

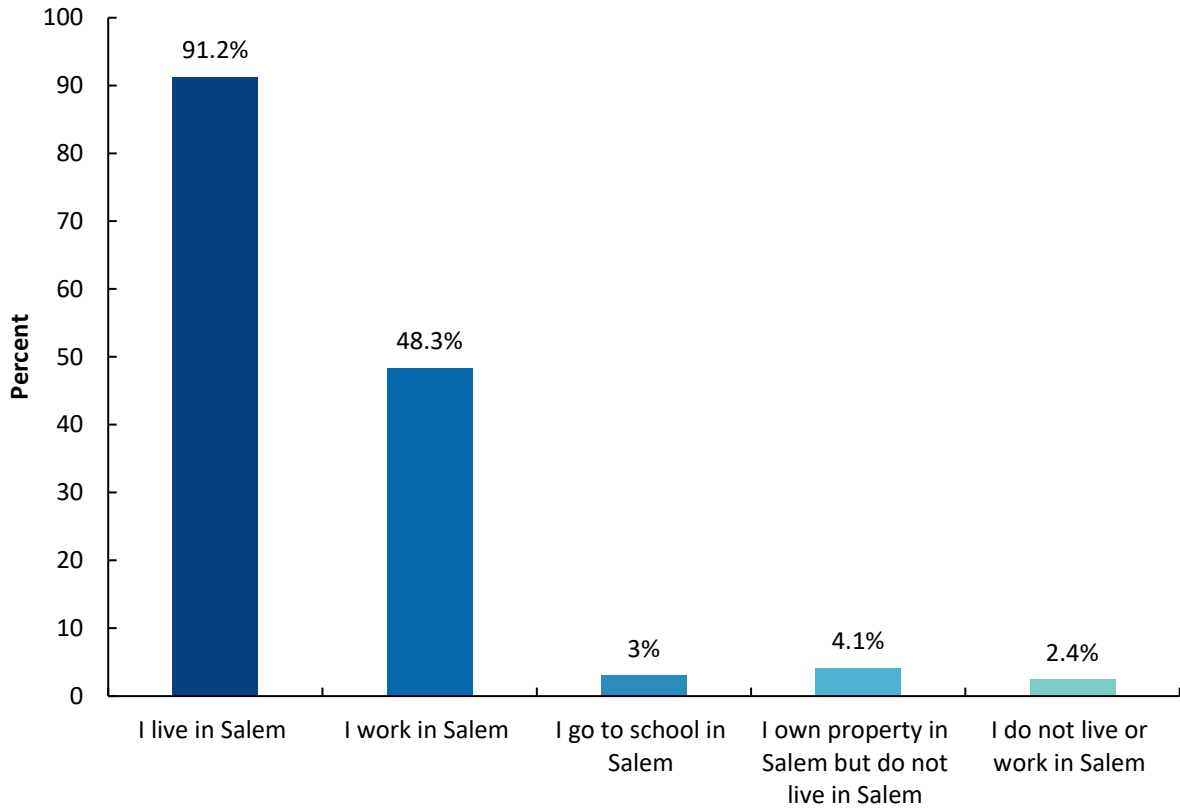
Report for Survey of Housing Needs in Salem

Survey of Housing Needs in Salem

Response Statistics

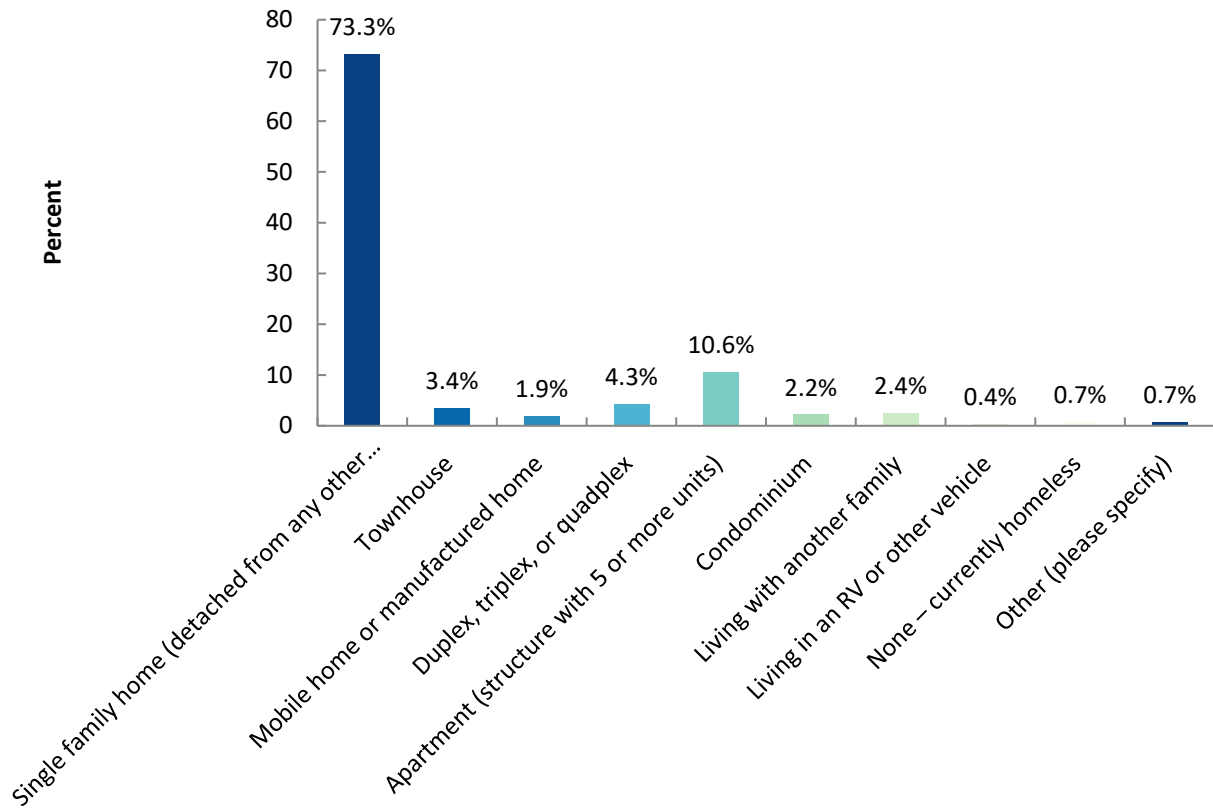
	Count	Percent
Complete	536	98.9
Partial	6	1.1
Disqualified	0	0
Totals	536	

1. What is your relationship to Salem? (select all that apply)



Value	Percent	Count
I live in Salem	91.2%	489
I work in Salem	48.3%	259
I go to school in Salem	3.0%	16
I own property in Salem but do not live in Salem	4.1%	22
I do not live or work in Salem	2.4%	13

2. What type of residence do you live in? (select one option)

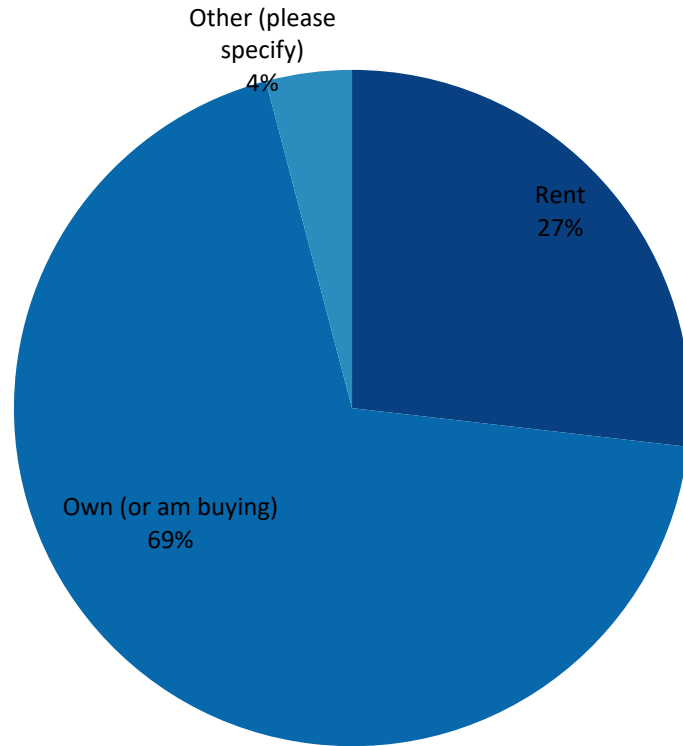


Value	Percent	Count
Single family home (detached from any other house)	73.3%	393
Townhouse	3.4%	18
Mobile home or manufactured home	1.9%	10
Duplex, triplex, or quadplex	4.3%	23
Apartment (structure with 5 or more units)	10.6%	57
Condominium	2.2%	12
Living with another family	2.4%	13

Living in an RV or other vehicle	0.4%	2
None – currently homeless	0.7%	4
Other (please specify)	0.7%	4
	Totals	536

Other (please specify)	Count
Attached dwelling unit	1
Detached ADU with partial bath	1
Home Builder	1
On my way out owner wants to increase rent drastically	1
Totals	4

3. If you have a residence, do you rent or own? (select one option)



Value	Percent	Count
Rent	26.8%	143
Own (or am buying)	69.0%	368
Other (please specify)	4.1%	22
	Totals	533

Other (please specify)	Count
Homeless	2
APARTMENT DWELLER	1

Home Builder	1
Homeless	1
Husband owns, I do not. We pay rent for land.	1
I own and rent	1
In-laws own home	1
Live with parents who own	1
Living with family	1
Living with in-law	1
Living with people	1
Own but pay rent for the lot	1
Own the home, rent the space	1
Paid cash	1
Paying rent to family member to live with them	1
RV owned by family	1
Rent from family	1
Staying with family to save money	1
live with family	1
living wirth aging parents	1
owned by trust	1
Totals	22

4. When you choose a place to live, how important are the following factors to you?

	Not Important		Moderately Important		Very Important		Responses
	Count	Row %	Count	Row %	Count	Row %	Count
Affordability	7	1.3%	104	19.6%	419	79.1%	530
Type of housing (single family home, duplex, apartment, etc.)	14	2.6%	162	30.5%	355	66.9%	531
Number of bedrooms	19	3.6%	249	47.2%	259	49.1%	527
Accessibility features that accommodate limited mobility or disabilities	256	48.4%	178	33.6%	95	18.0%	529
Physical condition of the building	3	0.6%	142	26.7%	386	72.7%	531
Location close to work or school	120	22.6%	232	43.8%	178	33.6%	530
Location close to shops, services, and amenities like parks	83	15.6%	251	47.2%	198	37.2%	532
Location close to public transit	276	52.3%	151	28.6%	101	19.1%	528
Neighborhood diversity	185	35.3%	219	41.8%	120	22.9%	524
Other (please describe):							
Eithborhood appeatance							1
2295 Rural Avenue Southeast							0

55+	3
???	1
A legal driveway where I can charge an EV	1
A safe neighborhood that I can feel comfortable in as a disabled female.	1
A truly wheelchair accessible unit, NOT just the entrance.	1
A/C and heating	1
ACTUAL AFFORDABILITY- NOT \$1k+ for 2bd	1
Ability to afford loan long term (buying)	1
Ability to have my pets	1
Ability to have pets	1
Ability to improve my home, especially for energy efficiency	1
Ability to improve the property	1
Accepts Pets	1
Accepts pets	1
Access to Public works maintenance	1
Access to downtown Salem	1
Access to high speed internet	1
Access to major streets and highways	1
Access to needs	1
Access to parks	1

Access to sidewalks or otherwise-walkable streets.	1
Adaptability. Can a place adapt to how my life evolves.	1
Adorable move in cost	1
Aesthtics of the area, lots of greenspace/landscaping. Quiet, low traffic.	1
Affordability	3
Affordability	5
Affordability again!	1
Affordability on fixed income	1
Affordability!!!!	1
Affordable	3
Affordable as it relates to job wages	1
Affordable housing	1
Affordable. I make decent money, single and everything I can afford would be lower level housing surrounded by people who don't work. I can't even live alone. I'm homeless and I'm working full time.	1
Allows large dogs	1
Amenities	2
Amenities like pool	1
Amenities like washer dryer hookups	1
Are there a lot of dog owners? (eg barking dogs)	1
Area not overdeveloped	1
Away from drugs and gangs	1

Being by similar type homes (aka single family only in neighborhood or townhouses only in neighborhood)	1
Bicycle and Pedestrian Friendly	1
Bicycling safely	1
Bikability - safe bike lanes	1
Bike infrastructure	1
Bikeable neighborhood	1
Building codes	1
Building maintenance	1
Cared for neighborhood	1
Character of the neighborhood	1
City upkeep of sidewalks, services	1
Clean and not trash everywhere	1
Clean grounds	1
Clean looking neighborhood	1
Clean neighborhood	1
Clean, free of derelict buildings etc.	1
Clean, welcome, and inviting community	1
Cleanliness	2
Cleanliness of neighborhood	1
Cleanliness of neighborhood/part of town	1

Cleanliness, appearance, and safety of neighborhood	1
Close to green spaces and natural areas	1
Close to grocery stores	1
Close to medical facilities	1
Close to medical offices	1
Close to schools	1
Close to the library	1
Closeness of homeless	1
Community Safety and overall quality	1
Community engagement	1
Community minded neighbors who take pride in the neighborhood by keeping it free of trash, graffiti, litter	1
Condition of buildings in neighborhood	1
Condition of neighborhood	1
Congestion	1
Conservatives city	1
Consistency of neighborhood	1
Consistent housing style (single use development)	1
Cost	2
Cost of buying a House	1
Cost of deposit	2

Cost to move in	1
Crime	6
Crime and safety	1
Crime area	1
Crime cleanliness's	1
Crime protection	1
Crime rate	1
Crime rate and homeless camps	1
Crime rate in neighborhood	1
Crime rates	1
Crime, Noise, Busy Streets	1
Criminal activity in area	1
Criminal and Credit history	1
D	1
Daycare and preschool options	1
Distance from neighbors	1
Diversity. Nobody likes racists.	1
Dog Park	1
Downtown! Our downtown is so bland. There's no support for small businesses and you keep giving tax breaks to larger businesses. You're chasing people out! Why don't we have wine tasting rooms? Look at McMinnville what can we do? They have winery tasting	0

Drug activity	1
Drug traffic	1
Dual living / ADU	1
E	1
Energy Efficiency	1
Energy Efficiency	1
Enough property to have urban farming and homesteading	1
Environmental impact	1
Equity in housing	1
Established Trees	1
Established neighborhood	1
Established neighborhood with trees	1
F	1
Far from homelessness	1
Feeling of safety	1
Fenced Yard	1
Free Parking	1
Friendliness of neighbors	1
Friendly neighborhood	1
Garage for at least 1 car	1

Garage or shed	1
Gonna keep saying it. Affordability.	1
Good Infrastructure (i.e. roads/traffic flow, etc.).	1
Good and dependable Landlords	1
Good neighborhood to walk in	1
Good neighbors	1
Good schools	1
Good sized driveway	1
Great police, fire, and EMS response	1
Green space	1
Green space and trees	1
Green spaces: parks, natural areas	1
Greenspace	3
Grocery stores where we don't have to pay higher prices due to all of the shoplifting from the homeless that are polluting the parks	1
HOW MANY APARTMENTS ARE LOCATED NEARBY	1
HOW MANY HOMELESS CAMPS ARE NEARBY	1
Has garden space	1
Having to show 3x's the rent	1
Healthy Grocery	1
Heating and Cooling	1

High quality HOA	1
High sustainability features (Thick windows & Insulation etc.)	1
Historic Character	1
Homeless camping & vandalism of area property	1
Homeless camps	1
Homeless population	1
Homeless population being cared for	1
Homeless vagrants	1
House not directly next to high speed or high traffic road	1
House payment should not be the majority of a paycheck.	1
Household Appliances (example: washer/dryer in-unit)	1
Houselessness prevalence control	1
Houses only, no apartment or low income; need skin in the game to keep motivation to upkeep home	1
Housing density to save space	1
Housing diversity	1
Housing that we can age into	1
How can Salem control rental costs so that people who work for low wages may have decent housing?	1
How clean my neighborhood is	1
How close it is to our church	1
How community is maintained	1

How is Salem accommodating the needs of people who cannot afford any dwelling?	1
How many homeless I can see from my window and crime	1
How noisy my neighbors are	1
How often I see homeless people passed out	1
How the surrounding areas are kept	1
How the unhoused are treated/viewed — is there graffiti or vandalism or evidence of camping	1
If they allow pets	1
In a neighborhood not full of apartments	1
In good livable condition	1
Income of the neighborhood (avoid low income)	1
Infrastructure for traffic issues and not bike lanes or mass transit.	1
Is it on a busy road?	1
Is this survey broken?	1
Keeping dangerous people off our streets	1
Kid safe (can play outside, walk to a park with friends, ride a bike or scooter outside their house)	1
Knowing the city will follow code of lot size and have ample parking for any new builds	1
Knowing the surrounding areas and communities	1
Lack of crime	1
Land for gardening	1

Landlord is considerate and nice	1
Large lots	1
Larger lot size	1
Laundry in home	1
Less traffic	1
Level of crime.	1
Level of theft.	1
Located in Historic Neighborhood	1
Location	1
Location	1
Location close to low-stress biking network to reach work, school, shops, services, parks, downtown, activities for kids, etc.	1
Location is schools	1
Look of neighborhood	1
Lot size	1
Low Noise/Activity level	1
Low crime	3
Low crime area	1
Low crime in neighborhood	1
Low crime rates	1
Low income for families more than 2 bedrooms	1

Low income for seniors	1
Low property taxes	2
Low traffic volume	1
Low traffic, very walkable.	1
Lower crime	1
Management	1
Management/landlord	1
Mixed zones	1
More single family home options needed	1
Multi age neighbors	1
Multi level housing should have an elevator	1
N/A	1
N/a	1
Nature's cape, trees with lots large enough to accommodate them	1
Near large city	1
Near parks	1
Near parks or green spaces	1
Neighborhood	1
Neighborhood Cleanliness	1
Neighborhood Infrastructure (e.g. sidewalks)	1

Neighborhood area	1
Neighborhood community	1
Neighborhood conditions	1
Neighborhood conditions	1
Neighborhood crime	1
Neighborhood crime rate	1
Neighborhood crime rates	1
Neighborhood crime/safety	1
Neighborhood friendliness	1
Neighborhood is single family dwelling vs apartments or mixed	1
Neighborhood safety	1
Neighborhood safety	1
Neighborhood with community amenities	1
Neighbors	1
Neighbors who watch out for each other	1
Nice neighborhood	1
Nice people	1
No HOA	1
No bad smells from nearby industry	1
No car spots or freedoms	1

No crime	1
No crime no pedos	1
No drugs	1
No homeless around my neighborhood	1
No multifamily housing with temporary residents	1
No pet rent fees	1
No stairs	1
Noise	2
Noise level	2
Noise pollution	1
Non HOA neighbor hoods	1
Non-gentrified	1
Not a sacristy city	1
Not close to busy traffic	1
Not in flight path of aircraft	1
Not low income	1
Not much noise	1
Not near any homeless encampments or safety hazards	1
Not near high density living situations.	1
Not part of an HOA	1

Off street parking	1
Off street parking	2
One level	1
Open fields and rural areas close by	1
Outdoor space	2
Park - greenspace	1
Parking	10
Parking	1
Parking at apartments	1
Parking availability	1
Parking for 2 vehicles	1
Parking not on side streets	1
Parking space - at least 2	1
Parking space 2 cars total	1
Parks	1
Parks nearby	1
Parks, and also green spaces downtown	1
Peaceful and quiet	1
Pedestrian Safety	1
Pet friendly	3

Pet friendly	1
Pets	1
Physical condition of the surrounding area	1
Police protection	1
Possible lifestyles of people groups living in close proximity	1
Potential future value	1
Presence of street trees	1
Price	2
Price!	1
Pricing	1
Privacy from neighbors, lot size, fence	1
Proper zoning and no overriding of zoning.	1
Property taxes	1
Protecting the environment and wildlife	1
Proximity to a park	1
Proximity to coastline	1
Proximity to family	1
Proximity to good public school	1
Proximity to good schools	1
Proximity to grocery store and coffee shop	1

Proximity to hospital	1
Proximity to parks	1
Public Health factors	1
Public safety, low crime, public safety resources available	1
Public ssfety	1
QUITE AND WILDLIFE HABITAT PROTECTION	1
Qiet	1
Qualifying amt of monthly income, 3x amt of rent is too high	1
Quality of local public school	1
Quality of nearby schools	1
Quality of schools	1
Quality of schools/classroom size	1
Quiet	5
Quiet	1
Quiet -low traffic noise	1
Quiet neighborhood	1
Quiet neighborhood	1
Quiet srea	1
Quiet. Less planes, trains, automobiles	1
Quiet/No loud mufflers, leaf blowers	1

Quieter traffic, street noise area	1
Reliable landlord if I'm renting	1
Rent	1
Rent	1
Rent amount	1
Rent increase caps/limitations	1
Rental income requirements	2
Rental increase	1
Rental increases	1
Resilient infrastructure & communities (disaster)	1
Resources for Seniors	1
Retaining existing wildlife areas	1
Roads	1
Room for a garden and chickens	0
Room/space	1
Safe	5
Safe and well lit streets	1
Safe area	2
Safe bike travel, ideally with protected bike lanes	1
Safe biking and walking routes	1

Safe community	1
Safe for children	1
Safe neighborhood	1
Safe neighborhood	1
Safe neighborhood I	1
Safe neighborhood, no homeless	1
Safe, lighted intersections	1
Safe/low crime	1
Safety	1
Safety	27
Safety	6
Safety (on-site security and apartment management)	1
Safety and cleanliness	1
Safety in neighborhood	1
Safety is paramount when it comes to pedestrian traffic nearby — are there people walking dogs, are there children playing, people walking/biking	1
Safety of area	1
Safety of neighborhood	1
Safety of neighborhood and enforcement of homeless camps	1
Safety of property	1
Safety of the area	0

Safety of the neighborhood	1
Safety, traffic calming, TREES	1
Safety. Good area	1
School Quality	1
School attendance and graduation rate	1
School test scores	1
Schools.	1
Secure	1
Security of area	1
Senior housing, one level, fixed income	1
Sense of community	1
Sense of neighborhood	1
Sense of safety as a Black Salem resident	1
Sense of/vibrant community	1
Services such as fire, parks, police, libraries	1
Sex offenders in area	1
Shuttle to airport	1
Sidewalk	1
Sidewalks	1
Sidewalks	1

Sidewalks (Accessibility features and livability)	1
Sidewalks and access to parks without homeless	1
Sidewalks, parks, Walking paths present	1
Single family dwelling	1
Single level	1
Size of the lots	1
Socioeconomic diversity	1
Solar potential- meaning smaller street trees to the south	1
Speed zone	1
Starter homes to own like condos or townhouses NOT run by landlords.	1
Stop giving permits to build apartment complexes and storage facilities. Everyone is being trapped into wage slavery.	1
Street trees and eco friendly landscaping	1
Sufficient parking	1
Surrounded by well-maintained homes	1
Surrounding Values of homes	1
Tax rate	1
Taxes	1
Timely emergency services	1
To be able to afford property taxes and utilities while living in the city.	1
To feel safe in your city.	1

To feel safe in your own home.	1
Total move-in cost (fees, deposits, etc.)	1
Traffic	2
Traffic	1
Traffic is safety issue	1
Traffic noise and/or congestion	1
Traffic noise from nearby streets	1
Transportation options	1
Tree canopy	2
Tree canopy	1
Tree cover, natural beauty	1
Tree lined streets	1
Trees	2
Trees along streets	1
Trees and lots of green space, parks	1
Upkeep of homes in area	1
Upkeep of homes in the neighborhood	1
Upkeep of the neighborhood	1
Upscale houses	1
Varied architecture, sizes, privacy	1

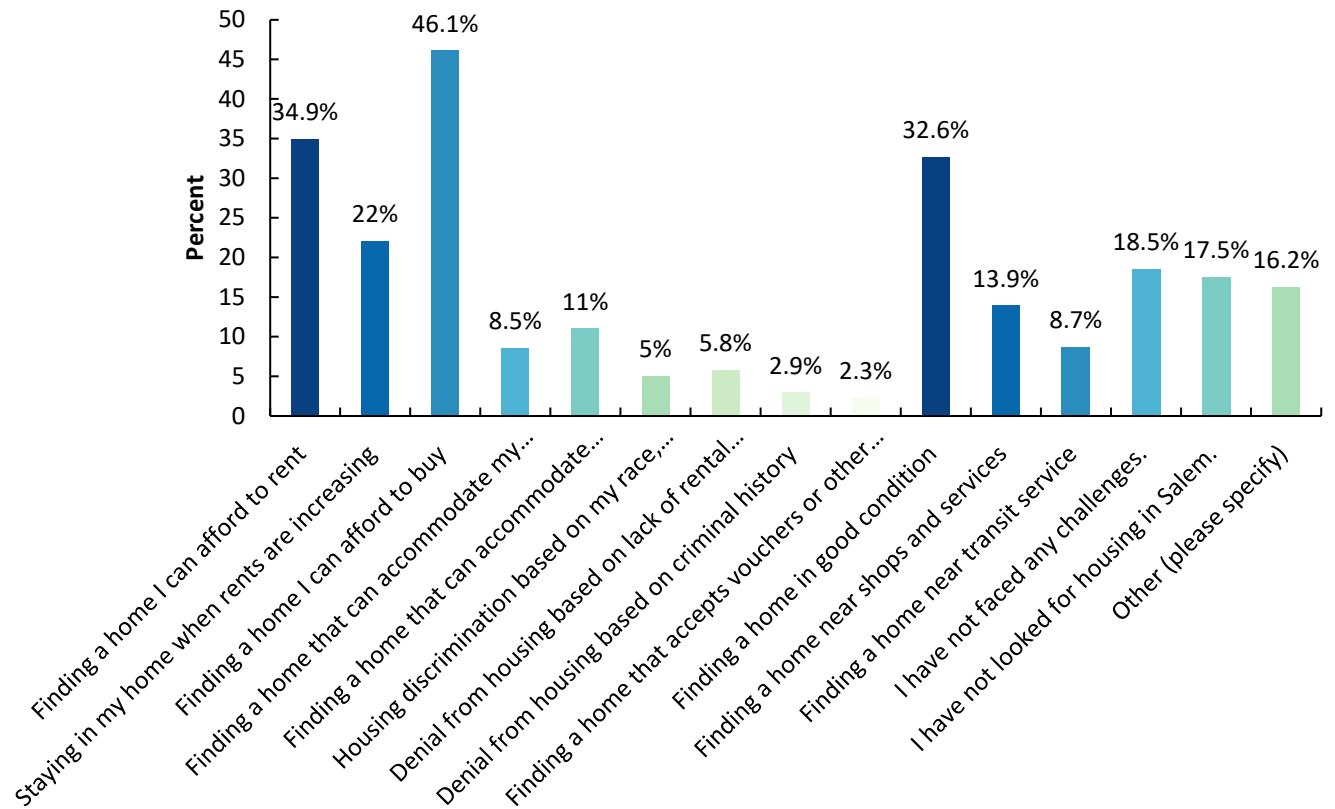
Viable housing for long term	1
Views	1
Walk ability	1
Walkability	8
Walkability	1
Walkability (sidewalks)	1
Walkability (sidewalks, hills)	1
Walkability and adequate parking which are not mutually exclusive	1
Walkability of neighborhood	1
Walkability with sidewalks	1
Walkability, consistent and useable sidewalks	1
Walkable	2
Walkable	2
Walkable community (safe walking, shopping and services close by)	1
Walkable neighborhood	1
Walkable to stores, town center, gym etc	1
Walking index	1
Washing Machine hook-ups	1
Welcomeness to people, housed or unhoused	1
Welcoming neighbors	1

Well funded city services like library, fire, etc	1
Well kept homes with no crime	1
Well kept yard	1
Which side of the river it's on	1
Who the landlord is	1
Wide street	1
Wood Windows	1
Yard maintenance	1
Yard or outdoor space	1
ability to garden/yard space	1
adequate resident and guest parking	1
clean green spaces where there is no environmental damage from homeless camps	1
condition of neighborhood streets	1
entrance and exit of neighborhood for emergencies	1
fenced in yard for pets	1
general upkeep of the neighborhood	1
general vibes of the neighborhood (how it feels to walk the streets)	1
green space	1
green space, walking paths	1
grocery stores	1

infrastructure (roadways, sidewalks, etc.) conditions	1
lots of trees nearby	1
near parks or green space	1
no homeless camps	1
no mold, lead paint, pests	1
one story condos	1
quiet neighborhood (traffic noise)	1
rent subsidies	1
safe	1
safe and free of gun violence	1
safe neighborhood	2
safe streets	0
safety	2
safety	1
safety (walking on sidewalks, neighborhood safety, low crime rate, etc.)	1
sidewalks and lighted	0
taxes	1
traffic noise	1
tree cover	1
utility providers and quality (internet, water, garbage, etc.)	1

walkability	1
walkable neighborhood	1
walkable neighborhood (sidewalks)	1
walkable, bikeable to places I need to go	1
washer and dryer in unit	1
wide streets (everyone owns giant SUVs these days)	1
within 1/2 mile of restaurants, grocery shopping, coffee shops, etc.	1
yard area	1
yard space	1
 trees	1

5. Within the last 10 years, what challenges have you faced related to housing in Salem? (select all that apply)



Value	Percent	Count
Finding a home I can afford to rent	34.9%	181
Staying in my home when rents are increasing	22.0%	114
Finding a home I can afford to buy	46.1%	239
Finding a home that can accommodate my disability	8.5%	44
Finding a home that can accommodate multiple generations	11.0%	57

Housing discrimination based on my race, religion, sex, sexual orientation, familial status, disability, etc.	5.0%	26
Denial from housing based on lack of rental history or past housing eviction	5.8%	30
Denial from housing based on criminal history	2.9%	15
Finding a home that accepts vouchers or other subsidies	2.3%	12
Finding a home in good condition	32.6%	169
Finding a home near shops and services	13.9%	72
Finding a home near transit service	8.7%	45
I have not faced any challenges.	18.5%	96
I have not looked for housing in Salem.	17.5%	91
Other (please specify)	16.2%	84

Other (please specify)	Count
3x rent requirements in a single income household. Even the rents we could afford we didn't qualify because we didn't make 3x the rent	1
55+ housing on 1 level	1
Access to shops services either walkable or transit	1

Affordable housing that has access to pleasant and usable outdoor space	1
Being able to see apartments before applying for one.	1
Breed restrictions on pets	1
City of Salem having a vision on my property. I found this really rude. Plenty of property elsewhere	1
Competing for purchasing housing with large contractors or private equity companies	1
Creating additional housing for a relative (ADU or small home) on a small property I bought.	1
Dealing with HOA	1
Dealing with possible foreclosure	1
Fewer Historic hikes, as many have been destroyed in the name of trickle down housing.	1
Finding a downtown home without homeless camps	1
Finding a home close to outdoor spaces like trails and parks that is also safe	1
Finding a home in a safe area	1
Finding a home in an area that is walkable and caters to single, young professionals	1
Finding a home near a park and with safe and lighted roads	1
Finding a home near where I work	1
Finding a home that isn't overpriced.	1
Finding a home to rent with a reasonable landlord or property management	1
Finding a home with enough bedrooms - need 3	1
Finding a home with greenspace	1
Finding a home within walking district of shops, grocery, restaurants	1

Finding a neighborhood that doesn't have crime, theft, and homeless people with mental health or drug issues	1
Finding a place near public commuting options to Portland.	1
Finding a rental that allows large dogs	1
Finding a safe and affordable place to live	1
Finding a safe, clean neighborhood that is vibrant/engaged, with events, activities, and amenities.	1
Finding home with air conditioning	1
Finding homes that aren't surrounded by apartments and low income housing.	1
Finding multifamily near schools	1
Finding that happy medium of "safe" and "affordable"	1
Have not been looking but my adult child was. Single family homes are few Andover priced. She wants to own not rent.	1
Helping my adult son with a disability find a home he can afford.	1
Home that allows pets	1
Huge cost of building permits	1
I am answering these as if from the people who live with me because there is nowhere else to go	1
I have a big family and it was hard to find a home with enough bedrooms	1
I have a home, yet I work with people experiencing homelessness. For them, each of the challenges listed above are very common barriers.	1
I have been fortunate enough to live in the same house for over ten years.	1
I have not faced any since I am now a home owner other then trying to update weatherization etc, but I feel that others have struggled with meeting income thresholds. No social for some, and way too many landlords are asking ridiculous amounts for rent and deposits	1

I have not looked, but may be looking in next 5 yrs to down size or rent	1
I haven't looked for homes in that time frame	1
I see many friends and family members struggling to find homes in decent shape at affordable prices.	1
In a safe neighborhood	1
Increased traffic volume due to excessive building and growth	1
Lack of Available homes for sale	1
Lived in the same house for 40 years.	1
Maintaining the quality of life in my neighborhood in the face of ever-increasing development.	1
My home's stairs did not meet code, risers too steep and stairs too narrow made my home disqualified from siting on a city lot	1
Neighborhood Upkeep	1
Non-refundable rental Applications fees, limited rental options so highly competitive	1
Paying my property taxes/avoiding foreclosure	1
Pet friendly	1
Prop taxes & school districts	1
Property tax money that are mishandled and taxing us more to cover up the mismanagement. Stop giving money to people that don't contribute anything to our city!!!!	1
Rent AND UTILITIES are forcing me out of my housing.	1
Safe (safe driving around)	1
Safe, sound place for the long term that I can afford	1

The above answers are based on my experience helping my disabled mother on a fixed income find a place to live. I bought my home more than 15 years ago and have chosen to stay put in part due to out of control housing costs	1
The cost of maintaining an historic home and keeping it historic	1
To many to high application fees	1
Too much competition for good places	1
Walkable neighborhood	1
We have owned our home for 24 years	1
Wealthy owners/hedge funds buying up the supply and renting very expensive	1
What does Affordable Housing even mean? Hypothetically — imagine a refugee, domestic or international, who only has the clothes they're wearing and nothing else. That's how my spouse and I arrived in Salem. We are not alone. And so, there needs to be solutions and resources for low-income or no-income people.	1
being able to stay in the home I have due to tax increase and COL	1
community safety for myself and my children, due to increasing # of homeless and those in need	1
family member finding senior housing	1
finding a home in a safe neighborhood	1
finding a home with yard or nearby open space for kids to spend time outdoors	1
finding an affordable home with enough room for a growing family that is not in an HOA	1
finding an affordable new home or condo	1
finding housing with no hog or farty-car owners nearby	1
finding one story condos	1
helping adult offspring and family find housing	1

n/a	1
n/a; can't get past this without marking this box	1
none of the above	1
own home for over 10 yearsa	1
parking spaces	1
too many cheap appatment in south Salem	1
we have a beautiful home that has been affordable and YET we are LEAVING Salem due to how this city is falling apart-downtown is awful, parks unsafe, traffic and speeders out of control, no center or heart to the city that keeps developing faster than the infrastructure can build. Good luck.	1
Totals	84

6. What do you think are the most urgent housing issues in Salem?

	Not Urgent		Moderately Urgent		Very Urgent		Responses
	Count	Row %	Count	Row %	Count	Row %	Count
Lack of available rental housing	77	15.4%	155	30.9%	269	53.7%	501
Lack of available for-sale housing	96	19.4%	225	45.4%	175	35.3%	496
Lack of variety in housing types (single family, duplex, apartment, townhome, etc.)	98	19.6%	216	43.1%	187	37.3%	501
Lack of variety in housing sizes (number of bedrooms)	119	23.8%	239	47.9%	141	28.3%	499
Cost of housing/affordability	13	2.5%	67	13.0%	434	84.4%	514
Lack of housing for people transitioning out of homelessness (housing with supportive services, micro shelters, etc.)	73	14.5%	144	28.7%	285	56.8%	502
Discrimination in housing	170	34.6%	222	45.1%	100	20.3%	492
Poor condition of available housing	101	20.5%	252	51.1%	140	28.4%	493
Lack of housing for people with disabilities	106	21.7%	236	48.3%	147	30.1%	489
Other (please specify)							
1 bedrooms							1

55 + single level housing	1
A	1
AFFORDABLE SINGLE FAMILY HOUSING FOR FAMILIES	1
Abundance of manufacturers homes with high rental costs and lack of equity	1
Accessibility in renting conditions	1
Accessible amenities	1
Accessible housing	1
Accommodation to diverse housing types and resources	1
Actual affordable housing, \$1500+ is not affordable	1
Actual affordable housing. Not over a grand for rent of a place that is a dump.	1
Adequate housing with services for the homeless population	1
Adorable	1
Affordability	6
Affordability	4
Affordability and LIVABILITY	1
Affordability for buyers	1
Affordability for moderate income people	1
Affordability for renters	1
Affordability of utilities is contributing to the problem.	1
Affordability!!	1

Affordability!!!!!!	1
Affordability/cost/ being able to afford	1
Affordable	1
Affordable Housing for disabled and seniors	1
Affordable apartments for low income	1
Affordable family housing	1
Affordable for low income	1
Affordable housing	1
Affordable housing in safe neighborhoods	1
Affordable housing in safe neighborhoods	1
Affordable housing, putting a down payment	1
Affordable nice housing for seniors	1
Affordable rents	1
Air BnB or Vacation Rentals buying single family homes	1
AirBnBs owned by out-of-staters	1
All affordable housing, especially for vouchers, is in bad neighborhoods	1
Allowing abusive rent hiking	1
Ample availability for parking	1
Apartment sprawl everywhere	1
Apartments being built in neighborhoods with little to no parking	1

Apartments crammed in with no parking, no green space	1
Architectural Standards (new construction here is hideous)	1
Attractiveness	1
Availability of starter homes	1
B	1
BS laws that's limit rent increase but only if the company has owned it for 15 years making the law usless	1
BUILDING MORE AFFORDABLE SINGLE FAMILY DWELLINGS. NO MORE APARTMENTS.	1
Based on examples like Seattle, LA and even Portland, it looks grim	1
Before they build more apartments they need to build a third bridge	1
Building keeping in mind school district and school safety and capacities	1
Building places appropriate for families with children(not apartments)	1
Building places appropriate for the aging	1
Building too many apartments	1
Business/hedge fund purchase of residential property as investment which drives up prices and reduces availability of home to buy.	1
C	1
COST	1
Can't buy a moderately okay house while making \$100,000 due to combination of high interest rates and high housing cost	1
Charging unnecessary fees for rent applications	1

City planning: west Salem has too many people for the roads and bridges to accommodate and no serious plans to address that, yet more apartments are still being added.	1
Climate change impact	1
Climate-friendly home upgrade barriers like those to solar panels, EV charging, and updated windows	1
Companies buying all the homes and renting for profit	1
Condition of neighborhood	1
Consideration of infrastructure and school capacity when the city allows for multi-family/apartments in areas that are already over capacity	1
Construction of new units is NOT keeping up with demand	1
Corporations or individuals owning more than two houses	1
Corporations that buy rental housing and then jack up the monthly rent.	1
Cost	1
Cost and availability	0
Cost and continued inflation	1
Cost of SDC's	1
Cost of buying a home	1
Cost of housing choices	1
Cost of rentals. I pay a lot for a run down rental.	1
Cost to move in	1
Cost, cost, cost. Rent raises a lot every year	1
Crime	1

Crime and safety	1
Delays in permitting	1
Denser housing near nicer neighborhoods	1
Deteriorating city infrastructure	1
Disability accessible units that do exist not being prioritized for people who actually need the features in it.	1
Dog friendly rental options	1
Domestic Abuse/Violence that keeps people in unsafe/dangerous situations	1
Drug addicted facility away from neighborhoods	1
Efficient landuse	1
Facilities for mentally ill	1
Faster help for those who are in need of a housing choice voucher	1
Fees to build	1
Financial instability of the city	1
First and last months rent	1
Flexibility of renting requirements	1
Funding for housing choice vouchers	1
Gangs roaming neighborhood	1
Greedy developers	1
Green spaces available for child recreation	1
HOUSING FOR PEOPLE REGARDLESS OF SOCIOECONOMIC STATUS	1

Having enough different types of affordable housing available	1
Helping those who help themselves were not taking over the streets yet but to get help we have to be	1
High Crime rate	1
High cost	1
High rent	1
High systems development charges	1
High taxes	1
Homeless camps and shelters in the City	1
Homeless camps everywhere	1
Homeless taking over downtown	1
Homelessness	1
Homelessness. Shelters don't solve the problem.	1
Homes people can actually afford. Rent and mortgages are OUTRAGEOUS. And property taxes are insane for what we get.	1
Houses are too expensive	1
Housing development in West Salem without corresponding development of shopping, services, and employment, putting more pressure on bridge traffic	1
Housing for Section 8 - landlords put rent \$10 higher than allowance	1
Housing for Seniors on fixed incomes	1
Housing for individuals with mental health issues transitioning from higher levels of care.	1
Housing for seniors	1

Housing for the displaced	1
Housing help for people with single incomes	1
Housing in non car dependent areas	1
Housing in walkable areas	1
Housing just needs to be affordable. Paying over 1k is not ideal.	1
Housing options for single income individuals/families	1
Housing prices too high for first time buyers	1
Housing shortage especially for small homes	1
Housing supports for home owners	1
Housing under \$1,700/month	1
Housing with parking	0
Income thresholds. If you make too much according to guidelines you don't qualify for housing help. Some people afraid to make more and some scared to make less cause then you don't qualify for regular housing	1
Ineffective use of property (ie empty commercial buildings that could be used for low-income housing but are not... instead that housing is being blended into neighborhoods via rezoning))	1
Investment groups price gouging	1
Investment in decent housing in lower income neighborhoods	1
Investors buying up property for profit	1
Keeping Parks open with Staff. Tax rich and church to fund.	1
Keeping neighborhoods safe, finding safe affordable housing	1
Lack of SROs	1

Lack of accountability for landlords	1
Lack of affordable condos for purchase.	1
Lack of apartments close to services	1
Lack of apartments with off street parking	1
Lack of availability of small or micro homes	1
Lack of city long-range financing	1
Lack of city participation (investment) in affordable public housing	1
Lack of code enforcement for all properties in salem	1
Lack of family friendly apartments	1
Lack of group home housing for people with serious mental illness	1
Lack of housing	1
Lack of housing for elderly with low income	1
Lack of housing for people with criminal backgrounds	1
Lack of housing for people with pets	1
Lack of housing for retired seniors on fixed income. Social security does not keep up with rising prices!	1
Lack of housing in walkable areas	1
Lack of housing that people on state salaries can afford	1
Lack of housing with sufficient parking	1
Lack of inventory	1
Lack of job opportunities that make rent affordable	1

Lack of middle housing	1
Lack of mixed income housing	1
Lack of mobile home parks	1
Lack of multigenerational housing	1
Lack of new "starter" homes	1
Lack of new developments	1
Lack of new homes	1
Lack of nice neighborhoods	1
Lack of options in general	1
Lack of safe neighborhoods	1
Lack of sidewalks & streetlamps	1
Lack of single family homes	1
Lack of single family homes specifically	1
Lack of single level townhomes or condos for seniors looking to downsize	1
Lack of starter level single family housing	1
Lack of timely affordable public transportation	1
Lack of upscale neighborhoods	1
Land use planning process which stifles development	1
Landlord tenant laws skewed towards tenants	1
Landlords selling off single family due to law changes	1

Landlords that care and fix things promptly	1
Letting commercial developers build housing too close together	1
Like everything, cost of living has exceeded what people can earn sensibly	1
Live in drug treatment & mental health housing	1
Location	1
Location of new housing doesn't seem to consider access to schools or transit	1
Lots big enough to have lawn for kids to play	1
Low income housing	1
Low income housing//hud housing	1
Maintaining green spaces for residents	1
Mental health	1
More available affordable rentals	1
More shelter houses for the houseless.	1
Multifamily zoning near schools	1
N/A	1
N/a	1
NOT EVERYBODY WANTS TO LIVE IN WAREHOUSE HOUSING	1
Need affordable rentals	1
Negligent property owners who allow degradation of housing stock	1
New "starter" homes	1

New houses are unaffordable	1
Not a typical target for discrimination = I am considered privileged and have benefitted from that	1
Not enough affordable family housing in good neighborhoods	1
Not enough affordable single family homes	1
Not enough complexes that go by your income	1
Not enough low or moderate income housing	1
Not enough single family construction.	1
Not using industrial, commercial or technology building's rooftops for solar or wind energy facilit	1
Nothing. Close the doors we don't need more people that don't contribute anything to the city!	1
Offering small low cost shelters for homeless	1
Open spaces around housing	1
Outdated building codes	1
Over priced apartments	1
Overly restrictive urban growth rules	1
Overpriced "affordable" housing	1
Oversight of property rental companies (maintaining quality and capping rent increases)	1
People allowing current housing to fall into disrepair (lack of care so rehab is expensive)	1
People want to live for free	1

Personally, individually, it's urgent that the rent does not keep increasing to its maximum allotment/allowance (the rent is too damn high - thanks SMI)	1
Pet acceptance and fees	1
Poor quality woke schools	1
Preventing corporating from buying existing homes, that prevent individual home ownership	1
Preventing people from becoming homeless	1
Price	1
Price gouging	1
Price of rentals	1
Private Equity & Businesses buying single family homes	1
Progressive mental health housing leading to the highest level of independent living.	1
Proper homes for proper demographics	1
Property taxes and their use by the city/county	1
Property taxes are too high	1
Property taxes not reflecting property uses	1
Protecting existing small affordable homes from demolition	1
Protection of existing historic homes and neighborhoods.	1
Provide housing for seniors	1
Quality construction of new housing	1
Realtors corporations or associations making money off the government through affordable housing deals, charging the government and having the taxpayers pay for it.	1

Reduce traffic, enforce speed limits in residential areas	1
Rent	1
Rent	1
Rent and house prices unaffordable for single people household wages	1
Rent costs outpacing wages	1
Rent increase	1
Rent increases	2
Rental affordability	1
Rental costs too high	1
Rental requirements	1
Rentals needed in safe neighborhoods and affordable prices	1
Rents and home prices not matching prices with median wages of city	1
Restricting landlords rights	1
Restrictions on landlords	1
Rise in housing costs rising rapidly while wages stagnate.	1
STOP THE WELFARE GARBAGE AND MAKE PEOPLE EARN THEIR KEEP	1
Safe and secure neighborhoods	1
Safe areas to live/crime	1
Safe housing	1
Safe neighborhoods	1

Safe, clean, and comfortable neighborhoods	1
Safe, sustainable housing for unhoused	1
Safety	4
Safety of neighborhoods	1
Salem needs more middle housing (increased density)	1
Selection of affordable apartments in desired areas	1
Senior Housing	1
Sense of community	1
Short term rentals, airbnb, reducing housing stock	1
Size of Dog Limitations! Really?	1
Small retail developments in school areas	1
Squatting - no protection for homeowners	1
Stability	1
Stop building for people who don't do shit. Who choose not to work. Stop building for homeless people and addicts. Help people like me to not become like them and give up. If I didn't work I'd be approved for sub housing faster than I can make more	0
Stop increasing rents	1
Stop placing homeless people in apartments they just bring other homeless addicts around messing it up for others	1
Student housing or studios	1
Support of house maintenance	1
Supportive housing for people with disability	1

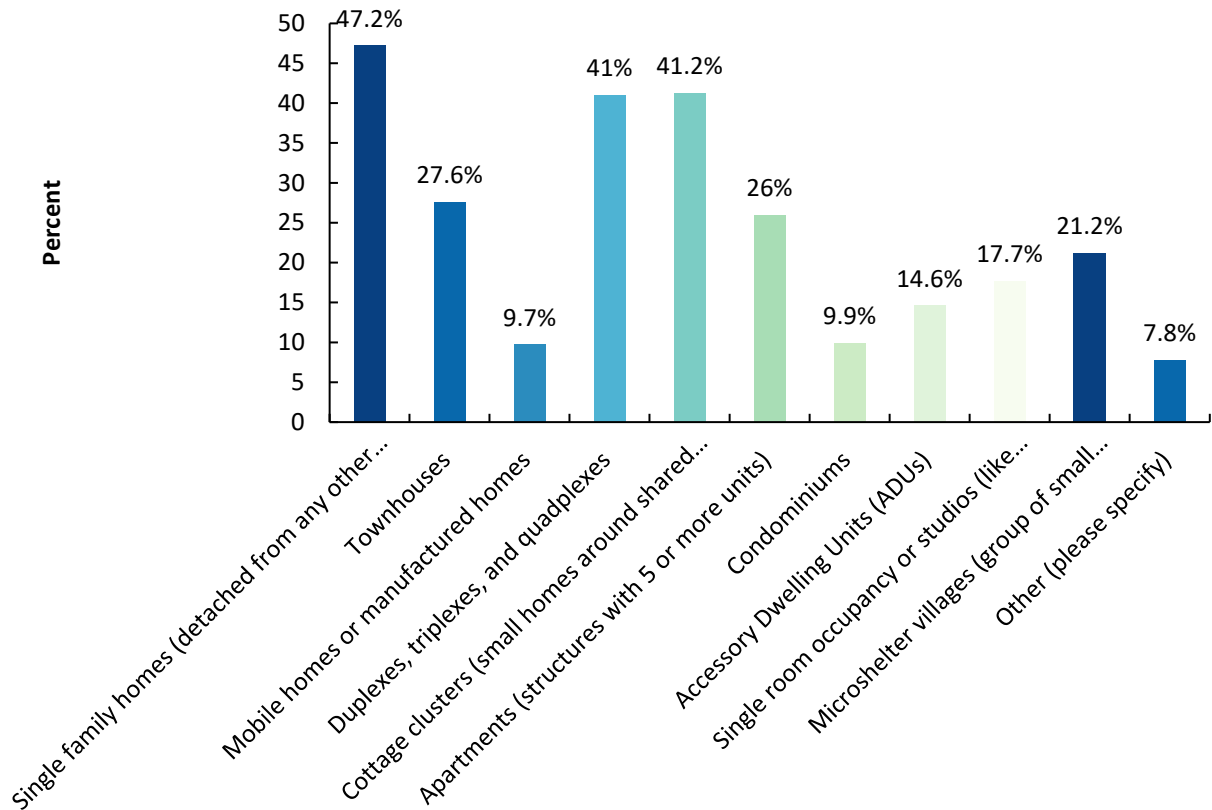
Sustainability	1
Tents are too high	1
Terribly high utility bills.	1
That we care more about saving a few trees than we do about getting the max amount of homes	1
The Unhoused getting their needs met, and people on the cusp who don't know or need help getting suitable housing (not outside or in a vehicle)	1
The amount of homeless the city keeps enticing with Arches. Get rid of Arches.	1
The city needs to focus on more housing or apartments rather than constantly trying to stop the growth	1
The conditions of the housing.	1
The council NOT agreeing with the planning commission decisions and then constantly making developer make changes to plans which use time and money. Pretty soon developers will build elsewhere	1
There are options for the unhoused but they aren't being utilized/enforced. Work to get them out of the situation not remain in camps (micro shelters will become fancier camps)	1
Too many apartments already, return focus to single family homes	1
Too many apartments in S. Salem	1
Too many apartments.	1
Too many city codes driving up costs	1
Too much auto- dependent new developments	1
Too much crime	1
Too much focus on housing diversity	1
Too much free housing options without criteria to manage it for hand up vs hand out	1

Too much low income properties.	1
Too much time and money on low income housing.	1
Traffic	1
Transitional housing for Homeless	1
Transitional housing for people leaving homelessness	1
Transitional services for people who are depending on others (couch surfing)	1
Transportation	1
Undesirable neighborhoods without parks and sidewalks	1
United States	0
Unused lots or low density housing	1
Up front costs—application, pre-rent and deposit	1
Using land in UGB for green energy installation	1
Village type housing for seniors	1
Walkability	1
Walkability/Bikeability of high density neighborhoods	1
We need more high rise aptment buildings with affordable rent	1
We need more resources that prevent houselessness	1
We need rent control	1
affordable interest rates	1
availability of small homes to buy for people just starting out. two bedroom condos cost almost as much as single family housing	1

cost of SDC's and permit fees	0
crime makes housing feel unsafe	1
forcing new subdivision to include high/med density housing. bad idea	1
high cost of development/construction	1
houses being bought and then rented, restricting the number of houses on the market	1
housing being hoovered up by long-distance commuters	1
housing near transit lines	1
housing not design for climate change (no AC, no shade trees)	1
lack of starter homes	1
lack of yards/open space	1
land or housing owned by non-resident owners or corporations	1
land use restrictions	0
new affordable single family homes	1
no one story condos for the ever growing senior population	1
not enough variety of housing in a single neighborhood (ie all giant houses or all apartments)	1
only being able to afford a single family home that is basically a TEAR DOWN	1
policies that encourage landlords to rent out homes, right now its hard to consider renting out property if you can afford it bc if some is neglectful in care of property or paying rent its impossible to get them out	1
poor city planning (i.e. building more suburbs on the periphery instead of increasing density, leading to more traffic congestion)	1
safe neighborhoods	1

single family homes i could afford were GROSS	1
single story accommodation	1
too many homes owned by corporations	1

7. What types of housing does Salem need the most to help address our housing needs? (select up to three options)



Value	Percent	Count
Single family homes (detached from any other house)	47.2%	243
Townhouses	27.6%	142
Mobile homes or manufactured homes	9.7%	50
Duplexes, triplexes, and quadplexes	41.0%	211
Cottage clusters (small homes around shared open space)	41.2%	212
Apartments (structures with 5 or more units)	26.0%	134

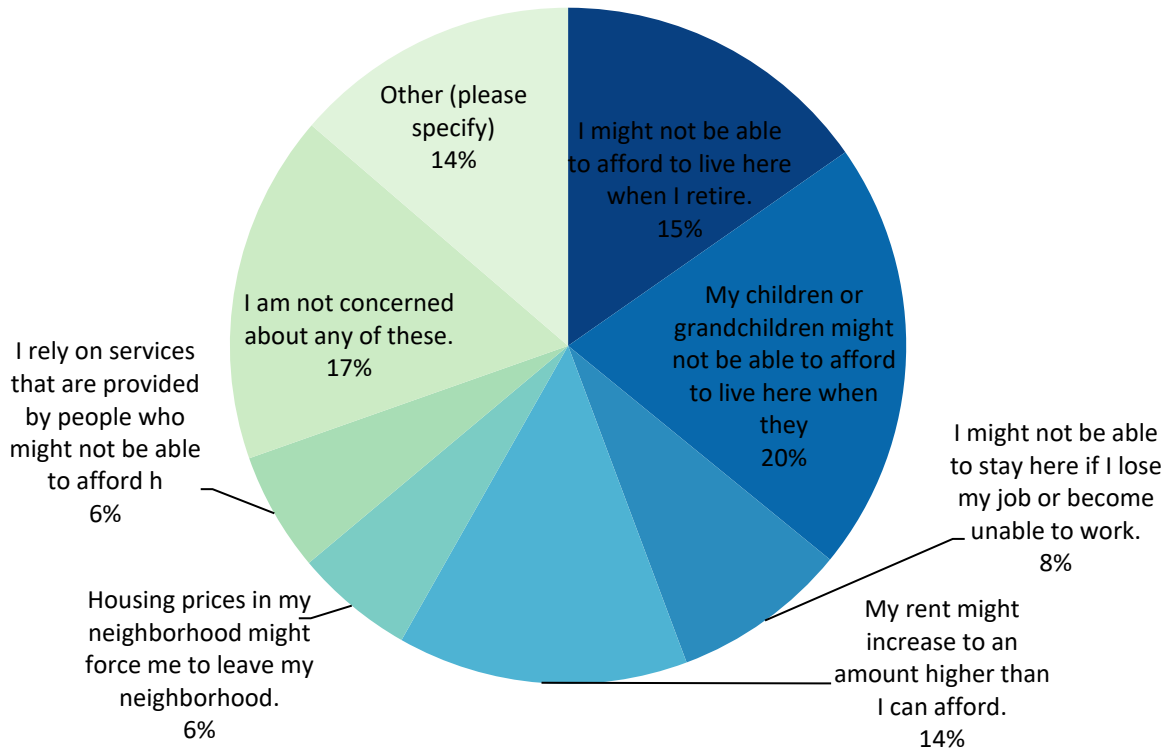
Condominiums	9.9%	51
Accessory Dwelling Units (ADUs)	14.6%	75
Single room occupancy or studios (like dormitories)	17.7%	91
Microshelter villages (group of small individual shelter units)	21.2%	109
Other (please specify)	7.8%	40

Other (please specify)	Count
55+ housing	1
Access to camping and RV parking for houseless.	1
Affordable and safe	1
Affordable homes of all kinds	1
Affordable single family homes need to be subsidized to make it profitable for builders.	1
All of the above	1
All of the above	1
All of these	1
Anything affordable	1
Build apartments around Lancaster so close to existing stores and services	1
Condos/apts with mixed housing accessible to people with varied socio economic status with retail services on the ground floor of	1

Eliminate AirBnB etc short term rental	1
Entry level	1
Homes that people can afford to buy with little down and reasonable monthly payments	1
Housing developments for over 55 age group	1
Housing with outdoor space that is nice to use and is walkable to businesses	1
I don't know. I haven't seen any studies that identify needs and gaps. I do believe we are taking away valuable farmland when there are lots of vacant buildings that could be used.	1
I trust my planning staff professionals to recommend what is best. I think most people still dream of a single family home, but with UBG considerations, not sure how that is possible	1
Let the market decide	1
Mixed housing - meaning new apartments should be required to provide accessible units, affordable units, units that accept housing vouchers, and higher end units. When people have very low or no income, they should still be allowed to live in a place that is new, clean, and in the midst of people who are more successful, thus providing housing that reflects the income diversity of our whole city.	1
NOTHING	1
No others - the building is getting ridiculous	1
None	1
None, less people is a better solution	1
Planned communities INSTEAD of vast swaths of apartments.	1
Regardless of type the biggest barrier for the poorest Salemites is affordability, not type	1
Rent to own houses	1
Retired senior housing	1

Senior housing on fixed income	1
Senior planned living communities	1
Small modest homes	1
TREATMENT CENTER FOR ADDICTS BEFORE HOUSING	1
We need more affordable housing of all types.	1
all of the above	1
apartments/condos with mixed of market and units for low income families spread throughout the city	1
co-housing	1
low income rentals	1
small 1-2 bedroom single family homes with basic interior finishes to keep them low cost.	1
studio apartments	1
supportive housing (help with cooking/cafeteria)	1
Totals	40

**8. Looking ahead, what is your biggest concern related to your housing needs?
(select one option)**



Value	Percent	Count
I might not be able to afford to live here when I retire.	15.3%	78
My children or grandchildren might not be able to afford to live here when they become adults.	20.6%	105
I might not be able to stay here if I lose my job or become unable to work.	8.4%	43
My rent might increase to an amount higher than I can afford.	13.9%	71
Housing prices in my neighborhood might force me to leave my neighborhood.	5.7%	29
I rely on services that are provided by people who might not be able to afford housing here.	5.7%	29

I am not concerned about any of these.	16.7%	85
Other (please specify)	13.7%	70
	Totals	510

Other (please specify)	Count
#1, 2, 3 and 5	1
A lack of city services due to budget cuts and over emphasis on policy/fire budgets	1
Ability to downsize as a senior, but having to pay property taxes equivalent to current larger house	1
Ability to maintain home, make needed repairs	1
Affordable elder housing on the ground floor for accessibility	1
All of the above for me and for others in my home	1
All of these things	1
Already retired but can't afford assisted living or to stay in my home. Please build small village cluster homes with central community common.	1
Already unaffordable housing costs getting worse.	1
Apartment complex doesn't have enough parking spaces	1
Can't downsize to a smaller home or retirement community	1
Cost of housing; property taxes, utilities etc is causing me to consider relocating elsewhere, maybe even out of state.	1
Cost of maintaining a home	1
Crime continues to get worse	1

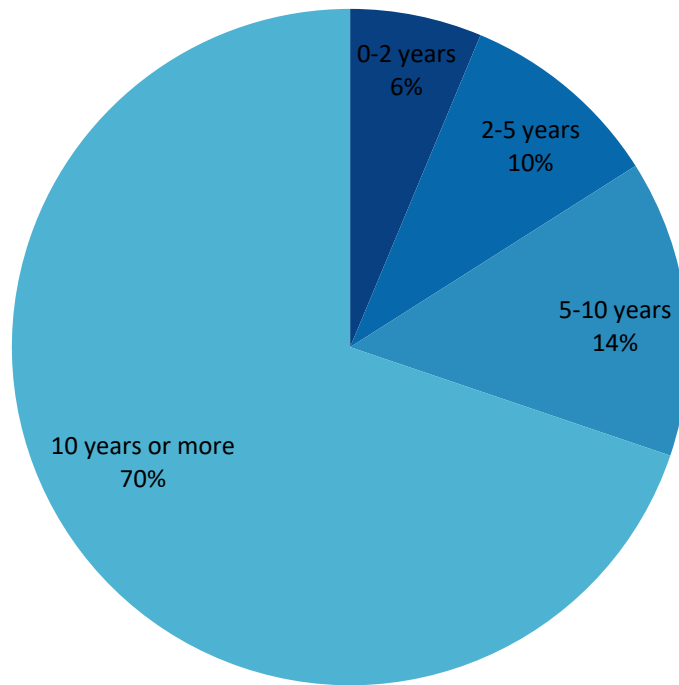
Crime, drugs and homeless. Stop section 8 housing ASAP!!!	1
Crime, safety, and homeless camps make salem unlivabe and housing unsafe here.	1
Crime, safety, and politics may force me to move	1
Degradation of older neighborhoods	1
Destroying historic housing removes the soul of the city.	1
Extremely High Property Taxes	1
Finding a home with enough bedrooms for our family that isn't a giant house	1
HOUSING COST	1
Help with financial funds to do roofing on homes, heating	1
High crime, high migration, high taxes, poor quality woke schools making me move out soon	1
Housing in areas that are carcentric an unsafe to pedestrians and cyclists	1
I am afraid my home may need more repairs than my landlord can fix without increasing the rent and I will not be able to afford to live in Salem anymore	1
I am more concerned that my young adult children will never be able to buy a home	1
I cannot age in place in current home	1
I don't live in Salem	1
I dont know that I want to keep living in salem if basic services dont get funding	1
I had to move across the country instead of staying wher el love because I was priced out of my home as an educator, and my fiance was a professional healthcare administrator. We should not have been struggling to pay rent making a combined 100k+ a year.	1
I may be rent burdened if I rent without housemates in the future	1

I may not be able to find a place I can afford that fits my needs and is also pleasant to live in	1
I might not be able to stay in Salem if growth continues unabated	1
I simply may not be able to live here in general. As a native Salemite.	1
I will need to modify my home or move to accommodate my health	1
I will need to move to assisted living and won't be able to afford it	1
I'd like to downsize someday. there are very few condos or townhouses with greenspace where I could walk to town and services	1
I'll never be able to sell and buy a house better suited to my needs because of price and interest rates	1
I'm not concerned AT THIS TIME	1
If Republicans win races across the Country WE WILL ALL LOSE!	1
If apartments keep being built around me then we will leave the city	1
Increasing property taxes because the city can't figure out how to budget.	1
Keeping neighborhood safe	1
Lack of community living options, with shared spaces	1
More unsafe from gangs, homeless people, outlaws	1
My disabled children may not be able to find affordable accessible housing	1
Neighborhood safety; Salem is becoming increasingly unsafe especially in our part of town	1
No good neighborhoods because of increased crime and low income housing without any accountability. Encroachment on apartments to single family homes and spaces	1
Not being able to afford rent in a safe location.	1

Other working families will be unable to buy a house in Salem.	1
People experiencing homelessness need many more affordable options asap. Waitlists are too long, and people are dying on the streets.	1
Poor quality city services	1
Rent is already high, you are unable to rent or buy at this time.	1
Safety and housekessness threatens my downtown housing negatively enough I move.	1
Salem needs to encourage housing with actions, not words. Stop the nonsense.	1
The city may become too populated and not have the road, safety, and school infrastructure to handle it.	1
The housing being developed is not affordably priced	1
Utilities and other fixed expenses other than rent will force me to leave.	1
We will not	1
high cost of building permits	1
high property taxes	1
high taxes, high insurance costs and high utilities	1
low income housing	1
misuse of single family housing zone	1
need affordable retirement housingnt	1
not enough small, affordable homes for everyone who needs one.	1
property tax is too high	1
rising property tax based on inflated valuation	1

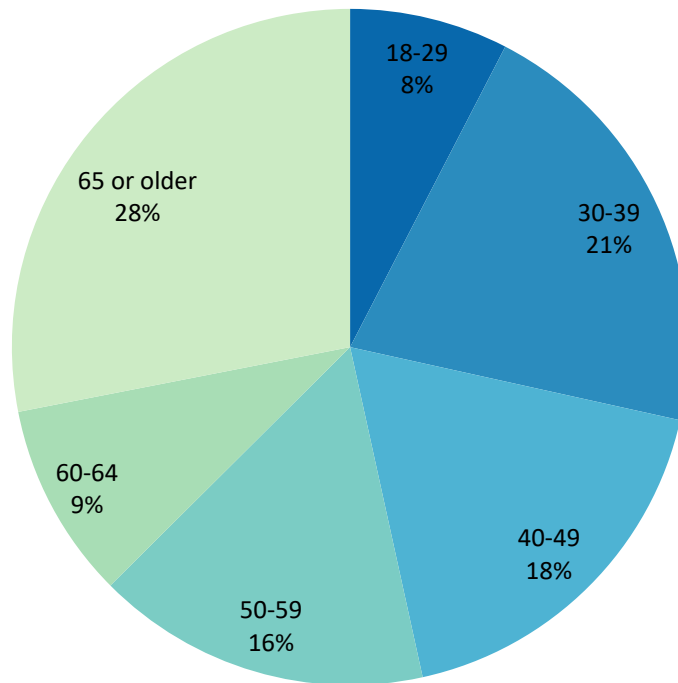
that what is affordable now will become unaffordable if cost of living goes up too much during next 20 years	1
Totals	70

9. If you currently live in Salem, how long have you lived here?



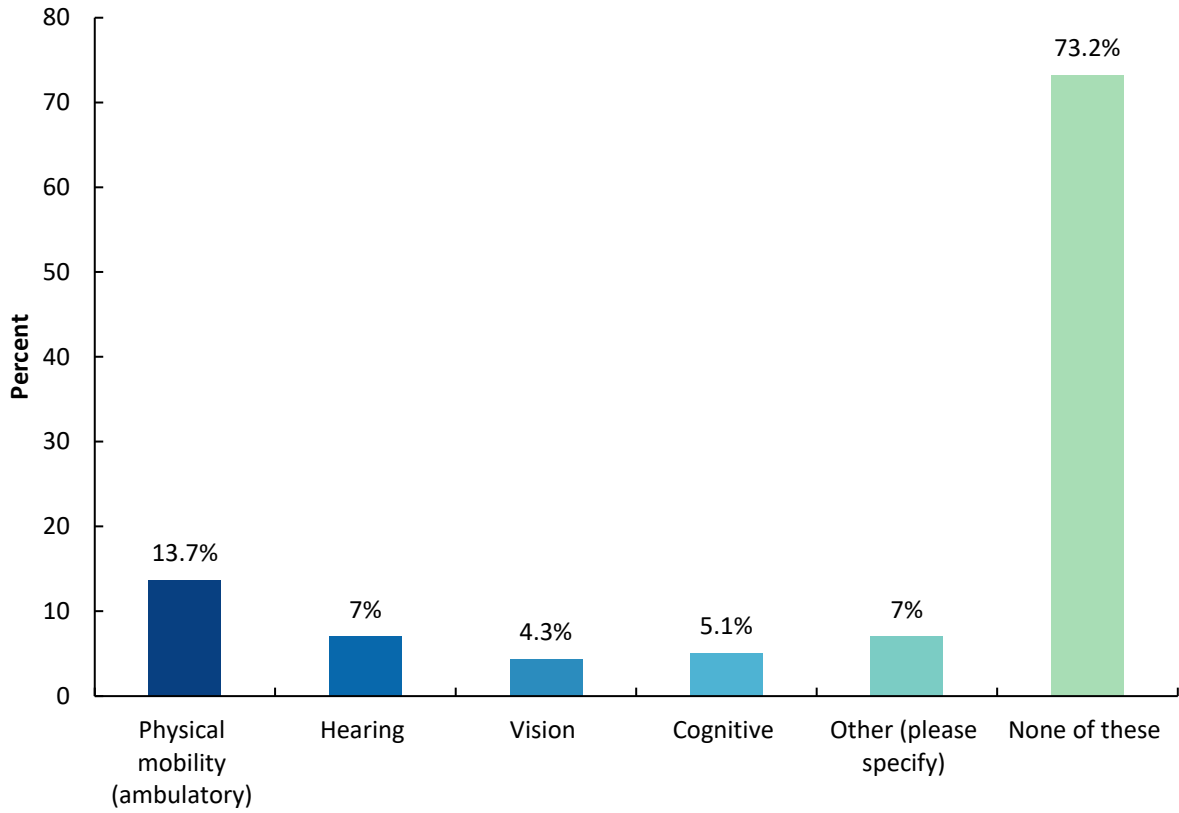
Value	Percent	Count
0-2 years	6.3%	31
2-5 years	9.7%	48
5-10 years	14.2%	70
10 years or more	69.8%	344
	Totals	493

10. How old are you?



Value	Percent	Count
18-29	7.6%	39
30-39	20.9%	107
40-49	18.1%	93
50-59	16.0%	82
60-64	9.4%	48
65 or older	28.1%	144
	Totals	513

11. Do you have any disabilities? (select all that apply)



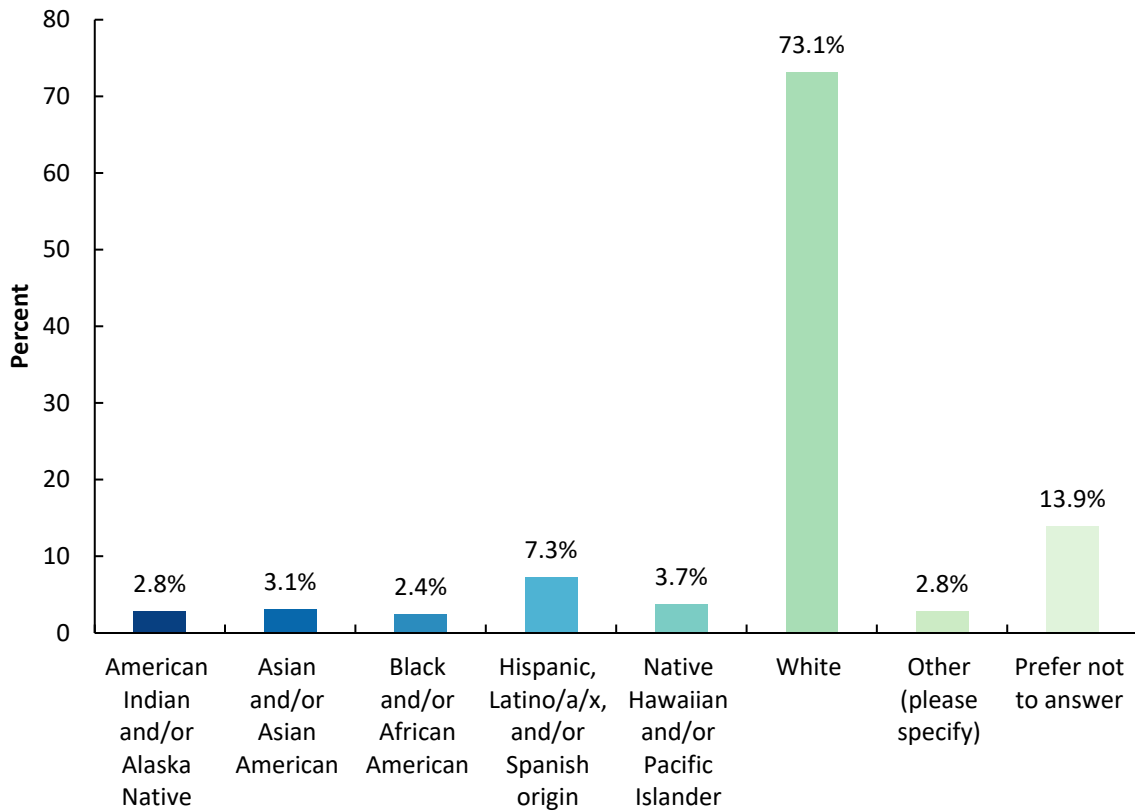
Value	Percent	Count
Physical mobility (ambulatory)	13.7%	70
Hearing	7.0%	36
Vision	4.3%	22
Cognitive	5.1%	26
Other (please specify)	7.0%	36
None of these	73.2%	374

Other (please specify)	Count

ADHD	1
Anxiety, PTSD, special needs children	1
Arthritis	1
Autism	1
Autoimmune diseases	1
Bad health	1
Cancer	1
Chronic pain	1
Chronic pain	1
Developmental	1
Do not drive	1
Do not wish to say	1
Gastro	1
I do not have disabilities but my mother does and I help her	1
I do not, but my husband is legally blind	1
I don't have any of these disabilities, but I have relatives who do.	1
I'm a dirtbag electrician.	1
Kidney disease and fibro	1
Long COVID	1
Medical	1

Mental	1
Mental health	1
Mental health.	1
My husband has physical disabilities, others in the home have cognitive/psychological disabilities	1
My partner has a physical disability from a stroke and relies on a recumbent tricycle for exercise and non-car transportation. He can't walk very far.	1
My son	1
My spouse is disabled	1
None of your business	1
Sleep Disorder (Nurological)	1
Spouse has heart & bladder issues - VA disabilities	1
advanced age	1
am on oxygen	1
balance	1
chemo induced peripheral neuropathy	1
n/a	1
walk with difficulty	1
Totals	36

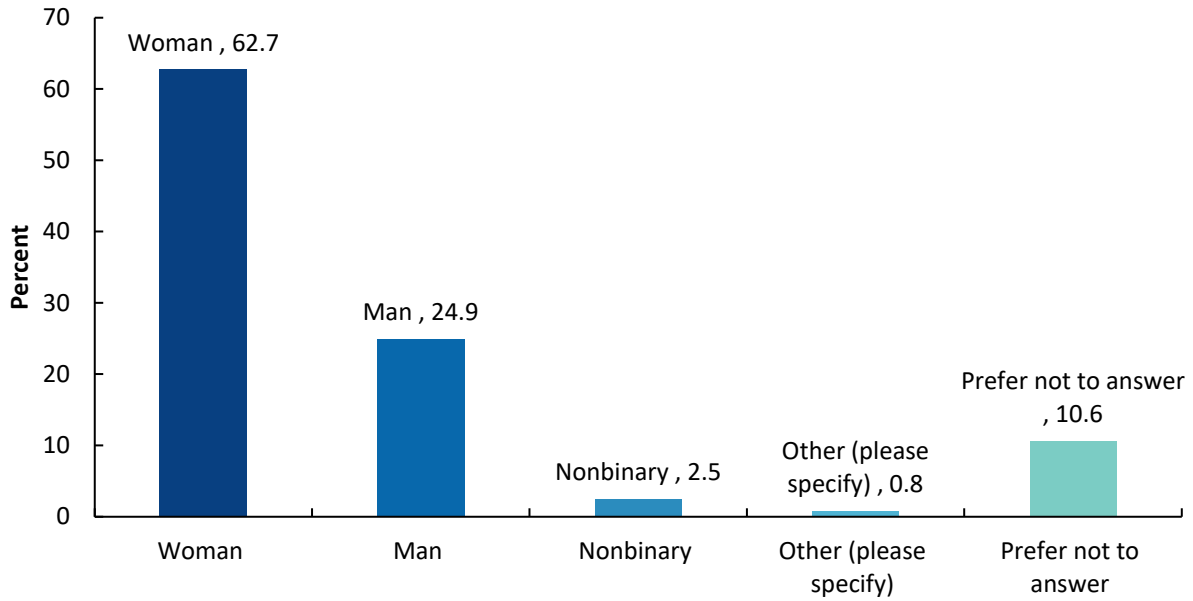
12. What is your race/ethnicity? (select all that apply)



Value	Percent	Count
American Indian and/or Alaska Native	2.8%	14
Asian and/or Asian American	3.1%	16
Black and/or African American	2.4%	12
Hispanic, Latino/a/x, and/or Spanish origin	7.3%	37
Native Hawaiian and/or Pacific Islander	3.7%	19
White	73.1%	372
Other (please specify)	2.8%	14
Prefer not to answer	13.9%	71

Other (please specify)	Count
American	2
American Human	1
Armenian	1
Human	1
Human being of the planet earth. Why is this still a question.	1
I am a human one person of many peoples	1
Irrelevant	1
Mixed	1
Should not matter	1
You can't fight racism with additional racism. This Q is not relevant	1
european	1
mixed	1
mixed, just like pretty much everyone else	1
Totals	14

13. What is your gender? (select all that apply)

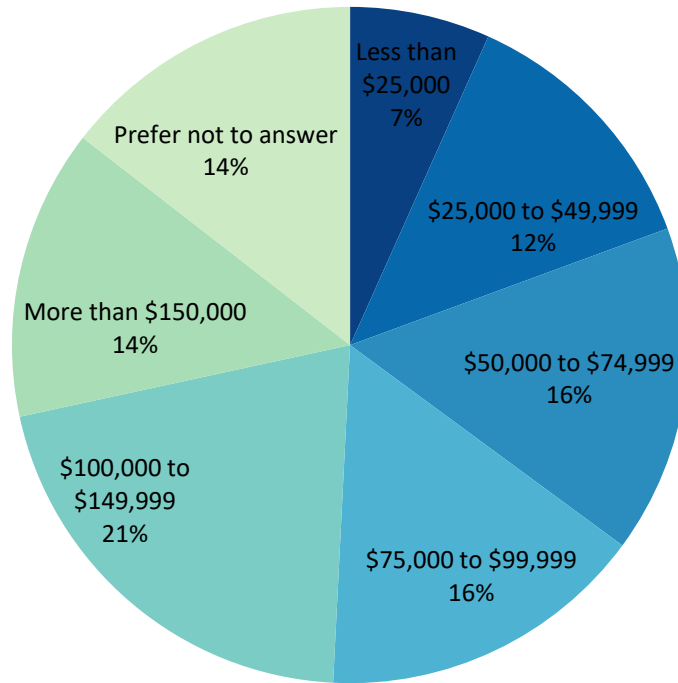


Value	Percent	Count
Woman	62.7%	320
Man	24.9%	127
Nonbinary	2.5%	13
Other (please specify)	0.8%	4
Prefer not to answer	10.6%	54

Other (please specify)	Count
I do not have the biological appendages to birth children. Figure it out. Why is this a question.	1
Mahu	1
See Q #12 response.	1

Winter	1
Totals	4

14. What is your annual household income?



Value	Percent	Count
Less than \$25,000	6.7%	34
\$25,000 to \$49,999	12.7%	65
\$50,000 to \$74,999	15.7%	80
\$75,000 to \$99,999	15.7%	80
\$100,000 to \$149,999	20.8%	106
More than \$150,000	13.9%	71
Prefer not to answer	14.5%	74
	Totals	510

15. Any additional comments:

ResponseID	Response
7	We have the least housing help for people with the most need.
11	We need to build starter homes like we did in the 90s... but when the govt charges 20% of the project cost in fees, along with all the other increases in costs builders are unable to turn a profit and want to keep building.
18	Less focus on DEI, climate, and homelessness, and more focus on fighting crime, lowering taxes, and shifting our schools back to learn the basics and not focusing on grooming our children.
19	Housing does not exist in isolation from its impacts. Dense downtown housing provides more benefits than costs, detached neighborhoods cost more to support than they bring in revenue. Support what will help the budget.
22	Housing needs to be built in a way that is an efficient use of land, reduces vehicle miles traveled, fosters community and is environmentally sustainable.
23	Crime is a huge issue that makes certain areas unsafe and unappealing to live. Some areas people do not take care of properties with trash and firehazards which makes areas unappealing. Packing in more housing does not solve the problem. Property taxes are too high as well.
28	The population is aging. Salem need affordable housing for seniors on fixed income who cannot either afford, or are not physically able, to stay in their single family homes with inflation costs of maintaining their housing.....Salem also needs to keep & expand its parks, not let developers take them over. Parks are important to the mental health of a community....And with Salem's financial problems, developers should pay their fair share of property taxes. Not keep getting 10-year tax breaks! Remember, they're making money off these developments.
32	Please stop building for the sake of building. Create parks, single family homes with yards, and make a community that families want to live in.
36	We need more low-income housing owned by the city or county.
39	Rent and homes need to be more affordable
43	I bought myself a tiny home which is perfect and leaves room for gardening and landscape on my lot BUT the only type of place allowing me is a mobile home park where I am not allowed to own my property So I own my house but not my property and this is a serious drawback for me but the city has forced this on me as my only

	option I am 75 years old and still working full time but I can't retire unless I sell my house because Salem code says so
47	that walkability should increase with density
50	I think that the development of downtown, ultra small apartments that cost up to \$3 per sq.ft. to rent only serves to increase city revenue. They are not housing, for long term, for even a small family. Rental housing in Salem needs to be certainly under \$2 per foot per month to be attainable.
51	Need housing without HOA fees.
58	Need more places that rent for under \$1500 -- at the 3x rent for salary ratio that most apartments *require* these days that's \$60K a year in income, so \$30 an hour (one person), \$15 an hour for two people working full time. I and a roommate could rent a brand new 2 bedroom apartment when I was 23, a college graduate, and earning just barely over minimum wage at a starter career job.
59	Salem land use planning process slows projects, often completely compliant projects by at least six months. At times it prolongs the development process by a year while people wait for the housing to come online.
61	Society should be able to incarcerate Substance abusers and treat them without their consent
63	Costs related to housing keep going up making it more difficult to live...utilities, taxes, maintenance, etc.
66	A lot of housing support I see in Salem is for families or those transitioning out of homelessness. Myself and many of those in my community are single adults who have lamented about how there aren't a lot of single bedroom or studio style apartments so we end up either with roommates who sometimes work out but shift regularly or in 2 bedroom apartments in very concerning neighborhoods.
70	Please stop adding microshelter lots in prime real estate areas near downtown. Please stop rezoning single family to mixed use. Please rezone commercial to mixed use so that empty big box stores can be renovated into low income housing.
74	Decriminalizing of Drugs in our State set into motion a wave of issues that clearly have caused problems not only pertaining to crime but, now we have instead of a few dozen homeless to help navigate thru the system but now nearer to hundreds, or possibly more. Good rentals are even more difficult to find due to so much drug activity involved in many of the lower priced rentals. I have lived in the core of Salem for over 25 yrs and have seen first hand. I am in a position to own a second home to

	rent to supplement my income but,I chose not to rent due to all the issues I have seen from others who do. Its not worth the mess and hassle.
81	Our top priority needs to be housing the homeless as well as providing actual low income housing.
83	Salem is prohibited by state law from collecting enough property taxes from housing to cover the cost of the services it provides to those homes - regardless of the types of homes they are. Plus, state law forces the city to severely restrict the supply of land available for housing - driving up the cost of all types of housing. The city has spent millions every year subsidizing development in urban renewal areas (and taking tax revenue out of the general fund), but the cost of housing grows exponentially. Solving the housing problem will not be easy.
85	We need more upscale houses and neighborhoods to attract professional workers to Salem.
87	To encourage housing, consider offering ADU housing plans for free, like some cities are doing, Sacramento, one example. This would save the property owner design costs, and also save the city money if they don't have to individually review every plan brought to them.
89	The apartment I live in is nice and affordable and in a good neighborhood so I have stayed ten yrs. When I first moved here I may have been able to buy a house for \$150,000 but I knew I was going to retire early due to job stress so did not buy a house. Now could not afford down-payment.
91	Building more inventory, with materials prices as high as they are, will not make better affordability or financially competitive . Nor does lowering permit/application fees, when goods cost so much.
97	I have never lived in Salem, but worked here for over 20 years. My answers are based on working with agencies who assist unsheltered and low income populations find suitable housing.
98	We need more small "starter" homes, I get that that is challenging for developers but we don't really need McMansions that are storage spaces for stuff.
101	Stop allowing corporations to buy up all the homes.
102	Housing practicality is directly tied to access to transportation. As Salem grows, this should be access to bus rapid transit and low-stress biking options that connect people with their places of work, access to food, fun, and services. Continuing to rely on single occupancy cars will only continue Salem's pattern of sprawl and infrastructure maintenance costs that taxes can't keep up with.

111	We are a home building company and we are concerned with the cost of building permits. We have been building in salem for a few years and the numbers keep rising.
112	Some kind of incentive for developers/builders/contractors to reno otherwise unsaleable homes, that could be sold for affordable prices, might help low income families.
114	Infill in single-family residential neighborhoods is a terrible idea. Building multiplex homes with no off street parking, far away from public transportation and services doesn't help anyone. Apartments and multiplex homes should be close to transit and services. There is plenty of space in Salem for these types of homes near commercial areas. If zoning needs to be changed to allow it, do that. Most people in single family homes have lived in apartments before and are done with the crowding and noise. We chose a single family residential neighborhood for a reason. If that is taken away from us by infill, then Salem will lose residents and revenue.
115	Additional police needed in low crime areas like West Salem. All police seem to be in North Salem. There seems to be no police traffic law enforcement in South and West Salem.
116	Stop spending money on people that don't contribute anything to the city!! Stop discriminating and putting all financial burden on us hard working Black folks. We are tired of paying the way for others. Get rid of ARCHES!!!!!! Get them out ASAP!!!!!!!!!!!!
117	Need more mobile home parks in South Salem. Also small homes on 1 level in villages that are affordable!!!!
120	Salem needs to keep the city livable. Many of the apartments being built look like tenements. No ne should have to live in a box. Wildlife needs homes too and new construction should be required to preserve existing habitat. Traffic noise has increased and the police will not enforce noise or traffic laws.Finally, the needs of the homeless need to be balanced with the needs of seniors and workers. Since we have a finite budget, we need to give ALL Salem citizens a fair shake.
121	Consider upgrading the area North of downtown to replace small single family homes with multi family units that are close to existing services and downtown
123	Salem does NOT need apartments/condos without parking!!! Make sure there is adequate parking spaces for each unit!!!
125	Provide affordable housing and assistance to those who need it

126	Safety is a concern particularly since things like harassment, theft, vandalism, and trespassing are all acceptable behavior in Salem. At least according to my experience.
130	Make Salem an affordable place to live.
131	Invest more in N and NE Salem. Spend less in wealthy S and W Salem. Do not put all the low income and homeless services in downtown and in N and NE Salem.
132	Stop trying to centrally plan. The market will figure out what to build if the City stays out of the way. You constantly talk about "affordable housing" as you add new regulations that increase prices. Just stop! You are adding to the problem.
134	Quit spending city funds for houseless. "if you build it they will come." Quit building it for others to come and they don't even contribute
135	Keeping our neighborhoods safe with good side walks, safe routes to school, and organized immediate response to problem houses is more important than building new housing. Keeping the city as a whole liveable and up to code enforcement is critical for those of us who already live here.
138	Please fix the housing issues. We pay a ton in taxes and the homeless is out of control.
139	we need less Portland and more Salem. We do not want "fad" solutions. "Allowing" is not the same as "doing". Changing zoning, allowing ADUs, "microshelters" are NOT solutions. WE (clap) NEED (clap) MORE (clap) HOMES.
141	I would very much appreciate increased density in Salem, in a variety of shapes. I think smaller units are key to attracting diverse and younger populations who will choose to make Salem their forever home. I think more mixed use development is needed to support our neighborhoods and our climate goals.
143	It's time to tax people higher who make higher wages. The middle class cannot continue to float these problems. Another bridge also needs to be considered on the West side. We pay the highest taxes yet receive the least services.
144	Build up, not out. Preserve the natural beauty of parks and surrounding farmland.
147	Disabled husband, two children still at home and aging parents that live separately at the moment

148	That fact we have an income in the 6 figure range, minimal debt, no children and we still can't afford a "starter home" without being "cash poor" is a situation I never considered.
151	There are only two types of affordable housing: rent subsidized apartments, and small owner occupied single family homes that build equity. Everything is market driven for profit. Anything else called affordable is a lie, it is trickle down housing. Also remember that Oregon's native birth rate is less than 2.1. Building more housing supports more people moving here and population growth is environmentally unsustainable.
152	The utility price increases from de-facto monopolies PGE and NW Natural compound the problems with affordability. We need rent-controlled housing and a higher % required of developers dedicated to affordability. They are making plenty, it's hard not to feel like greed is destroying normal people's ability to exist.
155	As a retired man, scared of the way this city is going. Security in the area i bought my house 30 years ago is going to pot
156	I'm really having a hard time imagining how this survey of self-selected individuals is supposed to be relevant to anything, other than it checks off a box for community engagement. Anyway, upzone everywhere; reduce development procedural barriers everywhere; ensure there's adequate infrastructure; don't do any cute inclusionary zoning schemes or attempt to zone for affordability; implement HB 2001 (2023). That should be a good start.
164	Cost is the number one issue. I see many living areas available but rent is so high it is unattainable for many. People can't buy homes due to rising costs and interest rates, but rent is being raised much faster than pay. We need ACTUAL affordable housing not housing that costs a lot but can be subsidized.
166	Stop making this about race, and disability this is economic. Focus on helping those who have a path forward instead of those who's path forward is continued additional support.
168	The state housing bill 4051 tackles a lot of these questions and should be cited in future work
170	Mobile home property lot companies should have to pay the tenant for the mobile home if they seize it due to their increasing rent prices.
176	We have many people here on fixed incomes, ie: our aging population that landlords are pushing out. They deserve homes as well. We need more micro shelters.
178	I am especially concerned that families with several children cannot afford to rent or buy a house. It seems crazy that, even with our state's higher minimum wage,

	anyone making less than \$100,000 per year can't find anywhere to live. There is such a huge gap in housing between those living on the streets and even the micro shelters.
179	We need more accessible low income housing. My stepmother can barely afford her rent and she's only got social security for income.
180	There are a few issues that need to be addressed: 1. Landlords should be limited to two homes, thereby opening up houses for purchase. 2. AirBnBs should be illegal in the city limits. 3. Empty commercial buildings should have a vacancy tax or be required to convert to residences. 4. Salem has traditionally be afraid to urbanize in favor of sprawl. This is changing, but we need more.
181	The lack of senior housing options is discouraging
182	Not sure if there is a way to encourage housing development where there is affordable housing but not tax breaks. Maybe reduced fees instead? Then the city longer term benefits from taxes but the builder isn't out anything for upfront costs...
184	Rent, Electricity, food, household items, and insurance have all gone up putting more and more people at risk of homelessness everyday. If ACTUALLY AFFORDABLE housing is not dramatically increased quickly there will be a larger homeless population in Salem in the future. In a lot of cases, the cost of renting or buying becomes the only factor in choosing where to live because the cheapest option is too expensive.
186	STOP ALLOWING PERMITS FOR APARTMENT COMPLEXES. BUILD MORE SINGLE FAMILY DWELLINGS. PROMOTE OWNERSHIP AND THE AMERICAN DREAM. Renters are just cleaned up transients.
192	Housing affordability is tied to red tape and the cost of the lots. Figure out how to tackle those issues.
196	Unless we can subsidize or incentive, only those that are well off can afford a mortgage at current rates here. The housing prices are just too high.
198	Moderate income individuals are ineligibile to recieve public housing funds, but are struggling to pay excessive current market rate rents. We feel the squeeze but have no relief or assistance available. Which in turn makes saving to be a future homeowner very difficult. In this current market young adults feel like they will be renting forever.
199	People who work need to be taken care of as well. We don't qualify for food stamps or medical. Food prices are high as well as housing. I make good money and can't afford to live alone. Medical insurance alone monthly is 360\$

202	The cost of living in Salem has DRASTICALLY increased. I can barely afford to feed my family, which is just my wife and daughter. Violent crimes have also increased to a point where i no longer feel safe.
204	Housing just needs to be affordable. Cost of homes are insane. Not many homes should be worth 400k in the condition they are in or in relation to the crime in the neighborhoods around them. Apartments are way too expensive for a single person. I am married and we both make well over 100k and are closing on our first home however I have seen first hand of hard working families being priced out.Housing needs to be affordable or else the homeless problem that EVERY Salem citizen is affected by will become worse.
209	Am already on your email list...❤️
210	Salem needs to effectively address crime. Theft, vandalism and open drug use is terrible. People don't report all of it because NOTHING is done. I don't feel safe going out at night. Walking in my neighborhood is dangerous due to homeless. Same for shopping downtown.
213	I'm wondering about the distribution of this survey and who is participating- I found out about it on Facebook but not everyone has/uses Facebook or may see the ad or respond.
218	Everything is too expensive. Rents have grown exponentially in the last 4 years, our landlord has raised our rent the legal limit every year and is now 40% higher than when we moved in 10 years ago. We would not mind this if upgrades were made to the house but we always get the cheapest possible solution and sometimes no solution at all. Because of the increased rent, it's impossible to save for a down payment for our own home. Our family makes more money than 10 years ago but can never get ahead or buy our own house because of the rising rents which is perfectly legal. This encourages the rich people to continue to own all the single family homes and the poor people continue to make money for them. It's a disgrace.
221	There should be a law against Landlords raising rent every six months or every year. Without any improvements to the property.
222	Look up the actual definition of affordable and make it affordable. \$1k is NOT affordable. Fix the rent caps. Landlords have figured out how to get around increases but charging for group utilities now.
223	Salem has few walkable neighborhoods and areas where people can get all their daily needs done on foot. The areas where that is possible, should be densified as much as possible, and development should be encouraged. Single family sprawl is bad for city finances and the environment.

225	The conditions of neighborhoods have gone down drastically in the last 4 years. Graffiti in more places than ever before, crime, and trash everywhere...
230	We need more townhouses, condos, with greenspace and walkable to the city center and services. We need more alternative transportation that is safe. Safer bike lanes, safer sidewalks.
231	We need small, safe, well cared for, non luxury, affordable options. People need safety and affordability. They do not need luxury appliances or amenities to drive up price. These need to be available not just based on income, because everyone's financial situation is different.
233	Please don't allow landlords increase rent for at least the next 5 years.
234	The number 1 problem I have when looking for accessible housing is that accessible units are the same first come first serve basis as any unit, and most of the time the people that lease it don't need the accessible features that no other unit has. The law puts landlords in a tough position to not be able to prioritize accessible units for people who need them, and there is also no incentive to do so. Something as simple as a waiver for a non disabled person renting an accessible unit stating that should another unit become available and a disabled person need the accessible unit, they would move to the available unit. A lot of times renters don't even know a unit is an accessible unit until after they've signed the lease! Another issue I run into is that it's assumed that wheelchair accessible unit means that a wheelchair could get through the front door as opposed to the actual unit being accessible (bathroom, kitchen, bedroom, living area, laundry, etc.).
237	Deal with your drug issues and your homeless issues. It's unsafe to enjoy salem because the homeless, mentally ill, and addicts are all over. Limit rent increases. Stop allowing big companies to buy single family homes to rent for profit.
238	In the book Evicted, the author offers a solution to the endless cycle of poverty and horrible living arrangements. She discusses the possibility of cities providing section 8 housing in middle class communities, instead of "herding" people without money into one area of town.
243	It's not the lack of housing, it's the cost of rent! \$2100.00 for a 3 bedroom apartment is insane. No wonder people are homeless. 1400 for a 1 bedroom. The rent prices have to come down in order for people to be able to stay off the street. There are apartments everywhere in this town. It's not that people can't find housing it's being able to afford it. Can't believe you need a survey to figure the problem out
244	We need affordable housing!! Not just more apartments, but more single family homes. No more corporations or businesses buying single family homes just to rent them out or keep them empty to sell for a profit when the market changes.

247	Limiting corporations from buying multiple single family homes would be a start. Hard to out compete businesses with lots of funds as a first time buyer in an economy where wages aren't keeping up.
249	Salem definitely needs more places for the disabled and seniors on a very low income of Social Security...
252	We need to hold property owners accountable for keeping units and grounds safe and in good working condition especially since they are raising rents in suit to new unit prices in places that are falling apart.
254	The rent is outrageous. Buying a home is unattainable. I was born in Salem and I know in the next few years we will have to leave Oregon. I am 43 years old and have only lived in Oregon. It's no longer safe or affordable. The amount of drugs and crime are as high as our rent prices. We need to start holding criminal's accountable, cleaning up our streets, get tough on crime and drugs while making housing affordable for everyone. We need to not let other countries own land in Oregon.
262	Need to cap rental management companies if we are paying water, sewer and garbage.
263	Rent is not worth over \$1,000. It needs to be affordable for everyone. Working families are already dealing with inflation of groceries and healthcare. No one can afford to make 2-3x the amount of rent to qualify. Please fix this. It's ridiculous.
267	I have a 2year old daughter
272	The housing prices in salem are extremely overpriced. There is a huge need for rent and selling control.
273	Rent is too high. If you don't own a home as a senior with retirement savings you don't qualify for assistance. Money in the bank should be looked at as how long it will last for future needs without having to work into your 80s.
275	I'm concerned about who got elected mayor and the sources who paid for her campaign. I'm concerned they have bought her attention and it doesn't suit their business interests to invest in affordable housing
276	Why you let too many cheap appartment be built in South Salem near Pringle Creak Sustainable community. ?
278	There needs to be a cap on rents. They increase every year faster and higher than incomes tend to. That needs to be addressed. There should be a rule in place that landlords can't increase a rent more than a minor amount per year for someone living in an home. They should only be able to increase the rents an REASONABLE

	<p>amount when the unit becomes empty and they're looking for a new tenant. And income requirements for rental housing need to be addressed. Based on my husband's income, we'd only be able to afford a \$1500/mo payment, but we can't even find that, especially for a 3 bedroom since we have 3 kids. Plus with this ridiculous inflation we have going on, we can't even afford basic necessities at times.</p>
283	<p>I rent even though I have funds to purchase a modest home. Because the home for sale prices are so high, I don't qualify....even though I pay more for monthly rent than I would for a monthly mortgage with taxes payment.</p>
284	<p>The future needs what the past had: communities within a city where everything one needs daily is within walking distance and with safe and reliable public transportation and bike lanes to reach things beyond walking distance. Right now it's hard to live anywhere in Salem without having to get in a car and leave your neighborhood to get groceries, shop, even to go to a park. This means that builders need to be required to build communities, not just housing developments and swaths of apartments that are little more than people warehousing. In addition, we need a "housing first" approach to homelessness. It's the only approach that's been shown to work.</p>
289	<p>Help! DO BETTER!</p>
291	<p>We need to rethink zoning, creating more walkable neighbors and human-scale housing. The "neighborhood nodes" are too exclusive to be economically viable.</p>
296	<p>I think building more apartments would only be satisfactory if they are soundproof. People need more serenity, thus I will advocate for more unshared walls: tiny homes, or cottages or the like are more important.</p>
298	<p>Affordable housing is the biggest concern. That and transitional housing. The new units I see going up around town are too expensive for people on fixed incomes, like my mother, to live in.</p>
302	<p>Salem and the state of Oregon has caused some of the housing shortage by limiting the growth boundaries and other restrictions which add cost to building.</p>
303	<p>We are 10 years behind on our building but the city has done a ver poor job if addressing traffic issues. Turning down the 3rd bridge is the biggest mistake since I moved her and assuming everyone is going to ride the bus or a bike.</p>
304	<p>Salem needs to have apartment buildings that have more than 3 stories, 4, 5, 6 or more stories. More apartments without using up more land. Salem needs to build higher. Salem also needs more single family starter homes, homes that are not mcmansions - 1500 sq feet, not 3000 sq feet on smaller lots.</p>

306	Stuck in a "bank says I don't have enough money to buy, but my rent costs more than a mortgage would". I remember being able to rent a 2 bedroom duplex for \$550 a mth with washer dryer hookups, dishwasher, and fireplace! And I could have pets...
313	I am pleased with the code changes that are allowing for greater density of housing development and more walking and biking-friendly changes to our city.
314	The unavailability of buildable land has jacked up prices to absurd levels. Salem is not a town where land should cost \$250k for a .25 acre lot. We need to expand our growth boundary even though it will lower the prices of currently held real estate. We can't keep protecting people's property values while others, at this rate, will literally never own a home. The median house price is \$479k and the median household income is \$65k. The math literally doesn't add up, and this isn't a town like Bend where people live for the culture and location. People here don't have an option and it's an embarrassment.
317	Please consider extending city limits and lowering contractor permit costs to incentivize more single family homes to be constructed. More homes in Salem means more money collected in property taxes which will help fund schools and the City of Salem.
318	I HATE that there are cookie cutter apartment complexes being wedged into every nook and cranny. People move here because Salem doesn't look like everywhere else. But it's about too and then what? It's about to become a city full of fast food, strip malls, beige-colored apartment buildings, and parking lots. Hooray. 😞
319	City of Salem Housing Authority needs to start a program to help those that are gaining financial independence to help them purchase a starter home instead of kicking them off housing. People are afraid to earn more in fear of not being able to make it. So they stay stuck ... City should structure it different so more people use housing as a stepping stone not a crutch in fear ...
322	The city needs to back off people doing short term rentals, renting a room or whatever. People have to be creative with their living situations and income. There has always been shared housing and it really isn't the business of the City of Salem. You don't have oversight for the slum lords who rent horrible places or renters who are awful and terrorizing neighbors. Next- There are too many copy cat social services in Salem and too many in NE Salem. There is no reason to house indigent, addicted rehabbing or not in the city center. Third- Also, we NEED income housing. Someone has to pay taxes. Stop filling our buildings with subsidized. Pave the way and find some developers to make this a desirable city instead of a dump. The social services have all of the say and the regular working people who want a strong, safe, financially viable city get shamed or ignored. Pretend this is a city and try to be innovative. It is old, tired and stupid to keep dumping money and effort into programs that do not work. Four- And, for goodness sake do something for our seniors. We need to support them above the "houseless". They have worked, served and deserve to be safe, comfortable and cared for through every effort we can create. I am sick and tired of our hands being tied by the drug addicted homeless. We have gone so

	<p>far away from sanity that we are literally forced to table our humanity and step over people who are dying/killing themselves. It is disgusting. No amount of free housing will fix it. There must be laws, enforcement and lock down long term rehabilitation. Half my neighbors drive to different cities to go to the emergency because our great hospital is a day/night center for homeless. It has to stop. We are so far past a breaking point.</p>
323	<p>The city must enact a rent cap for our community- my rent increases 10% a year and my wages increase at best 2% if that. Rents increase without any improvements to units, no additional amenities, and rising additional costs from required renters insurance, forced "tenant packages", and increasing utility costs. It's becoming impossible to live in this city as a single person, as a 29 year old I have given up hope on ever owning a home here that's not about to completely collapse. My finances will have to be tied to someone else to even rent somewhere nicer, and I'm already facing the reality that I may be priced out of the triplex I currently live in due to rent increases and stagnant wages- and I'm a city employee. Supply is one part of the equation, but ability to participate in the market and making the market reflect actual reality, and peoples real wages, is the part that everyone is missing. Please enact a rent cap for the sake of our renters, monthly rent prices are higher than some mortgages these days, and renter may never rates like that again. We may be stuck paying so much more for so incredibly much less.</p>
326	<p>Need safe affordable with safe parking</p>
327	<p>Salem is a cesspool. Current leaders are ruining it. Clown government focusing on diversity and gender ideology. Leaders got greedy with ARPA money and now they can't run their budget effectively. The streets and parks are overrun with homeless filth. The school district is a joke and they are broke too. Garbage blue city.</p>
332	<p>Need more single story dwelling for families, and for older people. Properties with stairs do not help people with young children or older people with growing mobility issues.</p>
336	<p>Rising utility expense, rising insurance costs, rising taxes contribute to housing being less affordable. Nice greenspace has been shown to decrease rates of violence, including domestic violence. Nature and trees need to be protected as housing needs are addressed.</p>
339	<p>Quit giving tax incentives to developers. Quit allowing apartment complexes to be built. Build more affordable housing people can purchase. And maybe build housing people can purchase with bad credit. Make it easier to buy. Quit the renting cycle. Throwing up apartments doesn't help.</p>
340	<p>The homeless problem is really a drug problem. It is unique to the west coast and public policy here.</p>

342	Need to prioritize and incentivize climate, friendly housing— Electrical appliances, solar panels, producing energy for the grid, mandate green stormwater infrastructure, increased tree canopy in areas with low canopy density. Access to more EV charging stations throughout the city.
345	The ability to add an ADU in an affordable manner would greatly impact affordability for both homeowners and renters starting out
349	Salem needs more housing help, six years to sit on a wait list for help and then told no wasn't helpful, disabled with 3 kids. I've been priced out of the city for rent can't stay.
350	I moved out of Salem because the cost of living in Salem is almost the same cost of living in Portland. So I moved to Portland where there were more local amenities and services near me.
351	Citizens of Salem need more affordable housing. I worry that my grandchildren will not be able to find affordable housing. I worry about the increasing homeless population and increasing drugs and crime as well. I had to be escorted by a security guard to my car at a strip mall on N. Lancaster drive 3 months ago. A homeless person was acting violently in the parking lot. I'm a registered voter in Marion County.
359	I worked in a community health center and these were frequent concerns/complaints from clients served: --affordability of rent compared to current wages --lack of variety of housing (many people live alone and can't afford an apartment unless they find a roommate which can be unsafe/unrealistic for some individuals) --ADA accessible units for those with disabilities/mobility issues/elderly population --wait list times (perhaps increasing benefits/wages to increase staffing at arches/united way/etc as well as increasing number of units/homes)
360	Rental costs currently are so bad, I have to choose between renting a place or paying for healthcare costs. Most apartments should be half of what they cost now. There is no reason for the price hike other than people being greedy. It used to be cheaper to rent, but it's just as bad as paying a house payment.
363	Fascinating that your democratic liberal drive state drives questions that are fueled with categorizing tiur citizens with factual profiling based on disabilities, poverty indicators, fear of affordability, race, and other aspects about their sexual identity. Crazy. Good luck.
364	My wife and I are very happy in the area we live in here in West Salem. We have a diverse group of homeowners in our 36 single family dwelling community. It's a great place. Thank you.

365	We need more bridges out of west Salem. Expansion should be prioritized on the East, North, and South sides of town. The infrastructure in West cannot accommodate more rapid growth without serious improvements.
367	I had a friend looking for an apartment and had to pay \$1500 a month to get a decent place to live. Well over half of her income
369	Multifamily housing and townhouses have and continue to increase dramatically off of Liberty Rd S, especially from Davis to city limits. Despite there being a middle school and curves, speeds of 45 mph are not being changed.
371	I've lived in Salem for most of my life. I've raised my kids here. It was a huge struggle to give my kids the childhood they deserved because of the lack of available outdoor space and low cost activities close to where we lived. Now I'm stuck in a neighborhood without sidewalks and only single family homes. We need a mix of housing that is affordable for a wide range of incomes, not one type where you're either over crowded or living in an echo chamber.
373	no matter what a person's income, everyone should have the opportunity to buy a new single family home if that is what they want to buy.
374	This survey is badly constructed. You should include more options concerning housing safety. We have let homeless camps spring up, which leads to lawlessness, which leads to decreased safety and decreased property values.
375	Too many apartments being built in Salem. The infrastructure is not prepared for the additional traffic.
377	Need nice community put a nice park in every new housing development
379	A lot of people try to solve housing issues by making more demands on land lords and putting caps on rental price increases. There is too much power being given to the tenants, in Oregon. I know landlords who literally cannot evict people even though they have been purposely breaking windows, damaging property, and not paying rent. This kind of behavior makes it not worth it to lease. You need to incentivize landlords to want to have more rental properties, not do the opposite. Forcing people to rent or keep their prices low is not how it works
381	Consider narrowing residential streets: drivers are far more likely to self-limit their speed if the street is not so wide. Consider disallowing on-street parking (if I can't build a shed there, then why should other forms of personal property be allowed to be stored there?). This would allow for wider sidewalks and bike lanes (or the return of some easement width to property owners).
382	We need more police in Salem to handle crime.

390	The housing deficit has exacerbated the effects of homelessness for everyone here. We need infill yesterday!
392	Families need to be able to live in homes with yard areas. Not apartments! We have too many apartments in Salem. I am not interested in providing housing for the majority of homeless in Salem. Until their mental health issues are addressed, it's a waste of money.
393	I'm especially concerned about high housing prices impacting Salem's ability to attract and retain teachers, educators, service workers and other working class folks.
395	What do the red asterisks mean??? I feel incredibly lucky to have safe, warm, comfortable housing.
401	The cost of building has gone through the roof as well as all the regulations. I am not surprised that we don't have enough homes. I read that Salem is building apartments and giving building outside our area tax breaks downtown. Has anyone thought about grocery stores, etc. Yes, we say build it and they will come, but it doesn't work that way. Bussing hasn't worked. I watch buses go by all the time with only one or two people inside. What I see is a waste of taxpayers money.
402	Expediting actions necessary for obtaining building permits need to be addressed. The city has no impetus to approve permitting process as quickly as possible. Land use issues have timetables to adhere to. Those timetables are designed as a maximum, not a minimum. Preapplications are scheduled sometimes month or more in the future. Expedite all development meetings and permit applications on a faster timeline. Time is money for builders and developers. They just add cost and delay to bringing housing stock to fruition.
403	Require developers on any type of development, ie subdivision, apartments, condo to have a mix of market rate and units for low income families and spread throughout the city.
406	Most of the new single family homes I see being built are massive and laughably unaffordable. I think we are missing modest options to buy that are 2-3 bedrooms. I think we are also missing rental options that are larger with 2 bedrooms. We don't want to end up with tons of "luxury" one bedroom apartments to rent and then only 2000 sqft houses to buy. We need more middle affordable options for renting and buying, especially for families. And these shouldn't be built in a field in middle of nowhere off a fast highway- people need to live in walkable neighborhoods with access to shops and parks and services and transit to live their best lives. I don't want to see Salem fragmented by the haves and have-nots. What do we need to do to see all of these empty and abandoned lots/buildings turned into non-predatory housing options?

408	I think it is totally wrong to give tax breaks to developers when the City of Salem is short of money.
410	Please keep rural area
412	1.Why were there no questions about the escalating cost of maintaining a living unit, such as: taxes, insurance, water, sewer, electricity, gas, interior/exterior/landscape costs, city add ons to the water/sewer bill? 2. Given the current City budget crisis, how much is this survey costing?
414	Someday we are going to have a glut of empty apartments.
417	We live in the more expensive apartments and there are empty units. There should be taxes on unoccupied rental units.
421	Salem needs more protected bike lanes for cyclists and disabled people that ride tricycles (and use wheelchairs.) Protected bike lanes that go to useful places and protect the cyclist from cars - more than a painted line on the street.
422	I hope you can continue to request feedback from community members.
425	Do NOT turn downtown Salem into a huge apartment or condominium center. There is a threat of lmbalance currently progressing that will make the downtown lack the vibrancy of small businesses, restaurants and other enterprises that attract people to the space. Mixed use reality isn't matching intent at present. I am concerned the current pathway in building permits and urban development isn't enriching the area as a living and recreating space.
428	The definition of affordable housing needs to be readdressed and defined, currently it is unreasonable. If affordable housing is defined as 30% of you monthly income, I would not be able to afford renting and am happy I have a mortgage I can afford.
429	Would love more 3 bedroom 2 bathroom houses and duplexes in town which are affordable.
430	I would have had trouble buying my house if I had been in the market with today's prices. It's just not affordable for young people and families. I'm not sure what the best solutions are, but I wholeheartedly support the city's efforts to solve the problem. It is heartbreaking to see how many people are locked out of a stable home environment.
435	Salem has made good progress building more multi-family housing and downtown apartments in recent years. These efforts must be scaled up. It will probably take substantial public investment (subsidies) because the capitalist market fails to satisfy the demand for low-income housing.

437	While there are many outside forces that limit a variety of housing to address needs, I encourage creative thinking to promote and implement housing for those in need. Thank you.
438	Simple housing is a central need. Defined as lower square footage, ordinary decor, small lots to keep prices low so young people can afford to buy/rent
441	My concern is overcrowding with insufficient roads to accommodate all the population growth. The maintenance on potholes seems to be gone so the streets are horrible. And speeding cars are not controlled.
450	Salem really lacks communities with shared amenities like walking trails, parks, clubhouse, pool etc. Also, building has only been apartments and inventory of single family homes is very limited.
452	Affordable housing is taking a lot of rental property. Families that are just above the poverty line have no places to rent.
453	We need to allow the city to remain as cool as possible as the earth heats up and use vacant buildings for conversion to housing and stop tearing out farmland and trees. We need a livable city not a sprawling cement one.
454	Let the free market decide Salem's housing needs. Government intervention has only made the housing situation worse. Rent control means fewer rentals on the market, but OR thinks it's the answer.
461	Salem should quit enabling people to live on streets and in tents, etc. Those who are able should work and get subsidized housing for a limited time. Those with mental issues should be housed in larger, modern, safe facilities. Stop enabling!
466	Housing is becoming unaffordable because of property taxes going up. Figure out how to budget better and get rid of useless employees.
471	While we need industrial land, Salem has under-used industrial land within older, established neighborhoods. This should be looked at for redevelopment rather than continuing to sprawl. The minimum lot size is still too big. The neighborhood nodes in the Comp Plan are not economically viable. Why prohibit dispensaries and taverns? We need walkable neighborhoods.
476	building more housing without rent caps, controls on private industry's ability to buy single family housing, or placing housing strategically along transportation/basic amenities won't fix the problem. We need a multifaceted approach.
478	so many apt complexes being built but no family homes -- the idea of a family investing in a home and our communities cannot happen if its all apartments -- stop

	building giant apartment complexes with little/no parking in residential neighborhoods, it causes horrible conflict and overcrowded streets that become unsafe for pedestrians
479	More affordable housing and rent prices are urgent!!!!
482	Housing is a critical issue for our community. Thank you for focusing on it.
484	Single people on housing need one bedrooms.
487	We need more transition housing for the incarcerated population
489	Access to affordable land for new construction.
490	Less HOAs Build up and not just out Clean and safe parks Protect our environment and wildlife Make wildlife bridges (where needed) Make Salem more walk-friendly
499	If we build more housing, we need more parks!
500	Thanks to the Salem team for trudging through all this for making Salem strong!
501	I think too many low income dwellings bring livability in Salem down. There is already too much crime and homelessness.
502	My dream is to buy land in Salem and build affordable housing for independent autistic adults. I'm not sure how to start but I've been saving for this. If there is any city support for learning how to enter this field I am eager to learn.
503	The city needs to allow HOA's to transfer their common ground to the city. There currently is not a process to do that and some HOA's can't afford to maintain their property.
508	I'm worried about my friend that's on a fixed income who has to look for a less expensive apartment every time her rent goes up. The same is true for my daughter who's salary doesn't keep up with her raises in rent.
510	I'm hoping Salem rules will change to allow the building of small ADUs or manufactured homes on smaller lots (around 2500 sf).
520	A mix of affordable housing near shopping, schools, public transport is needed. Incentives will be required to get it done. Avoid large scale projects and plan smaller units throughout the city. It's better so that wherever there are jobs there are housing options.

521	The city and county need to allow land outside the city to be divided into 1-5 acre lots. There are a staggering number of people who want to live on 1-5 acres, but I am not aware of any new development like that. Such developments would alleviate a number of housing problems.
524	There needs to be more productive, understanding, flexible and supportive and successful help with helping families who are homeless and desperately need help with housing as well us parents trying to get their children back from dhs like my husband and i
525	I found it difficult to limit choice of answers. Salem needs more of all types of affordable housing.
526	Options seem limited for those needing to downsize.
528	I know that I don't feel secure or safe in Salem, regarding my personal and individual housing situation. I fear and dread the possibility of losing the stability of having a place to sleep, eat, and relieve myself. I am fortunate and lucky, privileged to not be in the same situation from when we first started living here. My wish is to be able to afford a home, even if it's 0.25 acre. At the moment, home is whatever I can carry.
529	We need to have a much broader -systemic- approach to the housing market. Consider: https://www.hocmc.org/about-hoc/about-us.html
531	who is getting all the new housing? how much is the city providing for the illegals coming here?
533	1. Don't build more housing in West Salem until you address roads/bridge needs. 2. Buy out; use existing vacant lots within the city to build housing. 3. Protect wildlife by not removing remaining wild land & trees around the city to build expensive homes. 4. Properly review RFPs and vet builders. Stay away from builders who perpetually use cheap material, overcharge, etc. Tighten up contracts. 5. Do outreach through other venues for public input. Reach out to local community groups that serve a variety of populations with the greatest need (including immigrant/refugee groups) for input. Otherwise the input you receive will be very slanted & not fully represented.