

# Community Survey Results

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## City of Rancho Santa Margarita Housing Element Update

April 2021

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In partnership with De Novo Planning Group



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## Contents

Introduction .....	3
Executive Summary .....	5
Survey #1: Existing Conditions and Fair Housing Issues .....	6
Respondent Demographics .....	6
Values and Priorities .....	8
Housing Affordability .....	9
Housing Maintenance .....	12
Housing Fit .....	14
Fair Housing .....	19
Survey Responses #2: Development Types.....	25
Respondent Demographics .....	26
Development Type Preferences based on Resident/Worker Profile .....	28
Development Type Preferences based on Home Location .....	30
Appendices.....	32
A: Survey #1 Questions .....	32
B: Survey #1 Responses .....	32
C: Survey #2 Questions .....	32
D: Survey #2 Responses .....	32
E: "Other Respondent" Responses to Surveys #1 and #2 .....	32

## Figures

Figure 1: How long have you lived in Rancho Santa Margarita? (Residents Only) .....	7
Figure 2: What made you decide to live here? (Residents Only).....	9
Figure 3: If you wish to own a home in Rancho Santa Margarita but do not currently own one, what issues are preventing you from owning a home at this time? .....	10
Figure 4: What percentage of your income do you spend on housing? .....	11
Figure 5: How would you rate the physical condition of the residence you live in? .....	12
Figure 6: Which of the following housing upgrades or expansions have you considered making on your home?....	14
Figure 7: What types of housing are most needed in the City of Rancho Santa Margarita? .....	16
Figure 8: If you are currently employed, approximately how long is your one-way commute to work? .....	18

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# Introduction

The City of Rancho Santa Margarita (RSM) is updating its Housing Element as part of the 2021-2029 Housing Element Cycle (Cycle 6). The Housing Element is a section of the City's General Plan that looks at housing needs and conditions within Rancho Santa Margarita. It is a policy document that identifies goals, policies, and programs that the City uses to direct and guide actions related to housing.

Each city and county in California is required to have a Housing Element and update it at least every eight years. Updating the Housing Element gives the City a clear picture of housing-related issues such as: housing supply and demand, the types of housing available within the City, housing affordability, and homelessness. Once the Housing Element is updated, it must be approved by the California Department of Housing and Community Development (HCD). Updating the Housing Element will ensure that the City meets State requirements, and makes Rancho Santa Margarita eligible for State grants and other funding resources. It will also give elected and appointed officials clear guidance on housing issues facing Rancho Santa Margarita.

The State requires that every city and county must help accommodate new housing growth. Since people often live and work in different places, housing needs are assessed at a regional level based on population trends and other factors to determine how much growth each local jurisdiction will need to accommodate. This is called the "Regional Housing Needs Allocation" or "RHNA" for short. The RHNA quantifies the need for housing on a regional level, and then allocates a portion of new growth to each city and county. Rancho Santa Margarita's RHNA allocation for the 2021-2029 planning period is 680 units. This means that the City of Rancho Santa Margarita is responsible for identifying areas that can accommodate 680 new housing units. Rancho Santa Margarita's RHNA allocation is divided into income categories as detailed on the [project website](#). The City of Rancho Santa Margarita is NOT responsible for building new homes. However, Rancho Santa Margarita must demonstrate to HCD that there is enough land zoned for housing to accommodate the allocated share of new homes. Furthermore, a special focus is placed on planning for affordable housing.

The City recently updated its General Plan (2020), includes detailed goals, policies and programs to guide decision-making in the City for the next twenty years. The City of RSM's General Plan includes the following Elements (i.e., chapters): Circulation Element, Conservation/Open Space Element, Economic Development Element, Housing Element, Land Use Element, Noise Element, and Safety Element. All General Plan Elements except the Housing Element (which is updated on a separate schedule as required by State law) and Circulation Element were updated in 2020. This update to the City's Housing Element (which is one "chapter" of the City's General Plan) builds upon that foundation of analysis and community engagement to address the future housing needs of its residents. The Housing Element Update process is a unique opportunity to connect with residents of RSM and learn more about residents' values, priorities, concerns, and ideas.

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As part of the community outreach, two surveys were conducted online using the SurveyMonkey platform. The two surveys work together to gather information on housing-related issues. Survey #1, which was posted on January 29, 2021, and closed on March 3, 2021, focused on existing conditions to better understand the characteristics of households in RSM, identify the community's housing needs and priorities, and uncover real or perceived fair housing concerns in RSM. Survey #2, which was posted on February 21, 2021, and closed on March 29, 2021, focused on types of development that should be further explored as the City plans to meet the State-mandated Regional Housing Needs Allocation (RHNA).

This report is a summary of the responses received and the general themes that emerged.

To help gain insight into the profile of respondents, included in each survey was a question asking the respondent to identify whether they:

1. Live in RSM, but work somewhere else;
2. Live and work in RSM;
3. Work in RSM, but live somewhere else; or,
4. Did not live or work in RSM.

This Report, including its Appendices, summarizes the results of both surveys based on the respondent's answer to this question; in other words, the results of each question/topic area are grouped into **resident responses** (regardless of where they work), **worker responses** (which includes people who only work in RSM, but live somewhere else), and **other responses** (people who do not live or work in RSM). The breakdown of response types for **resident responses** and **worker responses** groups is included in the summary for each survey. However, given the small number of respondents who do not live or work in the community (3.5% of responses to Survey 1 were “**other responses**” and 3.8% of response to Survey 2 were “**other responses**”), the Report focuses first on the responses provided by **residents** and **workers**, and then summarizes the comments received by **other** respondents separately in Appendix E.

# Executive Summary



65% of resident respondents have lived in Rancho Santa Margarita for 10+ years



93% of resident respondents are very satisfied or somewhat satisfied with their current housing situation



68% of resident respondents chose to live in Rancho Santa Margarita because of safe neighborhoods



89% of resident respondents already own a home in Rancho Santa Margarita



62% of resident respondents would rate their housing as being in excellent condition, while 29% rated it as showing signs of minor deferred maintenance

## Issues that resident respondents rated as most important to them include:



Support programs to help neighborhoods that have suffered foreclosures (75%)



Ensure that children who grow up in Rancho Santa Margarita can afford to live in Rancho Santa Margarita as adults (73%)



Rehabilitate existing housing (67%)



Promote affordable housing for working families (65%)



Establish programs to help at-risk homeowners keep their homes, including mortgage loan programs (64%)

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# Survey #1: Existing Conditions and Fair Housing Issues

Survey #1 was comprised of 28 questions. It had a completion rate of 83% with 533 total responses. The survey responses reveal information about existing housing conditions and fair housing issues in Rancho Santa Margarita. The results are organized into five categories: values and priorities; housing affordability; housing maintenance; housing fit; and fair housing.

## Respondent Demographics

The survey contained seven questions related to demographics. The first question asked respondents if they live or work in Rancho Santa Margarita. The answers to this question provide the following breakdown of response types by group:<sup>1</sup>

- Most of the respondents (81%) are residents of Rancho Santa Margarita (36% live and work within Rancho Santa Margarita and 45% work somewhere else). In this Report, these are called “**resident** responses”.
- Some (16%) respondents work in Rancho Santa Margarita but live somewhere else. In this Report, these are called “**worker** responses”.
- A small percentage (less than 4%) of respondents neither live nor work in Rancho Santa Margarita. As summarized in Appendix E, these are called “**other** responses”.

The other demographic questions, which asked about length of residency in Rancho Santa Margarita, residency status, housing type, household type, and age range, highlighted the following about the respondents (note that one question asked for contact information, and the results of that question are not included here):

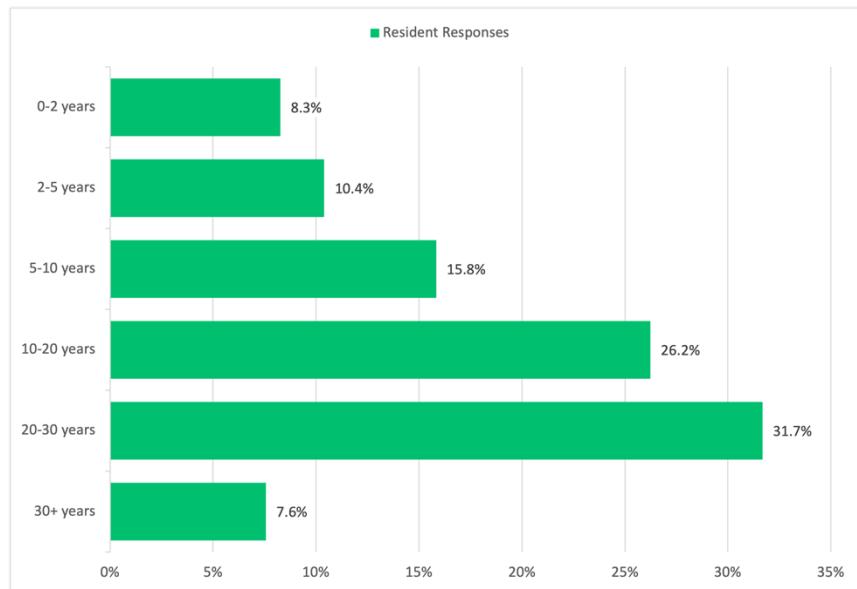
- Of those individuals who live in Rancho Santa Margarita, approximately 65% have lived here for 10+ years. The next highest response (16%) was 5-10 years, followed by 2-5 years (11%) and finally, fewer than two years (8%).<sup>2</sup>

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<sup>1</sup> Survey 1, Question 1: Do you live and/or work in Rancho Santa Margarita?

<sup>2</sup> Survey 1, Question 2: How long have you lived in the City?

**Figure 1: How long have you lived in Rancho Santa Margarita? (Residents Only)**



- Most of the respondents own their own residence (86%), with 13% of respondents renting and 1% neither owning nor renting.<sup>3</sup>
  - Of resident responses, the majority (90%) own their own residence, with 10% of respondents renting and less than 1% neither owning nor renting.
  - Of worker responses, most (67%) own their own residence, with 27% of respondents renting and 6% neither owning nor renting.
- Most of the respondents (76%) live in a single-family home, with the next highest category being multi-family homes (13%), followed by duplex/attached homes (9%). Fewer than 1% of respondents live in mobile homes, accessory dwelling units, or other types of units.<sup>4</sup>
  - Of resident responses, the majority (77%) live in a single-family home, with the next highest category being multi-family homes (14%), followed by duplex/attached homes (9%).
  - Of worker responses, the majority (70%) live in a single-family home, with the next highest category being both multi-family homes (13%) and duplex/attached homes (13%), followed by mobile homes (3%) and finally, accessory dwelling units (1%).
- Of all the respondents surveyed, the most common types of households include couples (38%) and couples with children younger than 18 (32%), followed by single-person households (9%) and multi-generational family households (7%). The remainder of responses showed a

<sup>3</sup> Survey 1, Question 4: Do you currently own or rent your residence?

<sup>4</sup> Survey 1, Question 6: Select the type of housing that best describes your current home.

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considerable range in household types including 5% who identified as an unlisted household type, such as couples with adult children living with them.<sup>5</sup>

- Of resident responses, the most common types of households include couples (39%) and couples with children younger than 18 (33%), followed by single-person households (9%) and multi-generational family households (6%). The remainder of resident responses showed a considerable range in household types including 5% who identified as an unlisted household type, such as couples with adult children living with them.
- Of worker responses, the most common types of households include couples (32%) and couples with children younger than 18 (30%), followed by multi-generational family households (16%). The remainder of worker responses showed a considerable range in household types including 7% who identified as an unlisted household type, such as couples with adult children living with them.
- The respondents were primarily 56-74 years old (41%), followed by 40-55 years old (40%), and 24-39 years old (17%).<sup>6</sup>
  - Of resident responses, respondents were primarily 40-74 years old (82%), split evenly (41% each) between age range 40-55 and age range 56-74, followed by 24-39 years old (15%).
  - Of worker responses, respondents were primarily 40-55 years old (37%), followed by 56-74 years old (33%), and the remainder 24-39 years old (30%).

## Values and Priorities

**When resident respondents were asked, “What made you decide to live here? (Select all that apply)”<sup>7</sup> the most common answers were:**

- Safety of neighborhood (68%)
- Quality of housing stock (45%)
- Quality of local school system (45%)
- Affordability (45%)
- Proximity to job/work (32%)
- Proximity to shopping and services (25%)
- Proximity to family and/or friends (21%)
- City services and programs (17%)
- Other (14%)

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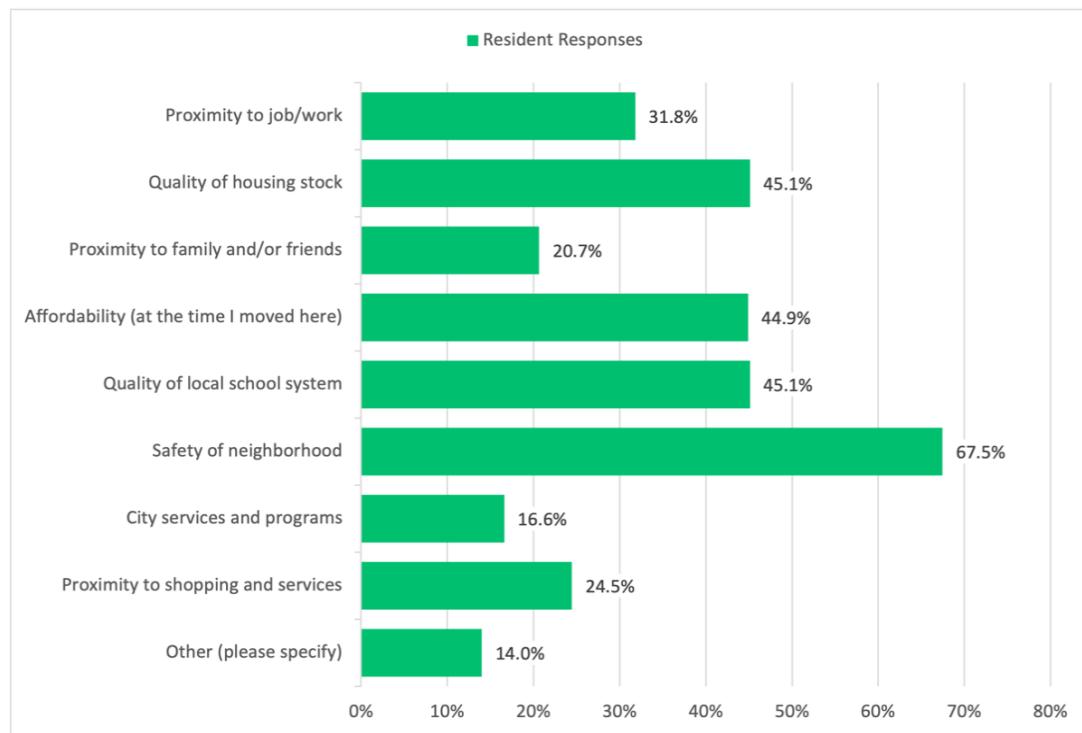
<sup>5</sup> Survey 1, Question 24: Which of the following best describes your household type?

<sup>6</sup> Survey 1, Question 27: What age range most accurately describes you?

<sup>7</sup> Survey 1, Question 3: What made you decide to live here? (Select all that apply)

*It should be noted that this question was only answered by those respondents who live in RSM. Those who do not live in RSM were not asked this question.*

**Figure 1: What made you decide to live here? (Residents Only)**



## Housing Affordability

**When respondents were asked, “If you wish to own a home in Rancho Santa Margarita but do not currently own one, what issues are preventing you from owning a home at this time? (select all that apply)”.<sup>8</sup> Those who do not already own a home responded as summarized below:**

### Resident Responses

Of resident responses, almost 89% already owned a home in Rancho Santa Margarita. Fewer than 1% of the residents expressed the opinion that they do not wish to own or rent in Rancho Santa Margarita. Other responses included:

- I do not currently have the financial resources for an appropriate down payment (7%)
- I cannot find a home within my target price range in Rancho Santa Margarita (7%)
- I cannot find a home that suits my living needs in Rancho Santa Margarita (housing size, disability accommodations) (3%)

<sup>8</sup> Survey 1, Question 5: If you wish to own a home in Rancho Santa Margarita but do not currently own one, what issues are preventing you from owning a home at this time? Select all that apply.

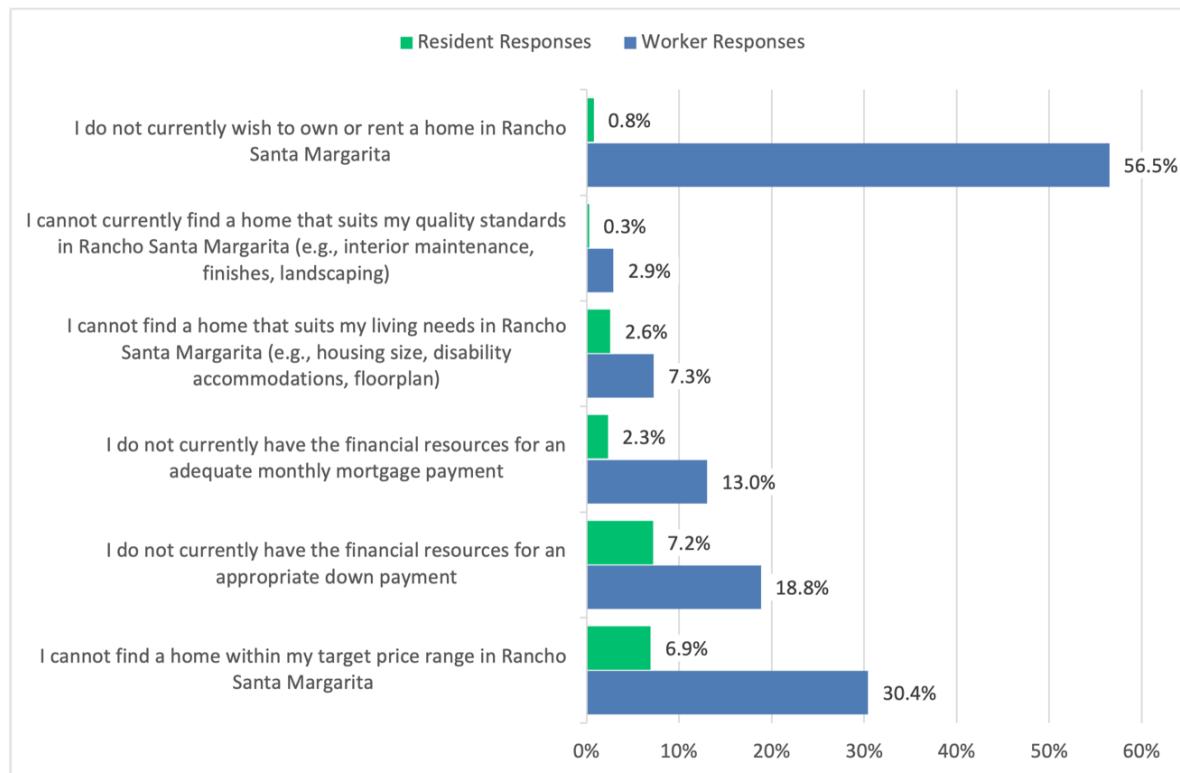
- I do not currently have the financial resources for an adequate monthly mortgage payment (2%)

### Worker responses:

Of worker responses, the majority (56%) expressed the opinion that they do not wish to own or rent in Rancho Santa Margarita. Another 30% of workers responded that they cannot find a home within their target price range in Rancho Santa Margarita. Other responses included:

- I do not currently have the financial resources for an appropriate down payment (19%)
- I do not currently have the financial resources for an adequate monthly mortgage payment (13%)
- I cannot find a home that suits my living needs in Rancho Santa Margarita (housing size, disability accommodations) (7%)
- I cannot currently find a home that suits my quality standards in Rancho Santa Margarita (e.g., interior maintenance, finishes, landscaping) (3%)

**Figure 2: If you wish to own a home in Rancho Santa Margarita but do not currently own one, what issues are preventing you from owning a home at this time?**



When asked what percentage of their income they spend on housing<sup>9</sup>, just over half of residents indicated they spent less than 30% of their income on housing, while non-resident workers tended to spend a higher percentage of their income on housing. Responses broken down by group were:

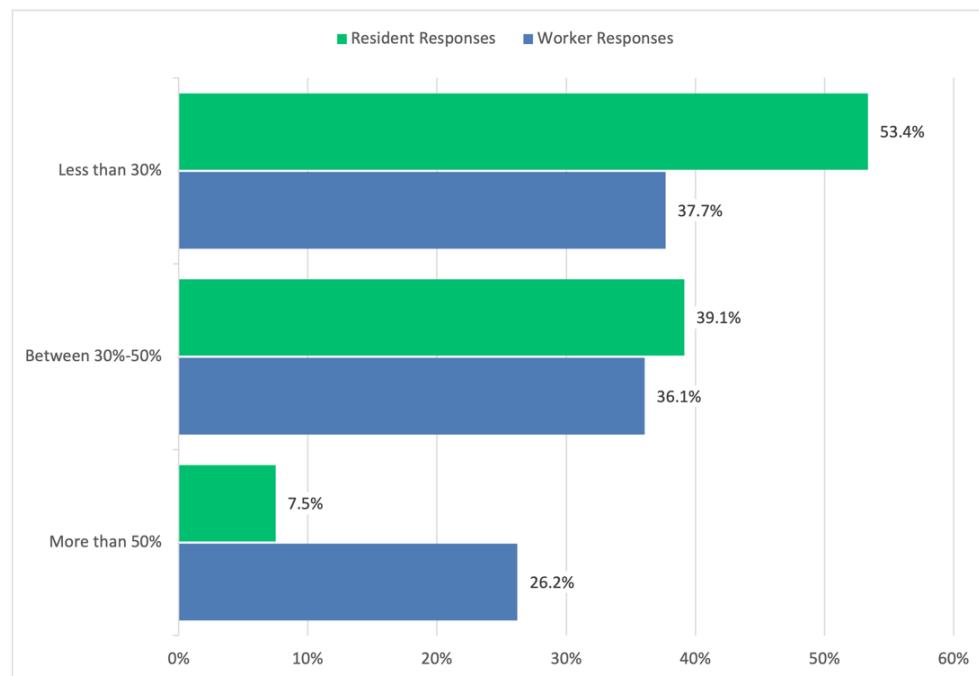
### Resident responses:

- Less than 30% of income spent on housing (53%)
- Between 30%-50% of income spent on housing (39%)
- More than 50% of income spent on housing (8%)

### Worker responses:

- Less than 30% of income spent on housing (38%)
- Between 30%-50% of income spent on housing (36%)
- More than 50% of income spent on housing (26%)

**Figure 3: What percentage of your income do you spend on housing?**



<sup>9</sup> Survey 1, Question 13: Based on your monthly income before taxes, how much of your monthly income do you spend on housing?

# Housing Maintenance

When respondents were asked, “How would you rate the physical condition of the residence you live in?”<sup>10</sup> most respondents answered positively, with the response “excellent condition” receiving 62% of resident responses and 52% of worker responses.

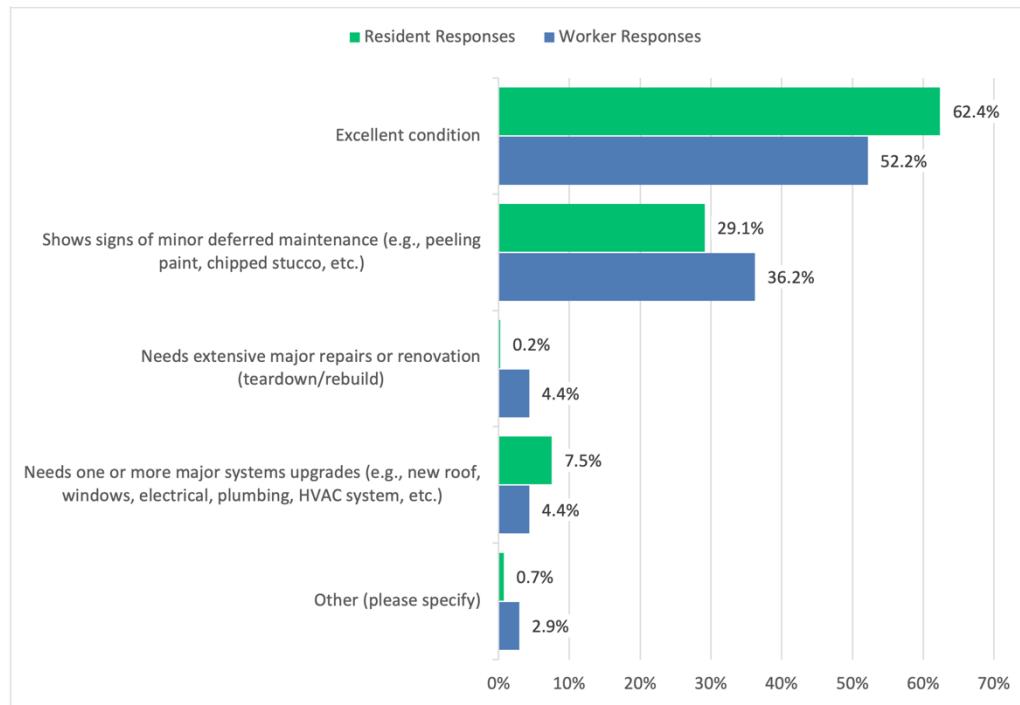
## Resident responses:

Of resident responses, approximately 29% answered that their residence showed signs of minor deferred maintenance such as peeling paint or chipped stucco. Approximately 8% of residents indicated that their home needed one or more major systems upgrades such as a new roof or windows.

## Worker responses:

Of worker responses, approximately 36% answered that their residence showed signs of minor deferred maintenance such as peeling paint or chipped stucco. Approximately 4% indicated that their home needed one or more major systems upgrades such as a new roof or windows, and another 4% indicated the need for major repairs or renovations.

**Figure 5: How would you rate the physical condition of the residence you live in?**



<sup>10</sup> Survey 1, Question 11: How would you rate the physical condition of the residence you live in?

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**When asked, “Which of the following housing upgrades or expansions have you considered making on your home?”<sup>11</sup> the top responses included:**

**Resident responses:**

- Kitchen or bathroom remodels (63%)
- Painting (41%)
- Solar (28%)
- HVAC (25%)
- None (18%)
- Other (10%)

**Worker responses:**

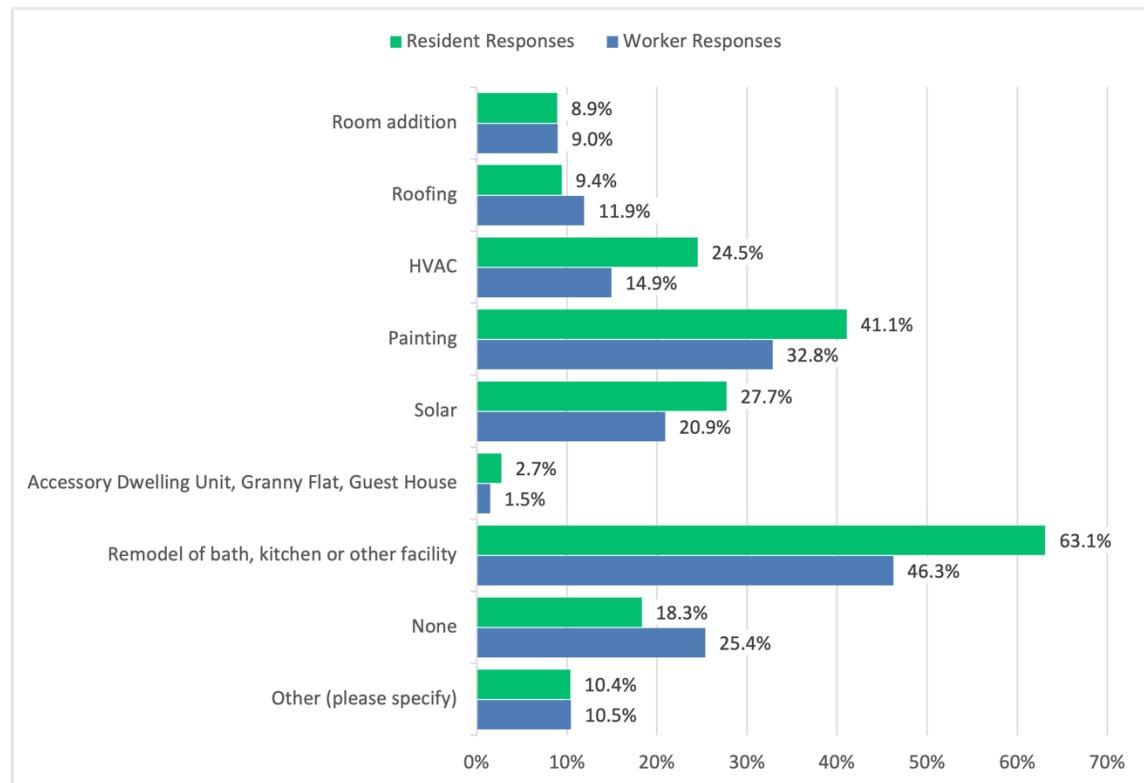
- Kitchen or bathroom remodels (46%)
- Painting (33%)
- None (25%)
- Solar (21%)
- HVAC (15%)
- Roofing (12%)
- Other (10%)

The other responses included: landscaping, plumbing, and other maintenance related to the interior of the home.

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<sup>11</sup> Survey 1, Question 8: Which of the following housing upgrades or expansions have you considered making on your home?

**Figure 6: Which of the following housing upgrades or expansions have you considered making on your home?**



## Housing Fit

When asked, “How satisfied are you with your current housing situation?”<sup>12</sup>, over 90% of respondents indicated that they were very satisfied or somewhat satisfied with their current housing. Residents of Rancho Santa Margarita were more likely to indicate “I am very satisfied” than the worker group. The top responses, broken down by group, were:

### Resident responses:

- I am very satisfied (69%)
- I am somewhat satisfied (24%)
- I am somewhat dissatisfied (4%)
- I am dissatisfied (2%)

### Worker responses:

- I am very satisfied (62%)

<sup>12</sup> Survey 1, Question 7: How satisfied are you with your current housing situation?

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- I am somewhat satisfied (29%)
- I am somewhat dissatisfied (3%)
- I am dissatisfied (6%)

Some of the explanations as to why respondents were dissatisfied include:

- Restrictive Homeowner's Association guidelines and excessive fees
- Have outgrown current type of housing, but single-family homes in the area are too expensive
- Concern for environmental risks such as wildfires
- Small house and yard leads to lack of privacy
- High cost of housing (for both owners and renters)

**When asked, “Do you think that the range of housing options currently available in the City of Rancho**

**Santa Margarita meets the needs of the community?”<sup>13</sup> most respondents agreed that it did.**

**Responses broken down by group were:**

#### **Resident responses:**

- Yes (80%)
- No (20%)

#### **Worker responses:**

- Yes (56%)
- No (44%)

While the majority (80%) of resident respondents answered that there were a sufficient range of housing options currently available in the City, the number of worker respondents who agreed differed by nearly a quarter. Fifty-six percent (56%) of workers stated, “Yes,” while forty-four percent (44%) of workers stated, “No.” This shows a difference of opinions on the matter based on residency status.

**When asked, “What types of additional housing are most needed in the City of Rancho Santa Margarita? (Select all that apply)”<sup>14</sup> all groups responded that single-family (detached) were most needed. Responses broken down by group were:**

#### **Resident responses:**

- Single-family (detached) (48%)

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<sup>13</sup> Survey 1, Question 9: Do you think that the range of housing options currently available in the City of Rancho Santa Margarita meets the needs of the community?

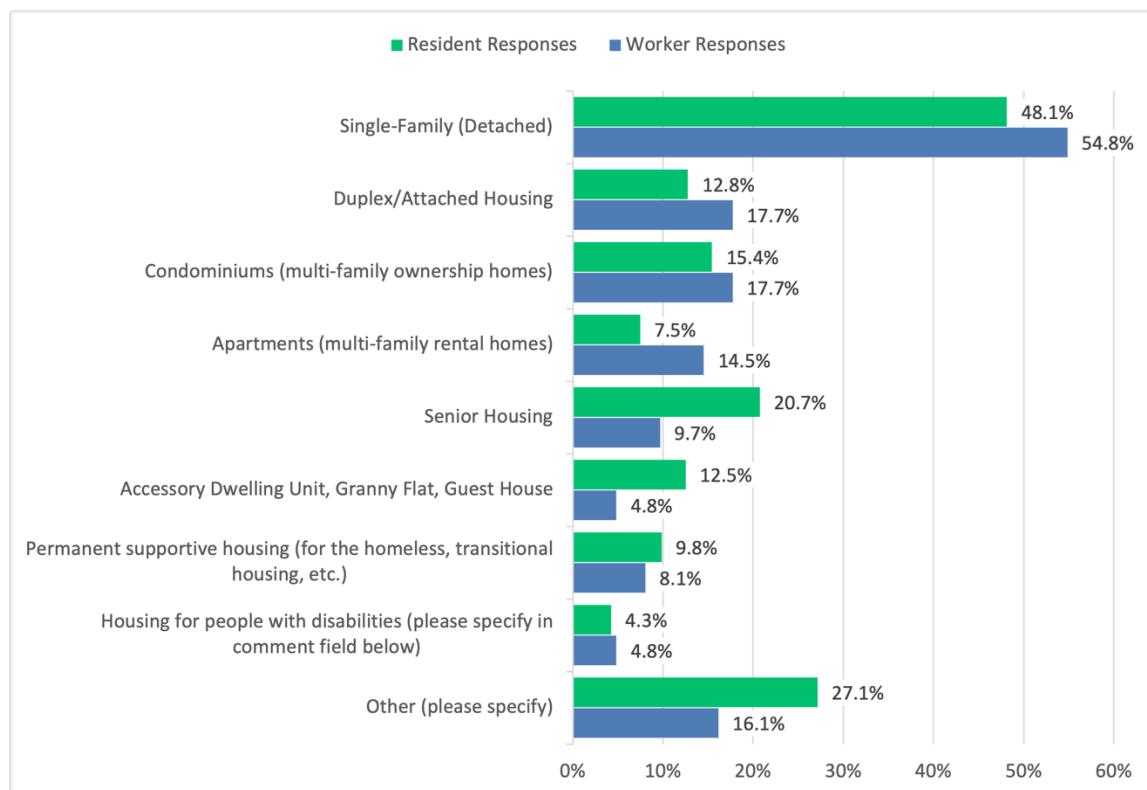
<sup>14</sup> Survey 1, Question 10: What types of additional housing are most needed in the City of Rancho Santa Margarita? (Select all that apply).

- Other (27%)
- Senior Housing (21%)
- Condominiums (multifamily ownership homes) (15%)
- Duplex/Attached Housing (13%)
- Accessory Dwelling Unit (Granny Flat or Guest House) (13%)

### Worker responses:

- Single-family (detached) (55%)
- Duplex/Attached Housing (18%)
- Condominiums (multifamily ownership homes) (18%)
- Other (16%)
- Apartments (multifamily rental homes) (15%)
- Senior Housing (10%)

**Figure 7: What types of housing are most needed in the City of Rancho Santa Margarita?**



Some of the other responses included:

- No additional housing needed
- Affordable housing at a range of income levels

- Handicap accessible housing

**When asked, “If you are currently employed, approximately how long is your one-way commute to work?”<sup>15</sup> respondents showed considerable range, especially among residents. Responses broken down by group were:**

#### **Resident responses:**

- 10-25 miles (20%)
- Less than 5 miles (18%)
- I am not currently employed (18%)
- 5-10 miles (14%)
- I am employed but work from home (13%)
- 25-40 miles (12%)
- More than 40 miles (6%)

#### **Worker responses:**

- 5-10 miles (37%)
- 10-25 miles (32%)
- 25-40 miles (16%)
- More than 40 miles (11%)
- Less than 5 miles (5%)

The range of responses amongst residents suggests that while there is great diversity in commute distances, the majority of residents live and work in Rancho Santa Margarita or neighboring jurisdictions. Of those not currently employed, the age group of respondents suggests that many may be retired.

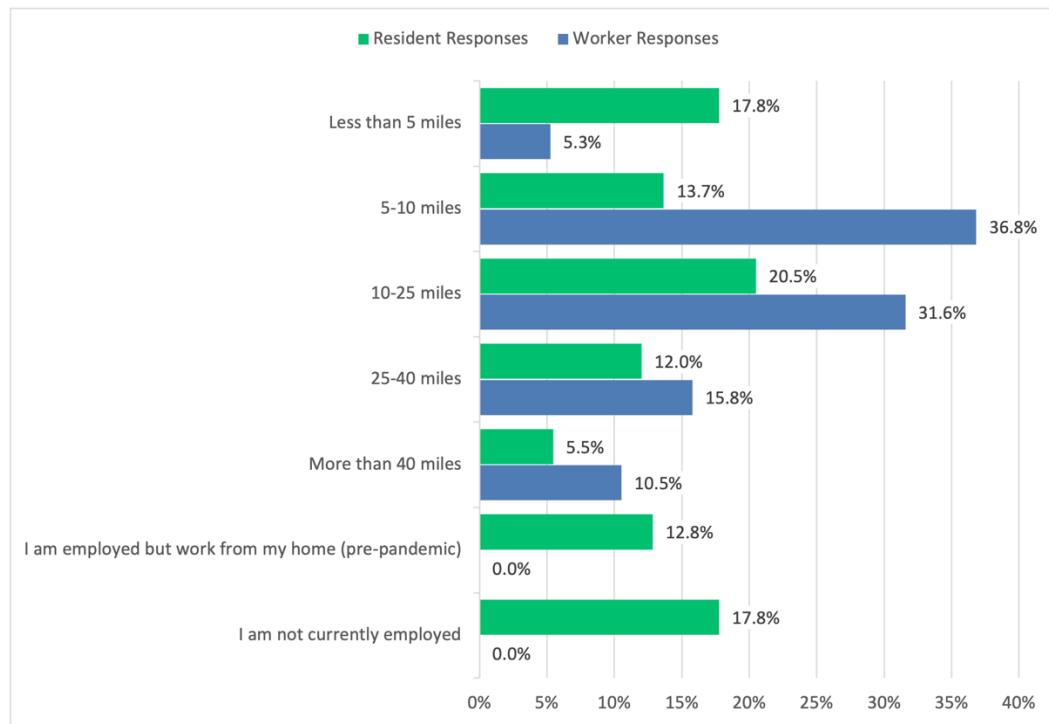
The responses amongst the worker group indicate that the majority of non-residents who work in Rancho Santa Margarita commute between 5-25 miles (69%) and that more than a quarter (27%) live over 25 miles away. This suggests that most non-resident workers live in nearby jurisdictions but a significant portion commute from long distances.

It should be noted that answers are based on commute distance prior to the Coronavirus pandemic, which may have had an impact on travel patterns.

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<sup>15</sup> Survey 1, Question 26: If you are currently employed, approximately how long is your one-way commute to work?

**Figure 4: If you are currently employed, approximately how long is your one-way commute to work?**



**When asked if Coronavirus had impacted their housing situation<sup>16</sup>, the majority of all respondents answered “No”. Responses broken down by group were:**

#### **Resident responses:**

- Yes (20%)
- No (80%)

#### **Worker responses:**

- Yes (21%)
- No (79%)

For respondents who answered “Yes,” some of the reasons given were:

- Family members such as adult children moving into the home
- Converting bedrooms to offices to allow work from home or virtual schooling

<sup>16</sup> Survey 1, Question 25: Has the Coronavirus impacted your housing situation?

## Fair Housing

In basic terms, "fair housing" means the right to choose a home free from unlawful discrimination. The City is required to consider issues of fair housing as part of its Housing Element update.

**When asked, "How important are the following factors in your housing choice?"<sup>17</sup> respondents were most likely to identify the following factors as being very important or somewhat important:**

### **Resident responses:**

- Housing I can afford (92%)
- Housing large enough for my household (85%)
- Housing was available in the neighborhood I chose at the time I needed it (77%)
- The amount of money I have/had for deposit (75%)
- My credit history and/or credit score (65%)

While still important for some individuals, resident respondents were less likely to identify the following factors as being very important or somewhat important:

- Housing that accommodates disability of household member (24%)
- Concern that I would not be welcome in that neighborhood (22%)

### **Worker responses:**

- Housing I can afford (94%)
- Housing large enough for my household (88%)
- Housing was available in the neighborhood I chose at the time I needed it (84%)
- The amount of money I have/had for deposit (79%)
- My credit history and/or credit score (53%)

While still important for some individuals, worker respondents were less likely to identify the following factors as being very important or somewhat important:

- Concern that I would not be welcome in that neighborhood (35%)
- Housing that accommodates disability of household member (29%)

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<sup>17</sup> Survey 1, Question 14: How important are the following factors in your housing choice?

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**When asked, “How important are the following housing priorities to you and your household?”<sup>18</sup> respondents were most likely to identify the following factors as being very important or somewhat important:**

### **Resident responses:**

- Support programs to help neighborhoods that have suffered foreclosures (75%)
- Ensure that children who grow up in Rancho Santa Margarita can afford to live in Rancho Santa Margarita as adults (73%)
- Rehabilitate existing housing (67%)
- Promote affordable housing for working families (65%)
- Establish programs to help at-risk homeowners keep their homes, including mortgage loan programs (64%)
- Build more single-family housing (63%)
- Support fair/equitable housing opportunities (62%)
- Encourage more senior housing (51%)

While still important for some individuals, resident respondents were less likely to identify the following factors as being very important or somewhat important:

- Provide ADA-accessible housing (48%)
- Provide more housing for all income levels (45%)
- Create mixed-use projects to bring different land uses closer together (45%)
- Integrate affordable housing throughout the community to create mixed-income neighborhoods (29%)
- Build more multi-family housing such as apartments and condos (28%)
- Provide housing for the homeless (26%)

### **Worker responses:**

- Promote affordable housing for working families (85%)
- Provide more housing for all income levels (83%)
- Support fair/equitable housing opportunities (82%)
- Build more single-family housing (81%)
- Support programs to help neighborhoods that have suffered foreclosures (81%)

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<sup>18</sup> Survey 1, Question 15: How important are the following housing priorities to you and your household?

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- Ensure that children who grow up in Rancho Santa Margarita can afford to live in Rancho Santa Margarita as adults (78%)
- Establish programs to help at-risk homeowners keep their homes, including mortgage loan programs (78%)
- Create mixed-use projects to bring different land uses closer together (64%)
- Rehabilitate existing housing (61%)
- Integrate affordable housing throughout the community to create mixed-income neighborhoods (58%)
- Build more multi-family housing such as apartments and condos (55%)
- Encourage more senior housing (53%)
- Provide housing for the homeless (52%)

While still important for some individuals, worker respondents were less likely to identify the following factors as being very important or somewhat important:

- Provide ADA-accessible housing (49%)

**When asked to indicate their level of agreement or disagreement with a series of affirmative statements<sup>19</sup> respondents were most likely to strongly agree or somewhat agree with the following statements:**

### **Resident responses:**

- The condition of the homes in my neighborhood are acceptable (96%)
- There is a pharmacy close to my house (96%)
- There are grocery stores close to my neighborhood (96%)
- There are banks and credit unions near where I live (93%)
- The streets and sidewalks near my home are well kept (93%)
- There is a public library close to my house (91%)
- There are plenty of parks, playgrounds, or green space near me (87%)
- There are plenty of other public spaces near my home (84%)
- The streets and sidewalks in my neighborhood have adequate lighting (79%)
- I am satisfied with the schools in my area (76%)

Resident respondents were less likely to agree with the following statements:

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<sup>19</sup> Survey 1, Question 16: Please respond to each statement

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- There is enough parking in my area of town (60%)
- There are quality jobs in my neighborhood (52%)
- There is access to public transit close to my neighborhood (39%)

### **Worker responses:**

- The condition of the homes in my neighborhood are acceptable (85%)
- There are grocery stores close to my neighborhood (85%)
- There are banks and credit unions near where I live (85%)
- There is a pharmacy close to my house (84%)
- The streets and sidewalks near my home are well kept (84%)
- The streets and sidewalks in my neighborhood have adequate lighting (78%)
- There are plenty of parks, playgrounds, or green space near me (77%)
- There is a public library close to my house (75%)
- There are plenty of other public spaces near my home (73%)
- I am satisfied with the schools in my area (62%)

Worker respondents were less likely to agree with the following statements:

- There is enough parking in my area of town (56%)
- There are quality jobs in my neighborhood (54%)
- There is access to public transit close to my neighborhood (37%)

**When asked to identify what they thought the biggest problem with housing discrimination is in Rancho Santa Margarita,<sup>20</sup> responses varied amongst groups with a greater proportion of residents than non-residents indicating that no problems exist or that they are unaware of any problem (indicated by the response “other”). The responses broken down by group were:**

### **Resident responses:**

- Other (please specify) (52%)
- Race/Ethnicity (18%)
- Color (physical appearance) (9%)
- Disability (8%)

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<sup>20</sup> Survey 1, Question 17: The federal Fair Housing Act prohibits discrimination in the sale, rental, and financing of housing based on race, color, national origin, religion, sex, familial status, and disability. Of those, which do you think is the biggest problem in housing discrimination in RSM?

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- Familial status (8%)
- National Origin (3%)
- Religion (2%)
- Sex (less than 1%)

### **Worker responses:**

- Race/Ethnicity (41%)
- Other (please specify) (30%)
- Familial status (20%)
- Color (physical appearance) (5%)
- National Origin (2%)
- Disability (2%)

Of worker responses, nobody indicated housing discrimination was due to religion or sex.

Of all respondents who selected “Other (please specify)” over 90% specified that no problems with housing discrimination existed or that they are unaware of any problem.

**When asked whether they had experienced or witnessed housing discrimination in Rancho Santa Margarita<sup>21</sup> the majority of respondents answered “No.” The responses broken down by group were:**

### **Resident responses:**

- Yes (4% or 15 responses)
- No (86% or 320 responses)
- I don’t know (10% or 38 responses)

Of those respondents that answered “yes” to the prior question, the discriminatory factors identified (in order of affirmative responses) were:

- Race/Ethnicity (12 responses)
- Color (physical appearance) (3 responses)
- Age (3 responses)
- Familial status (3 responses)
- Political Ideas (3 responses)

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<sup>21</sup> Survey 1, Question 18: Have you ever experienced or witnessed housing discrimination in the City of Rancho Santa Margarita?

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- Language spoken (3 responses)
- Level/source of Income (2 responses)
- National Origin (2 responses)
- Marital status (1 response)
- Citizenship status (1 response)
- Use of Housing Choice Voucher or other assistance (1 response)
- Criminal background (1 response)
- Other (1 response)

### **Worker responses:**

- Yes (3% or 2 responses)
- No (61% or 36 responses)
- I don't know (36% or 21 responses)

Of those respondents that answered “yes” to the prior question, the discriminatory factors identified (in order of affirmative responses, where respondents could select as many factors they thought applied) were:

- Race/Ethnicity (2 responses)
- Familial status (2 responses)
- Color (physical appearance) (1 response)
- Age (1 response)
- Marital status (1 response)
- Political Ideas (1 response)
- Religion (1 response)
- National Origin (1 response)
- Sex (1 response)
- Disability (1 response)
- Level/source of Income (1 response)
- Use of Housing Choice Voucher or other assistance (1 response)

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**When asked whether they knew of anyone in Rancho Santa Margarita who experienced unfair real estate or lending practices<sup>22</sup> respondents provided the following responses:**

### **Resident responses:**

- The majority (96%) didn't know of anyone who had encountered these unfair practices
- 2% knew of someone who was unfairly refused a rental or sale agreement
- 1% reported knowing someone who was not shown all housing options
- 1% knew of someone who was offered unfair terms when buying or selling
- Less than 1% reported knowing someone who was unfairly directed to a certain neighborhood and/or location, was not given reasonable accommodations for a disability, or was falsely denied available housing options

### **Worker responses:**

- The majority (94%) didn't know of anyone who had encountered these unfair practices
- 4% knew of someone who was unfairly refused a rental or sale agreement
- 4% reported knowing someone who was not shown all housing options

Many respondents (28% of residents and 54% of workers) would not know where to refer someone (or themselves) if they felt that their fair housing rights were violated<sup>23</sup>. Of those who responded that they might know where to go, most would refer someone to the local, state or federal government or the California Department of Housing and Community Development. Familiarity with Fair Housing Laws varied between groups. The majority of residents (61%) felt somewhat familiar or very familiar with fair housing laws<sup>24</sup>, while just under half of non-resident workers (46%) felt the same. Additionally, many (24% of residents and 26% of workers) felt that Federal and/or State Fair Housing Laws are difficult to understand or follow<sup>25</sup>.

## **Survey Responses #2: Development Types**

The second survey focused on understanding acceptable types of development to accommodate the State-mandated Regional Housing Needs Assessment (RHNA) of 680 units in Rancho Santa Margarita. It was 13 questions long and had a completion rate of 99% with 236 total respondents.

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<sup>22</sup> Survey 1, Question 20: Do you know of anyone in Rancho Santa Margarita who has faced the following: (select all that apply)

<sup>23</sup> Survey 1, Question 21: Where would you refer someone if they felt their fair housing rights had been violated?

<sup>24</sup> Survey 1, Question 22: How familiar are you with Fair Housing Laws?

<sup>25</sup> Survey 1, Question 23: Do you think Federal and/or State Fair Housing Laws are difficult to understand or follow?

## Respondent Demographics

The survey contained seven questions related to demographics and included a question asking respondents if they live or work in Rancho Santa Margarita<sup>26</sup>. The answers to this question provide the following breakdown of response types by group:

- Most of the respondents (92%) are residents of Rancho Santa Margarita (37% live and work within Rancho Santa Margarita and 55% work somewhere else). These are “**resident** responses”.
- A small percentage (4%) respondents work in Rancho Santa Margarita but live somewhere else. These are “**worker** responses”.
- A small percentage (less than 4%) of respondents neither live nor work in Rancho Santa Margarita. These are “**other** responses”, and are summarized in Appendix E.

The other demographic questions, which asked about location of residency (neighborhood) within Rancho Santa Margarita, residency status, household type, age range, and annual household income, highlighted the following about the respondents (note that one question asked for contact information, and the results of that question are not included here):

- Of those individuals who live in Rancho Santa Margarita<sup>27</sup>, more than half live in Dove Canyon (51%). The other areas include: Robinson Ranch/Trabuco (11%), Lake/Central RSM (9%), Melinda Heights (8%), Arroyo Vista/Tijeras Creek (7%), Town Center (5%), and Rancho Cielo/Walden (2%). Another 7% of respondents did not live in Rancho Santa Margarita. Combined, the respondents from the areas of North RSM (Dove Canyon, Rancho Cielo/Walden, Robinson Ranch/Trabuco Highlands) represented 64% of total responses, and respondents from the areas of South RSM (Lake/Central RSM, Melinda Heights, Arroyo Vista/Tijeras Creek, and Town Center) represented 29% of total responses.
- Most of the respondents own their own residence (92%), with 7% of respondents renting and 1% neither owning nor renting.<sup>28</sup>
  - Of resident responses, the majority (94%) own their own residence, with 5% of respondents renting and less than 1% neither owning nor renting.
  - Of worker responses, the majority (60%) own their own residence, with 40% of respondents renting.
- Of all the respondents surveyed, the most common types of households include couples (44%) and couples with children younger than 18 (34%), followed by single-person households and multi-generational family households (7% each). The remainder of responses showed a

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<sup>26</sup> Survey 2, Question 7: Do you live and/or work in Rancho Santa Margarita?

<sup>27</sup> Survey 2, Question 8: Using the map below for reference, in which area of RSM do you live?

<sup>28</sup> Survey 2, Question 9: Do you currently own or rent your residence?

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considerable range in household types including 4% who identified as an unlisted household type, such as couples with adult children living with them.<sup>29</sup>

- Of resident responses, the most common types of households include couples (44%) and couples with children younger than 18 (34%), followed by single-person households and multi-generational family households (7% each). The remainder of resident responses showed a considerable range in household types including 5% who identified as an unlisted household type, such as couples with adult children living with them. No residents responded that they were a family unit living with a roommate.
- Of worker responses, the most common types of households include couples (30%) and couples with children younger than 18 (40%), followed by single-person households, multi-generational family households, and single person living with roommates (10% each). There were no other household types.
- The respondents were primarily 56-74 years old (42%), followed by 40-55 years old (40%), and 24-39 years old (15%).<sup>30</sup>
  - Of resident responses, respondents were primarily 56-74 years old (45%), followed by 40-55 years old (40%), and 24-39 years old (13%).
  - Of worker responses, respondents were primarily 24-39 years old (70%), followed by 40-55 years old (30%).
- Most respondents reported an annual household income of more than \$100,000, broken down by group as follows:<sup>31</sup>
  - Of resident responses, most households earn between \$100,000 and \$150,000 (24%), followed by households making between \$150,000 and \$200,000 (23%), and households that make between \$200,000 and \$300,000 (20%). Another 17% made more than \$300,000 annually. The remaining respondents made between \$0 and \$99,999.
  - Of worker responses, most households earn between \$150,000 and \$200,000 (40%), followed by households making between \$100,000 and \$150,000 (30%), and households that make between \$75,000 and \$99,999 (20%). Another 10% made more than \$300,000 annually.

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<sup>29</sup> Survey 2, Question 10: Which of the following best describes your household type?

<sup>30</sup> Survey 2, Question 11: What age range most accurately describes you?

<sup>31</sup> Survey 2, Question 12: What is your annual household income?

## Development Type Preferences based on Resident/Worker Profile

When asked to identify the development types *most* suitable for future study in Rancho Santa Margarita<sup>32</sup>, the top five responses (indicating they are the most preferable options) broken down by group included:

### Resident responses:

- Development on undeveloped/underdeveloped sites (60%)
- Repurposing of office sites to accommodate a mix of uses (53%)
- Workforce housing in the business park (42%)
- Accessory Dwelling Units (41%)
- Repurposing of surplus school property for residential uses (35%)

### Worker responses:

- Repurposing of office sites to accommodate a mix of uses (50%)
- Repurposing of general commercial centers to accommodate a mix of uses (50%)
- Workforce housing in the business park (50%)
- Repurposing of office sites to residential uses (40%)
- Repurposing of neighborhood commercial centers to accommodate a mix of uses (40%)

When asked to identify the development types *least* suitable for future study in Rancho Santa Margarita<sup>33</sup>, the bottom four responses (indicating that they are the least preferable options) broken down by group included:

### Resident responses:

- Repurposing of neighborhood commercial centers to residential uses (62%)
- Repurposing of general commercial centers to residential uses (43%)
- Repurposing of neighborhood commercial centers to accommodate a mix of uses (33%)
- Housing on church sites (33%)

### Worker responses:

- Repurposing of surplus school property for residential uses (80%)

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<sup>32</sup> Survey 2, Question 1: Please identify the top development types that you believe are most suitable for future study to accommodate the State-mandated RHNA of 680 units in Rancho Santa Margarita

<sup>33</sup> Survey 2, Question 2: Please identify the top development types that you believe are least suitable for future study to accommodate the State-mandated RHNA of 680 units in Rancho Santa Margarita

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- Development on undeveloped/underdeveloped sites (60%)
- Accessory Dwelling Units (30%)
- Housing on church sites (30%)

**When asked to rank development types from *most* suitable to *least* suitable<sup>34</sup>, respondents identified the following:**

### **Resident responses:**

- Of resident responses, the most suitable development types were identified as development on undeveloped/underdeveloped sites, repurposing of office sites to accommodate a mix of uses, accessory dwelling units, and repurposing of office sites to residential uses. Results were mixed but generally favorable for workforce housing in the business park and repurposing of general commercial centers to accommodate a mix of uses. Results were mixed but generally unfavorable for repurposing of general commercial centers to residential uses. The least suitable development types were identified as repurposing of neighborhood commercial centers to residential uses, housing on church sites, repurposing of neighborhood commercial centers to accommodate a mix of uses, and repurposing of surplus school property for residential uses.

### **Worker responses:**

- Of worker responses, the most suitable development types were identified as repurposing of neighborhood commercial centers to accommodate a mix of uses, accessory dwelling units, repurposing of office sites to residential uses, and repurposing of office sites to accommodate a mix of uses. Results were neither favorable nor unfavorable for repurposing of general commercial centers to accommodate a mix of uses, workforce housing in the business park, and repurposing of neighborhood commercial centers to residential uses. The least suitable development types were identified as repurposing of surplus school property for residential uses, development on undeveloped/underdeveloped sites, housing on church sites, and repurposing of general commercial centers to accommodate a mix of uses.

Other development types identified by respondents included:

- No additional housing needed
- Subdividing parcels
- Housing for seniors

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<sup>34</sup> Survey 2, Question 3: Please rank the following general development types from most suitable (#1) to least suitable (#11) for future study to accommodate the State-mandated RHNA of 680 units in Rancho Santa Margarita.

## Development Type Preferences based on Home Location

The following responses are grouped by location of respondent's residence within Rancho Santa Margarita. The group "North RSM" includes respondents who live in Dove Canyon, Rancho Cielo/Walden, and Robinson Ranch/Trabuco Highlands. The group "South RSM" includes respondents who live in Lake/Central RSM, Melinda Heights, Arroyo Vista/Tijeras Creek, and Town Center

**When asked to identify the development types *most* suitable for future study in Rancho Santa Margarita<sup>35</sup>, the top five responses (indicating they are the most preferable options) broken down by group included:**

### **North RSM Resident:**

- Development on undeveloped/underdeveloped sites (65%)
- Repurposing of office sites to accommodate a mix of uses (48%)
- Accessory Dwelling Units (42%)
- Repurposing of surplus school property for residential uses (41%)
- Workforce housing in the business park (40%)

### **South RSM Resident:**

- Repurposing of office sites to accommodate a mix of uses (57%)
- Repurposing of general commercial centers to accommodate a mix of uses (51%)
- Workforce housing in the business park (44%)
- Accessory Dwelling Units (43%)
- Development on undeveloped/underdeveloped sites (40%)

**When asked to identify the development types *least* suitable for future study in Rancho Santa Margarita<sup>36</sup>, the bottom four responses (indicating that they are the least preferable options) broken down by group included:**

### **North RSM Resident:**

- Repurposing of neighborhood commercial centers to residential uses (77%)
- Repurposing of general commercial centers to residential uses (48%)
- Repurposing of neighborhood commercial centers to accommodate a mix of uses (42%)

<sup>35</sup> Survey 2, Question 1: Please identify the top development types that you believe are most suitable for future study to accommodate the State-mandated RHNA of 680 units in Rancho Santa Margarita

<sup>36</sup> Survey 2, Question 2: Please identify the top development types that you believe are least suitable for future study to accommodate the State-mandated RHNA of 680 units in Rancho Santa Margarita

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- Housing on church sites (26%)

### **South RSM Resident:**

- Accessory Dwelling Units (44%)
- Repurposing of surplus school property for residential uses (43%)
- Housing on church sites (40%)
- Repurposing of general commercial centers to residential uses (26%)

**When asked to rank development types from *most* suitable to *least* suitable<sup>37</sup>, respondents identified the following:**

### **North RSM Resident:**

- Of responses from North RSM, the most suitable development types were identified as development on undeveloped/underdeveloped sites, repurposing of office sites to accommodate a mix of uses, Accessory Dwelling Units, and repurposing of office sites to residential uses. Results were mixed but generally favorable for workforce housing in the business park and repurposing of surplus school property for residential uses. Results were mixed but generally unfavorable for housing on church sites, repurposing of general commercial centers to accommodate a mix of uses, and repurposing of general commercial centers to residential uses. The least suitable development types were identified as repurposing of neighborhood commercial centers to accommodate a mix of uses and repurposing of neighborhood commercial centers to residential uses.

### **South RSM Resident:**

- Of responses from South RSM, the most suitable development types were identified as repurposing of office sites to accommodate a mix of uses, repurposing of office sites to residential uses, and repurposing of general commercial centers to accommodate a mix of uses. Results were mixed but generally favorable for accessory dwelling units, development on undeveloped/underdeveloped sites, and repurposing of neighborhood commercial centers to accommodate a mix of uses. Results were mixed but generally unfavorable for repurposing of general commercial centers to residential uses, workforce housing in the business park, and repurposing of neighborhood commercial centers to residential uses. The least suitable development types were identified as housing on church sites and repurposing of surplus school property for residential uses.

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<sup>37</sup> Survey 2, Question 3: Please rank the following general development types from most suitable (#1) to least suitable (#11) for future study to accommodate the State-mandated RHNA of 680 units in Rancho Santa Margarita.

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## Appendices

A: Survey #1 Questions

B: Survey #1 Responses

C: Survey #2 Questions

D: Survey #2 Responses

E: “Other Respondent” Responses to Surveys #1 and #2

# APPENDIX A



*Rancho Santa Margarita*  
California

## RSM 2021-2029 Housing Element Update Survey

As required by State law, the City is in the process of updating the Housing Element of the General Plan for the 2021-2029 period. The Housing Element must be updated every 8 years. The Housing Element establishes policies and programs to address RSM's existing and projected housing needs, including the City's "fair share" of the regional housing need (or "RHNA"). If you currently live in RSM, your feedback will help us understand existing opportunities in our City. However, even if you live somewhere else, we still want to learn about your housing conditions and experiences so the City can do its part in planning to meet our region's housing needs.

**Part 1** of this survey focuses on questions related to **existing housing conditions** and will help the City better understand the characteristics of households in RSM and identify the community's housing needs and priorities.

**Part 2** of this survey focuses on issues related to **fair housing** in order to understand real or perceived fair housing concerns in RSM. In basic terms, "fair housing" means the right to choose a home free from unlawful discrimination.

This is an early step in the process. There will be additional opportunities for the community to comment on the Housing Element Update, including on the locations identified to accommodate our State-mandated Regional Housing Needs Allocation (RHNA) and the goals, policies, and implementation actions to be included in the Housing Element.

Your input will be used to inform preparation of the Housing Element so that it reflects our local priorities and objectives.

For additional information about the Housing Element Update, process, and timeline, please visit the Housing Element website: <http://cityofrsm.org/622/Housing-Element-Update-2021>



*Rancho Santa Margarita*  
California

# RSM 2021-2029 Housing Element Update Survey

## Part 1: Existing Conditions

**The first part of this survey will assist us in better understanding existing housing conditions in RSM.**

1. Do you live and/or work in Rancho Santa Margarita?

Note: If you currently live in RSM, you will be asked a few follow-up questions about your current living situation on the following page. If you live somewhere else, you will skip these resident-specific questions and proceed to more general questions about your housing conditions. Whether or not you are a resident, your input will still help the City plan to meet our long-term housing needs.

- I live in RSM but my job is located somewhere else (pre-pandemic conditions)
- My job is in RSM (pre-pandemic conditions) but I live somewhere else
- I live and work in RSM (pre-pandemic conditions)
- I do not live or work in RSM



*Rancho Santa Margarita*  
California

## RSM 2021-2029 Housing Element Update Survey

### Questions for RSM Residents

2. How long have you lived in the City?

0-2 years

10-20 years

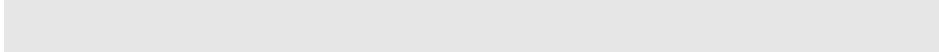
2-5 years

20-30 years

5-10 years

30+ years

3. What made you decide to live here? (Select all that apply)

- Proximity to job/work
- Quality of housing stock
- Proximity to family and/or friends
- Affordability (at the time I moved here)
- Quality of local school system
- Safety of neighborhood
- City services and programs
- Proximity to shopping and services
- Other (please specify)  




*Rancho Santa Margarita*  
California

## RSM 2021-2029 Housing Element Update Survey

### Questions for All Respondents (Residents and Nonresidents)

4. Do you currently own or rent your residence?

- I own my residence
- I rent my residence
- I live with another household (neither own nor rent)
- I am currently without permanent shelter

5. If you wish to own a home in Rancho Santa Margarita but do not currently own one, what issues are preventing you from owning a home at this time? Select all that apply.

- I cannot find a home within my target price range in Rancho Santa Margarita
- I do not currently have the financial resources for an appropriate down payment
- I do not currently have the financial resources for an adequate monthly mortgage payment
- I cannot find a home that suits my living needs in Rancho Santa Margarita (e.g., housing size, disability accommodations, floorplan)
- I cannot currently find a home that suits my quality standards in Rancho Santa Margarita (e.g., interior maintenance, finishes, landscaping)
- I do not currently wish to own or rent a home in Rancho Santa Margarita
- I already own a home in Rancho Santa Margarita

6. Select the type of housing that best describes your current home.

- Single-Family Home (Detached)
- Duplex/Townhome
- Multi-Family Home (Apartment/Condominium)
- Accessory Dwelling Unit, Granny Flat, Guest House
- Mobile Home
- Currently without permanent shelter
- Other (please specify)  


7. How satisfied are you with your current housing situation?

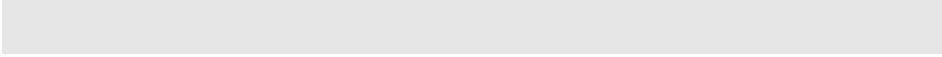
- I am very satisfied
- I am somewhat satisfied
- I am somewhat dissatisfied
- I am dissatisfied

8. If you answered dissatisfied or somewhat dissatisfied to the prior question, please provide a reason below. (If not, please skip).

9. Do you think that the range of housing options currently available in the City of Rancho Santa Margarita meets the needs of the community?

- Yes
- No

10. What types of additional housing are most needed in the City of Rancho Santa Margarita? (Select all that apply)

- Single-Family (Detached)
- Duplex/Attached Housing
- Condominiums (multi-family ownership homes)
- Apartments (multi-family rental homes)
- Senior Housing
- Accessory Dwelling Unit, Granny Flat, Guest House
- Permanent supportive housing (for the homeless, transitional housing, etc.)
- Housing for people with disabilities (please specify in comment field below)
- Other (please specify)  


11. How would you rate the physical condition of the residence you live in?

- Excellent condition
- Shows signs of minor deferred maintenance (e.g., peeling paint, chipped stucco, etc.)
- Needs extensive major repairs or renovation (teardown/rebuild)
- Needs one or more major systems upgrades (e.g., new roof, windows, electrical, plumbing, HVAC system, etc.)
- Other (please specify)  


12. Which of the following housing upgrades or expansions have you considered making on your home?

- Room addition
- Roofing
- HVAC
- Painting
- Solar
- Accessory Dwelling Unit, Granny Flat, Guest House
- Remodel of bath, kitchen or other facility
- None
- Other (please specify)



*Rancho Santa Margarita*  
California

## RSM 2021-2029 Housing Element Update Survey

### Part 2: Fair Housing

**The second part of this survey is designed to help us understand fair housing issues facing our community.**

#### Questions for All Respondents (Residents and Nonresidents)

13. Based on your monthly income before taxes, how much of your monthly income do you spend on housing?

- Less than 30%
- Between 30%-50%
- More than 50%

14. How important are the following factors in your housing choice? (If a statement does not pertain to you, please leave blank.) (1-5 scale)

	Very Important	Somewhat Important	Neutral	Somewhat Unimportant	Unimportant
Housing I can afford	<input type="radio"/>				
Housing that accommodates disability of household member	<input type="radio"/>				
Housing large enough for my household	<input type="radio"/>				
My credit history and/or credit score	<input type="radio"/>				
The amount of money I have/had for deposit	<input type="radio"/>				
Housing was available in the neighborhood I chose at the time I needed it	<input type="radio"/>				
Concern that I would not be welcome in that neighborhood	<input type="radio"/>				
Other (please specify)	<input type="text"/>				

15. How important are the following housing priorities to you and your household?

	Very important	Somewhat important	Not Important	Don't know
Provide more housing for all income levels	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

	Very important	Somewhat important	Not Important	Don't know
Promote housing affordable to working families	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Build more single-family housing	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Build more multi-family housing (apartments, condos, etc.)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Rehabilitate existing housing	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Encourage more senior housing	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Provide ADA-accessible housing	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Provide housing for homeless	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Ensure that children who grow up in Rancho Santa Margarita can afford to live in Rancho Santa Margarita as adults	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Create mixed-use (commercial/office and residential) projects to bring different land uses closer together	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Integrate affordable housing throughout the community to create mixed-income neighborhoods	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

	Very important	Somewhat important	Not Important	Don't know																																										
Establish programs to help at-risk homeowners keep their homes, including mortgage loan programs	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>																																										
Support fair/equitable housing opportunities	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>																																										
Support programs to help maintain and secure neighborhoods that have suffered foreclosures	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>																																										
<p><b>16. Please respond to each statement: (1-5 scale)</b></p> <table border="1"> <thead> <tr> <th></th> <th>Strongly agree</th> <th>Somewhat agree</th> <th>Neutral</th> <th>Somewhat disagree</th> <th>Strongly disagree</th> </tr> </thead> <tbody> <tr> <td>I am satisfied with the schools in my area</td> <td><input type="radio"/></td> <td><input type="radio"/></td> <td><input type="radio"/></td> <td><input type="radio"/></td> <td><input type="radio"/></td> </tr> <tr> <td>There are quality jobs in my neighborhood</td> <td><input type="radio"/></td> <td><input type="radio"/></td> <td><input type="radio"/></td> <td><input type="radio"/></td> <td><input type="radio"/></td> </tr> <tr> <td>There is access to public transit close to my neighborhood</td> <td><input type="radio"/></td> <td><input type="radio"/></td> <td><input type="radio"/></td> <td><input type="radio"/></td> <td><input type="radio"/></td> </tr> <tr> <td>There is enough parking in my area of town</td> <td><input type="radio"/></td> <td><input type="radio"/></td> <td><input type="radio"/></td> <td><input type="radio"/></td> <td><input type="radio"/></td> </tr> <tr> <td>There are plenty of parks, playgrounds, or green space near me</td> <td><input type="radio"/></td> <td><input type="radio"/></td> <td><input type="radio"/></td> <td><input type="radio"/></td> <td><input type="radio"/></td> </tr> <tr> <td>There is a pharmacy close to my house</td> <td><input type="radio"/></td> <td><input type="radio"/></td> <td><input type="radio"/></td> <td><input type="radio"/></td> <td><input type="radio"/></td> </tr> </tbody> </table>						Strongly agree	Somewhat agree	Neutral	Somewhat disagree	Strongly disagree	I am satisfied with the schools in my area	<input type="radio"/>	There are quality jobs in my neighborhood	<input type="radio"/>	There is access to public transit close to my neighborhood	<input type="radio"/>	There is enough parking in my area of town	<input type="radio"/>	There are plenty of parks, playgrounds, or green space near me	<input type="radio"/>	There is a pharmacy close to my house	<input type="radio"/>																								
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I am satisfied with the schools in my area	<input type="radio"/>																																													
There are quality jobs in my neighborhood	<input type="radio"/>																																													
There is access to public transit close to my neighborhood	<input type="radio"/>																																													
There is enough parking in my area of town	<input type="radio"/>																																													
There are plenty of parks, playgrounds, or green space near me	<input type="radio"/>																																													
There is a pharmacy close to my house	<input type="radio"/>																																													

	Strongly agree	Somewhat agree	Neutral	Somewhat disagree	Strongly disagree
There is a public library close to my house	<input type="radio"/>				
There are grocery stores close to my neighborhood	<input type="radio"/>				
There are banks and credit unions near where I live	<input type="radio"/>				
The condition of the homes in my neighborhood are acceptable	<input type="radio"/>				
The streets and sidewalks near my home are well kept	<input type="radio"/>				
There are plenty of other public spaces near my home	<input type="radio"/>				
The streets and sidewalks in my neighborhood have adequate lighting	<input type="radio"/>				

17. The federal Fair Housing Act prohibits discrimination in the sale, rental, and financing of housing based on race, color, national origin, religion, sex, familial status, and disability. Of those, which do you think is the biggest problem in housing discrimination in RSM?

- Race/Ethnicity (i.e., Caucasian, Asian, Latino, etc.)
- Color (physical appearance)
- National Origin (the country where a person was born)
- Religion
- Sex
- Familial Status
- Disability
- Other (please specify)

18. Have you ever experienced or witnessed housing discrimination in the City of Rancho Santa Margarita? (Reminder: Housing discrimination occurs when factors like a person's race, color, national origin, religion, sex, familial status, and disability are used in making decisions related to in the sale, rental, or financing of housing).

- Yes
- No
- I don't know



*Rancho Santa Margarita*  
California

## RSM 2021-2029 Housing Element Update Survey

19. On what grounds do you believe you witnessed housing discrimination in RSM?  
(Select all that apply)

<input type="checkbox"/> Race/Ethnicity (i.e., Caucasian, Asian, Latino, etc.)	<input type="checkbox"/> Disability
<input type="checkbox"/> Color (physical appearance)	<input type="checkbox"/> Political Ideas
<input type="checkbox"/> Age	<input type="checkbox"/> English Spoken as a Second Language
<input type="checkbox"/> Marital Status	<input type="checkbox"/> Citizenship Status
<input type="checkbox"/> Religion	<input type="checkbox"/> Level/Source of Income
<input type="checkbox"/> Sex/Gender/Gender Identity	<input type="checkbox"/> Use of Housing Choice Voucher or other assistance
<input type="checkbox"/> National Origin (the country where a person was born)	<input type="checkbox"/> Criminal Background
<input type="checkbox"/> Familial Status (Families with Children)	
<input type="checkbox"/> Other (please specify)	

I have not witnessed housing discrimination



*Rancho Santa Margarita*  
California

## RSM 2021-2029 Housing Element Update Survey

20. Do you know of anyone in Rancho Santa Margarita who has faced the following:  
(select all that apply)

- Unfairly refused a rental or sale agreement
- Unfairly denied a mortgage
- Falsely denied available housing options
- Unfairly directed to a certain neighborhood and/or locations
- Not shown all housing options
- Not given reasonable accommodate for a disability
- Offered unfair terms when buying or selling
- Not applicable/None

21. Where would you refer someone if they felt their fair housing rights had been violated?

- I wouldn't know what to do
- Complain to the individual/organization discriminating
- A local nonprofit
- Local, state, or federal government
- The California Office of Housing and Community Development
- The U.S. Department of Housing and Urban Development
- A private attorney
- Other (please specify)

22. How familiar are you with Fair Housing Laws?

- Not familiar
- Somewhat familiar
- Very familiar

23. Do you think Federal and/or State Fair Housing Laws are difficult to understand or follow?

- Yes
- No
- I don't know



*Rancho Santa Margarita*  
California

# RSM 2021-2029 Housing Element Update Survey

## Background Questions

### Questions for All Respondents (Residents and Nonresidents)

24. Which of the following best describes your household type?

- Single person household
- Couple
- Couple with children under 18
- Single parent with children under 18
- Adult head of household (non-parent) with children under 18
- Adult living with parents
- Multi-generational family household (grandparents, children, and/or grandchildren all under the same roof)
- Single person living with roommates
- Family unit living with roommates
- Other (please specify)

25. Has the Coronavirus impacted your housing situation?

- Yes
- No
- If yes, how?

26. If you are currently employed, approximately how long is your one-way commute to work? (If your commute has changed due to the Coronavirus, please answer this question based on your commute before the pandemic's impact on your travel patterns).

- Less than 5 miles
- 5-10 miles
- 10-25 miles
- 25-40 miles
- More than 40 miles
- I am employed but work from my home (pre-pandemic)
- I am not currently employed

27. What age range most accurately describes you?

- 0-23 years old
- 24-39 years old
- 40-55 years old
- 56-74 years old
- 75+ years old

28. If you would like to be notified regarding upcoming project updates and public hearings, please register your email address below.

Name

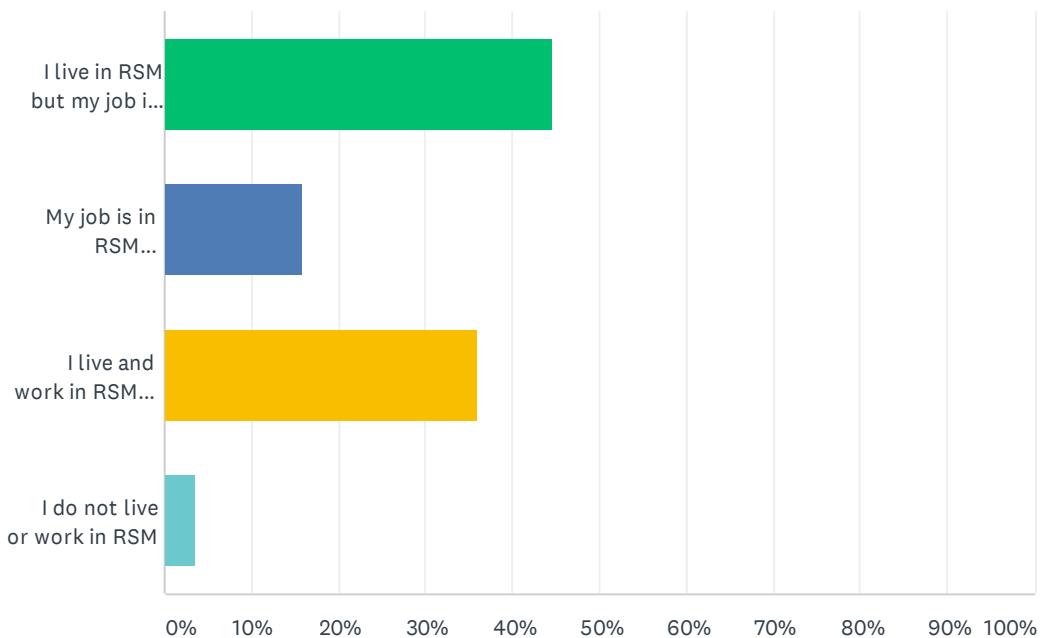
ZIP/Postal Code

Email Address

# APPENDIX B

Q1 Do you live and/or work in Rancho Santa Margarita? Note: If you currently live in RSM, you will be asked a few follow-up questions about your current living situation on the following page. If you live somewhere else, you will skip these resident-specific questions and proceed to more general questions about your housing conditions. Whether or not you are a resident, your input will still help the City plan to meet our long-term housing needs.

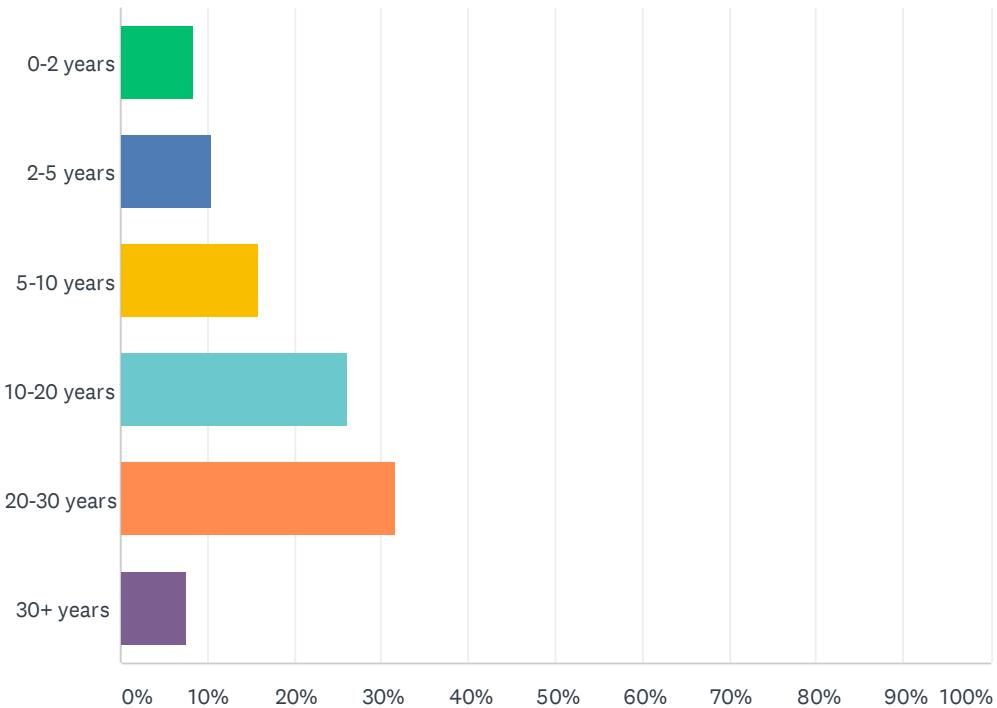
Answered: 530    Skipped: 3



ANSWER CHOICES	RESPONSES
I live in RSM but my job is located somewhere else (pre-pandemic conditions)	44.53% 236
My job is in RSM (pre-pandemic conditions) but I live somewhere else	15.85% 84
I live and work in RSM (pre-pandemic conditions)	36.04% 191
I do not live or work in RSM	3.58% 19
<b>TOTAL</b>	<b>530</b>

## Q2 How long have you lived in the City?

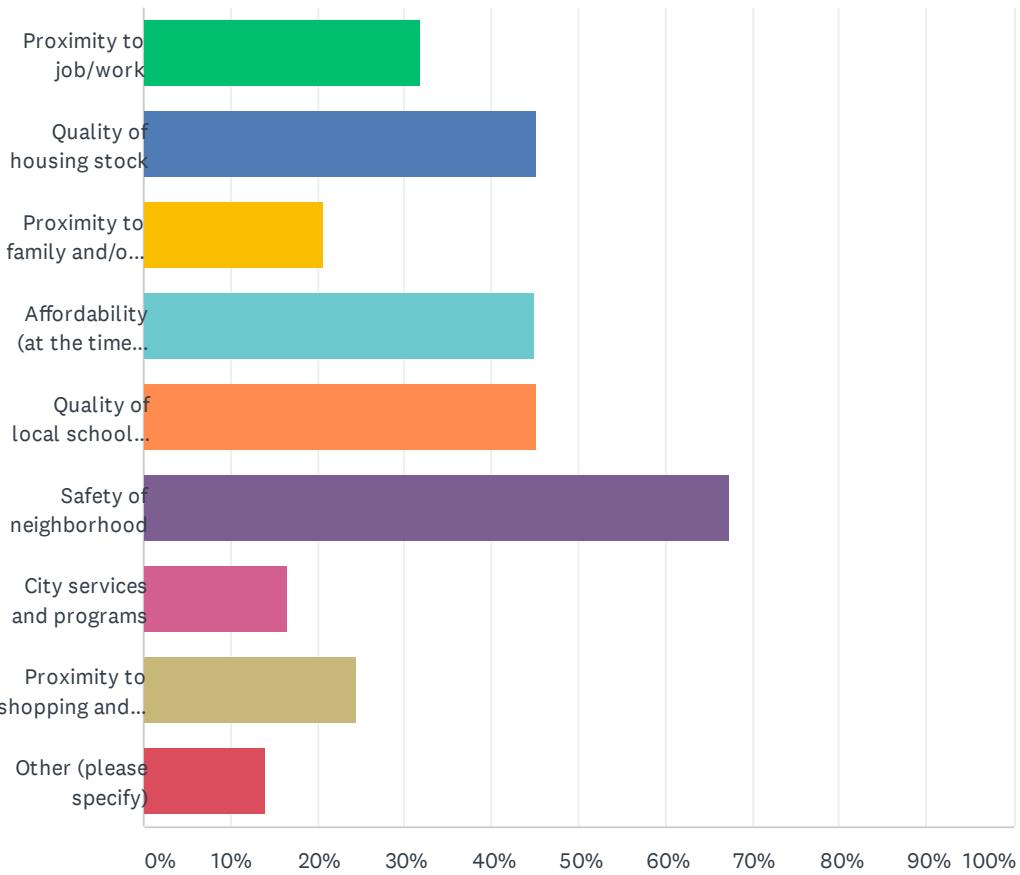
Answered: 423    Skipped: 110



ANSWER CHOICES	RESPONSES	
0-2 years	8.27%	35
2-5 years	10.40%	44
5-10 years	15.84%	67
10-20 years	26.24%	111
20-30 years	31.68%	134
30+ years	7.57%	32
<b>TOTAL</b>		<b>423</b>

## Q3 What made you decide to live here? (Select all that apply)

Answered: 421 Skipped: 112



ANSWER CHOICES		RESPONSES
Proximity to job/work		31.83% 134
Quality of housing stock		45.13% 190
Proximity to family and/or friends		20.67% 87
Affordability (at the time I moved here)		44.89% 189
Quality of local school system		45.13% 190
Safety of neighborhood		67.46% 284
City services and programs		16.63% 70
Proximity to shopping and services		24.47% 103
Other (please specify)		14.01% 59
Total Respondents: 421		

#	OTHER (PLEASE SPECIFY)	DATE
1	access to walking trails, less density of residences and small community feel, environmental conditions	3/3/2021 7:53 AM

## RSM 2021-2029 Housing Element Update Survey

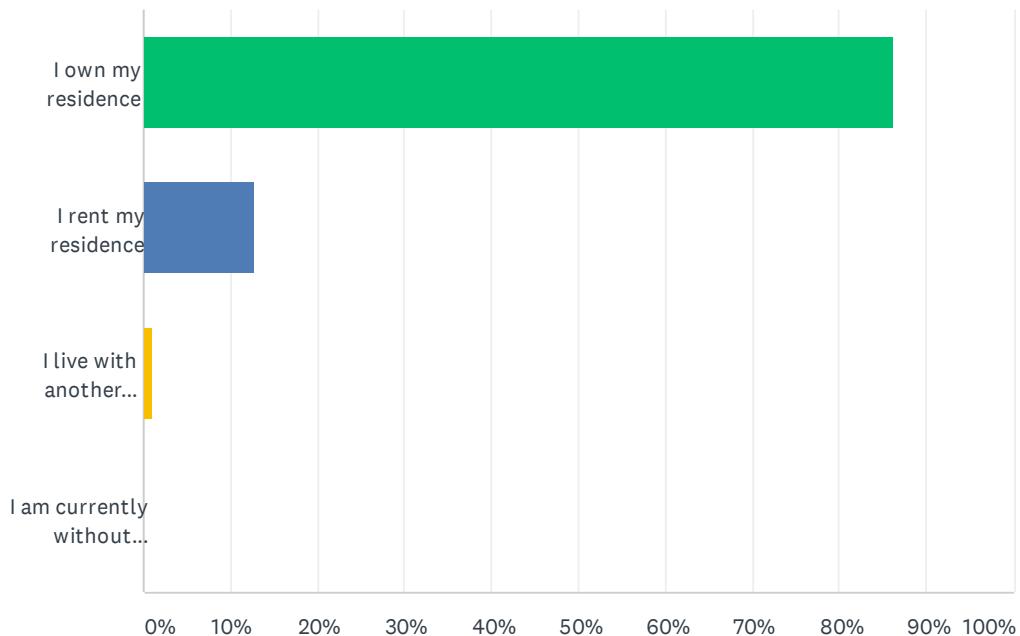
2	The beautiful scenery of mountains, hills, canyons and open space.	3/2/2021 9:15 PM
3	Similar political ideologies	3/2/2021 8:44 PM
4	It was relatively still unpopulated.. rolling hills, horses.. you could still see stars at night..saddleback mountain and O'Neil park in my backyard	3/2/2021 2:31 PM
5	Family friendly community	3/2/2021 2:07 PM
6	quiet environment, closely knit community, lack of congestion	3/2/2021 10:47 AM
7	Openness and clean air, trails	3/2/2021 9:22 AM
8	Golf	3/2/2021 8:27 AM
9	Proximity to Santa Margarita Catholic High School	3/1/2021 6:55 PM
10	Safety and low crime rate. Quality of life.	3/1/2021 5:24 PM
11	Geographic beauty	3/1/2021 10:01 AM
12	Rural setting	2/28/2021 8:58 AM
13	Proximity to open space/ not densely populated	2/28/2021 7:53 AM
14	Reasonable association fees	2/28/2021 7:34 AM
15	Private schools	2/27/2021 8:27 PM
16	Beautiful city by the Saddleback mountains, no traffic.	2/27/2021 7:42 AM
17	Very low traffic and congestion	2/27/2021 7:28 AM
18	Beauty of the area!	2/26/2021 1:32 PM
19	quality of the neighborhood and environment	2/26/2021 10:27 AM
20	Proximity to Santa Margarita Catholic High School	2/25/2021 5:56 PM
21	Being in a small town city feel that could not expand much to keep it that small feel.	2/25/2021 3:51 PM
22	Lack of crowding, more single family homes, less apartments	2/25/2021 3:32 PM
23	Proximity to nature	2/25/2021 3:20 PM
24	Not a lot of room to build additional homes. Already an established city. No unknowns.	2/25/2021 2:42 PM
25	Proximity to St. John's episcopal school	2/25/2021 2:40 PM
26	Its a beautiful area to live in.	2/25/2021 2:20 PM
27	closeness to outdoor activities	2/25/2021 2:18 PM
28	Enjoyed the area and the fact it isn't overbuilt	2/25/2021 2:15 PM
29	Proximity to Dove Canyon	2/25/2021 2:10 PM
30	Gated communities	2/25/2021 2:07 PM
31	Not overpopulated	2/25/2021 2:07 PM
32	commitment to open space, parks, recreation	2/22/2021 9:15 PM
33	Nature preserves	2/17/2021 8:10 PM
34	Gated, next to Coto	2/17/2021 4:20 PM
35	Suburb feel , clean and safe	2/17/2021 3:02 PM
36	Space and Security	2/17/2021 9:25 AM
37	The quiet environment and lack of traffic.	2/13/2021 3:34 PM
38	Beautiful area	2/13/2021 6:31 AM
39	Location near the foothills	2/12/2021 8:12 PM

RSM 2021-2029 Housing Element Update Survey

40	Proximity to nature parks	2/12/2021 10:53 AM
41	close to Church	2/12/2021 10:36 AM
42	Rancho is an attractive, well-managed, and well-planned community that has all the amenities I desired when planning to start a family.	2/12/2021 10:19 AM
43	School system	2/12/2021 9:56 AM
44	Live near natural areas and wildlife: mountain lions and deer	2/10/2021 11:59 AM
45	City plan	2/8/2021 3:45 PM
46	Beauty of the area and the fact that it was not crowded!	2/7/2021 6:47 PM
47	Larger backyards compared to other areas like Irvine, Aliso Viejo.	2/5/2021 4:28 PM
48	feels like being away from all the chaos that can be in OC	2/4/2021 8:07 PM
49	We found a good house here.	2/4/2021 2:59 PM
50	Beauty of the area	2/4/2021 11:16 AM
51	My mother moved us here when I was 17	2/4/2021 10:58 AM
52	Hiking trails and the view	2/4/2021 10:36 AM
53	Proximity to beautiful outdoor spaces	2/4/2021 9:52 AM
54	Live with my parents, who moved here due to affordability.	2/3/2021 9:39 AM
55	Wanted somewhere Warm.	2/1/2021 5:05 PM
56	Low density; quality of life	2/1/2021 1:47 PM
57	Amenities for families: pools, lagoon, walking trails, etc.	2/1/2021 1:38 PM
58	Quality of life	1/30/2021 9:13 AM
59	Child attending SM High	1/29/2021 7:59 PM

## Q4 Do you currently own or rent your residence?

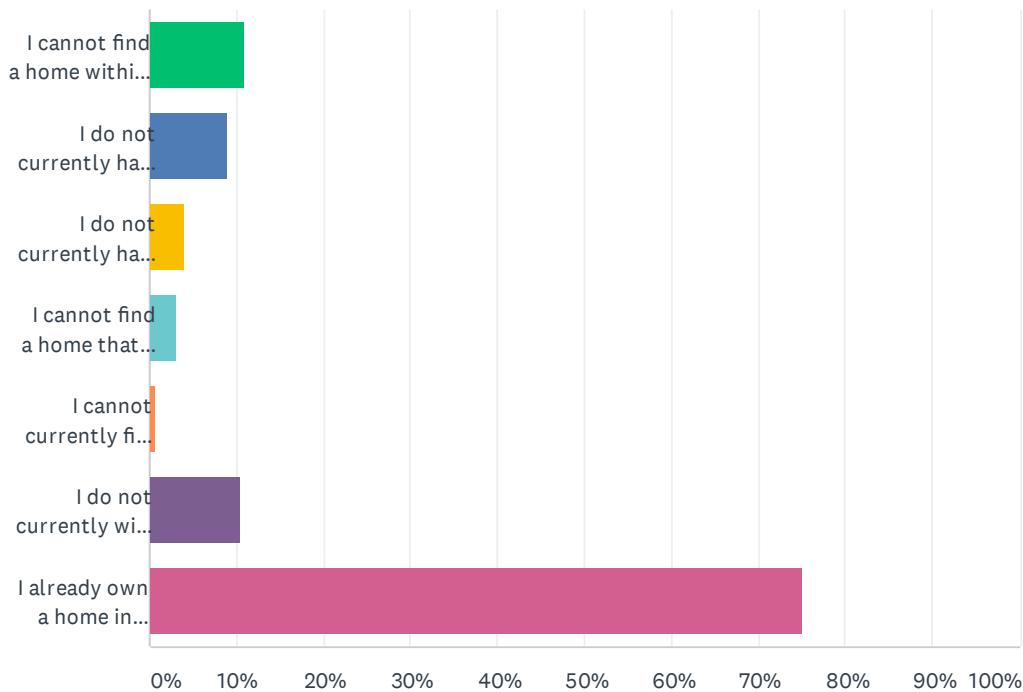
Answered: 499    Skipped: 34



ANSWER CHOICES	RESPONSES	
I own my residence	86.17%	430
I rent my residence	12.83%	64
I live with another household (neither own nor rent)	1.00%	5
I am currently without permanent shelter	0.00%	0
<b>TOTAL</b>		<b>499</b>

**Q5 If you wish to own a home in Rancho Santa Margarita but do not currently own one, what issues are preventing you from owning a home at this time? Select all that apply.**

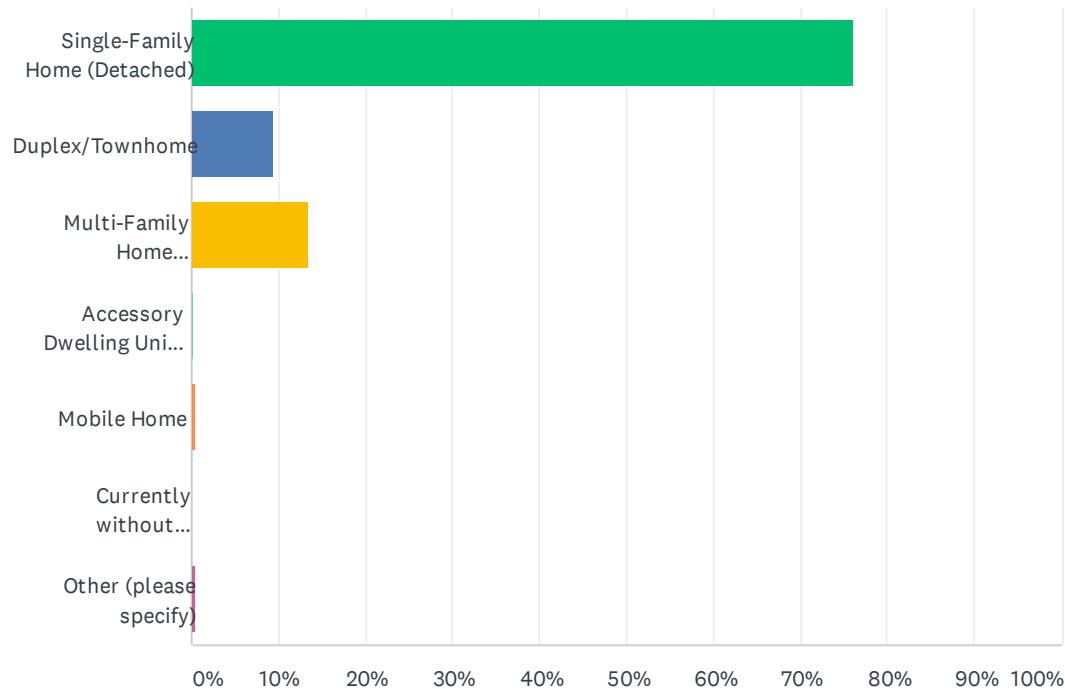
Answered: 473    Skipped: 60



ANSWER CHOICES	RESPONSES	
I cannot find a home within my target price range in Rancho Santa Margarita	10.78%	51
I do not currently have the financial resources for an appropriate down payment	9.09%	43
I do not currently have the financial resources for an adequate monthly mortgage payment	4.02%	19
I cannot find a home that suits my living needs in Rancho Santa Margarita (e.g., housing size, disability accommodations, floorplan)	3.17%	15
I cannot currently find a home that suits my quality standards in Rancho Santa Margarita (e.g., interior maintenance, finishes, landscaping)	0.63%	3
I do not currently wish to own or rent a home in Rancho Santa Margarita	10.36%	49
I already own a home in Rancho Santa Margarita	75.05%	355
Total Respondents: 473		

## Q6 Select the type of housing that best describes your current home.

Answered: 496    Skipped: 37

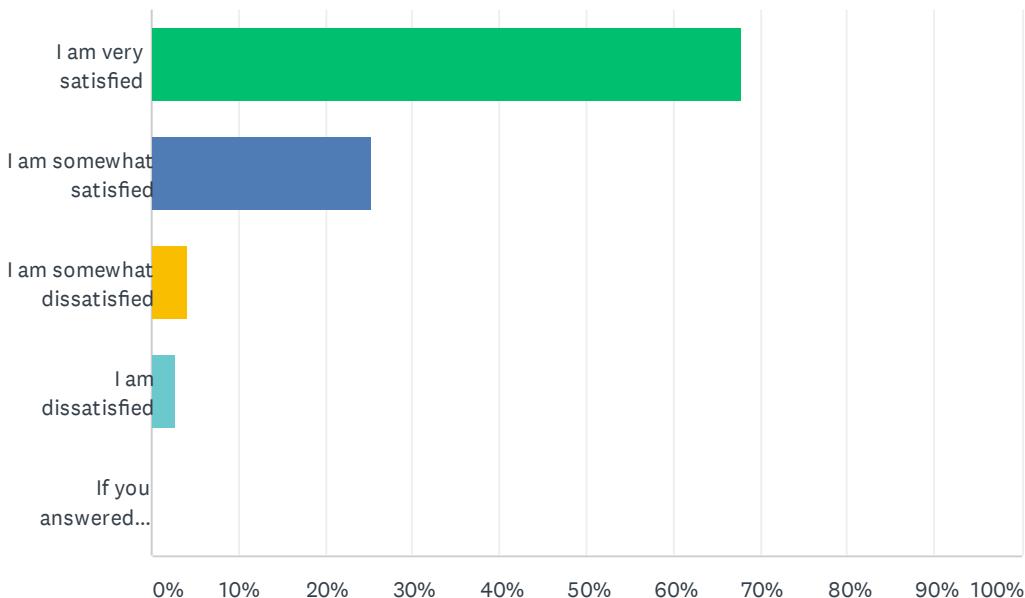


ANSWER CHOICES	RESPONSES
Single-Family Home (Detached)	76.21% 378
Duplex/Townhome	9.48% 47
Multi-Family Home (Apartment/Condominium)	13.31% 66
Accessory Dwelling Unit, Granny Flat, Guest House	0.20% 1
Mobile Home	0.40% 2
Currently without permanent shelter	0.00% 0
Other (please specify)	0.40% 2
<b>TOTAL</b>	<b>496</b>

#	OTHER (PLEASE SPECIFY)	DATE
1	Duplex but own outside like single-family home	2/28/2021 11:16 AM
2	I do not live in RSM.	2/4/2021 6:40 PM

## Q7 How satisfied are you with your current housing situation?

Answered: 496    Skipped: 37



ANSWER CHOICES	RESPONSES	
I am very satisfied	67.74%	336
I am somewhat satisfied	25.40%	126
I am somewhat dissatisfied	4.23%	21
I am dissatisfied	2.62%	13
If you answered somewhat dissatisfied or dissatisfied, please explain.	0.00%	0
<b>TOTAL</b>		<b>496</b>

#	IF YOU ANSWERED SOMEWHAT DISSATISFIED OR DISSATISFIED, PLEASE EXPLAIN.	DATE
There are no responses.		

## Q8 If you answered dissatisfied or somewhat dissatisfied to the prior question, please provide a reason below. (If not, please skip).

Answered: 75 Skipped: 458

#	RESPONSES	DATE
1	I would like to move into a single family detached home in RSM.	3/2/2021 9:17 PM
2	Deterioration of environmental risks (drought, wildfire, etc.) and corresponding increase in homeowner insurance premiums with fewer companies offering coverage.	3/2/2021 7:00 PM
3	I can see that young people are being priced out of the housing market. Making it difficult for them to get started.	3/2/2021 4:50 PM
4	The cost of services continue too high.	3/2/2021 5:10 AM
5	There are a lot of apartments around us and we would prefer more single family homes built in the future.	3/1/2021 5:32 PM
6	Most homes are small for a family of 4	3/1/2021 4:25 PM
7	Paying way to much for an apartment.	2/28/2021 1:16 PM
8	Rude, noisy neighbors with little room between homes	2/28/2021 11:16 AM
9	Too small and too expensive	2/28/2021 12:26 AM
10	We are a family of 5 living in a 900sq ft condo. It really is not enough room but it's all we can afford	2/27/2021 11:56 PM
11	Too many steps for my didability, too small, too much money, too far from freeway	2/27/2021 9:41 PM
12	How old and not updated the house is	2/27/2021 8:57 PM
13	Unreasonable HOA policies	2/27/2021 8:52 PM
14	Lack of high speed internet options	2/27/2021 8:08 PM
15	Rude neighbors, high HOA fees	2/27/2021 7:01 PM
16	Am looking to downsize in the next few years...that is the only reason I'd consider moving. Nothing wrong with our current home, per se.	2/27/2021 5:32 PM
17	I am concerned that the city is going to change the current plan to allow the dove canyon center to be rezoned and turn it into affordable housing, reducing the quality of life, increasing traffic, and make it less safe for me and my family in the event of an emergency event. Additionally I am concerned of the impact on the ability of existing city services and utilities to provide water to another large group of homes being built. Additionally eliminating commercial space that provides services to us as residents.	2/26/2021 2:15 PM
18	drainage issues	2/26/2021 2:48 AM
19	Do not want high density housing in the dove canyon plaza to be built. Any low income high density housing will diminish My desire to stay in RSM as it will create more crime; development in dove canyon plaza will create a traffic jam	2/26/2021 12:00 AM
20	Generic	2/25/2021 2:22 PM
21	I'm in Dove Canyon. We'd like a bigger home eventually.	2/25/2021 2:18 PM
22	N/A	2/25/2021 2:16 PM
23	Would prefer single story	2/25/2021 2:07 PM
24	climate change & rash of wildfires close by	2/23/2021 3:48 PM

RSM 2021-2029 Housing Element Update Survey

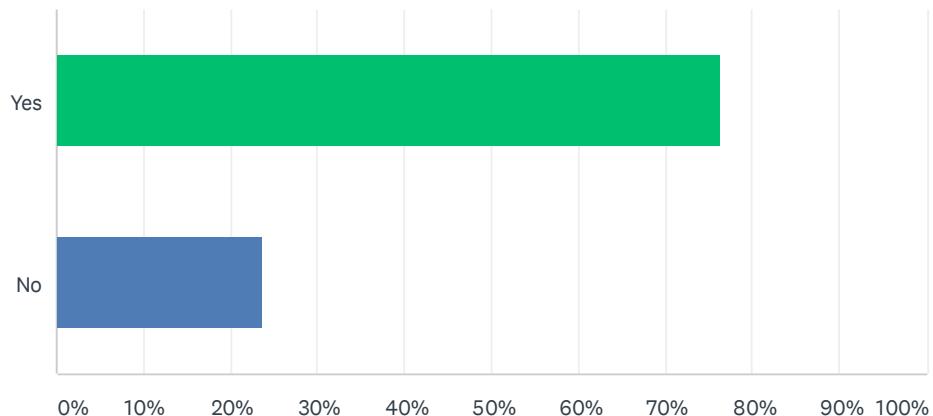
25	Association at my community and RSM association	2/23/2021 3:21 PM
26	HOA is awful, needs regulation	2/20/2021 12:25 PM
27	Association limits what I can do	2/18/2021 10:04 AM
28	Too high density; too many investment properties	2/17/2021 11:59 AM
29	would be nice to be a townhome or detach home	2/16/2021 4:17 PM
30	My mom lives with me and bedrooms are all upstairs	2/16/2021 12:04 PM
31	Rent/Mortgages are extremely expensive	2/16/2021 11:18 AM
32	Condo is too small for a family of 5	2/16/2021 8:16 AM
33	No driveway, noise from major road	2/15/2021 6:08 PM
34	Privacy, theft, disabled access, noise level of neighbors unchecked cost high for studio	2/14/2021 12:39 PM
35	No yard, connected walls.	2/13/2021 11:19 PM
36	I would like instead of paying rent to be paying my own house but the costs of the house are very high in Rancho Santa Margarita	2/13/2021 6:23 AM
37	Need 3 bedroom options	2/12/2021 11:07 PM
38	HOA fees are much too high	2/12/2021 7:46 PM
39	Noise barrier and the constant high rent	2/12/2021 7:40 PM
40	My neighborhood is not very good, an my commute to RSM very long	2/12/2021 7:38 PM
41	Would like to own	2/12/2021 6:53 PM
42	Would like something bigger	2/12/2021 2:33 PM
43	housing is expensive and crowded. neighbors loud	2/12/2021 2:06 PM
44	Residents drive too fast.	2/12/2021 1:08 PM
45	I currently live in a townhome built 2013 that I wish have a small back yard for kids/pet/gardening.	2/12/2021 11:59 AM
46	Hope to move into a larger home due to expanding family	2/12/2021 11:24 AM
47	Too small, Noisy neighbor	2/12/2021 11:16 AM
48	I would like to live closer to my work and the home I live in is older and needs repair.	2/12/2021 10:51 AM
49	Would prefer a home with more room, back and front yard	2/12/2021 10:31 AM
50	Commute	2/12/2021 10:11 AM
51	Prices are extremente hight even for rent	2/12/2021 10:06 AM
52	No privacy houses to close together	2/12/2021 10:05 AM
53	Would really love to purchase a home in RSM	2/12/2021 10:03 AM
54	too far from work	2/12/2021 10:03 AM
55	Issues with neighbor	2/12/2021 9:59 AM
56	High rent cost.	2/12/2021 9:56 AM
57	Houses are on top of each other. How many more can you cram into this city?	2/12/2021 9:52 AM
58	I wish we could afford a larger home or to own a home in this neighborhood.	2/12/2021 9:11 AM
59	I wish I could afford a larger place to live	2/10/2021 12:03 PM
60	My HOA and samlarc have too many guidelines to follow	2/9/2021 1:13 PM
61	Too many cars parked in neighborhood. Have overflow parking from Avila apartments	2/7/2021 10:04 PM

## RSM 2021-2029 Housing Element Update Survey

62	Parking issues. Most neighbors don't park their cars in their garage and park on the streets.	2/7/2021 2:18 PM
63	Note, while I love where I live, I am extremely concerned about how this city will handle evacuations in a wildfire emergency, especially since Dove Canyon has only 1 exit.	2/5/2021 4:28 PM
64	I see that our community is aging and that we are not updating our fairways and landscaping in town to complete with communities like Ladera Ranch. I also see there is a strong focus with the success of business in town center but shopping centers to the east and west of the community are aging and have not overall community support for success. Many of the business struggle and there is no overall city focus redevelop those properties and to encourage small business growth and to meet the initial vision of our community of working and living in town. I am NOT recommending that we build dense mixed use buildings on these properties that increase traffic and crime, yet I do think we can give them facelifts or create an amazing outdoor experience that give us a small town feel with outdoor dining, shopping, and places for families to gather. Example Dove Canyon Plaza can be transformed into an outdoor experience where people are willing to travel to day or night with their family. The area can have grass, outdoor dinning, coffee shops, outdoor music, shopping, entertainment, and much more but a space that people want to visit. I would start with that location first encouraging an amazing city backed redevelopment and the focus on the Empressa shopping center where the driveways are cracking and business are struggling. Use the same elements of Dove Canyon there followed by the Trabuco Shopping Center where a nice terraced mixed use redevelopment could be used where shops below and more affordable living above. This could bring more people to that side of town and support not only the Trabuco Shopping Center but also the support Dove Canyon and improve our overall tax base. These types of projects should satisfy not only the residents of Dove Canyon but our overall community.	2/4/2021 9:55 PM
65	our particular apartment complex isn't maintained too well	2/4/2021 8:10 PM
66	Noisy, cramped	2/4/2021 10:59 AM
67	Floor plan, size, cost of utilities	2/4/2021 10:29 AM
68	Affordability	2/3/2021 3:54 PM
69	skip	2/3/2021 11:00 AM
70	High HOA for Samlac and My Belflora HOA	2/3/2021 2:08 AM
71	I don't like to see the housing packed in	2/1/2021 6:54 PM
72	Not much GoingOn for Single people.	2/1/2021 5:07 PM
73	Yard is too small	2/1/2021 3:27 PM
74	Too expensive	2/1/2021 2:21 PM
75	fire insurance is difficult to obtain in RSM fire risk areas	1/29/2021 4:18 PM

**Q9 Do you think that the range of housing options currently available in the City of Rancho Santa Margarita meets the needs of the community?**

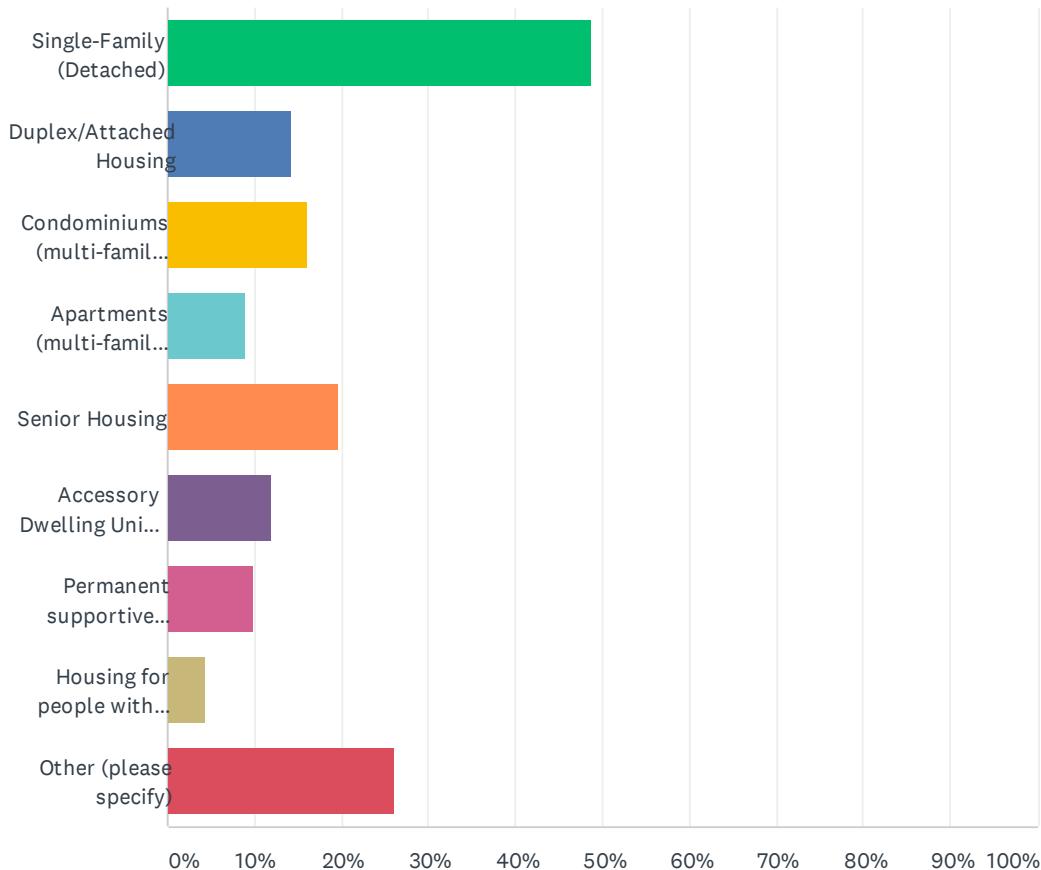
Answered: 471    Skipped: 62



ANSWER CHOICES	RESPONSES	
Yes	76.43%	360
No	23.57%	111
<b>TOTAL</b>		<b>471</b>

## Q10 What types of additional housing are most needed in the City of Rancho Santa Margarita? (Select all that apply)

Answered: 453 Skipped: 80



ANSWER CHOICES	RESPONSES
Single-Family (Detached)	48.79% 221
Duplex/Attached Housing	14.13% 64
Condominiums (multi-family ownership homes)	16.11% 73
Apartments (multi-family rental homes)	9.05% 41
Senior Housing	19.65% 89
Accessory Dwelling Unit, Granny Flat, Guest House	11.92% 54
Permanent supportive housing (for the homeless, transitional housing, etc.)	9.93% 45
Housing for people with disabilities (please specify in comment field below)	4.42% 20
Other (please specify)	26.05% 118
Total Respondents: 453	

#	OTHER (PLEASE SPECIFY)	DATE
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## RSM 2021-2029 Housing Element Update Survey

1	None	3/3/2021 9:18 AM
2	None, we are built out	3/3/2021 8:07 AM
3	Because of environmental conditions, and parts of RSM being in high risk fire areas, it is important to be VERY CAREFUL about choosing where additional housing units are built!!! People must have emergency exits supported by RSM infrastructure! Dove Canyon Plaza does not fit this description, but possibly other areas can. Still, it is unfortunate that the State is forcing growth upon RSM, which operates well at its current size. Our original General Plan was very good!!!	3/3/2021 8:00 AM
4	enough - no more building	3/3/2021 6:44 AM
5	None	3/3/2021 5:23 AM
6	None	3/2/2021 10:45 PM
7	We live in Dove Canyon, is this RSM?	3/2/2021 9:13 PM
8	No additional housing is needed.	3/2/2021 5:12 PM
9	But smaller starter homes.	3/2/2021 4:50 PM
10	I believe this area has been built up to maximum capacity. Please leave what little open land available.. Open land !	3/2/2021 2:34 PM
11	I feel none	3/2/2021 2:09 PM
12	none	3/2/2021 1:42 PM
13	City is presently adequately supplied	3/2/2021 10:50 AM
14	No 3-4 story crammed in dwellings like Dahlia Court	3/2/2021 9:25 AM
15	None	3/2/2021 8:24 AM
16	I believe no more housing is necessary.	3/2/2021 8:16 AM
17	Physical disabilities	3/2/2021 5:10 AM
18	No additional housing is needed.	3/1/2021 5:25 PM
19	We have plenty of housing for our community	3/1/2021 9:58 AM
20	More affordable housing	2/28/2021 9:09 PM
21	None - it's fine as is	2/28/2021 5:25 PM
22	We have all the appropriate housing options mentioned above.	2/28/2021 9:00 AM
23	I feel this city has enough of homes and apartments and condos for the space.	2/28/2021 8:10 AM
24	We have enough high density housing	2/28/2021 7:55 AM
25	Single family with large lots	2/28/2021 7:17 AM
26	More single story homes with 3+ bedrooms	2/27/2021 9:41 PM
27	None	2/27/2021 7:01 PM
28	Assisted Living Communities, but without everyone being in "one building" like Park Terrace and etc. ALSO, duplex (marginally attached housing that is single story) for those with mobility issues. Ideally located within walking distance of the City Center (from Pavilions/Library to Target/Walgreens)	2/27/2021 5:32 PM
29	RSM does not need any more houses	2/27/2021 5:13 PM
30	No other housing is needed. The city is well planned. No new housing.	2/27/2021 7:46 AM
31	None	2/27/2021 7:31 AM
32	We need more luxury homes	2/27/2021 6:45 AM
33	none	2/26/2021 2:48 AM

## RSM 2021-2029 Housing Element Update Survey

34	None. We are already over built.	2/25/2021 8:31 PM
35	It's pretty crowded in RSM	2/25/2021 5:30 PM
36	NONE	2/25/2021 5:17 PM
37	No additional housing needed!	2/25/2021 3:13 PM
38	Mo more housing	2/25/2021 2:55 PM
39	None	2/25/2021 2:54 PM
40	None. I don't want any more homes built here.	2/25/2021 2:43 PM
41	None. it's over crowded already	2/25/2021 2:30 PM
42	none it's crowded already	2/25/2021 2:27 PM
43	There is no room for additional housing - we are full.	2/25/2021 2:18 PM
44	None	2/25/2021 2:18 PM
45	The current housing plan was satisfactory	2/25/2021 2:17 PM
46	None	2/25/2021 2:08 PM
47	None	2/23/2021 5:17 PM
48	Not sure	2/23/2021 3:21 PM
49	None	2/23/2021 1:05 PM
50	none, we are built out	2/23/2021 12:25 PM
51	None. Don't build on parks or open space!	2/22/2021 9:18 PM
52	single story - no stairs	2/22/2021 1:51 PM
53	No more housing needed please	2/21/2021 4:38 PM
54	Low-income	2/20/2021 12:25 PM
55	None	2/17/2021 3:24 PM
56	none	2/17/2021 9:11 AM
57	None	2/16/2021 4:32 PM
58	Downstairs bedroom	2/16/2021 12:04 PM
59	Many dwelling owners are grandfathered in with minimal assistance	2/14/2021 12:39 PM
60	None	2/14/2021 7:38 AM
61	None	2/13/2021 4:23 PM
62	More economical maybe 5 homes shared drive way time of homes	2/13/2021 9:13 AM
63	I'd like to see housing for veterans	2/12/2021 9:37 PM
64	Affordable homes for middle class	2/12/2021 6:53 PM
65	We are filled up already! We have as much housing as we can fit in our city	2/12/2021 2:27 PM
66	Lower priced housing	2/12/2021 2:11 PM
67	Duplex/townhomes should be required to have a small back yard for kids/pets/gardening	2/12/2021 11:59 AM
68	None .. I purchased a MASTER PLANNED COMMUNITY, no expansion outside of master plan!!	2/12/2021 10:49 AM
69	We have enough housing, we need open space!	2/12/2021 10:37 AM
70	It seems many of the single-family, detached homes are on the large side. More and newer well-built 1,600-1,800sqft homes with small back yards for kids would have been welcome.	2/12/2021 10:22 AM

## RSM 2021-2029 Housing Element Update Survey

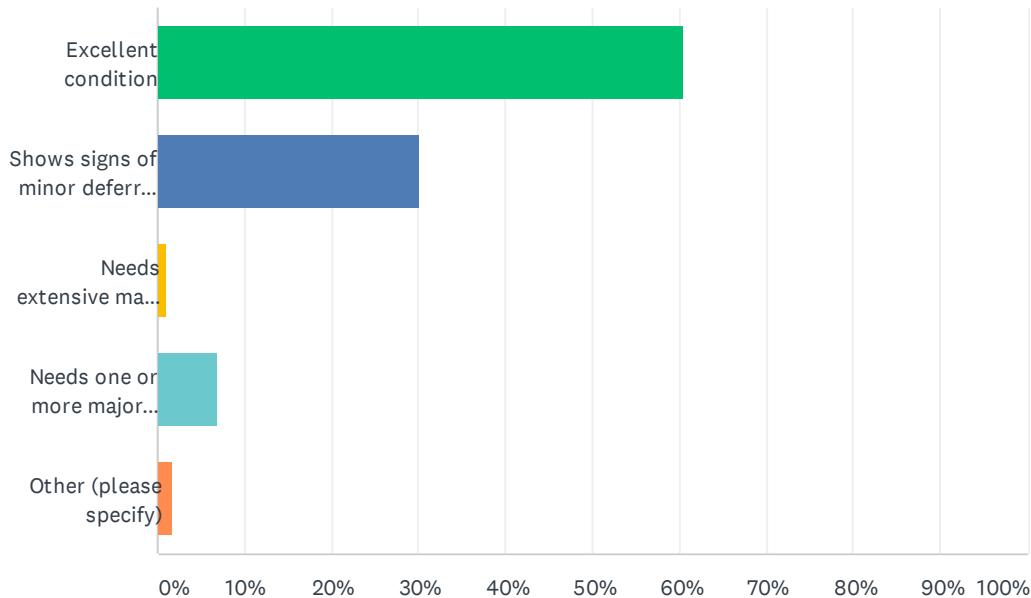
71	Affordable (but this is also true of all of Orange County )	2/12/2021 10:19 AM
72	afordable for a single family	2/12/2021 10:06 AM
73	lower income housing	2/12/2021 10:03 AM
74	Downstairs bedroom	2/12/2021 9:58 AM
75	Single Story Housing	2/12/2021 9:55 AM
76	Adult 55+	2/12/2021 9:55 AM
77	Housing with bigger backyards (more than patio furniture)	2/12/2021 9:54 AM
78	Housing with more land. You dont need to bring more people here unless you grow the footprint	2/12/2021 9:52 AM
79	Affordable housing	2/12/2021 9:51 AM
80	None	2/12/2021 9:19 AM
81	A shelter for those who have ties to RSM. Also I live in the unincorporated area next to RSM so consider myself part of RSM.	2/10/2021 4:11 PM
82	I think we are built out... I don't see areas for expansion without encroaching on wildlife that needs this area to survive	2/10/2021 12:03 PM
83	No more housing needed.	2/9/2021 7:06 AM
84	None, way too crowded now.	2/8/2021 10:29 AM
85	NONE is needed	2/8/2021 8:20 AM
86	None	2/8/2021 8:01 AM
87	None	2/8/2021 6:56 AM
88	We don't need new housing. The city is maxed out. Beyond what it was envisioned to be. If you must build more, build parking complexes for the over burdened apartment complexes.	2/7/2021 6:50 PM
89	No need for any new housing	2/7/2021 5:03 PM
90	None. Our street are already overcrowded. We are a Olanned community that is already built out and we don't need more traffic.	2/7/2021 3:13 PM
91	None is needed	2/7/2021 2:51 PM
92	None	2/7/2021 2:18 PM
93	No additional needs	2/7/2021 9:52 AM
94	RSM has everything. Well planned out with every type of home accommodation (apartments, townhome, single family)	2/7/2021 6:17 AM
95	We don't need any additional housing in RSM! Part of the appeal was the wide open spaces! We are built out and should not be forced to squeeze in additional housing! Out of 58 counties in CA, only 6 have been targeted for additional housing! How fair is that? People should strongly consider how dangerous our situation already is in regards to wildfire, and that Coto de Caza has been called the next "Paradise!" RSM has only two ways out: Antonio and Santa Margarita. If either are blocked, it would be a nightmare to try to evacuate all the residents safely! How can people, in good conscience, force additional housing on us, knowing fully well that many homeowners' insurance policies have been canceled!	2/5/2021 4:28 PM
96	No additional housing is needed	2/5/2021 7:42 AM
97	Opportunity for First Time home buyers.	2/4/2021 9:55 PM
98	more accessible with navigating residence with a disability or more affordable housing	2/4/2021 8:10 PM
99	Affordable housing	2/4/2021 6:40 PM
100	None	2/4/2021 1:59 PM
101	None, keep the city's charm by resisting over development	2/4/2021 1:33 PM

RSM 2021-2029 Housing Element Update Survey

102	None	2/4/2021 1:26 PM
103	Joint work-live projects	2/4/2021 11:19 AM
104	None	2/4/2021 10:38 AM
105	n/a	2/4/2021 9:18 AM
106	None. Like it the way it is.	2/4/2021 6:46 AM
107	Affordable multi-family housing	2/3/2021 3:54 PM
108	Needs to be close to bus stops. Some housing in Rancho require a two mile walk to nearest bus stop. Harder on people with limited mobility.	2/3/2021 9:46 AM
109	No more housing is needed. We are over crowded.	2/2/2021 9:51 AM
110	Affordable apartment living	2/1/2021 10:58 PM
111	Any type of low income housing	2/1/2021 5:44 PM
112	Affordable housing at a range of income levels; PSH for people with disabilities	2/1/2021 5:42 PM
113	None. More houses would be bad for the city and community.	2/1/2021 2:41 PM
114	None	2/1/2021 1:57 PM
115	None	1/30/2021 9:16 AM
116	No new housing is needed	1/30/2021 7:58 AM
117	None of the above. We are constantly live in fear of emergency evacuation in case of wild fire.	1/29/2021 8:28 PM
118	affordable housing for the many who work in our community at lower paying jobs	1/29/2021 3:20 PM

## Q11 How would you rate the physical condition of the residence you live in?

Answered: 496 Skipped: 37

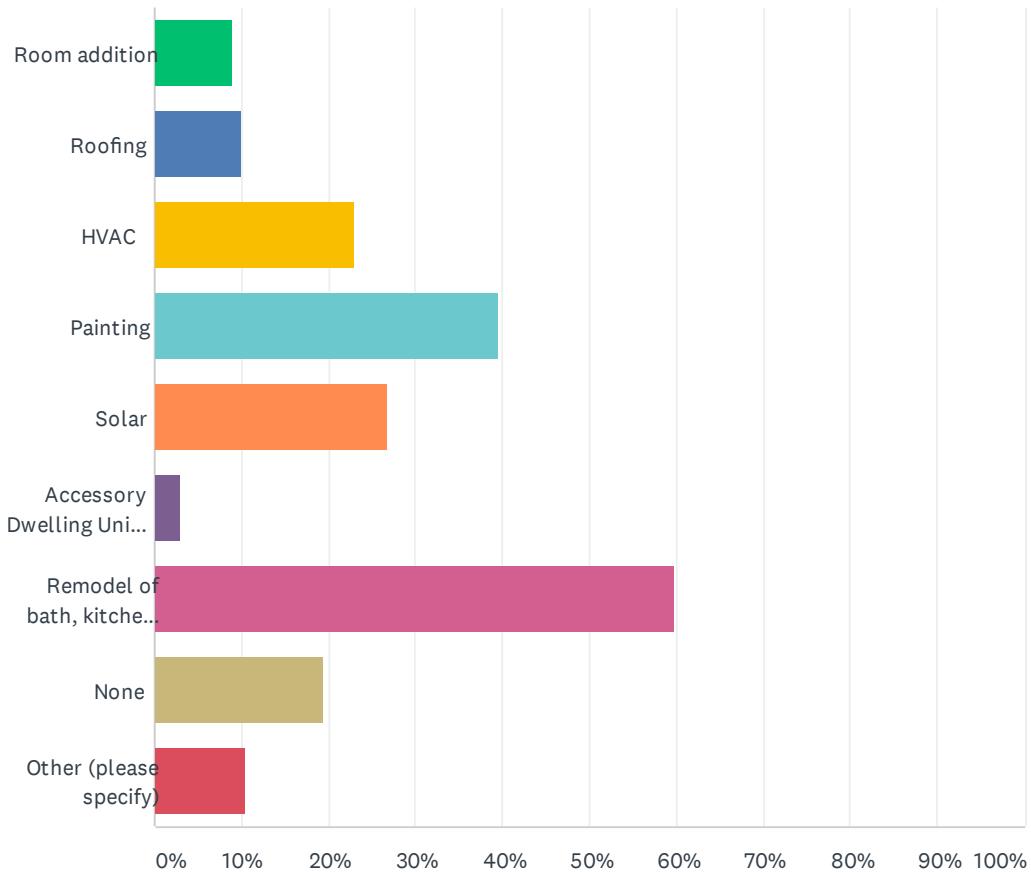


ANSWER CHOICES		RESPONSES	
Excellent condition		60.48%	300
Shows signs of minor deferred maintenance (e.g., peeling paint, chipped stucco, etc.)		30.04%	149
Needs extensive major repairs or renovation (teardown/rebuild)		1.01%	5
Needs one or more major systems upgrades (e.g., new roof, windows, electrical, plumbing, HVAC system, etc.)		6.85%	34
Other (please specify)		1.61%	8
<b>TOTAL</b>			<b>496</b>

#	OTHER (PLEASE SPECIFY)	DATE
1	Landscape issue	3/2/2021 3:36 PM
2	Needs minor upgrades	3/2/2021 8:46 AM
3	Upgrade interior decor	2/25/2021 2:19 PM
4	check the roots of the trees by the streets close to homes	2/12/2021 10:40 AM
5	Home built in 61 so can be updated.	2/12/2021 10:19 AM
6	affordable	2/12/2021 10:03 AM
7	Its ok for a cheap track house	2/12/2021 9:52 AM
8	I do not live in RSM.	2/4/2021 6:40 PM

## Q12 Which of the following housing upgrades or expansions have you considered making on your home?

Answered: 486 Skipped: 47



ANSWER CHOICES	RESPONSES
Room addition	9.05% 44
Roofing	10.08% 49
HVAC	23.05% 112
Painting	39.51% 192
Solar	26.75% 130
Accessory Dwelling Unit, Granny Flat, Guest House	2.88% 14
Remodel of bath, kitchen or other facility	59.88% 291
None	19.55% 95
Other (please specify)	10.49% 51
Total Respondents: 486	

#	OTHER (PLEASE SPECIFY)	DATE
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RSM 2021-2029 Housing Element Update Survey

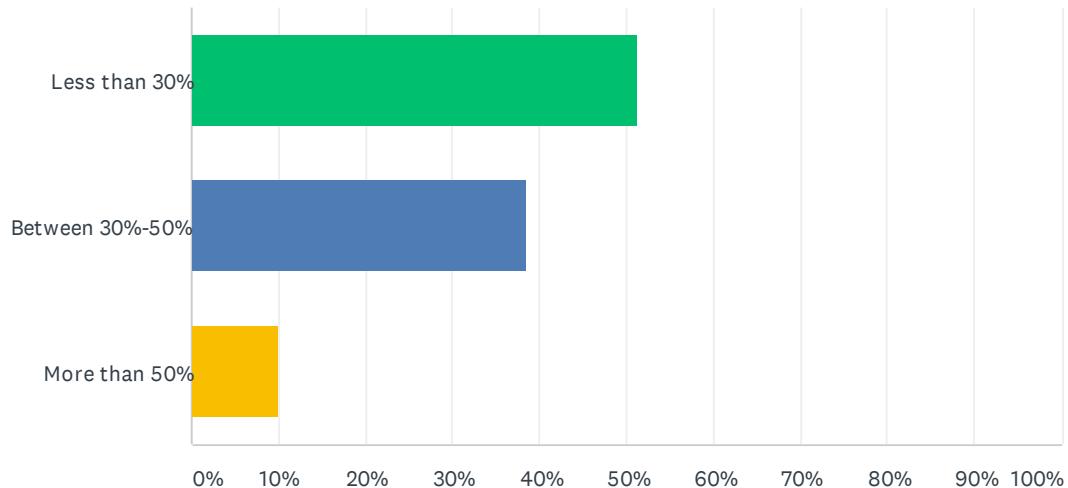
1	Yard reno	3/3/2021 9:18 AM
2	improve backyard privacy, build an outdoor seating area.	3/2/2021 9:17 PM
3	Several of these have already been completed.	3/2/2021 9:13 PM
4	backyard remodel	3/1/2021 7:45 PM
5	Flooring, windows and window treatments	3/1/2021 6:43 PM
6	Outdoor kitchen/backyard remodel	3/1/2021 4:41 PM
7	We're renting	3/1/2021 4:25 PM
8	Covered outdoor living area	2/28/2021 9:09 PM
9	Windows	2/28/2021 4:48 PM
10	I rent an apartment.	2/28/2021 1:16 PM
11	Patio cover	2/27/2021 10:54 PM
12	already did room addition, solar, paint, remodel, etc... we've been in our home for 20 years.	2/27/2021 5:32 PM
13	all of the above were done in the last several years	2/26/2021 10:29 AM
14	pool addition	2/25/2021 2:43 PM
15	New Landscaping	2/25/2021 2:30 PM
16	Have done a remodel of baths, kitchen and exterior in last 10 years	2/25/2021 2:17 PM
17	Elevator / handicap access	2/25/2021 2:11 PM
18	Done several already on the list	2/23/2021 5:17 PM
19	new windows	2/23/2021 3:48 PM
20	Already upgraded Kitchen, HVAC, Paint, Remodeled bathroom	2/16/2021 12:04 PM
21	We rent the condo	2/16/2021 8:16 AM
22	I rent	2/14/2021 12:39 PM
23	Window replacement	2/13/2021 3:36 PM
24	Window replacement	2/12/2021 8:13 PM
25	I rent	2/12/2021 7:38 PM
26	We've already done everything needed	2/12/2021 2:15 PM
27	Landscaping, backyard	2/12/2021 11:24 AM
28	Re-piping of plumbing supply lines. New windows.	2/12/2021 10:22 AM
29	Landscaping	2/12/2021 10:08 AM
30	Fencing	2/12/2021 10:05 AM
31	NA	2/12/2021 10:03 AM
32	Landscape	2/12/2021 9:55 AM
33	re-pipe, electrical, windows...	2/12/2021 9:55 AM
34	Solar seems that is not allow by HOA	2/12/2021 9:55 AM
35	Fencing	2/12/2021 9:54 AM
36	We rent, so it's not my decision	2/12/2021 9:11 AM
37	Update flooring, countertops	2/10/2021 9:10 PM
38	Windows	2/8/2021 12:37 AM

## RSM 2021-2029 Housing Element Update Survey

39	We have already painted and added solar.	2/7/2021 3:13 PM
40	Remodel back yard	2/6/2021 5:25 PM
41	New garage doors	2/5/2021 4:28 PM
42	I do not live in RSM.	2/4/2021 6:40 PM
43	Flooring	2/4/2021 3:01 PM
44	swimming pool	2/4/2021 11:19 AM
45	None because I'm renting	2/4/2021 10:29 AM
46	I have remodeled over the years and enjoy a comfortable living. I am not in favor of massive apartment complexes that will adversely impact quality of life and traffic conestion.	2/3/2021 1:19 PM
47	Double panes Window	2/1/2021 6:54 PM
48	Pool	2/1/2021 3:13 PM
49	landscaping improvements	2/1/2021 1:50 PM
50	Outdoor living	2/1/2021 1:48 PM
51	We have made improvements over the last 33 years; (loft, pool, dual paned windows, etc).	1/30/2021 9:16 AM

## Q13 Based on your monthly income before taxes, how much of your monthly income do you spend on housing?

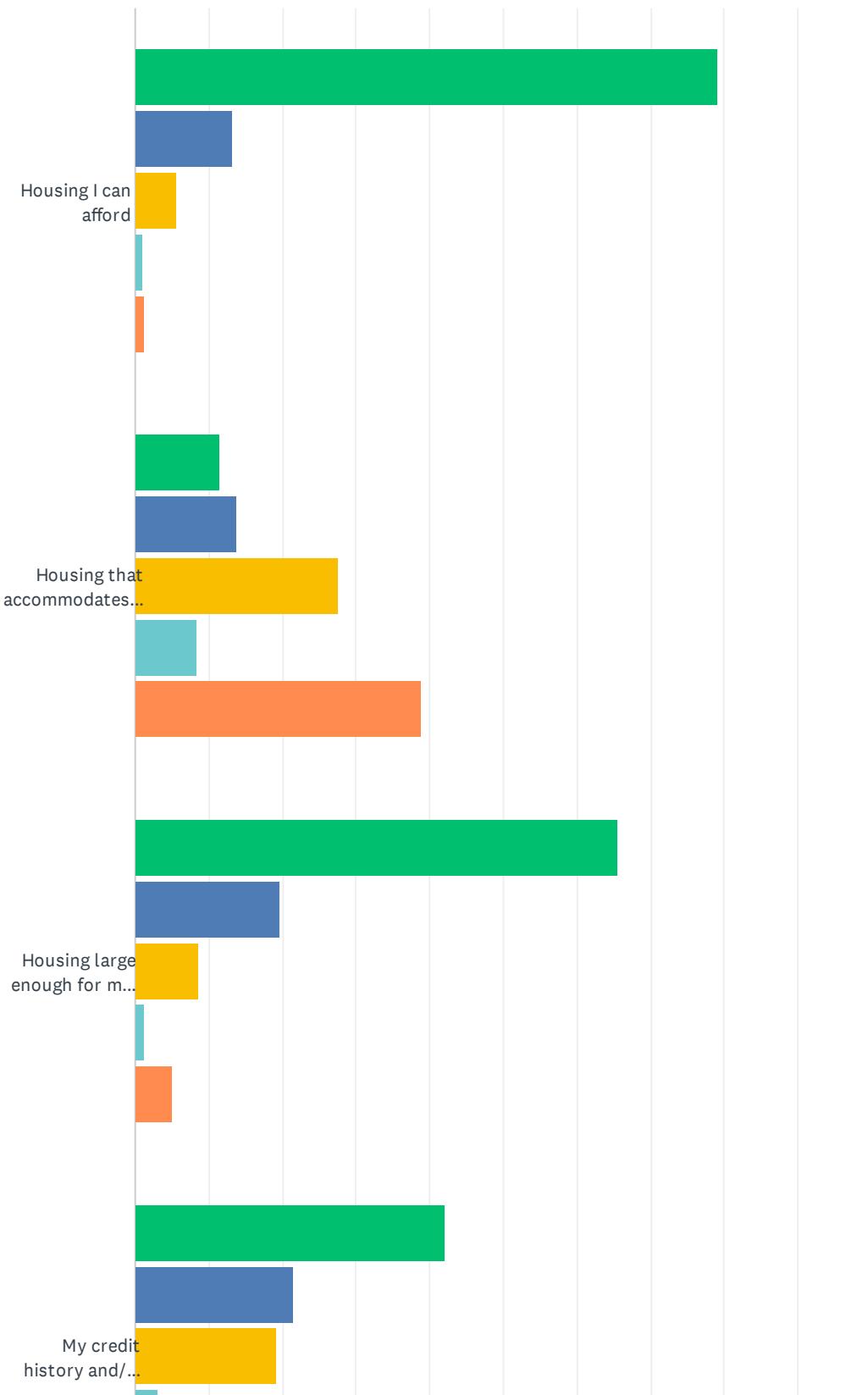
Answered: 444 Skipped: 89

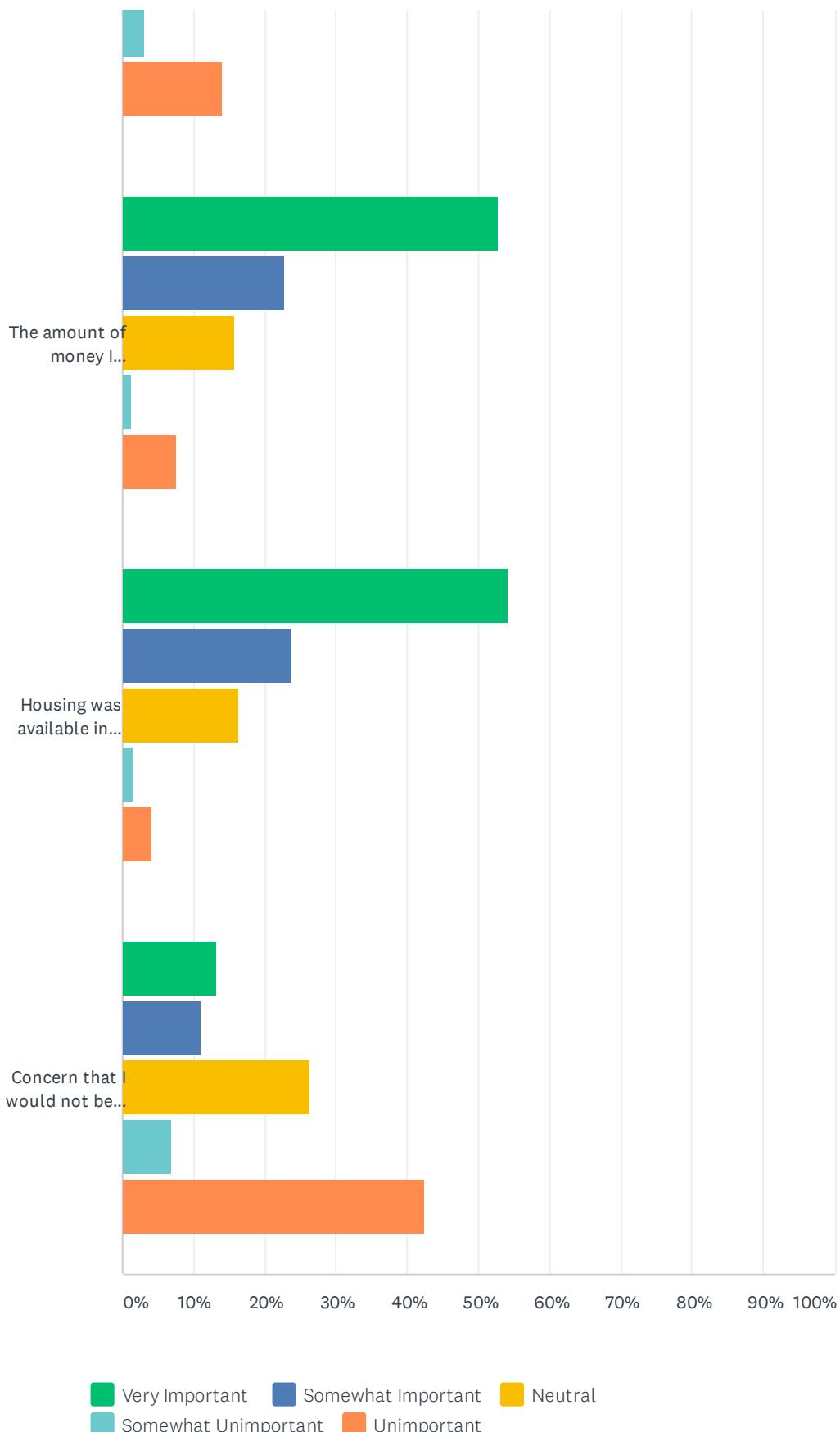


ANSWER CHOICES	RESPONSES	
Less than 30%	51.35%	228
Between 30%-50%	38.51%	171
More than 50%	10.14%	45
<b>TOTAL</b>		<b>444</b>

**Q14 How important are the following factors in your housing choice? (If a statement does not pertain to you, please leave blank.) (1-5 scale)**

Answered: 437    Skipped: 96





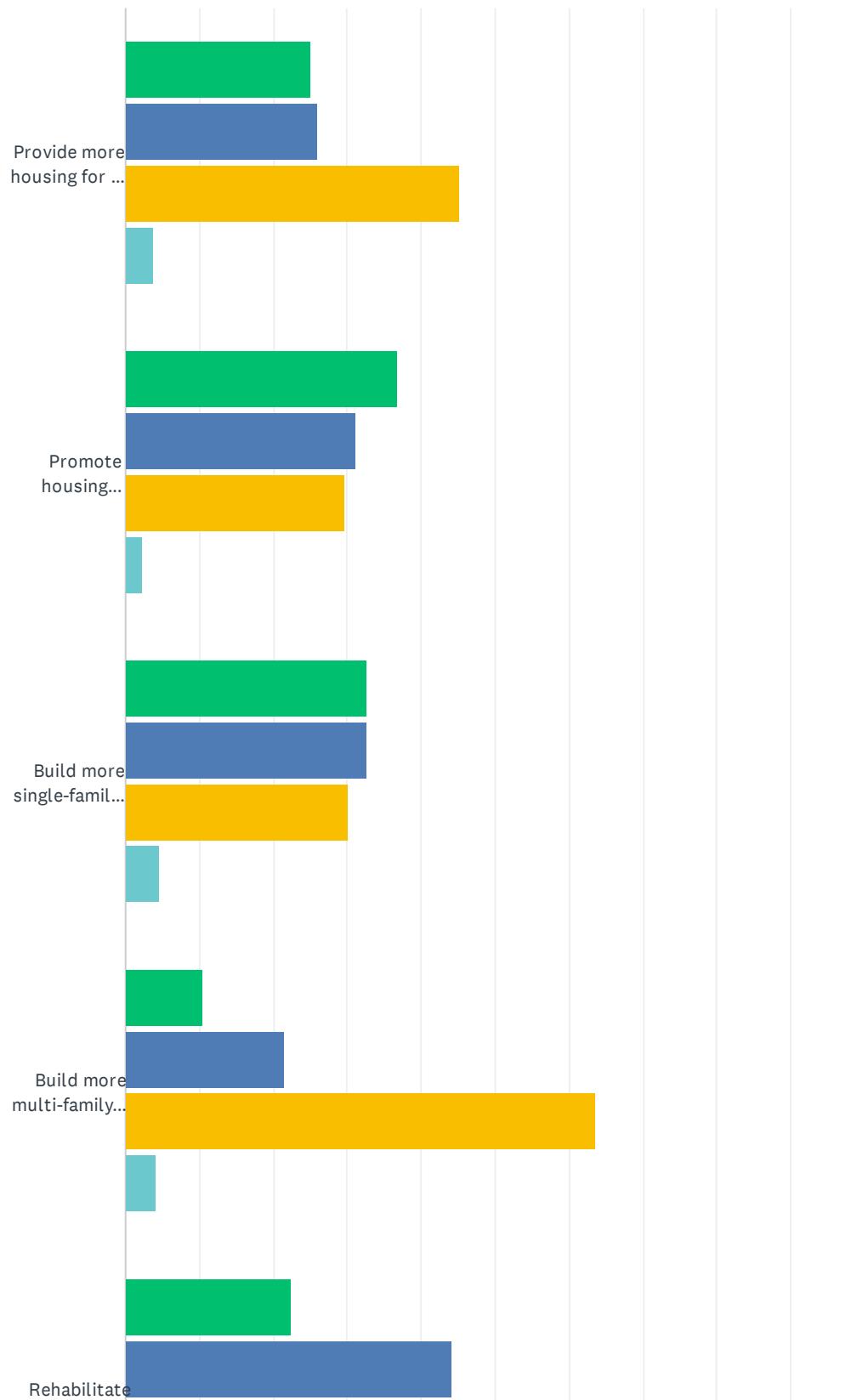
**RSM 2021-2029 Housing Element Update Survey**

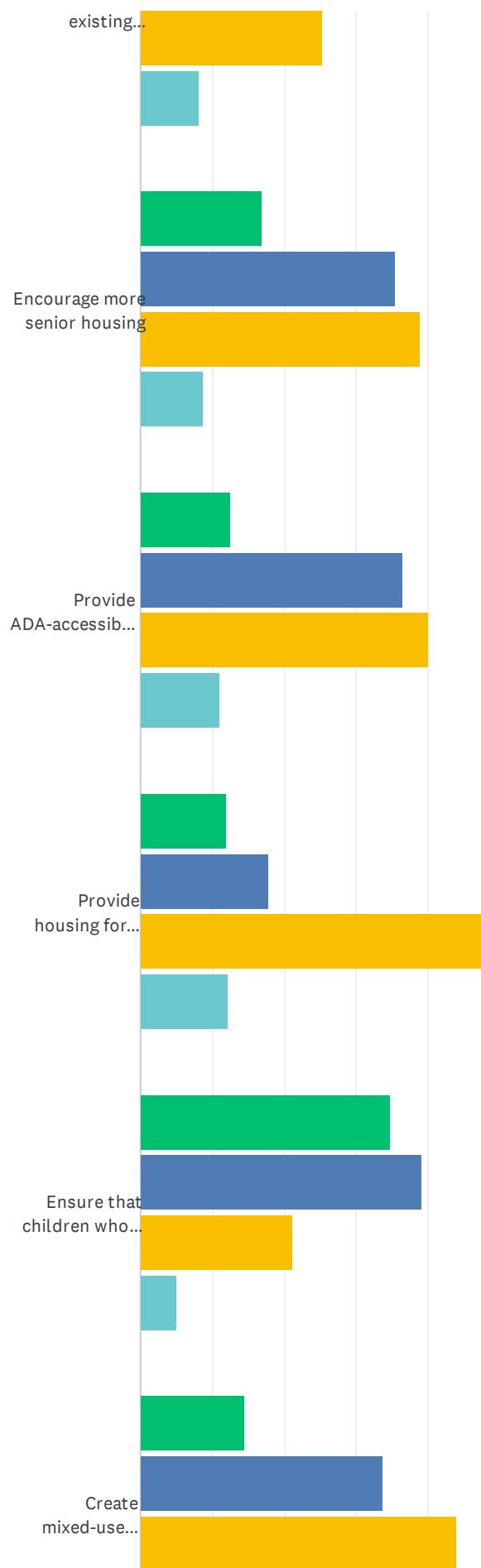
	VERY IMPORTANT	SOMEWHAT IMPORTANT	NEUTRAL	SOMEWHAT UNIMPORTANT	UNIMPORTANT	TOTAL	WEIGHTED AVERAGE
Housing I can afford	79.02% 324	13.17% 54	5.61% 23	0.98% 4	1.22% 5	410	1.32
Housing that accommodates disability of household member	11.57% 42	13.77% 50	27.55% 100	8.26% 30	38.84% 141	363	3.49
Housing large enough for my household	65.56% 276	19.71% 83	8.55% 36	1.19% 5	4.99% 21	421	1.60
My credit history and/or credit score	42.01% 163	21.65% 84	19.33% 75	3.09% 12	13.92% 54	388	2.25
The amount of money I have/had for deposit	52.74% 212	22.89% 92	15.67% 63	1.24% 5	7.46% 30	402	1.88
Housing was available in the neighborhood I chose at the time I needed it	54.26% 223	23.84% 98	16.30% 67	1.46% 6	4.14% 17	411	1.77
Concern that I would not be welcome in that neighborhood	13.17% 49	11.02% 41	26.34% 98	6.99% 26	42.47% 158	372	3.55

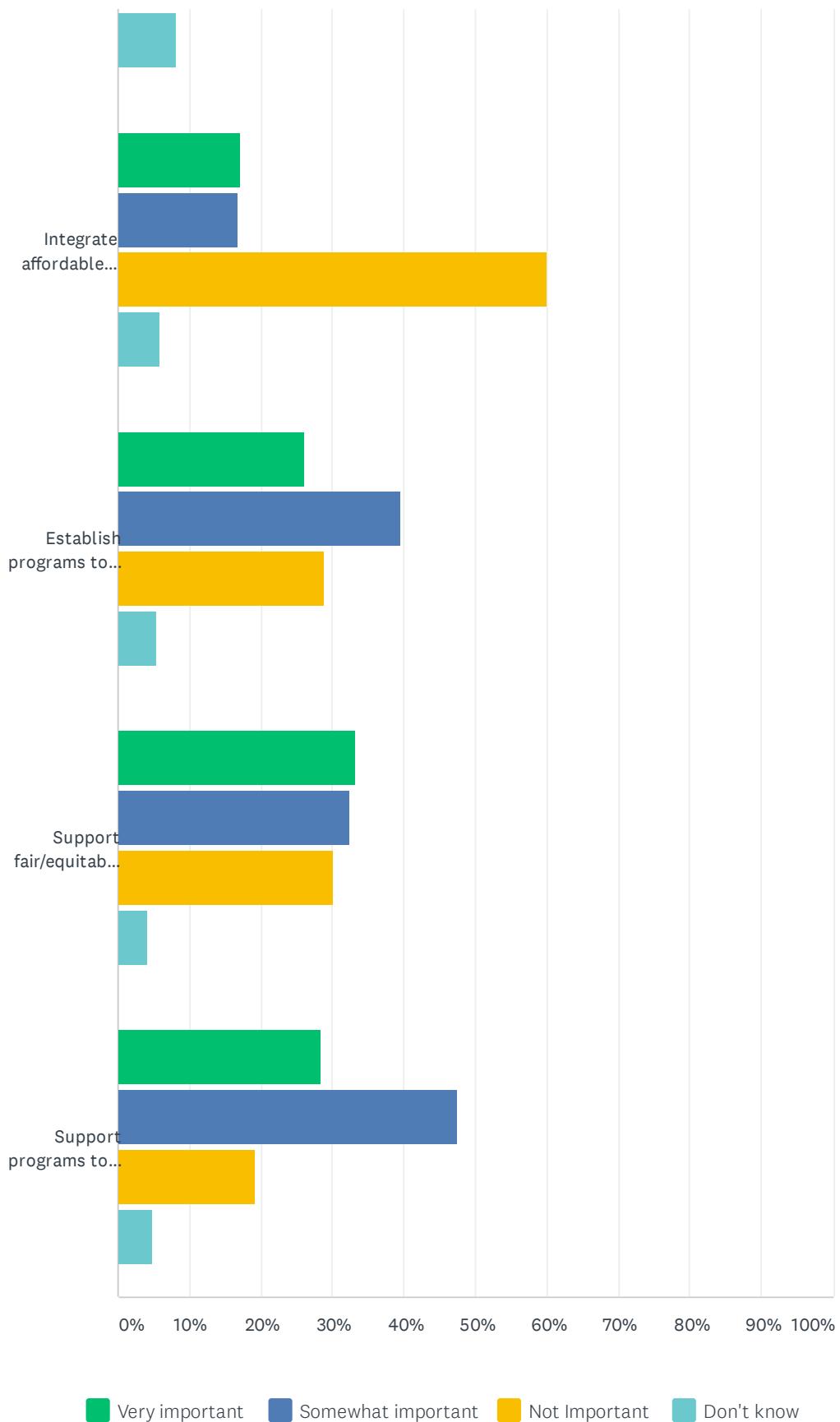
#	OTHER (PLEASE SPECIFY)	DATE
1	What kind of question is this?	3/2/2021 8:50 PM
2	Home size, floor plan, view, location, condition, price, interest rates.	3/1/2021 5:28 PM
3	As I mentioned previously, a ones-story home will be our target when we downsize. Single family home or duplex (at worst). Not a lot of those within walking distance of the "City Center" shopping.	2/27/2021 5:37 PM
4	safety, appreciation	2/25/2021 9:07 PM
5	peaceful location	2/23/2021 4:23 PM
6	lack of crime in my neighborhood	2/22/2021 9:29 PM
7	residence are too small	2/16/2021 8:24 AM
8	Demographics should be more balanced	2/12/2021 2:16 PM
9	Size of backyard	2/12/2021 9:59 AM
10	Can we include more housing options for families and individuals who work in RSM but can't afford to live in RSM.	2/10/2021 4:15 PM
11	Really poorly drafted question	2/8/2021 10:31 AM
12	I already own a home and it does not apply to me.	2/4/2021 10:03 PM
13	quality of life and safety	2/4/2021 12:35 PM
14	excellent public safety	2/3/2021 7:32 PM
15	Cost of homes, fire risk or seismic zoning, insurance costs	1/29/2021 4:25 PM

## Q15 How important are the following housing priorities to you and your household?

Answered: 445 Skipped: 88







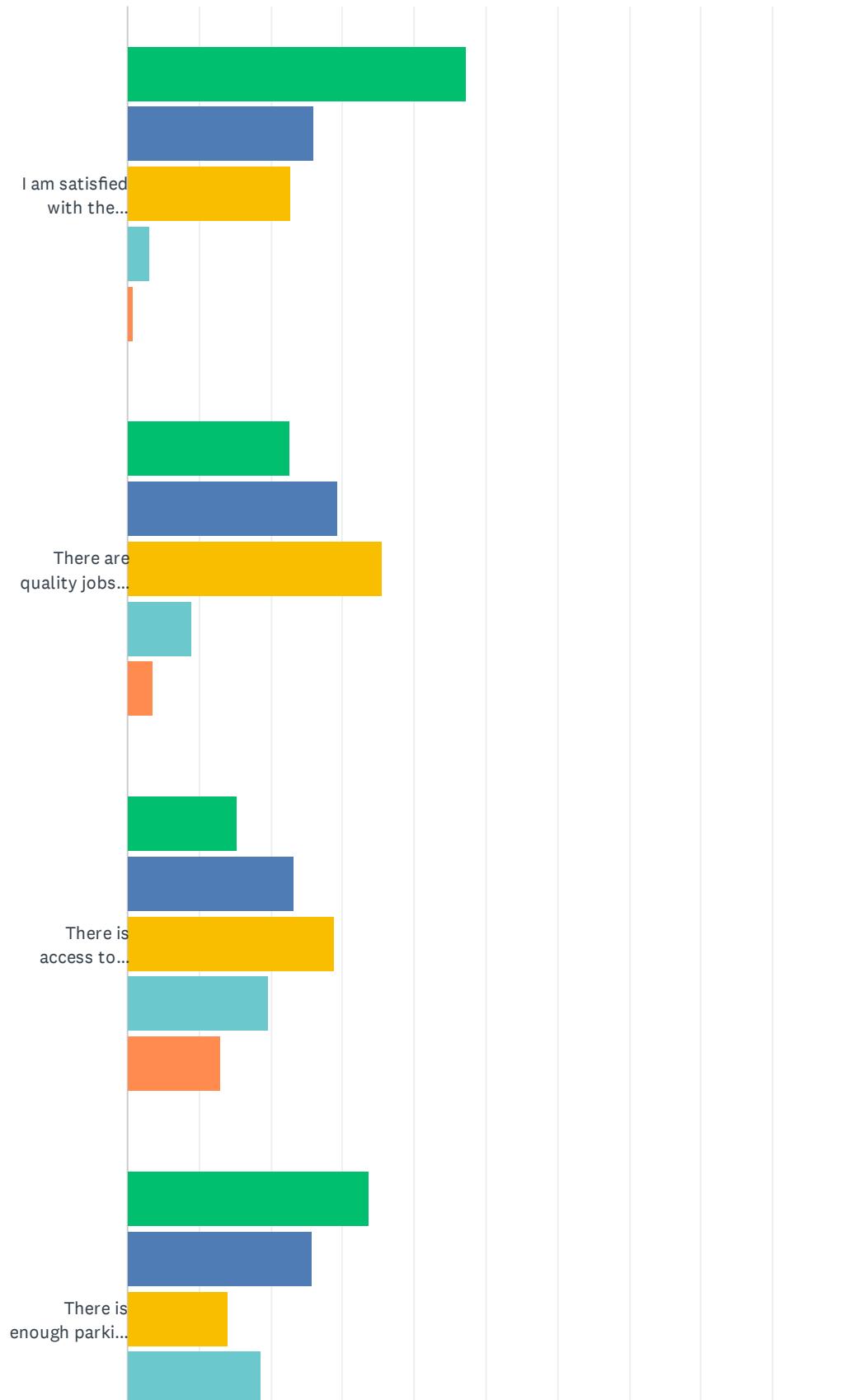
Very important      Somewhat important      Not important      Don't know

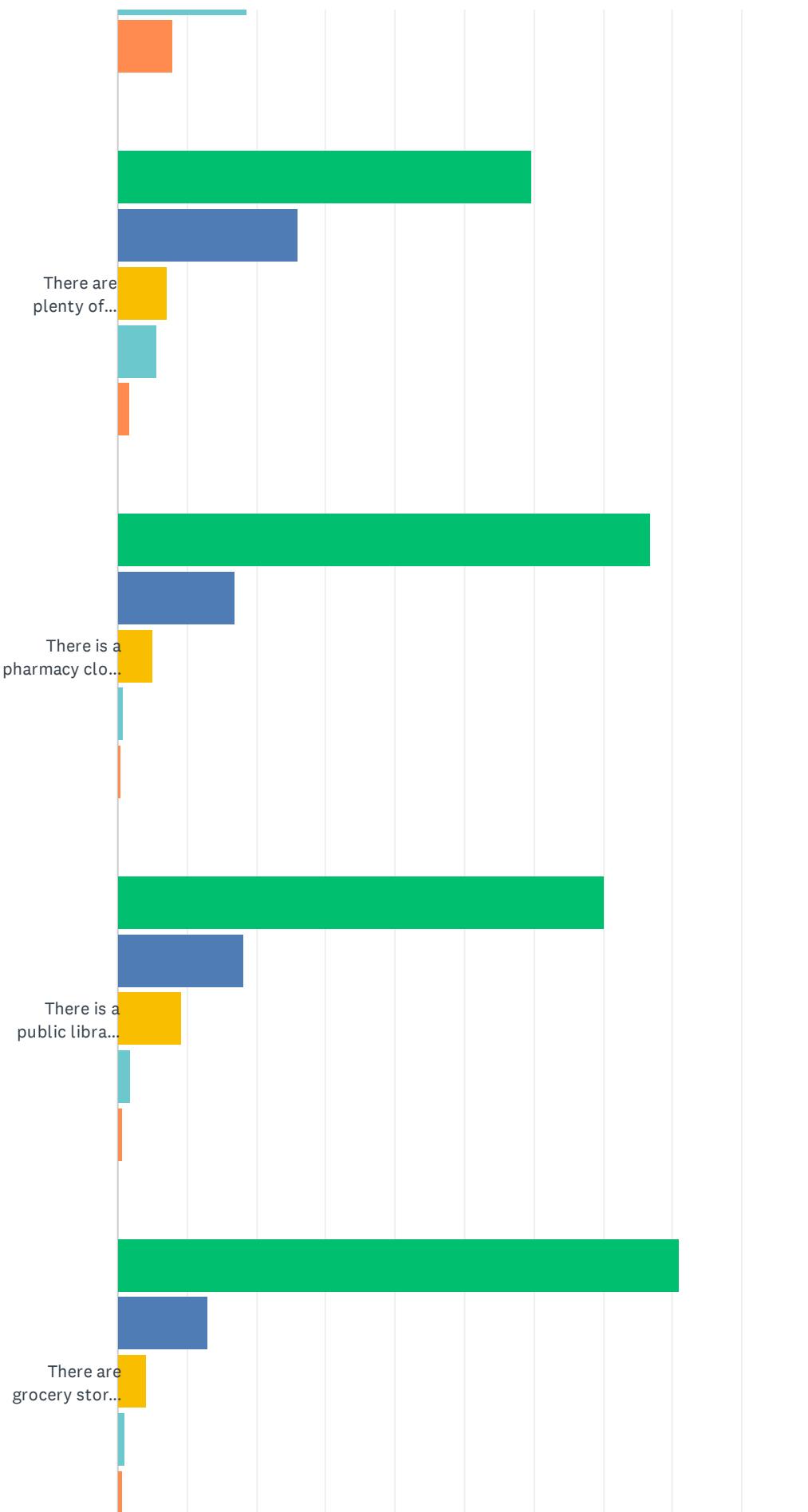
**RSM 2021-2029 Housing Element Update Survey**

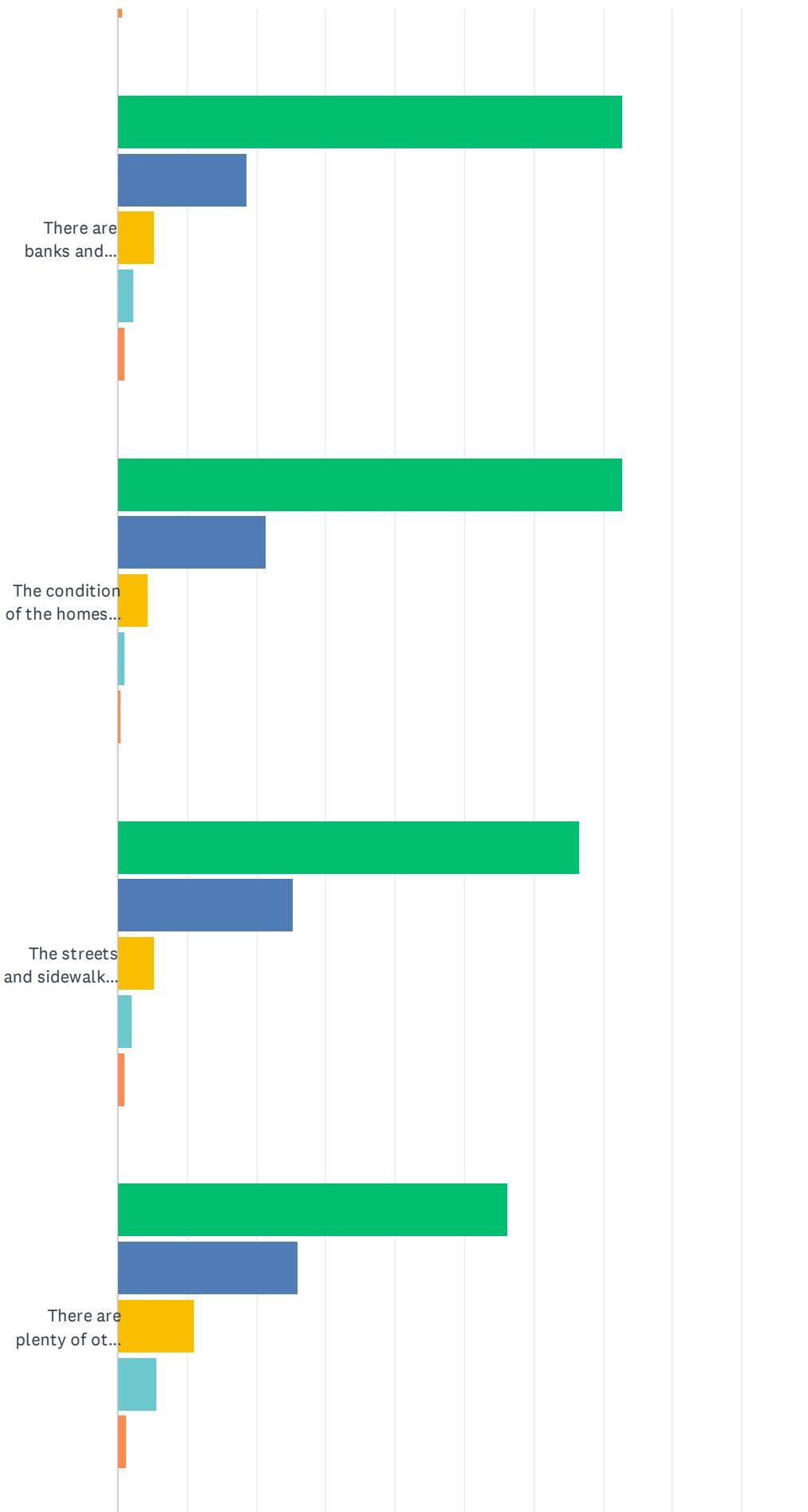
	VERY IMPORTANT	SOMEWHAT IMPORTANT	NOT IMPORTANT	DON'T KNOW	TOTAL	WEIGHTED AVERAGE
Provide more housing for all income levels	25.06% 109	25.98% 113	45.29% 197	3.68% 16	435	2.28
Promote housing affordable to working families	36.87% 160	31.11% 135	29.72% 129	2.30% 10	434	1.97
Build more single-family housing	32.64% 142	32.64% 142	30.11% 131	4.60% 20	435	2.07
Build more multi-family housing (apartments, condos, etc.)	10.54% 45	21.55% 92	63.70% 272	4.22% 18	427	2.62
Rehabilitate existing housing	22.30% 95	44.13% 188	25.35% 108	8.22% 35	426	2.19
Encourage more senior housing	16.90% 73	35.42% 153	38.89% 168	8.80% 38	432	2.40
Provide ADA-accessible housing	12.59% 53	36.34% 153	39.90% 168	11.16% 47	421	2.50
Provide housing for homeless	11.88% 50	17.81% 75	58.19% 245	12.11% 51	421	2.71
Ensure that children who grow up in Rancho Santa Margarita can afford to live in Rancho Santa Margarita as adults	34.63% 151	39.22% 171	21.10% 92	5.05% 22	436	1.97
Create mixed-use (commercial/office and residential) projects to bring different land uses closer together	14.39% 62	33.64% 145	43.85% 189	8.12% 35	431	2.46
Integrate affordable housing throughout the community to create mixed-income neighborhoods	17.25% 74	16.78% 72	60.14% 258	5.83% 25	429	2.55
Establish programs to help at-risk homeowners keep their homes, including mortgage loan programs	26.10% 113	39.49% 171	28.87% 125	5.54% 24	433	2.14
Support fair/equitable housing opportunities	33.33% 142	32.39% 138	30.05% 128	4.23% 18	426	2.05
Support programs to help maintain and secure neighborhoods that have suffered foreclosures	28.50% 122	47.43% 203	19.16% 82	4.91% 21	428	2.00

## Q16 Please respond to each statement: (1-5 scale)

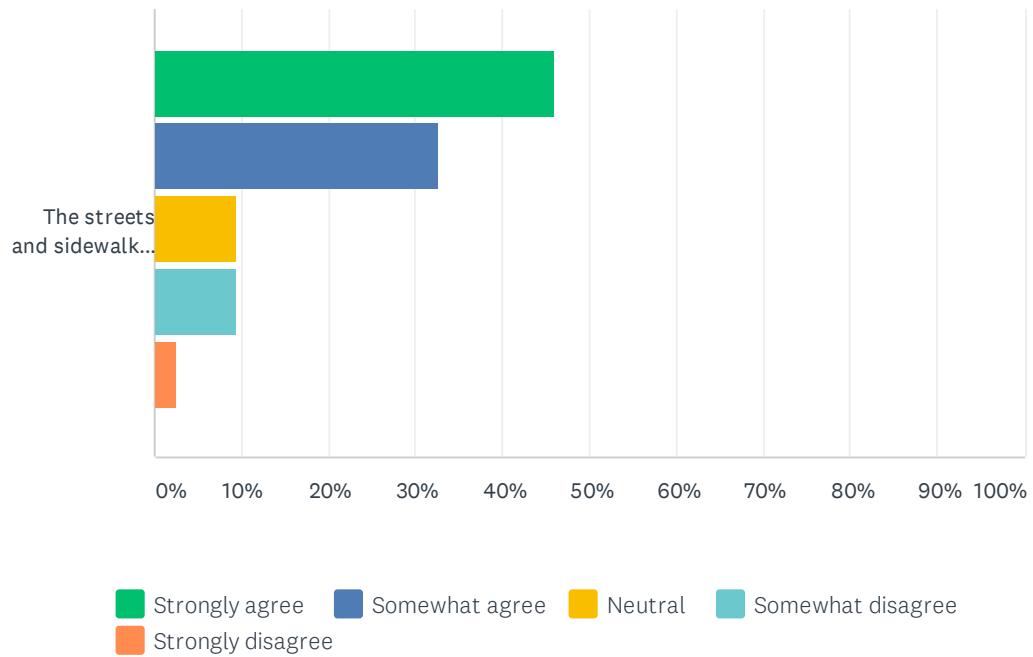
Answered: 448    Skipped: 85







## RSM 2021-2029 Housing Element Update Survey

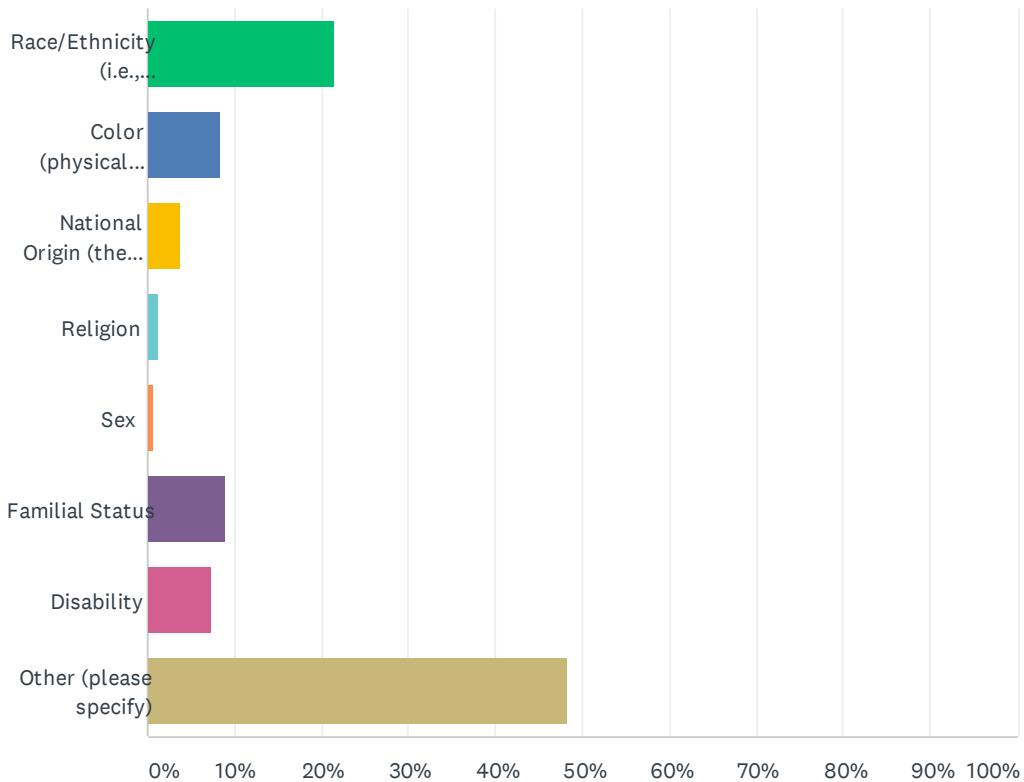


**RSM 2021-2029 Housing Element Update Survey**

	STRONGLY AGREE	SOMEWHAT AGREE	NEUTRAL	SOMEWHAT DISAGREE	STRONGLY DISAGREE	TOTAL	WEIGHTED AVERAGE
I am satisfied with the schools in my area	47.30% 210	25.90% 115	22.75% 101	3.15% 14	0.90% 4	444	1.84
There are quality jobs in my neighborhood	22.62% 100	29.19% 129	35.52% 157	9.05% 40	3.62% 16	442	2.42
There is access to public transit close to my neighborhood	15.35% 68	23.25% 103	28.89% 128	19.64% 87	12.87% 57	443	2.91
There is enough parking in my area of town	33.78% 150	25.68% 114	13.96% 62	18.69% 83	7.88% 35	444	2.41
There are plenty of parks, playgrounds, or green space near me	59.64% 266	26.01% 116	7.17% 32	5.61% 25	1.57% 7	446	1.63
There is a pharmacy close to my house	76.85% 342	16.85% 75	4.94% 22	0.90% 4	0.45% 2	445	1.31
There is a public library close to my house	70.05% 311	18.24% 81	9.23% 41	1.80% 8	0.68% 3	444	1.45
There are grocery stores close to my neighborhood	80.94% 361	13.00% 58	4.26% 19	1.12% 5	0.67% 3	446	1.28
There are banks and credit unions near where I live	72.87% 325	18.61% 83	5.16% 23	2.24% 10	1.12% 5	446	1.40
The condition of the homes in my neighborhood are acceptable	72.71% 325	21.25% 95	4.47% 20	1.12% 5	0.45% 2	447	1.35
The streets and sidewalks near my home are well kept	66.44% 295	25.23% 112	5.18% 23	2.03% 9	1.13% 5	444	1.46
There are plenty of other public spaces near my home	56.18% 250	25.84% 115	11.01% 49	5.62% 25	1.35% 6	445	1.70
The streets and sidewalks in my neighborhood have adequate lighting	46.09% 206	32.66% 146	9.40% 42	9.40% 42	2.46% 11	447	1.89

**Q17 The federal Fair Housing Act prohibits discrimination in the sale, rental, and financing of housing based on race, color, national origin, religion, sex, familial status, and disability. Of those, which do you think is the biggest problem in housing discrimination in RSM?**

Answered: 382    Skipped: 151



ANSWER CHOICES		RESPONSES
Race/Ethnicity (i.e., Caucasian, Asian, Latino, etc.)		21.47% 82
Color (physical appearance)		8.38% 32
National Origin (the country where a person was born)		3.66% 14
Religion		1.31% 5
Sex		0.52% 2
Familial Status		8.90% 34
Disability		7.33% 28
Other (please specify)		48.43% 185
<b>TOTAL</b>		<b>382</b>

#	OTHER (PLEASE SPECIFY)	DATE
1	None	3/3/2021 9:22 AM

## RSM 2021-2029 Housing Element Update Survey

2	none. If you can afford to live here, you can live here. We have several people in our community with disabilities, and the community embraces them, families, care for them but I don't know if they receive other services from the government. I don't feel this is necessarily a City government responsibility. In the past it has been handles by State and County and Federal governments to offer assistive programs.	3/3/2021 8:15 AM
3	There is no problem	3/2/2021 10:52 PM
4	I don't know	3/2/2021 9:23 PM
5	none where we live	3/2/2021 9:23 PM
6	None.	3/2/2021 8:50 PM
7	I don't perceive we have any problems with discrimination.	3/2/2021 5:20 PM
8	I have no knowledge of this.	3/2/2021 4:56 PM
9	Not aware that there was discrimination in RSM housing.	3/2/2021 2:43 PM
10	none	3/2/2021 2:29 PM
11	Not sure	3/2/2021 2:14 PM
12	none of these	3/2/2021 1:45 PM
13	Not aware of any	3/2/2021 12:27 PM
14	I don't see any of these as a problem in RSM	3/2/2021 10:58 AM
15	No issues I've noticed	3/2/2021 9:32 AM
16	None	3/2/2021 8:49 AM
17	None of the above	3/2/2021 8:38 AM
18	Loaded question. I don't believe discrimination is a problem	3/2/2021 8:31 AM
19	Do not know of a problem	3/2/2021 8:23 AM
20	Don't see discrimination	3/2/2021 8:22 AM
21	There is no problem	3/2/2021 7:39 AM
22	None	3/2/2021 5:11 AM
23	There is no problem.	3/1/2021 11:14 PM
24	Not aware	3/1/2021 7:18 PM
25	none, all those that qualify for financing can buy a house anywhere they choose.	3/1/2021 5:38 PM
26	I do not perceive any FHA compliance challenges in RSM	3/1/2021 5:28 PM
27	none	3/1/2021 4:32 PM
28	I don't think discrimination is a problem, it's just an expensive and nice place to live. People work hard for that.	3/1/2021 1:13 PM
29	cost of living I assume is an issue	3/1/2021 10:02 AM
30	\$\$	2/28/2021 5:28 PM
31	It is my understanding there are many apartment/condo units under section 8 which has changed the dynamics of our elementary school.. the rating has substantially lowered in school ratings in the last several years as a result	2/28/2021 12:16 PM
32	I have not experienced an issue	2/28/2021 10:30 AM
33	More concerned with multiple families living in single family units.	2/28/2021 9:07 AM
34	Senior affordability	2/28/2021 8:58 AM
35	I do not see discrimination in RSM. We have all backgrounds and section 8 apts here.	2/28/2021 8:16 AM

RSM 2021-2029 Housing Element Update Survey

36	I don't know	2/28/2021 7:39 AM
37	None	2/28/2021 7:22 AM
38	None	2/28/2021 5:31 AM
39	I have not witnessed any of the above	2/28/2021 12:08 AM
40	Incone	2/27/2021 10:58 PM
41	None	2/27/2021 9:35 PM
42	None	2/27/2021 8:14 PM
43	None	2/27/2021 6:20 PM
44	I am not aware of any housing discrimination. Then again, I have not purchased or rented in the past 20 years since we bought our current home.	2/27/2021 5:37 PM
45	have not seen any issues	2/27/2021 5:18 PM
46	none	2/27/2021 7:40 AM
47	None, community open to all.	2/27/2021 7:35 AM
48	None	2/26/2021 11:05 PM
49	NA - none	2/26/2021 10:15 PM
50	I believe that the city discriminates against catholics and the way that the catholic schools are treated vs public schools, especially when it comes to transportation and facilities. The city forced one parochial school to eliminate portable facilities on their property yet allowed public schools to have them. They would not cooperate with traffic control for the parochial school yet the public school had even larger issues and never once did anything about it.	2/26/2021 2:21 PM
51	No Opinion	2/26/2021 1:38 PM
52	No discrimination	2/26/2021 12:17 PM
53	have not noticed any issue	2/26/2021 10:34 AM
54	None are a problem	2/25/2021 9:59 PM
55	I don't believe there are any!	2/25/2021 9:47 PM
56	I don't see discrimination	2/25/2021 9:07 PM
57	None	2/25/2021 8:35 PM
58	Political affiliation	2/25/2021 5:31 PM
59	No discrimination	2/25/2021 5:20 PM
60	Have not observed any apparent discriminatory processes related to housing	2/25/2021 4:59 PM
61	I don't know	2/25/2021 4:54 PM
62	None	2/25/2021 4:12 PM
63	None	2/25/2021 3:57 PM
64	none of the above	2/25/2021 3:52 PM
65	There are no problems here, all races welcome and everyone gets along	2/25/2021 3:40 PM
66	None	2/25/2021 3:37 PM
67	Unaware of any discrimination	2/25/2021 3:36 PM
68	None	2/25/2021 3:18 PM
69	I see no evidence of housing discrimination in RSM.	2/25/2021 3:18 PM
70	None of these issues exist	2/25/2021 3:05 PM

RSM 2021-2029 Housing Element Update Survey

71	I am unaware of any discrimination	2/25/2021 2:47 PM
72	No knowledge of any of these problems	2/25/2021 2:46 PM
73	This question is biased in that it presumes there is a "problem"	2/25/2021 2:40 PM
74	biggest issue is affordability	2/25/2021 2:38 PM
75	No discrimination	2/25/2021 2:38 PM
76	None	2/25/2021 2:37 PM
77	None	2/25/2021 2:36 PM
78	No discrimination exists	2/25/2021 2:31 PM
79	no problems here	2/25/2021 2:30 PM
80	No idea it was a problem	2/25/2021 2:27 PM
81	I do not have experience of any discrimination first hand.	2/25/2021 2:26 PM
82	I dont think any of these are an issue	2/25/2021 2:24 PM
83	Not sure	2/25/2021 2:24 PM
84	I see no discrimination in RSM	2/25/2021 2:22 PM
85	Not aware of any	2/25/2021 2:21 PM
86	None of those. . money	2/25/2021 2:21 PM
87	Do not know	2/25/2021 2:20 PM
88	No issues	2/25/2021 2:18 PM
89	I don't feel that there is discrimination	2/25/2021 2:16 PM
90	I don't think there is one	2/25/2021 2:14 PM
91	None	2/25/2021 2:12 PM
92	None stop with the bs	2/23/2021 5:19 PM
93	leaving homeless options to other cities and not doing our part	2/23/2021 4:23 PM
94	No comment	2/23/2021 3:26 PM
95	I don't know	2/23/2021 3:16 PM
96	none	2/23/2021 12:32 PM
97	RSM is open to all those who work hard enough to afford it.	2/22/2021 9:29 PM
98	unknown	2/22/2021 1:55 PM
99	None	2/21/2021 4:43 PM
100	None	2/17/2021 9:48 AM
101	Unaware of any Discrimination	2/17/2021 9:30 AM
102	Don't know if there is a problem	2/16/2021 4:36 PM
103	None	2/16/2021 1:29 PM
104	Enough income/stable job	2/16/2021 11:54 AM
105	Income	2/16/2021 11:22 AM
106	none	2/16/2021 10:02 AM
107	i don't personally know any.	2/16/2021 6:14 AM
108	unknown	2/14/2021 11:05 AM

RSM 2021-2029 Housing Element Update Survey

109	Not aware that there is any discrimination	2/13/2021 3:44 PM
110	I have never had any kind of discrimination.	2/13/2021 6:36 AM
111	None of the above. It is more about wealth status the color green, as in money.	2/12/2021 9:49 PM
112	I don't know.	2/12/2021 2:45 PM
113	Disagree, we don't have a discrimination problem. We have a high degree of diversity that proves this.	2/12/2021 2:36 PM
114	No idea	2/12/2021 2:20 PM
115	N/A	2/12/2021 1:56 PM
116	None	2/12/2021 12:47 PM
117	Not sure	2/12/2021 10:55 AM
118	I'm unaware of any issues of unfair housing. Socioeconomic factors should determine home sales and rentals.	2/12/2021 10:54 AM
119	none	2/12/2021 10:47 AM
120	I don't see any discriminatory problems with housing here.	2/12/2021 10:33 AM
121	I don't have any first-hand experience in being rejected for a home on one of these bases, and haven't prevented a sale to anyone on any of these bases. I don't know anyone that has.	2/12/2021 10:25 AM
122	I don't know	2/12/2021 10:07 AM
123	?	2/12/2021 10:07 AM
124	I'm not aware of any discrimination	2/12/2021 10:05 AM
125	Don't see discrimination	2/12/2021 9:59 AM
126	none	2/12/2021 9:58 AM
127	do not know of anyone discrimination to know	2/12/2021 9:56 AM
128	Why does everyone automatically attach race to everything. Stop these stupid questions.	2/12/2021 9:55 AM
129	None	2/12/2021 9:25 AM
130	Don't know	2/10/2021 9:30 PM
131	I am not aware of any discrimination	2/10/2021 12:10 PM
132	Not making enough money to live here--pay tolls, etc. We are remote.	2/9/2021 2:53 PM
133	NA	2/9/2021 1:19 PM
134	None	2/9/2021 9:34 AM
135	None	2/9/2021 7:10 AM
136	Have seen no issues with racism	2/8/2021 3:56 PM
137	None	2/8/2021 10:43 AM
138	None	2/8/2021 10:31 AM
139	nothing	2/8/2021 8:24 AM
140	None	2/8/2021 7:00 AM
141	none	2/7/2021 7:32 PM
142	None- we have a wonderfully diverse neighborhood	2/7/2021 6:54 PM
143	None	2/7/2021 5:08 PM
144	None	2/7/2021 3:24 PM
145	None	2/7/2021 2:55 PM

RSM 2021-2029 Housing Element Update Survey

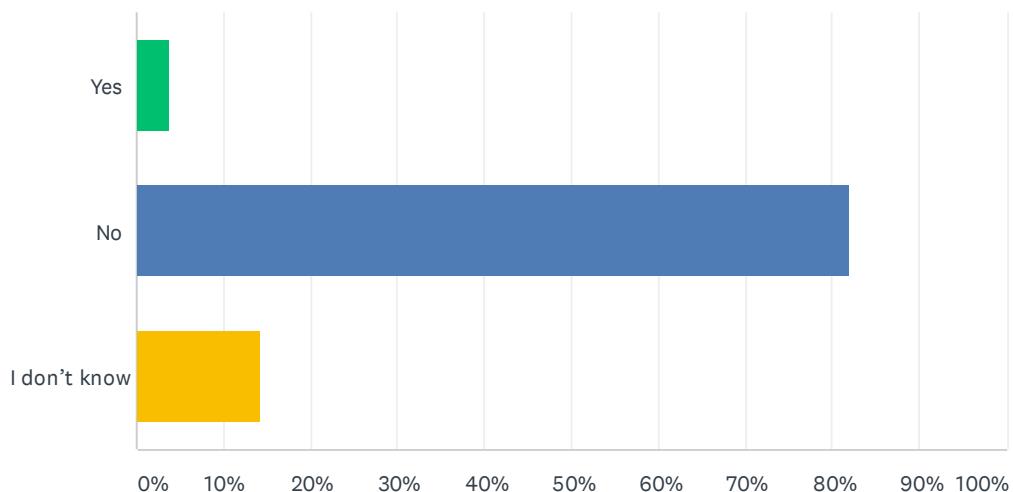
146	None	2/7/2021 2:01 PM
147	No problems	2/7/2021 9:56 AM
148	None	2/7/2021 8:08 AM
149	In not aware that this is an issue	2/7/2021 6:26 AM
150	I am not looking for housing but feel there is no discrimination.	2/6/2021 5:31 PM
151	I don't think RSM has a problem with housing discrimination	2/5/2021 4:28 PM
152	none	2/5/2021 10:33 AM
153	Rsm aligns with demographics of OC	2/5/2021 7:47 AM
154	none	2/4/2021 10:03 PM
155	more a combo of race, color, and sex	2/4/2021 8:15 PM
156	I do not live in RSM.	2/4/2021 6:42 PM
157	None	2/4/2021 2:04 PM
158	I don't see any discrimination beyond affordability which the city can not address without increasing the population of rsm and destroying the life style we moved here for. We are original owners.	2/4/2021 1:42 PM
159	Income	2/4/2021 10:34 AM
160	n/a	2/4/2021 9:25 AM
161	I don't think there is discrimination here.	2/4/2021 6:51 AM
162	I don't think there is a problem in this area	2/4/2021 5:43 AM
163	NONE of the above	2/3/2021 8:56 PM
164	None of the above. My neighborhood is very diverse.	2/3/2021 7:32 PM
165	None	2/3/2021 7:23 PM
166	I don't believe there is any housing discrimination in RSM.	2/3/2021 1:23 PM
167	Not sure there is much discrimination- not able to answer.	2/3/2021 9:54 AM
168	None of these. It is a financial issue. Home prices are a deterrent	2/3/2021 9:38 AM
169	bot sure there is a problem	2/2/2021 9:44 PM
170	I don't think there is a problem.	2/2/2021 9:13 AM
171	Low income housing for seniors	2/2/2021 8:02 AM
172	I don't know	2/1/2021 7:00 PM
173	I believe RSM follows the laws and does not discriminate.	2/1/2021 2:47 PM
174	No problem.	2/1/2021 2:13 PM
175	None	2/1/2021 1:53 PM
176	None	2/1/2021 1:52 PM
177	Not sure that any of these apply in RSM. It seems like there is a good mix of housing options and a good mix of residents	2/1/2021 1:44 PM
178	Political Affiliation	2/1/2021 1:23 PM
179	Not a problem	2/1/2021 1:21 PM
180	I don't think this is a problem in rsm	2/1/2021 1:17 PM
181	none	2/1/2021 12:13 PM

RSM 2021-2029 Housing Element Update Survey

182	None	1/30/2021 9:30 AM
183	None apparent	1/30/2021 8:05 AM
184	Cost of homes, obtaining insurance coverage, transportation	1/29/2021 4:25 PM
185	I have no idea	1/29/2021 3:23 PM

**Q18 Have you ever experienced or witnessed housing discrimination in the City of Rancho Santa Margarita? (Reminder: Housing discrimination occurs when factors like a person's race, color, national origin, religion, sex, familial status, and disability are used in making decisions related to in the sale, rental, or financing of housing).**

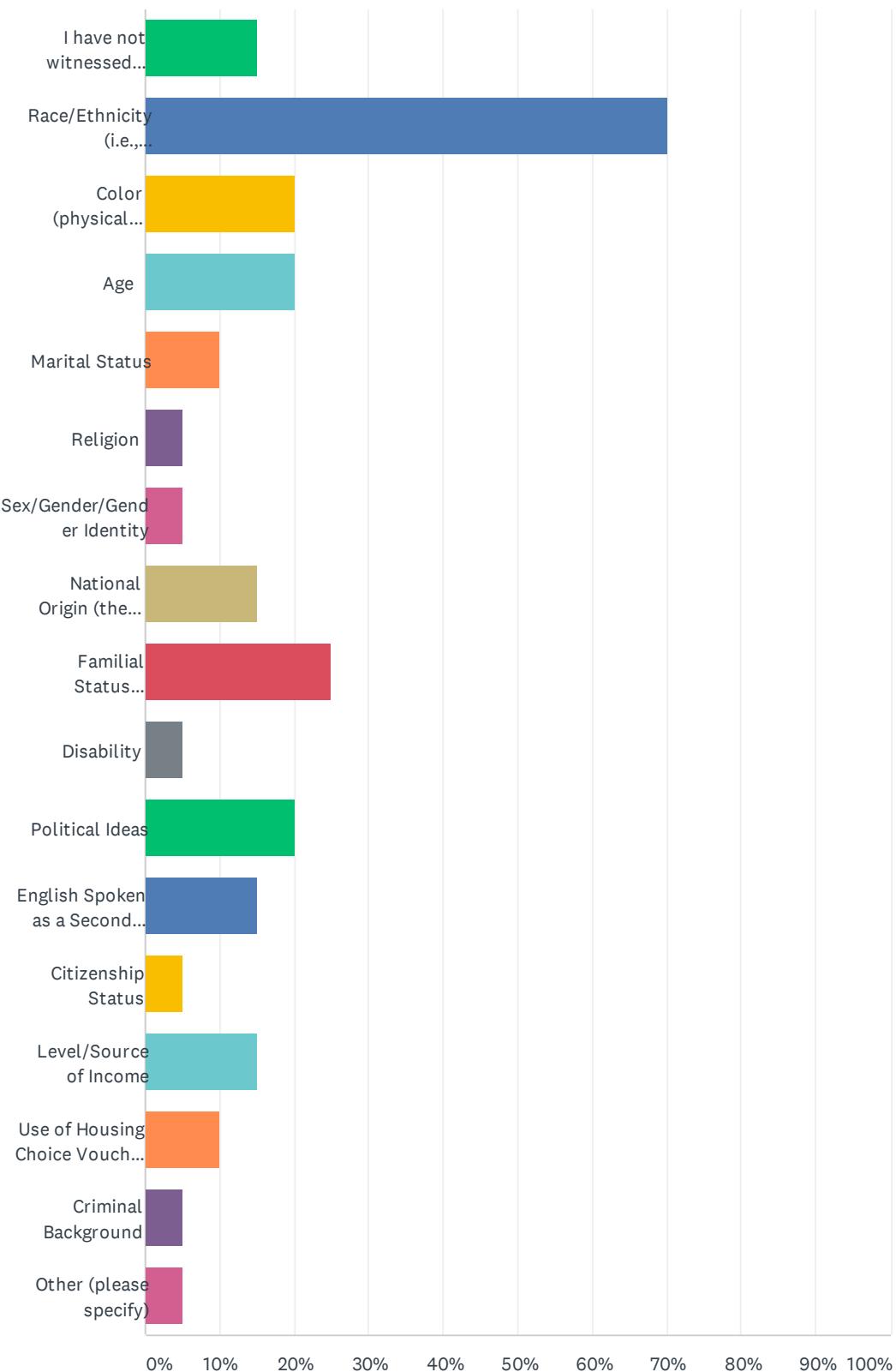
Answered: 443      Skipped: 90



ANSWER CHOICES	RESPONSES	
Yes	3.84%	17
No	81.94%	363
I don't know	14.22%	63
<b>TOTAL</b>		<b>443</b>

**Q19 On what grounds do you believe you witnessed housing discrimination in RSM? (Select all that apply)**

Answered: 20    Skipped: 513

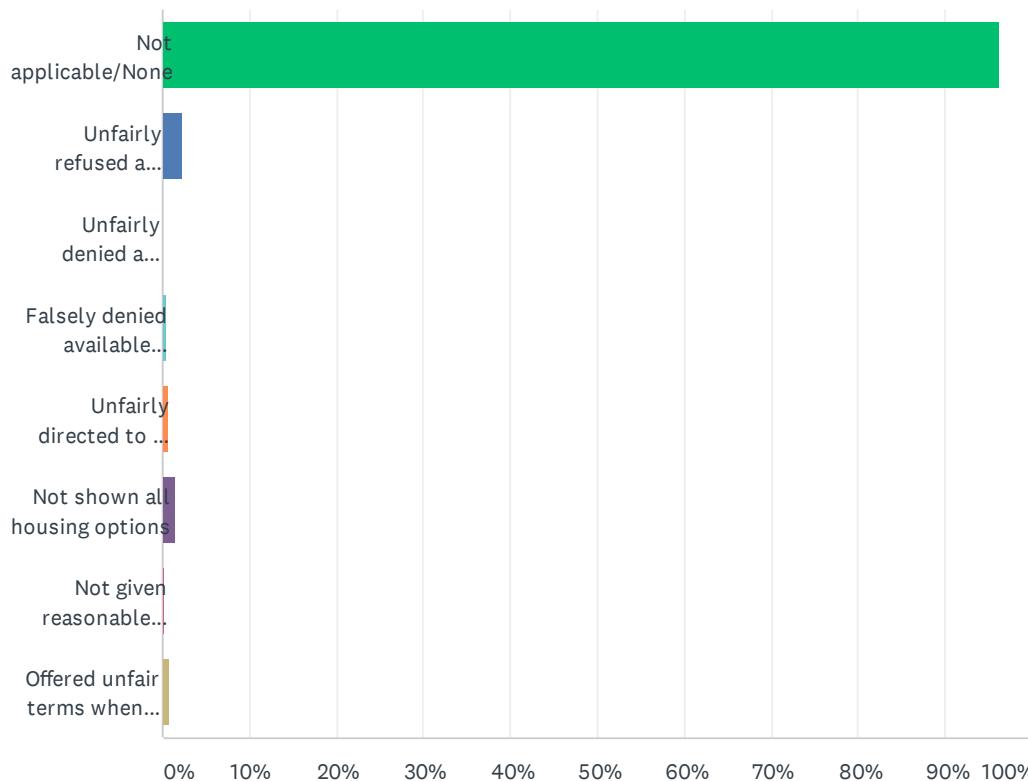


ANSWER CHOICES	RESPONSES
I have not witnessed housing discrimination	15.00% 3
Race/Ethnicity (i.e., Caucasian, Asian, Latino, etc.)	70.00% 14
Color (physical appearance)	20.00% 4
Age	20.00% 4
Marital Status	10.00% 2
Religion	5.00% 1
Sex/Gender/Gender Identity	5.00% 1
National Origin (the country where a person was born)	15.00% 3
Familial Status (Families with Children)	25.00% 5
Disability	5.00% 1
Political Ideas	20.00% 4
English Spoken as a Second Language	15.00% 3
Citizenship Status	5.00% 1
Level/Source of Income	15.00% 3
Use of Housing Choice Voucher or other assistance	10.00% 2
Criminal Background	5.00% 1
Other (please specify)	5.00% 1
Total Respondents: 20	

#	OTHER (PLEASE SPECIFY)	DATE
1	I don't know if I've witnessed it.	2/23/2021 4:24 PM

## Q20 Do you know of anyone in Rancho Santa Margarita who has faced the following: (select all that apply)

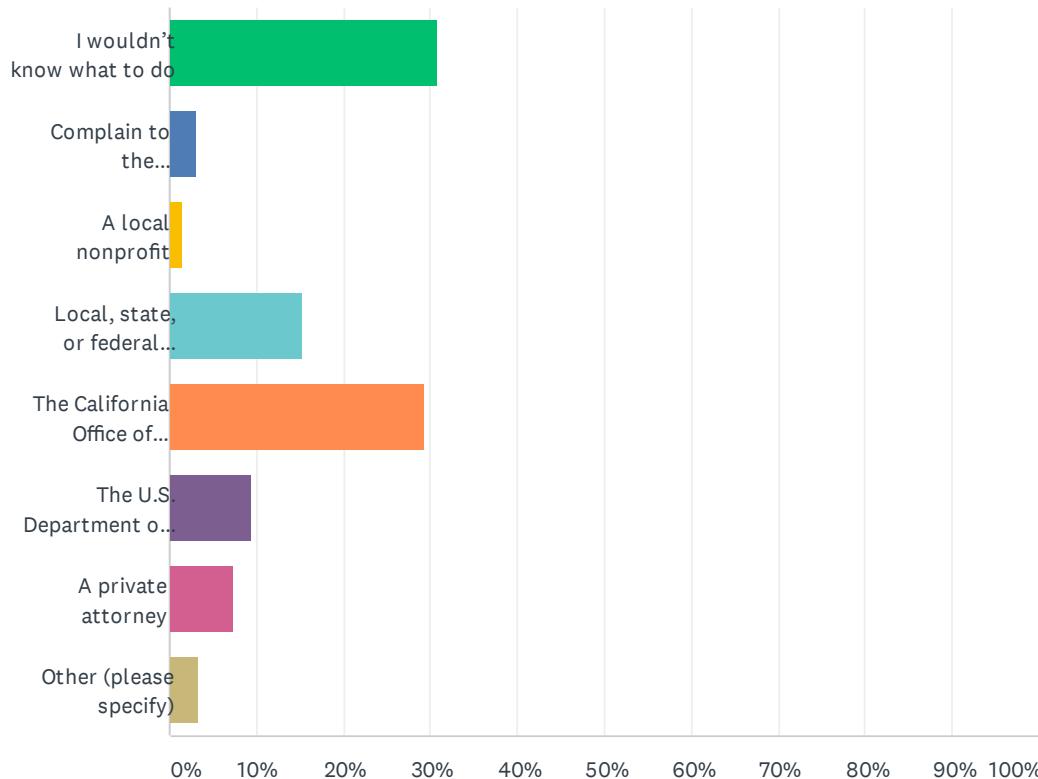
Answered: 428 Skipped: 105



ANSWER CHOICES	RESPONSES
Not applicable/None	96.26% 412
Unfairly refused a rental or sale agreement	2.34% 10
Unfairly denied a mortgage	0.00% 0
Falsely denied available housing options	0.47% 2
Unfairly directed to a certain neighborhood and/or locations	0.70% 3
Not shown all housing options	1.40% 6
Not given reasonable accommodate for a disability	0.23% 1
Offered unfair terms when buying or selling	0.93% 4
Total Respondents: 428	

## Q21 Where would you refer someone if they felt their fair housing rights had been violated?

Answered: 438 Skipped: 95



ANSWER CHOICES	RESPONSES
I wouldn't know what to do	30.82% 135
Complain to the individual/organization discriminating	3.20% 14
A local nonprofit	1.37% 6
Local, state, or federal government	15.30% 67
The California Office of Housing and Community Development	29.22% 128
The U.S. Department of Housing and Urban Development	9.36% 41
A private attorney	7.31% 32
Other (please specify)	3.42% 15
<b>TOTAL</b>	<b>438</b>

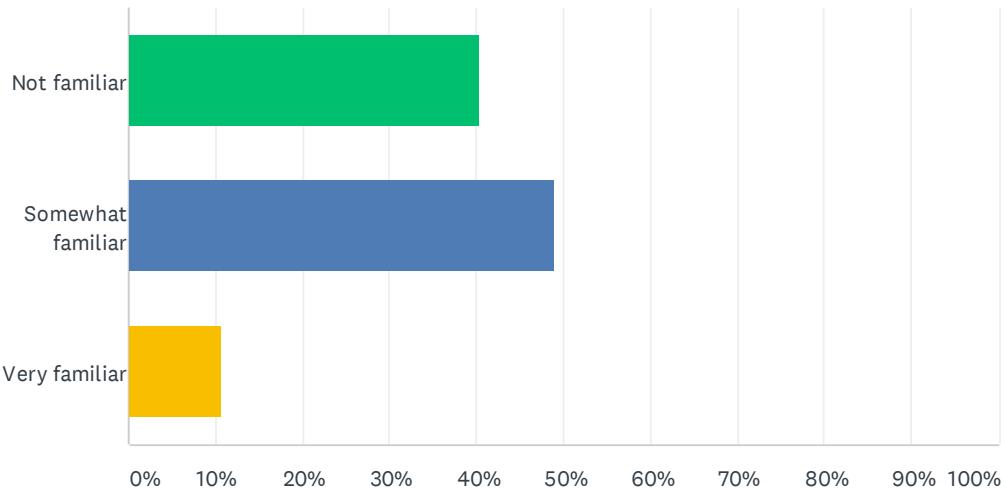
#	OTHER (PLEASE SPECIFY)	DATE
1	I have been discriminated against in the past, but if you are not a minority, the Dept of Fair Housing will not help you.	3/3/2021 8:19 AM
2	I wouldn't	3/2/2021 1:46 PM
3	California Association of Realtors	2/27/2021 6:20 PM

RSM 2021-2029 Housing Element Update Survey

4	Google	2/27/2021 5:37 PM
5	Look it up	2/25/2021 8:36 PM
6	Dept of Fair Employment and Housing	2/25/2021 5:03 PM
7	California Department of Fair Employment and Housing	2/25/2021 4:50 PM
8	We would research the best path forward and assist	2/25/2021 3:53 PM
9	Are you kidding me this question is ridiculous	2/25/2021 3:41 PM
10	Perhaps someone I know in the real estate field, such as an agent.	2/12/2021 10:27 AM
11	Talk to Joe Biden	2/12/2021 9:56 AM
12	I would not get involved	2/8/2021 10:44 AM
13	Publicly blast them online. Watch out.	2/4/2021 8:11 PM
14	City and state hoising thorty	2/4/2021 1:44 PM
15	Shame the shit out of their realtor/seller on Facebook.	2/4/2021 8:23 AM

## Q22 How familiar are you with Fair Housing Laws?

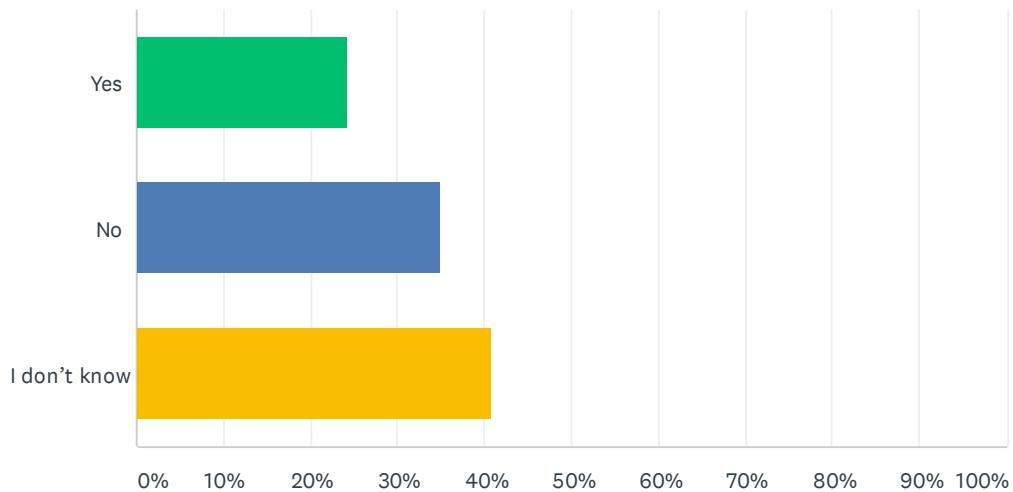
Answered: 440    Skipped: 93



ANSWER CHOICES	RESPONSES	
Not familiar	40.45%	178
Somewhat familiar	48.86%	215
Very familiar	10.68%	47
<b>TOTAL</b>		<b>440</b>

## Q23 Do you think Federal and/or State Fair Housing Laws are difficult to understand or follow?

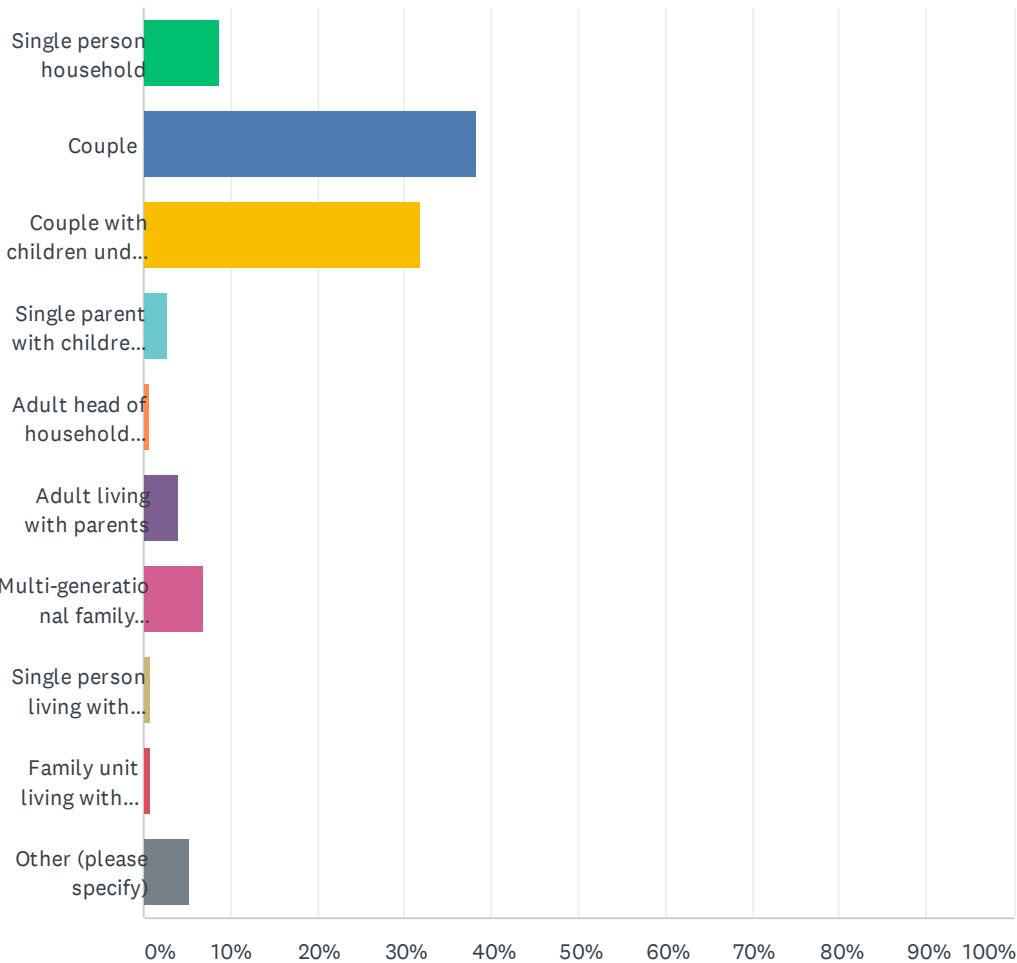
Answered: 441 Skipped: 92



ANSWER CHOICES	RESPONSES	
Yes	24.26%	107
No	34.92%	154
I don't know	40.82%	180
<b>TOTAL</b>		<b>441</b>

## Q24 Which of the following best describes your household type?

Answered: 437 Skipped: 96



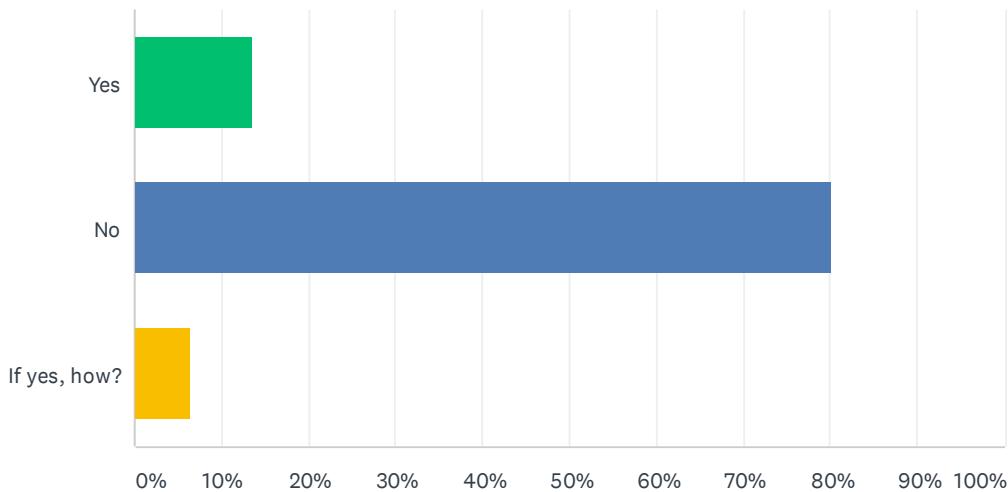
ANSWER CHOICES	RESPONSES
Single person household	8.70% 38
Couple	38.22% 167
Couple with children under 18	31.81% 139
Single parent with children under 18	2.75% 12
Adult head of household (non-parent) with children under 18	0.69% 3
Adult living with parents	3.89% 17
Multi-generational family household (grandparents, children, and/or grandchildren all under the same roof)	6.86% 30
Single person living with roommates	0.92% 4
Family unit living with roommates	0.92% 4
Other (please specify)	5.26% 23
<b>TOTAL</b>	<b>437</b>

RSM 2021-2029 Housing Element Update Survey

#	OTHER (PLEASE SPECIFY)	DATE
1	Single parent with 19 year old. He was 4 when we moved here.	3/2/2021 9:25 PM
2	Couple with children over 18.	3/2/2021 5:22 PM
3	Couple with College age (18+) children	3/2/2021 9:46 AM
4	Couple with children over and under 18	3/1/2021 5:44 PM
5	Married with children	3/1/2021 5:30 PM
6	currently empty nesters with possibility of older family member moving in soon	2/25/2021 3:54 PM
7	Family of 4. 2 college children	2/25/2021 3:33 PM
8	Couple with 18 year old twins	2/25/2021 3:32 PM
9	Parent w kids over 18	2/23/2021 3:17 PM
10	couple with children over 18	2/17/2021 3:41 PM
11	My mom lives with me - kids are grown	2/16/2021 12:15 PM
12	couple with over 18 child	2/16/2021 6:17 AM
13	Couple with adult child at home	2/12/2021 9:45 PM
14	Couple with college aged children	2/12/2021 4:16 PM
15	I don't believe in stereotyping people	2/12/2021 2:39 PM
16	Couple w child over 18, child can't afford a house	2/12/2021 2:19 PM
17	Couple with daughter over 18	2/12/2021 12:52 PM
18	Couple with children over 18 going to college and working from home.	2/12/2021 11:30 AM
19	Couple living with a child over 18	2/12/2021 10:42 AM
20	Couple with parent	2/12/2021 10:04 AM
21	Family with children over 18	2/12/2021 9:59 AM
22	Couple with 20yr old child	2/9/2021 1:22 PM
23	Couple with children over 18	2/2/2021 11:01 AM

## Q25 Has the Coronavirus impacted your housing situation?

Answered: 436 Skipped: 97



ANSWER CHOICES	RESPONSES	
Yes	13.53%	59
No	80.05%	349
If yes, how?	6.42%	28
<b>TOTAL</b>		<b>436</b>

#	IF YES, HOW?	DATE
1	Children lost jobs temporarily and moved back home.	3/2/2021 5:22 PM
2	House is too small with both working from home	2/25/2021 7:45 PM
3	More crowded working from home and virtual school	2/25/2021 3:23 PM
4	Permitted us to move to RSM due to working remotely	2/25/2021 2:44 PM
5	Sister Died , Father-in-law Passed	2/16/2021 12:29 PM
6	My daughter lost her job and finding it hard to find a new one.	2/16/2021 11:24 AM
7	adult children with job loss and now living with me	2/16/2021 10:04 AM
8	School closure, lack of activities hurting my children	2/14/2021 8:29 PM
9	Loss of pay. Had to put mortgage payments on hold (forebearance)	2/13/2021 10:12 AM
10	Adult child forced back home	2/12/2021 9:45 PM
11	My wife & I work out of our home.	2/12/2021 2:22 PM
12	both of us work from home with our toddler also at home. crowded	2/12/2021 2:12 PM
13	College student moved home due to 100% virtual on-line classes.	2/12/2021 11:30 AM
14	Remote schooling has greatly impact my housing situation and children's education. Please pressure schools to follow the science and return to full in person learning.	2/12/2021 11:05 AM
15	We both work from home so utilities are little higher...but otherwise no.	2/12/2021 10:30 AM
16	My condo proved to small due to my wife and I working from home. We needed a yard for our	2/12/2021 10:28 AM

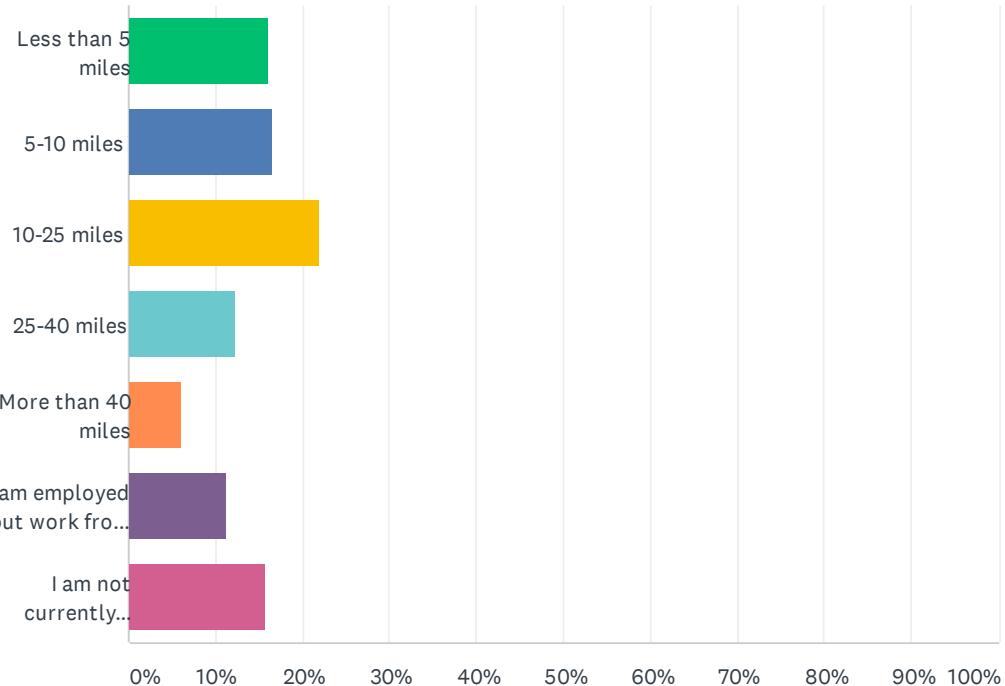
## RSM 2021-2029 Housing Element Update Survey

child to play in, as well. Therefore, we moved into a larger home.

17	Adult kids at home instead of college campus	2/7/2021 8:44 AM
18	I've had to relocate from Orange County to Los Angeles.	2/4/2021 12:10 PM
19	Can't get repairs	2/4/2021 10:37 AM
20	Work from home, pay cuts	2/4/2021 8:42 AM
21	This is a terrible question, should be more specific. COVID impacted my household by making it difficult to feel safe in public. Wife is pregnant, so being safe for her.	2/4/2021 5:47 AM
22	lost help of relatives in different households	2/3/2021 12:51 PM
23	lost some hours of work on my 2nd job, no over time.	2/2/2021 9:45 PM
24	Husband working from home and don't have enough space for an office	2/2/2021 11:11 AM
25	Potentially. Lost my job and trying to find another job	2/1/2021 7:02 PM
26	Husband has to work from home and make a room into an office.	2/1/2021 2:50 PM
27	force to convert bedrooms to work offices	2/1/2021 1:55 PM
28	Lost my job	2/1/2021 1:24 PM

**Q26** If you are currently employed, approximately how long is your one-way commute to work? (If your commute has changed due to the Coronavirus, please answer this question based on your commute before the pandemic's impact on your travel patterns).

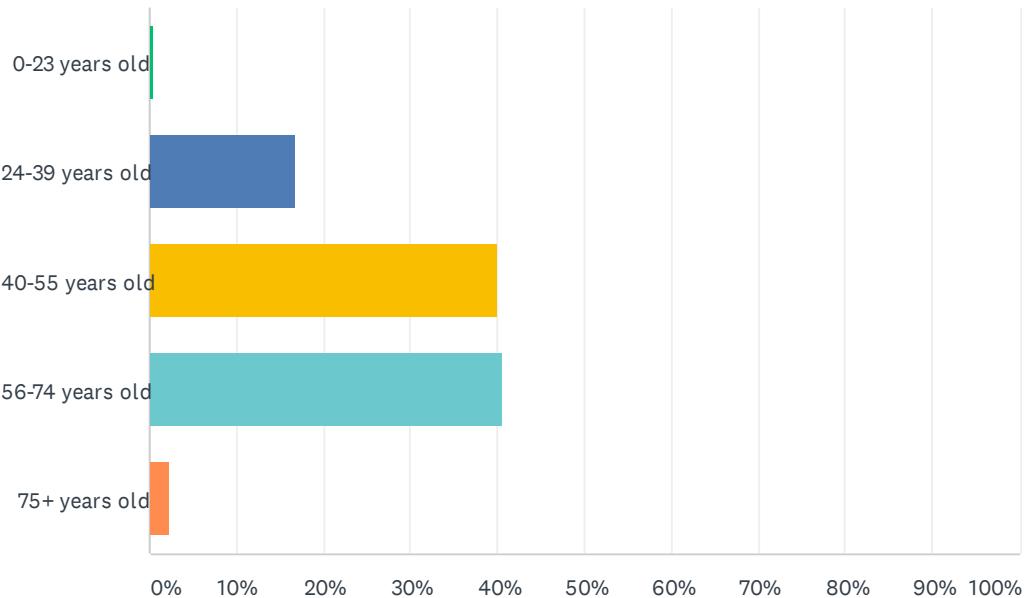
Answered: 432    Skipped: 101



ANSWER CHOICES	RESPONSES	
Less than 5 miles	16.20%	70
5-10 miles	16.44%	71
10-25 miles	21.99%	95
25-40 miles	12.27%	53
More than 40 miles	6.02%	26
I am employed but work from my home (pre-pandemic)	11.34%	49
I am not currently employed	15.74%	68
<b>TOTAL</b>		<b>432</b>

## Q27 What age range most accurately describes you?

Answered: 436    Skipped: 97



ANSWER CHOICES	RESPONSES	
0-23 years old	0.46%	2
24-39 years old	16.74%	73
40-55 years old	39.91%	174
56-74 years old	40.60%	177
75+ years old	2.29%	10
<b>TOTAL</b>		<b>436</b>

*Note: Pages 58-68 contain the contact information for persons who signed-up for notifications. This information has been removed from this summary.*

# APPENDIX C

## RSM Housing Element Update Development Type Survey

### Introduction

The City is in the process of updating the Housing Element of the General Plan for the 2021-2029 period as required by State law. The Housing Element establishes policies and programs to address RSM's existing and projected housing needs, including the City's "fair share" of the regional housing need (or "RHNA"). The RHNA allocated to RSM by the State Department of Housing and Community Development (HCD) and the Southern California Association of Governments (SCAG) is 680 housing units. For additional information on the RHNA, please visit <http://www.cityofrsm.org/622/Housing-Element-Update-2021>.

This survey is intended for residents and interested parties to provide input regarding the types of development which should be further explored as the City plans to meet the State-mandated Regional Housing Needs Allocation (RHNA) of 680 units.

This survey will assist the City to develop a list of potential development types which will be presented in a future survey for further input. We recognize that some residents may feel that new housing is not needed or desired in Rancho Santa Margarita, however, the City is required by State law to plan for 680 new housing units divided among the following income categories: very low (209), low (120), moderate (125), above moderate (226). State law requires that the City identify specific sites where housing can be developed.

The results of this survey, along with other public engagement efforts such as focus groups, will be used by the City to determine the best way to plan for the State-mandated Regional Housing Needs Allocation (RHNA) of 680 units. Public input will be sought at every step of the process.

## **RSM Housing Element Update Development Type Survey**

### **Development Type Descriptions**

A variety of development types are listed below for consideration. The options presented below are intended to be general in nature as a starting point to explore potential development types. Open ended questions are provided so that you may give specific input regarding these and other development options.

Please review the following descriptions of development types before answering the questions below.

#### **Development Type: Accessory Dwelling Units**

**Examples:** Second units on existing residential property including attached, detached, and converted interior space; also known as guest house, granny-flat, or accessory apartment

**Potential Housing:** Accessory dwelling units may be developed on many residential parcels throughout the City. The State will allow the City to accommodate a small portion of RHNA (less than 25 units) with this type of housing.

#### **Development Type: Reuse/Repurpose of Office Sites**

**Examples:** General and medical office sites in commercial or business park districts.

**Potential Housing:** Office uses could be replaced with new residential development or new residential development could occur in conjunction with new or replacement office buildings (mixed-use).

#### **Development Type: Reuse/Repurpose of General Commercial Shopping Center Sites**

**Examples:** Larger commercial centers with stores and businesses which serve a citywide or regional trade area.

**Potential Housing:** Larger general commercial centers could be replaced with new residential development or new residential development could occur in conjunction with new or replacement commercial uses (mixed-use).

### **Development Type: Reuse/Repurpose of Neighborhood Commercial Shopping Center Sites**

**Examples:** Smaller commercial centers with stores and businesses that serve the needs of nearby neighborhoods.

**Potential Housing:** Smaller neighborhood commercial shopping centers could be replaced with new residential development or new residential development could occur in conjunction with new or replacement commercial uses (mixed-use).

### **Development Type: Workforce Housing in Business Park**

**Examples:** Office, Industrial, or Manufacturing sites in the business park area (surrounding Avenida Empresa and Avenida De Las Banderas).

**Potential Housing:** Housing within the business park as homes for employees of local companies.

### **Development Type: Housing on Church Property**

**Examples:** Various.

**Potential Housing:** Develop housing on church sites in addition to retaining existing church use(s).

### **Development Type: Housing on Surplus School Property**

**Examples:** Various.

**Potential Housing:** Develop residential uses on surplus school property, if ever identified by the School District.

### **Development Type: Vacant or Underutilized Properties**

**Examples:** Open space or agricultural properties.

**Potential Housing:** To be determined based on site-specific evaluations. Larger sites could accommodate a mix of housing types.

# RSM Housing Element Update Development Type Survey

## Provide Your Feedback

\* 1. Please identify the top development types that you believe are most suitable for future study to accommodate the State-mandated RHNA of 680 units in Rancho Santa Margarita. You must identify at least three choices.

- Accessory Dwelling Units (ADUs)
- Repurposing of office sites to residential uses
- Repurposing of office sites to accommodate a mix of uses (office with residential)
- Repurposing of general commercial centers to residential uses
- Repurposing of general commercial centers to accommodate a mix of uses (commercial with residential)
- Repurposing of neighborhood commercial centers to residential uses
- Repurposing of neighborhood commercial centers to accommodate a mix of uses (commercial with residential)
- Workforce housing in the business park
- Housing on church sites
- Repurposing of surplus school property (if ever identified by the School District) for residential uses
- Development on undeveloped/underdeveloped sites

\* 2. Please identify the general development types that you believe are least suitable for future study to accommodate the State-mandated RHNA of 680 units in Rancho Santa Margarita. You can identify up to three choices.

- Accessory Dwelling Units (ADUs)
- Repurposing of office sites to residential uses
- Repurposing of office sites to accommodate a mix of uses (office with residential)
- Repurposing of general commercial centers to residential uses
- Repurposing of general commercial centers to accommodate a mix of uses (commercial with residential)
- Repurposing of neighborhood commercial centers to residential uses
- Repurposing of neighborhood commercial centers to accommodate a mix of uses (commercial with residential)
- Workforce housing in the business park
- Housing on church sites
- Repurposing of surplus school property (if ever identified by the School District) for residential uses
- Development on undeveloped/underdeveloped sites

\* 3. Please rank the following general development types from most suitable (#1) to least suitable (#11) for future study to accommodate the State-mandated RHNA of 680 units in Rancho Santa Margarita.



Accessory Dwelling Units (ADUs)



Repurposing of office sites to residential uses



Repurposing of office sites to accommodate a mix of uses (office with residential)



Repurposing of general commercial centers to residential uses



Repurposing of general commercial centers to accommodate a mix of uses (commercial with residential)



Repurposing of neighborhood commercial centers to residential uses



Repurposing of neighborhood commercial centers to accommodate a mix of uses (commercial with residential)



Workforce housing in the business park



Housing on church sites



Repurposing of surplus school property (if ever identified by the School District) for residential uses



Development on undeveloped/underdeveloped sites

The State requires that every city and county must help accommodate new housing growth. Since people often live and work in different places, housing needs are assessed at a regional level based on population trends and other factors to determine how much growth each local jurisdiction will need to accommodate. This is called the “Regional Housing Needs Allocation” or “RHNA” for short. The RHNA quantifies the need for housing on a regional level, and then allocates a portion of new growth to each city and county.

As previously described, Rancho Santa Margarita’s state-mandated RHNA allocation for the 2021-2029 planning period is 680 units. This means that the City of Rancho Santa Margarita is responsible for identifying areas that can accommodate 680 new housing units. Rancho Santa Margarita’s RHNA allocation is divided into income categories. The City of Rancho Santa Margarita is NOT responsible for building new homes. However, Rancho Santa Margarita must demonstrate to HCD that there is enough land zoned for housing to accommodate the allocated share of new homes. Furthermore, a special focus is placed on planning for affordable housing.

With this in mind, we want to hear any other ideas you have related to how RSM can plan for RHNA and meet State obligations. The questions below are intended to provide you an opportunity to freely share your input.

**4. Please use the space below to tell us about any development types we have not included in the survey which you believe may help Rancho Santa Margarita plan for the RHNA.**

**5. Please use the space below to provide any information you would like to share about the development types listed in this survey.**

**6. Is there anything else you'd like us to know about planning to meet RHNA?**

## RSM Housing Element Update Development Type Survey

### Demographic Information

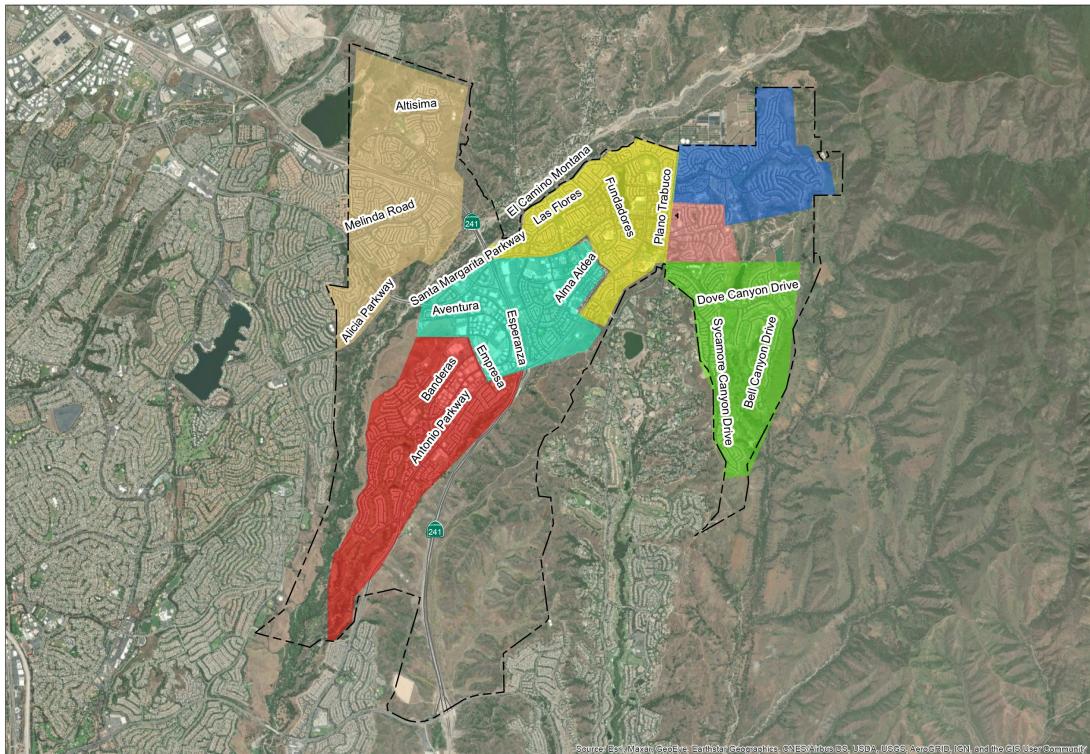
**\* 7. Do you live and/or work in Rancho Santa Margarita?**

**Note: Whether or not you are a resident, your input will still help the City plan to meet long-term housing needs.**

- I live in RSM but my job is located somewhere else (pre-pandemic conditions)
- My job is in RSM (pre-pandemic conditions) but I live somewhere else
- I live and work in RSM (pre-pandemic conditions)
- I do not live or work in RSM

**\* 8. Using the map below for reference, in which area of RSM do you live? If you do not live in RSM, please select "None/I don't live in RSM".**

<input type="checkbox"/> Town Center	<input type="checkbox"/> Dove Canyon
<input type="checkbox"/> Melinda Heights	<input type="checkbox"/> Rancho Cielo/Walden
<input type="checkbox"/> Arroyo Vista/Tijeras Creek	<input type="checkbox"/> Robinson Ranch/Trabuco Highland
<input type="checkbox"/> Lake/Central RSM	<input type="checkbox"/> None/I don't live in RSM



Housing Survey Community Areas

L1GBProject\Housing\Housing Survey Community Areas.mxd

## 9. Do you currently own or rent your residence?

- I own my residence
- I rent my residence
- I live with another household (neither own nor rent)
- I am currently without permanent shelter

**10. Which of the following best describes your household type?**

- Single person household
- Couple
- Couple with children under 18
- Single parent with children under 18
- Adult head of household (non-parent) with children under 18
- Other (please specify)

**11. What age range most accurately describes you?**

- 0-23 years old
- 24-39 years old
- 40-55 years old
- 56-74 years old
- 75+ years old

**12. What is your annual household income?**

- Less than \$30,000
- Between \$30,000 and \$49,999
- Between \$50,000 and \$74,999
- Between \$75,000 and \$99,999
- Between \$100,000 and \$150,000
- Between \$150,000 and \$200,000
- Between \$200,000 and \$300,000
- More than \$300,000

**13. If you would like to be notified regarding upcoming project updates and public hearings, please register your email address below.**

Name

ZIP/Postal Code

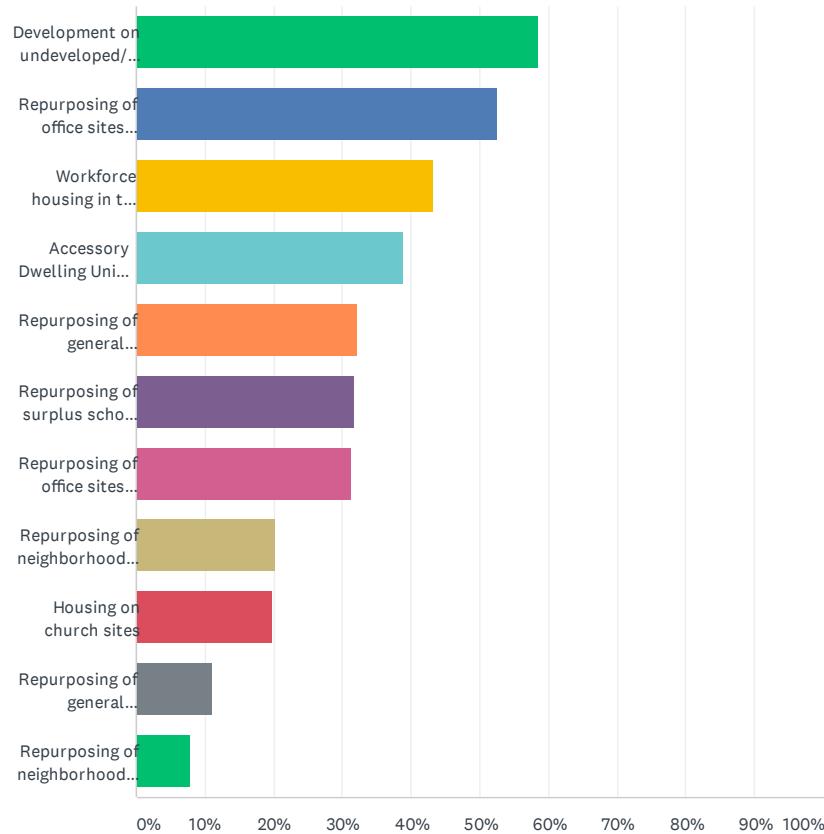
Email Address



# APPENDIX D

Q1 Please identify the top development types that you believe are most suitable for future study to accommodate the State-mandated RHNA of 680 units in Rancho Santa Margarita. You must identify at least three choices.

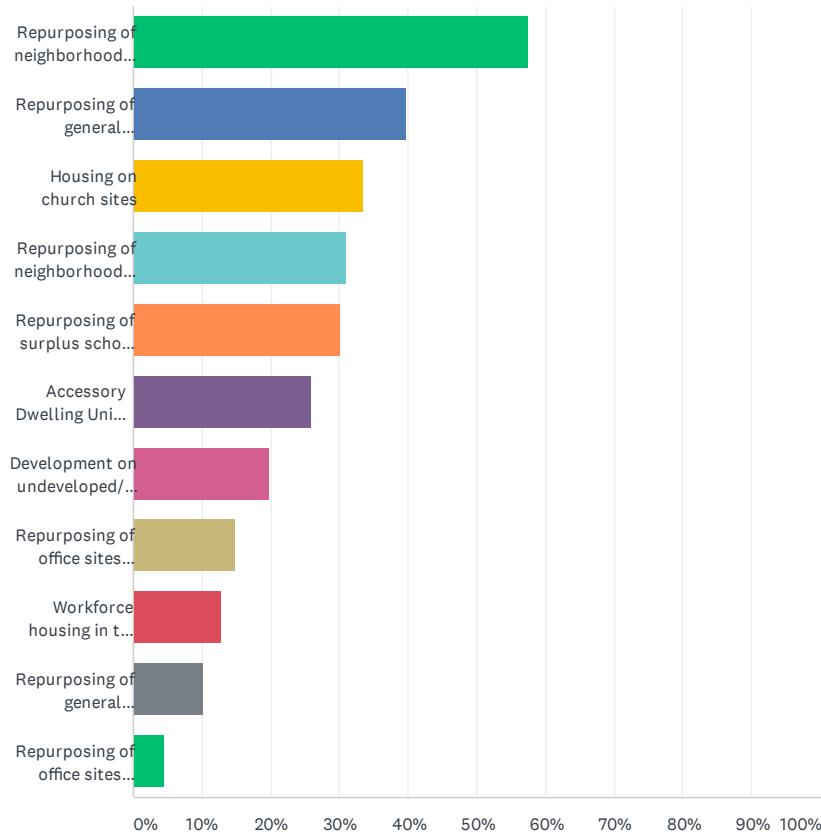
Answered: 236 Skipped: 0



ANSWER CHOICES	RESPONSES
Development on undeveloped/underdeveloped sites	58.47% 138
Repurposing of office sites to accommodate a mix of uses (office with residential)	52.54% 124
Workforce housing in the business park	43.22% 102
Accessory Dwelling Units (ADUs)	38.98% 92
Repurposing of general commercial centers to accommodate a mix of uses (commercial with residential)	32.20% 76
Repurposing of surplus school property (if ever identified by the School District) for residential uses	31.78% 75
Repurposing of office sites to residential uses	31.36% 74
Repurposing of neighborhood commercial centers to accommodate a mix of uses (commercial with residential)	20.34% 48
Housing on church sites	19.92% 47
Repurposing of general commercial centers to residential uses	11.02% 26
Repurposing of neighborhood commercial centers to residential uses	8.05% 19
Total Respondents: 236	

**Q2 Please identify the general development types that you believe are least suitable for future study to accommodate the State-mandated RHNA of 680 units in Rancho Santa Margarita. You can identify up to three choices.**

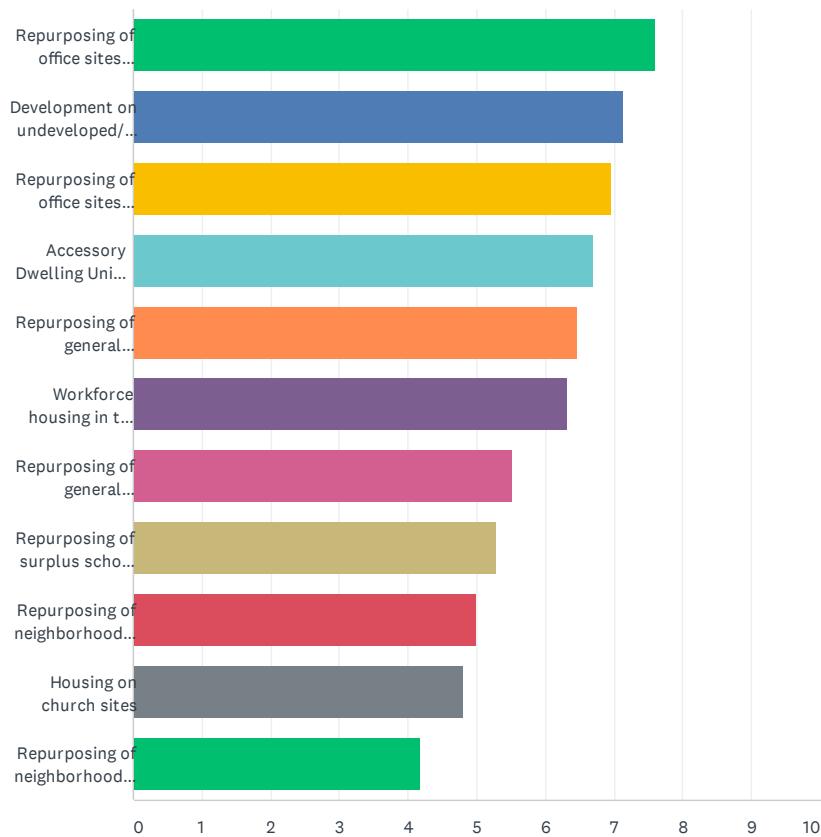
Answered: 236 Skipped: 0



ANSWER CHOICES	RESPONSES
Repurposing of neighborhood commercial centers to residential uses	57.63% 136
Repurposing of general commercial centers to residential uses	39.83% 94
Housing on church sites	33.47% 79
Repurposing of neighborhood commercial centers to accommodate a mix of uses (commercial with residential)	30.93% 73
Repurposing of surplus school property (if ever identified by the School District) for residential uses	30.08% 71
Accessory Dwelling Units (ADUs)	25.85% 61
Development on undeveloped/underdeveloped sites	19.92% 47
Repurposing of office sites to residential uses	14.83% 35
Workforce housing in the business park	12.71% 30
Repurposing of general commercial centers to accommodate a mix of uses (commercial with residential)	10.17% 24
Repurposing of office sites to accommodate a mix of uses (office with residential)	4.66% 11
Total Respondents: 236	

Q3 Please rank the following general development types from most suitable (#1) to least suitable (#11) for future study to accommodate the State-mandated RHNA of 680 units in Rancho Santa Margarita.

Answered: 236 Skipped: 0



## RSM Housing Element Update Development Type Survey

	1	2	3	4	5	6	7	8	9	10	11	Tot
Repurposing of office sites to accommodate a mix of uses (office with residential)	6.78% 16	18.64% 44	16.53% 39	16.53% 39	11.44% 27	11.44% 27	6.36% 15	5.93% 14	2.54% 6	2.54% 6	1.27% 3	
Development on undeveloped/underdeveloped sites	36.02% 85	8.47% 20	6.36% 15	6.36% 15	4.24% 10	3.81% 9	2.97% 7	2.54% 6	4.66% 11	8.90% 21	15.68% 37	
Repurposing of office sites to residential uses	8.47% 20	12.29% 29	14.41% 34	12.29% 29	9.75% 23	11.44% 27	11.02% 26	7.63% 18	7.20% 17	2.97% 7	2.54% 6	
Accessory Dwelling Units (ADUs)	24.15% 57	9.75% 23	6.78% 16	8.05% 19	6.78% 16	5.08% 12	4.66% 11	8.47% 20	5.51% 13	8.05% 19	12.71% 30	
Repurposing of general commercial centers to accommodate a mix of uses (commercial with residential)	6.36% 15	7.63% 18	10.59% 25	12.29% 29	12.71% 30	13.98% 33	10.59% 25	11.86% 28	7.63% 18	3.39% 8	2.97% 7	
Workforce housing in the business park	4.66% 11	11.86% 28	13.14% 31	9.32% 22	12.29% 29	7.20% 17	8.05% 19	12.71% 30	9.75% 23	7.63% 18	3.39% 8	
Repurposing of general commercial centers to residential uses	3.39% 8	4.66% 11	6.36% 15	7.63% 18	13.14% 31	13.98% 33	13.14% 31	13.14% 31	13.14% 31	6.36% 15	5.08% 12	
Repurposing of surplus school property (if ever identified by the School District) for residential uses	3.39% 8	13.56% 32	9.32% 22	6.78% 16	6.78% 16	5.08% 12	5.51% 13	7.20% 17	13.14% 31	15.25% 36	13.98% 33	
Repurposing of neighborhood commercial centers to accommodate a mix of uses (commercial with residential)	2.97% 7	4.24% 10	6.36% 15	8.90% 21	5.93% 14	11.02% 26	14.41% 34	11.44% 27	8.90% 21	19.07% 45	6.78% 16	
Housing on church sites	2.97% 7	5.08% 12	7.63% 18	7.20% 17	8.47% 20	6.36% 15	8.90% 21	8.90% 21	19.07% 45	11.44% 27	13.98% 33	
Repurposing of neighborhood commercial centers to residential uses	0.85% 2	3.81% 9	2.54% 6	4.66% 11	8.47% 20	10.59% 25	14.41% 34	10.17% 24	8.47% 20	14.41% 34	21.61% 51	

**Q4 Please use the space below to tell us about any development types we have not included in the survey which you believe may help Rancho Santa Margarita plan for the RHNA.**

Answered: 117 Skipped: 119

#	RESPONSES	DATE
1	None	3/27/2021 8:39 AM
2	My opinion is ADU's will be one of the worst things that can happen in trying to preserve the quality of living. We bought into at RSM	3/26/2021 1:24 PM
3	Please upzone single-family neighborhoods so that homeowners can build duplexes or fourplexes if they wish.	3/25/2021 6:58 PM
4	None.	3/25/2021 7:02 AM
5	None	3/24/2021 10:06 PM
6	None	3/24/2021 5:04 PM
7	Tiny homes or supporting RV mobile homes (like a camper van) as that is the only thing affordable anymore in California for a single person.	3/24/2021 4:57 PM
8	Redevelop low density housing to higher density housing.	3/24/2021 4:01 PM
9	NA	3/24/2021 3:44 PM
10	None	3/24/2021 3:18 PM
11	No comment	3/24/2021 10:40 AM
12	Senior housing	3/24/2021 6:57 AM
13	First insist on a needs assessment. Do we actually need this additional housing?	3/23/2021 4:58 PM
14	Some areas are more suitable for affordable housing than others. The reason people live in this area (and pay taxes) is for the quality of life. Please keep that in mind.	3/23/2021 12:22 PM
15	none	3/23/2021 11:17 AM
16	None	3/23/2021 10:35 AM
17	None	3/23/2021 8:59 AM
18	none	3/23/2021 8:36 AM
19	Na	3/22/2021 9:12 PM
20	I think all options are included	3/22/2021 7:04 PM
21	Can we place low-income requirements on existing apartment complexes, so the units are interspersed instead of consolidated in certain areas?	3/22/2021 6:04 PM
22	Industrial areas	3/22/2021 12:05 PM
23	expand RHNA ratio in current apartment facilities and build smaller affordable homes in the area for first time buyers	3/22/2021 10:26 AM
24	Na	3/19/2021 10:45 PM
25	Allocation of Tiny-Home lots or mobile ADUs	3/19/2021 3:58 PM
26	Making room for affordable home ownership opportunities	3/19/2021 10:52 AM
27	I am concerned about the traffic and overcrowding with basically one road in and out of RSM. The traffic over the bridge is terrible and the congestion in the shopping area around Trader Joes is dangerous.	3/19/2021 10:30 AM
28	The Free Market Always Corrects Itself. When government injects itself, the free market gets screwed up. The solution is have William Lyon build a 700 unit high density low income housing project on his 87 acre estate in Corp. What if the State required 10,000 new low income high density units? Are always going to be cowards and comply? Hell No!!!	3/19/2021 8:27 AM
29	Let's become tunnel people. The lizards of Vegas have proved its feasible.	3/18/2021 9:19 AM
30	None	3/17/2021 10:44 PM
31	turning a single family home into a duplex or multiplex	3/17/2021 6:40 PM
32	aquisition of land along antonio parkway between rsm and las flores	3/17/2021 6:14 PM
33	NA	3/17/2021 5:25 PM
34	—	3/17/2021 3:52 PM

## RSM Housing Element Update Development Type Survey

35	Apartments (2-3-4 bedrooms) in undeveloped land or school properties.	3/17/2021 2:55 PM
36	Low-income housing	3/17/2021 1:09 PM
37	Subdivide suitable parcels, that are clustered together, to non conforming parcel. Thereby allowing increased density where there are existing goods and services.	3/17/2021 12:24 PM
38	na	3/17/2021 11:50 AM
39	Na	3/17/2021 11:20 AM
40	Is there any way to model or remodel commercial units so that it could accommodate a condor housing unit on the second floor with a commercial business unit on the ground floor? Ladera Ranch has a number of properties like this.	3/17/2021 11:16 AM
41	Rezoning and allowing housing development on unsightly rv sale lots and car dealerships for housing.	3/17/2021 11:06 AM
42	Housing for seniors	3/17/2021 11:01 AM
43	New development could be concentrated for Seniors to open available homes for resale. Adding more million dollar homes does not open up resale homes.	3/17/2021 9:39 AM
44	N/A	3/17/2021 9:37 AM
45	None	3/17/2021 5:43 AM
46	EMPTY LAND	3/16/2021 11:36 PM
47	converting existing one family home into duplexes or triplexes	3/16/2021 11:00 PM
48	Na	3/16/2021 10:24 PM
49	Expand RSM deeper into the undeveloped area around the Upper Oso Reservoir in Melinda Heights.	3/16/2021 9:41 PM
50	Develope the vacant land along Antonio. Develope the land at the end of Plano Trabuco that is currently a Cypress Tree nursery.	3/16/2021 8:31 PM
51	N/a	3/16/2021 7:30 PM
52	NA	3/16/2021 6:20 PM
53	680 units can be reached by changing one commercial complex into a mixed use which could contain 680 apartments. This does not need to be actually followed through as stated above but changing the development type of something like a car dealership which would probably never change into the possibility of mixed use would allow the city to reach this goal without following through with the change by the property owner since a dealership would probably be more beneficial to the property owner.	3/16/2021 6:10 PM
54	Disobey the state order.	3/16/2021 6:06 PM
55	Unknown	3/16/2021 5:20 PM
56	Assisted living	3/16/2021 5:18 PM
57	Not at this time	3/16/2021 5:06 PM
58	I feel you covered them all. I hope you build in zoned land within the city that currently has no business on them.	3/16/2021 4:53 PM
59	Modify zoning code to allow higher density to specific developments, allow more mixed-use in commercial and industrial areas. Provide incentives to NIMBY so they are more accepting.	3/16/2021 4:53 PM
60	None	3/16/2021 4:49 PM
61	none	3/16/2021 4:44 PM
62	I do NOT support high-density housing. Please ensure that whatever housing units are constructed blend in aesthetically with existing structures and neighborhoods.	3/16/2021 4:42 PM
63	None	3/16/2021 4:39 PM
64	NA	3/16/2021 4:32 PM
65	Our insane governor will be recalled. When replaced by a Republican hopefully have him get involved and stop this adhoc group of idiots from ruining this city. Stall. Delay. Build the high income homes first on the SCAG list. But if you must build do not build those prison looking high rise buildings like the one on Plano Trabuco. Build single family homes only. High rise apts do not fit into this area. They stick out like sore thumbs. Build where there is free land space and do not knock down a church,shopping,or any thing else. If I was king I would rally all the mayors in the region and fight these people. I think in a democracy we should let the free market decide. We should be allowed to vote if we want and need housing and if so what form and how many it should be. A survey is nice but it is not as meaningful as a ballot. Oh if you guys in city hall want and do this I suggest you 1st tear down City Hall and put you slum low income housing there. If we wanted to live in a poverty ridden area would we have moved here? How is that working in Santa Ana. Poor and dense. Most covid in the county. Did any one in SCAG read a news paper? This growth model does not serve anyone well. We are in a fire zone Hello. More people harder to escape. Earthquakes too. Mudslides. Drought and a limited amount of water resources. Electric outages are frequent. Tell ya what go buy some cheap land out in Palmdale and build it there. Plenty of space and that socio- economic group	3/16/2021 4:18 PM

## RSM Housing Element Update Development Type Survey

will fit well with what lives there currently. Does SCAG tell Malibu and Brentwood to build very low income there? I doubt it. Has Scag ever come to this city and looked at it? I am still trying to figure out who elected them and the names of these socialists. Per the website our city is not even a member of this corrupt group. Why are they even messing with us? Let them bother the idiots that signed up. I wonder how many homes Laguna Beach has to take? Judge Carter who lives there told all the OC cities he was going to not allow them to have no camping laws unless they built homeless shelters. Yet he did not impose this upon his own city. I have a notion this judge would not let SCAG bully him or his city. This old guy is hella smart. He forced this upon all these cities and smugly smiled as his was not touched. Then last I read this guy was now in LA doing the same thing there and he has zero jurisdiction there. Maybe you guys should ring him up and ask him how to escape SCAG. I bet you he knows how. Moral of this story you give and inch and SCAG will take a mile.

66	None	3/16/2021 4:12 PM
67	The skate park	3/16/2021 4:08 PM
68	No high density, no rezoning. Think of your existing residents first. Retirement housing (55+) is much preferred to low income.	3/16/2021 4:04 PM
69	All included to my knowledge	3/16/2021 3:59 PM
70	Take all of the government property near the city hall and turn it into housing, including the city hall building itself. Rezone the auto sales lots into residential. Do not take neighborhood retail centers and make them low income residential. Do not allow homeowners to add second dwelling units on their property. the questions you are answering do not allow single family homeowners to truly tell you we do not want these types of homes built in our community.	3/16/2021 3:59 PM
71	Safety	3/16/2021 3:59 PM
72	None	3/16/2021 3:56 PM
73	There seems to be plenty of unused or under utilized office plazas that could be converted to meet the state mandate. These are often centrally located and ideal for residential living. If you can add offices or storefronts to the ground floor of these developments, then everyone wins.	3/16/2021 3:54 PM
74	Use open, undeveloped land.	3/16/2021 3:53 PM
75	RSM has no room for new housing, there is plenty of housing already.	3/16/2021 3:07 PM
76	Single family dwelling above retail establishments that allows shop owners to live above their shop	3/15/2021 7:08 PM
77	None	3/15/2021 6:13 PM
78	Does Coto de Caza count? I don't think we need that many mansions over McMansions. Can re-zone that area.	3/15/2021 5:46 PM
79	Creating 2 family houses not granny flat ect. More like you would find in nyc were they are 3 floors two for the owner and one to rent. Since space is at a premium here people could add onto existence homes	3/15/2021 5:46 PM
80	none	3/15/2021 5:41 PM
81	NA	3/13/2021 3:00 PM
82	N/A	3/9/2021 2:54 PM
83	Since so many of our seniors are on such a fixed budget and we have even had seniors living in their cars in RSM, is it possible for some of that 680 to be dedicated to seniors to satisfy?	3/6/2021 12:59 PM
84	Upzone the whole city to allow up to fourplexes on every lot and with increased FAR.	3/5/2021 1:04 PM
85	redevelop low density residential to higher density.	3/3/2021 9:46 PM
86	Concentrate multi use repurposing on properties at rsm's existing core areas which already have spare population support capacity as well as minimizing surge in Rinna car trips.	3/3/2021 2:20 PM
87	I'm not sure of any other types but do know parking is already a huge problem in residential areas, including in my track with detached houses. PLEASE keep this in mind when planning	3/2/2021 8:03 PM
88	None	3/2/2021 7:09 PM
89	None	3/2/2021 6:42 PM
90	annex unincorporated land for development	3/2/2021 3:20 PM
91	none	3/2/2021 2:11 PM
92	no more apartment buildings.	3/1/2021 11:29 PM
93	Maybe these are the granny homes, but those tiny homes they sell on Amazon for \$9,000. For grandma, nanny, college aged students, extra income for a family kind of like mini Air B & B, multiple families or generations living on one property, but in separate structures.	3/1/2021 9:26 PM
94	Adding 680 units sounds very concerning. If the goal is to create housing at submarket prices, then perhaps maybe just build another apartment complex.	3/1/2021 7:25 PM
95	Allow for small multi family development on property zoned for single family residence	3/1/2021 6:41 PM
96	no ideas	3/1/2021 5:38 PM

## RSM Housing Element Update Development Type Survey

97	Hopefully there is vacant land that can be used for residential homes.	3/1/2021 5:29 PM
98	Permanent Supportive Housing must be incorporated	2/28/2021 2:32 PM
99	NONE	2/28/2021 9:43 AM
100	I think rsm is perfectly fine the way it is...	2/28/2021 8:28 AM
101	None - It's very important that we maintain our open space and parks to avoid over crowding.	2/27/2021 10:06 AM
102	Senior housing	2/26/2021 9:40 AM
103	More speciality clinics (dermatology, laser removal, plastic surgery, dentistry, orthodontics, physical/occupational therapy, etc) in business/commercial plazas.	2/26/2021 12:33 AM
104	More restaurants and commercial centers	2/25/2021 8:08 PM
105	Respond that the total number requested is too high and push back. Quit drinking the cool-aid.	2/25/2021 3:48 PM
106	Add on to existing apartment complexes.	2/25/2021 3:46 PM
107	2-on-a-lot or 3-on-a-lot redevelopments	2/25/2021 3:41 PM
108	Small single family retirement homes that are priced for retirement age (65+)	2/25/2021 3:33 PM
109	Build in areas away from fire zones (all gated communities) with limited evacuation routes	2/25/2021 2:49 PM
110	Although Chiquita Ridge is located in a High Severity Fire Zone, this is the most logical location. It is approx. .92 acres and although rough terrain, if possible, you could build at 10units/acre with 20% low-income bond deal and meet all the RHNA obligations.	2/24/2021 8:47 PM
111	The City should explore re-negotiating with the County regarding allowable residential uses at Chiquita Ridge. They should also strongly consider development of the Nursury properties within their sphere of influence.	2/24/2021 1:36 PM
112	n/a	2/24/2021 9:51 AM
113	The underutilized spaces did not mention parks, recreation areas. It is a matter of trade-offs and maybe these should have been included.	2/24/2021 7:07 AM
114	All types seem to have been included.	2/23/2021 2:21 PM
115	None	2/23/2021 1:23 PM
116	n/a	2/23/2021 9:49 AM
117	unknown	2/23/2021 9:38 AM

**Q5 Please use the space below to provide any information you would like to share about the development types listed in this survey.**

Answered: 114 Skipped: 122

#	RESPONSES	DATE
1	See number 4 above.	3/26/2021 1:24 PM
2	ADUs are wonderful, but in practice they tend to be neither truly affordable or accessible to persons with disabilities, so please focus more on denser housing options.	3/25/2021 6:58 PM
3	I would hate to see what little free land we have left out here get turned into more housing. We also have great resources in the local business and offices and it would be unfortunate for us to turn those into houses.	3/25/2021 7:02 AM
4	Leaving open agricultural land helps keep our area from higher temperatures created by excessive concrete structures. In addition, please keep in mind the danger to current residents in the event of fire when it is so congested we are unable to evacuate	3/24/2021 5:04 PM
5	Disappointing as it I'm sure I wouldn't qualify for the housing anyways but yet am unable to afford the skyrocketing housing (asset) prices.	3/24/2021 4:57 PM
6	I think ADUs are designed to help the privileged home owners. It comes off as too specific where it would only help a few people.	3/24/2021 4:01 PM
7	NA	3/24/2021 3:44 PM
8	None	3/24/2021 3:18 PM
9	No comment	3/24/2021 10:40 AM
10	In my opinion building homes on church or school property is not ideal	3/24/2021 6:57 AM
11	Mostly not acceptable	3/23/2021 4:58 PM
12	none	3/23/2021 11:17 AM
13	Do not believe that current retail/commercial areas should be repurposed for housing. This increases population growth and lessens available retail/commercial to accommodate this increase.	3/23/2021 10:35 AM
14	The city is already crowded. I'm opposed to adding more high density residential areas.	3/23/2021 8:59 AM
15	none	3/23/2021 8:36 AM
16	Na	3/22/2021 9:12 PM
17	NA	3/22/2021 7:04 PM
18	I do not want to see thriving business centers re-zoned, but if they are failing I think they should be reviewed. ADUs should require accommodations for parking. I'd like to see existing open space preserved to the extent possible, but also don't prefer densification. Should we look to annex additional land to accommodate new developments?	3/22/2021 6:04 PM
19	upscale townhouse / condos with boutique shops on the lower level and underground parking would fit well into the established culture	3/22/2021 10:26 AM
20	Dangerous to plan housing in Dove Canyon Center. One way out of Dove Canyon to evacuate during wildfires.	3/20/2021 7:23 PM
21	n/a	3/19/2021 10:52 AM
22	na	3/19/2021 10:30 AM
23	RSM AND THE PEOPLE OF RSM WILL NOT COMPLY!!! That's the solution. Tell Newsom to build it next to his house. Tell William Lyon to build it on his vacant 83 acres next to his estate in Coto de Caza	3/19/2021 8:27 AM
24	Lot sizes are small enough as is. I don't believe there are any existing single home homes that have the space to add additional granny flats, extra apartments, extra dwellings without significantly reducing and impairing quality of life. Traffic concerns must be addressed in any new construction. One way ingress/egress cannot be allowed with the significant emergency situations we've seen in the past few years and will continue to experience in the future. Evacuation plans must be developed along with any construction. I don't know if there is any 'open' land available w/I city limits. Are there any vacant lots — at one time there was a defunct car dealership location. Is that still available? What about the area at the end of Antonio?	3/18/2021 3:35 PM
25	No more apartments or low income.	3/18/2021 9:19 AM
26	Stay away from school properties at all costs. Our schools are already overcrowded and have not been properly expanded to support the states growing population. Whatever property the districts have should be prioritized for schools. Given that RSM has very little unused space, I think mixed use is highly desirable. I also think accessory dwellings should be approved, so	3/18/2021 7:06 AM

## RSM Housing Element Update Development Type Survey

	long as the house can support it (many homes will not have a sufficient amount of space), including considerations for parking and effect on the overall neighborhood.	
27	Please dont destroy nature area or get involved with schools	3/17/2021 10:44 PM
28	please do not allow med density residential to be built in Dove Canyon Plaza	3/17/2021 6:40 PM
29	conversion of existing commercial property adversely affects existing housing; road systems were not designed to accomodate that kind of saturation	3/17/2021 6:14 PM
30	NA	3/17/2021 5:25 PM
31	-	3/17/2021 3:52 PM
32	Any RSM proposed plan to submit to the state for compliance must be accompanied with traffic and safety impact statements	3/17/2021 2:55 PM
33	no to ADU's	3/17/2021 2:13 PM
34	With work from home establishing itself as a viable alternative to in-person office jobs, more office spaces can be repurposed for low-income housing	3/17/2021 1:09 PM
35	As I talked to the city before I would love to work with the city on some pre-approved ADU plans to provide on the website to help the community to choose from and make it easier for them to understand the process.	3/17/2021 11:50 AM
36	Na	3/17/2021 11:20 AM
37	A	3/17/2021 11:06 AM
38	The age wave did not happen with Baby Boomers which would have opened up more housing. Now with prop 19 there is the opportunity to help seniors downsize into a an active lifestyle community. The only nice active residential community that is selling well is in Rancho Mission Viejo.. RSM needs a community like this	3/17/2021 9:39 AM
39	N/A	3/17/2021 9:37 AM
40	One must also consider evacuation measures since we live in a high risk fire zone	3/17/2021 5:43 AM
41	MAKING CHANGES TO ESTABLISHED NEIGHBORHOODS SHOULD NOT BE CONSIDERED FOR THIS TYPE OF DEVELOPMENTS	3/16/2021 11:36 PM
42	the existing condominiums in Mission courts I or II could be designated as Low to Moderate Income Housing.	3/16/2021 11:00 PM
43	Na	3/16/2021 10:24 PM
44	I adamantly oppose removing or repurposing any of the existing shipping plazas that were designed to support our neighborhoods. Especially any that would negatively impact the safety of our neighborhoods or home values.	3/16/2021 9:41 PM
45	I feel that an existing neighborhood should not be affected by removing the local shopping, restaurants, and daycare in order to place more homes. You are taking away our concurrence and adding more congestion.	3/16/2021 9:11 PM
46	Be mindful of where you put low income Housing and how it will negatively impact surrounding property values.	3/16/2021 8:31 PM
47	Allocation for 680 granny units would be beneficial to many people. Prefer that option over all others	3/16/2021 7:44 PM
48	N/a	3/16/2021 7:30 PM
49	I don't believe that this city requires additional residential development	3/16/2021 6:42 PM
50	Don't touch existing vacant land or open space but utilize existing built areas.	3/16/2021 6:20 PM
51	See above	3/16/2021 6:10 PM
52	None.	3/16/2021 6:06 PM
53	None	3/16/2021 5:20 PM
54	consider overcrowding, fire safe impact	3/16/2021 5:18 PM
55	We are against redeveloping Dove Canyon Plaza for residential.	3/16/2021 5:06 PM
56	I have none.	3/16/2021 4:53 PM
57	There has been a lot of discussion about how SCAG came to their conclusions regarding RHNA analysis. First and foremost, I would scrutinize and challenge their findings. Certain areas would be detrimentally affected (reduced home values, more traffic, etc). RSM is a bedroom community with some industrial and commercial businesses, but we are a small city, yet we are being asked to provide 680 units. That seems disproportionate.	3/16/2021 4:53 PM
58	None	3/16/2021 4:49 PM
59	Limit to single family structures	3/16/2021 4:44 PM
60	Make them aesthetically pleasing to our community.	3/16/2021 4:42 PM
61	NA	3/16/2021 4:32 PM

## RSM Housing Element Update Development Type Survey

62	High rises are out build single family homes only. Use vacant land only. No destruction of anything to be replaced by housing. If any SCAG member lives in this city tear down his/her house. They call the shots let them live with the consequences.	3/16/2021 4:18 PM
63	N/A	3/16/2021 4:12 PM
64	Rezoning is unfair to residents who paid \$1,000,000 or more for single family residences in an area believed to be fully developed. We pay the highest residential property taxes and deserve to be heard.	3/16/2021 4:04 PM
65	I am opposed to mix use sites and business workforce sites. Goes against the mission statement of the city in my opinion.	3/16/2021 3:59 PM
66	You are only allowing selections that you want to get approval for. why is one of the options listed something like we want you to fight the sated from ruining our community.	3/16/2021 3:59 PM
67	Safety and increased housing and getting out safely in times of emergencies.	3/16/2021 3:59 PM
68	With the drought situation the last thing we need is more homes to consume precious water	3/16/2021 3:56 PM
69	Eliminating "neighborhood commercial centers" will degrade the soul of RSM as those are the places the community gathers to share ideas and bond with one another, not to mention the places that provide valuable services. Those must continue to be supported rather than torn down to make way for high density housing. Higher congestion of people with fewer services is a recipe for disaster.	3/16/2021 3:54 PM
70	RSM has no room for new housing, there is plenty of housing already.	3/16/2021 3:07 PM
71	With the recent trends of certain big box stores being less popular, "mixed use" in commercial zones may be a reasonable solution.	3/16/2021 10:51 AM
72	I do not think we should continue developing. I love how small this city is.	3/16/2021 10:20 AM
73	The repurposing of surplus school sites seems counterintuitive since additional housing would imply the need for additional school sites.	3/15/2021 7:08 PM
74	None	3/15/2021 6:13 PM
75	Repurposing commercial properties can have an adverse effect - by getting rid of potential sites that can provide employment to those who would need housing.	3/15/2021 5:46 PM
76	Having mixed use spaces for living and retail/restaurants creates a small town living that many newer southern cities have done.	3/15/2021 5:46 PM
77	None	3/15/2021 5:41 PM
78	Do NOT redevelop Dove Canyon Plaza due to traffic issues. Dove Canyon's gated community has one way in/out. In an emergency ingress for emergency vehicles and egress for homeowners would be a major problem	3/13/2021 3:00 PM
79	N/A	3/9/2021 2:54 PM
80	I think it betrayed the staff/city's bias in priorities to list ADUs first and underdeveloped/undeveloped sites last.	3/5/2021 1:04 PM
81	housing with commercial is a proven winner. Housing in factories is third world or otherwise unacceptable you should not ask.	3/3/2021 9:46 PM
82	Mixed use seems like a good compromise	3/2/2021 8:03 PM
83	None	3/2/2021 7:09 PM
84	To minimize impact on property values and to the extent allowed under law, areas identified for new housing should be zoned for like, or near like, properties in the surrounding communities.	3/2/2021 6:42 PM
85	no low-income housing near schools	3/2/2021 3:20 PM
86	none	3/2/2021 2:11 PM
87	only build single family, condos, duplexes that add value to RSM-not multi-family apartment buildings.	3/1/2021 11:29 PM
88	I hope we don't end up like Irvine with all of those towering apartments/condos with businesses, but if we do maybe we could limit to 3 stories. I don't want RSM to turn into little Los Angeles like Irvine has.	3/1/2021 9:26 PM
89	ADUs for non-extended family members may create a chaotic environment within the single family neighborhoods. It sounds like the state is forcing the cities to provide what the market will not otherwise support. Additionally, the denser the population, the less desirable the City, the harder to maintain peace. RSM is a quite bedroom community and low-income housing would require a huge increase in city expenses and services.	3/1/2021 7:25 PM
90	on street parking is a problem in many areas, especially those near condos and apartments. Allowing ADU's would exacerbate this problem	3/1/2021 5:38 PM
91	Is there vacant land available?	3/1/2021 5:29 PM
92	N/A	2/28/2021 2:32 PM
93	The only neighborhood commercial center I know that is being considered for residential is the Dove Canyon Center. This is an unacceptable plan which will create a traffic nightmare and	2/28/2021 11:07 AM

## RSM Housing Element Update Development Type Survey

reduce property values in Dove Canyon. The high school already makes traffic and parking horrible, more residential units will make it 10 times worse.

94	We need to ensure that we add an incremental proportion of infrastructure to the city to ensure we do not lose our character. This includes parks, commercial, public transit, and public services.	2/28/2021 10:52 AM
95	Not happy about more homes or apts. it will create more traffic etc..	2/28/2021 8:28 AM
96	Do not close any of the few grocery shopping centers or school grounds	2/27/2021 8:32 PM
97	Development of mix use in business areas with retail on the bottom floor and condo's above as long as it is not in a neighborhood setting. This should be a business area.	2/27/2021 10:06 AM
98	It would be nice to have artist housing along with gallery space within the building and other mixed use space like coffee shops, juice bar, wine bar, restaurant, cheese shop, furniture store, etc	2/26/2021 9:40 AM
99	No high density housing as it will be traffic and (low income families/crime) to this beautiful city	2/26/2021 12:33 AM
100	Please consider the fire risk and evacuation, more housing proposes a risk.	2/25/2021 8:08 PM
101	At some point, enough is enough. Some of the current apartment location are jammed with tenants. Street parking is turning into a mess.	2/25/2021 3:48 PM
102	Use space that will not affect the safety of existing residents. Including not creating more traffic, and will not create risks in case of the need to evacuate due to fires.	2/25/2021 3:46 PM
103	Development small neighborhood centers into high density residential areas poses a significant danger in the event of an emergency like a wildfire. By their nature, neighborhood centers are not on main arteries and with a one way in/one way out traffic flow, one emergency can cause extreme danger and loss of life.	2/25/2021 3:41 PM
104	I do not believe it is fair to residents to change zoning. Do not rezone areas.	2/25/2021 3:33 PM
105	Residential in failing business areas	2/25/2021 2:49 PM
106	We were one of the first residents of RSM. There is already enough congestion in RSM. Do not make things worse by cramming condos into tiny areas that do not have enough parking accommodations. This was already done with Dalia Court. What a terrible decision. Do NOT do the same thing to the shopping center near Dove Canyon. There is already enough congestion on this street with all the residents and the school children using Dove Canyon Drive each day. Keep in mind, there is only one entrance/exit to Dove Canyon. Can you imaging what would happen in an emergency situation if you cram more housing into that area?	2/25/2021 2:35 PM
107	Re-purposing RSM's commercial centers is not the right move as it is the only major income for the City. Housing does not provide the funding the City needs in these locations. Most lots in RSM are small so adding ADU's won't work either and if the housing tract already has parking issues there is no need to compound it.	2/24/2021 8:47 PM
108	Adding ADUs to existing residential properties should NOT be an option as this will cause more traffic and further stress existing infrastructure and will additionally be in direct conflict with HOA CC&Rs.	2/24/2021 1:36 PM
109	n/a	2/24/2021 9:51 AM
110	Trade offs were not discussed. Taking commercial property compromises city revenue; location of any of the above spaces such as with high risk fire zones, flood channels, lack of public transportation which could lead to more vehicles and congestion, lack of road infrastructure when there is an evacuation requirement due to incidents like wildfires.	2/24/2021 7:07 AM
111	Whether any particular site is suitable will have to be analyzed on a case by case basis. Sites should be integrated into the community and accessible to transportation, shopping & jobs.	2/23/2021 2:21 PM
112	Undeveloped areas should, logically, be high on the list. Mixed use (office/residential, commercial/residential) should also be considered as a priority.	2/23/2021 1:23 PM
113	n/a	2/23/2021 9:49 AM
114	unknown	2/23/2021 9:38 AM

## Q6 Is there anything else you'd like us to know about planning to meet RHNA?

Answered: 109    Skipped: 127

#	RESPONSES	DATE
1	Our area is already clogged with traffic. And you will need a car to reach many basic services. And businesses.	3/27/2021 8:39 AM
2	Can you share the results of this survey.	3/26/2021 1:24 PM
3	No.	3/25/2021 7:02 AM
4	Would like to hear more about water supplies to serve more homes. We barely have adequate water pressure and our water has become significantly more expensive in the last few years...more than triple in fact	3/24/2021 5:04 PM
5	I am disheartened as I dont think it will matter. 680 units doesnt seem like enough to share the burden of the asinine housing costs.	3/24/2021 4:57 PM
6	NA	3/24/2021 3:44 PM
7	None	3/24/2021 3:18 PM
8	No	3/24/2021 10:40 AM
9	Hoping there will be no homeless shelter type housing.	3/24/2021 6:57 AM
10	No.	3/23/2021 11:17 AM
11	RSM was planned many years ago however I believe it was efficiently designed and those living in RSM do not want a crowded feel. That is what made it charming. I hope that vacant land can be used to accommodate the HCD housing mandate.	3/23/2021 10:35 AM
12	none	3/23/2021 8:36 AM
13	Na	3/22/2021 9:12 PM
14	How is it that a master planned community such as RSM is required to add 680 units??? That seems ridiculous.	3/22/2021 7:04 PM
15	What is happening with the Chiquita Ridge project? The Dove Canyon Shopping Center should be reviewed for redevelopment; the nimbysim demonstrated by Dove Canyon residents is exactly what has resulted in the state taking such an aggressive approach with cities. As we look to accommodate additional housing, we need to seriously plan for evacuation routes in times of emergency and possibly look for another ingress/egress point for the city (another bridge?) as well as account for other impacts to infrastructure and services (water, schools, public safety, etc.).	3/22/2021 6:04 PM
16	Dangerous to plan housing in Dove Canyon Center. One way out of Dove Canyon to evacuate during wildfires.	3/20/2021 7:23 PM
17	Please consider traffic patterns and major intersections, especially bottlenecks, when exploring potential sites.	3/19/2021 3:58 PM
18	Affordable housing for a range of income levels is critical for a healthy and vibrant community	3/19/2021 10:52 AM
19	As I said above the congestion on our roads and in parking lots around RSM is already too impacted... with more house has to be a plan to accommodate all the people on the roads... I didn't see anything here addressing that.	3/19/2021 10:30 AM
20	Do not comply with the demands of Newsom	3/19/2021 8:27 AM
21	Always remember that traffic patterns and evacuation plans have to be taken into account. The Dove canyon plaza proposal is not in the best interests of the community due to traffic issues, utility problems, and existing zoning.	3/18/2021 3:35 PM
22	options should minimize extra traffic while preserving stores and services for the community.	3/18/2021 10:41 AM
23	We are watching. Developers are aggressive, don't be weak. Dove Canyon plaza is just a small example of us citizens putting up with their fuckery.	3/18/2021 9:19 AM
24	Anyway around it	3/17/2021 10:44 PM
25	please do not allow med density residential to be built in Dove Canyon Plaza	3/17/2021 6:40 PM
26	why has no effort been made to acquire land along trabuco in the area between rsm blvd and the area where trabuco decends into the canyon?	3/17/2021 6:14 PM
27	NA	3/17/2021 5:25 PM
28	-	3/17/2021 3:52 PM
29	Maybe the state should pay residents to move to another state so they can accommodate the assumed influx of these potential renters.	3/17/2021 2:55 PM

## RSM Housing Element Update Development Type Survey

30	Do not turn Dove Canyon Center into a residential zone....too much traffic and congestion.	3/17/2021 1:51 PM
31	More low income housing. Rent for a one bedroom apartment costing nearly the same as a mortgage is unsustainable and recipe for collapse.	3/17/2021 1:09 PM
32	I would love to get more involved with the ADU committee or if there is not any, I would love to help to help to start it in our City. Niloofar Badihi	3/17/2021 11:50 AM
33	Na	3/17/2021 11:20 AM
34	Enforce the use of fire resistant material with any new building	3/17/2021 11:06 AM
35	Consider impact on local neighbors and how to integrate those new housing units into a surrounding neighborhood, including safety, existing traffic and need for water and other infrastructure needs.	3/17/2021 11:01 AM
36	No	3/17/2021 9:39 AM
37	Don't take property that would ruin the look of RSM.	3/17/2021 9:37 AM
38	As a planned community with some undeveloped land please consider using undeveloped first before rezoning which in many cases would not conform to the cities original master plan.	3/17/2021 9:22 AM
39	No	3/17/2021 5:43 AM
40	Existing business sites should be re-configured to Mixed Use: business/residential housing.	3/16/2021 11:00 PM
41	No	3/16/2021 10:24 PM
42	I don't believe anyone who doesn't live in RSM should have any say as to what we as a community must or must not do with regard to the make up of our community.	3/16/2021 9:41 PM
43	I feel that an existing neighborhood should not be affected by removing the local shopping, restaurants, and daycare in order to place more homes. You are taking away our concurrence and adding more congestion.	3/16/2021 9:11 PM
44	DONT REZONE DOVE CANYON PLAZA!!!	3/16/2021 8:31 PM
45	N/a	3/16/2021 7:30 PM
46	Low income and multifamily housing does not benefit this market area	3/16/2021 6:42 PM
47	Small homes less than 2,500 sf.	3/16/2021 6:20 PM
48	Please do not change residential area commercial space into residential. This does not help the communities they are in and only adds more people into a space that isn't suited for such. This also bring more crime into an area as well.	3/16/2021 6:10 PM
49	No	3/16/2021 6:06 PM
50	If new high density buildings are planned, I would like to see them incorporate a range of income levels. I don't want to see a huge complex with only lower income housing. I would like to see a mix of income levels in one complex.	3/16/2021 5:22 PM
51	No	3/16/2021 5:20 PM
52	Why we are just now hearing about SCAG and RHNA legislation	3/16/2021 5:18 PM
53	Not at this time	3/16/2021 5:06 PM
54	No.	3/16/2021 4:53 PM
55	No	3/16/2021 4:53 PM
56	None	3/16/2021 4:49 PM
57	none	3/16/2021 4:44 PM
58	no	3/16/2021 4:42 PM
59	Planning to meet RHNA requirements should not be made at the expense of the safety and quality of life currently enjoyed by RSM City residents. So placing living units near work environments, which would not increase traffic and noise and cause safety problems in high risk fire areas, will be key.	3/16/2021 4:35 PM
60	NA	3/16/2021 4:32 PM
61	Who are these people and where do they live? Investigate that and find out how many very low income homes they are putting in their back yards. HELLO. How many shopping centers and Churches are they ripping up??? HELLO Surely someone on the council must have a curious mind. If I cook food and I have you come over to eat then I sit there and do not eat my own cooking it would speak volumes. If they live some place and they are not doing this too where they are or doing in a very limited way then you can tell them to pound sand in court. You would win.	3/16/2021 4:18 PM
62	No	3/16/2021 4:12 PM
63	It's unfair to force communities to build housing that isn't wanted by the residents. I highly doubt more affluent coastal communities (Laguna, Newport, etc) are making space for high density low income housing.	3/16/2021 4:04 PM
64	Traffic please do not make RSM another Irvine where you sit light to light in peak hours.	3/16/2021 3:59 PM

## RSM Housing Element Update Development Type Survey

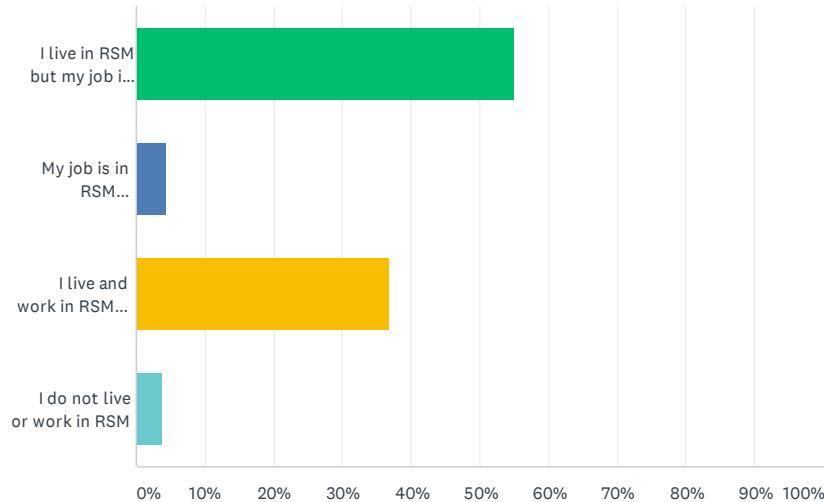
65	Fight it, stop them from telling us we need to bring low income earners into our community that will lower our standard of life and quality of our community.	3/16/2021 3:59 PM
66	Please remember safety over \$.	3/16/2021 3:59 PM
67	No	3/16/2021 3:56 PM
68	RSM can only accommodate 680 more sites by converting existing office sites. Traffic will negatively impacted	3/16/2021 3:43 PM
69	RSM has no room for new housing, there is plenty of housing already.	3/16/2021 3:07 PM
70	Please do not over develop this city.	3/16/2021 10:20 AM
71	Consider where the natural resources would come from and the additional demand on placed on infrastructure such as roads, sewer systems internet. Also would there be a need to add additional SAMLARC parks or other common areas to support the additional people in the town Consider annexing the Las Flores neighborhoods to negotiate fewer homes in future requirements	3/15/2021 7:08 PM
72	No	3/15/2021 6:13 PM
73	Are you planning on improving infrastructure to meet the planned increase in housing and residents?	3/15/2021 5:46 PM
74	None	3/15/2021 5:41 PM
75	Write your Congress representative. Use undeveloped land onlyfor the RHNA plan	3/13/2021 3:00 PM
76	It would be great if you would treat this obligation as though you GOT to do it instead of you HAD to do it.	3/5/2021 1:04 PM
77	Factories are not homes.	3/3/2021 9:46 PM
78	No	3/2/2021 7:09 PM
79	No	3/2/2021 6:42 PM
80	good luck	3/2/2021 3:20 PM
81	no	3/2/2021 2:11 PM
82	Recalling Governor Newsom would help. The democrat leadership in this state wants more multi-family, low income housing to expand their base. It's not fair to cities for Sacramento to dictate that they have to add more housing.	3/1/2021 11:29 PM
83	We have a very small town with very little land left to build on. It doesn't seem fair that we are expected to build so many homes when there's so much vacant land in other communities, and it's obviously going to end up being apartments and worse, mixed use apartments.	3/1/2021 9:26 PM
84	I feel like there is a large amount of condo and apartment living here in RSM. Ideally, we would have a greater mix of single family homes in neighborhoods than adding more attached homes.	3/1/2021 8:05 PM
85	Is it possible to change the State laws? That might be the best tack.	3/1/2021 7:25 PM
86	Find a way to incentivize development AND property holders to be receptive to inclusion of affordable housing. Consider innovative ways to combat NIMBY-ism create tangible, monetary benefits to property owners as affordable housing is developed. By providing a direct benefit to residents of the city, people are more likely to support the effort vs oppose it.	3/1/2021 6:41 PM
87	no	3/1/2021 5:38 PM
88	No	3/1/2021 5:29 PM
89	Residents already have limited commercial options in RSM and limited job opportunities. Commercial space should not be reduced to provide housing as it is these commercial spaces that make for a vibrant community where people want to live and work.	3/1/2021 4:58 PM
90	We need Permanent Supportive Housing to provide for the successful integration of unhoused children, individuals and families	2/28/2021 2:32 PM
91	This mandated RHNA will destroy our city, can this be fought in court?	2/28/2021 9:43 AM
92	Please do not allow this to happen	2/28/2021 8:28 AM
93	All areas around toll roads are open. Remove toll roads!	2/27/2021 8:32 PM
94	In consideration of all the land available in California, rather than forcing city's to become over populated, there should be consideration to develop area's in the inland with supporting infrastructure.	2/27/2021 10:06 AM
95	We need to keep as much wild open space for our wildlife as possible. Combining mixed use space in a thoughtful and engaging way is the wave of the future	2/26/2021 9:40 AM
96	If must, develop closer to neighboring city and not near the city center	2/26/2021 12:33 AM
97	I believe there is undeveloped land at the north end of Antonio street and east of Antonio street and North of Las Flores. Those areas should be fine for more medium density homes.	2/25/2021 6:36 PM
98	I wish we didn't have to add more housing units to our lovely area	2/25/2021 5:30 PM
99	All the best. Let's keep our city beautiful!	2/25/2021 3:48 PM

## RSM Housing Element Update Development Type Survey

100	If Dove Canyon plaza is developed it should be developed as single-family homes, not multi-dwelling units. I have lived in RSM for the last 18 years because of the access to open space, and the lack of traffic, and most of all the low crime rate. I do not want this to change.	2/25/2021 3:46 PM
101	There are ample opportunities in RSM to get creative with mixed use housing without putting residents in danger in an emergency or compromising the open space that is vital to the heart of the city.	2/25/2021 3:41 PM
102	Try to get out of it. RSM is already overcrowded with limited evacuation routes. Trapped to the East with Cleveland National Forest	2/25/2021 2:49 PM
103	We need to prove to RHNA that they need to pay RSM a visit in person instead of sitting behind a desk and see that the only buildable land left is in High Fire Severity Zones. If SB-55 passes then where do they want us to build?	2/24/2021 8:47 PM
104	n/a	2/24/2021 9:51 AM
105	What are RHNA priorities within the context of providing more homes: I understand housing, but resident well being or the difficulties in getting fire insurance or just high fire insurance seem to be ignored. Developers or city will need to plan for road infrastructure to safety accomodate residents evacuating from our communities.	2/24/2021 7:07 AM
106	There is an interesting development in Encinitas that is farm-focused that might work well in RSM. RSM needs to have wonderful places to live for all income levels. Young people & families bring vitality to a city. Underperforming shopping centers and underutilized office space that may never be filled post-COVID as many folks continue to work from home may be good sites for development. I look forward to RSM becoming a leader in providing housing for many of the people who work in this city but can't afford to live here. We need supportive housing for those who need it as well. Let's be innovative & make RSM a dynamic, inclusive place to live.	2/23/2021 2:21 PM
107	Nothing I can think of.	2/23/2021 1:23 PM
108	This is heavy handed government garbage policy designed to make a beautiful city into a dump like Santa Ana. Resist the strong arm tactics. My for sale sign is primed and ready if Rancho becomes another Moreno Valley hell hole because of some pipe dream of social equity being force-fed to our city.	2/23/2021 9:49 AM
109	unknown	2/23/2021 9:38 AM

**Q7 Do you live and/or work in Rancho Santa Margarita? Note: Whether or not you are a resident, your input will still help the City plan to meet long-term housing needs.**

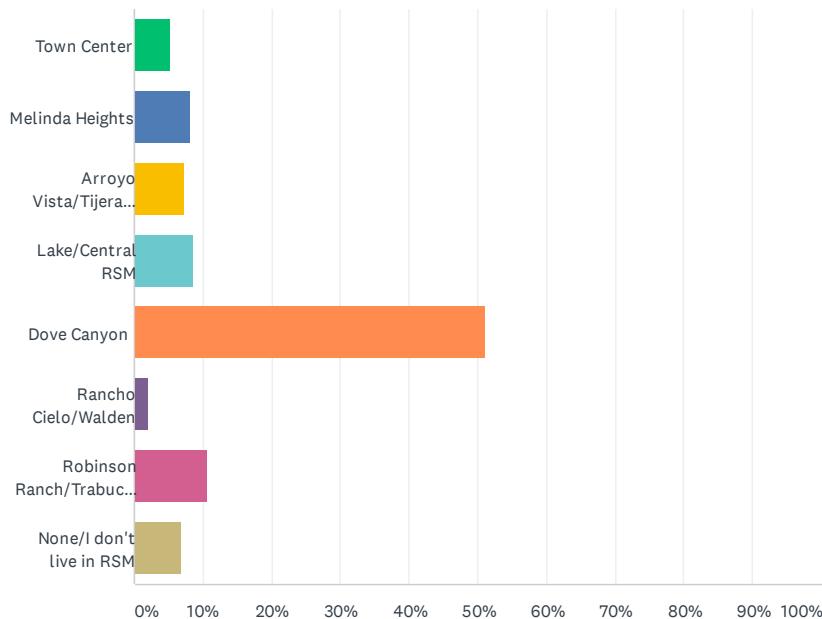
Answered: 233 Skipped: 3



ANSWER CHOICES	RESPONSES	
I live in RSM but my job is located somewhere else (pre-pandemic conditions)	54.94%	128
My job is in RSM (pre-pandemic conditions) but I live somewhere else	4.29%	10
I live and work in RSM (pre-pandemic conditions)	36.91%	86
I do not live or work in RSM	3.86%	9
<b>TOTAL</b>		<b>233</b>

**Q8** Using the map below for reference, in which area of RSM do you live?  
 If you do not live in RSM, please select "None/I don't live in RSM".

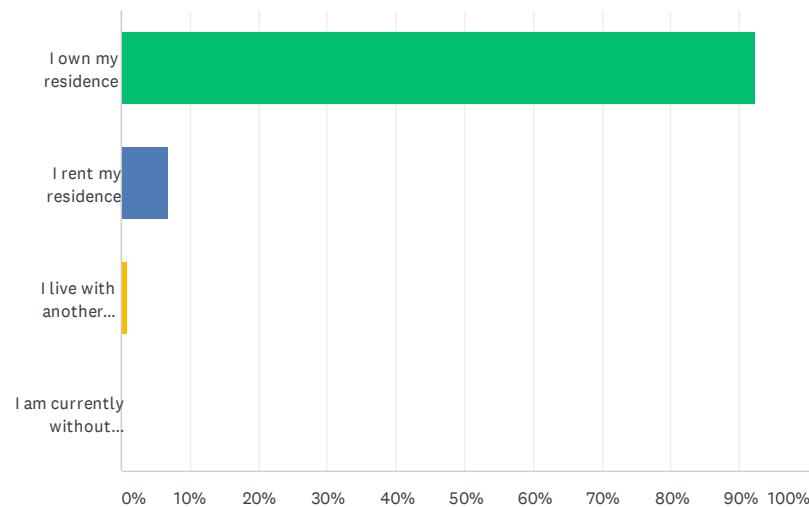
Answered: 233 Skipped: 3



ANSWER CHOICES	RESPONSES
Town Center	5.15% 12
Melinda Heights	8.15% 19
Arroyo Vista/Tijeras Creek	7.30% 17
Lake/Central RSM	8.58% 20
Dove Canyon	51.07% 119
Rancho Cielo/Walden	2.15% 5
Robinson Ranch/Trabuco Highland	10.73% 25
None/I don't live in RSM	6.87% 16
Total Respondents: 233	

## Q9 Do you currently own or rent your residence?

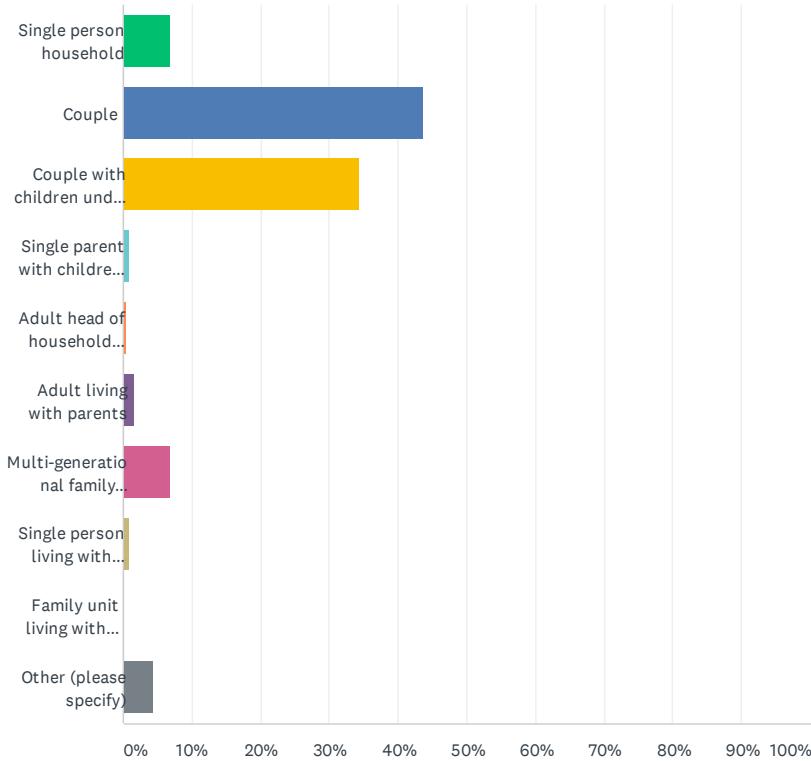
Answered: 232 Skipped: 4



ANSWER CHOICES	RESPONSES
I own my residence	92.24%
I rent my residence	6.90%
I live with another household (neither own nor rent)	0.86%
I am currently without permanent shelter	0.00%
<b>TOTAL</b>	<b>232</b>

## Q10 Which of the following best describes your household type?

Answered: 233 Skipped: 3



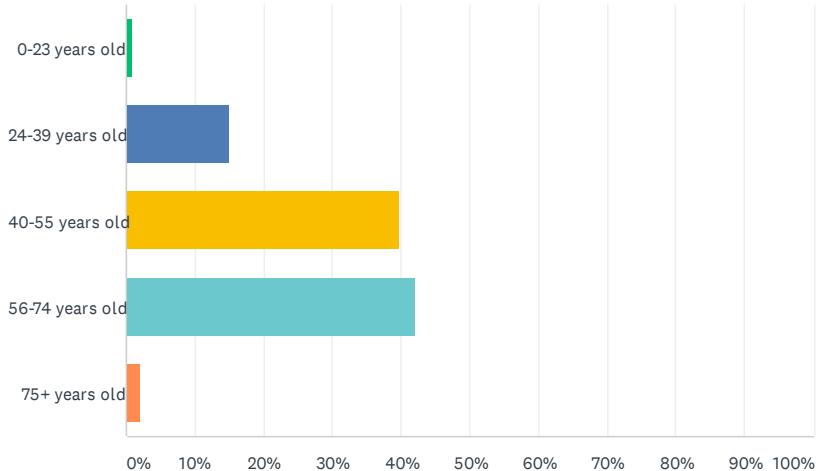
ANSWER CHOICES	RESPONSES
Single person household	6.87% 16
Couple	43.78% 102
Couple with children under 18	34.33% 80
Single parent with children under 18	0.86% 2
Adult head of household (non-parent) with children under 18	0.43% 1
Adult living with parents	1.72% 4
Multi-generational family household (grandparents, children, and/or grandchildren all under the same roof)	6.87% 16
Single person living with roommates	0.86% 2
Family unit living with roommates	0.00% 0
Other (please specify)	4.29% 10
<b>TOTAL</b>	<b>233</b>

#	OTHER (PLEASE SPECIFY)	DATE
1	Couple with children over 18	3/18/2021 3:38 PM
2	Family with adult children	3/18/2021 10:52 AM
3	Couple with 18 year old twins. About to go to college	3/17/2021 1:07 PM
4	Parents with 2 children under age 25	3/17/2021 5:46 AM
5	Couple with children over 18	3/16/2021 8:35 PM
6	Single parent with children over 18	3/16/2021 7:46 PM
7	Retired Widow with a Adult son- Husband died a yr ago	3/16/2021 4:25 PM
8	Couple with adult children living at home	3/15/2021 7:14 PM
9	Couple w/ in-law	3/7/2021 4:02 PM



## Q11 What age range most accurately describes you?

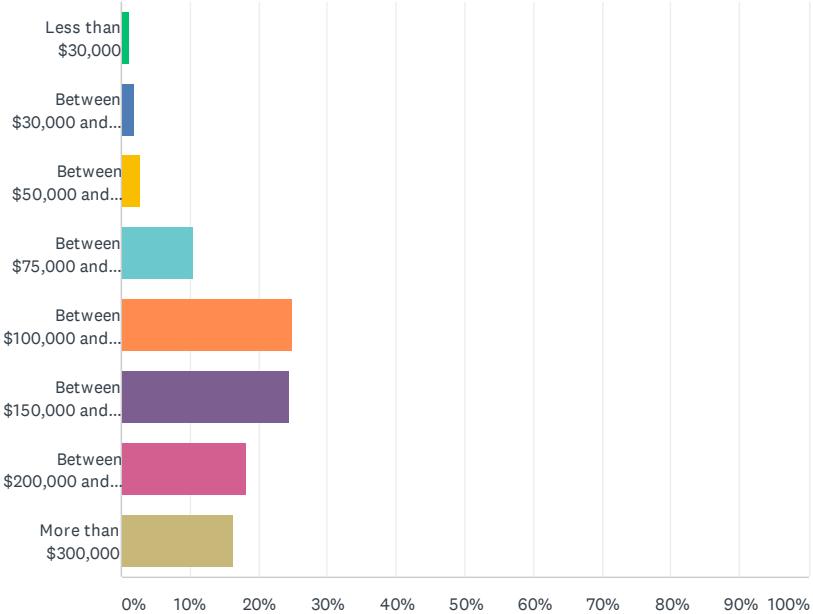
Answered: 231 Skipped: 5



ANSWER CHOICES	RESPONSES
0-23 years old	0.87%
24-39 years old	15.15%
40-55 years old	39.83%
56-74 years old	41.99%
75+ years old	2.16%
<b>TOTAL</b>	<b>231</b>

## Q12 What is your annual household income?

Answered: 221 Skipped: 15



ANSWER CHOICES	RESPONSES
Less than \$30,000	1.36% 3
Between \$30,000 and \$49,999	1.81% 4
Between \$50,000 and \$74,999	2.71% 6
Between \$75,000 and \$99,999	10.41% 23
Between \$100,000 and \$150,000	24.89% 55
Between \$150,000 and \$200,000	24.43% 54
Between \$200,000 and \$300,000	18.10% 40
More than \$300,000	16.29% 36
<b>TOTAL</b>	<b>221</b>

*Note: Pages 24-30 contain the contact information for persons who signed-up for notifications. This information has been removed from this summary.*

## Appendix E:

### “Other Respondent” Responses to Surveys #1 and #2

#### **Survey #1**

##### **Survey 1, Question 4: Do you currently own or rent your residence?**

- Of other responses, most (64%) own their own residence, with 36% of respondents renting.

##### **Survey 1, Question 6: Select the type of housing that best describes your current home.**

- Of other responses, the majority (86%) live in a single-family home, with the next highest category being multi-family homes (7%).

##### **Survey 1, Question 24: Which of the following best describes your household type?**

- Of other responses, the most common types of households include couples (50%), followed by adult living with parents (25%). The remaining other responses was evenly split between single-person households and couples with children under 18.

##### **Survey 1, Question 27: What age range most accurately describes you?**

- Of other responses, respondents were primarily 56-74 years old (56%). The remaining age groups were evenly split with 11% each.

##### **Survey 1, Question 5: If you wish to own a home in Rancho Santa Margarita but do not currently own one, what issues are preventing you from owning a home at this time? Select all that apply.**

- Of other responses, the majority (54%) expressed the opinion that they do not wish to own or rent in Rancho Santa Margarita.

##### **Survey 1, Question 13: Based on your monthly income before taxes, how much of your monthly income do you spend on housing?**

- Of other responses:
  - Less than 30% of income spent on housing (56%)
  - Between 30%-50% of income spent on housing (33%)
  - More than 50% of income spent on housing (11%)

##### **Survey 1, Question 11: How would you rate the physical condition of the residence you live in?**

- Of other responses, approximately 31% answered that their residence showed signs of minor deferred maintenance such as peeling paint or chipped stucco.

**Survey 1, Question 8: Which of the following housing upgrades or expansions have you considered making on your home?**

- Of other responses:
  - Kitchen or bathroom remodels (38%)
  - Painting (31%)
  - Solar (31%)
  - Roofing (23%)
  - HVAC (23%)
  - Room addition (15%)
  - Accessory dwelling Unit (15%)
  - None (15%)
  - Other (15%)

**Survey 1, Question 7: How satisfied are you with your current housing situation?**

- Of other responses:
  - I am very satisfied (43%)
  - I am somewhat satisfied (43%)
  - I am somewhat dissatisfied 14%)

**Survey 1, Question 9: Do you think that the range of housing options currently available in the City of Rancho Santa Margarita meets the needs of the community?**

- Of other responses:
  - Yes (62%)
  - No (38%)

**Survey 1, Question 10: What types of additional housing are most needed in the City of Rancho Santa Margarita? (Select all that apply).**

- Of other responses:
  - Single-family (detached) (38%)
  - Senior Housing (38%)
  - Other (38%)
  - Duplex/Attached Housing (31%)
  - Condominiums (multifamily ownership homes) (31%)
  - Apartments (multifamily rental homes) (31%)
  - Accessory Dwelling Unit (Granny Flat or Guest House) (31%)

**Survey 1, Question 26: If you are currently employed, approximately how long is your one-way commute to work?**

- Of other responses:
  - I am not currently employed (38%)
  - Less than 5 miles (25%)
  - I am employed, but work from home (25%)
  - 10-25 miles (13%)

**Survey 1, Question 25: Has the Coronavirus impacted your housing situation?**

- Of other responses:
  - Yes (13%)
  - No (88%)

**Survey 1, Question 14: How important are the following factors in your housing choice?**

- Of other responses:
  - Housing I can afford (90%)
  - The amount of money I have/had for deposit (90%)
  - Housing was available in the neighborhood I chose at the time I needed it (89%)
  - My credit history and/or credit score (80%)
  - Housing large enough for my household (78%)

**Survey 1, Question 15: How important are the following housing priorities to you and your household?**

- Of other responses:
  - Support programs to help neighborhoods that have suffered foreclosures (90%)
  - Provide more housing for all income levels (89%)
  - Promote affordable housing for working families (89%)
  - Support fair/equitable housing opportunities (89%)
  - Encourage more senior housing (80%)
  - Ensure that children who grow up in Rancho Santa Margarita can afford to live in Rancho Santa Margarita as adults (80%)
  - Establish programs to help at-risk homeowners keep their homes, including mortgage loan programs (80%)
  - Create mixed-use projects to bring different land uses closer together (78%)
  - Provide ADA-accessible housing (70%)

- Rehabilitate existing housing (67%)
- Integrate affordable housing throughout the community to create mixed-income neighborhoods (67%)
- Build more multi-family housing such as apartments and condos (55%)
- Build more single-family housing (60%)
- Provide housing for the homeless (56%)

**Survey 1, Question 16: Please respond to each statement**

- Of other responses:
  - There are grocery stores close to my neighborhood (80%)
  - There are banks and credit unions near where I live (80%)
  - There is a pharmacy close to my house (80%)
  - There are plenty of other public spaces near my home (80%)
  - There is a public library close to my house (80%)
  - The streets and sidewalks near my home are well kept (80%)
  - The streets and sidewalks in my neighborhood have adequate lighting (70%)
  - There are plenty of parks, playgrounds, or green space near me (70%)
  - The condition of the homes in my neighborhood are acceptable (60%)
  - I am satisfied with the schools in my area (50%)

**Survey 1, Question 17: The federal Fair Housing Act prohibits discrimination in the sale, rental, and financing of housing based on race, color, national origin, religion, sex, familial status, and disability. Of those, which do you think is the biggest problem in housing discrimination in RSM?**

- Of other responses:
  - Race/Ethnicity (44%)
  - Other (please specify) (33%)
  - Color (physical appearance) (11%)
  - National Origin (11%)
  - Religion (0%)
  - Sex (0%)
  - Familial status (0%)
  - Disability (0%)

**Survey 1, Question 18: Have you ever experienced or witnessed housing discrimination in the City of Rancho Santa Margarita?**

- Of other responses:
  - Yes (0% or no responses)
  - No (60% or 6 responses)
  - I don't know (40% or 4 responses)
- Of other responses for the prior question, no discriminatory factors were identified.

**Survey 1, Question 20: Do you know of anyone in Rancho Santa Margarita who has faced the following: (select all that apply)**

- Of other responses:
  - 100% of respondents indicated they didn't know of anyone who had encountered these unfair practices

## **Survey 2**

**Survey 2, Question 9: Do you currently own or rent your residence?**

- Of other responses, the majority (89%) own their own residence, with 11% of respondents renting.

**Survey 2, Question 10: Which of the following best describes your household type?**

- Of other responses, the most common types of households include couples and couples with children younger than 18 (44% each), followed by unlisted household type (11%), such as couples with adult children living with them

**Survey 2, Question 11: What age range most accurately describes you?**

- Of other responses, respondents were primarily 40-55 years old (38%), followed by 56-74 years old (25%). The remaining age groups were evenly split with 13% each.

**Survey 2, Question 12: What is your annual household income?**

- Of other responses, most households made between \$100,000 and \$150,000 (50%), followed by households making between \$150,000 and \$200,000 (38%), and households making between \$75,000 and \$99,999 (13%).

**Survey 2, Question 1: Please identify the top development types that you believe are most suitable for future study to accommodate the State-mandated RHNA of 680 units in Rancho Santa Margarita**

- Of other responses:
  - Repurposing of neighborhood commercial centers to accommodate a mix of uses (78%)
  - Repurposing of general commercial centers to accommodate a mix of uses (67%)

- Development on undeveloped/underdeveloped sites (56%)
- Repurposing of office sites to accommodate a mix of uses (44%)
- Workforce housing in the business park (44%)

**Survey 2, Question 2: Please identify the top development types that you believe are least suitable for future study to accommodate the State-mandated RHNA of 680 units in Rancho Santa Margarita**

- Of other responses:
  - Accessory Dwelling Units (56%)
  - Repurposing of office sites to residential uses (33%)
  - Repurposing of neighborhood commercial centers to residential uses (33%)
  - Workforce housing in the business park (33%)

**Survey 2, Question 3: Please rank the following general development types from most suitable (#1) to least suitable (#11) for future study to accommodate the State-mandated RHNA of 680 units in Rancho Santa Margarita.**

- Of other responses, the most suitable development types were identified as repurposing of office sites to accommodate a mix of uses, accessory dwelling units, repurposing of general commercial centers to accommodate a mix of uses, repurposing of office sites to residential uses, and development on undeveloped/underdeveloped sites. Results were neither favorable nor unfavorable for repurposing of neighborhood commercial centers to accommodate a mix of uses. The least suitable development types were identified as housing on church sites, repurposing of neighborhood commercial centers to residential uses, workforce housing in the business park, and repurposing of surplus school property for residential uses.