



## City of Rancho Palos Verdes 6th Housing Element Survey

### Community Survey

The City of Rancho Palos Verdes is updating the Housing Element of the General Plan as required by the State of California. The purpose of the Housing Element is to assist local governments in the planning process to address current and future housing needs for the community. We invite you to participate in the Housing Element Update by answering the following questions. This survey will remain active from August 25, 2021, through 4:00 p.m. on October 3, 2021.

Completed surveys may be left with the Community Development Department, emailed to [housingelement@rpvca.gov](mailto:housingelement@rpvca.gov) or mailed to:

**City of Rancho Palos Verdes**  
Attn: Octavio Silva  
30940 Hawthorne Blvd  
Rancho Palos Verdes, CA 90275

Please check the box that best answers each question. All responses to this survey are confidential. Survey responses will only be reported cumulatively to ensure the anonymity of all respondents.

#### 1. Do you live in the City of Rancho Palos Verdes?

Yes       No

#### 2. How long have you lived in Rancho Palos Verdes?

1 – 5 Years       16 – 30 Years  
 6 – 15 Years       More than 30 Years

#### 3. Do you currently own or rent your home in Rancho Palos Verdes?

Own  
 Rent  
 Not Applicable

#### 4. Select the type of housing that best describes your current home in Rancho Palos Verdes:

- Single Family
- Duplex
- Multifamily Home (Apartment/Condominium)
- Senior Living Facility
- Other (Mobile home, Accessory Dwelling Unit, Guest House, etc.)
- Not applicable

#### 5. Are you satisfied with your current housing condition in Rancho Palos Verdes?

- Yes
- No
- Not applicable

If not, please explain:

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#### 6. Are you currently experiencing any type of housing problems in Rancho Palos Verdes? Please check all that apply:

- Housing costs represent more than 30 percent of my income (combined with the income of other household members)
- Housing costs represent more than 50 percent of my income (combined with the income of other household members)
- My housing unit is in poor condition
- My housing unit is too small for the size of my household
- I am experiencing housing discrimination, please explain in response to Question 16
- Not applicable
- Other (please describe)

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#### 7. Do you believe the City of Rancho Palos Verdes has an adequate supply of multifamily housing?

Yes       No

#### 8. Do you own other residential (other than your primary residence) or commercial properties in Rancho Palos Verdes?

Yes       No

**9. What should be the City's focus as part of the Housing Element Update process? Select all that apply:**

- Maintain existing housing
- Higher density multifamily housing, such as apartments
- Provide more affordable housing options
- Encourage construction of Accessory Dwelling Units (ADUs) and Junior Accessory Dwelling Units (JADUs) on all family lots
- Increase availability of housing options for seniors
- Increase accessibility of housing for persons with disabilities and/or special needs
- Redevelop underutilized parcels in commercial areas to include higher density housing
- Incentivize and encourage the development of vertical, mixed-use units in Commercial Zones
- Incentivize and promote deed-restricted affordable units
- Create affordable housing policies and programs that address equity (fairness) and equality (sameness)

**10. Rank the following housing priorities by importance, with 1 being the highest priority and 6 being the lowest:**

- Providing a range of affordable housing opportunities
- Increased housing for seniors
- Accessible housing for people with disabilities and/or special needs
- Conservation of existing housing stock
- Preservation of nature preserve and open space areas
- Minimizing governmental constraints to development or maintenance of housing

**11. What areas in the City are appropriate for new Housing? Select all that apply:**

- In commercial areas (as part of a new mixed-use developments)
- In commercial areas (as new home developments)
- On existing single-family properties as ADUs and/or JADUs
- On existing single-family properties as duplexes or triplexes
- On underutilized lots, where additional development could be accommodated
- On vacant lots
- None of the above

**12. Rank what you consider the biggest challenges to increased housing in Rancho Palos Verdes, with 1 being the most challenging and 7 being the least challenging:**

- High cost of land
- Not enough public funds to subsidize development of affordable housing
- Low supply of vacant land
- Non-flexible development standards or fees
- Public opposition
- Lack of adjoining parcels that could be consolidated into larger parcels for redevelopment
- Traffic congestion

**13. What types of incentives would the City offer to encourage development of more housing? Select all that apply:**

- Floor Area Ratio (FAR) Bonus (Increased square footage allowances)
- Increased height allowances (taller structures)
- Reduced parking requirements
- Permit and fee reductions
- Offer public funds to subsidize the development of affordable housing to help address fair housing
- Increased density allowances (i.e., allow increased dwelling units per acre)
- Reduced setbacks requirements
- Other (please explain)

**14. Would you support residential density increases in portions of the City? Please select the option that best expresses your view:**

- No, I would not support any density increases
- Yes, in or near commercial areas, or in multifamily residential zones only
- Yes, anywhere within the City
- Additional Comments

**15. Do you support allowing properties currently zoned for single-family residences, to be developed with multiple dwelling units? Select one:**

- No
- Yes
- Yes, but only two or three additional units

**16. Have you experienced housing discrimination when either buying or renting housing in Rancho Palos Verdes? If yes, please select any of the discrimination types that apply:**

- Religion
- National origin
- Color
- Sex
- Family status
- Disability
- No, I have never experienced housing discrimination in Rancho Palos Verdes
- Other (please specify)

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**17. If you wish to become a first-time homeowner in the City of Rancho Palos Verdes, what issues are preventing you from purchasing at this time? Select all that apply:**

- Home prices in Rancho Palos Verdes
- Home loan costs
- Household income
- Low inventory of housing for seniors
- Limited Fair Housing Services to address discrimination and fraud
- Low inventory of housing for persons with disabilities
- Limited home inventory in Rancho Palos Verdes
- Not applicable
- Other, please explain

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**Questions 18 – 22 are optional.**

**18. What is your age? Please select from the options below.**

<input type="checkbox"/> Under 18 years	<input type="checkbox"/> 35-44	<input type="checkbox"/> 75-84
<input type="checkbox"/> 18-24	<input type="checkbox"/> 45-54	<input type="checkbox"/> 85+
<input type="checkbox"/> 25-34	<input type="checkbox"/> 55-64	
	<input type="checkbox"/> 65-74	

**19. In addition to yourself, how many other people share your dwelling unit with you:**

- additional persons under 18 years (enter "0" if you live alone)
- additional persons aged 18 and over (enter "0" if you live alone)

**20. What is your total household income (per year)?**

<input type="checkbox"/> Less than \$40,000	<input type="checkbox"/> \$150,000 to \$199,999
<input type="checkbox"/> \$40,000 to \$89,999	<input type="checkbox"/> \$200,000 to \$300,000
<input type="checkbox"/> \$90,000 to \$149,999	<input type="checkbox"/> More than \$300,000

**21. Please indicate the group below which best applies to you:**

- African American
- Caucasian
- East Asian (e.g., Chinese, Japanese, Korean)
- Latin, (South or Central American)
- Caribbean Islander
- Pacific Islands (e.g., Fijian, Polynesian)
- South Asian (e.g., East Indian, Pakistani, Sri Lankan, Bangladeshi)
- Southeast Asian (e.g., Burmese, Cambodian, Filipino, Laotian, Malaysian, Thai, Vietnamese)
- West Asian (e.g., Arab, Armenian, Iranian, Israeli, Lebanese, Palestinian, Syrian, Turkish)
- Multiracial/ethnic
- Other (please specify)

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Decline to state

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**22. Include your contact information below to be included in future Rancho Palos Verdes communication about the Housing Update.**

Name: \_\_\_\_\_

Email: \_\_\_\_\_

Mailing Address: \_\_\_\_\_

Phone: \_\_\_\_\_