

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 out 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 super 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 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 husband's 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 bare 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 descriminacion las rentas muy altas los requisitos de verificación de antecedentes y los salarios y ke muchos descriminan 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 detracting 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 owners 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 hotel type place down the town 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 is 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 too 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 as 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 their 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 an 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 profitters 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

From: [Betsy Holt](#)
To: [Dickson, Elizabeth](#)
Subject: New development in Carmel Mountain Ranch
Date: Wednesday, December 04, 2019 6:29:32 PM

Dear Ms. Dickson,

Since you are soliciting feedback on the housing plan for the city, I wanted to provide my input on the massive housing development—consisting of a minimum of 1,200 multifamily units—that New Urban West is planning to build in Carmel Mountain Ranch.

Our family has lived in Carmel Mountain Ranch since 2004 and we live directly across the street from the closed Carmel Mountain Ranch golf course. This area is very densely populated, and you can see the crowding throughout our community—with traffic, impacted schools, and houses that are crammed together on tiny lots. We are deeply concerned about how this already dense area could possibly handle thousands of additional people. Our daughter has attended all three area schools—Highland Ranch, Bernardo Heights, and now Rancho Bernardo. As it is, there's *no room* at those schools. Not only are the classrooms impacted, but the parking lots at Bernardo Heights Middle School and Rancho Bernardo High School are less than half the size of those at Del Norte, Westview, and Mount Carmel. It's nearly impossible to attend an event at either of those schools. The overflow traffic ends up crowding the surrounding neighborhoods, where parents double-park and some even let their kids off in the middle of the street (!). The traffic is already so unsafe and bad that during drop-off on Wednesdays (when the high school and middle school have similar start times), there are at least 10 police officers out front to ensure that the kids are able to get to school safely. There are also police officers now at Highland Ranch to monitor traffic.

Not only are the schools crowded in Carmel Mountain, so are the stores. Places such as the library, Trader Joe's, and Home Depot are nearly impossible to go to during regular hours, because the parking lots are comparatively tiny. How are these stores going to handle all these additional people? Where will they park?

Carmel Mountain Ranch already has much less open space than most of the other communities in inland North County. Even if some of the new residents walk to Starbucks instead of drive from time-to-time, you can bet that 90% of them will still be using their cars to drive to the shops and restaurants in the area, to get their kids to school, and to go to work, trying to merge on to the 15 from Carmel Mountain Road, where the cars back up all the way to Chick-Fil-A in the morning.

My grandmother lived in Sherman Oaks, Los Angeles, for nearly her entire life. For many years, my family drove to LA on weekends to visit her, and I always felt relieved as we drove home. LA has no quality of life. The freeways are parking lots, there is very little open space, the roads are crawling with cars, and nearly every restaurant and shopping establishment has valet parking because there's nowhere to park. I don't know one person in San Diego who wishes they lived in LA. And yet, the 1,200 units NUW is proposing to build will turn Carmel Mountain Ranch into a mini LA. Is that what the planning office wants for San Diego?

I truly do understand that there is a need for more housing. *But the plans need to be evaluated in light of the impact to the community.* Rather than creating a thoughtful plan that calls into consideration the existing neighbors, New Urban West is attempting to cram as many people

as possible into an already very small space. Our community was led to believe, by the developer, that there would be some single family homes as part of the plan. Instead, every part of their proposed development is comprised of multistory, multiunit buildings with meager 50-foot buffer areas between the 2, 3, and 4-story buildings. The 600+ homes that sit directly on the golf course already have tiny, patio yards. Those homes will be staring directly into the windows of their three- and four-story neighbors.

The most upsetting part of this plan to me is that the published proposal states that the developer will be preserving 70% open space. But . . .the developer admitted during a subcommittee meeting on 10/22 that they may not be able to maintain this open space due to cost. Their whole proposal is predicated on the idea that NUW would include enough open space to offset their multistory, densely populated buildings, when in reality, the only thing the existing community can count on is that the developers will build where they can and sell off any space that won't make them a profit. *Sadly, there is no guarantee that this plan will, in the end, include any open space at all.*

Let's be realistic: What motive does the developer have to preserve any open space at all? If New Urban West can't build on some of the plots of land that have creeks, what developer will? And if New Urban West can't afford to preserve the areas that are unable to be built up, who will? Will we be staring at a community of concrete, multistory buildings, or alternately, pockets of wasteland occupied by coyotes? (Side note: due to the overgrowth of the current golf course, packs of coyotes have taken over the area and are preying on our beloved pets. Most nights, residents now have to listen to these animals howling over their dinner. These are not the neighbors any of us wanted.)

I urge you, as you examine the various parts of this city, to please drive to this area and see this abandoned golf course with your own eyes. Note how narrow the course is and how close the homes are already packed together. Drive to Trader Joe's on a Saturday and try to park. Look at the areas that NUW has presented as open space and then imagine those same plots of land being sold once again, either to be built on (with NO green space for the community) or to sit as they are now, a massive fire hazard overgrown with weeds and coyotes. Above all, please encourage the city council to work with our community to find some ways to meet in the middle with the developer. I understand that San Diego needs more housing. But these development plans are not only going to turn CMR into another LA, they will create massive problems of crowding and no quality of life for the community. Sadly, under this plan, there appears to be no guarantee of any open space for the thousands of people who have worked and sacrificed to buy and rent in this beautiful area.

I'm happy to see thoughtful development, but what has been proposed is anything but that. Please consider the well-being of the people in this community.

Thank you,

Betsy Holt

From: [Bill Huff](#)
To: [Dickson, Elizabeth](#)
Subject: Comments on draft housing element.
Date: Tuesday, December 10, 2019 11:43:12 AM

Hello,

I've reviewed the November draft housing element. It's clear that the SD housing plan was primarily crafted to comply with the state mandates and progressive goals (with some concessions thrown in to developers who have undoubtedly made big campaign contributions). It's clear that the wants, needs, and goals of average San Diego residents don't matter to whoever crafted this document. Nonetheless, I'll make my suggestions.

1. Please address how all this proposed new housing will affect our power distribution network and the risk of future wildfires.
2. Please address how all this proposed new housing will affect water demand in San Diego and how that demand can be met.
3. Please include a traffic study to project increased traffic delays due to all the new housing.
4. On HE-24: Please please PLEASE address how mental illness and substance / alcohol abuse are related to homelessness. We are not going to fix homelessness by ignoring it's causes.

Bill Huff
8214 Bryn Glen Way
San Diego, CA 92129
whuff1234@yahoo.com
858-405-8400
City of San Diego resident since 1996

From: [Billie English](#)
To: [Dickson, Elizabeth](#)
Subject: Comments on the Draft Housing Element
Date: Monday, December 02, 2019 1:52:42 PM

What I would like to see us for any new and major remodel of commercial buildings they should include housing above them and included parking.

It could be done as a requirement or an incentive.

We have a lot of industrial and commercial complexes that are single story. Use this space for affordable housing and help with our housing shortage.

Also, billion dollar bike paths are only helping a very small few not the many. Let's support the majority please.

Billie English

From: [Bob Evatt](#)
To: [Dickson, Elizabeth](#)
Subject: My Comments on San Diego's Future Housing Policies
Date: Wednesday, December 04, 2019 9:58:17 AM
Attachments: [image001.png](#)

Dear Elizabeth Dickson

I'm responding to your request for citizen's input on San Diego's housing policies. Your notice listed several questions for feedback. Please see my input below in red.

-The City is working to help increase the construction of accessory dwelling units (i.e., granny flats), especially for lower income households. What incentives could the City offer homeowners to construct accessory dwelling units on their properties that are rent-restricted to lower income households?

BE>> Granny flats are great. Please do everything you can to encourage their construction. And give homeowners complete freedom to rent them out without the city's interference.

-The City's population of senior residents (age 65 and older) will nearly double by 2035. What can the City do to help seniors live comfortably and car-free as they become less mobile and more reliant on special services in the future?

BE>> The best answer for senior transportation is to encourage ride sharing services like Uber and Lyft. The provide door-to-door service on-demand. Bus and rail transit is far less effective because it requires seniors to get to-and-from transit stops. Most of our busses and trollies run empty. They are a waste of money.

Sincerely

Bob Evatt
Scripps Ranch

From: Nextdoor Scripps Ranch Fairbrook Estates <reply@rs.email.nextdoor.com>

Reply-To:

<reply+GI4DMNJXG4ZDQX3QOJXWI5LDORUW63S7KBHVGVC7GEZTCMJRGY4DENI=@reply.nextdoor.com>

Date: Monday, December 2, 2019 at 11:11 AM

To: Bob Evatt <bevatt1@san.rr.com>

Subject: The City of San Diego Wants Your Input!

We want your opinions on San Diego's future housing policies! After much public input, we put together a draft document,...



[View on Nextdoor](#)



Communications Department, City of San Diego [AGENCY](#)

We want your opinions on San Diego's future housing policies! After much public input, we put together a draft document, outlining San Diego's future housing policies, goals and activities. The document is called the Housing Element, which is part of the City's General Plan. It will guide housing... [See](#)

[more](#)

General · Dec 2 to subscribers of City of San Diego



Thank



Private message

View or Reply
View or Reply

This message is intended for bevatt1@san.rr.com. [Unsubscribe here](#). Nextdoor, 875 Stevenson Street, Suite 700, San Francisco, CA 94103

From: [The Bears](#)
To: [Dickson, Elizabeth](#)
Subject: Companion Units are being exploited at the expense of community
Date: Wednesday, December 04, 2019 10:27:35 PM

We have lived in the College View Estates neighborhood for over 16 years. We love the sense of the community and the diversity of folks who live here including the students. What is very troubling is the mini dorms that have begun to crop up in our neighborhood. We don't mind a home which houses students for which the configuration of the home itself has not been modified to maximize bedrooms(5-6 bedroom homes that were built as 2-3 bedroom homes). But these Companion Unit homes are run by "investors" whose absentee ownership has a detrimental impact on the community.

Investors and developers are exploiting the current lax rules on Companion Unit(CU). We have heard from our homeowners association that the College Area community already has permits for 140+ CU's. These CUs are not being used for the intended purposes of having a place for elderly parents to live or renting it out to young people or recent immigrants. This is not affordable housing, they are businesses, pure and simple. CUs are not required to provide any off street parking so we now have twice as many cars parked on the streets.

We do not need more incentives for CU's, we actually need more stringent legislation to ensure that these units are built for the intended purpose for which they were legislated.

We urge you not move forward with additional incentives on CU's and begin drafting up better language on how a CU are permitted to ensure that they are for elderly parents, young people starting out in life or immigrants needing an affordable place to make a new start.

Thanks,

Bryan and Laura Bear

Thank you for the opportunity to provide public comment on the Draft 6th Cycle Housing Element. I appreciate the City's willingness to receive constructive feedback on its proposal. I also want to thank the individuals in Planning for their hard work. My criticism is in no way a reflection of their efforts as this reads as a well executed plan based on the mandate given. However, I would be remiss to criticize the mandate that is the basis for this plan.

The City Council and Mayor have made homelessness and affordable housing a focus of their respective campaigns. Homelessness is easy to define -- if one does not have a home, they are homeless. In an effort to combat homelessness, the City has worked on a laudable effort to provide housing for these individuals and very low-income residents who are in need.

I argue, equal attention needs to be focused on efforts to encourage development for "average" San Diegans. According to the draft, there are an estimated 5,000 homeless people in our city or less than .5% of San Diego's population, yet homeless housing dominates the report. There is also a lot of emphasis on programs for seniors, yet they only make up 11% of the population. Lastly, the report talks at length about efforts to keep extremely low income residents in their homes, yet says they are most likely to leave our city. The initiatives come from a good place and may keep them in their housing, but the programs do nothing to help them move out of their low income bracket. These same people, seniors and low income residents, already have homes and thus a source of money even if it means they are 'house-rich and cash-poor.'

I say this, not to sound cruel, but to point out the report doesn't work for most San Diegans, the 53% of renters who can't afford to have a home because they're priced out. The majority of the report sounds perfect for a politician emphasizing 'solving the homeless crisis, fighting for seniors and our poor,' when the city plan is supposed to work for everyone absent of political influence.

Affordable housing is in itself hard to define since 'affordable' is based on individual circumstances. For my comments, I'll use the city's AMI as a basis for affordable, however it appears the city can't even determine the number. In the planning department's video explaining the report (<https://www.sandiego.gov/planning/genplan/housingelementupdate>) they claim "area median income for one person household in San Diego is \$86,300" yet in appendix HE-B it says "The median household income for a family of four was \$86,300." I urge the planning department to be consistent with its numbers and definition of AMI.

It is appalling only 10 homes were built in the last 10 years for people making between \$69,000-\$103,000, especially since the city wanted 15,462. I know the city isn't the one doing the building, but more could be done to encourage developments. Almost 500 times more housing was built for low income families and nearly all housing built since 2008 is for people who make more than \$103,000. This is not a new issue with 34% of all homes built between 1960-1979 with less than 4% of all city homes built in the last 10 years.

More needs to be done to encourage homes for those who make the AMI. The study says "If the cost of living becomes too high for middle income earners, they will migrate to more affordable cities, and the disparity between rich and poor will grow." I can't say that I see any real initiatives to help middle income earners. Too much is focused on the lower end of the spectrum and developers will continue to build for the wealthy to maximize profits, supporting a polarization.

The city makes mention of its affordable housing initiatives, yet it also struggles to define "affordable." Most programs are for **households** who make between \$69,000-\$86,000, yet if the data is correct that the average **individual** makes \$86,000 then most people don't even qualify for these programs. The data also shows **households** earning \$170,00 still can't afford to buy here. Further creating an empty middle ground.

Looking at home prices, based on the city's accepted 30% rule, there is a serious need for homes worth between \$300,000-\$450,000. Yet there is no plan in the next 10 years to spur this type of development. I fear, absent any real planning for these essential middle-income earners, we will be at a point of no return in 10 years where we have a city full of the extremely wealthy and extremely poor while middle income earners use what they saved to buy a home in San Diego to move to a city that better supports them.

Chris Le
San Diego, CA

From: [Connie Fredriksen](#)
To: [Dickson, Elizabeth](#)
Subject: Re: City of San Diego Updated Preferences Profile
Date: Monday, December 02, 2019 6:55:39 PM

Sorry, I don't need to change my preferences. I accidentally pressed the wrong button.

If I make a suggestion, PLEASE DON'T RAISE PROPERTY TAXES FOR HOMEOWNERS! I am completely disabled, through the court, and I don't even make \$1,000/month. I have to pay water, SDGE, trash, HOA's, property taxes, etc. This doesn't leave much for food (I just started getting EBT at \$24/month). I definitely need new windows because you can definitely feel the cold coming thru. Do you know who I can call or what programs can help me get things done?

Thanks for reading my message. Any assistance/information you can pass on to me would be greatly appreciated.

Wishing you A Merry Christmas & A Happy, Healthy New Year!

From: [Debi Sommars](#)
To: [Dickson, Elizabeth](#)
Subject: General Plan/housing
Date: Monday, December 02, 2019 11:59:20 AM

Hello,

I'm not seeing where the City will take oversight on existing CCR's that seem to supersede the ability to create a Granny/Manny suite (ADU)? The City will take the money for permitting, architects will design and take their fees but they can't get built!

Obviously, these are areas where the owners could create more density but they are "choked" by these archaic CCR's!

Does anyone have the "intestinal fortitude" to take this on??

Debi

--

Debi Sommars
503-780-8260

From: [Denise L](#)
To: [Dickson, Elizabeth](#)
Subject: General Housing plan element
Date: Thursday, December 19, 2019 10:01:00 PM

Hello,

Hopefully it is not too late...

A few ideas... please send feedback if you have time

In coastal areas get rid of the coastal development permit for ADUs!
People can't afford them. (so they're doing them without permits or not at all)

Get rid of the historic review for areas like Clairemont. Its expensive and a waste of time.

Loosen restrictions on single family zones to allow for duplex and triplex!
So multiple generations can share a lot.

Offer tax incentives for restricted income ADU rentals.

Create new areas for high density housing near shops and restaurants,
LIKE CONVOY AREA!! Build up! This is a good solution for the aging population as they can walk to jobs, shops and restaurants. High rises in this area wouldn't block any views and it could become like the next Little _____ with all of the food along Convoy (like Little Italy).

More mixed use, build along the trolley line (that was open for discussion not sure if it passed).

Probably not your decision but that Mission Hills Library was a waste of money, we need a homeless shelter down here, badly.

Again, off topic but a sidewalk cafe permit shouldn't be more than a few hundred bucks.

Regards,

Denise Larson

From: [Derek Hofmann](#)
To: [Dickson, Elizabeth](#)
Subject: Re: Draft Housing Element for Public Review
Date: Wednesday, December 04, 2019 8:41:56 AM

Regarding #1 (avoiding pyramid/cumulative/Japanese zoning), NOT allowing low density uses could backfire by preventing a low density use from getting built on an empty lot when the higher density use that the lot is zoned for is not feasible due to challenges like neighbor opposition or a small developer not having the budget for a bigger building. So I suggest changing the language to allow lower density than the parcel is zoned for as long as the new building has MORE dwelling units than what's already built there (if anything). I think this achieves both goals of increasing density and lowering housing costs.

On Tue, Dec 3, 2019 at 8:49 AM Dickson, Elizabeth <EDickson@san Diego.gov> wrote:

Thank you for your comments, they have been received.

Staff will be reviewing all comments and may make edits, as appropriate, to the draft plan.

Updates regarding the General Plan Housing Element Update will continue to be shared via our email list and posted on the [website](#). If you are not on our email list, please visit our [website and subscribe](#) to receive project emails.

Thank you,

Elizabeth Dickson, LEED Green Associate

Associate Planner

City of San Diego

Planning Department

T (619) 235-5221

san Diego.gov

CONFIDENTIAL COMMUNICATION

This electronic mail message and any attachments are intended only for the use of the addressee(s) named above and may contain information that is privileged, confidential and exempt from disclosure under applicable law. If you are not an intended recipient, or the employee or agent responsible for delivering this e-mail to the intended recipient, you are hereby notified that any dissemination, distribution or copying of this communication is strictly prohibited. If you received this e-mail message in error, please immediately notify the sender by replying to this message or by telephone. Thank you.

From: Derek Hofmann [mailto:derek.hofmann@gmail.com]
Sent: Monday, December 02, 2019 3:14 PM
To: Dickson, Elizabeth <EDickson@sanidiego.gov>
Subject: Draft Housing Element for Public Review

Dear Ms. Dickson,

In regards to the Draft Housing Element for Public Review, I have a few comments:

1. In the report titled "Regional Analysis of Impediments to Fair Housing Choice", May 2015, page 150, is the following passage: "Zoning ordinances should also avoid 'pyramid or cumulative zoning' (e.g. permitting lower-density single-family uses in zones intended for higher density multi-family uses). Pyramid or cumulative zoning schemes could limit the amount of lower-cost multi-family residential uses in a community and be a potential impediment to fair housing choice."

<https://www.sandiego.gov/sites/default/files/legacy/cdbg/pdf/fairhousing/fhAIFinal0515v2.pdf#page=182>

On the contrary, I think not allowing single family homes in a neighborhood zoned for multifamily is an impediment to upzoning neighborhoods to multifamily, so disallowing pyramid/cumulative zoning (Japanese-style zoning) could backfire, and unless you're taking polls of property owners, you might never know it.

Further, Euclidean (single-use) zoning prohibits apartment buildings from being built in business and industrial districts. If you hope to solve the housing crisis, then I think you should reconsider your opposition to pyramid/cumulative/Japanese zoning, or at least provide evidence that it reduces density more than it increases it! (Does such evidence exist?)

<https://urbankchoze.blogspot.com/2014/04/japanese-zoning.html>

2. In the list of Permitting Process Improvements, please add Minnesota-style permitting: When anyone submits an application for anything--zoning review, building permit, variance, subdivision request, etc.--the city has fifteen days to decide whether the application is complete. Once there is a completed application, the city has sixty days to render a decision. That's sixty days for all staff reviews, committee hearings, public comment and any other part of the approval process. Failure of an agency to deny a request within sixty days is approval of the request. If sixty days isn't enough, the government can extend that another sixty days (120 days total) with a reason put into writing so a judge can review it if it comes to that.

In Minnesota's experience, this has forced cities to streamline their permitting process, reducing costs and uncertainty for developers, especially for infill development.

3. Why only allow the density bonus for affordable housing? Expand it to all housing. **To keep housing prices down, we must allow more density**, Seattle and Japan have proven it. Provide some other incentive for developers to build affordable housing.

4. Dense neighborhoods collect more tax revenue per acre than low density middle-class neighborhoods (but not necessarily more than low density wealthy neighborhoods). This basically means **dense neighborhoods subsidize low density ones**. Please try to keep tax dollars in the neighborhoods that generated them, for example by doing fewer street repairs until dollars flowing into the neighborhood and dollars flowing out equalize. This would provide the proper incentive for low density, middle-class neighborhoods to densify, while allowing poor, dense neighborhoods to keep more of their money that they could spend on improving their schools. <https://www.strongtowns.org/journal/2017/1/10/poor-neighborhoods-make-the-best-investment>

Sincerely,

Derek Hofmann

San Diego, CA 92126

From: the2mhgypsies@aol.com
To: [Dickson, Elizabeth](#)
Subject: Changing of San Diego City's housing policies.
Date: Friday, December 06, 2019 2:25:59 PM

My fear is that if the policies, codes, restrictions, get too loose, then in later years, San Diego will turn into a ghetto city. Give a developer an inch and they will take a mile. We need to keep codes, required permits, etc., under control by someone that has a conservative eye and see into the future. San Diego is a beautiful city and that needs to be respected and kept from it being destroyed. I realize that housing that is affordable is needed, but this needs to be done under close supervision. All new developments need to be looked at to see how affordable housing can be incorporated in their plans so in years it will blend in and not impact the community. Also, developers can not be given the go ahead to build low income housing with less restrictions to parking, density, etc., and then have them only have to adhere to those restrictions for 5 to 10 years and then they can do what they want on the property. Dorothy Stout, 92131

From: [elizabeth ballinger](#)
To: [Dickson, Elizabeth](#)
Subject: Comments on the Draft Housing Element
Date: Monday, December 02, 2019 6:16:23 PM

I am going to be forthright with this survey...San Diego is turning into another Los Angeles or Waikiki, too dense, too many people, parking problems, terrible traffic, lack of water yet the focus is how to add more people which results in more traffic, more demand on water supply, more density which is the exact opposite of why anybody desired to live here....

It's not even fun to go to many of the areas events because it's too crowded, lifestyle is based on traffic ie: I'm not going to attend an event because it's too hard to travel back and forth. The new lack of parking regulations are absurd...the policy about no parking being required if your residence is within 500 feet of transit is not realistic...yes, it would be nice if people weren't so car centric but people still have a car even if they don't drive it much...it will result in streets that are prohibitively congested and cost businesses customers.

I would love to live in Coronado but I can't afford it so therefore I don't...why do we have to cater to everybody's wishes and ruin our beautiful city? Affordable housing here is a joke. Everything that goes up in my neighborhood is above a million dollars and anything below 500,000 is a condo. You can't just keep adding lanes to the freeways, more density like Mission Valley's huge cement jungles and increase quality of life. It's no wonder several of my friends have left.

Sent from my iPad

From: [Ellen DeWan](#)
To: [Dickson, Elizabeth](#)
Subject: Comments on the Draft Housing Element
Date: Monday, December 02, 2019 4:54:34 PM

Questions for you:

Why let the low-rent hotels kick out all of the tenants so they can remodel and become expensive housing? It is really sad to see these old tenants leave with nowhere to go.

Why don't you just use buildings that are already there – fix them up and open for low rent, e.g., the old post office on Midway, the old library downtown on E Street? No need to build new building, there are plenty of old ones that could be rehabbed.

Your infill is making life more stressful for those of us who have lived in our neighborhoods for years.

Let's see some numbers – how many apartments/condos/houses have been built in the last 10 years? Are they ALL rented or sold? How many were "affordable"?

Not housing but: Why raise the prices for bus and trolleys? Those should be free anyway. This city doesn't do much for its people.



Ellen DeWan, Senior Paralegal
SCOTT+SCOTT Attorneys at Law LLP
600 West Broadway, Suite 3300
San Diego, CA 92101
Phone 619.798.5313
www.scott-scott.com

This e-mail message may contain confidential or privileged information. If you believe you have received it in error, please notify the sender immediately and delete this message without copying or disclosing it.

From: [Ellen Feeney](#)
To: [Dickson, Elizabeth](#)
Subject: Comments on cycle 6 housing plan
Date: Wednesday, December 04, 2019 11:54:22 AM

Hi,

Some comments on the cycle 6 housing plan for San Diego.

While I saw the other citizen's comment on not needing car parking requirements from builders, this only works for downtown where Public Transportation is dense. In all suburban areas where seniors and working folks must drive to work, this is a huge mistake! In Mira Mesa, one needs to walk a minimum of a mile to reach a bus stop. Owning and keeping a car is the last privilege that seniors let go of as they age. Just not having parking in apartments and condos will not curtail car ownership nor use. When people age with cars as their freedom of access to work and shopping, it is very difficult, culturally, to slide back to relying on intermittent, distant unreliable bus service. I have noticed several simple things keep folks of all ages from using buses and trolleys: Lack of restrooms, exposure to being accosted by homeless or hoodlums and lack of rain protection are the primary ones. In your haste to find any and all means of persuading more Contractors to build housing and to limit carbon emissions, you need to think through realities like car ownership and parking. Adding more electric charging stations might be more useful.

While the document has many sound ideas and plans, most of the ideas begin with the word "consider", making it conjecture with little concrete action points.

Real climate change action should 'consider' making LEED certification, solar or wind cogeneration on all homes and new buildings mandatory through the building codes. Steamlining the building permit process could be done in such a way to help contractors but vague incentives to push them toward quality won't result in many changes. Just say it is required. Contractors will figure it out from there.

Another area of false economy is failing to require that all floors of a new building be wheelchair accessible. It improves the usefulness of the building for disabled and elderly, which you point out to is a growing demographic.

Requiring non-grass, low water-needs landscaping in the building permits could be useful to carbon goals and save building owners on maintenance.

Even though some of the suggestions in this 6th Cycle plan are required by new Calif. law, not allowing citizen's to protest long-commute development in fire-prone areas of the County is not going to improve carbon emissions. The ideas to build more high-rise and Granny flats in already developed areas much better serve our purposes.

Why do rent restriction agreements expire? Why not make them mandatory to new apartment owners and require any re-building of housing units to provide the same or more low-income housing?

10 years' wait for those needing housing assistance has always been unacceptable. While

many of your stated methods of encouraging more building are to get more units built, don't make so many concessions that new buildings are detrimental to the use they need to supply to our populations. While reducing barriers to construction do not leave glaring room for construction defects that you then remove liability for.

Setback rules from sidewalks sounds fine but our setback requirements from cliff edges should actually be increased to prevent losing more buildings to erosion.

Anyway, the goals of this 6th Cycle are excellent ones. Keep up the good work.

Ellen Feeney
8435 Jade Coast Dr.
San Diego 92126

[Sent from Yahoo Mail on Android](#)

From: [Georgiana Becker](#)
To: [Dickson, Elizabeth](#)
Subject: Comments regarding parking
Date: Wednesday, December 04, 2019 3:34:58 PM

While I understand the aim, to have walkable communities, I believe it's a mistake to underestimate the need for private vehicles and parking for them. Some disabled people, such as myself, are not able to walk far or use public transportation due to inability to sit or stand. We need parking that is conveniently located. Please don't forget about us!

Thank you,
Georgiana

From: beyondleashes@gmail.com
To: [Dickson, Elizabeth](#)
Subject: Comments on the Draft Housing Element
Date: Monday, December 02, 2019 6:56:49 PM

Dear Elisabeth,

Thank you for reaching out for public comments on general housing plan element. One rising problem in our communities is the lack of off-leash dog parks. San Diego has a very high dog population. In order to have trouble free and well behaved dogs, dogs need to be exercised and socialized off leash. The unfortunate situation is that San Diego adopted terrible regulations for the development of new off-leash dog parks, so that such new developments are practically impossible. This leads dog owners to utilize other park areas and joint use fields for "off-leash" time with there dogs. This is a bad situation for both, dog owners and other park users.

We have been trying to resolve the issue in our community for quite some time - thereby leaning that all other districts are dealing with the exact same problem.

Adapting a policy that requires to establish off-leash park land with new housing developments would be a step in the right direction.

Please feel free to check out the activities from our grass roots movement "beyond leashes" at below link or contact me with any questions you may have.

I appreciate your considerations!

Cheers,

Gerhard Oertelt

Cell: 760 505 3249

Email: beyondleashes@gmail.com

www.beyondleashes.com



From: [G.V](#)
To: [Dickson, Elizabeth](#)
Subject: Comments to Housing Plan
Date: Monday, December 02, 2019 2:44:24 PM

Hello,

I am an older person who has been displaced and now without permanent housing in San Diego, likely will have to relocate elsewhere due to housing cost and shortage.

First, I would like to add a desire for the city to allow Tiny Homes on Wheels to be parked on open homeowner's lots. Some may not be aware but there is a huge population of people who have mold and chemical sensitivities who fall into the homeless category. They cannot find safe, affordable and healthy housing in fixed buildings of age and sometimes even in new buildings. This population would benefit greatly from the allowance of tiny homes on wheels on SFR lots or perhaps even better a community developed by the city. I happen to fall in this category.

I would also like to see some regulation related to short term vacation rentals. I've been unable to find a suitable room for rent due to everyone renting out their spare bedrooms to tourists rather than permanent residents. This contributes to housing shortage and puts upward pressure on housing costs.

Thanks,

Ginny Vincenzini
408-394-4484

From: [Jacque Nelson](#)
To: [Dickson, Elizabeth](#)
Subject: Comments on the Draft Housing Element
Date: Sunday, December 08, 2019 4:35:29 PM

We vote no to any further dense housing in our neighborhood of Mira Mesa and any further dense housing anywhere in established neighborhoods under the guise of walkable neighborhoods because people here will not give up their vehicles and then we are left with a parking shortage. I have lived in Mira Mesa since 1976 and feel that as a whole Mira Mesa has been a dumping ground for projects no one else wants since we are surrounded by more coveted neighborhoods. Growing up here and then buying two houses here my friends even thought we were foolish to not move to Scripps Ranch. I'm our tiny old neighborhood it wasn't built for the amount of people crammed into the bedrooms of these SINGLE family homes that are housing multiples families with too many vehicles on the street so we now can get out of our garage and driveway in our cul de sac because we are blocked in. This wouldn't happen in the older neighborhoods in Scripps Ranch because attorneys would do pro bono work for the CCandRs but Mira Mesa being lower middle class we don't have anyone to keep them up and there aren't enough code compliance officers. Bottom line for our city and state since we don't have the infrastructure like roads that are wide enough and not full of huge potholes or enough water to water our trees and grass or electricity then we don't need more people coming here. We don't have jobs for them. We don't have zero unemployment or so many open jobs we need people to come to our state. There are plenty of homes already here. There are plenty of other cities and states for people to live in where there is water and electricity for them and affordable housing. Focus the energy on fixing the huge potholes in our roads, fixing our water and sewer pipelines and fixing our energy and pollution issues.

Jacqueline Nelson CLE CCE

From: neighborhoodcodecvea@cox.net
To: [Dickson, Elizabeth](#)
Cc: Loando@sandiego.gov
Subject: Comments on the Draft Housing Element
Date: Tuesday, December 03, 2019 12:34:38 PM

Dear Elizabeth,

Thank you for the opportunity for community members to weigh in on the housing plan. My concern involves Companion Units aka Granny Flats. Developers are already exploiting the current lax rules and discriminatory practices i.e. I can't convert my garage to a family room, thus eliminating required off street parking, but CUs can do this and they are not required to provide any off street parking. My College View Estates community and the other College Area communities already have permits for 140+ CU's, probably the most in any community in the city. 5 of them are on my street of 24 houses! These CUs are not being used for the intended noble purposes of having a place for elderly parents to live or renting it out to young people just getting started and being able to pay your mortgage while doing so. This is not affordable housing, they are businesses, pure and simple, and will be filled with SDSU students at rental rates well over market value. Twice as many cars will be parked on the streets, in spite of the fact that we are in a "transit zone" because even though the students don't need to drive to school, they will have them to drive to work, to the store, to the beach, to home on long weekends, etc . Just like STVR, these mega dorms, disguised as Companion Units, take middle class homes off the market for both first time buyers and family rentals.

Jean Hoeger
5364 Redding Rd
San Diego, CA 92115

From: [Jeffrey R](#)
To: [Dickson, Elizabeth](#)
Subject: Draft Housing Element Feedback
Date: Sunday, December 08, 2019 1:18:26 PM

Suggestions to increase housing stock:

- 1- Completely ban all short term vacation rentals. Such renter-occupied dwellings could then be occupied by renters who live in San Diego instead of visitors.
- 2- Stop any new permits for hotels. Instead of hotels we can have apartment complexes for renters. There are already more hotel rooms than necessary.
- 3- Identify hotels with vacancy and create a City program to house low income residents in these units.
- 4- Focus on developing areas east of the 5 near major roads.
- 5- Stop trying to increasing density on the Peninsula. The transportation routes in/out of here are already over capacity and parking is already inadequate.
- 6- Create mobile home/RV parks at City parking lots for those without incomes to live in traditional housing such that they may safely and hygienically live in their vehicles.

Comments

- 1- Start making plans that favor the quality of life and address the needs of residents instead of the profits of developers and hoteliers.
- 2- Your own stats indicate that construction and real estate are already major industries. Why do we need to try to give them any further help?
- 3- San Diego has world class weather and amenities and is safe and many social services. So long as people in the rest of the USA and world are allowed to move to San Diego there will always be people with enough money to buy here. You can put a granny flat on the back of every house in San Diego or an apartment building in the middle of historic single family homes but you will not out supply the demand. What you will do is worsen congestion, pollution and decrease quality of life. San Diego should not strive to look like Manhattan or San Francisco. We should protect our neighborhoods' character.

Jeff Ramos
Peninsula resident

CPC meeting

wayne.cox8@sbcg.../Inbox



Jeff Stevens (MMCPG Chair) <mmcp.g.chair@gmail.com>
To: Wayne Cox <wayne.cox8@sbcglobal.net>

Dec 10 at 7:44 AM

Wayne,

I looked over the proposed housing element and recommend that you do the same. I don't have any specific actions to recommend. My main concern is that we should not forget the lessons of the past when housing was built without adequate infrastructure. That caused a lot of public unrest (there were mother's marches for schools in Mira Mesa in the 70's). There are words in the housing element about this, but it isn't clear they will translate into any action. At the same time, we need to preserve our parks and open space. The main problem we have is that there is little available undeveloped land, and I am worried that those areas could become targets for development. My preference is that redevelopment and densification start in the City center and gradually move out rather than building pockets of it throughout the City.

Jeff

From: [Jim Corrigan](#)
To: [Dickson, Elizabeth](#)
Cc: Loando@sanidiego.gov
Subject: Comments on the Draft Housing Element
Date: Tuesday, December 03, 2019 12:03:45 PM

Dear Elizabeth,

Thank you for the consultation opportunity....While there is much to affirm and even celebrate in City's proposed housing plan, there is one item where I see a huge problem regarding the increasing of affordable housing, namely with the allowing and encouragement given for "Granny Flats". This a huge mistake on the City's part that will enable exploitive developers to continue and expand their ability to exploit both neighborhoods like College View Estates adjacent to San Diego State as well as SDSU students who will be paying exorbitant rents to live in these "Granny Flats". – often a minimum of \$1000 a month per student. One such example of a mini dorm converted from a modest single family home on Remington Ave has 9 cars regularly parked in the expanded driveway with a minimum of 9 students living there...I trust the same concern about "Granny Flats" is also true in the areas near UCSD. This is not enhancing the goal of "adding affordable housing". it is enabling exploiters. It is hard to see how a well-intended effort to increase affordable housing could go so badly for many of us. I sincerely hope that this voice will be both listened to and addressed.

***Jim Corrigan
5443 Drover Drive
San Diego, CA 92115***

From: [Brent, Joan](#)
To: [Dickson, Elizabeth](#)
Subject: FW: "Draft" Housing Element for Public Review 2021-2029
Date: Tuesday, December 17, 2019 10:15:03 AM
Attachments: [image001.png](#)
[image002.png](#)

2nd try ...

From: Brent, Joan
Sent: Tuesday, December 17, 2019 9:58 AM
To: EDickson@sandiego.com
Subject: "Draft" Housing Element for Public Review 2021-2029

Hello Elizabeth,

Thank you for the opportunity to comment on the *"Draft" Housing Element for Public Review 2021-2029*. I do have a background in urban, in-fill affordable housing with The Olson Company between 1999 -2001 now known as Olson Homes. Their mission remains the same "Thoughtfully designed communities – live/work and mixed-use in-town homes." I can only feel, we were ahead of our time during the years I had the pleasure of working with Chairman & Founder, Stephen E. Olson, and a great, dedicated Team. You can learn more about this company at the link I have provided.

<https://www.olsonhomes.com/>

Regardless, that was then and this is now. As you can see below, I now enjoy a great position with the City of San Diego, Office of the City Attorney, Civil Division.

My "comments" are as follows.

Due to the "Great Recession," no data, in my opinion, between 2009-2019 is trustworthy. I recommend data from 1998-2008 or nothing at all. Too many San Diegans being in the "eye of the storm" of the Housing Crisis, were under water and ended up losing their homes along with everything they had worked for to obtain "The American Dreams." Most, sadly, never recovered, let alone by 2012.

Demographically speaking, I feel the statistics are "skewed" (Defined: Made biased or distorted in a way that is regarded as inaccurate, unfair, or misleading.)

I recommend eliminating "Diversity" thinly defined as "Ethnicity" thinly defined as "Race." We are all San Diegans. I feel Age and Income has relevance. That is where the playing field is leveled – equal.

Seniors in San Diego will **nearly double**

by 2035.

I believe the most overlooked opportunity as is stated in the “Draft” – “Seniors in San Diego 65+ will nearly double while the working population will slightly decline.” Conservatively, I would move the Senior Age demographic to 75+, and this is still debatable as there are so many actively involved “Seniors” in all aspects of our community including employment, education and politics.

Even AARP (formerly, the American Association of Retired Persons) founded 61 years ago with members’ age beginning at 50 years old, has been trying to re-market themselves since 1999 when officially changing their name to AARP to reflect their focus is no longer on retirees.

Let’s be “Progressive San Diego” and take advantage of an amazing work force now and growing. So many cities in the United States are doing just that and planning accordingly. Please refer to the latest AARP Bulletin featuring:

Dec 2, 2019

December AARP Bulletin: Great Places To Live

AARP Bulletin Profiles 5 Cities That Are Innovating New Ways to Retain and Serve Americans of All Ages



WASHINGTON—Are you searching for a better lifestyle? Read up on these five American cities, each of which is taking bold steps to become more livable for residents of all ages. In this month’s Bulletin, AARP profiles communities that are showing courage, foresight and commitment to becoming more viable and affordable for its older residents – and investing in changes that serve its younger citizens as well.

Discover how smart cities are improving their transportation, making housing more

affordable, adding more green space and walkways, and merging residential and commercial districts to create vibrant hubs where people can live, work and play in the same region. From **West Sacramento**, which has personalized its busing system, to **Fort Worth, TX**, which has implemented a “blue zone” program to bolster its residents’ health, here are inspiring stories of leadership done right.

<https://press.aarp.org/2019-12-2-December-AARP-Bulletin-Great-Places-To-Live>

Obviously, I have many more “comments” as relates to the “Draft.” However, the only other immediate mention I would like to make is to concentrate on improving the systems we do have in place. For example,

The average Section 8 voucher wait time is 10 years !!

Thank you so much for the opportunity for all to “comment” on the “Draft” *Housing Element for Public Review 2021-2019*. Obviously, the *Housing Element* is an impressive piece with much research and hard work having gone into it. I am proud to be a resident of San Diego since 1983 and look forward to all the improvements to be made so we can all affordably live in our great city and for the new residents wanting to make this their home to do so as well.

Joan Brent

Clerical Assistant II
Civil Division
Office of the City Attorney
1200 Third Avenue, 11th Floor
San Diego, CA 92101
Direct Line: 619.533.5601
Email: jbrent@sandiego.gov



PLEASE NOTE: This email is for the sole use of the intended recipient(s) and may contain information protected by the ATTORNEY-CLIENT PRIVILEGE and/or by the ATTORNEY WORK PRODUCT DOCTRINE. The contents of this email may include confidential and/or inside information and may be legally privileged or protected and should not be communicated to or relied upon by any person without express consent of the sender. If you are not the intended recipient of this communication, you are hereby notified that any unauthorized review, use, dissemination, distribution, downloading, or copying of this communication is strictly prohibited and may be unlawful. If you have received this email in error, please immediately notify the sender by reply email, delete the original communication, and destroy all copies.

From: [Joseph Manton](#)
To: [Dickson, Elizabeth](#)
Subject: I do not want more density of housing in San Diego
Date: Thursday, December 05, 2019 2:42:48 PM

I do not want more density of housing in San Diego. The infrastructure cannot support it. There isn't enough water, streets and freeways are already jammed full, street parking is inadequate, schools don't have enough funds for more children, etc etc etc. Increase of the housing density adversely impacts my quality of life here, which I bought and paid for as a taxpaying homeowner. Why is the City trying to increase housing density against the wishes of existing residents?

Joe Manton
9035 Chart House Street
San Diego, CA 92126

From: [Bob Ross](#)
To: [Dickson, Elizabeth](#)
Subject: Comments on the Draft Housing Element
Date: Monday, December 02, 2019 2:07:11 PM

Hello, here is the problem that no one wants to admit with the current state of housing.

1. People do not want to sell their homes because their property tax will sky rocket if they move. So people either keep there homes forever or move out of state. This causes less starter homes or any home for that matter being put on the market. Less homes on the market equals housing crisis. Proposal regardless of age when you move your taxes remain the same.
2. Property taxes are already way too expensive for anyone to afford. Think of tech millennials that want to buy a starter home. However, the property tax is \$10,000 a year. So they move to Austin instead. Proposal lower property taxes on first time home buyers.
3. There is something that has to give think 20 years down the line no one will be able to afford 20 or 30 thousand in property tax. It will become prohibitively expensive for anyone to own a home. What will this cause? More homeless. Now forget 20 years down the line because we are already there with all the homeless down town because housing is so expensive. Proposal building affordable housing takes too long. The city should start now by providing incentives for people to move. For example keep existing property tax. Or have laws that property tax can only go up by a dollar amount rather than a percentage. If we continue on the same path litterly everyone but the polititions, doctors and lawyers will be homeless. Check the data if you feel my predictions are too extream.

Thank you for taking time out of your busy day to read my post. I am looking forward to your feedback. John Bane

From: [Jacqueline Nelson](#)
To: [Dickson, Elizabeth](#)
Subject: Comments on the Draft Housing Element
Date: Monday, December 16, 2019 8:10:22 AM

NO on any bonds!

NO to any new building that doesn't have at least 2 parking spots per bedroom.

NO to any building in any established neighborhoods in the backyards or turning garages into rooms.

NO to changing retain space in established neighborhoods to live work areas and not providing enough parking for business and residents.

People in SD do NOT use public transportation and will not be forced to and instead will create horrible living situations in establishment neighborhoods. Already I can't find handicap parking in my neighborhood I've lived in 46 years due to increased density that we did not sign up for. Bait and switch in our established neighborhoods is not acceptable. Start this in a new area! Mr. John Nelson

Jacqueline Nelson CLE CCE

From: [Progressive Press](#)
To: [Dickson, Elizabeth](#)
Subject: Re: comments for element plan
Date: Friday, December 20, 2019 6:26:49 PM
Attachments: [CommentsElementLeonardDickson.docx](#)

Dear Ms. Dickson,

I learned of the Element comment deadline through Nextdoor.com, where they ask about 4 questions, 1) about getting homeowners to build low-income ADUs, 2) how to house seniors, 3) how to maintain a dialogue with residents, and 4) what activities are missing from the draft.

I will send you this draft comment today mainly about 1), ADU's. I will suggest that the City should have at least one staff person expert in the principles of macroeconomics, especially the concepts of aggregate supply and demand, with the emphasis on *aggregate*.

In accordance with 3) and 4), I would enjoy a continuing dialogue. Would you be interested?

Re: 1) What incentives could the City offer homeowners to construct accessory dwelling units on their properties that are rent-restricted to lower income households?

I appreciate the City reaching out to ask this question.

It is a difficult one.

First of all, new construction is much too challenging for the average homeowner to attempt. Even contractors far prefer fix and flip rather than new build. They do that for profit, of course. So why would a homeowner build for charity, when it's beyond what most people even feel able to tackle? If they do it, it's going to be for a good selfish reason, like to have an income to retire on.

That said, this means there is an opportunity. If one can remove some of the challenges for the homeowner, they might be amenable to doing it for low income rentals.

However, in terms of aggregate supply, one should also help people do it for profit, too, because the added supply will favorably affect the overall housing situation.

New construction can cost up to \$300 per sq. ft. For a 500 sq ft guest unit, that's \$150,000. Most people don't have that much spare cash, and if they do, it's not for charity.

Construction loans are hard to get. Hard money loans are at high interest rates, like 10% or more, and the lenders are happy to foreclose not just on the ADU but on the SFR if you run into trouble. They won't take a second lien, so they refi your home mortgage which you might have at 4% into their 10% rate. Then if the rental income is low, you don't qualify for a new mortgage on the property and you could lose your shirt. It's almost like asking homeowners to risk financial suicide to get into that.

So providing secure financing sources would be a definite plus.

Create a program that is a kind of one-stop-shop for everything homeowners need to do this, e.g. through a private-public partnership, working with lenders, the contractors' association

etc. They need reliable contractors, cookie-cutter house plans pre-approved for permitting, easy financing. Would homeowners now agree to the low rent option? What if they want to sell the home eventually? Could there be a term limit on the low rent obligation?

Will adding an ADU trigger a re-appraisal of property assessments under Prop. 13 for homes that have been in the family a long time? Provide an escape clause, adding only the value of the ADU to the assessment.

Another thing I've done preliminary research on is manufactured homes. I don't mean mobiles. I mean like at <http://www.bajamodularhomes.com/productsandprices.html> I have tried to contact them without success so far, and I don't know if they're currently permitted, but they are so cheap, they could be financed with low risk home equity loans in most cases. They have a 600 sq ft model for only \$35000 installed in the US. Now if it's that cheap, the City could put them in people's back yards as a leasehold asset that reverts to the homeowner after X years, and the homeowner gets the rent from them during that period. The homeowner doesn't have to do anything except sign and you pay him the rent through Section 8. That changes a daunting challenge into a piece of cake.

So that could be your targeted supply, for your target demand for low income housing.

Now for aggregate supply, you still need homeowners building ADUs for the free market, regardless of whether for low income or for LTR or STR, because the more units you have, the less upward price pressure you have to contend with.

The way to encourage construction of ADU's is to remove restrictions on them. Investors want flexibility. That will increase the total supply, so some of them will be available for seniors, too. Historically it has been learned that government planning to micromanage the economy does not work well, because it stifles initiative.

The Sacramento legislature has apparently understood this, and realized gov't needs to get out of the way and let builders build. Our society can't spend our way out of the housing affordability crisis by throwing more money at it. You need to be economical with resources if you don't want prices to go up.

Currently we have the absurd situation that many jurisdictions are swimming upstream by not allowing ADU's to be STR's (short term vacation rentals). Not only does this remove a lively incentive for building new ADU's, it is doubly absurd because another word for an ADU is a "guest house." Most travelers are singles or couples, so all they need is a guest house or granny unit. The prohibition on using ADU's as SDR's will force 3-bedroom homes off the market to cater to solo travelers, depriving entire families of a home.

I was wondering why city planners make such errors. I have an MBA in finance from UC Berkeley, and we had to take macroeconomics and microeconomics. Why do regulators make rules that fly in the face of economic common sense? So I googled on what is the difference between a degree in business administration and in public administration.

The answer they say is that the MBA thinks in terms of cost-effectiveness, while the MPA program focuses on social impact. The MPA degree doesn't even require you to take macroeconomics, the study of how the national economy works, jobs, housing, taxes, interest rates and all that.

Of course, a government has voters, stakeholders, asking for a social impact, but if you don't know how to do it economically, the impact may be the reverse of what you intended.

Homeowners do like STR's, and as more of more of them pile on the bandwagon, the rates are dropping, it's putting pressure on hotel prices too. As more ADU's are built the same effect will occur, to slow down the rise in rents. That will make it easier for seniors to find affordable rentals, or for the state to subsidize their rents. It's called supply and demand finding their natural equilibrium.

By deregulating one ADU you may get another one built, and end up adding two family homes onto the market, instead of taking them off.

It's understandable in a way that planners want to dictate what happens to the ADU units that they have earmarked for low income rentals and encouraged by reducing the cost of a permit, effectively a kind of subsidy. But even if those ADU's go into STR's, the city gets paid back from TOT and property taxes. Two big reasons people oppose STR's are that they always oppose new things that they don't understand, and they extrapolate a sudden spurt in growth and assume the sky's the limit. But the amount of time people spend traveling is small compared to the time they stay put. As a species we are usually not migrants or nomads except out of economic necessity. So the number of STR's will always be small compared to LTR's.

It follows that by removing the incentive of flexibility of renting an ADU as an STR, you will reduce the supply of new ADU's for the middle of the market, without any means of inducing anyone to build low income ADUs. And you won't have any ADU's to absorb any of the demand for STR's, so that demand will take up more of your existing housing stock. Think aggregate. Whereas as if you give the owner the option between STR and LTR, they may opt for the LTR when the STR market gets saturated.

This is why it's important to think like a macroeconomist in terms of overall supply and demand.

You can get an idea of the importance of aggregate supply and demand by comparing it to the government sector. The macro economy dwarfs government budgets. The US housing stock is worth about \$15 trillion, and GDP is about \$20 trillion, or about 6 times as much as federal budget revenues. Certainly one has a much better chance of achieving goals that allow one to harness these macro forces, rather than requiring one to swim upstream by employing limited resources to targeting goals, in a way that is not cost effective.

Laws of Nature, Economics and Geography

In San Diego we are at once blessed and perhaps cursed by geography, another macro element that is much bigger than we are. Our city is ranked as No. 1 in the entire world for climate. One aspect of our mild climate is the sunny weather, and we sit in the far corner of the thirstiest quadrant of the country. So there is intense upward pressure on aggregate demand for housing, yet there are objective limits on aggregate housing supply,

In terms of geometry, we inhabit a narrow strip along the coast. We are like a thin line, magnetically attracting people from a huge area 3000 miles deep. If everyone dreaming of moving to a California coastal city could do so, where would we put them? There is a latent propensity to very high density – but we don't have a Hudson River, like Manhattan does, to supply them, only the San Diego River, which is barely a creek. So our attractiveness, limited

water and narrow space are objective reasons why house prices will probably keep climbing here at least to LA levels, if not San Francisco's, which of course is even more limited on the supply side with its mere 49 square miles.

Of course, constituents expect city planners and governments to supply their wants, and it's natural to try. But do we have the ability? Even the communist slogan was "from each according to their ability, to each according to their need." Not according to their wants. Of course, market capitalism runs on wants. But there still is not much anyone can do with wants in the champagne taste and beer budget category. In other words, I don't think you're going to see a lot of low income housing say, on Balboa Island or the Principality of Monaco. And that's kind of where San Diego is gifted to be by nature. Of course, our city is much bigger than those two enclaves, and there is room for low income housing here too, but it's not going to be as easy as in Kansas. There simply isn't any constitutional guarantee to a cheap rental in an attractive coastal resort area, although some people want to believe there is.

Now subtract from aggregate demand those residents who are leaving California to cheaper states nearby because it's too expensive. Details here <https://calmatters.org/explainers/california-population-migration-census-demographics-immigration/> We have net emigration to other states, because of the cost of living, and net immigration from other countries, but overall, the lowest rate of departures of any state. College grads coming in, high school grads leaving.

The state is undergoing gentrification. We may want to soften the blow for old timers here, but I'm not too sure how necessary it is, when I think of my neighbor. He's retired, and he keeps talking about how he's going to sell his bungalow for \$500K, buy twice as much house for half the money in Las Vegas, and have fun with the rest of it.

Again about natural geography, regarding bicycles, I'm not sure the city is on the right track. The two places I know that are famous for bicycles are the Netherlands and Portland, Oregon. Both are very flat, especially Holland is flat as a pancake, with more bikes than you can count.

San Diego has a few flat stretches, but most people aren't fit enough to handle the hill from downtown up to Normal Heights and down again to Mission Valley and up again to Kearny Mesa.

I stopped riding a bike after I moved here, not because of the hills, as we live near University Ave. Because of the drivers. They don't watch for bikes. You take your life in your hands on a bike here. They don't look for bikes because there aren't many, and there aren't many because it's dangerous and it's hilly. So trying to make San Diego into a bicyclist paradise is again, I think, trying to fight against the laws of physics and human nature, and those are battles you don't win.

More innovative would be one-man electric cars. Instead of spending billions on HOV lanes to try and induce people to take a passenger in their two-ton five-passenger sedans, do like the innovative South Koreans. <https://brightside.me/wonder-places/20-insane-things-from-south-korea-that-make-us-want-to-pack-our-stuff-and-go-there-795116> "Small electric cars are just as popular in South Korea as bicycles are in European countries."

We all would be a lot better off with less social engineering, and more innovation and real engineering for everyone, rather than always trying to force the national foot into the little boots of special groups.

As for bikeways, I had an idea yesterday which is not even half baked yet, but here it is anyway. The bikeway design takes out parking spaces so bikes and cars will share the road. As mentioned above, cars are more than 20 times heavier than a guy on a bike, and move at speeds that magnify that into enormous kinetic impact forces. The physics of it means that a car-bike collision is likely to be fatal for the cyclist. One of my neighbors has his son's bike as a monument in his front yard. The young man was killed by a car.

In our neighborhood, the sidewalk is 7 ft wide and the parking strip is 6.5 ft. What if you developed that 13.5 foot wide space to be shared by pedestrians and cyclists? Note that cyclists are rare, so are pedestrians, and parking strips are occupied mostly by weeds. All underutilized and uncrowded space. Put the two rare species, walkers and bikers, next to each other safely sharing the sidewalk. Any bike-pedestrian collision will be mostly minor injury, not fatal.

This is going along with economic and physical principles instead of trying to overcome them. I guess the bikes would get most of the sidewalk, as they need it flat, and the walkers would get part of it, plus part of the parking strip with a landscaped walkway.

I didn't get a chance to read the Element plan draft yet, due to some other deadlines, but I could read it now and send comments, if you are interested in a dialogue. It's also possible I might try and share my ideas here with the media.

Many thanks,

John-Paul Leonard

619-341-6214

On 12/20/19 4:47 PM, Progressive Press wrote:

Dear Ms Dickson

I am drafting some comments to submit today, and was wondering what time is the deadline, is it OK later this evening?

I could send a first draft now and a longer one later.

Possibly a follow up later if you're interested, or an article for publication as well.

Thank you!

JP Leonard

619 341 6214

From: [Progressive Press](#)
To: [Dickson, Elizabeth](#)
Subject: Re: comments deadline for element plan - what time today?
Date: Friday, December 20, 2019 8:51:48 PM

Hello again, Ms Dickson,
am looking through the online draft.

I like this on p. 28

Lead a cultural shift to innovation and change. Consider ways to help the development and construction industries to be more nimble, innovative, and creative. This could include permitting and supporting more pilot projects, assisting with incubator projects, or collaborating with regional partners on projects.

Research ways to decrease construction costs. **Manufactured housing provides cost and efficiency advantages, primarily in infill situations** in single-family neighborhoods, where on-site construction for single-family units is increasingly difficult to provide at a price affordable to moderate and even middle-income residents.

I wonder if that is operative. I have been planning to go down to the city building dept to ask them about mfg. housing.

I have even thought that you could have a program of rescuing families in pre-foreclosure by putting up a rental ADU on their property to help them pay their mortgage.

My overall impression is that the entire plan is very heavily weighted toward low income residents. That flows from the observations in the background introduction.

"San Diego is experiencing a housing crisis. To meet growing demand for housing, the City targeted to permit more than 88,000 new housing units between 2010 – 2020, but less than half of those units were constructed (37,054) as of December 2018. Of those units that were constructed, the majority were affordable only to households making more than 120 percent of the City's area median income (AMI); in 2019, AMI is \$86,300. The San Diego Regional Economic Development Corporation (EDC) estimated in October 2019 that 57 percent of the median household's income in San Diego is being spent on housing and transportation.² The EDC also estimates that about 57 percent of renters and 34 percent of homeowners are cost-burdened (pay more than 30 percent of household income on housing)."

1 only half of the planned supply was built.

2 Most of that was not very affordable.

3 most renters can't afford to live here, while most homeowners can.

The conclusions from this are self evident.

1 Need to increase aggregate housing supply. Loosening up rules for ADU's is a great step.

2 How about streamlining permits for other types of homes too? Apartment permits cost around \$50,000. You can build a house for that in other states. That \$50,000 goes straight into the price and affects affordability.

3 Need programs to convert renters to homeowners. Renters are in a position like

sharecroppers. Remember how economics teaches that wealth is produced by labor and capital. Working with your hands to pay the landlord's cost of capital is a losing battle. Having capital to work for you (owning your home) is the way to go. This relates very much to seniors. Trying to pay rent on a fixed income pension is a nightmare. Having a home paid off when you retire is security.

Of course few SFR's in SD are affordable for low income families, and there are very few buildable vacant lots. It could be done by building low income condos as well as apartments. Most people take better care of a property they own than when they rent. Since parcels are hard to split, another option might be leasehold ownership as a halfway house to a starter home, for instance, the city helps a homeowner build an ADU, a low income couple takes it on a long lease where they earn equity in as they pay off the construction cost. Later that equity and good credit help them get a starter home or condo. Just thinking out loud here as these are a bit complex ideas legally.

Basically I'm saying that real estate can be used to help people transition from working class to middle class. Given the affordability problem, I understand that low income people are at the center of attention in the draft. I'm not sure that is a balanced approach, though. It doesn't look like San Diego's future is to be a low income city. We're going up, everybody just hang on for the ride if you can!

- Need programs to elevate the income of low income groups. Job training? Maybe helping them put in an ADU that they can rent out - even as an STR! Let them participate in our buoyant tourist sector.

Construction provides a lot of jobs for lower-income workers. Facilitating new construction can stimulate the economy and lead to better wage levels.

As mentioned, I figure San Diego is destined to continue gentrifying and become more and more expensive, due to its designation as the city with the world's best climate. Visitors are always amazed at what an attractive city we have. This distinction covers only a very select zone. It doesn't extend say to El Cajon which is too hot in the summer.

A lot of people think gentrification is a bad thing. I was surprised, when doing research on this, to find that economists consider that high real estate prices are a *good* thing! It means the property is finding its highest, best use. Location, Location. Scarcity makes value.

It puts me in mind of a poor boy who learns that he is to inherit a huge fortune. He is bashful about it and wants to share it all with his poor friends. Of course if he does that they will all still be poor. So I think to focus two thirds of the plan on lower income people is futile. It didn't work in the last cycle and it isn't likely to work again.

If destiny has given this place a future as a wealthy city on the California Riviera, then we need to try to help the low income become higher income, so they can stay on board for the ride. But if the affordability gap keeps increasing, the city is not going to have the funds to make up the difference, if there are growing numbers of poor people, when there is not even enough housing for the better off.

Almost 700,000 people left California in one year, 2019. That's half as much as San Diego's population. These are numbers much larger than what the city can handle. That's the macro economy. I don't think the city can afford to pay the rent for 100s of 1000s of people so they can stay here.

I disagree with the arguments made on p. 4 which are basically illogical

"San Diego, like much of the West Coast, retains and attracts highly-educated adults. If the cost of living becomes too high for middle income earners, they will migrate to more affordable cities, and the disparity between rich and poor will grow."

This seems to assume that the City has programs to help the poor stay here but does nothing to help the middling people to stay, which I hope is not too close to the mark.

"If San Diego is no longer attractive to high-skilled workers due to cost-of-living constraints or affordable to lower-income workers and seniors, social and economic segregation could worsen in San Diego and regionally."

But "no longer attractive to high-skilled workers due to cost-of-living constraints" makes no sense. This certainly hasn't happened to San Francisco, or London, or Paris.

So this paragraph is saying that higher home prices will drive out everyone except the poor. Really? Won't the prices drop to the floor then?

That reminds me, when are you guys going to hire that economist? :-)

Thank you and Best regards,

JP Leonard

On 12/20/19 4:47 PM, Progressive Press wrote:

Dear Ms Dickson

I am drafting some comments to submit today, and was wondering what time is the deadline, is it OK later this evening?

I could send a first draft now and a longer one later.

Possibly a follow up later if you're interested, or an article for publication as well.

Thank you!

JP Leonard

619 341 6214

From: [Progressive Press](#)
To: [Dickson, Elizabeth](#)
Subject: Re: comments deadline for element plan - what time today?
Date: Friday, December 20, 2019 11:03:10 PM

P.S. Here is the answer to that contradictory sentence on p 4 about how high prices affect both higher and lower income residents...

[https://urldefense.com/v3/__https://www.sandiegouniontribune.com/opinion/the-conversation/sd-california-losing-low-income-people-gaining-wealthy-people-per-report-20180221-htmlstory.html__;!!OBed2aHXvKmHymw!kWVldZTANXQAbwaxszSs9l966nw3RQEvbSCCPiIRuoRzhSW_xnffZ59qKppuu2nMXdA\\$](https://urldefense.com/v3/__https://www.sandiegouniontribune.com/opinion/the-conversation/sd-california-losing-low-income-people-gaining-wealthy-people-per-report-20180221-htmlstory.html__;!!OBed2aHXvKmHymw!kWVldZTANXQAbwaxszSs9l966nw3RQEvbSCCPiIRuoRzhSW_xnffZ59qKppuu2nMXdA$)

California is gaining wealthy immigrants and losing low income emigrants. The draft has it reversed, making it sound like only the poor will stay.

High prices aren't deterring higher income residents. On the contrary, it's more likely that higher income arrivals are one cause of the higher prices, and the high prices are the cause of lower income people leaving.

So this underlines what I say about the draft being overbalanced in concern most heavily for the low income group - because so many of them just pick up and move to neighboring states, or even areas within California, where it's cheaper.

When I say you can't solve problems by throwing money at things, a case in point would be some of these low income housing projects that cost \$500 K per unit, which a low income family couldn't afford if they could get a low interest 30 year fixed mortgage. This is a boondoggle. The city charges \$50,000 per unit for private developers to build units and then asks why they are not low income units? So it takes permit fees from 10 privately built units to finance a single publicly built unit? If you would reduce the permit fee for private developers to a modest amount, that would be a much more direct way of getting more housing built. Scarcity is one reason for the high prices, cost of construction another one, which means the City can do a lot more just by getting out of the way, than it can by using public funds to try and keep people here who basically can't afford it.

Draft p. 4

> If San Diego is no longer attractive to high-skilled workers due to
> cost-of-living constraints or affordable to lower-income workers and
> seniors,

From: [Progressive Press](#)
To: [Dickson, Elizabeth](#)
Subject: Re: comments for housing element plan
Date: Saturday, December 21, 2019 9:12:06 AM

Sending again, am not sure it was sent correctly last night.

By the way one last comment.

I see nothing wrong with there being a lot of STR's in our beach communities like Pacific Beach.

1. The coastline is a natural asset that should be shared with the world. That includes a place to stay. That's why the Coastal Commission exists, so all the beaches are not bought up by the wealthy and nobody else can enjoy them.

One of my most wonderful childhood experiences was when my parents rented a beach house for a week in the summer so us kids could enjoy the beach. It was the most fun we ever had. STR opponents would deny kids that experience. But does anybody really need to spend every week of the year at the beach in a long term rental? Why not let more people enjoy it.

2. These areas near the beach are not affordable for low and middle income residents anyway.

I'm going to see if any local paper would like me to submit my comments as an op-ed. If you have any responses that I can include, I would like that.

thank you

JPL

On 12/20/19 11:03 PM, Progressive Press wrote:

> P.S. Here is the answer to that contradictory sentence on p 4 about

> how high prices affect both higher and lower income residents...

>

> [https://urldefense.com/v3/__https://www.sandiegouniontribune.com/opinion/the-conversation/sd-california-losing-low-income-people-gaining-wealthy-people-per-report-20180221-htmlstory.html__](https://urldefense.com/v3/__https://www.sandiegouniontribune.com/opinion/the-conversation/sd-california-losing-low-income-people-gaining-wealthy-people-per-report-20180221-htmlstory.html__!!OBEd2aHXvKmHymw!khQmeiRj3BdcgrgbY8X2wAww1c21YcdeHT7uOHpx7TOyJY8kLtSJR0wHUtvChHfmAZs$)!!OBEd2aHXvKmHymw!khQmeiRj3BdcgrgbY8X2wAww1c21YcdeHT7uOHpx7TOyJY8kLtSJR0wHUtvChHfmAZs\$

>

>

> California is gaining wealthy immigrants and losing low income
> emigrants. The draft has it reversed, making it sound like only the
> poor will stay.

>

> High prices aren't deterring higher income residents. On the contrary,
> it's more likely that higher income arrivals are one cause of the
> higher prices, and the high prices are the cause of lower income
> people leaving.

>

> So this underlines what I say about the draft being overbalanced in
> concern most heavily for the low income group - because so many of
> them just pick up and move to neighboring states, or even areas within
> California, where it's cheaper.

>

> When I say you can't solve problems by throwing money at things, a
> case in point would be some of these low income housing projects that
> cost \$500 K per unit, which a low income family couldn't afford if
> they could get a low interest 30 year fixed mortgage. This is a
> boondoggle. The city charges \$50,000 per unit for private developers
> to build units and then asks why they are not low income units? So it
> takes permit fees from 10 privately built units to finance a single
> publicly built unit? If you would reduce the permit fee for private
> developers to a modest amount, that would be a much more direct way of
> getting more housing built. Scarcity is one reason for the high
> prices, cost of construction another one, which means the City can do
> a lot more just by getting out of the way, than it can by using public
> funds to try and keep people here who basically can't afford it.

>

> Draft p. 4

>> If San Diego is no longer attractive to high-skilled workers due to

>> cost-of-living constraints or affordable to lower-income workers and
>> seniors,
>

From: JP
To: [Dickson, Elizabeth](#)
Subject: Comments on the Draft Housing Element
Date: Monday, December 02, 2019 9:30:05 PM

All of this "affordable housing" being proposed is proposing minimal or no parking for residents. In order for this to work for the community these projects need to offer on-site low CO2 low cost transportation alternatives. Lowest cost low CO2 transportation in the form of discounted electric vehicle car share/charging offers a solution in diminished parking access communities...affordable, convenient, sustainable, shared access resource that should be part of every affordable housing development.

[Sent from Yahoo Mail on Android](#)

From: [Kalam Rahim](#)
To: [Dickson, Elizabeth](#)
Subject: Request for Comment
Date: Thursday, December 19, 2019 5:22:20 PM

Regarding the invitation for comment:

"The 194-page *Draft of the Housing Element* can be accessed through links on the City of San Diego's website. Important content is found in both the main body of the Housing Element and in its appendices.

Comments on the Draft can be submitted through Friday, December 20th, 2019 to Elizabeth Dickson by email at EDickson@sandiego.gov or in writing to 9485 Aero Drive San Diego, CA 92123."

EXCERPTS:

OBJECTIVE H: Affordable Rental and Homeownership Opportunities

Provide assistance in the form of rental subsidies to low-income households; provide homebuyer education, counseling, and workshops to low- or moderate-income households; provide financial assistance to low- and moderate-income families; offer homeownership opportunities through land use incentive programs such as inclusionary housing and density bonus to low- and moderate-income households.

HE-H.2 Promote alternative forms of housing which offer opportunities for economies of scale and shared facilities and services.

HE-H.3 Recognize the benefits of emphasizing affordable housing for people with disabilities and special needs.

HE-H.6 Provide support to not-for-profit development corporations for development of affordable housing. Such support shall include technical training and assistance to develop capacity for housing development and financial assistance for housing development directly.

PROGRAMS:

9. Shared Housing for the Elderly

On a year-to-year basis, the Housing Commission will seek to continue to provide financial support to ElderHelp of San Diego to provide shared housing for the elderly. This non-profit organization matches elderly residents with low-income persons to share a housing unit in order to reduce living expenses and to facilitate assistance to the elderly resident. The goal is to provide 40 matches per year.

THOUGHTS ON SHARED HOUSING FOR THE ELDERLY:

I think that it is now commonly recognized that planned developments are built for particular cohorts who are alive at the time the developments are built, and then become obsolete as this cohort ages - subsequent generations almost -never- fully identify with the original purpose and properties of the development .. so we must continually adjust and recycle our habitations ..

The DECEMBER AARP Bulletin points out the following: My comments are indented ..

Minneapolis has championed **phased retirement**, in which employees gradually reduce their hours, and giving some part-time workers full benefits based on age and years of service, and Minnesota State is looking seriously at taking this state-wide.

San Diego and California can take this further, e.g., FTE at age 20 = 40 hrs/wk;

at age 30 = 37.5 hrs/wk; at age 40 = 35 hrs/wk; at age 50 = 32.5 hrs/wk; at age 60 = 30 hrs/wk; at age 70 = 25 hrs/wk. .. This would encourage and make it possible for more people to work later in their lives.

Portland and Beaverton, Oregon

Housing Development permits reward **"Intentional intergenerational-living communities"** which reserve a certain number of apartments and townhouses for people 55 and older while other units are earmarked for single parents and foster families, i.e., they consider social categories, and not solely economic criteria ("luxury" and "affordable"). .. Blending these populations allows older people to find a new purpose by helping struggling families and at-risk kids. Similar facilities exist in other communities, such as Rantoul, Illinois.

West Sacramento has documented that today's seniors "don't think of themselves as seniors, and they do not want to go to a senior center or live in seniors-only housing. They want to be part of the whole community", and "rated transportation as the most important livable community feature/domain" with which they have a problem. The city launched a plan named **West Sacramento On-Demand** which brings a transport van to within a block or two of their homes to give them a lift to the closest municipal bus stop and coordinates with another transport at the end of that journey which drops them off within a block or two of their destination.

Boston spent about half a year holding 25 listening sessions with people 50 and older to understand the needs of older residents. The resulting long to-do list for city agencies included:

- **Mapping public restrooms.**
- **Installing age-friendly benches.**
- **Piloting a program called the Age and Dementia Friendly-Business** Designation to help customers in need.

.. **Pinellas County, Florida** outfitted more than 20 parks with **outdoor low-impact exercise equipment**: Many older residents use these fitness zones.

San Diego/California *has* taken up *New Hampshire's* 2017 state law requiring local zoning departments to allow the construction of accessory dwelling units (**ADUs**, *second buildings on a residential lot, where older residents can live independently but in close proximity to a caregiver*).

but we can take this further by **Encouraging and Funding home-owning Retirees** in older established "single-family" neighborhoods which are no longer kept up as original intended, to build a limited number (3-7) of **SENIOR-ONLY** Rental Units in the unused space in suitable backyards, e.g., 24' x 12' cubicles, with front (social) porch, back (private) porch, bedroom, bathroom, and microwave/laundry room, which meet set standards for safety, sound-proofing, and energy efficiency, joined side-to-side.

The City would need to supplement building permits with commitments to provide Vandalism-monitoring and protection and Tenant-abuse monitoring and protection, and also permitted limited-hours common areas in the larger buildings and un-built-up yards in the neighborhood.

Albuquerque, New Mexico

A program called the North Campus Community Project has matched residents with **volunteers who do household chores and repairs**. This has been helpful for older residents. There have been similar programs in other communities, including Houston as well as Kanawha and Putnam counties in West Virginia.

This approach can be combined with the ADU program by subsidizing rental costs for capable elderly volunteers who live in the areas they serve.

COHOUSING: Portland, Oregon

A **cohousing** development called PDX Commons opened in 2017. Residents range from their mid-50s to late 70s and share common areas—living room, library, media room, craft and exercise room, and rooftop deck, plus outdoor gardens. While each condo has a full kitchen, the building also has a community kitchen and dining room for gatherings. Similar cohousing developments also exist in Washington, D.C.; St. Louis Park, Minnesota; and other communities.

Kalam

Shamsudin K. Rahim,
San Diego, CA

From: [Karl Dring](#)
To: [Dickson, Elizabeth](#)
Subject: Companion Units
Date: Friday, December 20, 2019 4:59:05 PM

To Whom It May Concern:

In response to your overture for comments re: innovative ideas to provide incentives to homeowners to build companion units on their properties, I offer the following general ideas via bullet points:

1. Although I'm sure suggestions of subsidies have already crossed your desk, it does represent the most obvious incentive to homeowners. Those could take the form of reduced permit fees or property tax breaks; or preferably both.
2. Expedited permitting is also a potentially beneficial policy adjustment
3. Create co-op discount programs between the City and hardware stores to help mitigate homeowner building costs
4. Create a consumer accessible database for companion units in San Diego to facilitate connections between homeowners and potential renters.

Karl Dring
Point Loma

Sent from [Mail](#) for Windows 10

From: [Korla Eaquinta](#)
To: [Dickson, Elizabeth](#)
Subject: General Plan Housing Element November 15 Draft 2021-2029
Date: Saturday, December 14, 2019 4:57:46 AM

Elizabeth Dickson
9485 Aero Drive
San Diego, CA 92123

Re: City of San Diego General Plan Housing Element
November 15th DRAFT 2021-2129

Following are my comments on the City of San Diego General Plan Housing Element
November 15th DRAFT 2021-2129.

I support the City's goals to create new and affordable housing and to preserve and repair existing housing stock. Quality of life and the impacts on existing communities must be considered while pursuing these goals and should be included in the Housing Element.

In reducing constraints the Element says, "Parks Master Plan, which seeks to rethink how we envision, define, fund, and build recreation amenities citywide." The Peninsula is passionate about Parks and Open Space. It is imperative that we create Parks and preserve Open Spaces as our population grows and density becomes a way of life in our communities.

As a private citizen, I respectfully request a comment period where the Community Planning Groups can comment on any and all zoning changes, code changes, Municipal code updates or any other type of regulatory changes. Community input is crucial in city wide decision making.

The beach communities are severely impacted by STVRs which seriously limit our housing stock. I request the city enforce the City Attorney's position on Short Term Rentals in hopes of increasing that housing stock and to help provide more and affordable housing for the Peninsula. Please include STVRs and solutions to mitigate their impact in the Housing Element.

Thank you,

Korla Eaquinta
korlajane@icloud.com
619-222-1579
3112 Byron St
San Diego, CA
92106
Korla Eaquinta
korlajane@icloud.com

From: kjhoeger@cox.net
To: [Dickson, Elizabeth](#)
Subject: Concerns about "developable" land in the College Area
Date: Tuesday, December 03, 2019 6:31:58 PM
Attachments: [Capture.PNG](#)

I would like to make a comment about the Housing Draft regarding the College Area's 55th St. peninsula off of Remington Rd. The highlighted area on the attached City map from the draft, which is considered by the City to be developable, appears to indicate not only the flat area that already has student apartments owned by both private entities and SDSU's Aztec Shops, but all the way down into the canyon. The City should not be opening up for development any portions of our dwindling canyon land in San Diego. This would be an environmental travesty, impacting our ecosystem with regards to both human and animal life. I urge this portion be removed from the draft.

Kurt Hoeger
5364 Redding Rd.
San Diego, Ca.

From: [laurel ehrenfreund](#)
To: [Dickson, Elizabeth](#)
Subject: General Plan Housing Element
Date: Tuesday, December 03, 2019 11:33:32 AM

I applaud your efforts to support seniors and lower income residents of San Diego. However, our experience has been a consistent denigration of quality of life within the city of San Diego (5 generations from 1955 to present) and we don't see this as being of high enough priority in your plan.

How can we focus on more housing when we don't have the proper facilities under the current situation? No viable public transportation; lack of sewage control leading to ocean, land and groundwater pollution; impossible traffic; dangerous streets, understaffed police, air pollution, lack of water; etc., etc. We simply don't have the foundation for adding ANY housing and we should be focusing on an infrastructure which can support what we already have before adding fuel to the fast burning fire!

Thank you,

Laurel Ehrenfreund
1109 Tourmaline St
San Diego, 92109

From: [Lauren Woon](#)
To: [Dickson, Elizabeth](#)
Subject: Comments on the Draft Housing Element Plan
Date: Monday, December 02, 2019 2:10:53 PM

Dear Elizabeth,

I write to submit a few comments regarding the draft housing element plan.

1. If possible, you may want to extend the deadline to allow public comments to be submitted. Although 2.5 weeks is a good amount of time for residents to review the plan and provide comments, it may be difficult for many people to do so, given that the City is opening up the comment period during the holiday season. People may be too busy dealing with holiday-related items during their free time, and thus you may not get as much input as people would have liked to give, in light of the comment period timing.

2. I like the idea of researching and brainstorming incentive programs for building ADUs; ideally a program that helps offset the up-front building and construction costs would be extremely helpful. I live in a walkable part of the City (zip 92107) and own my property. I have a garage on top of which I'd be happy to build an ADU for someone to live in, or for myself to live in the ADU and allow someone to live in the main home. I just do not have the amount of capital needed to get the coastal permits and construction done. If there were grant subsidy programs or tax breaks that would help fund the build process, I'd like to participate in that.

Thank you,
Lauren

From: [Lisa Tansey](#)
To: [Dickson, Elizabeth](#)
Subject: Comments on the Draft Housing Element
Date: Monday, December 02, 2019 3:15:58 PM

Hello Elizabeth,

Thank you for collecting comments.

My main concern is water. Fresh potable water. We already do not have enough for the people that are here in San Diego. Unless and until we build solar desalinization plants with adequate production capacity to meet our needs, I am against building large numbers of new homes.

I feel the same way about the rest of our barely adequate infrastructure (roads, sewage, fire control, etc.), but potable water is primary.

Once water and other infrastructure needs are secured, then high density along metro lines, more metro lines and/or "PRT" (personal rapid transit), granny flats are all good with me.

Thank you.

Lisa Tansey
2364 Greenwing Dr
SD CA 92123

From: [LuAnn Wherry](#)
To: [Dickson, Elizabeth](#)
Subject: Comments on the Draft Housing Element
Date: Monday, December 02, 2019 3:21:41 PM

Hi Elizabeth , I am curious to find out what if any urban housing spaces are planned for tiny homes on wheels since it is my plan to have a custom built for my needs in the near future.

From: [Nicole Kennedy](#)
To: [Dickson, Elizabeth](#)
Subject: Draft Housing Element for Public Review - Owner occupancy should be a requirement.
Date: Thursday, December 05, 2019 5:45:30 PM

Elizabeth Dickson,

I live in College East, a community near SDSU. In the past 6 months we have witnessed a boom of "Granny Flat" construction and as new homeowners we currently are experiencing the negative impacts, to a point where we are considering moving only after 2 years in our home.

On my block, and the two adjacent ones, a total of 6 two-story structures have been built in the backyards of recently purchased homes and existing rental properties. In all cases their purpose is to house additional student renters - completely income motivated and in no way are these properties providing affordable housing. With these new structures there is a dramatic increase in the number of cars parked on the street, a dangerous increase in the traffic up and down my block, and a frustrating increase in noise disturbances (more students partying, loud music, etc.).

The relaxed requirements related to the construction of granny flats have opened up the opportunity for investors to buy up homes and construct an additional 2 story unit in the backyard, with the sole purpose of doubling the amount of occupancy and rent collected. These homes could have been great 1st home opportunities for single families. The perceived intention of the construction of a granny flat creating affordable housing has completely backfired in my neighborhood. What it has done is create the ability for a limited few to increase their income to the detriment of the immediate neighbors and community as a whole.

Thank you for considering my comments and it is my hope that you investigate further what I have outlined.

Nicole Kennedy
San Diego, CA 92115

From: [Peggy Hunt](#)
To: [Dickson, Elizabeth](#)
Subject: Comments on the Draft Housing Element
Date: Monday, December 02, 2019 2:46:43 PM

The #1 most important thing that the City can do is to stop issuing building permits for "luxury" apartments and condos. The housing market is glutted with them, and barely a soul can afford to live in them, at least not alone. #2: A City ordinance banning the requirement that a renter must earn at least 3 times the monthly rent before being considered as an applicant. 33% of household income spent on housing died YEARS ago in this town, and wages have not kept up with rent increases. This is one of the reasons there is an increase in working homelessness. #3: Require that every housing unit built provides adequate parking for one vehicle per bedroom. Until public transportation really becomes viable in this city (at least a couple of decades away), parking IS needed. Period.

Sincerely,

Margaret Hunt

Rancho Bernardo Community Planning Board

12463 Rancho Bernardo Road #523, San Diego, CA 92128

www.rbplanningboard.com

December 20, 2019

Elizabeth Dickson
City of San Diego, Planning Department
9485 Aero Drive
San Diego, CA 92123

EDickson@sandiego.gov

RE: Comment on the November 15 Draft of the Housing Element

Dear Ms. Dickson:

On December 19, 2019, the Rancho Bernardo Community Planning Board (Board) considered the goals, objectives, policies and other information presented in the November 15 draft of the housing element. After a full discussion of the draft document, the Board approved by a vote of 13-0-0 the comments included in Attachment 1 of this letter. We request that planning staff seriously consider the issues and recommendations we have provided and we hope to find many of these addressed in the next version of the draft element. We also look forward to reviewing the accompanying draft environmental review document, as well as the final draft of the housing element when these documents become available.

Thank you for the opportunity to review and provide comments on this important city-wide issue. We also thank the Planning Department for providing all of the details of this proposal in a single, easy to navigate webpage.

If you have any questions, please contact me at rbpbchair@gmail.com.

Sincerely,

Robin Kaufman

Robin Kaufman, Chair
Rancho Bernardo Community Planning Board

Attachment 1: Comments from the Rancho Bernardo Community Planning Board Related to the November 15 Draft Housing Element

Rancho Bernardo Community Planning Board

12463 Rancho Bernardo Road #523, San Diego, CA 92128

www.rbplanningboard.com

Attachment 1

Comments from the Rancho Bernardo Community Planning Board Related to the November 15 Draft Housing Element¹

1. Page HE-11 – Housing Element Background. We agree that with the sidebar discussion of jobs-housing balance, but we do not find sufficient discussion in the draft Housing Element to address how this balance will be achieved. Balanced communities include more than just a balance of housing types, they also need sufficient commercial and employment opportunities, as well as public services and facilities including usable park land.
2. Page HE-40 – Policy HE-B.3 “Encourage innovation in the environmental review process for development projects.” This policy requires additional discussion in the document – what is an innovative environmental review process? The environmental review process must comply with CEQA.
3. Page HE-40 – Policy HE-B.5. Relying on programmatic EIRs is not a problem unless the proposed project is not consistent with the adopted planning document that supports the ministerial approval process. What measures are in place to ensure consistency?
4. Page HE-40. A policy needs to be added that ensures that projects are implemented in accordance with adopted plans. We raise this concern based on a recent action by the City Council related to a project within a Specific Plan in Otay Mesa that included detailed requirements related to sewer infrastructure. The initial residential project for this planning area was approved by the City Council despite the fact that the proposed sewer infrastructure proposal for the project did not comply with the specific plan. The result will be increased infrastructure costs for all future residential developments within the approved specific plan area and associated higher housing costs. This is contrary to the goals of this draft Housing Element. An additional policy should be added under Objective B to address this type of situation. We recommend a policy that requires DDS to disclose in writing to the decision makers and the public any conflicts and the full effects of those conflicts between the approved community/specific plan and future housing development proposals.
5. Page HE-40 Policy B.6. We disagree with the concept and implementation of a self-certification process. There are inherent risks in allowing applicants to determine whether or not a project is in compliance City regulations, codes, and ordinances. The Boeing 737 Max disasters are the result of a self-certification process; these tragedies would have been avoided if appropriate agency oversight had been part of the review process.

¹ Approved by the Rancho Bernardo Community Planning Board on December 19, 2019 by a vote of 13-0-0.

Rancho Bernardo Community Planning Board

12463 Rancho Bernardo Road #523, San Diego, CA 92128

www.rbplanningboard.com

6. Page HE-41, Survey Comment. Remove the following comment from the document:
“The discretionary permit process takes way too long (because of) the community group approval process. The city has incentivized developers to build more units. 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. If the city wants these types of projects to be built, using the density bonus program, then these projects should be pulled out of the community group process.”
- 2019 online Housing Element survey.

Although it was a survey comment, it contains false statements (refer to Mayor Faulconer’s October 18, 2018 letter in response to the findings and recommendations of the Grand Jury Report) that are not refuted or addressed in the main text of the document and are therefore misleading to the public. The inclusion of this statement with no counter response is offensive to those who volunteer their time for their communities. There must be a more appropriate survey comment for this section. The Rancho Bernardo Community Planning Board feels very strongly about this, as our community was one of the Top Ten Communities for Housing Units Permitted, 2018 (Table HE-D-2, page HE-D-7 of Appendix HE-D), and we recommended approval of that development proposal. We therefore request that the statement be removed from the final Housing Element.

7. Page HE-46 Goal 1, Objective D. The policies under this objective appear to address only transportation; the City’s infrastructure needs extend beyond transportation and include water and sewer facilities, as well as adequate facilities and personnel to address fire safety. The need for upgrades to our water supply system became clear again in mid-December 2019 when water mains broke in North Park and Mira Mesa.
8. Page HE-59 Goal 2 (Improve the Existing Housing Stock). A discussion, an additional objective, and associated policies need to be added to this goal to address the effect that short-term rentals are and will continue to have on the City’s existing and future housing stock. Another potential location for a thorough discussion of this topic, including specific policies, would be under Objective N, Prevent Displacement.

Also under Goal 2, a policy should be added to strengthen the discussion of the need for farm worker housing in the San Pasqual Valley. The policy should address the need to replace housing lost to wild fire and restore other existing houses in the valley to increase the availability of housing to support San Pasqual Valley farmworkers.

9. Goal 3, Provide New Affordable Housing. The discussion under this goal states: “More affordable housing is needed for extremely low, very low, low and middle income households.” Although we have no issue with this statement, the objectives presented for this goal do not adequately address the needs of lower income households. Appendix HE-D Page HE-D-14, it states: “While it is unlikely that large sites will develop exclusively with lower income housing units, the City’s Inclusionary Affordable Housing Regulations mandate the inclusion of at least 10 percent lower-

Rancho Bernardo Community Planning Board

12463 Rancho Bernardo Road #523, San Diego, CA 92128

www.rbplanningboard.com

income affordable units in all new development projects incorporating two or more housing units. Developments may opt to pay a fee in lieu of providing lower-income affordable units on site, which fee is used to fund affordable housing development projects within the City.” The Planning Board believes the requirement for only 10 percent lower income units is not adequate to meet the needs or to ensure balanced communities. We would suggest a requirement of 25 percent. We also suggest that the Housing Element address the ineffectiveness of in lieu fees in providing lower income units.

10. Goal 4, Enhance Quality of Life. The need for usable park space to support organized sports should be included in the discussion of enhanced quality of life. Parks are also addressed on page HE-98, where there is discussion of planning for more smaller parks. Quality of life includes healthy adults and children who have opportunities for active recreation including organized sports. Such facilities should not be displaced by housing, nor should these facilities be located out of reach to those in denser housing areas.
11. Goal 4, Objective M, Policy HE-M.3. Revise this policy to state: Enhance communities city-wide with placemaking and public spaces that will serve City residents of all incomes, interests, ages, and cultures.
12. Goal 4, Objective N. The draft does not provide adequate discussion of the effects of climate change and sea level rise on the displacement of housing in the future. A policy to evaluate these effects on existing and future housing developments should be included.
13. Goal 4, Objective N, Policy HE-N.7. A brief discussion should be added under proposed activities to discuss the role community planning groups can play in engaging community members before neighborhoods change.
14. Goal 5, Objective P. Include in this section the Community Planners Committee recommendation related to transitional parking for areas not yet adequately served by alternative transportation options. Specifically, the proposal is to explore temporary parking options in areas with parking issues such as the construction of parking structures that can be converted to housing once adequate transit options are in place.
15. Climate Action Plan. It is unclear in the draft how the various proposals will support the City’s Climate Action Plan.

From: rjay@aol.com
To: [Dickson, Elizabeth](#)
Subject: General Plan Housing Element Upgrade
Date: Wednesday, December 18, 2019 4:15:05 PM

Hi Elizabeth,

Thank you for taking comments on housing in San Diego. I have lived in Point Loma for several years and love it here. The cost of housing has increased substantially in the past few years, thus causing new ways for developers and investment groups to make money, ruin neighborhoods and not solve the need for affordable housing.

Flipping houses:

It is nearly impossible to buy a small house in Point Loma without a developer with cash beating you to it. They either add on or build a second story and flip it within a year and resell the house at a price only a few can afford. Many years ago residential homes had to be held for 18-24 months before resell or pay a capital gains tax. This cut down the amount of flippers that want to make fast cash.

Adding an additional dwelling unit on a single family lot:

A law was recently passed allowing two story apartments with full kitchens to be built on single family lots. The law requires offstreet parking for the additional unit. These two story units are popping up in back yards and ruining open space and views. Garages are not parked in by the owners, thus leaving no driveway space for the unit to park. Street parking is filling up and I doubt the City has time to enforce. The units are much more profitable to be rented as VRBOs which does not help solve affordable housing. People bought homes in single zoned neighborhoods, not dense multifamily transient housing neighborhoods with crowded streets.

VRBOs

Once again investors are buying homes in single family neighborhoods and modifying them for multi-tenant VRBOs. The City is not set up to enforce this. The street parking is packed and the short term renters are more careless about treating neighborhood than long term renters.

Beautiful old established neighborhoods are getting over built and densely populated for someones profit.

Flipping houses: Put regulations on flipping houses to keep housing affordable

Adding an additional dwelling unit on a single family lot: Limit units to one story. Additional limits on floor area ratio. Enforce offstreet parking.

VRBOs: Regulate and enforce or disallow short term vacation rentals in single family neighborhoods.

Don't let profits destroy our beautiful neighborhoods.

Thank you,

Richard Badt

From: [Rich Ernst](#)
To: [Dickson, Elizabeth](#)
Subject: Comments on the Draft Housing Element
Date: Monday, December 02, 2019 11:54:58 AM

This sucks.

What right does the state or city have to override what the people in a community WANT and bought into?

Richard Ernst

From: [White, Vickie](#)
To: [Dickson, Elizabeth](#)
Subject: FW: house planning with lack of infrastructure?
Date: Thursday, December 5, 2019 9:51:01 AM

For our comment log.

Vickie

From: roger leszczynski [mailto:rogerles@gmail.com]
Sent: Wednesday, December 04, 2019 6:56 PM
To: White, Vickie <VWhite@sandiego.gov>
Subject: house planning with lack of infrastructure?

You want to grow housing but we doing not have enough infrastructure to support it. Water pipes constantly exploding, and we are dependent on off site water supplies. Electricity also is lacking, as decommissioning of nuclear plants, we are using fossil fuel sources. Wind/Solar is not strong enough as where the abundant supply is, it attenuates when it finally reaches this area. Have electricity and water been added into your analysis?

Regards,

Roger

From: [Sandra Dawes](#)
To: [Dickson, Elizabeth](#)
Subject: City draft comments
Date: Friday, December 20, 2019 11:22:42 PM

I understand the need for lower cost housing, but I see so much in these plans that doesn't make sense to me.

1. We are a drought plagued city and are constantly told we do not have enough water and conservation is required, so how will we be able to provide an adequate supply of water to an even higher population when so much density is pushed on us?
2. San Diego (in fact, California) was designed with cars in mind for transportation. The city is spread out, and no amount of creating pockets of density will make it easier to get around or "walkable".
3. San Diego's population is aging and will require cars as transport. The push to use bicycles, walking and buses is not an option for this LARGE group. Public transportation is difficult to get to, time consuming, and requires a lot of time and transfers, if it is even available, and Uber/Lyft is too expensive for these people who live on a fixed income.
4. Anyone using Uber/Lyft as transportation is increasing traffic, not decreasing, since the driver has to drive to get to the client before the trip even starts, then drive to another area afterward.
5. How will areas of the city be evacuated during fires or other emergencies if you take their parking/ cars away?
6. Established homes and neighborhoods will not benefit from shopping centers (with parking) being replaced by dense condos, boutique shops, and lack of parking. This will actually cause MORE traffic by forcing people who need cars (elderly, people with children, etc.) for transportation to drive out of their neighborhoods to find shopping with adequate parking.
7. Building homes without parking will not keep people from owning cars but will end up making cars spill into established neighborhoods.
8. Roads are already not enough to handle the current population. Adding more population will make things worse.
9. Older generations would stay in one job for many years, but the younger generations often change jobs every 2-3 years, making it more than difficult to live in a home near their jobs. People will not move every time they have a work change, plus most households have more than one worker, so cars would be needed for transport.
10. Instead of trying to remove cars in a city that has been build for cars, why not improve roads to handle the population we already have, improve public transportation to make it easier to get around.
11. Many large builds of condos/apartments have high rents but are only rented at around 50% capacity. Why? Because they can claim the empty apartments as a loss, so it doesn't give them incentive to lower rent prices to fill them. If large condo/apartment buildings were fined if not kept at 90% occupancy, rents would end up at a more affordable level in these places.
12. I disagree with allowing high-density builds in already established dense neighborhoods (I live in Mira Mesa and the plans for this area are horrifying), exacerbating an already difficult traffic problem.

Thank you for your time and consideration,
Sandra Dawes, Mira Mesa

From: [Miss Jumper Mi](#)
To: [Dickson, Elizabeth](#)
Subject: Re: JUMPER, SARAH: COMMENTS ON DRAFT HOUSING ELEMENT
Date: Saturday, December 28, 2019 6:21:39 PM

Ms. Dickson,

Please see below for my Input on the DRAFT HOUSING ELEMENT

JUMPER, SARAH RECOMMENDATIONS:
SD DRAFT HOUSING ELEMENT:

HE-7: Last sentence, "communities of color" I would completely remove this phrase from the Housing Element. We are a progressive city. Advances in technology have allowed us to move past such ridiculous notions such as divisions between human because of the shade of their skin. Let's drop all future recordings of demographics based on the shades of your skin tone. We are all people of color, there are no clear people out there. To say we need more "communities of color" does not make sense. Every community is a community of color.

HE-8: First paragraph: "Hispanics compared to Whites"; "White"; "Hispanics"; "Black and Hispanic" I would completely remove these degrading separatist words from the Housing Element. While it is important to acknowledge the discrimination from the past I think it is more important to MOVE FORWARD & past this divisional point of view.

Second paragraph: "Communities of Color" Refer to HE-7

HE-9: "Communities of Color" Refer to HE-7

HE-13: First Paragraph: "color" In the list of kinds of discrimination that San Diegans are free from, the very first kind of discrimination is race/ethnicity. Isn't this the same thing as the derogatory terms white supremacy advocates use? Last I recall, white is a color, too.

HE-15: Third Top Trend listed "Hispanic residents will increase significantly, and Asian, Pacific Islander, American Indian, and Multiracial residents will also increase" I would remove this divisional top trend from San Diego's Housing Element. People are people. What are you telling me about the income, skills, and labor of these people? This top trend tells me nothing about family size or education. It's useless facts that would be better left omitted from the HE.

HE-17: Chart on bottom of page: "Hispanic, White, Asian, Other, Black, Pacific Islander" I would omit this entire table. It's perspective is archaic and discriminatory. This tells me nothing. Better ways to classify people include Income; Household Size; Age; Marital Status; etc. Not by the shades of someone's skin.

HE-18: QUESTION: What is San Diego going to do to bridge the gap between so many vital industries present incomes to the AMI? What is San Diego's solution to the low paying wages given to the administrative support, waste mgmt, entertainment, arts, teaching, & retail jobs that contribute to the housing epidemic?

Will the county raise minimum wage to offset the balance & strengthen the economic stability of those who work low-skilled jobs, thus enabling this economic weak spot to overcome the barrier & secure itself a stable & sheltered future?

HE-22: First paragraph: "homeless" I would replace homeless with seniors experiencing homelessness. This is a gentler, more politically correct way to address someone in this category.

HE-43: QUESTION: Why are the provisions of ADU's an incentive & not a requirement? We have a housing crisis: can we just require these provisions? Obviously, based on history, developers would rather opt out, and unless we enforce mandatory action to be taken on their part to develop affordable housing for San Diego.

HE-47: First paragraph: "communities of color" I would omit this phrase & stick with historically underserved communities. That's more politically correct.

HE-50: Last paragraph: "chronically homeless" I would use another phrase to describe this class, perhaps residentially-challenged. Chronically homeless is such a degrading term for these San Diegans.

HE-51: QUESTION: In regards to the HOT Team, hasn't there been enough evidence to support the idea that the police are not outreach coordinators? They do not desire the responsibility. They are not social workers, and we need a gentler, more effective approach. Let's organize a team of social workers, those with lived experience, and behavioral therapists. Yes, SDPD will be aware of the location of

ongoing outreach services should an emergency arise. I believe most outreach would be better handled by those trained to help people, not detain people.

HE-52: First paragraph: "homeless families and individuals" I would say families and individuals experiencing homelessness.

Second paragraph: "Homeless individuals" I would change this to individuals experiencing homelessness.

Fifth paragraph: "who become homeless" I would change this to experiencing homelessness

Seventh paragraph: "Newly homeless individuals" I would say individuals experiencing homelessness that began less than x days ago.

Storage Centers: This is a drain on our funds. Why not issue vouchers to San Diegans experiencing homelessness that they can use at their LOCAL storage facility? Having a separate storage facility for individuals experiencing homelessness is only ostracizing them from the rest of the community. Support our local businesses. Stop building useless facilities.

HE-53: All text bodies: "Homeless Veterans" I would use Veterans experiencing homelessness. That's more politically correct.

HE-62: QUESTION: When can we expect to see the results of this assessment? Shouldn't this assessment have already been conducted? What's the holdup? Let's get to it already! These assessments are long overdue. What entity does this kuliana (responsibility) fall to?

HE-63: QUESTION: Why can't we just make a law requiring all San Diegans who presently own affordable housing to KEEP HOUSING IN THAT STATUS until the homelessness epidemic has been eradicated, or 12 months after eradication, bc it takes 9-12 months to adjust subconsciously (mentally and emotionally) from the extremely traumatic status of Unsheltered to having a safe space & becoming Sheltered. We must be considerate to those who have suffered due to this traumatizing experience. Mental illness is no joke. Education is as important as support groups. A community effort must be made on all levels.

HE-70: Item HE-I.13 "racially and ethnically diverse" I would omit this from the item and stick with supporting mixed income residential communities.

It is a segregating term that does nothing more than separate and divide us from each other based on the shades of our skin. Let's drop all derogatory & utterly useless classifications that do not benefit San Diego or the United States.

HE-72: SUGGESTION: Detroit has a really innovative idea. They took old warehouses or firestations and turned them into living quarters for artists only with a work incentive in exchange for the studios. It was an artist's dream! There are so many extremely talented artists who could really benefit the community with their inspiring works. We should celebrate the artists!

HE-77: Third paragraph: "Racial segregation", "racially/ethnically concentrated" is inappropriate in this context. Yes, it is perpetuated by ignorance but the real segregation in San Diego that is perpetuated on every level is "Income segregation" I would omit these extremely discriminating phrases with Income segregation and not bother replacing the racially/ethnically concentrated bc it's a very degrading way to talk about a community.

HE-80: Text box: "reduce racial disparities" I suggest we say "end racial disparities"

HE-81: Second paragraph: "and communities of color" I would omit this phrase. Refer to HE-7

HE-83: COUNCIL DISTRICT 2: COMMENT: 180 units developed with only 15 set aside for affordable housing? That's pretty pathetic. We're in a housing crisis! What would it take to turn that into 180 units developed for affordable housing?

HE-84: COUNCIL DISTRICT 6: COMMENT: 379 apartments with only 49 available as affordable housing? That's just sad. Obviously, the people experiencing homelessness in these districts aren't going to become sheltered anytime soon.

HE-98: COMMENT: I am a fan of the improvements done to West Point Loma Blvd with the bicycle lane next to the sidewalk. I feel so much safer riding my bike down West Point Loma Blvd. We need more bicycle lanes that are next to the sidewalks and safe, separated by the parked vehicles from the drivers on the roadways.

PAGE 99: COMMENT: We should encourage and mandate that city trees be trees that provide food like citrus, etc. This will be smart in the future. Food Trees should be encouraged for all San Diegans to plant in lieu of non-food producing trees. Also, areas of heavy pet urination or human urination, we can plant trees that smell nice to improve quality of life in the areas.

PAGE 102: COMMENT: The city should also advocate & promote the planting of plants that provide food by means of incentives or rewards for being smart citizens.

From: [S.B](#)
To: [Dickson, Elizabeth](#)
Subject: Comments on Housing Plan
Date: Wednesday, December 18, 2019 7:41:32 AM

Here are my comments on the housing plan.

The deficiencies of this plan are numerous, and reflect an unwillingness to admit to two unassailable realities.

The City of San Diego a fragile, drought prone ecosystem, with only two directions for evacuation.

The population is aging and has a large population of disabled individuals.

The plan consistently calls for changes that not only ignore these two realities, but will make life much more difficult for the significant portion of your population that is not able bodied.

You describe over 1/5th of the population (the aged and disabled) as a special group. They are not a special group - they are a huge chunk of your main constituents. The current housing and transportation plans will be condemning almost a quarter of your population to a life of isolation unless you come up with a much better plan.

1. Aging people are not monolithic individuals, and they don't need tiny cells to die in. They need units in which helpers can live, families and friends can visit, and they can safely age in place.

2. Your plan elements their one lifeline - cars.

You repeatedly call for ways to element this "luxury" - repeatedly stating that you are trying to get people to learn to age without cars. The concept of letting developers avoid parking requirements if they do something as trivial as have bikes on hand, is laughable.

We don't need to get rid of cars. We need to get rid of internal combustion engines, a charge that is on the horizon. Why are we not preparing to take advantage of the autonomous age?

I live in a median price condominium complex (smack in the middle of the price ranges). My neighbors, middle income nurses, secretaries and teachers 35 years ago when they purchased, are now retired Octogenarians. We have a relatively affordable and very accessible building. They all want to age in place.

But, while we are within 1/4 mile of a trolley, we are straight at the top of a 200 foot hill, and there is no public transportation, bus or trolley within walking distance on the top. And, it isn't just the less than able. I invite any of you to climb this hill. In the years I have walked the dog to the overpass and past the trolley, I am the only sheltered person I have ever (and I mean ever) seen on the glass, feces and trash covered route.

How am I, let alone my elderly neighbors, expected to bring dry cleaning and groceries home up the hills that line the coast if you take away their cars?

3. Your plan is encouraging growth in a drought stricken area. The recent rains make us forget that our presence here is not sustainable. It is irresponsible to build in a way that is not supported or sustainable at this time.
4. Why are we assuming only humans matter? Where is your plan for protecting the fragile ecosystem? What is going to happen to all of the creatures currently living in the few open spaces left? Where is the coastal commission these days?
5. What do the studies say about the impact of density, traffic and loss of green space and wildlife on human health? Have you even taken them into account?
6. How do you plan to evacuate all these people in a fire or other natural disaster, especially when you have taken away their cars?
7. Why are we addressing the crisis of a small segment of the disabled population - drug addicted individuals who can no longer work or function with others, and instead have to steal and live on the streets, as if it is an able bodied population affordable housing crisis?
8. Why are we ignoring existing laws on the books and setting ourselves up for litigation?
9. Why have we forgotten a glut of housing in the "crisis" that only ended a decade ago? And, why does it appear that this particular housing crisis is an excuse for a developer free-for-all in which every single new building is geared toward the high end?
10. Why aren't we seriously taking on a root cause, or at least determining if it is a root cause - the rise of the AirBnb.

In my mixed use Middletown neighborhood I walk by 7 completely dedicated AirBnb's that used to be multi-family units.

Why are many of the newly built townhomes (most luxury) immediately going into Airbnb?

Why are there two Airbnb's being sublet in my friend's affordable apartment building down the hill?

Why are SRO's showing up on Airbnb?

Why don't we enforce the codes on the books first, and see if then see if we need the "build baby build" mentality?

11. Why is the back country environment considered more precious than the coast? Why aren't we investing planned communities with fire resistant materials, access roads, fire safe shelters, and plans in place for evacuation in East County, where there is room to build?
12. Finally, just so you get them as comments. Here are the comments on Nextdoor from my area. Listen to the pros and cons and consider them submitted by me. Although I may disagree with some of my neighbors, I know I am not always right. This is what my neighbors are saying to each other.



December 18, 2019

Ms. Vickie White
Senior Planner
City of San Diego Planning Department
9485 Aero Drive, M.S. 413
San Diego, CA 92123
Submitted via email: EDickson@sandiego.gov

Re: Draft 6th Cycle Housing Element

Dear Ms. White:

On behalf of the San Diego Housing Federation, we are writing to express our support of the draft 6th Cycle Housing Element.

The draft Housing Element contains several actionable items that will help advance the city's goals to address the affordable housing and homelessness crisis. We are strongly supportive of many of the activities, policies, and programs outlined in the draft Housing Element. We would like to call specific attention to a few that we believe will have significant impact on achieving housing goals.

Resources to build affordable housing

The draft Housing Element recognizes the need for funding to build housing that is affordable to low-income individuals and families. We look forward to continuing to work with the City toward the recommendation on page HE-8, "The City should continue to work with the San Diego Housing Federation and other affordable housing partners to identify ways to increase and prioritize funding for affordable housing through bond measures, Federal and State grants, and new funding mechanisms."

Our proposal for a \$900 million affordable housing and homelessness bond measure for the November 2020 ballot would create an estimated 7,500 new homes for low-income seniors, veterans, people with disabilities, lower-income families, and people experiencing homelessness. The measure would make it possible to build the 5,400 units called for in the *City of San Diego Community Action Plan on Homelessness* and would build additional units for low-income families at-risk of homelessness.

As is recognized throughout the draft Housing Element, federal and state funding is a critical piece to the resources puzzle. We recommend that the Housing Element specifically include a goal to prioritize funds made available through the Permanent Local Housing Allocation (PHLA), also known as the Building Homes and Jobs Act (SB 2, 2017), for the development of deed-restricted affordable housing. Maximizing the use of these funds to build housing for

extremely low-, very low-, or moderate income households will help the city meet its RHNA obligations and build housing for people at-risk of homelessness.

Implementing state legislation

The San Diego Housing Federation is a proud co-sponsor of AB 1486, a bill that strengthened and clarified the state's Surplus Lands Act. City implementation of this bill will advance the policy in HE-A.6 to encourage affordable housing on publicly-owned sites suitable for development. We were also proud to support AB 1763, which provides a density bonus for developments that are 100 percent affordable. We recommend that the City move quickly to implement this legislation to serve as tools for building affordable housing.

Improve and streamline processes

We are pleased to see the proposal for the creation of a "diamond lane" process to expedite low-income housing development (HE-45). Expediting the process for affordable housing provides cost savings and speeds up delivery of badly-needed affordable units. The proposal for ombudsman permitting (HE-41) will also help to facilitate development of permanent supportive housing by helping developers to navigate the system and has the potential to support more infill, density bonus projects by supporting small-scale developers who typically utilize these programs for their projects.

Housing for vulnerable populations

We are very supportive of the proposed activity to build a Supportive Services Funding Program (HE-54). As the affordable housing development community builds the supportive housing units that are called for in the *Community Action Plan to End Homelessness*, the need for funding to provide the necessary supportive services will increase. This proposal will be critical to the success of the *Community Action Plan*.

Understanding our housing stock

We appreciate the proposal in HE-E.8 to require that San Diego Housing Commission maintain a comprehensive, consolidated informational resource of units reserved for lower-income households and the proposed activity to conduct a study on available housing in San Diego (HE-55). Combined, these actions could provide a clear picture on the availability and affordability of the existing housing stock in the City.

Advancing Fair Housing and Climate Goals

We applaud the goals in the draft Housing Element to advance Affirmatively Furthering Fair Housing goals and the City's Climate Action Plan. Both are critical to the Housing Element's compliance with new state laws, the priorities of the state regarding Regional Housing Needs Allocation and Housing Elements, and creating more equitable and healthy communities throughout San Diego. We look forward to working with the City to advance the policies, programs, and activities outlined in the Housing Element on these goals.



Overall, the draft Housing Element provides a solid framework to advance the City's housing goals during the 6th Cycle. We appreciate the time and effort Planning Department staff have dedicated to this document and look forward to continuing to support the draft Housing Element as it moves forward.

Sincerely,

Laura Nunn
Director of Policy & Programs

From: [Senecal, Seth](#)
To: [Dickson, Elizabeth](#)
Subject: Feedback on Update to the General Plan Housing Element
Date: Monday, December 16, 2019 2:05:19 PM

Good afternoon Ms. Dickson,

I would like to take a moment to provide my thoughts and observations into the housing situation here in San Diego. The main difficulty as I see it is that none of the plans or updates proposed or put into effect have ever attempted to address the root causes of the problems that we see here in San Diego.

The main cause of the affordability problem that we have is simple: Housing in San Diego is not *about* housing, but about wringing as much money out of residents as possible. Residents are overworked, their resources stretched too thinly, and far too much of their income goes towards keeping a roof over their heads. Not nearly enough units are in the hands of the people residing in them. While there are many other factors that play a role, this is, as I see it, the central issue, and until it is acknowledged openly and attempts are made to mitigate or undo its effects, nothing we try will work. Adding "low-income" units, increasing density, adding "granny flats," etc. will only cram more people into the juicer to be squeezed.

We must be honest about the nature of the market in our region. Housing prices have far outstripped peoples' buying power, and the conditions under which our parents and grandparents worked hard for a place of their own have changed completely. No longer can a family save up and get a starter home, when they trying to compete in a feeding frenzy of investors, speculators, and flippers who are already well established and making cash bids well out of that family's reach. Homes are selling for 2 or even 10 times their adjusted market value than they did a mere 30 years ago, yet the older generations are claiming that younger people aren't working hard enough or managing their finances properly, not realizing that they themselves would have been unable to buy the very homes they now live in if they had to start all over again, because the bar has been set so much higher. Yet these same owners tend to throw screaming fits whenever anything is proposed that might threaten their over-inflated property values. There comes a point when ordinary citizens who are trying to build a life for themselves are so completely disadvantaged against those who are so much farther ahead due largely to being born a few decades earlier that the whole thing becomes exploitative and must be dealt with accordingly.

I may be a bit biased, but the problem is at heart a psychological one, and one that we continue to ignore at our own peril. I am at your disposal to answer any further details or to answer any questions that you may have.

Respectfully yours,

-Seth Senecal, Ph.D
(858) 560-5177



Save Our Heritage Organisation

Protecting San Diego's architectural and cultural heritage since 1969

Monday, December 16, 2019

Elizabeth Dickson, Planning Department
City of San Diego
9485 Aero Drive, M.S. 413
San Diego, CA 92123

Re: General Plan draft Housing Element – SOHO comments

Ms. Dickson,

Save Our Heritage Organisation (SOHO) agrees with the general goals and policies outlined within the draft General Plan Housing Element; however, there is additional untapped opportunity and solutions to include pertaining to Goal Two: *Improve the Existing Housing Stock*. The current pre-1960s (unsubsidized) affordable housing stock can substantively contribute toward San Diego's affordable housing need and many of these options have been identified as viable solutions in other communities, such as those outlined within San Antonio's 2019 Affordable Housing Study, <https://www.sanantonio.gov/Portals/0/Files/HistoricPreservation/CurrentProjects/AffordableHousing/OpportunityAtRisk-Report.pdf>. This study explores the critical role that the older housing stock plays in meeting affordable housing demands and the importance of policies that promote repair and maintenance over demolition and new construction. Further, two major lessons gleaned from this report are: 1) every time a unit of older housing is razed, a unit of affordable housing is lost, and 2) cities cannot build new and sell or rent cheap unless there are huge subsidies.

While there are a number of great programs outlined within Objective G, (Repair and maintain the existing housing stock), including the (immediate) need to assess San Diego's naturally affordable housing stock, but additional assessments are also gravely needed. This includes the number of housing units that become entitled and actually permitted each year vs. the number of units actually built, including accessory dwelling units. Demolition data should also be captured and used to San Diego's advantage (see San Antonio study), to illustrate how under-market rentals and ownership opportunities are lost. Another opportunity is to locate possible sites for residential adaptive reuse to be identified and pursued by the City. And, the recently passed state Historic Tax Credit can be combined with the Federal Historic Tax Credit incentives as well as New Market Tax Credits, Opportunity Zones, and Low-Income Housing Tax Credits to offset the affordable subsidy. Last, another concern to consider is the several impending state housing bills that presume a one-size-fits-all solution, which often do not appear compatible with San Diego and serve to remove its character and sense of place.

In addition to finding that "the use of older, existing pre-1960 housing stock must be a central component of an affordable housing strategy as well as providing some out of the ordinary solutions that should be evaluated for San Diego, the 2019 San Antonio study was commissioned to help explain the role of older housing stock in meeting current affordability needs, the patterns of these housing units (location, condition, and ownership), their vulnerability to be demolished, and maintaining single-family home ownership. Similar to San Diego, this study noted that existing pre-1960 housing stock provides largely unsubsidized and unprotected affordable housing; pre-1960 housing stock is home to a large share of long-term residents; and single-family, renter occupied structures in fair and poor condition are the most at-risk of demolition.

Older buildings play an important and often overlooked role in housing affordability across the country and although many cities facing affordable housing challenges have identified the need to preserve the existing housing stock, few have identified older housing retention as a priority strategy, which would put San Diego at the cutting edge of addressing this increasing economic, social, and physical challenge that affordable housing represents. First, housing preservation is typically cheaper and faster than constructing new units and effectively combats blight. Numerous studies have shown that older and historic neighborhoods offer a diverse housing stock at varying prices, sizes, and conditions, and are located in close proximity to transit and jobs. And, when gentrification is a concern, homeownership is the ultimate defense. Therefore, keeping residents in existing

homes should be a priority. Since we understand that one cannot build new and rent or sell cheap without subsidy, then it logically follows that with the demolition of each pre-1960's era housing stock unit, an affordable housing unit is then lost forever. As with many other cities attempting to address the housing affordability issue, data could show that San Diego is systematically razing housing that is affordable and building housing that is not.

Second, a significant portion of occupied pre-1960 housing units are more often renter occupied. While there should be concern for the condition of these older units, a vast majority are quite physically adequate and habitable. And although some certainly do require repairs, this is often the result of deferred maintenance, but it is still typically more cost effective to repair and maintain than to demo and build new affordable housing units. Data from across the country continually illustrates that many units of affordable housing could be created through minor rehabilitation of the existing housing stock, however, the perception that rehabilitation is burdensome is often a major hurdle that prevents rehab of existing housing.

Finally, three key points from this study that are applicable to San Diego are:

- Inventory of older housing stock is providing much of the current affordable housing within the city;
- It is critical to retain as much of the pre-1960s housing stock as possible; and
- Devising a pre-1960s housing retention strategy will need to be central to any affordable housing solution.

Some of the innovative opportunities and solutions presented within this San Antonio study to evaluate for San Diego are:

- Single property tax increment financing or tax increment housing reinvestment zones;
- Assessment freeze on improvements for pre-1960s homes;
- Deferred loan payments for structural repairs;
- Priority weatherization and hazard mitigation for pre-1960s homes;
- Raise demolition permit fees for pre-1960s housing;
- No homestead exemption for houses built on lots razing pre-1960s homes;
- Amend HUD 5-year plan to prioritize home preservation;
- Establish a rental registration and inspection program;
- Housing preservation overlay district;
- Multiple resource affordable housing district;
- Tool share program for maintaining existing homes;
- Vacant building survey; and
- Vacant lot acquisition program.

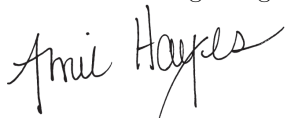
In conclusion, SOHO agrees with the general goals and policies outlined within the draft General Plan Housing Element, but the pre-1960s building stock needs to play a more important role in San Diego's housing affordability crisis, which is not an uncommon issue across the country, hence the San Antonio 2019 study. Identifying older housing retention as a priority strategy would more quickly and sustainably solve the issue as well as put San Diego at the cutting edge of addressing this increasing economic, social, and physical challenge, which needs to be a diverse, inclusive and equitable solution.

As this Housing Element is finalized, bear in mind, that every time a unit of older housing is razed, a unit of affordable housing is lost, and also that cities cannot build new and sell or rent cheap unless there are huge subsidies.

Thank you for the opportunity to comment,



Bruce Coons
Executive Director
Save Our Heritage Organisation



Amie Hayes
Historic Resources Specialist
Save Our Heritage Organisation



OPPORTUNITY AT RISK

San Antonio's Older Affordable Housing Stock

Prepared for the San Antonio Office of
Historic Preservation
Completed by PlaceEconomics
2019

Table of Contents

- 1 EXECUTIVE SUMMARY**
- 2 INTRODUCTION**
 - Overview of Housing Affordability
 - Older Housing Stock and Affordable Housing
- 11 OLDER HOUSING STOCK AND AFFORDABILITY: SAN ANTONIO**
 - Approach to Analysis
 - The Basics
 - Demolition Risk Analysis
 - A Closer Look at Factors Affecting Demolition Risk
- 42 CONCLUSION**
- 43 POSSIBLE TOOLS**
 - Financial Incentives
 - Financial Disincentives
 - Regulatory
 - Knowledge and Planning
 - Civic Engagement
 - Strategic Home Repair
 - Direct Action
- 54 RECOMMENDATION MATRIX**
- 56 ACKNOWLEDGMENTS AND METHODOLOGY**
- 57 APPENDICES**

Executive Summary

**22% of all
housing
units were
built before
1960**

This study was commissioned by the San Antonio Office of Historic Preservation to understand the contribution of housing stock built before 1960 towards affordable housing. Significant findings include:

- One in three San Antonio households is spending more than 30 percent of their income on housing and nearly half of all renters meet this “cost burdened” threshold.
- Over the last decade, while median household income increased 1.9% per year, housing prices increased at 4.7% per year.
- While San Antonio is experiencing greater than national average growth in jobs and housing, most of the new homes are large and expensive and much of the job growth is in lower wage jobs.
- The existing pre-1960 housing stock is providing largely unsubsidized and unprotected affordable housing.
- Every week over the last ten years, San Antonio has lost 3 units of pre-1960 housing to demolition.
- Twenty-two percent (22%) of all housing units were constructed prior to 1960.
- Pre-1960 homes are smaller than newer homes with a greater share of pre-1960 housing in fair or poor condition than is housing built in 1960 or later.
- Thirty-three percent (33%) of the households making 60% Area Median Income or less live in neighborhoods with a concentration of pre-1960 housing, including a larger share who identify as Hispanic.
- The pre-1960 housing stock in San Antonio is home to a large share of long-term residents.
- Single family, renter occupied structures in fair and poor condition are the most at-risk of demolition.
- Vacancy rates in older, historically redlined areas of the city are higher and homeownership rates, rents, and general condition are lower than the rest of the city.

Given these facts, the use of older, existing pre-1960 housing stock must be a central component of an affordable housing strategy.

Recommendations Matrix

Potential Tool	Effectiveness	Complexity	Cost to City	Stakeholder Approval
FINANCIAL INCENTIVES				
Single property Tax Increment Financing Zone	High	High	Low	High
Tax Increment Housing Reinvestment Zones	Moderate	High	Moderate	High
Assessment Freeze on Improvements in Older Homes	Moderate	Low	Moderate	High
Deferred payment loan for structural repairs	High	Moderate	Moderate to High	High
Priority for older homes weatherization	High	Moderate	Moderate to High	Very High
Prioritize older homes for hazard mitigation	High	Moderate	Moderate to High	Very High
Lender Risk Mitigation Program	Moderate	High	Low to Moderate	Moderate to High
FINANCIAL DISINCENTIVES				
Raise Demolition Permit Fee for pre-1960 housing	Moderate to High	Low	Low	Low
No Homestead Exemption for Houses built on lots where pre-1960 structure was demolished	Moderate	Low	Low	Low
REGULATORY TOOLS				
Mandatory deconstruction of pre-1960 housing	Moderate	High	Low	Low
Amend HUD five-year action plan to prioritize home preservation	Low to Moderate	Moderate	Low	Moderate
Mandatory relocation for institutions	Moderate	Moderate	Low	Low
Encourage relocation for ADUs	Moderate	Moderate	Low	Moderate
Develop ADU policy for affordable housing	Moderate to High	Moderate	Low	Low to Moderate
Long-term vacant pre-1960 housing as part of Vacant Building Program	Moderate	Moderate	Moderate	Low to Moderate
Housing Preservation Overlay District	Moderate to High	Moderate	Moderate	Low to Moderate
Local 106	Moderate to High	Moderate to High	Low to Moderate	Low to Moderate
Rental Registration and Inspection	High	Moderate	Moderate to High	Low

Potential Tool	Effectiveness	Complexity	Cost to City	Stakeholder Approval
KNOWLEDGE AND PLANNING TOOLS				
Housing Ombudsman	Low to Moderate	Moderate	Moderate	High
Multiple Resource Affordable Housing District	Moderate	High	Moderate	Low to Moderate
Multiple Location Brownfield Designation	Moderate	High	Low	Moderate
CIVIC ENGAGEMENT TOOLS				
Fund OHP community programming	Moderate	Low	Moderate	High
Toolshares	Low to Moderate	Low	Low	High
Citywide Vacant Building Survey	Moderate	Low	Low	Moderate to High
STRATEGIC HOME REPAIR TOOLS				
City Written Older Home Repair Specifications	Moderate to High	High	Moderate to High	Moderate to High
Training and Certification for Approved Rehabilitation Contractors	Moderate to High	High	Moderate to High	Low to Moderate
City Operated/Incubated Materials Warehouse	Moderate	High	High	High
City Provided Energy Audit	High	Moderate	Moderate to High	Moderate to High
DIRECT ACTION TOOLS				
Establish Affordable Housing Preservation Fund	Moderate to High	High	High	High
Home Repair as Job Training	Moderate to High	High	Moderate to High	High
First right of refusal on pre-1960 home	High	High	Moderate to High	Low
Housing Preservation Revolving Fund	Moderate to High	High	Moderate to High	Moderate
Mandatory relocation feasibility	High	High	Moderate	Moderate
Support Land trust development	Very High	High	High	Moderate to High
Life estates	High	High	High	Moderate to High

From: [Stephen Goldfarb](#)
To: [Dickson, Elizabeth](#)
Subject: Housing Element Update
Date: Thursday, December 12, 2019 10:35:23 AM

Dear Ms. Dickson:

I would like to call your attention to Appendix HE-C Constraints and Zoning Analysis, Environmental Regulations.

This passage does not clearly state that development is provided for in the Multiple Habitat Conservation Area (MHPA). Owners are allowed to economically develop 25% of their property in exchange for deeding 75% of their property to the City for conservation. The fundamental purpose of Habitat Conservation Plans such as the Multiple Species Conservation Program is to allow non-federal owners economic development in areas where there are sensitive species. For this reason, residential development that contributes to the City's diminished housing stock is possible.

This section should be re-written to reflect that economic development is possible in the Multiple Habitat Conservation Area.

Stephen Goldfarb
(619) 282-9208

From: [Stephen Goldfarb](#)
To: [Dickson, Elizabeth](#)
Subject: Housing Element Update
Date: Wednesday, December 11, 2019 11:11:01 AM

Elizabeth Dickson
Planning Department

Dear Ms. Dickson

I am writing this in response to the request for comment on the Housing Element Update.

The East Elliott Planning Area presents an excellent opportunity to increase San Diego land for residential development.

East Elliott is approximately 2600 acres. It was originally designated for residential development. It is zoned RS1-8, 1 dwelling unit per 40,000 square feet (about 1-acre). It is within the MSCP. RS1-8 zoning is compatible with development in the MSCP.

East Elliott is largely surrounded by residences. It may be viewed as an infill area.

The City is presently seeking to prevent development to incorporate East Elliott into Mission Trails Regional Park.

The park is already one of the largest in the region.

Under the terms of the MSCP, owners are allowed to develop 25% of their property. In exchange, the owners are required to deed 75% of their property to the City free of charge.

It is sensible to create a plan to combine properties and develop 25% at the zoning. The City would be able to obtain 75% of the property to be incorporated into the park. This plan would release millions of dollars of funding the City already expended to purchase property and save millions more from future acquisitions.

This would allow providing significant numbers of residences at the time of a major housing deficit.

I recommend this plan for the Planning Department's consideration.

Stephen Goldfarb
(619) 282-9208

From: [Susan Hector](#)
To: [Dickson, Elizabeth](#)
Subject: Comments on the Draft Housing Element
Date: Monday, December 02, 2019 2:26:31 PM

Greetings from the community of Kensington. Thank you for accepting comments on the draft housing element. I have lived in the City of San Diego since 1980 and am now a senior citizen living in my family home. This statement provides some context for the following comments:

The construction of accessory units on single family lots will not solve any housing crisis. It will just create blight and parking problems. There are plenty of 'granny flats' in San Diego and it has done nothing to address the housing needs for low income citizens. A recent UT newspaper article disclosed that most accessory units are rented at top price or used by family members. This is not the solution; you can't throw the problem back onto the residents.

Figure it out:

— High density affordable housing in urbanized parts of the city is the only solution, subsidized by developer dollars that have been unspent or poorly allocated. Why are we allowing more luxury high rises? Don't build east coast projects but create something for San Diego to be proud of.

Let's face it, high density low income or senior housing is not feasible for places like Rancho Bernardo or Penasquitos. Bus service is poor, jobs are scarce. The city core is the place for this and your planning needs to be re-thought so that it becomes a diverse community where people of all income levels and needs can live in peace and harmony. Put away the planning manuals and get real.

Sincerely,

Susan Hector
4640 E. Talmadge Drive
San Diego CA 92116

Sent from my iPad

From: [Susan Richardson](#)
To: [Dickson, Elizabeth](#)
Subject: Re: General Plan Housing Element Update Input
Date: Wednesday, December 04, 2019 10:39:32 PM
Attachments: [image.png](#)

Correction to the email I sent previously: In accordance to the Draft Housing element recommendations, the City should **NOT** consider development in areas with no access, no water/utility service, and in urban fire zones.

Susan Richardson

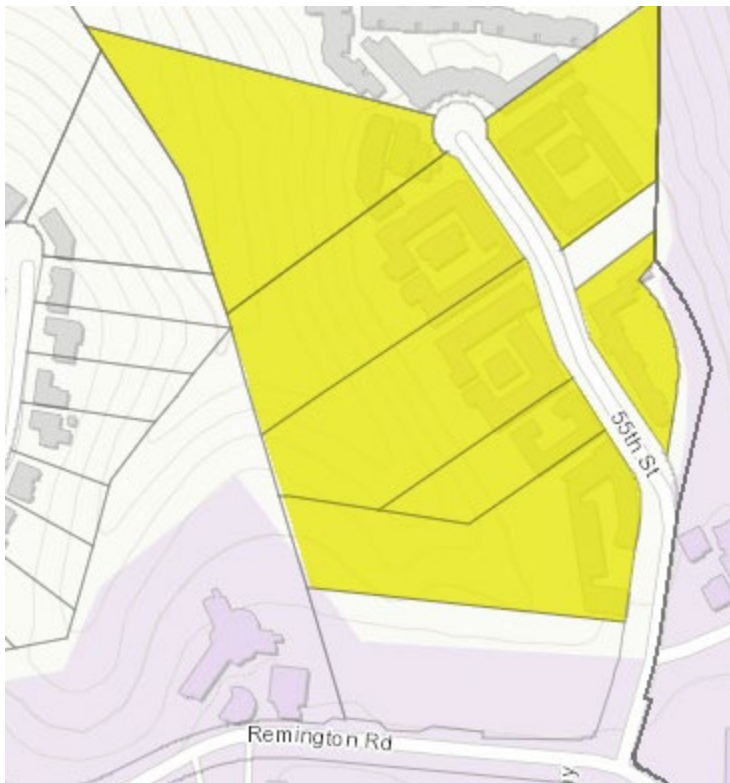
On Wed, Dec 4, 2019 at 8:27 PM Susan Richardson <dprsmr@gmail.com> wrote:

[Dear Ms. Dickson,](#)

I am responding to the Draft Housing Element request for public review and would like to comment on the "Adequate sites web map" found on <https://www.sandiego.gov/planning/genplan/housingelementupdate> .

I have concerns with with the College Area's 55th St. peninsula off of Remington Rd., in particular the currently undeveloped canyon on the west side of the street that is highlighted. The highlighted area on the attached City map from the draft, shows possible development all the way down into the canyon. The City should not be allowing development in any portions of our dwindling canyon land in San Diego. In additon, according to other areas of the plan, the City should consider developing in areas with no access, no water/utility service, and in urban fire zones. I urge the undeveloped portion of the properties be removed from the draft.

In addition, I recommend that any heigh variances or changes to zoning in that area along 55th Street require approval of the CACC Planning Commission through public hearings. The current proposed property redevelopment on 55th Street that is seeking a height varience is not for additional housing units but 30 feet additional height for a cantilevered pool deck!



If you would like to further discuss this you can reach me at 619-865-8669 or dprsmr@cox.net.

Thank you,

Susan Richardson
5433 Hewlett Dr.
San Diego, CA 92115

From: [Theresa Quiroz](#)
To: [Dickson, Elizabeth](#)
Subject: Draft 2021-2029 Housing Element
Date: Tuesday, January 07, 2020 3:48:13 PM

Elizabeth,

Thank you for the opportunity to comment on the Draft 2021-2029 Housing Element.

In the Draft 2021-2029 Housing Element, policies have been added that provide good policies for helping to deal with the crisis in our homeless population.

With that exception, when the 2013-2020 Housing Element is compared to this draft, there seems much that has not changed. The goals and objectives are located differently, but they are very similar. During the 2013-2020 period, the housing situation in San Diego has deteriorated significantly, so I believe there needs to be a discussion about what the city will do to make the same policies achieve a different outcome.

On page HE-12 is a table showing the breakdown of required units by RHNA allocations. It requires 43,000 units be constructed for those earning over 120% of the AMI, while only 64,118 are required for everyone below 120%. It is so hard to understand how that breakdown of need can be accurate when the Draft makes other assertions that refute it.

Consider the statement in the Draft that two adults in retail and education jobs would find that their combined income is less than 100% of the AMI.

The Draft states that the number of seniors is going to almost double. The numbers are not given but they are shocking.

11% of the current population of 1,321,000 are seniors. That is 145,310.
18% of the future population of 1,665,000 will be seniors. That is 299,700

There will be an additional 154,400 seniors in the city by 2035. That would create a stress on our already lopsided housing stock, but if the RHNA breakdown is followed that stress would be increased.

According to the demographics presented, seven of the major industries in the city pay less than 60% of the AMI and "incomes will continue to fall below AMI".

During 2013-2020, 88,000 units were needed to be constructed to meet the RHNA needs. Only 37,054 were built and few of those were affordable to those below 120%. Therefore, the 2021-2029 period begins with a greater deficit of affordable housing than in the higher affordability range.

The units for those over 120% of AMI already exist. But they are often being rented by those who cannot afford them, those who use much more than 30% of their income on rent, those who double up with two families living together. If adequate units were available for those below 120%, that would free up the units that should be available to those earning 120%.

With all of the facts presented in the Draft, it would seem that the highest priority has to be on

the poorest in the city and the lowest on those earning over 120%. Unless the city can increase its production of affordable housing while lowering the production for higher incomes, the problems will only continue to get bigger.

It is clear that, other than housing that is subsidized, the price to buy or rent a unit is based almost entirely on the location of that unit. Just because it is cheaper to build does not mean that the developer will sell or rent at a lower price. That is a constraint on providing affordable housing that is not discussed. It should be considered and actions taken to ensure that a reduction in cost to build leads to a lower cost to sell or rent.

HE-28 has a policy to streamline ADU regulations. It is clear that ADU's could be a part of the effort to create more housing. But an important consideration before offering financial incentives is to study the cost to rent the ADU's. How high is the rent for these units now and what would be the rent after the subsidies are given? Would financial help and easing of permitting rules actually help with the affordability of ADU's or is the City simply trying to provide housing of any level? It would help if the Draft gave some idea of the affordability of the ADU's and what level of affordability the City is hoping to achieve.

HE-33 states that 1,443 units of affordable housing were preserved. But that is meaningless without also stating how many units were lost. From data it would seem that more were lost than were preserved and that is an issue of great concern that needs to be addressed.

HE-C.8 states, "Prioritize preservation of single room occupancy units". It seems odd that the policy is under Objective C. Perhaps Objective E would be a better place for this.

That said, preservation of SRO's is a ship that has sailed. It is now time to rebuild those that have been removed over the past 20 years. The homeless population has surged in part due to the lack of availability of SRO's. There has also been a surge in senior and disabled homeless because living on social security has become impossible in the current environment. SRO's fulfill a need that is growing quickly and it is essential that construction of new SRO units is a high priority.

The current Draft offers good ideas, policies and methods to alleviate some of the housing crises in San Diego. It can only work if it is a document that is used by everyone in all decision making from Development Services and the Housing Commission to the City Council.

Thank you. I hope your move went smoothly and the Planning Department is comfortably settled in.

Theresa Quiroz

From: [Will McColl](#)
To: [Dickson, Elizabeth](#)
Subject: Comments on the Draft 6th Cycle Housing Element
Date: Friday, December 20, 2019 11:26:33 AM

Dear Staff of the City of San Diego,

Thank you for your ongoing work on the Draft 6th Cycle Housing Element. I did not learn about the online survey in my local community paper until after the submission period had closed, so I would like to submit my comments for inclusion in the review. It is important that we use your work to plan for smart and healthy future growth of our beautiful city. We are missing targets from the Regional Housing Needs Assessment (RHNA) with the State of California and we need to get our act together on increasing local housing supply for the 6th Cycle plan. It is critical for our city's shared future. My comments are as follows:

I applaud the work being done to streamline approvals and make zoning work better for our citizens. More aggressive policy work needs to be undertaken to allow for more housing supply, and barriers to production need to be removed. The recent work on streamlined approvals for Accessory Dwelling Units (ADU) per SB1069 are an excellent step in the right direction. However, as the "city of villages" policy points out, we need to pursue more mixed-use and dense development, even in regions that are traditionally "single-family-home" only. The shackles of 50-year-old policy decisions continue to disenfranchise younger citizens and limit housing opportunities for future generations. Younger residents, even with growing families, do not need 4000 square foot houses or huge residential lots. From a policy perspective, the city needs to encourage home ownership with smaller lot sizes, along with smaller setbacks to go with them. The solution to the housing crisis here in San Diego is not to encourage massive apartment complexes, it's to allow for smaller and denser living spaces that still preserve community character and benefits of private home ownership. The rules for residential development to change with the times. Young families and citizens today are driving fewer cars and living in smaller spaces than previous generations. It is important to allow the private market to react to that need by modifying the city's approach to zoning by allowing the creation and development of smaller lots.

Thank you for your time and your service to the public. I look forward to reading the updated Housing Element plan.

Sincerely,
Will McColl
1212 Law St
San Diego, CA 92109