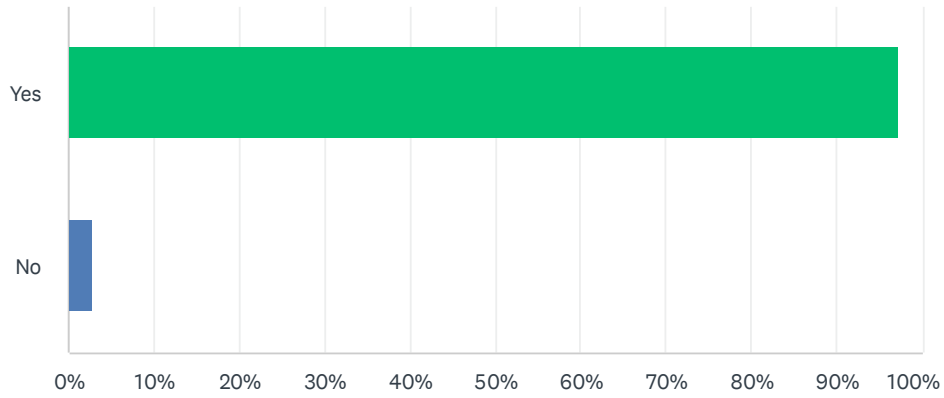


Q1 Is Temple City your primary place of residence?

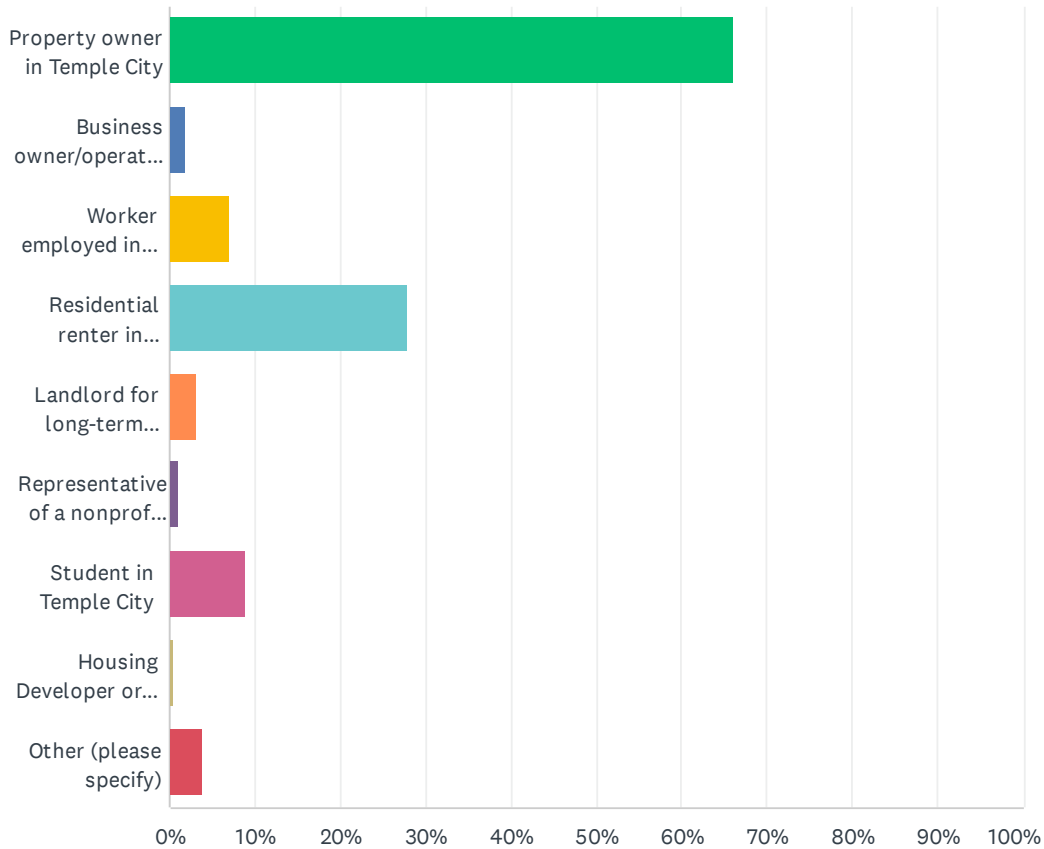
Answered: 258 Skipped: 0



ANSWER CHOICES	RESPONSES	
Yes	97.29%	251
No	2.71%	7
TOTAL		258

Q2 Please select all the following statements that describe yourself. I am a: [Select all that apply]

Answered: 257 Skipped: 1



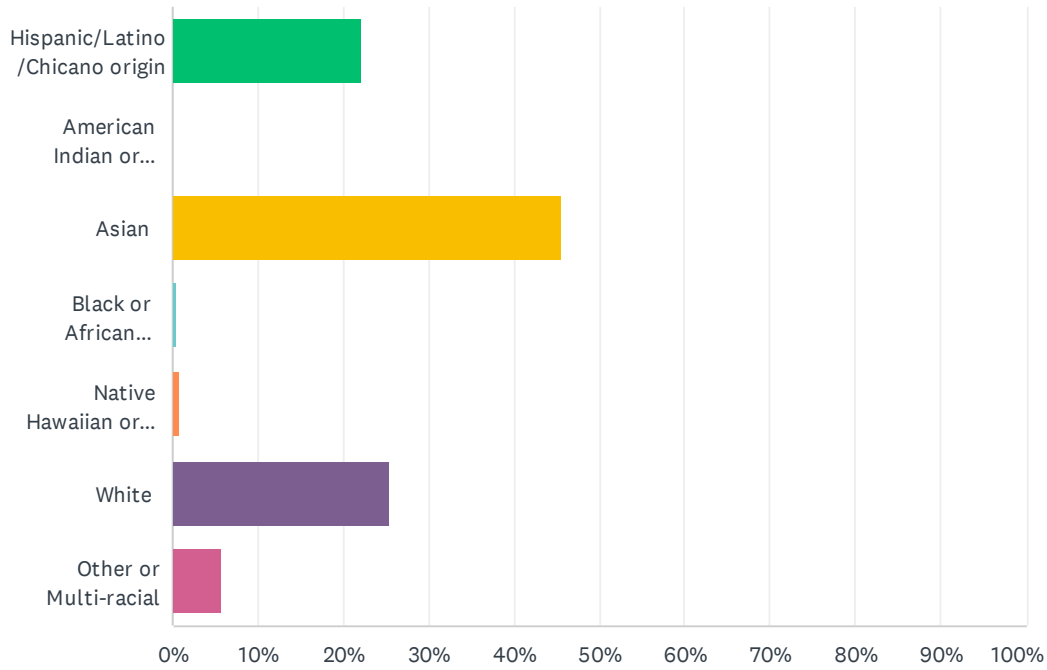
ANSWER CHOICES	RESPONSES	
Property owner in Temple City	66.15%	170
Business owner/operator in Temple City	1.95%	5
Worker employed in Temple City	7.00%	18
Residential renter in Temple City	28.02%	72
Landlord for long-term rental property (or properties) in Temple City	3.11%	8
Representative of a nonprofit, charitable or religious organization serving Temple City	1.17%	3
Student in Temple City	8.95%	23
Housing Developer or Home Builder	0.39%	1
Other (please specify)	3.89%	10
Total Respondents: 257		

#	OTHER (PLEASE SPECIFY)	DATE
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1	Living with family in Temple City	3/19/2022 6:49 PM
2	Parent of students in tcusd	3/17/2022 3:48 PM
3	neighbor	3/17/2022 6:36 AM
4	Resident unincorporated Los Angeles County within TCUSD boundaries	3/17/2022 1:30 AM
5	Parents live in Temple City	3/16/2022 9:12 PM
6	Renter	3/16/2022 7:47 PM
7	Resident	3/16/2022 7:36 PM
8	Aire to temple city property	3/16/2022 5:54 PM
9	Law enforcement	3/16/2022 5:37 PM
10	Retired worker employed in Temple City	3/16/2022 5:33 PM

Q3 How would you best describe yourself?

Answered: 257 Skipped: 1



ANSWER CHOICES	RESPONSES	
Hispanic/Latino/Chicano origin	22.18%	57
American Indian or Alaska Native	0.00%	0
Asian	45.53%	117
Black or African American	0.39%	1
Native Hawaiian or Other Pacific Islander	0.78%	2
White	25.29%	65
Other or Multi-racial	5.84%	15
TOTAL		257

Q4 How many people currently live in your household?

Answered: 257 Skipped: 1

#	RESPONSES	DATE
1	2	3/24/2022 3:55 PM
2	4	3/24/2022 9:39 AM
3	6	3/21/2022 2:08 PM
4	4	3/21/2022 12:32 PM
5	4	3/21/2022 8:09 AM
6	2	3/20/2022 9:40 PM
7	5	3/20/2022 4:58 PM
8	4	3/20/2022 4:46 PM
9	2	3/20/2022 11:45 AM
10	2	3/20/2022 10:24 AM
11	4	3/20/2022 8:01 AM
12	4	3/20/2022 7:33 AM
13	3	3/19/2022 9:06 PM
14	4	3/19/2022 8:09 PM
15	6	3/19/2022 6:49 PM
16	1	3/19/2022 12:29 PM
17	5	3/19/2022 11:27 AM
18	5	3/19/2022 11:23 AM
19	4	3/19/2022 8:40 AM
20	2	3/19/2022 7:51 AM
21	4	3/18/2022 10:45 PM
22	2	3/18/2022 2:09 PM
23	5	3/18/2022 1:13 PM
24	2	3/18/2022 12:24 PM
25	3	3/18/2022 12:13 PM
26	2	3/18/2022 12:11 PM
27	4	3/18/2022 9:45 AM
28	5	3/18/2022 9:34 AM
29	4	3/18/2022 9:15 AM
30	3	3/18/2022 8:18 AM
31	2	3/18/2022 3:15 AM
32	5	3/17/2022 10:52 PM
33	5	3/17/2022 10:26 PM

34	5	3/17/2022 9:23 PM
35	2	3/17/2022 8:50 PM
36	5	3/17/2022 8:27 PM
37	3	3/17/2022 4:50 PM
38	6	3/17/2022 4:49 PM
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42	6	3/17/2022 4:17 PM
43	4	3/17/2022 3:49 PM
44	3	3/17/2022 3:48 PM
45	2	3/17/2022 3:47 PM
46	4	3/17/2022 3:44 PM
47	4	3/17/2022 2:37 PM
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49	6	3/17/2022 1:47 PM
50	2	3/17/2022 1:46 PM
51	7	3/17/2022 1:36 PM
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53	3	3/17/2022 12:48 PM
54	4	3/17/2022 12:42 PM
55	4	3/17/2022 12:32 PM
56	3	3/17/2022 12:10 PM
57	4	3/17/2022 11:32 AM
58	3	3/17/2022 11:01 AM
59	3	3/17/2022 9:48 AM
60	2	3/17/2022 8:32 AM
61	4	3/17/2022 8:24 AM
62	3	3/17/2022 8:15 AM
63	3	3/17/2022 7:45 AM
64	2	3/17/2022 7:24 AM
65	2	3/17/2022 7:23 AM
66	2	3/17/2022 7:16 AM
67	7	3/17/2022 6:36 AM
68	4	3/17/2022 5:47 AM
69	4	3/17/2022 5:01 AM
70	2	3/17/2022 3:44 AM
71	4	3/17/2022 3:08 AM

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72	4	3/17/2022 1:30 AM
73	4	3/17/2022 1:24 AM
74	1	3/17/2022 1:21 AM
75	5	3/17/2022 12:55 AM
76	3	3/17/2022 12:51 AM
77	4	3/17/2022 12:29 AM
78	4	3/17/2022 12:24 AM
79	2	3/17/2022 12:18 AM
80	4	3/17/2022 12:11 AM
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82	2	3/16/2022 11:49 PM
83	6	3/16/2022 11:42 PM
84	4	3/16/2022 11:39 PM
85	3	3/16/2022 11:39 PM
86	5	3/16/2022 11:19 PM
87	3	3/16/2022 10:53 PM
88	5	3/16/2022 10:45 PM
89	2	3/16/2022 10:41 PM
90	3	3/16/2022 10:40 PM
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95	5	3/16/2022 10:28 PM
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Temple City - Housing Survey

SurveyMonkey

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114	2	3/16/2022 9:11 PM
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116	6	3/16/2022 9:06 PM
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129	4	3/16/2022 8:41 PM
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143	4	3/16/2022 8:13 PM
144	3	3/16/2022 8:12 PM
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Temple City - Housing Survey

SurveyMonkey

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181	6	3/16/2022 7:30 PM
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185	3	3/16/2022 7:18 PM

Temple City - Housing Survey

SurveyMonkey

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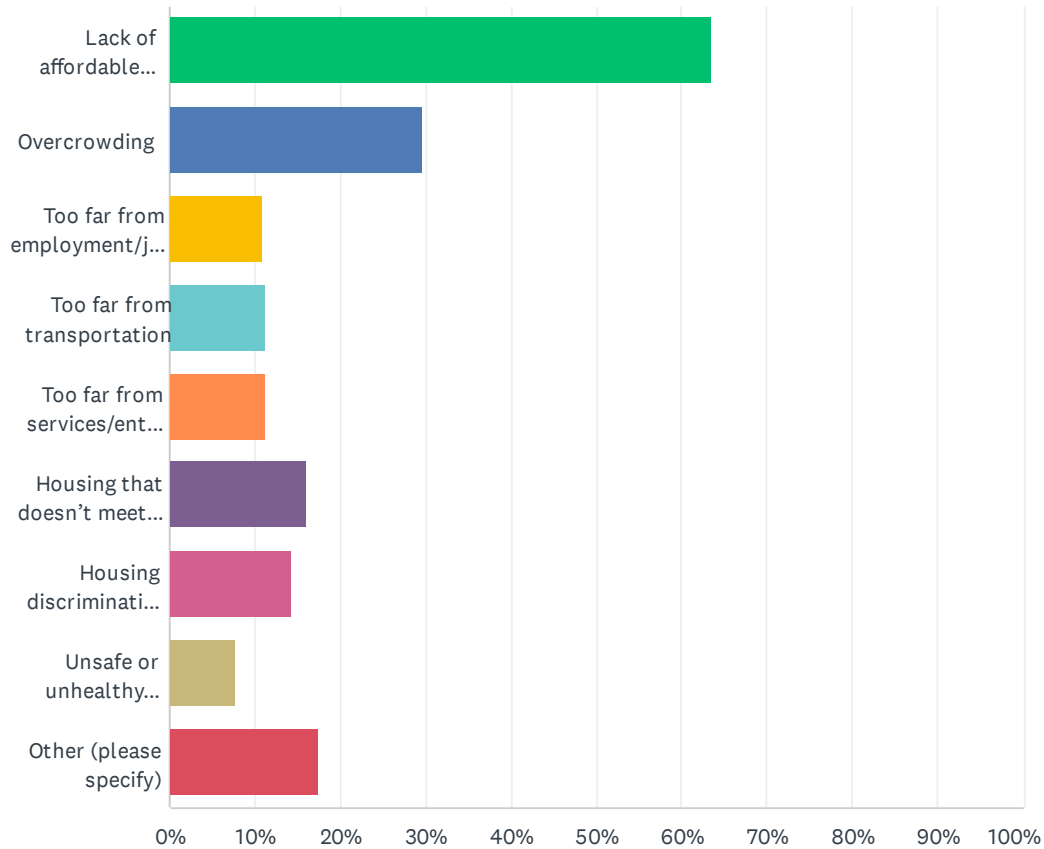
Temple City - Housing Survey

SurveyMonkey

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251	1	3/14/2022 10:32 AM
252	4	3/14/2022 8:27 AM
253	2	3/13/2022 7:46 AM
254	7	3/10/2022 3:41 PM
255	4	3/9/2022 10:24 PM
256	4	3/9/2022 5:08 PM
257	4	3/9/2022 5:04 PM

Q5 Of the following options, which concepts do you feel reflect the main housing challenges in Temple City? (Choose any/all that apply.)

Answered: 195 Skipped: 63



ANSWER CHOICES	RESPONSES	
Lack of affordable housing options	63.59%	124
Overcrowding	29.74%	58
Too far from employment/job centers	10.77%	21
Too far from transportation	11.28%	22
Too far from services/entertainment/recreation	11.28%	22
Housing that doesn't meet community's needs	15.90%	31
Housing discrimination and/or segregation	14.36%	28
Unsafe or unhealthy housing conditions	7.69%	15
Other (please specify)	17.44%	34
Total Respondents: 195		

#	OTHER (PLEASE SPECIFY)	DATE
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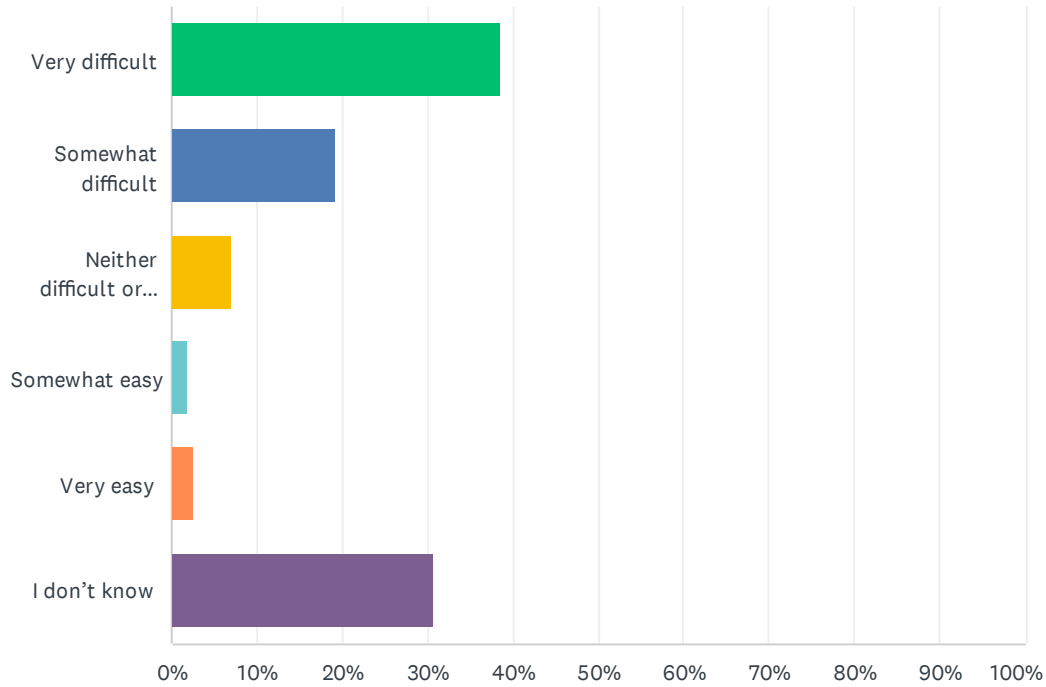
1	I would like to upgrade to a larger home within the city but there's nothing larger that's available for sale. So it's not necessarily the need of affordable housing but an availability of larger and more modern homes for sale.	3/24/2022 9:53 AM
2	City bureaucracy making this town feel like a HOA with threats of fines if we don't comply. For example, I was forced to pay for the removal of dead palms that were technically on city property or face a fine.	3/20/2022 12:01 PM
3	Single family homes made into multiple residences	3/17/2022 4:50 PM
4	Too many homeless	3/17/2022 3:52 PM
5	Lack of historical preservation and too many new homes allowed to be built	3/17/2022 3:45 PM
6	The amount of homeless walking around streets makes myself and I'm sure many feel UNSAFE	3/17/2022 1:40 PM
7	To many damn "mini-mansions"	3/17/2022 12:55 PM
8	safety of homes from burglars	3/17/2022 6:41 AM
9	Low accessibility as a non-driver to entirety of TC	3/17/2022 1:33 AM
10	We do NOT need more affordable housing. Walking distance in San Gabriel (Longden and Rosemead) there are several apartments and a new 180+ unit apartment coming soon (where the Golden Motel) used to be. Also, there are a lot of affordable housing near Las Tunas and near Lower Azusa.	3/17/2022 12:58 AM
11	Crime is rising	3/16/2022 11:55 PM
12	Short term rentals making an otherwise wholesome neighborhood unsafe, housing projects such as the one on Rosemead/broadway bringing in too much population in an already crowded space and adding to terrible traffic, not enough parks and recreational areas, too much shopping catered to Asians (why does camellia square not have better shops and foods? Why are grocery stores only Mexican or Asian? How about a Trader Joe's, an Albertsons or vons? The Ralph's is so old, grungy, run down, and overpriced. If you want to improve the city, you've got to work on improving the attractions...	3/16/2022 11:46 PM
13	Mansionization.	3/16/2022 10:42 PM
14	Mini mansions	3/16/2022 10:31 PM
15	No overnight street parking	3/16/2022 10:05 PM
16	AirBnB's with constant short term renters	3/16/2022 9:30 PM
17	Inefficent use of land.	3/16/2022 9:15 PM
18	Increasing housing density (newly built houses are getting closer to each other)	3/16/2022 9:08 PM
19	N/A	3/16/2022 8:48 PM
20	Allowing too many homes to be knocked down to be rebuilt to two stories	3/16/2022 8:09 PM
21	Rent hikes, poor property management. Lack of amenities for young families.(Parks, splash pads, library etc	3/16/2022 7:49 PM
22	Free street overnight parking	3/16/2022 7:46 PM
23	The new laws that heavily enforce parking tickets :(it's a heavy cost	3/16/2022 7:44 PM
24	Lack of support to home owners,	3/16/2022 7:37 PM
25	Lack of diverse restaurants and food spots. In need of variety of American diners, Mexican food, Italian restaurants, etc.	3/16/2022 7:20 PM
26	Sereno drive no sidewalk and the road very old	3/16/2022 7:13 PM
27	We are loosing the beautiful older homes in our neighborhoods.These homes have beautiful architecture and give us a sense of our history.	3/16/2022 7:01 PM
28	The cost to purchase a home in Temple City is unaffordable. A person who makes \$120,000 a	3/16/2022 6:58 PM

year cannot afford to buy a home in the area. The homes are mostly over 700k, or super small less. Than 1200 sq ft in bad condition. All the housing is for people buying 2nd homes or with large amounts of money for down payment. Single parents with good jobs have no chance.

29	City is lack of proper maintenance	3/16/2022 6:47 PM
30	Unsafe with lots of homeless	3/16/2022 6:14 PM
31	Streets are not well maintained. Old asphalt old looks bad	3/16/2022 5:57 PM
32	Overnight Street parking is hard	3/16/2022 5:36 PM
33	transients/homeless	3/14/2022 8:31 AM
34	Lack of affordable grocery stores.	3/13/2022 7:51 AM

Q6 How difficult is it for a household to find rental housing that it can afford in Temple City?

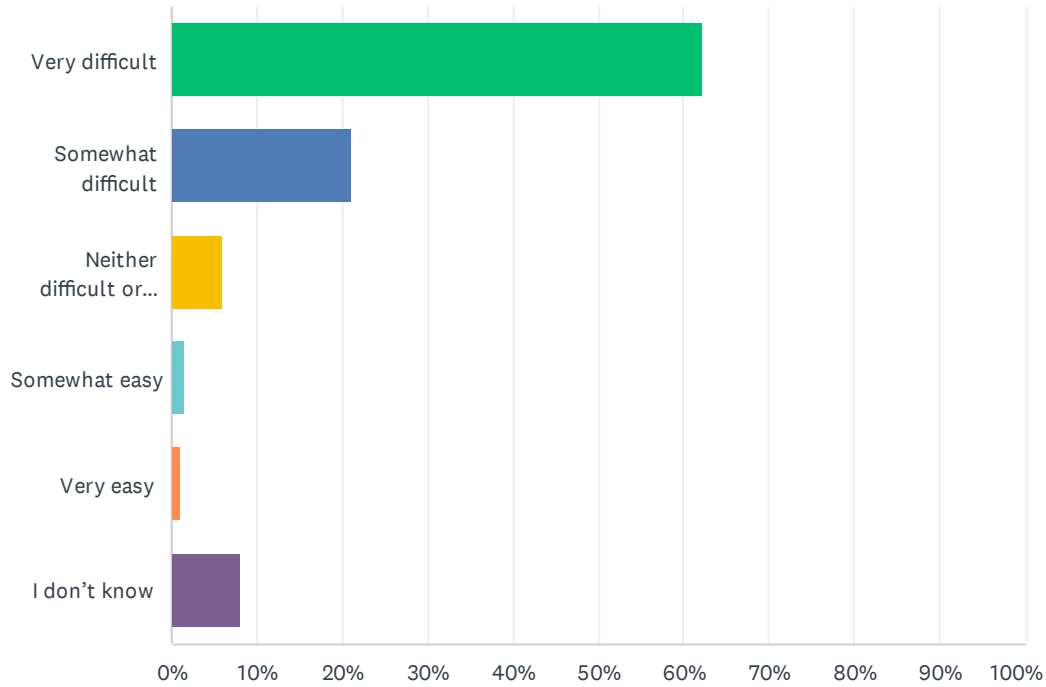
Answered: 199 Skipped: 59



ANSWER CHOICES	RESPONSES	
Very difficult	38.69%	77
Somewhat difficult	19.10%	38
Neither difficult or easy	7.04%	14
Somewhat easy	2.01%	4
Very easy	2.51%	5
I don't know	30.65%	61
TOTAL		199

Q7 How difficult is it for a household to find housing for ownership that it can afford in Temple City?

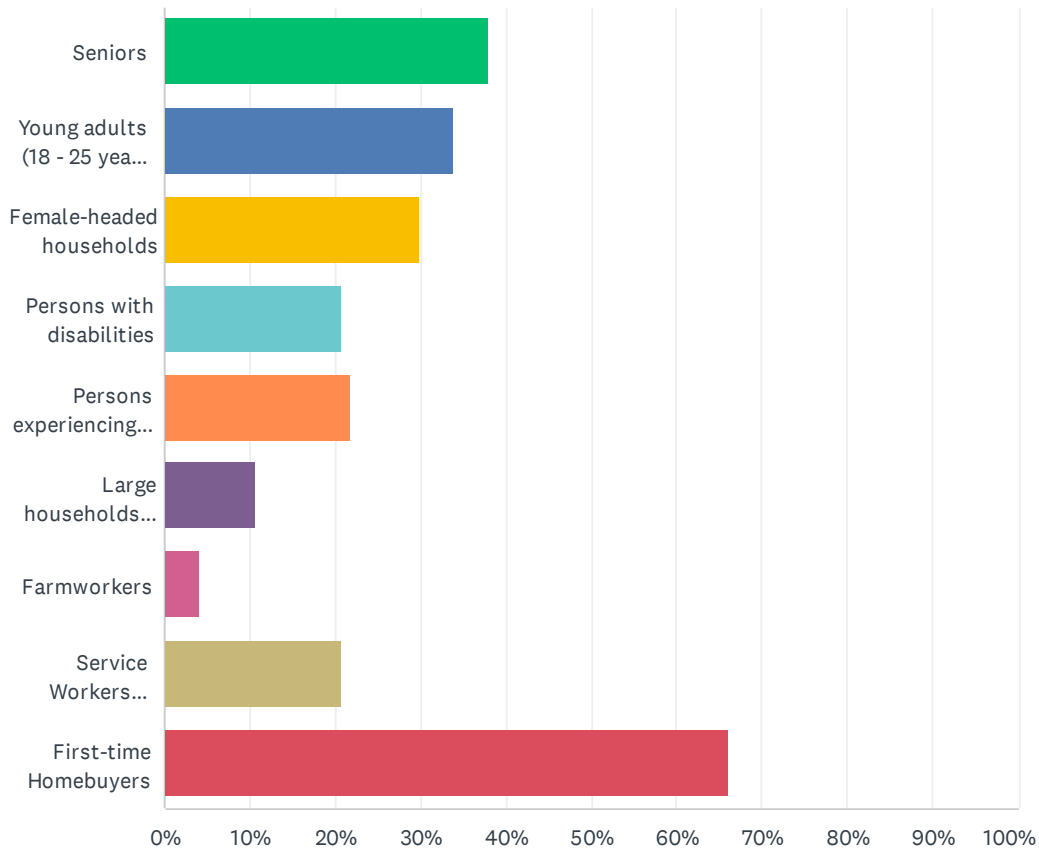
Answered: 199 Skipped: 59



ANSWER CHOICES	RESPONSES	
Very difficult	62.31%	124
Somewhat difficult	21.11%	42
Neither difficult or easy	6.03%	12
Somewhat easy	1.51%	3
Very easy	1.01%	2
I don't know	8.04%	16
TOTAL		199

Q8 Which of the following special needs groups identified below do you feel are most in need of housing and/or related services in the city? (Select up to three choices)

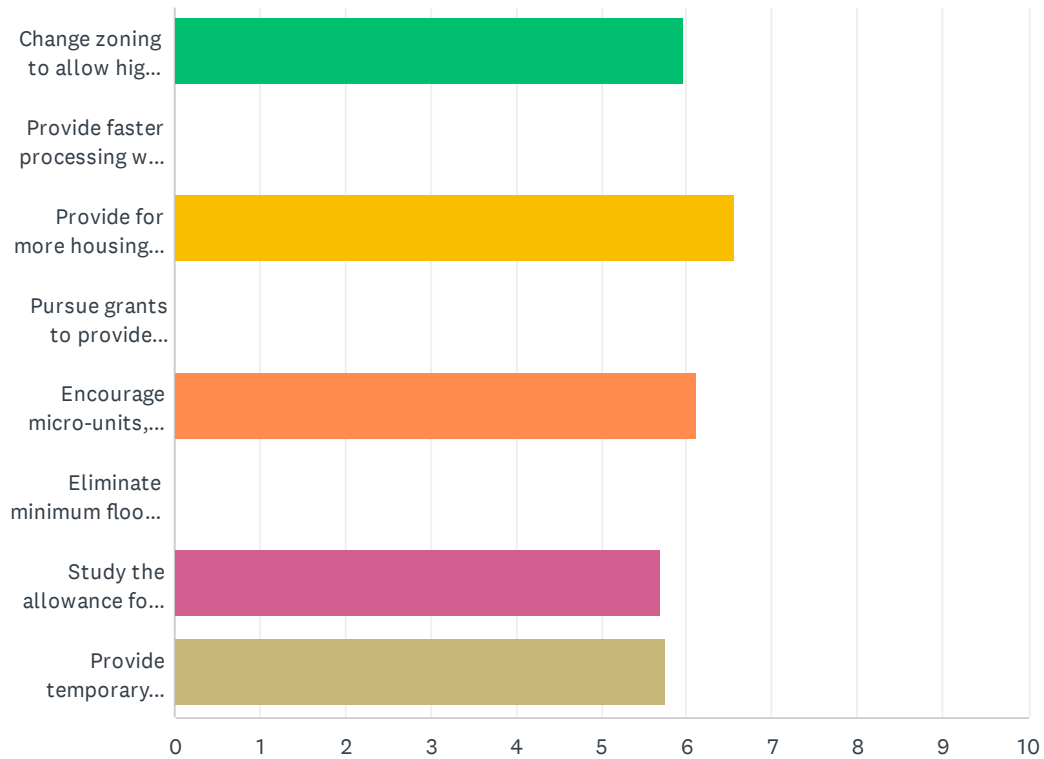
Answered: 198 Skipped: 60



ANSWER CHOICES	RESPONSES	
Seniors	37.88%	75
Young adults (18 - 25 years old)	33.84%	67
Female-headed households	29.80%	59
Persons with disabilities	20.71%	41
Persons experiencing homelessness	21.72%	43
Large households (more than 7 persons)	10.61%	21
Farmworkers	4.04%	8
Service Workers (including teachers, firefighters, police officers)	20.71%	41
First-time Homebuyers	66.16%	131
Total Respondents: 198		

Q9 As part of the Housing Element Update, the City will need to identify policies and programs to help achieve Temple City's housing goals. Please prioritize the following potential actions that you think would be most beneficial.

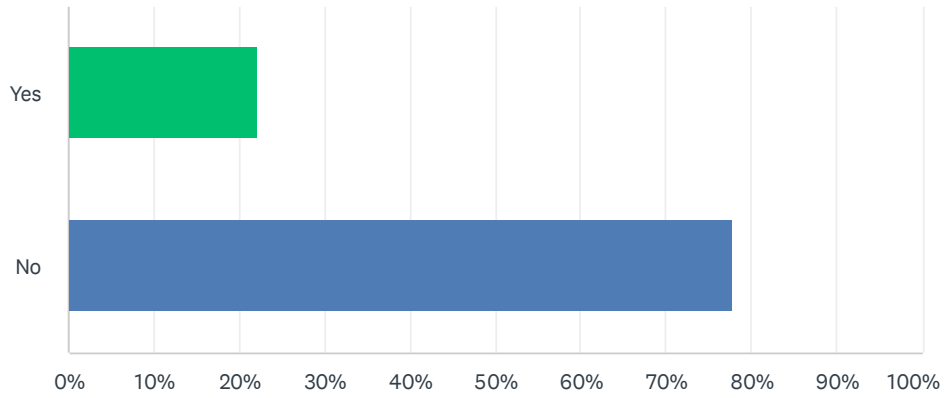
Answered: 191 Skipped: 67



	1	2	3	4	5	6	7	8	TOTAL	SCORE
Change zoning to allow higher density and more types of housing	26.82% 48	14.53% 26	15.64% 28	14.53% 26	28.49% 51	0.00% 0	0.00% 0	0.00% 0	179	5.97
Provide faster processing when a project includes affordable housing	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0	0.00
Provide for more housing units, when a project includes affordable housing	24.73% 45	33.52% 61	19.23% 35	18.68% 34	3.85% 7	0.00% 0	0.00% 0	0.00% 0	182	6.57
Pursue grants to provide infrastructure that supports new housing	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0	0.00
Encourage micro-units, shared units, or intergenerational housing for seniors	17.51% 31	19.21% 34	34.46% 61	16.38% 29	12.43% 22	0.00% 0	0.00% 0	0.00% 0	177	6.13
Eliminate minimum floor area requirements for new housing	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0	0.00
Study the allowance for Safe Parking Programs in appropriate areas	11.60% 21	19.34% 35	19.89% 36	24.86% 45	24.31% 44	0.00% 0	0.00% 0	0.00% 0	181	5.69
Provide temporary rental assistance for residents at-risk of homelessness	21.20% 39	14.67% 27	11.96% 22	22.83% 42	29.35% 54	0.00% 0	0.00% 0	0.00% 0	184	5.76

Q10 Have you personally ever experienced discrimination in housing?

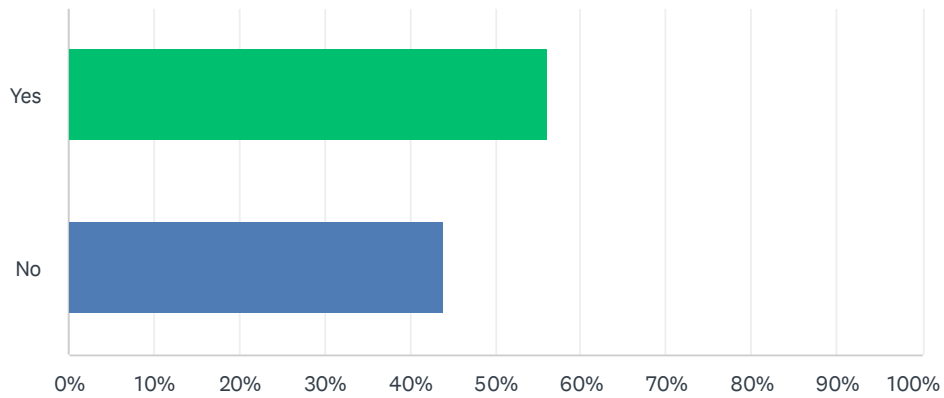
Answered: 199 Skipped: 59



ANSWER CHOICES	RESPONSES	
Yes	22.11%	44
No	77.89%	155
TOTAL		199

Q11 Did this housing discrimination take place in Temple City?

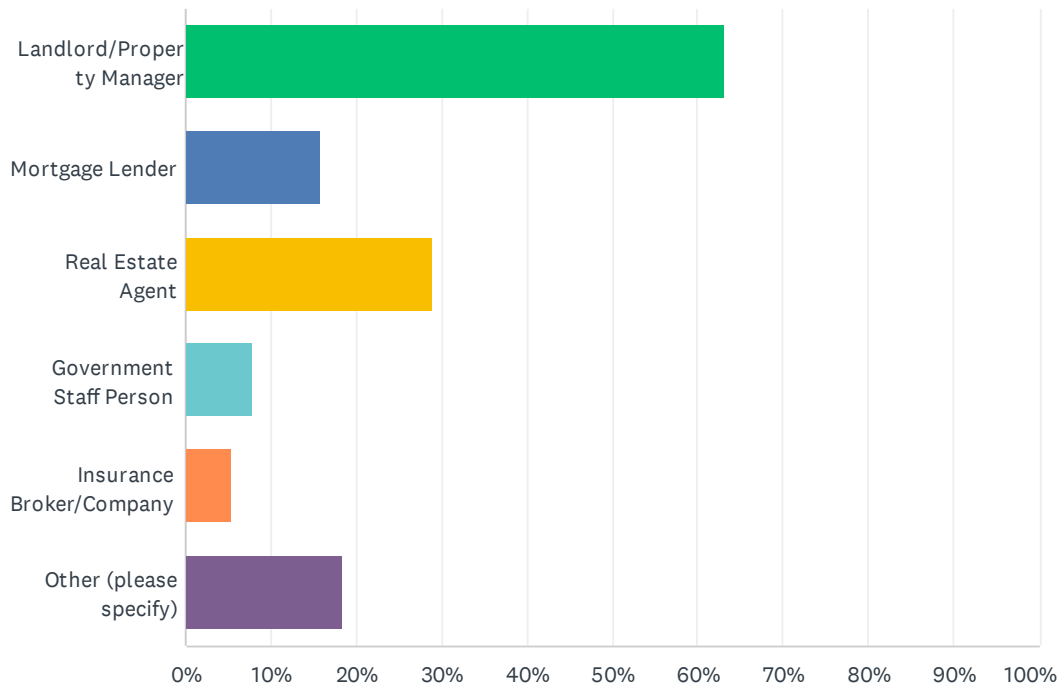
Answered: 41 Skipped: 217



ANSWER CHOICES	RESPONSES	
Yes	56.10%	23
No	43.90%	18
TOTAL		41

Q12 Who do you believe discriminated against you? (select all that apply)

Answered: 38 Skipped: 220

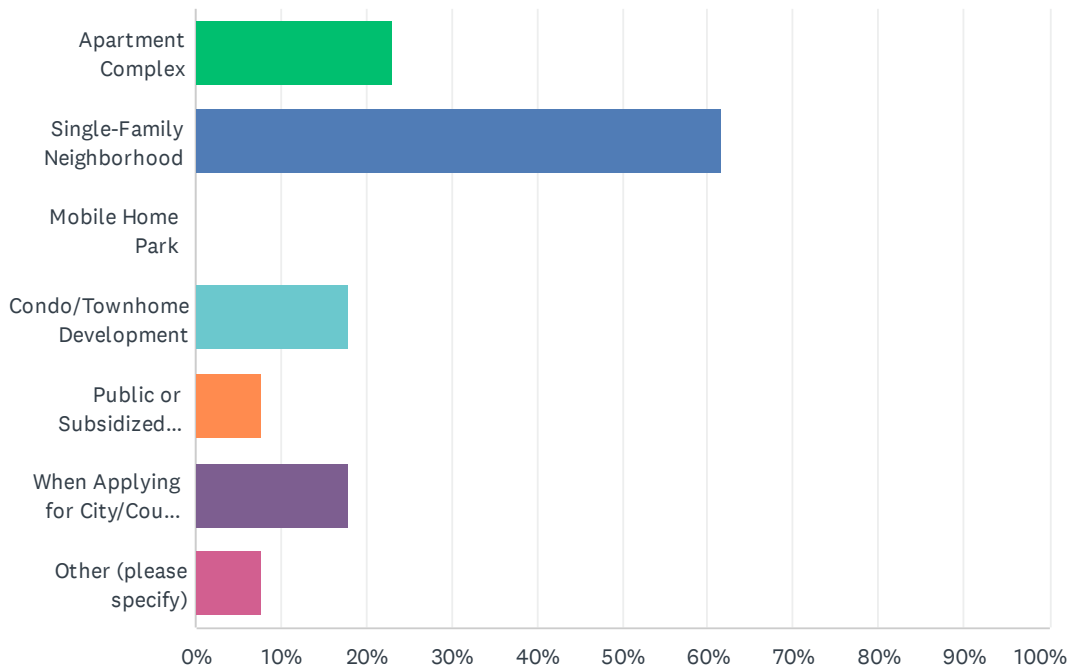


ANSWER CHOICES	RESPONSES
Landlord/Property Manager	63.16% 24
Mortgage Lender	15.79% 6
Real Estate Agent	28.95% 11
Government Staff Person	7.89% 3
Insurance Broker/Company	5.26% 2
Other (please specify)	18.42% 7
Total Respondents: 38	

#	OTHER (PLEASE SPECIFY)	DATE
1	Asians taking over temple city not allowing for US citizens to buy property	3/18/2022 9:37 AM
2	The community. The geographic location. Society. Too expensive.	3/16/2022 9:18 PM
3	neighbors	3/16/2022 8:43 PM
4	N/A	3/16/2022 7:49 PM
5	City workers	3/16/2022 7:21 PM
6	Housing program	3/16/2022 7:05 PM
7	Seller	3/16/2022 5:53 PM

Q13 Where did the act of discrimination occur? (select all that apply)

Answered: 39 Skipped: 219

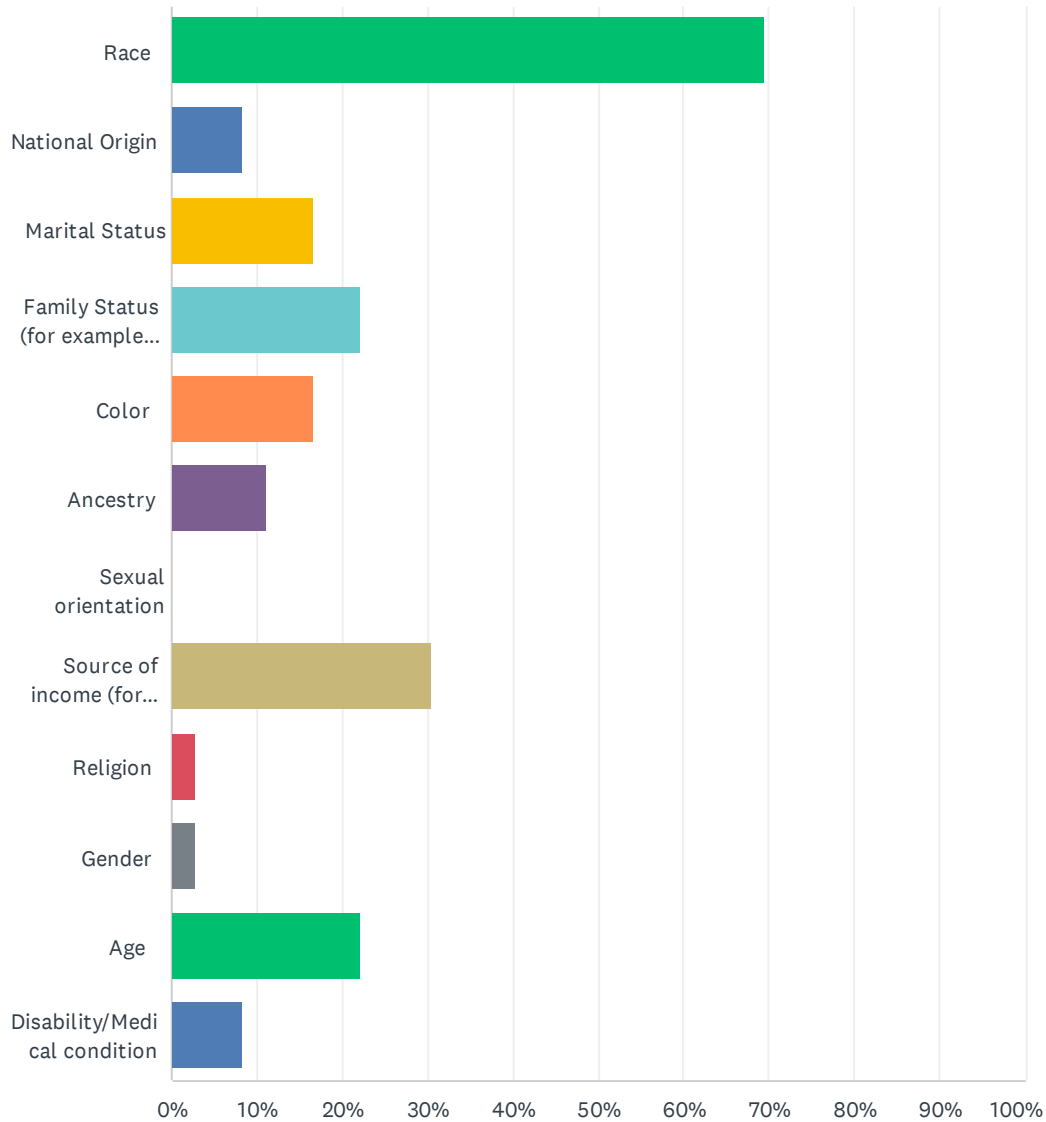


ANSWER CHOICES	RESPONSES	
Apartment Complex	23.08%	9
Single-Family Neighborhood	61.54%	24
Mobile Home Park	0.00%	0
Condo/Townhome Development	17.95%	7
Public or Subsidized Housing Project	7.69%	3
When Applying for City/County Programs	17.95%	7
Other (please specify)	7.69%	3
Total Respondents: 39		

#	OTHER (PLEASE SPECIFY)	DATE
1	At the home	3/17/2022 1:53 PM
2	Searching for homes	3/16/2022 9:18 PM
3	Seller only accepts cash offer	3/16/2022 5:53 PM

Q14 On what basis do you believe you were discriminated against? (select all that apply)

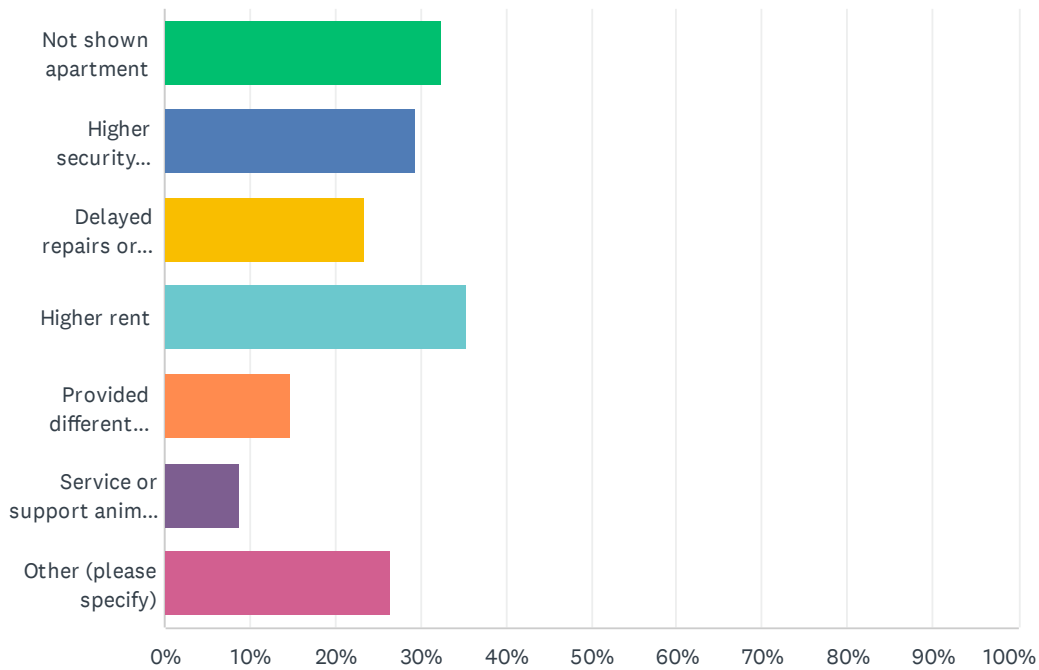
Answered: 36 Skipped: 222



ANSWER CHOICES	RESPONSES	
Race	69.44%	25
National Origin	8.33%	3
Marital Status	16.67%	6
Family Status (for example a single-parent with children)	22.22%	8
Color	16.67%	6
Ancestry	11.11%	4
Sexual orientation	0.00%	0
Source of income (for example welfare, unemployment insurance, etc.)	30.56%	11
Religion	2.78%	1
Gender	2.78%	1
Age	22.22%	8
Disability/Medical condition	8.33%	3
Total Respondents: 36		

Q15 How were you discriminated against? (select all that apply)

Answered: 34 Skipped: 224



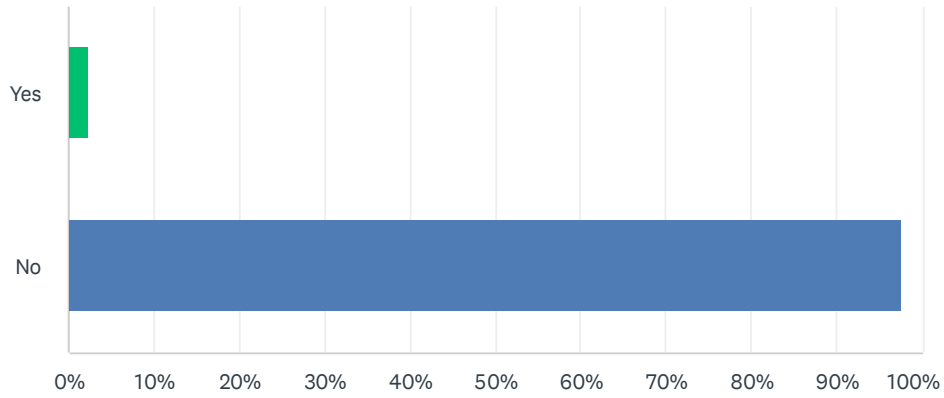
ANSWER CHOICES	RESPONSES
Not shown apartment	32.35% 11
Higher security deposit	29.41% 10
Delayed repairs or repairs not made	23.53% 8
Higher rent	35.29% 12
Provided different housing services or facilities	14.71% 5
Service or support animal deposit charged	8.82% 3
Other (please specify)	26.47% 9
Total Respondents: 34	

#	OTHER (PLEASE SPECIFY)	DATE
1	Offer to rent retracted by property manager who feared my property management experience.	3/19/2022 12:35 PM
2	Never responded to interest after seeing property and sending email/call	3/19/2022 7:58 AM
3	Going on 2 years for an approval on plans for my home. Simple addition plus pool. The former mayor of Montevello shared with me that the city takes bribes and pushes those plans through and has regular, hardworking individuals wait years for home improvements. I have seen dozens of homes knocked down and rebuilt for years while we wait on our simple one room addition	3/17/2022 12:53 PM
4	Higher prices overall	3/16/2022 9:18 PM

5	Difficult in sharing property information and made rude comments about my weight.	3/16/2022 8:32 PM
6	Different rules for planing from city	3/16/2022 7:49 PM
7	Cited for home not being "up to TC standards"	3/16/2022 7:21 PM
8	They asked if we were Asian and when we said no they didn't want to show it to us	3/16/2022 6:42 PM
9	Seller only accepts cash offer	3/16/2022 5:53 PM

Q16 If you believe you have been discriminated against, have you reported the incident?

Answered: 41 Skipped: 217



ANSWER CHOICES	RESPONSES	
Yes	2.44%	1
No	97.56%	40
TOTAL		41

Q17 If you did not report discrimination, why did you not report it?

Answered: 29 Skipped: 229

#	RESPONSES	DATE
1	Didn't bother looked somewhere else, their loss	3/20/2022 9:43 PM
2	Did not fall under the legal definition of discrimination.	3/19/2022 12:35 PM
3	Figured it is the norm. Other people saw the property that day of my race and probably had same outcome	3/19/2022 8:00 AM
4	Nothing will get done	3/18/2022 9:37 AM
5	Found another place Was many years ago, before people reported such incidents	3/17/2022 4:54 PM
6	I didn't feel I wanted to pursue that route, and live where unwanted.	3/17/2022 4:33 PM
7	I felt nothing would be done since im a minority in tc.	3/17/2022 3:53 PM
8	I didn't want my rent to get raised	3/17/2022 1:54 PM
9	Afraid of retaliation	3/17/2022 12:53 PM
10	I am disabled and dont have the time and energy or the knowledge.	3/16/2022 11:58 PM
11	Fear of retaliation, lack of support. This city supports and values East Asian/Asian American residents more than Blacks, Latinos, or other non-Asian POC.	3/16/2022 10:44 PM
12	It's not seen as discrimination to not be able to afford a home in a very nice town even with two median incomes coming in.	3/16/2022 9:19 PM
13	Not worth the hassle.	3/16/2022 8:32 PM
14	It's the culture of the area and not surprising.	3/16/2022 8:29 PM
15	Fear of Retaliation	3/16/2022 8:19 PM
16	Why? No one genuinely cares!	3/16/2022 8:06 PM
17	Because nothing would be done to correct it.	3/16/2022 7:51 PM
18	Waste time	3/16/2022 7:50 PM
19	We need a place to live	3/16/2022 7:46 PM
20	Afraid of further retaliation	3/16/2022 7:22 PM
21	At that time I didn't understand I was actually being discriminated.	3/16/2022 7:06 PM
22	Proof	3/16/2022 7:02 PM
23	I didn't know where to report it	3/16/2022 6:45 PM
24	Because it's not unusual to find Asian people only wanting to help other asians... and we already had gotten a place in San gabriel but with TC schools	3/16/2022 6:44 PM
25	Because the priority was to find a home for my family, and I needed to focus my energy on that.	3/16/2022 6:12 PM
26	Don't want to bother	3/16/2022 6:00 PM
27	Don't wAnt to deal with the headache	3/16/2022 5:54 PM
28	Don't know where to report	3/16/2022 5:53 PM
29	I was at risk of being homeless so I'd rather not report to not loose housing	3/10/2022 3:46 PM