



CITY OF MENLO PARK

Menlo Park Housing Stability and Anti-Displacement Strategy Survey (FINAL)

Welcome!

Thank you for participating in a survey that will help the City of Menlo Park understand the housing circumstances and needs of Menlo Park residents. The survey should take about 9 minutes to complete. At the end of the survey, provide your contact information if you would like to be entered into a drawing for one of three \$50 gift cards to a local business.

What is displacement? Displacement occurs when people need to relocate from their homes or neighborhoods due to factors that are often out of their control. These factors could include rising housing costs or neighborhood redevelopment.

With your input, the City will develop an anti-displacement strategy for housing stability. An anti-displacement strategy includes laws, policies, or programs that intend to counteract the displacement pressures to ensure that those currently housed can stay in place and create a more stable community. The options provided in the survey are suggestions provided by Menlo Park community members.

Your responses will help prioritize suggested actions that will become the basis of the anti-displacement strategy which will be presented to the City Council later this year.

1. What is your current housing situation?

- ☐ I rent my home
- ☐ I own a home or my family owns the home
- ☐ I am unhoused or my housing is not stable (couch surfing, doubled up with friends or family)



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Renters Survey

The following questions are about your experience(s) with housing stability.

2. Are you concerned about being displaced from your community?

- ☐ Yes
- ☐ No (Please go to Question 4)
- ☐ Not sure

3. If yes, what are the factors contributing to your concerns? (Please check all that apply)

- ☐ Rent increases
- ☐ Eviction
- ☐ Loss of job
- ☐ Redevelopment of the property
- ☐ Other (Please specify)

4. Have you been evicted or had to move from your residence during the past 5 years?

- ☐ No, I have not been evicted or not moved. (Please go to Question 7)
- ☐ Yes, I was evicted. (Please go to Question 5)
- ☐ Yes, I moved, but not through an eviction. (Please go to Question 6)

5. If you were evicted, what was the reason or reasons cited for your eviction from the property? (Please check all that apply)

- ☐ Failure to pay rent
- ☐ Violation of lease agreement
- ☐ Owner or owner's family wanted to move into the unit
- ☐ Substantial building remodeling or renovation
- ☐ Property owners withdrew the rental unit from the rental market
- ☐ Expiration of lease

I was evicted for another reason (Please specify)

6. If you moved, not because of an eviction, what was the reason or reasons for your move? (Please check all that apply)

- ☐ Could not pay the rent
- ☐ Landlord harassment
- ☐ Harassment by another tenant or neighbor
- ☐ Could not get along with a roommate or partner
- ☐ Domestic violence
- ☐ Owner or owner's family wanted to move into the unit
- ☐ Condition of the unit
- ☐ Proposed building remodeling or renovation
- ☐ Property owners withdraw the rental unit from the rental market
- ☐ Natural disaster
- ☐ Healthcare costs or medical emergency
- ☐ Other (Please specify)

7. *The following questions will help us to understand more about your ability to afford your housing in Menlo Park.*

In the last three years, how often have you found it difficult to afford your rent payments?

- ☐ Very frequently
- ☐ Somewhat frequently
- ☐ Not too frequently
- ☐ None

8. In the last three years, have you ever fallen one month or more behind in rent?

- ☐ Yes
- ☐ No

9. In the last three years, have you received a rent increase greater than 5% in any given year?

☐ Yes

☐ No

☐ If yes, what was the total percentage rent increase in the last three years?

10. How concerned are you about receiving a rent increase of greater than 5% in the next year?

☐ Very concerned

☐ Somewhat concerned

☐ Not too concerned

☐ Not concerned

11. Have you set aside emergency or rainy-day funds that would cover your expenses for 3 months in case of sickness, job loss, or other difficulties?

☐ Yes

☐ No

12. Does your landlord charge any of the following fees? (Please check all that apply)

☐ Internet

☐ Parking

☐ Pet rent

☐ Late fees

☐ Electricity

☐ Water and sewer

☐ Garbage

☐ Cable TV

☐ Other (Please specify)



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Housing Stability Strategies

The following section is about strategies or programs to help improve housing stability. The questions are to help gauge interest in supporting housing stability.

13. Legal services. This would help tenants understand their rights in addressing landlord-tenant disputes and/or evictions. (Please check all that apply)

- ☐ I have accessed this program/service.
- ☐ I am interested in this program/service.
- ☐ I am not interested in this program/service.

14. Short term financial assistance. This would help households stay in the home. (Please check all that apply)

- ☐ I have accessed this program/service.
- ☐ I am interested in this program/service.
- ☐ I am not interested in this program/service.

15. Enhancing just cause eviction protections. This would help limit evictions that are unrelated to a tenant's action or lease violations. (Please check all that apply)

- ☐ I have accessed this program/service
- ☐ I am interested in this program/service
- ☐ I am not interested in this program/service

16. Tenant relocation assistance provided by landlords. In certain instances, the landlord would be required to provide financial assistance. (Please check all that apply)

- ☐ I have accessed this program/service.
- ☐ I am interested in this program/service.
- ☐ I am not interested in this program/service.

17. Here are some additional suggested strategies that may be of interest to you. For each housing program or policy please indicate if you think it will help increase the stability of your housing and help you to remain in Menlo Park. It is a fairly long list so please review all before selecting. Please check up to four (4) strategies.

- ☐ Limit rent increases to lower than those allowed by the State ("rent control").
- ☐ Strengthen ordinances that protect tenants from landlord harassment.
- ☐ Limit fees landlords can charge tenants, such as for applications, laundry, parking, pets, etc.
- ☐ Develop anti-displacement programs that could accompany large scale developments.
- ☐ Create an inventory of all rental units ("rent registry").
- ☐ Create an eviction monitoring and data collection program.
- ☐ Increase multi-lingual information and outreach about tenant resources and protections.
- ☐ Identify additional funding sources for anti-displacement efforts.
- ☐ Expand existing 12-month lease requirement to all residential properties.
- ☐ Fund the purchase of market rate housing by non-profits so it can be turned into affordable housing.
- ☐ Provide financial assistance to tenants to purchase their rental from the landlord.
- ☐ Increase requirements to provide more affordable housing as part of a market rate project.
- ☐ Emphasize workforce development.
- ☐ Offer financial planning classes.
- ☐ Create a neighborhood tenant preference for new affordable housing units.
- ☐ Increase affordable housing production in the City.
- ☐ Provide security deposit assistance.
- ☐ Other (Please specify)



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Homeowner Survey

The following questions are about your experience with displacement. It will help us to understand more about your ability to afford your housing in the City of Menlo Park.

18. Are you concerned about being displaced from your community?

- ☐ Yes
- ☐ No (Please go to Question 4)
- ☐ Not sure

19. If yes, what are the factors contributing to your concerns? (Please check all that apply.)

- ☐ Property tax increases
- ☐ Increasing cost of home insurance
- ☐ Foreclosure
- ☐ Loss of job
- ☐ Other (Please specify)

20. *The following questions will help us to understand more about your ability to afford your housing.*

In the last three years, how often have you found it difficult to afford your mortgage payments?

- ☐ Very frequently
- ☐ Somewhat frequently
- ☐ Not too frequently
- ☐ None
- ☐ I do not have a mortgage

21. In the last three years, how often have you found it difficult to afford your home insurance?

- ☐ Very frequently
- ☐ Somewhat frequently
- ☐ Not too frequently
- ☐ None

22. In the last three years, how often have you found it difficult to pay your property taxes?

- ☐ Very frequently
- ☐ Somewhat frequently
- ☐ Not too frequently
- ☐ None

23. Have you set aside emergency or rainy-day funds that would cover your expenses for 3 months in case of sickness, job loss, economic downturn, or other emergencies?

- ☐ Yes
- ☐ No



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Housing Policies and Programs

As a homeowner, the following section is about existing strategies/programs you have or may want to access, or that will improve housing stability for you and the community.

For each housing program or service please indicate if you have accessed or are interested in accessing the program or service.

24. Mortgage payment assistance (Please check all that apply)

- ☐ I have accessed this program/service.
- ☐ I am interested in this program/service.
- ☐ I am not interested in the program/service.

25. Foreclosure prevention counseling (Please check all that apply)

- ☐ I have accessed this program/service.
- ☐ I am interested in this program/service.
- ☐ I am not interested in the program/service.

26. Funding for home repairs (Please check all that apply)

- ☐ I have accessed this program/service.
- ☐ I am interested in this program/service.
- ☐ I am not interested in the program/service.



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Additional Policies and Programs

The following section is about strategies or programs to help improve housing stability. The questions are to help gauge interest in supporting housing stability.

27. While more focused on tenants, these strategies may help provide greater overall stability for the community. It is a fairly long list so please review all before selecting. If you feel that these additional strategies should be included or provided as part of the plan, please check up to four (4) strategies.

- ☐ Limit rent increases to lower than those allowed by the State ("rent control").
- ☐ Create a just cause eviction ordinance.
- ☐ Provide legal assistance for tenants.
- ☐ Strengthen ordinances that protect tenants from landlord harassment.
- ☐ Provide greater homeless assistance
- ☐ Expand tenant relocation assistance
- ☐ Limit fees landlords can charge tenants, such as for applications, laundry, parking, pets, etc.
- ☐ Provide short term rental assistance
- ☐ Develop anti-displacement programs that could accompany large scale developments.
- ☐ Create an inventory of all rental units ("rent registry").
- ☐ Create an eviction monitoring and data collection program.
- ☐ Increase multi-lingual information and outreach about tenant resources and protections.
- ☐ Identify additional funding sources for anti-displacement efforts.
- ☐ Expand existing 12-month lease requirement to all residential properties.
- ☐ Fund the purchase of market rate housing by non-profits so it can be turned into affordable housing.
- ☐ Provide financial assistance to tenants to purchase their rental from the landlord.
- ☐ Increase requirements to provide more affordable housing as part of a market rate project.
- ☐ Emphasize workforce development.
- ☐ Offer financial planning classes.
- ☐ Create a neighborhood tenant preference for new affordable housing units.
- ☐ Increase affordable housing production in the City.
- ☐ Provide security deposit assistance.
- ☐ Other (Please specify)



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Survey for Unstably Housed or Unhoused Respondents

28. How long have you been homeless or unstably housed?

- ☐ Less than one year
- ☐ 1-2 years
- ☐ 3-4 years
- ☐ 5+ years

29. What was the reason or reasons for your situation? (Please check all that apply)

- ☐ Could not pay the rent
- ☐ Landlord harassment
- ☐ Harassment by another tenant or neighbor
- ☐ Could not get along with a roommate or partner
- ☐ Domestic violence
- ☐ Owner or owner's family wanted to move into the unit
- ☐ Proposed building remodeling or renovation
- ☐ Property owners withdraw the rental unit from the rental market
- ☐ Natural disaster
- ☐ Healthcare costs or medical emergency
- ☐ Condition of the unit
- ☐ I moved for another reason (Please specify)



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Housing Policies and Programs

The following section is about strategies or programs to help improve housing stability. The questions are to help gauge interest in supporting housing stability.

30. Which of the following services would help your current situation? (Please check all that apply)

- ☐ Emergency housing services
- ☐ Homeless services
- ☐ Legal services
- ☐ Rental assistance
- ☐ Food assistance
- ☐ Medical services
- ☐ Wellness services



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Additional Policies and Programs

31. Here are some additional strategies that may be of interest to you. It is a fairly long list so please review all before selecting. For each housing program or policy, please indicate if you think it would have helped increase the stability of your housing. Please select up to four (4) strategies.

- ☐ Limit rent increases to lower than those allowed by the State ("rent control").
- ☐ Create a just cause eviction ordinance.
- ☐ Provide legal assistance for tenants.
- ☐ Strengthen ordinances that protect tenants from landlord harassment.
- ☐ Expand tenant relocation assistance
- ☐ Limit fees landlords can charge tenants, such as for applications, laundry, parking, pets, etc.
- ☐ Provide short term rental assistance
- ☐ Develop anti-displacement programs that could accompany large scale developments.
- ☐ Create an inventory of all rental units ("rent registry").
- ☐ Create an eviction monitoring and data collection program.
- ☐ Increase multi-lingual information and outreach about tenant resources and protections.
- ☐ Identify additional funding sources for anti-displacement efforts.
- ☐ Expand existing 12-month lease requirement to all residential properties.
- ☐ Fund the purchase of market rate housing by non-profits so it can be turned into affordable housing.
- ☐ Provide financial assistance to tenants to purchase their rental from the landlord.
- ☐ Increase requirements to provide more affordable housing as part of a market rate project.
- ☐ Emphasize workforce development.
- ☐ Offer Financial planning classes.
- ☐ Create a neighborhood tenant preference for new affordable housing units.
- ☐ Increase affordable housing production in the City.
- ☐ Provide security deposit assistance.
- ☐ Other (Please specify)

32. Have you experienced barriers accessing homelessness or emergency housing services?

- ☐ Yes
- ☐ No



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Household Information

The following section includes some optional questions about you and your household.

33. Do you have regular access to a computer or smartphone to access housing resources?

☐ Yes

☐ No

34. Including yourself, how many people live in your home?

☐ One

☐ Two

☐ Three

☐ Four

☐ Five or more

35. How many children (under the age of 18) live in your home?

☐ None

☐ One

☐ Two

☐ Three or More

36. How many seniors (over the age of 65) live in your home?

☐ None

☐ One

☐ Two

☐ Three or more

37. Which category represents your total household income in the past 12 months?

- ☐ Less than \$24,999
- ☐ \$25,000 to \$49,999
- ☐ \$50,000 to \$74,999
- ☐ \$75,000 to \$99,999
- ☐ \$100,000 to \$124,999
- ☐ \$125,000 to \$149,999
- ☐ \$150,000 to \$174,999
- ☐ \$175,000 to \$199,999
- ☐ \$200,000 or more

38. Which best describes the property where you live? Include all units, even if vacant.

- ☐ A mobile home
- ☐ An accessory dwelling unit (such as a garage) next to a house
- ☐ A one-family house detached from any other house
- ☐ A one-family house attached to one or more houses
- ☐ A building with 2 units
- ☐ A building with 3 or 4 units
- ☐ A building with 5 to 20 units
- ☐ A building with more than 20 units
- ☐ Boat, RV, van, etc.

39. How many bedrooms are in your home?

- ☐ Studio/loft
- ☐ One bedroom
- ☐ Two bedrooms
- ☐ Three bedrooms
- ☐ Four or more bedrooms

40. How long have you lived in your current home?

- ☐ Less than 1 year
- ☐ 1 to 2 years
- ☐ 3 to 5 years
- ☐ 6 to 10 years
- ☐ 11 to 20 years
- ☐ More than 20 years

41. Which race or ethnicity best describes you? (Please choose only one.)

- ☐ American Indian/Alaskan Native
- ☐ Asian/Pacific Islander
- ☐ Black /African American
- ☐ Hispanic/Latino
- ☐ White/Caucasian
- ☐ Multiple ethnicity/Other (Please specify)

42. What gender do you identify as?

- ☐ Male
- ☐ Female
- ☐ Transgender
- ☐ Non-Binary



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Household Information

The following section includes optional questions about you and your household

43. Including yourself, how many people live with you?

- ☐ None
- ☐ One
- ☐ Two
- ☐ Three
- ☐ Four
- ☐ Five or more
- ☐ Prefer not to respond

44. How many children (under the age of 18) live with you?

- ☐ None
- ☐ One
- ☐ Two
- ☐ Three or More

45. How many seniors (over the age of 65) live in your home?

- ☐ None
- ☐ One
- ☐ Two
- ☐ Three or more

46. Which category represents your total household income in the past 12 months?

- ☐ Less than \$24,999
- ☐ \$25,000 to \$49,999
- ☐ \$50,000 to \$74,999
- ☐ \$75,000 to \$99,999
- ☐ \$100,000 to \$124,999
- ☐ \$125,000 to \$149,999
- ☐ \$150,000 to \$174,999
- ☐ \$175,000 to \$199,999
- ☐ \$200,000 or more

47. Which race or ethnicity best describes you?

- ☐ American Indian/Alaskan Native
- ☐ Asian/Pacific Islander
- ☐ Black /African American
- ☐ Hispanic/Latino
- ☐ White/Caucasian
- ☐ Multiple ethnicity/Other (Please specify)

48. What gender do you identify as?

- ☐ Male
- ☐ Female
- ☐ Transgender
- ☐ Non-Binary



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Conclusion of Survey

Thank you for participating in the City of Menlo Park's Anti-displacement Survey. Your responses will be anonymized and used to help inform the preparation of the City's Anti-displacement Strategy. We will analyze the data to identify potential patterns, trends, and common perspectives to generate insights on displacement in the City and tools to address it.

If you have are having a housing emergency, please contact Samaritan House at (650) 294-4312. For additional information on housing resources, see <https://menlopark.gov/Government/Departments/Community-Development/Housing> or contact the City of Menlo Park Housing Division at hsg@menlopark.gov.

For more information on the City of Menlo Park's efforts to address displacement or if you would like to receive updates, please visit: menlopark.gov/antidisplacement

49. If you would like to be entered in to the drawing for a \$50 gift card to a local retailer, please provide your email address:

Email address

50. If you are interested in connecting with City staff or open to City staff reaching out to you to discuss the survey , please leave your name and contact information.

Name

Email address

Phone Number