

Shaping Riverside and the Future of Housing

(Tell Us What Matters Most to You!)



Neighborhood Conference Survey

Cal Baptist University – May 31, 2008

At the May 31, 2008, Neighborhood Conference held at Cal Baptist University the City Planning Division hosted a KIOSK display “Shaping Riverside and the Future of Housing (Tell us What Matters Most to You!)” People who visited the kiosk were asked to complete a yellow survey card just like the card shown below, answering the following:

- What is your Partnership Area and neighborhood?
- Do you own or rent?
- What is your age group?
- Finally, on the back of the card was space to write down thoughts on what people liked best and what they liked least about housing opportunities in their neighborhood and in the City as a whole.

A summary of the survey results is provided below. The information provided in the Survey Cards is important because it tells the City what matters most to you, the residents of the City. The comments will help shape future Objectives and Policies for Housing as the City begins the process of updating the Housing Chapter (Element) of the General Plan.

Summary of Survey Card Responses

Which is your neighborhood partnership area?
(Please check your area and neighborhood boxes.)

Area 1 (Yellow)

Downtown Grand
 Hunter Industrial Park Northside
 Wood Streets

Area 2 (Red)

Eastside University

Area 3 (Green)

Alessandro Heights Canyon Crest
 Hewarden Hills Magnolia Center
 Mission Grove Orangecrest
 Sycamore Canyon Park
 Sycamore Canyon/Canyon Springs Victoria

Area 4 (Purple)

Airport Arlington Arlington Heights
 Casa Blanca Presidential Park
 Ramona

Area 5 (Blue)

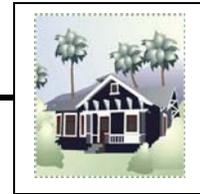
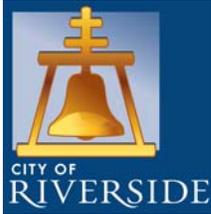
Arlanza Arlington South La Sierra
 La Sierra Acres La Sierra Hills
 La Sierra South

Do you rent or own?
 Rent Own

What is your age group?
 0-20 21-30 31-40
 41-50 51-60 61+

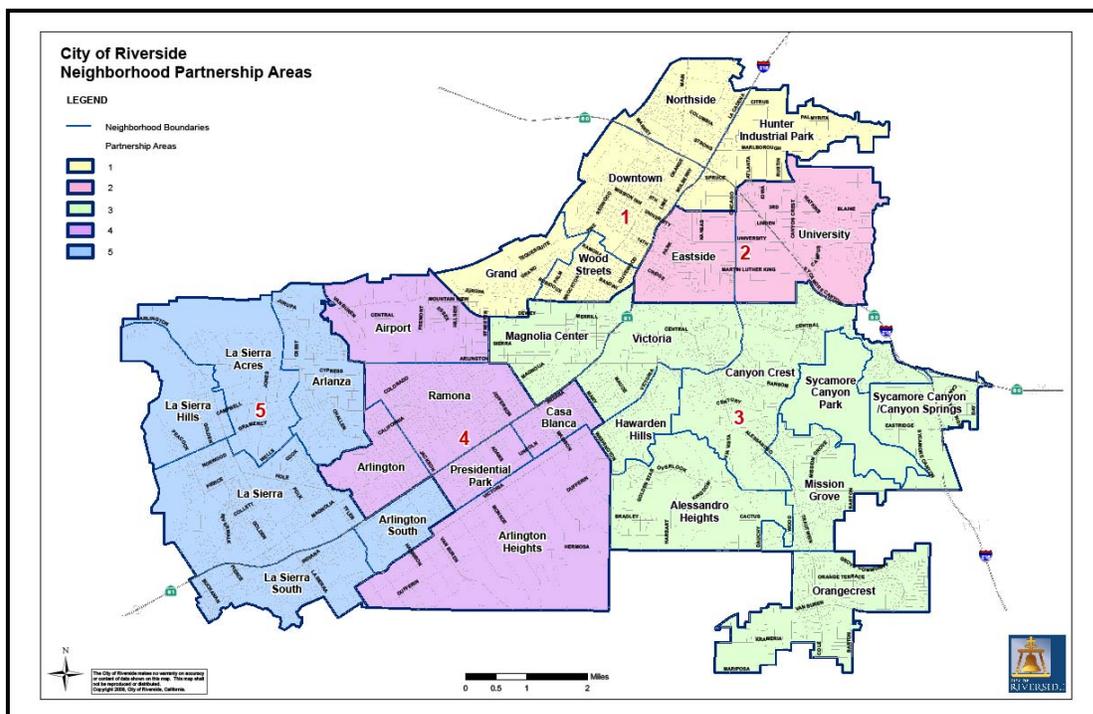
To obtain a raffle ticket and become eligible to win a prize, complete both sides of this card and return it to the Housing Element kiosk today.

A total of 165 Survey Cards were completed and returned by people who attended the conference. Among those who took the survey, 162 responses were from residents of the City and three responses were from people living in other areas outside of Riverside.



Partnership Areas and Neighborhoods

The following map represents “Partnership Areas” displayed on a large scale map at the Shaping Riverside and Future of Housing Kiosk at the May 31st Neighborhood Conference. The map provided people the opportunity to find their Partnership Area and also locate their neighborhood for the survey.



- **Survey Responses by Partnership Areas:**

| <u>Partnership Area</u> | <u>No. of Responses*</u> | <u>Percentage of City</u> |
|-----------------------------|--------------------------|---------------------------|
| Partnership Area 1 (Yellow) | 28 | 17.2% |
| Partnership Area 2 (Red) | 17 | 11 % |
| Partnership Area 3 (Green) | 34 | 29 % |
| Partnership Area 4 (Purple) | 41 | 25.2 % |
| Partnership Area 5 (Blue) | 42 | 25.8 % |

*The total of the numbers indicated above for each partnership area is 162 based on the total number of Survey Cards submitted by City Residents only.

- **Most Represented Neighborhood by Partnership Area**

| <u>Partnership Area</u> | <u>Neighborhood</u> | <u>Number/ (%Partnership Area)</u> | |
|-----------------------------|---------------------|-------------------------------------|--------|
| Partnership Area 1 (Yellow) | Downtown | 16 | 23% |
| Partnership Area 2 (Red) | University | 12 | 70.6 % |
| Partnership Area 3 (Green) | Magnolia Center | 13 | 38.2 % |
| Partnership Area 4 (Purple) | Arlington | 13 | 31.7 % |
| Partnership Area 5 (Blue) | La Sierra | 18 | 42.9 % |

Among all the neighborhoods Citywide, the largest number of responses came from those who live in the La Sierra neighborhood within Partnership Area 5 (Blue) with a total of 18 survey cards from this neighborhood.

- **Survey Responses – Own or Rent?***

A total 102 (approximately 70 percent) of those surveyed were owners of their home (i.e. single-family home, townhome, condo, etc.) and a total of 43 (approximately 30 percent) were renters.

- **Survey Responses by Age***

| 20 Years or less | 21-30 Years Old | 31-40 Years Old | 41-50 Years Old | 51-60 Years Old | 61+ Years Old |
|------------------------|-----------------------|-----------------------|-----------------------|-----------------------|---------------------|
| 5 | 8 | 24 | 23 | 37 | 53 |
| 3.3% | 5.3% | 16.0% | 15.3% | 24.7% | 35.3% |

As reflected in the table shown here, an overwhelming number (over two thirds) of those who completed the survey cards

were 61 years of age or older. The second highest number of surveys came from the 51 to 60 year age group. The lowest participation was from the 20 and under age group.

- **Written Responses to the Questions “What do you like best and what do you like least about housing opportunities in your neighborhood and the City as a Whole”?**

A variety of responses to the above question were provided. This information is the most important to the City in determining what the City’s strengths and weaknesses are and where improvement can be made. To view all 165 written responses please click on the following link [SURVEY CARD RESPONSES](#).

*For survey questions related to ownership and renting and related to age, some survey cards returned had no response for these categories resulting in the total of the figures indicated above being less than the total number of survey cards submitted (165).

Listed below is a brief summary of a few of the most frequent comments provided on the comment cards:

*Things People frequently **Liked Best** about Housing Opportunities in the **City** and their **Neighborhood**:*

- Good neighborhoods that are well kept
- Quiet neighborhoods with good neighbors
- A variety and diversity of housing
- Historic homes
- Affordable homes – homes are becoming more affordable
- Neighborhoods close to services/businesses

*Things People frequently **Liked Least** about Housing Opportunities in the **City** and their **Neighborhood**:*

- Traffic – traffic is getting worse due to too much density, growth & too many people.
- Density - houses too close together with not enough open space.
- Affordability - housing is too expensive & rents are up. Need housing to be more affordable. There is a lack of good affordable housing.
- Crime – gangs, vandalism & graffiti
- Not enough housing for seniors and others such as veterans.

Community Development Department – Planning Division
General Plan Housing Element Update

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Neighborhood Conference Survey Card Responses May 31, 2008

The following table summarizes all 165 comments/answers to the following four questions asked on the Yellow Survey Cards completed and returned at the Neighborhood Conference on May 31, 2008:

- “What do you like best about housing opportunities in the City?”
- “What do you like best about housing opportunities in your neighborhood?”
- “What do you like least about housing opportunities in the City?”
- “What do you like least about housing opportunities in your neighborhood?”

| | LIKE BEST | | LIKE LEAST | |
|----|--|--|--|--|
| | City | Neighborhood | City | Neighborhood |
| 1 | Very good | Excellent | N/A | N/A |
| 2 | N/A | N/A | Rent rates for Seniors | N/A |
| 3 | There is a huge market to choose from at this time | There are a few new modern developments in the area | Areas seem to be segregated by a race/class population | The neighborhood is going through a quick process of gentrification rather than a focus on connecting the true social issues |
| 4 | N/A | N/A | N/A | N/A |
| 5 | You can live where you want | N/A | Camera on the corner | N/A |
| 6 | N/A | N/A | Cost | Cost |
| 7 | Not big | Beautiful homes | Traffic | Traffic |
| 8 | Period homes being revitalized | Financially affordable-in the heart of the City | Dense housing-too small of lot size/too many apartment complexes | Multi-families living in one dwelling |
| 9 | Mission revival homes, arts and crafts homes | 900-1400 square feet homes great for older people, single floor | Building homes too close together, in emergency no way out! | Multi-stories homes on hillsides, no backyards, no green space |
| 10 | Is great for everyone | I don't know much about it, but with this conference I'm going to learn. | N/A | N/A |
| 11 | Good neighborhoods | N/A | Low quality homes (older-models). | N/A |
| 12 | N/A | N/A | Have lost a lot of parkland to developers | Not knowing about rentals (not being kept up), landlords not caring about upkeep |
| 13 | N/A | N/A | Too many people, too crowded, don't encourage more people coming | Too many people, too crowded, discourage housing and people from coming to Riverside |
| 14 | No jobs = inability to pay for a home = cycle of possible home | See previous answers | The fact that we need more-especially for veterans, seniors | 17 homes in my neighborhood are in foreclosure |

| | LIKE BEST | | LIKE LEAST | |
|----|--|--|---|---|
| | City | Neighborhood | City | Neighborhood |
| | closures | | | |
| 15 | The variety seems to be growing. | An old, settled neighborhood of homes, plus more apartment/condo options coming. | Eminent domain worries me. | (We are close to UCR) This is an advantage and a joy in many respects, but as the student population grows, our neighborhood may become needed for student housing/classroom use. |
| 16 | I live the livable neighborhoods. I think it's important that people take pride in their neighborhood. | I'm not sure there are any. | What I don't like is that there are no programs for our youth so that they can be more productive. | There are not enough programs in my neighborhood. |
| 17 | Riverside has a lot to offer and more in the future downtown. | We have a wonderful neighborhood-we all look after our neighborhood. | It does bring in more traffic and I have the parking meter downtown | Apartments on Olivewood |
| 18 | Diversity, not too overcrowded, recognized the green belt and zoned for it. | Not too crowded, a lot of 1/2 acre lots. | Need more downtown options. | Need diversity. |
| 19 | The housing that is available is nicely kept up and accommodates big families. | See previous answer | Not enough low-income housing. | See previous answer |
| 20 | Many styles and varying areas. | Friendly neighbors and lots of City support. | Foreclosures | N/A |
| 21 | Availability/price range. | General well kept. | Crowding more people into high rise, safety from earthquakes, and lack of water not being addressed for high density. | Proximity of apartments. |
| 22 | Close to family. | Everyone's been there forever. | Too expensive. | Gangs and stereotypes |
| 23 | Availability/prices. | Generally well kept stable neighbors, very few foreclosures. | City Council/Planning promoting high density without considering traffic, water, also wanting rich people. | Influx of two or more families living together 24/7/365. |
| 24 | Close to family. | Know everyone. | Too expensive. | Gangs. |
| 25 | N/A | N/A | N/A | N/A |
| 26 | N/A | N/A | N/A | N/A |
| 27 | N/A | N/A | N/A | N/A |
| 28 | Variety- from vintage to modern. | Newer homes, range of prices leads to neighborhood variety. | Neighborhoods tend to be insular. | Not enough open space/parks. |
| 29 | Nice living. | N/A | N/A | N/A |
| 30 | Reasonable cost. | Rural. | Too many. | Not many-rundown. |
| 31 | The variety. | I'm waiting for housing prices to come down to buy. | Rents are up. | No complaint. |

| | LIKE BEST | | LIKE LEAST | |
|----|---|--|---|---|
| | City | Neighborhood | City | Neighborhood |
| 32 | Diversity-many styles and sizes to fit within income capabilities. | Maintaining landscape and historical environment that makes the neighborhood attractive. | Opportunities are countered by slowdown in the economy leading to blight. City must do more to mitigate blight. | The slowdown in the economy is starting to affect maintenance and prospective buyers. |
| 33 | Affordable | Pride of ownership | Urban blight | Abandoned homes. |
| 34 | Adding affordable senior citizen housing | Individuality | Cost | N/A |
| 35 | Equal Opportunity | Equal Opportunity | Bureaucracy | Bureaucracy |
| 36 | N/A | N/A | N/A | N/A |
| 37 | Affordable, more space and acreage for the money | Beautification, common areas. | Crime and Graffiti. | Foreclosures. |
| 38 | N/A | N/A | N/A | N/A |
| 39 | N/A | N/A | N/A | N/A |
| 40 | The chance for all walks of life to have an opportunity to a decent life. | The abundance of senior living and sober living. | Not all people may qualify for some reason. | The graffiti on many neighborhood belongings. |
| 41 | N/A | N/A | Price is still too elevated for the types of homes for sale. | N/A |
| 42 | Diversity, affordability, maintains values. | Diversity, affordability, maintains values. | N/A | N/A |
| 43 | N/A | N/A | City participation | N/A |
| 44 | Nice places to live. | Adequate | Cost | Cost |
| 45 | N/A | N/A | N/A | N/A |
| 46 | Open space and locations near services. | Open space and park near Box Springs. | Traffic and heavily dense population areas. | Traffic along Watkins Drive. |
| 47 | Locations | Location | Cost | Cost |
| 48 | Affordable | Not much- we are bankrupt and dilapidated without recourse | HOA's are not recognized by the City. | Without recourse. |
| 49 | N/A | N/A | Becoming very expensive | Gang activity. |
| 50 | Clean parks nearby. | N/A | Animal control is slow and ineffective with noisy animals- 6 week response time | Not enough newer homes. |
| 51 | N/A | Need more low cost. | N/A | N/A |
| 52 | I'm confused as to these questions, but I would like an opportunity to win a prize. | N/A | N/A | N/A |
| 53 | Many income and size opportunity | Variety of types | Traffic congestion in some neighborhoods | Too many poorly maintained rental properties. |
| 54 | My wife and I both feel fortunate to live where we do in our retirement. | Housing density is firmly established and not subject to additional development. | Deep seated race and class prejudices stand in the way of real integration in Riverside. | It seems at times to be too exclusive. |
| 55 | Variety of styles and sizes. | Density and convenience to downtown. | Many are rundown and unkempt. | Sprawl on hills. |

| | LIKE BEST | | LIKE LEAST | |
|----|---|---|--|---|
| | City | Neighborhood | City | Neighborhood |
| 56 | Wide range of homes, orange streets (historic to new homes) | Large selection-small to large homes. | Too many apartments. | Too many apartment complexes. Very large. |
| 57 | There is a good variety. | N/A | Not enough housing for seniors. | N/A |
| 58 | Pricing is better. | N/A | Overcrowded - too much traffic. | Too many are buying and then either renting out rooms or two or more families live in same homes. |
| 59 | The beauty of my surroundings. | You can live where you want. | Cameras at corners. | Prices so high. |
| 60 | N/A | You can live where you like. | Street cameras. | The cost of everything. |
| 61 | Less is better. | N/A | Transportation fixes before building. | Need rehabilitation. |
| 62 | It's good, I think, it's a good city to live in. | It's a quiet neighborhood and everyone respects each other. | Seeing vandalism. | Seeing people speeding. |
| 63 | Live in an unincorporated areas. | Cohesion and friendliness. | N/A | N/A |
| 64 | Very good. | N/A | Too many abandoned houses. | N/A |
| 65 | There seems to be many different types of housing available to suit many needs. | Seems good for families. | There needs to be more for seniors. | Not much for seniors. |
| 66 | Well, it could be larger. | With gas influx it could be better. | The prices and what the charge is. | N/A |
| 67 | Fair selection. | Close to Victoria Avenue. | Rising costs. | Vacant homes. |
| 68 | These beautiful homes for affordable prices. | Big houses. | N/A | N/A |
| 69 | The historic homes. | The prices...now! | N/A | N/A |
| 70 | There is a variety of neighborhoods to live in. | Accessibility, Starbucks, redevelopment of downtown. | N/A | N/A |
| 71 | Great bargains. | N/A | It's neighbors. | N/A |
| 72 | Codes/Accessibility | N/A | Overcrowding | N/A |
| 73 | Historic homes. | Historic homes. | Condos in downtown. | Condos! |
| 74 | Historic homes. | N/A | Condos downtown. | N/A |
| 75 | Good areas. | Good areas. | Lots of people. | N/A |
| 76 | The affordability. | Just the opportunities. | The wait. | N/A |
| 77 | N/A | Not a lot of houses for sale. | Not enough affordable housing for new home owners. | N/A |
| 78 | N/A | N/A | Multi-families in one home. Not enough affordable homes. | Too many homes for sale. |
| 79 | Affordable. | N/A | N/A | N/A |
| 80 | It's mostly cheaper than anywhere else. | It's ok. | For low income, the City allows crime. | Not affordable. |

| | LIKE BEST | | LIKE LEAST | |
|-----|--|---|--|--|
| | City | Neighborhood | City | Neighborhood |
| 81 | Small town feeling about downtown area. | Single family availability on major streets, love new plaza, and Marcy Branch Library location. | N/A | City growing and being less user friendly-for walkers. |
| 82 | Mixture of types-single family, condos, apartments, etc... | Small homes mean less dense population. | Densely populated areas have poorer service-due to politics or wealth. | People marginally qualify for loans then cannot afford the upkeep of property. Also, the homes are 60 years old. |
| 83 | I am not interested in buying. | N/A | N/A | There are too , too many houses being built all around us. |
| 84 | Lots of different places to live. Not much low cost rentals for singles. | Single family homes. | Not enough apartment parking. | Need open park-like areas for children to play in instead of City streets. |
| 85 | There are a lot of opportunities open at present for everyone. | A lot of places to buy or rent. | Overbuilt | Getting over built and not selling or renting at this time. |
| 86 | Comment provided – but unreadable | N/A | N/A | N/A |
| 87 | Many beautiful neighborhoods to choose from. | Homes are unique, neighborhood well kept and friendly. | N/A | N/A |
| 88 | N/A | Friendly atmosphere. | Graffiti. | N/A |
| 89 | Moderate home prices | Friendly realtors. | Too many cars. | Not enough listings |
| 90 | Diversity. | Affordability. | N/A | N/A |
| 91 | Live in Escondido, San Diego County. | N/A | N/A | N/A |
| 92 | I don't know. | N/A | N/A | Most of my neighbors, I won't speak to. |
| 93 | N/A | Too many. | N/A | N/A |
| 94 | Good if you can afford them. | N/A | Getting more and more. | Too close together. |
| 95 | N/A | N/A | N/A | N/A |
| 96 | N/A | N/A | N/A | N/A |
| 97 | It is affordable than in Orange County or LA County. | Very peaceful and neighborhood watch wonderful neighbors. | Too much housing has led to bad traffic on freeways. | N/A |
| 98 | Nothing at this time. | There appears to be better housing being talked about. | Too many expensive housing in downtown. | Not enough moderate housing. |
| 99 | N/A | N/A | N/A | N/A |
| 100 | I don't have to move away to own a home/house. | Improves homes. | Stress to pay mortgage. | People can't afford it afterwards and give a poor message because they get vandalized. |
| 101 | There are houses everywhere. | That there are a lot of houses around. | The affordability. | I would say that the houses cost too much. |
| 102 | The City has not been completely overrun with cookie cutter housing | Larger land plots. | Every year there are less unique and individual neighborhoods and more | General disregard for aesthetics. |

| | LIKE BEST | | LIKE LEAST | |
|-----|---|--|--|---|
| | City | Neighborhood | City | Neighborhood |
| | tracts yet. | | tracts. | |
| 103 | N/A | Only a few houses for sale. | Its all downtown. | No problems. |
| 104 | N/A | N/A | Houses too close together. | N/A |
| 105 | Easy access through the internet for variety of services. | Easy access through the internet for variety of services. | Some communities (areas) offer better services than others. | Some communities (areas) offer better services than others. |
| 106 | It's family. | I would like to see low income people on SSI be able to own a house in Riverside. I would like to see Riverside City work with County and HUD. | Cost of living low, cost of housing high, makes it look like Riverside is chasing poor people out. | Not affordable. |
| 107 | N/A | N/A | N/A | I haven't seen any yet. Can you advertise them publicly? |
| 108 | Its growing, that good. | It's growing, that's good. | Irresponsible occupants. | Irresponsible occupants. |
| 109 | Like that shopping and bus are close. | N/A | Cost. | Continuous street construction. |
| 110 | First time buyer opportunities. | Nice area. | Need better homes in nice neighborhoods. | Too close to bad area. |
| 111 | Great. | Good neighbors. | Renters. | Farms-animals. |
| 112 | N/A | N/A | Too much growth. | Traffic. |
| 113 | There are a great number of desirable neighborhoods to choose from. The City seems to be a generally safe place to live. | Many of the homes and yards are well-kept and "cute." Also, our neighborhood seems safe. | Some are have certain homes that are cluttered with stuff and junk right next to very well kept homes. Tagging seems randomly rampant. | From time to time there are people who do not take care of their property or have very loud music late at night. We also have frequent fire works randomly throughout the year that terrifies our dogs. |
| 114 | I think it is a wonderful opportunity to have a better life. | Everything is great. | Everything is fine. | Riverside is growing there is an opportunity for everyone. |
| 115 | The City should create a lender certificate of accreditation guaranteeing that if a Riverside resident uses these lenders, their practices are ethical and guarantees ability to pay. | N/A | N/A | N/A |
| 116 | The assistance and organizational benefits to seniors. | N/A | N/A | N/A |
| 117 | Great City to live in a green city, push solar. | Nice area, good schools. | Gangs coming into the area. | Need more solar in the area. |
| 118 | N/A | N/A | There's not enough. | There's not enough. |

| | LIKE BEST | | LIKE LEAST | |
|-----|---|--|--|--|
| | City | Neighborhood | City | Neighborhood |
| 119 | Diversity, district neighborhoods, walkability, quality of life. | Great neighbors! Shady-tree lined streets close to nature. | Each of affordable housing integrated into all neighborhoods and areas of the City. Lack of universally accessible design features. | Too much high density housing. Frat houses, student rental houses not well maintained. |
| 120 | Running very professionally. | People being open minded. | Not able to have input. | Lack of security. |
| 121 | Running very professionally. | People being open minded. | Not able to have input. | Lack of security. |
| 122 | N/A | N/A | N/A | N/A |
| 123 | N/A | The cost of housing is too much. The City needs more low-income housing. | Need affordable housing. | Need more opportunities for housing. |
| 124 | Variety of design and function. | Near sources of workplace. | Affordability range. | Increasing street traffic. |
| 125 | We have very nice people around. We recycle. They keep everything clean. I like that there is a park. | N/A | The pool is always dirty. More policing needed to fix the tennis courts and stagnant water on the street. I would like them to have a recycling center. More cleanups. | N/A |
| 126 | Convenient for shopping and activities. | I can walk to work and shopping. | Lack of good affordable housing. | No parking, no affordable housing. |
| 127 | Being in redevelopment helps. | Redevelopment. | The rezoning of property zoned for housing to commercial which is not in line with the General Plan. | The rezoning of property zoned for housing to commercial which is not in line with the General Plan. |
| 128 | N/A | I like every thing that people offer to us, great communally. | N/A | N/A |
| 129 | N/A | N/A | N/A | N/A |
| 130 | Greenery | N/A | Don't need more low income housing. | Not very many. |
| 131 | Has mixed-use areas of housing throughout Riverside: apartments, single family, etc. | Convenient to almost everything: shopping, schools, libraries, etc. | Not enough out-reach programs for the homeless locally. | Rents are too expensive for minimum wage families. |
| 132 | Less expensive than other areas in So-Cal. | Nice location. | Still too expensive. | N/A |
| 133 | Clean. | Clean. | High cost. | High cost. |
| 134 | N/A | N/A | N/A | N/A |
| 135 | We have a very nice neighborhood. | We have a lot of: businesses, restaurants, parks, libraries, etc. | N/A | N/A |
| 136 | N/A | N/A | To put out more information via either mailings or emails possibly. | N/A |
| 137 | I really like that there are lots of different options. | That most of them are really nice. | Everything is very expensive. | What I like least that there aren't many 3 bedroom, 2 bathroom |

| | LIKE BEST | | LIKE LEAST | |
|-----|---|---|---|---|
| | City | Neighborhood | City | Neighborhood |
| | | | | houses in my mom's price range. |
| 138 | Plenty of senior apartments. My apartment is only a 6 unit and I like it much better than layer ones. | Plenty of rental units. | The single family units in some sections are too close together-need larger acre parcels. | Too many units in some of the senior housing. |
| 139 | N/A | N/A | N/A | N/A |
| 140 | Great. | Good. | More housing. | Too many people. |
| 141 | Good. | Great. | N/A | N/A |
| 142 | N/A | N/A | N/A | N/A |
| 143 | I am interested in housing with land- i.e. acres for orchards, farming, etc... (1 acre+ is good) | There are still homes with land in Riverside. | More and more development infringes on land opportunity. | Not even close to substantial land opportunities in Riverside. |
| 144 | Mixed races. | Price. | Gangs. | Cost. |
| 145 | N/A | No more eyesores. | N/A | N/A |
| 146 | Historical neighborhoods. | N/A | Downtown neighborhoods condos. | N/A |
| 147 | Many to choose. | Very clean. | Rent too high. | Nightly train whistles very loud. |
| 148 | N/A | Things are getting better and better. | N/A | Villegas Park is not as beautiful as all other areas in Riverside, also the medians on Madison are very dangerous, I just think it was a waste of money being a long time mature born here. |
| 149 | N/A | N/A | HUD | N/A |
| 150 | Affordable. | Nice neighborhood. | N/A | N/A |
| 151 | The older homes and how some are fixed up landscape. | Close to recreation, parks, freeways, and supermarkets. | The prices are too high and can't afford them. | Too many houses, not enough green belts and orange trees. |
| 152 | There are many great programs. | There are many. | They are hard to get in to with waiting list. | It's rare they have openings. |
| 153 | Nice homes with big back yards, there is some cheaper places to rent. | Little less expensive places. | Not many affordable homes to buy. | N/A |
| 154 | Variety. | Good size homes. | Non-planned community. | N/A |
| 155 | N/A | N/A | N/A | N/A |
| 156 | N/A | N/A | N/A | N/A |
| 157 | N/A | N/A | Not enough, too long of a waiting list for housing. | N/A |
| 158 | They are very open. | N/A | N/A | N/A |
| 159 | N/A | Everything. | N/A | N/A |
| 160 | Peace | God is in our lives. | N/A | N/A |

| | LIKE BEST | | LIKE LEAST | |
|-----|---|---|--|---|
| | City | Neighborhood | City | Neighborhood |
| 161 | Diversity, need more condos downtown. | Unique neighborhoods. | N/A | N/A |
| 162 | People willing to help. | A lot of opportunities. | Not so much peace. | It's not all there. |
| 163 | How well kept the properties are. | How well kept the properties are. | Not enough housing for more people. | Not enough housing for more people. |
| 164 | Inland area was lower than other areas. | Lower than others, offered a better place to time. | Prices have gone up too much. | Can't sell for price paid for. |
| 165 | Variety of styles, neighborhoods. | Charming homes well built, close to services, but relatively quiet. | I am alarmed at the high-density, multi-story housing planned downtown around the Fox Theatre. They don't blend with the interesting historic buildings, and dwarf them. | Train noise, especially automatic horns is increasingly disruptive. Automatic horns at crossings regularly get stuck, trains also impede traffic to an increasing degree. |