

SUMMARY SURVEY RESULTS AFFORDABLE HOUSING STRATEGY

The following are summary survey results of the Affordable Housing Strategy open between November 27, 2023 and January 5, 2024. There were a total of 48 respondents, 52% of which were tenants, 40% of which were homeowners, and 8% of which were other.

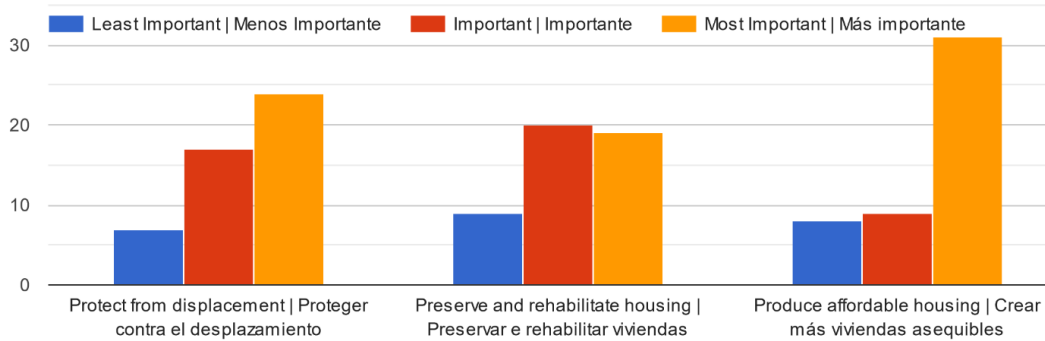
Disclaimer: The following are direct quotes from the survey responses, and may contain misspellings. Please omit any misrepresentations in survey responses.

Question 1: What housing problems have you experienced? | ¿Qué problemas de vivienda ha experimentado?

- Rent too expensive
- Seeing friends struggle. We've had to help out a few folks in need of short term housing.
- Poor management of affordable housing, overcrowded streets with no parking, dirtiness, crime.
- Landlords that don't maintain properly the property, or don't want to fix issues in the property (due to property old age), or if they fix them, they want to pass the cost directly to the tenant
- Lack of affordable housing options. When homes are listed for sale they're immediately purchased and flipped and turned into airbnb units or sold for millions of dollars.
- illegal foreclosure when bank created fake documents and sold my house
- No parking, crowded streets, cars parked on sidewalks which makes the neighborhood unwalkable and dangerous for drivers and pedestrians.
- Housing repair cost issues
- Woodland being terrible corporate landlords.
- Por el momento no he tenido ningun problema pero si es muy dificil pagar una renta alta por que la renta wsta mas alta cada dia
- Denied affordable housing for being middle income but not able to afford housing in the city because its still too expensive
- Landlords that are renting their homes have no regulations and there are like 20+ people living in the same home causing the streets overcrowded and sometimes people double park or block part of driveways.
- none personally but have seen friends struggle
- Ha sido dificil encontrar vivienda a buen costo y cuando encuentro casa, me suben la renta cada año
- Mold, water problem, cockroaches, no maintenance and not getting rent money back.

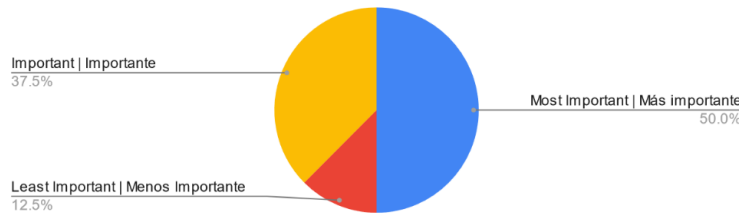
- affordability
- Ive experienced many in the past, but from what I can remember as of now are no hot water, roaches, stove randomly not working, and Random power outages without warning.
- Woodland ignores their residents.
- I have seen cockroaches & when moved in the painting was bad,
- cock roaches
- homeownership opportunities
- Inability to pay mortgage. Almost lost home.
- Displacement and lack of affordable housing possibilities to move out of my mom's home
- Rent burden
- Parking and not enough to match the ADU and amount of double up and rental homes. Housing for Young Adults who are in community college
- The electrical lights turn off very often when to many things are plugged in at once.
- I can't extend my home or build an ADU because it's in a flood zone. I have to wait until the Menlo Park levee is complete and FEMA changes its map. I could produce more housing if this were done.
- Affordable home improvement ie-solar installation, new roof for senior homeowners
- Poor management by various landlords, over many years. Problems from crowded housing, lack of parking. Witnessing the tragic increase in housing insecurity and homelessness.
- Landlord harassment
- Maintenance.
- We rented a house that was very poorly maintained. It had no heat,, no insulation, the roof leaked, and I'm pretty sure there was mold that caused my son to have asthma and be hospitalized at 5 years old. Due to high rents and competition for renting single family homes in EPA, landlords take advantage to overcharge for miserable living conditions and feel no pressure to update dilapidated residences. When we moved out he immediately rented the same home to another family without making any repairs.
- Tengo 2 años en Península Park Apartments y me han incrementado la renta cada año
- ha sido difícil encontrar una vivienda de tamaño adecuado para mi familia de 7 a un precio accesible. Además que los pocos landlords que nos han tocado son hostiles
- overcrowding
- Scarce units

Question 2: What do you see as the City's funding priorities for affordable housing | ¿Dónde deben priorizarse recursos?



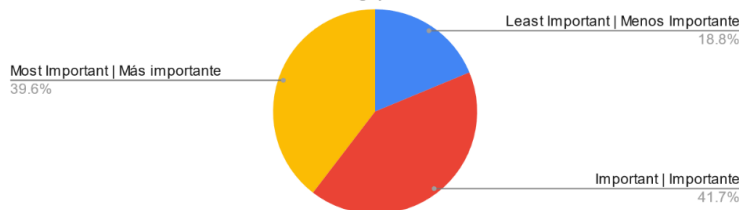
Summary: 42 respondents listed “Protect from displacement | Proteger contra el desplazamiento” as Most Important or Important; 6 respondents listed it as Least Important

Protect from displacement | Proteger contra el desplazamiento



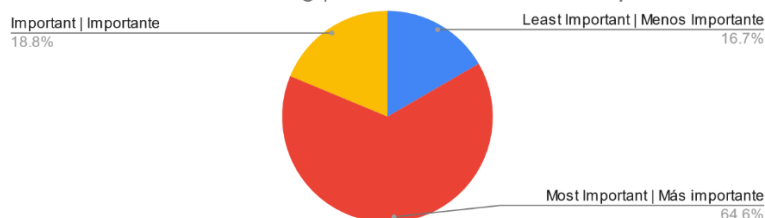
Summary: 39 respondents listed “Preserve and rehabilitate housing | Preservar e rehabilitar viviendas” as Most Important or Important; 9 respondents listed it as Least Important

Preserve and rehabilitate housing | Preservar e rehabilitar viviendas

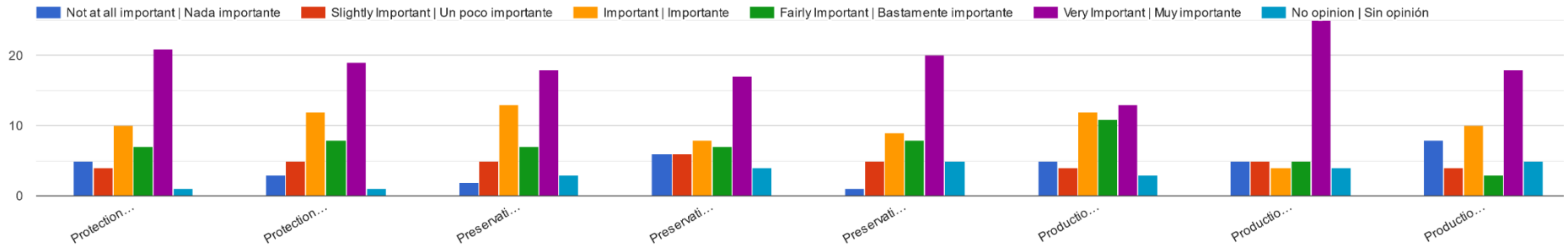


Summary: 40 respondents listed “Produce affordable housing | Crear más viviendas asequibles” as Most Important or Important; 8 respondents listed it as Least Important

Produce affordable housing | Crear más viviendas asequibles



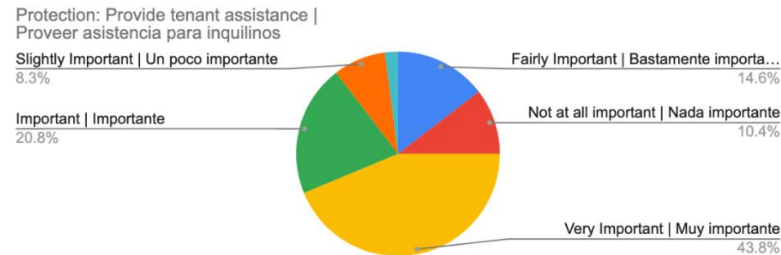
Question 3: What is the City's most important funding priorities for affordable housing? (Please rank). | ¿Dónde deben priorizarse recursos?



Summary

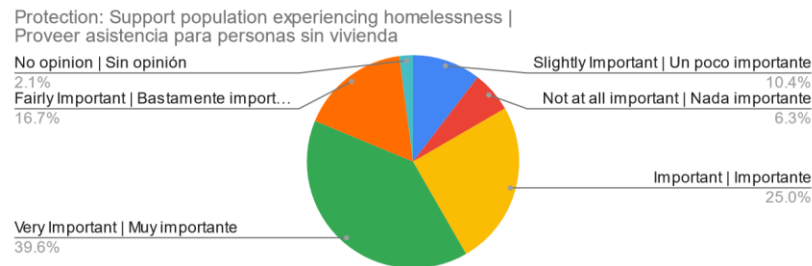
Graph 1: Protection: Provide tenant assistance | Prover asistencia para inquilinos

- 38 Respondents listed it as Very Important, Fairly Important or Important
- 9 Respondents listed it as Slight Important or Not at all Important
- 1 Respondent had No Opinion



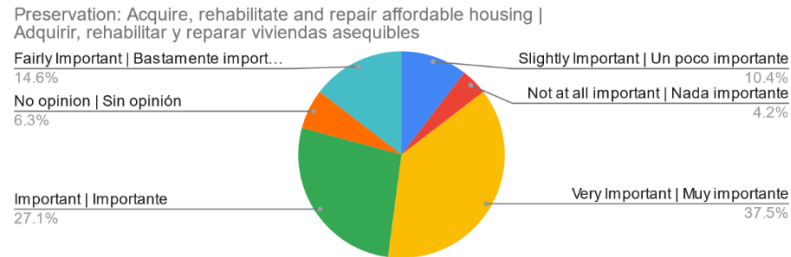
Graph 2: Protection: Support population experiencing homelessness | Prover asistencia para personas sin vivienda

- 39 Respondents listed it as Very Very Important, Fairly Important or Important
- 8 Respondents listed it as Slight Important or Not at all Important
- 1 Respondent had No Opinion



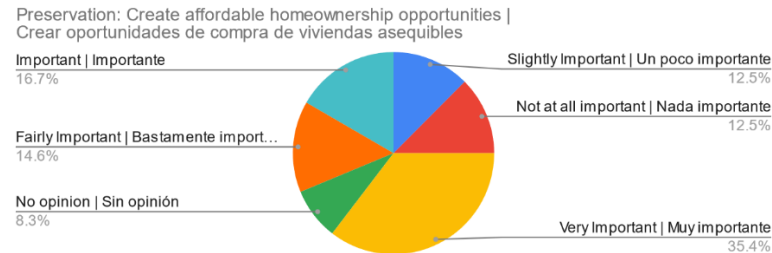
Graph 3: Preservation: Acquire, rehabilitate and repair affordable housing | Adquirir, rehabilitar y reparar viviendas asequibles

- 38 Respondents listed it as Very Important, Fairly Important or Important
- 7 Respondents listed it as Slight Important or Not at all Important
- 3 Respondents had No Opinion



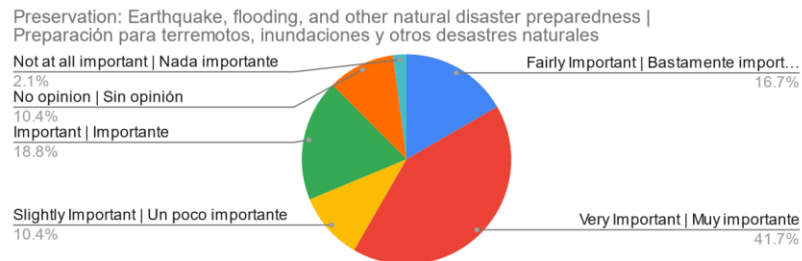
Graph 4: Preservation: Create affordable homeownership opportunities | Crear oportunidades de compra de viviendas asequibles

- 32 Respondents listed it as Very Important, Fairly Important or Important
- 12 Respondents listed it as Slight Important or Not at all Important
- 4 Respondents had No Opinion



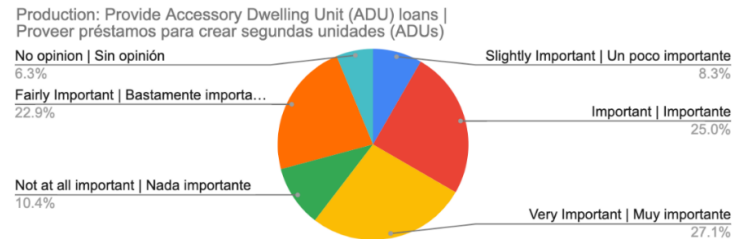
Graph 5: Preservation: Earthquake, flooding, and other natural disaster preparedness | Preparación para terremotos, inundaciones y otros desastres naturales

- 37 Respondents listed it as Very Important, Fairly Important or Important
- 6 Respondents listed it as Slight Important or Not at all Important
- 5 Respondents had No Opinion



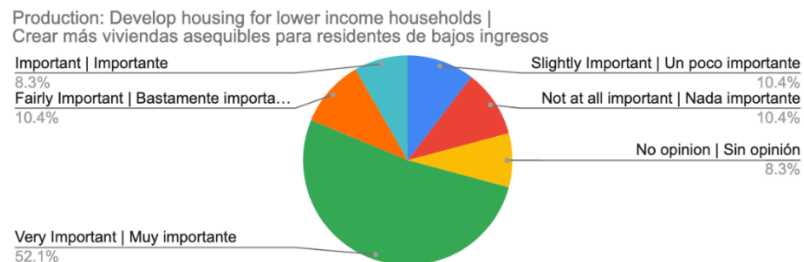
Graph 6: Production: Provide Accessory Dwelling Unit (ADU) loans | Proveer préstamos para crear segundas unidades (ADUs)

- 36 Respondents listed it as Very Important, Fairly Important or Important
- 9 Respondents listed it as Slight Important or Not at all Important
- 3 Respondents had No Opinion



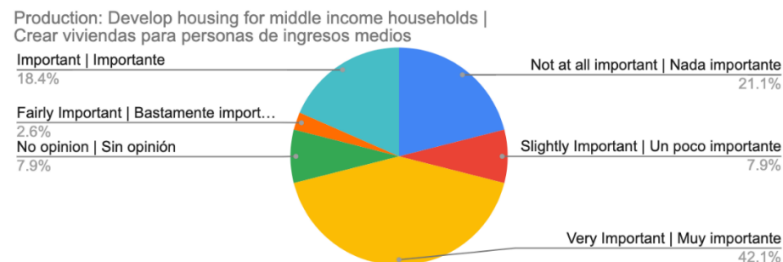
Graph 7: Production: Develop housing for lower income households | Crear más viviendas asequibles para residentes de bajos ingresos

- 34 Respondents listed it as Very Important, Fairly Important or Important
- 10 Respondents listed it as Slight Important or Not at all Important
- 4 Respondents had No Opinion



Graph 8: Production: Develop housing for middle income households | Crear viviendas para personas de ingresos medios

- 31 Respondents listed it as Very Important, Fairly Important or Important
- 12 Respondents listed it as Slight Important or Not at all Important
- 5 Respondents had No Opinion



Question 4: Why did you rate that way? ¿Por qué calificaste de esa manera?

Not seeing any movement in these areas
The city has placed far too much emphasis on low income housing.
we need both long term and short term solutions - but without the long term solutions nothing will really change.
Because of the results I see of East Palo Alto. lthe city is becoming a dump, with individuals using and selling drugs on the street.
We need more housing overall, and the market forces will settle things naturally. Government intervention tends to make things worse, aka bureaucracy and corruption
I am from this community and was able to get a job that pays enough for me to afford rent in this community but more than the low low income thresh hold. I am still considered low income but it is important that oppportunities are produced for folks who are from this community and can not afford to live here but make more that low low income.
easier to preserve or repair and keep existing residents than to create new housing and choose residents by lottery
Because we need more low income housing
The city has so many problems and yet it's spending WAY TOO MUCH time on COPA/TOPA/OPA. We live in one of the most expensive areas in the country. The time spent on COPA (and it's other forms) will help SO FEW PEOPLE if it's even passed. At the expense of ALL the other problems the city could have been tackling. Why are the roads crumbling? Why can't city infrastructure be maintained? Why do I drive down the roads with trash littered and litterally dumped on the sides of roads? It's absolutely shameful. We're a real city. Let's act like one.
We need to protect existing low income residents in EPA who are the most in need of assistance and the greatest at risk of displacement.
We need more housing production at all income levels for all residents, present and future!
Housing is important is East Palo Alto especially since it's really expensive.
Por que es importante que aiga programas para que uno pueda comprar o rentar algo que este mas
We need affordable housing in East Palo Alto for low and middle income people
We must create more affordable homes for renters of middle and lower income residents.
i think to get to the long term solution, there needs to be more housing (and infrastructure to support it)
Es importante que toda persona tenga un lugar para vivir sin preocuparse que al día siguiente pueda ser botado por no poder 1 o 2 meses de renta. Al igual que deben hacer recursos e información para la gente que está en riesgo de perder su hogar.

As per a presentation at a recent city council meeting, bracing on foundations need to be completed, otherwise thousands of people will be homeless in the next big earthquake.

Because these are issues that the city should already be prioritizing these issues in the first place. We as the community member should have to speak about it multiple times and there's still no change from the city. I hope to see some kind of change in EPA soon.

Accessibility for affordable housing for extremely low income as most residents in East Palo Alto need to be considered and addressed asap

I rated this way because I think in East Palo Alto homeless people get neglected a lot in society. Also I think the preservation of affordable housing is very important;

It's important to know how to better the community.

Because I did and I think what I picked is correct

Because East Palo Alto struggles with these issues and we should be prioritizing low income because that's what makes up EPA

Residents who aren't low income but also not moderate or higher levels of income are not addressed in the City's housing stock.

There are more people/higher demand for homes than available homes. Preserving existing homes is important, but long term affordability won't occur if demand continues to outweigh supply. More housing is needed.

Prefer Mixed-Income housing for a balanced community

Personal opinion

Protection, creation, and preservation is a human right

Priority needs to be allocated to low-income community members and especially the majority renter households that are extremely rent burdened. More affordable housing needs to be built. The highest priority ought to be assigned to the highest need in our City.

We are characterized as low income but need mid-income opportunities. Individuals are coming back and need housing due to getting degree etc.

I rated that way because everything on the list is very important and well needed here in East Palo Alto. We need to provide a safe and well-costing living spaces for the community and families.

Production of all kinds of housing is the most effective way out.

We need housing for all, not just the lowest income families.

The survey question says "What is the City's" my response is based on what I see City doing and not what I think the city should be doing.

As majority tenant city, a city on the SF Bay on earthquake country.

I believe the City has enough policies in place around development of affordable housing. To take this city to the next phase - a place where the quality of life is good for families and neighbors, the town needs to develop more well-rounded access to retail, entertainment and other life-fulfilling services. Not just affordable housing. Encourage

development of new market housing with some set aside for low-income so developers want to come to EPA and develop housing and service provider locations (restaurants, hair salons, retail stores, etc.).
Keeping people who have housing in their housing is the most cost-effective way to address homelessness
Rated based on what's not currently being addresses or funded.
There actually are currently a lot of supports available in San Mateo county for the most low income families and individuals. Those who make just above the cutoff for these programs are the ones struggling the most.
Porque las rentas están muy altas y los salarios no suben tanto
Muchas de estas opciones deben ser tomadas en cuenta en conjunto para cualquier residente.
The housing conversation has always been supportive of lower income residents or market rate residents and the middle-income residents get the short end of the stick.
The city only provides housing for extremely low-income individuals and does little to provide housing for those in the 50 -60% AMI

Question 5: How can the City better meet the housing needs of East Palo Alto residents? | ¿Cómo puede la Ciudad satisfacer mejor sus necesidades de vivienda?

Stop letting landlords raise the rent to amounts that our community cannot afford
rezone east palo alto to eliminate Single Family Home zoning, allow for apartments in all neighborhoods, and eliminate parking requirements, setbacks, height limitations, and implement parking restrictions.
take over EPASD, build more housing, get more transit options here.
Keep the city clean, safe and stop implementing socialism policies which only affect the city growth. Let's encourage people to be law-abiding citizens or residents who are accountable. The City should focus on making EPA beautiful!
Give incentives to developers, and get out of the car way
By allowing some of the new development projects to build housing units and getting grants to help create affordable units for lower/ middle incomes but with some parameters around the housing so it does not become unsafe like some of the low income apartments in the city are.
1) Reverse the loss of home ownership from 2006-2012: Help EPA residents to BUY single-family houses or 2-3-4plexes currently owned by non-EPA residents, and facilitate coops to buy mobile home parks and apartment buildings. 2) The OPA/COPA/DOPA meetings were confusing, tightly controlled (in a bad way) and exhausting -- all for an ordinance that will not help many people. Future meetings should be concise, with super-clear explanations (in readable text), AND a very clear, open, informative Q&A.

It has to be care about the people in this residents,
Why doesn't the city act in the best interest of our residents? Why not focus on problems that can be fixed and that will make our city more enjoyable? For example, why can't we have smooth roads? Why is our city like a dump? It's absolutely shameful.
Continue prioritizing low income housing priorities.
Hearing from the East Palo Alto residents and holding events/ workshops that we can benefit from. As well as being opening for many solutions/ ways to help with housing needs.
Rentas mas bajas y programas para comprar casa
More housing for not only low income but middle income households
Providing information about affordable housing opportunities. Providing a class about financial services and stock to our community. A Policy that will make a change to our community.
Educating the citizens about opportunities and by creating a program where the city assist the buyers with the down payment.
make it easier to build housing, ADU's, expand house capacity, etc. the permitting process, etc is too big of an obstacle.
La ciudad debería tener más información para los residentes en sus redes sociales y hacer juntas virtuales para que esta información llegue a todos. También podrían pedir fondos \$\$ para que se les den asistencia (con los tramites necesarios) a aquellos que han perdido su trabajo y no pueden pagar la renta
More focus group meetings, but publicize them readily and spread out the timing and locations. Make sure there is enough parking available. If the city wants to encourage ADU's, make the permitting process much easier and publish easy to read guidelines on the process and requirements. Don't encourage people to make ADUs and then penalize them for having them later on.
The city can support EPA residents by passing policies that are benefecial to residents.
Create policies like OPA to allow for a smoother pipeline to home ownership for it's residents that have every intention to stay in East Palo Alto until their dying day. We need to even the oppressive and discriminatory playing field that does not create access for all
I think the city council can better meet the housing need of East Palo Alto by actively going on and asking residents. Listening to the youth is mainly important. I think that the city sometimes makes decisions without the actual input of the city.
By making houses / apartments more affordable.
Use the money to make housing better
meet with residents more often, push for affordable housing programs, homeless shelters
Create housing opportunities for all residents.

Promote opportunities that result in more housing for people. Ideally, housing for people at various income levels; as opposed to 100% market rate or 100% affordable.

Support building housing more than building commercial structures

Less protocols

Extremely low income housing access and options both renter and home ownership

We have no youth homeless shelters in EPA and that is a huge problem. There are no transition group homes either. I work with youth who experience homelessness or as systems impacted and are trying to reintegrate into society but it's extremely hard with no stable housing option available. There is also an acute and ongoing need for rental assistance. The core agencies in the county are not able to support all the people who need the help and it would be great to explore how the City can supplement that effort to fill in the gaps where needed.

Create a policy for single family rental homes Homeowners who own SEVERAL houses but not keeping them up for renters or doing scams. Its a gap in ALL of the housing policies

Ways that the City can help with meeting the housing needs of East Palo Alto is by hearing our community out for real and understanding what their saying is not just a small problem that they have but knowing that this is a big problem here in East Palo Alto and it's not just one person but it's a lot of EPA's residents who deal with having to leave where they grew up just to be able to afford somewhere to live. Please come up with ways to make housing affordable here in East Palo Alto.

Help us get out of FEMA flood zone ASAP by pushing levee/flood protection projects fast and ALSO ensuring we have the fastest possible FEMA map update at each step.

By providing housing for those in the 50-60% of AMI.

Host interactive town halls quarterly on different housing related issues. And survey's before to get the temperature of concerns/issues.

What up, rogue?! Increase staffing with passionate, knowledgeable people. Don't let misinfo, as happened w/OPA, to be so influential. Prevent nonresident landlords from having as much influence as residents. Always keep sight of how EPA isn't typical of Sili Valley. Factor in our community values, ensure we have managers like Melvin Gaines, partner with nonprofits to educate residents on basic housing knowledge - the different kinds of housing, terminology, some of EPA's housing history. Residents can recognize their rights, responsibilities and be grounded in the broader knowledge of our history that we're all part of.

By adopting a more well-rounded policy about housing development that encourages development of higher end (appropriate for the neighborhood) and low-income.

Make it easier to create ADUs (not require separate utility connections; expand to smaller lots)

Have more voices at the table reflective of the City's residents.

Find a better alternative to OPA that actually helps long time EPA residents stay in EPA, whether that be rental assistance or buyer assistance programs.

Control de renta,renta accesible

Debería haber un control de precio de renta en la comunidad y revisión de la ciudad a hogares donde se sospeche que estan violando y poniendo en riesgo la seguridad de alquilinos. Muchos renteros abusan con los precios y aparte ofrecen garages que no son apropiados para que viva gente ahí

The housing conversation has always been supportive of lower income residents or market rate residents and the middle-income residents get the short end of the stick.

Housing for those who are in the 50-60% AMI. Provide down payment assistance to residents who wish to purchase. Help prevent housing discrimination.

Make more ubits

Question 6: Anything else? ¿Algo más?

Use the vacant lots for more affordable housing such as across the street from city hall.

Build single family homes, that's what makes w city flourish!

Expensive cities like SF has a history of lots of regulations to help for affordable housing, yet prices are very high.

Which tells that more government intervention just makes things worse.

It is important that any housing program that the city comes up with is fair not be partial to one race or ethnic group.

The ranking section above was hard to complete-- too long, and too wide, with too many questions and choices. My screen required sliding left and right to see all the choices and up/down for the column headings, so my answers are not super-accurate. AND Thank you for the survey. But... I do not like surveys where I am 'forced' to complete questions. What if I do not have the time or energy or simply do not want to answer-- does that mean I should quit and not send ANY answers to you?

we do really really low income housing in East Palo Alto

We should priorities some funding for youth homeless shelters since we don't have one here in East Palo Alto.

Landlords should care about the neighborhood and check that their renters are creating a safe space for everyone.

We need to be responsive and not reactionary for housing opportunities that is deserved by all.

Making youth shelters.

push for youth homeless sheltie

Keep up transparency by City Council, Planning Dept, etc. It's great!

No tengo casa renta es muy cara en California. Su rentals no tienen reglamentacion
 Talk to CLSEPA. We also need funds to keep up houses or incentives/tax break for those who support families with breaks on the rent. Also, home owner work (it needs to be comprehensive)
 Down payment assistance, first time home buyer program, financial literacy for home buyers
 Include advocacy orgs, faith community and nonprofits to help spread the word and host housing events.
 Keep up the good fight!
 Cada cuanto tiempo deben incrementar la renta y que porcentaje
 The city needs to look for ways to build ownership housing and provide opportunities for those who have been pushed out of EPA to return.

Question 7: Housing Situation

Of the 48 respondents, 21% are tenants in 4+ multi-family buildings; 31% are tenants in a single -family home, duplex, or triplex; 31% are homeowners; 8% are single-family home landlords with tenants; 0% are larger property owners with tenants; and 8% just work in East Palo Alto and live elsewhere.

Can you please specify your housing situation? ¿Puedes especificar tu situación de vivienda?

48 responses

