal?
F-27-51	Jen and Marcus Temporary assistance would help but their issues are longer range
F-27-52	AirBNB has created a winter ghost town in Mission Beach. Please help.
F-27-53	Go on strike demanding child care at work. PS STR are already illegal. Enforce please.
F-27-54	Remove developers from planning commission and CPG's so that they aren't causing benefit to developers and not residents
F-27-55	Give homeowners an incentive to rent rooms out.
Source: City of San Diego Housing Element Online Survey (2019)	

Comment	
F-27-56	Ravi: What could the companies and educational/academic organizations do to ensure there is housing for the increase demand they are creating? Remember how Paradise Valley Hosp built housing for their staff in early 2000's. How are the profifers investing in our communities?
F-27-57	No corporate AirBnBs.
F-27-58	Maria answer Age 42: All of the above
F-27-59	Do not cram density everywhere. Have hi and low and med density housing options so that we all have choices.
F-27-60	Developers seem to run city planning not the community
F-27-61	A single homeless woman should get priority for immediate safe housing, so she can get back to work. How to prevent the eviction? Not sure, the landlord can't let her stay for free. Too many unanswered questions. Where is EDD in all this
F-27-62	Gloria: None of the policies would help Gloria. Need health care to be affordable and net income = 26,400 - 12,000 (yr mortgage) = 14,400 (food bills etc.)
F-27-63	Gloria: Consider Golden girls set-up. Get a roommate of similar age for each available bathroom w/ bedroom. No Bath Sharing.. Gov. have a service to help seniors find roomies w/ support services to help them cope with the change.
F-27-64	Get rid of STVRs. The beach isn't just for tourists.
Source: City of San Diego Housing Element Online Survey (2019)	

COMMUNITY EVENTS

City staff set up booths at the Transit and Tacos event at Fair@44 in City Heights on August 30, 2019 and Clean Air Day in Encanto at the Boys and Girls Club on October 5, 2019. Flyers, cards with QR codes that linked to the online survey, and other informational items were provided to participants on the Housing Element. While participants were primarily encouraged to participate in the online survey, there were opportunities for quantitative and qualitative feedback. The results were as follows:

Table F-28. Summary of responses to the question: What is the most urgent housing issue in San Diego?

Choices	Response Count	Percent
Affordability	15	48%
Housing Availability	4	13%
Homelessness	5	16%
Housing Location	0	0%
Homeownership	2	6%
Source: City of San Diego Housing Element Online Survey (2019)		

Choices	Response Count	Percent
Overcrowding	3	10%
Displacement	2	6%
Housing Quality	0	0%
Total	31	100%

Source: City of San Diego Housing Element Online Survey (2019)

Table F-29. Summary of responses to the open-ended question: What is the most urgent housing issue in San Diego?

Comment	
City Processes	
F-28-1	Permitting takes too long. Friend has had permits in plan check for five years.
F-28-2	College degree requirement keeps good people out of City DSD jobs
Education	
F-28-3	Bring permitting staff to community to help people get quick bldg permits.
F-28-4	Clearinghouse to coordinate actions of orgs working on housing issues.
F-28-5	More information to help people find out how to afford homes to buy and where to find homes to buy (even out of city).
F-28-6	Email Blast for Planning News inter-generational parks or opportunities.
Homelessness	
F-28-7	We need more affordability for the homeless.
Transportation	
F-28-8	Close 5th Street in the Gaslamp
Other	
F-28-9	Rent-Control
F-28-10	More pocket parks and smaller public spaces, places to sit, etc around the City.

Source: City of San Diego Housing Element Online Survey (2019)

PUBLIC MEETINGS

To inform decisionmakers and the public about the 6th Cycle Housing Element and the opportunities to provide input, City staff gave informational presentations at two public meetings. Staff attended a meeting of the Community Planners Committee (CPC) on August 27, 2019. CPC members were sent information about the update prior to the meeting and at the meeting they were encouraged to forward the information to their planning groups' members. On October 13, 2019, staff attended a meeting of the City's Planning Commission where the update to the Housing Element was discussed as an informal item. Video recording of the presentation and discussion at the Planning Commission hearing can be found at http://sandiego.granicus.com/ViewPublisher.php?view_id=8.

FOCUSED MEETINGS

To better understand the needs of some of San Diego's vulnerable populations, City staff met with two groups representing individuals with lived experience with homelessness: All of Us or None and Homeless-Experienced Advocacy and Leadership (HEAL). Through these focused meetings, staff learned about some of the barriers to housing that many vulnerable populations face and how those barriers can lead to homelessness.

ALL OF US OR NONE

All of Us or None is an advocacy group started by formerly-incarcerated individuals to try to reduce the various forms of discrimination that the formerly-incarcerated face after being released from the prison system. Representatives from All of Us or None were invited to City offices to discuss their housing-related challenges and concerns. Those who were formerly-incarcerated face challenges with securing housing that can lead to homelessness, which leaves them with fewer opportunities for finding work and housing, which can ultimately lead to recidivism. There are typically housing programs available to individuals who are released from the prison system into parole or probation, but those who are released from the prison system without parole or probation have no access to housing assistance or placement programs. Those exiting the prison system have few options for securing adequate housing, which increases their risk of recidivism or experiencing homelessness.

HEAL

City staff was invited to attend a HEAL meeting where information on the Housing Element was presented and an open dialogue took place. HEAL is a cohort of 10 individuals with lived experience of homelessness who have gone through a training on leadership and advocacy and have been eager to share their experiences to address homelessness in the region.

HEAL participants have had opportunities to speak before the City Council and the Regional Taskforce on the Homeless and have given interviews to the press. HEAL's collective area of interest is primarily in the area of affordable housing development and strengthening coordination among resources and programs in San Diego that are trying to address homelessness. City staff took notes at this meeting, which are as follows:

Challenges

- There is a lack of compassion for those experiencing homelessness among many residents, and this is apparent in comments on social media platforms where residents have identified individuals experiencing homelessness as well as vehicles that they may be living in.
- There is currently a wave of people who have been evicted, which is causing congestion at the County General Relief Office.
- The exclusion of people on certain lists from public and affordable housing, such as those with a criminal record or drug use, leaves few options for those that have been excluded.
 - » Criminalization of public urination and few available / clean restrooms. Some of those facing public urination charges may have to register as a sex offender for this offense.
- Experiencing homelessness can cause post-traumatic stress disorder (PTSD), and can make entry into shelter or housing difficult. Counseling services and opportunities to socialize are needed for those entering into housing.
- There are different needs for those experiencing homelessness and individuals face different challenges.
 - » Those sleeping in their cars face their own set of challenges associated with parking, tickets, registration, repairs, and repossession.
 - » Assistance is rarely available if you do not go to a shelter, and those living in their vehicles would generally not need the shelter.
 - » If an individual living in their vehicle goes to a shelter, there is not a designated place for them to store their vehicle.
 - » Individuals are often sent to services that are not appropriate for their needs.
 - » There is a rapidly growing population of seniors experiencing homelessness and many of them are lonely. There is a need for housing options that provide independent living and for building design that encourages socializing.

- Housing voucher holders are not allowed to use more than one voucher for a unit, so there are few opportunities to get a larger space with multiple roommates. There should be more options to choose your roommates.
- The vacation rental market is limiting the available housing supply. Regulations and enforcement are needed. Apartments should not be permitted to convert from rental units to hotels, and the number of properties that an individual is allowed to own should be limited.

Ideas

- There should be transferability between shelters to allow clients to find the most appropriate fit.
- Access to wifi and device charging is essential for those experiencing homelessness and should be provided across the City.
- There is a need for individual case management to help identify appropriate opportunities for those experiencing homelessness. Consolidate existing outreach efforts and use counselors for outreach instead of police officers.
- Employment and workforce programs should have a purpose and growth potential, where individuals can learn and progress to higher wages.
- San Diego should be a model city for inclusiveness. A compassion campaign is needed. Those experiencing homelessness are more than “the homeless.” They are normal people and there should be more publicity to spread compassion and understanding.
- People live in their cars and / or RVs because they do not have other options. RV / van living needs to be accepted while affordable housing needs are not being met. Many RVs have been repossessed.
 - » There should be funding to assist those who are experiencing homelessness with vehicle repairs, tickets, and registration.
 - » Safe parking lots should have more flexible operating hours, so participants are not held to a schedule that does not meet their needs.
- Creative and group living ideas should be considered, such as a home sharing program, “pod housing,” and co-living options that have common spaces. There should be programmed socializing. The quality of housing and design should be pleasant and not create a feeling of imprisonment.
- Increase coordination between agencies.

- Provide day centers, similar to the Neil Good Day Center, in communities throughout the City. There need to be spaces with restrooms, wifi, electrical outlets, and laundry facilities. Also, the Neil Good Day Center is in need of rehabilitation.
- Establish inclusionary housing regulations without an in-lieu fee option in areas near new, significant transit investment to recapture the increase in land value.
- Use City-owned land for affordable housing.
- Expedite permitting and work together with communities to stop lawsuits.
- When developing policies and programs that relate to those experiencing homelessness, those with lived experience with homelessness should always be involved in the policy and program development. This should include all sub-groups with lived experience with homelessness such as single mothers, families, youth, and veterans.
- Library schedules should not be too restrictive, because many experiencing homelessness are tied to the schedule of services and facilities available.
- When new facilities for those experiencing homelessness are introduced to a community, conduct outreach after the use is in existence. Issues often arise and perceptions are formed when outreach is conducted too early. When outreach is conducted after-the-fact, locals can see that their new neighbors are not disruptive.

PUBLIC REVIEW OF NOVEMBER 2019 DRAFT

A draft version of the Housing Element was released for public review on November 15, 2019. Staff requested that the public submit their comments on the draft no later than December 20, 2019. During this period, staff received responses from more than 50 stakeholders. All responses are provided at the end of this Appendix. Comments received on the draft Housing Element addressed a variety of topics, similar to the feedback received during the initial project outreach. Of the comments received during the draft review period, approximately 20 addressed Accessory Dwelling Units (ADU), more than 10 addressed short-term vacation rentals, and more than 10 addressed transportation and infrastructure. The key topics addressed through the public review, as well as responses and policy direction are outlined below.

COMMENT TOPICS, RESPONSES, AND POLICY DIRECTION

Housing Supply

There are approximately 530,000 residential dwelling units within the City. The City's share of the Regional Housing Needs Allocation (RHNA), as identified by the State with input from the San Diego Association of Governments, is 108,036 new dwelling units during the 2021-2029 period. The City's RHNA share is the amount of housing that the City is required to plan for to meet its citizens' housing needs. Further discussion on the RHNA can be found on page HE-14 of the draft Housing Element.

Short-Term Vacation Rentals

The City Council has considered several methods for regulating short-term vacation rentals. In July 2018 the City Council adopted one methodology but later rescinded it due to a legal challenge. It is within the City Council's purview to identify and adopt regulations to address these challenges. A proposed activity on page HE-99 has been incorporated into the draft Housing Element to support identifying potential solutions that address some of the challenges associated with short-term vacation rentals.

Companion Units

The City permits the construction of companion units in accordance with State Law. Any incentive programs undertaken by the City would be optional / opt-in programs and would not be required. Actions have been taken to incentivize the production of companion units, including streamlined permit processing and reduced fees. Page HE-44 of the draft Housing Element includes a program to develop a Companion Unit incentive program for the construction of deed-restricted affordable units.

Regarding property taxes as applied to companion units, when new construction occurs on a property, regardless of whether it is a swimming pool, second story addition, or a granny flat or an accessory apartment, the Assessor will only reassess the new construction at today's market value. The assessment will not change on the existing land or any existing structures.

Changes in Density

The draft Housing Element does not change zoning or any other regulations. The document lists policies, programs, and proposed activities designed to help the City build more housing that should meet the needs of all residents, including lower-income, homeless, and aging residents. The draft Housing Element identifies existing residential capacity based on existing land use designations and zoning. No densities will be increased as a result of the adoption of the Housing Element. Existing identified residential capacity and the methodology for determining the capacity can be found in Appendix HE-D - Adequate Sites Inventory. Due to the methodology used, sites not identified in the Adequate Sites Inventory may still have unrealized capacity that can be achieved. Further, identification of a site in the Adequate Sites Inventory does require a site to develop or redevelop.

Infrastructure

Housing capacity is added through the community plan update process. Traffic impacts, Water Supply Assessments, and other analyses of additional potentially significant issues are conducted as a part of the community plan update effort. No new residential capacity is added through the Housing Element update. Additionally, an analysis of non-governmental constraints is provided in Appendix HE-C of the draft Housing Element. Appendix HE-C provides an analysis of constraints, including communities' priorities, property owners' decisions, macroeconomics, climate change, land costs, labor costs, construction costs, seismic hazards, geological constraints, wildfires, and water. Policies to address infrastructure needs are included throughout the draft Housing Element, including policies that improve existing infrastructure needed to support infill development and programs that activate and enhance neighborhood space.

Taxes

The Housing Element does not propose an increase in property taxes. Only voters may increase property tax rates. Programs and Proposed Activities to support tax incentives are included on pages HE-71, HE-82, HE-83, and HE-98.

Demographics and Representation

The complete demographic profile found in Appendix HE-B details the major demographic characteristics and trends that can influence demand and supply for various types of housing. Due to the specific needs of an aging population as well as known racial disparities in access to housing, demographic characteristics such as race and age are important data points in informing policy direction.

Tiny Movable Homes

Tiny movable homes are included as a proposed amendment to the Municipal Code, led by Councilmember Scott Sherman. On October 9, 2019 the Land Use and Housing Committee voted in support of a request that the City Attorney, Council District Seven, and the Land Use and Housing Committee Consultant prepare a Municipal Code amendment permitting tiny movable homes in the City for consideration by the Committee before the end of 2019. An Annual Code Updates program to support continued identification of opportunities to modify the code is included on page HE-47 of the draft Housing Element.

Moderate Income Housing

Housing affordability at all income levels is a priority in the draft Housing Element. While in the 5th Cycle Housing Element, moderate-income units were produced at the slowest rate of the required RHNA income categories, this only includes those units that were deed-restricted as affordable to income levels between 81-120 percent of AMI. Although many older units in the City provide naturally affordable housing options, the City has not conducted a full inventory of the stock of housing that is naturally affordable to moderate-income households. Developing such an inventory is discussed throughout the draft Housing Element, activities related to identifying and preserving naturally affordable housing are included on pages HE-44, HE-60, HE-68-70, and HE-99. The City intends to collaborate with organizations to gather and analyze data on the City's naturally affordable housing stock. Because older housing units are more likely to be naturally affordable, it is a goal of the Housing Element to improve the existing housing stock in order to reduce the potential for loss of existing housing units. Further, the Moderate Income Density Bonus Program is included on page HE-50 and is intended to incentivize the production of deed-restricted moderate income units.

Density Bonus Program

The City must comply with Density Bonus Law as described in the California Government Code. In accordance with State law, the Density Bonus Program offers incentives and waivers on standard project requirements in exchange for dedicating units as affordable to very low or low-income households and / or to specific identified groups. The Affordable Housing Density Bonus Program is included in the draft Housing Element on page HE-50.

Changes to the Municipal Code

The draft Housing Element is a policy guide that sets the direction for steps that the City can take; it does not directly make changes to the Municipal Code, increase the supply of housing, or change existing land use designations or zoning. The draft Housing Element identifies programs that are underway and proposes future actions to meet the vision, goals, and objectives of the document. Proposed activities do not yet have identified funding or timeframes, but are suggested for potential future actions.

Data

A detailed profile of the data used to inform the draft Housing Element can be found in Appendix HE-B.

Homelessness

The Community Action Plan on Homelessness, as referenced in the draft Housing Element, provides more detail on the state of homelessness in San Diego. This plan has been identified as a program of the draft Housing Element on page HE-56. Other programs to directly assist those experiencing homelessness are included in Goals 1, 2, and 3.

Transportation and General Plan Consistency

The draft Housing Element is guided by the General Plan City of Villages Strategy, which focuses growth into mixed-use activity centers that are pedestrian-friendly and linked to the regional transit system. This strategy aims to promote land use patterns that increase housing opportunities for those who wish or need to live in activity centers, walk, ride their bicycle, or take transit. Further, the City's Climate Action Plan advances the City of Villages strategy by promoting active forms of transportation. The draft Housing Element does not require anyone to live car-free nor does it require anyone to move from their home.

Additionally, the General Plan provides guidance to ensure neighborhoods are diverse and balanced, with housing available for households of all incomes and offers community-specific strategies and implementation measures that can help achieve equitable development. "Balanced communities" typically refer to communities that have a diverse collection of housing types that are suitable for households of various income levels. Balanced communities can contribute toward achievement of a fair and equal society and have the additional advantage of providing more people with the opportunity to live near their work.

The draft Housing Element discusses consistency with the General Plan and other local planning documents, the City of Villages strategy, and balanced communities in the introduction.

Commercial and Mixed Use

While the City cannot mandate the development of housing on private property, many of the City's commercially designated lands permit a mix of residential uses. Additionally, the City has recently adopted the new Mixed-Use Zones to further incentivize a mix of uses in close proximity to transit. Further, the City has made modifications to its Live / Work Quarter regulations to add more business types that can include living spaces and has allowed ground-floor commercial spaces to be temporarily converted to housing units, as explained in Appendix HE-F of the draft Housing Element. Community Plan Updates, on page HE-44, identify opportunities for new mixed use development.

Citywide Discussion on Housing Needs

Goal 6 of the draft Housing Element, to “Publicize Housing Needs and Resources,” is a new goal for the 6th Cycle Housing Element. This goal was developed to help foster effective communication on the housing needs of all San Diegans, available housing resources, and new ideas for building needed housing. Housing supply and affordability is a citywide challenge that affects all San Diegans and requires a broader dialogue to reach all residents.

State Requirements

In addition to State laws related to ADUs and Density Bonus, the City is subject to many other State laws that impact the way housing is planned for, permitted, and developed. For example, the State’s Housing Element Law specifies requirements for how jurisdictions must plan for housing. Further, in accordance with State Law, any inclusionary zoning ordinance must provide an alternative means of compliance for developers that choose not to build affordable units, such as an in-lieu fee. Additionally, development within the City’s Coastal Zone must be compliant with the State Coastal Act; and all development in the City must meet the requirements of the State Building Code.

Employment Opportunities

More than 30,000 jobs were added to the region in 2018 and fewer than 10,000 new housing units were built in the region during the same period. Job growth has held strong in the San Diego region over the past 10 years. Further, the City is expected to add 153,700 jobs by 2035 and 228,000 jobs by 2050. This increase will account for 50 percent of regional job growth.

CONCLUSION

The outreach conducted for the update to the Housing Element provided City staff with insightful information on the housing needs of San Diegans. The individual perspectives of a wide-range of participants helped to provide the framework for which the policies in the Housing Element were built upon. Additionally, the release of the draft Housing Element provided a means for stakeholders to react to specific policies. Combined feedback from the initial outreach and comments on the draft resulted in nearly 350 total comments. Of those 350 comments, more than 40 were in reference to Companion Units; nearly 50 related to homelessness; approximately 30 were related to vehicle parking; and nearly 30 were in reference to short-term vacation rentals. Other popular topics included the following: traffic, infrastructure, density, jobs/housing balance, homelessness, moderate-income housing, and taxes. While there were conflicting views on the topics mentioned, overall, many participants agree that there is a need for increased housing production and that everyone must work together to address the under-production of housing to meet the future needs of San Diego.

PUBLIC COMMENTS ON NOVEMBER 2019 DRAFT HOUSING ELEMENT