

How does the current Housing situation in Pacific Grove affect you or the people you know?
<ul style="list-style-type: none"> • There aren't enough housing options, middle income housing, and affordable housing.
<ul style="list-style-type: none"> • I can't live close to work because I don't like paying 50% of my paycheck towards rent.
<ul style="list-style-type: none"> • Difficult for newcomers to find affordable housing.
<ul style="list-style-type: none"> • The high cost and low inventory makes it difficult to live/stay in Pacific Grove.
<ul style="list-style-type: none"> • I can't afford to live in the area and commute about 2 hours a day. I will never be able to own a home unless I move elsewhere.
<ul style="list-style-type: none"> • I can only afford to rent and I can now only stay where I am (studio) because my landlord hasn't raised the rent. I can't grow or start a family.
<ul style="list-style-type: none"> • Locals cannot afford to stay here and everything is either a vacation rental or second home. There is a great need for low income housing.
<ul style="list-style-type: none"> • Huge shortage of affordable rentals for working families. Short term rentals have taken too much of our housing stock.
<ul style="list-style-type: none"> • Difficult to find affordable housing options.
<ul style="list-style-type: none"> • lived in the same house since 1989.
<ul style="list-style-type: none"> • I had to build an ADU for a family member who could no longer afford to live here.
<ul style="list-style-type: none"> • The entire block is almost all empty except for weekends and one is now long term rental, month at a time. Where is the community Big buildings now I'm reading no theatre it's not cool. No water no home town feeling anymore. I have been here for 49 years and family since 1930.
<ul style="list-style-type: none"> • Weekenders, vacation rentals and short term rentals leave no sense of community with our absent neighbors. Housing prices are too high to allow most people to purchase.
<ul style="list-style-type: none"> • Son still lives with us.
<ul style="list-style-type: none"> • Not enough affordable housing available for several people we know.
<ul style="list-style-type: none"> • We spend a large portion of our income to live here.
<ul style="list-style-type: none"> • There is no low income senior housing I am paying \$1680 by myself for a one bedroom and I'm 70 years old my Social Security doesn't cover rent and I'm needing a part-time job.
<ul style="list-style-type: none"> • Work out of town. Have no faith whatsoever my children can live and work here. No business base to speak of and long commutes. Not the cities fault, particularly. City was never intended as a manufacturing hub.
<ul style="list-style-type: none"> • Too expensive.
<ul style="list-style-type: none"> • My housing situation is not adequate. I have a 3 bedroom condominium that we own. I have a family with three children and two of my 11 year old children share a bedroom. I need a 4 bedroom home, but cannot afford a four bedroom. The cost to leap from a three bedroom condo to a four bedroom home is would be over a one million dollar increase in housing costs. Therefore, we stay in our starter home and don't move up in the market, which prevents other people from getting into a lower priced unit.
<ul style="list-style-type: none"> • A lot.
<ul style="list-style-type: none"> • I can't live here because it's too expensive.

<ul style="list-style-type: none"> Residents who live here full time are being priced out. Renters are moving or if you are local and able to afford to buy it is impossible to compete with out of town, all cash offers.
<ul style="list-style-type: none"> Impacts money for other living expenses.
<ul style="list-style-type: none"> Most are priced out or will be soon.
<ul style="list-style-type: none"> As a priest, I hear many stories of people who are struggling to stay in the area because it's unaffordable, or people who work here and can't find housing here. People who simply have nowhere to go and come asking for a few nights at a campground or in a hotel until they can figure something out.
<ul style="list-style-type: none"> I have never felt so stuck in my life. I cannot afford to move into a suitable home for my family of my three. I am constantly scared that my landlords are going to raise my rent. Own in PG??? How???
<ul style="list-style-type: none"> Affordable housing is a significant concern.
<ul style="list-style-type: none"> I'm low income and struggle financially.
<ul style="list-style-type: none"> Duel income/childless/to live in a nice complex would take majority of our income. Most rentals are to a low standard.
<ul style="list-style-type: none"> Apartment rental costs (and utility costs) are ridiculous.
<ul style="list-style-type: none"> Can't afford rent in area.
<ul style="list-style-type: none"> I'm looking to move and the prices are insane.
<ul style="list-style-type: none"> Housing is very hard to find, let alone housing that is affordable. The average 1 bed apartment is \$2100, and a 2 bed can average \$2750.
<ul style="list-style-type: none"> If I move to a different rental situation, I will have to pay \$600-\$1000 more, so i feel like we are stuck renting where we are.
<ul style="list-style-type: none"> We currently rent a house, but would buy if there were more available.
<ul style="list-style-type: none"> Little to no affordable housing; hard to find landlords that will accept pets.
<ul style="list-style-type: none"> We're good but lots of my friends with younger kids are getting put out of their rentals due to owners selling.
<ul style="list-style-type: none"> Our rent keeps going up and we had moved back to PG hoping to buy but the prices keep outdistancing us.
<ul style="list-style-type: none"> High rents make it impossible for most working people, including friends and family, to live here.
<ul style="list-style-type: none"> Does not.
<ul style="list-style-type: none"> Lots of people I know have moved away to find more affordable housing.
<ul style="list-style-type: none"> Nurses, teachers and essential workers struggle to pay rent or buy a house.
<ul style="list-style-type: none"> I cannot live close to work, (or my PO Box) as housing is more expensive in PG.
<ul style="list-style-type: none"> Cost too much. We couldn't move to PG due to our income.
<ul style="list-style-type: none"> Expensive.
<ul style="list-style-type: none"> No impacts.
<ul style="list-style-type: none"> No impact.
<ul style="list-style-type: none"> My children can't afford to live here and happily chose a more affordable community, meeting new people, discovering new experiences . . . much as their parents did long ago when they chose Pacific Grove because it was more affordable than Monterey, at

the time, and Carmel, where their parents grew up — and worked to make PG more desirable, more like the home they knew. Successfully. My neighbors and friends are comfortable in their homes and in Pacific Grove.
<ul style="list-style-type: none"> • I needed to move out of the area because wages didn't support rent costs.
<ul style="list-style-type: none"> • We are lucky enough to own our home in Pacific Grove, but the lack of affordable housing has a direct impact on our friends and coworkers.
<ul style="list-style-type: none"> • Not many rental homes, for families.
<ul style="list-style-type: none"> • Contributes to the overall affordability crisis and exacerbates inequities in our region. People of all income levels should be able to live and thrive in all areas of the county.
<ul style="list-style-type: none"> • We own our home so the rent prices don't affect us directly. PG needs workforce housing for our local businesses!
<ul style="list-style-type: none"> • Impacted by price!
<ul style="list-style-type: none"> • Rentals are scarce and expensive, so for non-homeowner friends of mine, things have been difficult lately.
<ul style="list-style-type: none"> • It doesn't.
<ul style="list-style-type: none"> • I am affected directly. I own a tiny pg home and am a single dad raising 2 kids going to local schools.
<ul style="list-style-type: none"> • Doesn't affect us but friends are being priced out when renting.
<ul style="list-style-type: none"> • I spend more than half my income on rent!
<ul style="list-style-type: none"> • One friend I know has chosen to live in a tiny in law cottage rather than look for anything larger because rental prices are so high.
<ul style="list-style-type: none"> • Current the so called not affordable housing is horrible. It needs to be affordable for people who don't make a whole lot. Housing rents should be 1500-2k for a 3 bedroom house instead of 3500+ for the same type of rentals. Even these new buildings should be the same to either rent or buy. Price tags for the new ones should be 350-400k. Also, longtime locals should get dibs on these places.
<p>MAKE IT AFFORDABLE!</p>
<p>Longtime PG locals are moving out of the area faster than we can blink. We're being taken over by people who have never been here and complaining about small things. They're buying these houses and making it extremely hard on people who live and work here.</p>
<ul style="list-style-type: none"> • We rent and have children in the public schools. It's extremely scary that at any minute our landlord could raise our rent or decide to sell. It's a very insecure feeling. Despite being a Registered Nurse and making a good salary, we cannot afford to buy a house here.
<ul style="list-style-type: none"> • Affordable rentals are impossible to find.
<ul style="list-style-type: none"> • Rent availability and stability is critical to long and short term residency for service workers, Middlebury and military students and us retirees who moved here for the quality of life that is already threatened by increasing home pr, sales and diminished rental markets.
<ul style="list-style-type: none"> • not affordable or sustainable

<ul style="list-style-type: none"> • We've seen houses sold and renters left without homes in town and the school district, we wanted to buy a home here but feel priced out even though we are both highly educated young professionals with graduate degrees and good, stable jobs. We worry if we ever have to move out of our rental we will have to move away from the area to find affordable housing in a good school district.
<ul style="list-style-type: none"> • I live here. I rent a home. The rental prices are insane. If I have to find a similar place, I will be in deep trouble. Even finding an apartment will be difficult. My sons go to pgusd. Moving away would be devastating.
<ul style="list-style-type: none"> • Too expensive.
<ul style="list-style-type: none"> • None directly.
<ul style="list-style-type: none"> • It's more and more expensive. Will most likely be impossible to live here soon. We are lucky in current situation but, there is nothing for even mid range income anymore.
<ul style="list-style-type: none"> • Housing is unaffordable for most locals. A number of houses are being purchased as second homes or high-end investment properties, which in turn affects the cohesiveness of the neighborhood, school attendance, watchful eyes etc. Rentals are harder to find as many landlords prefer to work with Naval Post Grad, DLI et al, which offer less risky but shorter-term tenants who are less involved in the neighborhood's wellness. New construction in town lacks affordable rentals (Lighthouse, Laurel for example). Same with ADU's which have no guidelines for rental affordability. Allowing investors to develop 2-3 expensive rental units on a 3600 sq ft lot isn't responding to local housing needs. It's just making the investors richer and neighborhoods less diversified. Note: Your lists in the next section make no mention of affordability. Trickle down housing isn't working here. The City needs to actively address the affordability issue along side the production of each new housing unit. Otherwise it is not responsive to local needs.
<ul style="list-style-type: none"> • Expensive.
<ul style="list-style-type: none"> • The housing situation is a crisis. My husband and I made 200k last year, both of us have higher education degrees and my husband owns his own business and owning a home in the location currently is impossible for us. We have lived and worked in the area for almost 4 years now and not only will likely never be able to own a home here, but renting is extremely stressful. Currently, my entire neighborhood is going up for sale, but the houses are getting bought up by foreign investors or corporations with cash offers above asking price and then getting put back on the market for rent at prices that we could never afford. There is an immense need to control the housing market and add penalties for individuals and corporations that own multiple homes because all of the equity is going to the upper 1%ers and there is nothing left for the rest of us. It is immensely frustrating and my generation (late 20-30s educated professionals) are completely unable to afford owning a home and settling in this area because of housing costs unless they live with roommates or have dual-income. Grown adults having to live together like college students because the housing availability and prices are out of control. While I understand this is a nation-wide issue, it is extremely bad here. This area is basically inaccessible for working class people, and businesses are suffering because of it. Take a look at the businesses in the area closing left and right or dealing with staffing issues. People can't afford to live here, even well-educated dual-income families. What's even more infuriating is the amount of empty houses! Vacation homes

that are lived in for maybe a couple weeks a year. Its infuriating when you are someone whose job is actually here and someone who is passionate about being a productive member of this community.
<ul style="list-style-type: none"> • Too high taxes
<ul style="list-style-type: none"> • Difficult to find a house to buy.
<ul style="list-style-type: none"> • I know some very fortunate people who are living at Vista Point. It's a lifesaver for some.
<ul style="list-style-type: none"> • I'm third generation PG. My children and grandchild are 4th and 5th. If I were any newer We would never have been able to buy or now even rent here.
<ul style="list-style-type: none"> • If greatly affects me as we need to limit institutional and foreign investing with a very aggressive property tax aimed at changing houses from a commodity people/corporations from outside our community invest in, to something community members own and contribute to the local economy.
<ul style="list-style-type: none"> • Family can't live nearby. Water restrictions prevent adding an in-law unit.
<ul style="list-style-type: none"> • People can't secure housing due to high rents.
<ul style="list-style-type: none"> • Frightening ... one friend who lost her PG business now lost her home, and a PG teacher and her husband rent a home and the owner just raised their rent, priced them out of it. They are looking for 2 bedrooms under \$3,000, and can't find anything.
<ul style="list-style-type: none"> • Happy to live in a beautiful small town with low crime and great schools!
<ul style="list-style-type: none"> • Doesn't.
<ul style="list-style-type: none"> • We rented in PG for 30 years. Can't afford to rent there anymore. We really miss our town.
<ul style="list-style-type: none"> • Trying to live and raise my grandson but have to move again because it's too expensive.
<ul style="list-style-type: none"> • Few of my peers/colleagues can afford to live here.
<ul style="list-style-type: none"> • No issues.
<ul style="list-style-type: none"> • No affect.
<ul style="list-style-type: none"> • Few rentals, high, prices.
<ul style="list-style-type: none"> • Crippling expense and rents. Significant anxiety the people will be cost out beloved Pacific grove.
<ul style="list-style-type: none"> • I live in Pebble Beach, shop and work in Pacific Grove.
<ul style="list-style-type: none"> • We're fine now; bought over 25 years ago. But none of our adult kids can afford to raise their families here.
<ul style="list-style-type: none"> • Expensive.
<ul style="list-style-type: none"> • Rental prices for incoming military families are very high. But they want to rent in PG bc the schools are better than la mesa and fort ord housing on base.
<ul style="list-style-type: none"> • This is how the current housing situation in Pacific Grove affects me and the people I know... <p>I came to Pacific Grove in 1969. It was a 'blue collar' working class area. The major industries were the military bases, the fishing industries, and some tourism. The town of Pacific Grove was "THE LAST HOMETOWN" and all that this implied. It was modest and affordable homes for the working classes that were the majority. My parent</p>

paid in cash \$32,000 for their 1700 sq ft home. I went to the end elementary school, junior high, and high school in my town. I could walk 15 minutes from where I lived and touch the mighty Pacific Ocean. I was blessed to live in those times.

What I noticed was one particular industry that thrived on greed based commissions that are the culprit. Their commissions have to be stopped in order to have affordable housing. There were unskilled realtors deciding the price of each home. How much each home would sell according to what they felt it should sell for. It was arbitrary random figures. More like a guess than anything resembling real research. A merry-go-round of sell and re-sell it was all about their "commissions". So of course the prices would escalate each time it was bought and sold because the agents were thriving off the pork of this housing industry. When I was in my twenties Salinas had built some suburbs near Boronda. This was in early 1980 and the cost of these new houses \$75,000. In eleven years the houses went up only 48,000. They were still affordable and not priced out. We had communities or working class and not Gavin Newsom free housing incentive to become a homeless drug addict.

Now those homes are ONE MILLION DOLLARS and rising each time they go on the market. Once again, it is all because of realtors commissions. They don't know the price of a switch plate, or sheet rock, or a 2x4 but they are telling you how much your house is worth. You have some lady, who calls herself an agent, who knows nothing about building telling you how much of a commission she is going to make by pricing your home.

How did this affect me? I will never be able to buy a home. I will never be able to rent here because the people renting are pushing up the prices 30, 40, 50%. Salinas is now \$1250 to rent an apartment each month. Sadly, there are no more factories that provide good wages. Coca Cola Packaging Company is now gone, Hershey's now gone, Smucker's now gone, Peter Paul Candy now gone, Michelin tires now gone even a salt plant near Watsonville is gone. There are no factories that justify the rising of prices like this. It is a price fixing scheme that has played out all these decades. Each year you rent the price goes up 300 - 400 dollars and if you are on a fixed income you can't afford it. I can't afford it not with it rising that much each year.

Now that the brilliant liberal Democratic voters voted in Mr. Biden we are not just seeing a roof over our heads escalate in price, but the food on our tables and the gas in our cars that we need to raise good American families in all part of this nation. Now we are supporting 2 million and counting more immigrants that are raping the social services system because we have been invaded. They and the homeless are getting the fruits of the tax payers labor. And in a twist of irony, the tax payer ironically makes too much to get the social services like free housing. America has stage four cancer and our country is no longer the Rich Uncle Sam. If you have not noticed the middle class is shrinking into oblivion. Prices of homes keep rising in places like Texas, Kentucky, Georgia because the real estate agents from California are settling each state making a killing while the peasants or soon to be peasants will have to work for the Land Lords. We are entering the new era of multi-racial serfdom

How does this affect me? The American Dream is on it's death bed. There is no American Dream. Mr. Biden and the real estate agents are making our land untouchable. It causes a sick feeling and a very angry feeling in your gut to see your country do this to the tax payer, the backbone of the tax system be raped and chopped to pieces. This survey means nothing if you don't stop the "commissions".

In addition we will be needing to solve a future housing situation given the limited land available. You got that right. It seems the state of California feeds the nation and you want to build houses on that fertile ground that feeds your children and your grandchildren? I think that whatever land we have left needs to go to land preservation for our nations food supplies in our nations future. It is possible to build on the knolls and leave the flat lands for food. China is colonizing this country and they are buying up farms and meat plants that feed this nation. Stop selling homes to the CCP who come here and colonize us, we can't go to China and buy land in their nation. They do not allow Americans to colonize Communist China for a reason. Let's see if you can figure out why? But we let the Chinese coming here buy all our land that feeds this nation or houses it's citizens. Look at the wheat prices now because we get our wheat from Russia. We need to grow our own wheat in America so stop building on the land we will need for our futures. Stop bringing in immigrants, where are they going to be housed when we know we have a housing shortage. We know they are uneducated and they can't afford to live here. We know housing will have to be free or close to free.

Or we accept Mexico as a state. But if you build recklessly you will be affecting this nations food supply so that has to be considered in this, too. Oh, and what about the traffic it will cause and money for infrastructure to support this land development? Thought of that in the mix because it seems you are playing a game of 'WHACK THE MOLE' unless you address all the issues and not just housing. Seems this survey may have to be redone for accuracy in how it will affect our future food supplies, our traffic, our water utilities, our PG&E electrical grids (may be blackouts soon and we are in a severe water shortage. Have you checked out the water levels on the reservoirs and the levels of water at the lakes? I suggest you do this They ain't a lookin' to good). Where is your boxes to check on these critical issues?

You must consider other important issues that stem from simply "building homes" it is so much more complex than this simple and rudimentary survey implies. Better put on your thinking cap if you think you deserve to be in the drivers seat due to your wealth of knowledge in these matters. We can't afford for our city to make decisions that would makes things worse as I am sure you would agree.

If you insist on building homes make them 'BROWNSTONES' similar to the ones in New York, well, actually in the Netherlands. The land is not wasted in a brownstone because you are building up and home are joined side-by-side flushed together with a back yard to grow a garden to feed a family which is a good idea when you may find yourself starving. Again, I would suggest you research brownstones/row houses. Make sure to have homes that are not sold by real estate agents selling for commissions. THE

REAL ESTATE AGENTS AND THEIR COMMISSIONS ARE THE PROBLEM. No more commissions on "affordable housing". You sell the house for what you bought it for. That way the houses will be affordable to purchase for the next three generations.

I want you to think about this for a moment. Let's say you need plumbing for your house, or a simple haircut, or maybe your car fixed and I am an agent that represents the plumber, the hairdresser or the auto mechanic in how to price their service. And in doing so I get a big commission. so every time you come in for a service I decide the price you will pay for that service. Even if I know nothing about what it costs to preform the services and the items you will need. I just keep rising the price every single time you call (FOR MY COMMISSION). You will soon be paying 1000.00 for these services. And then you will send out a form trying to figure out the obvious. And someone like me will tell you that some service or a home needs to be affordable and to take away the commissions and the easy money you get if you are the real estate agent that keeps jacking up the prices. Even if you go to great lengths to furnish 'affordable' housing the prices will rise each time someone sells their home and the agent demands their commissions. It is a vicious cycle and the only real estate agent is the winner. You really need to study this as far back as the beginning of the 20 century and see the critical impact these agents have made on housing.

And with all this information you are welcome and I am pleased I could help.

- It is very expensive.
- If/when my landlord dies, I will have no place to live, & I think that is true for ALL of his tenants/my neighbors. None of us has \$\$\$
- People cannot find affordable housing. This is mostly because of second homeowners. And greedy Airbnb hosts who continue to rent on the vacation rental platform in residential zones. Although Measure M helped eliminate some of the transient disruption, Pacific Grove needs to consider TOT tax on any home not used as a primary residence, that is advertised and rented on a vacation rental site. Additionally, anyone who hosts homes that they do not own should be required to have a business license and pay the city for that business.
- Emotionally invested in affordable housing/Making PG accessible to more people and families.
- Our kids can't afford to live near us.
- My husband grew up here. We're a family of 5, trying to live here as long as we can for the kids school. We rent a duplex, over 10 years rent is going up. On a single income, it's a miracle we're still here.
- Thinking of not taking my new job Monterey hospital with decent salary due to expensive housing- single, no pets.
- Rent is too high, home buying is impossible, houses are crowded as it is already. No reason to make room for more in the community. We already have enough tourists and people from other localities here every day. Make space somewhere that has space available to give. You can only get so much juice from a lemon.
- Rent too high.
- Rents are too high and houses are unaffordable for most young singles or couples.

<ul style="list-style-type: none"> • High housing costs limit service work force.
<ul style="list-style-type: none"> • Higher costs.
<ul style="list-style-type: none"> • I'm in a drafty rental duplex that costs 66% of my take-home pay, but I stay because my kids go to PGUSD and their other parent owns a home in PG. I am afraid of my landlord deciding to sell the house, or deciding to raise the rent. Either way, I'll be forced out of PG and my kids' schooling will be disrupted by the additional distance to and from their schools.
<ul style="list-style-type: none"> • I can't afford to buy any home.
<ul style="list-style-type: none"> • Extremely expensive and limited and my family is suffering from it daily.
<ul style="list-style-type: none"> • Housing in the area everywhere is too costly.
<ul style="list-style-type: none"> • Several years ago, my apartment complex was bought by a corporation. My rent was doubled in 18 months. The previous owner raised it, so he could show a higher potential income for the new owner. Then the new owner raised it. This amounted to an additional \$1200-\$1250 per month within this short period. This should have been illegal to raise rent this much, so quickly.
<ul style="list-style-type: none"> • I'm a renter, it's been very difficult to find housing, forget about affordability.. frustrated to see energy being put into putting some 400++ additional hotel rooms in our community and NOTHING for the housing needs of those of us that live and work here.
<ul style="list-style-type: none"> • Costs too much and limited availability.
<ul style="list-style-type: none"> • It does not affect me or my family.
<ul style="list-style-type: none"> • Indirectly only. I am saddened by what I know of it, but I know no one who is directly affected.
<ul style="list-style-type: none"> • Home prices are very high in a small community that is already dense and built out.
<ul style="list-style-type: none"> • Prices are high due to small size of city, desirability of living near the beach, and limited open for additional housing builds other than the Linen Laundry area. The residents have decided that the city should be a bedroom community, thus the city has limited industry and money for city improvement. The current density of 5000 people per square mile is a high density so increased density of housing would change the character of the city. Public housing has shown to be a failure in cities like New York, Chicago, St. Louis, etc so increased density is not a solution without changing the character of the city.
<ul style="list-style-type: none"> • Many people who would love to live here cannot find anything that is affordable for them.
<ul style="list-style-type: none"> • Everyone I know either owns their own home or rents.
<ul style="list-style-type: none"> • Current situation is great, I LOVE living in PG.
<ul style="list-style-type: none"> • Does not at the moment, personally, but yes it does as a resident of PG
<ul style="list-style-type: none"> • Many renter families with and without children have been priced out. It is especially difficult for larger households. There are not enough rental units for large families (three or four bedroom units).
<ul style="list-style-type: none"> • Strapped for cash every month due to high rental costs.
<ul style="list-style-type: none"> • We've been renters for 35 years. Can't afford a mortgage. Thankful for our property managers who have always been reasonable and attentive. They let us have our small

dog. I don't think others are as fortunate as we are. However, rent can always go up and they can always sell which then, I don't know what we would do.
<ul style="list-style-type: none"> • Very expensive, limited supply.
<ul style="list-style-type: none"> • Not enough housing for the peninsula. My friend, professional male in his 50's, has been looking for a place since August 2021. Every place he applies wants way too much for rent, your income to be 3x the monthly rent, etc. IMPOSSIBLE to live here. And he's from here and works here!
<ul style="list-style-type: none"> • Rentals are disappearing. Always aware that the landlord might sell to a second home or vacation rental.
<ul style="list-style-type: none"> • I can't afford to live in the city even though I work two jobs here.
<ul style="list-style-type: none"> • I know young people (20s & 30s) who can't afford to live here.
<ul style="list-style-type: none"> • Very minimal.
<ul style="list-style-type: none"> • My partner spends well over 30% of our income to rent a small space. We want to have a family but can't afford enough space in town.
<ul style="list-style-type: none"> • Greatly. Many want to buy but are priced out. Others are priced out in rents.
<ul style="list-style-type: none"> • Cannot afford to buy a home here and rent is incredibly and unreasonably expensive.
<ul style="list-style-type: none"> • I would like to move back to PG to be closer to work but I can't afford to. I live in the old military housing on Fort Ord but would move in a heartbeat if I could find something affordable.
<ul style="list-style-type: none"> • Does not.
<ul style="list-style-type: none"> • Terrible shortage of affordable housing.
<ul style="list-style-type: none"> • My place is too expensive for what it is. I know I could do better elsewhere.
<ul style="list-style-type: none"> • I hear about difficulties finding rentals and rising rents.
<ul style="list-style-type: none"> • I can't rent an apartment even with a raise and decent salary.
<ul style="list-style-type: none"> • It is way too expensive for most people I know. We pay a fortune in rent because we could never afford to buy out here. All the out of towners caused the values to skyrocket. Very sad.
<ul style="list-style-type: none"> • It doesn't really affect us but we are aware of several longtime PG families who have been asked to leave rentals because the home is being put on the market and despite good jobs they can't afford to buy.
<ul style="list-style-type: none"> • We do not have a homeless problem so the idea of inviting homeless here, WHERE THERE ARE NO JOBS OR SERVICES FOR THEM, is ridiculous and I will work to vote any council members who vote in favor of project home key out of office.
<ul style="list-style-type: none"> • rents are very expensive and rental units are hard to find.
<ul style="list-style-type: none"> • It's incredibly expensive, especially for the quality of housing.
<ul style="list-style-type: none"> • There's very little affordable housing for people who work in PG as well as young families. Second or third homes are often vacant most of the time and some are in disrepair.
<ul style="list-style-type: none"> • It is too expensive to buy or rent here.
<ul style="list-style-type: none"> • Quite satisfying and great neighbors.
<ul style="list-style-type: none"> • Everyone my age either had to move away because they can't afford it here or they live with family.

Even my friend who is a nurse at CHOMP lives in a tiny two roomed rental house with no yard.
<ul style="list-style-type: none"> Housing is not affordable at all for anyone I know and it is such a struggle finding somewhere to live.
<ul style="list-style-type: none"> It doesn't affect me as a homeowner. I do have some friends who are having a hard time finding rentals that are within their budget.
<ul style="list-style-type: none"> Very negatively. Since moving from our hometown (much like PG, where multigenerational locals get pushed out) a couple hours away we have had nothing but an uphill battle. We've been preyed upon by landlords/owners/and property managers alike. It doesn't matter that we are amazing tenants, have zero debt, a huge savings, professional degrees, and great jobs -we can't survive here unless we literally win the lottery. It's sad. We know many more have much less than us. Why does PG act like it's stuff doesn't stink?! Why does it try to push down our throats it's "America's Last Hometown?" We all know that's not true anymore. The management on STR's wasn't fast or fierce enough. The management has relied on people like us, one off's, personally devoted to making a difference for our community.
<ul style="list-style-type: none"> High expense of buying or renting greatly affects who can afford to live here.
<ul style="list-style-type: none"> The cost of living is out of reach for most.
<ul style="list-style-type: none"> Rents are too high for singles to afford. Need additional Senior housing. Candidates should be existing residents. Should be a residency requirement- at least 5 years.
<ul style="list-style-type: none"> Rental housing prices are not affordable for the working class. Young adults cannot buy housing due to high prices.
<ul style="list-style-type: none"> We are unable to afford housing here and have lived with in-laws for 12 years. 3 generations in a small home is difficult. Pricing here is inflated. The lack of city sponsored projects for housing is criminal.
<ul style="list-style-type: none"> My wife is a teacher here, we have seen many people try to live here so the kids can go to school in our system, and when they lose their housing their kids get kicked out of the school system.
<ul style="list-style-type: none"> I'm a renter and I will have to move out of PG in November when my lease is up. Single retiree and can't afford to live here anymore.
<ul style="list-style-type: none"> They can't live here unless they bought a house here many many years ago
<ul style="list-style-type: none"> We want to stay and live here but cannot afford it.
<ul style="list-style-type: none"> It's just fine...we don't need any more housing.
<ul style="list-style-type: none"> Not at all.
<ul style="list-style-type: none"> \$\$\$ workers must live elsewhere and make long commutes.
<ul style="list-style-type: none"> It doesn't.
<ul style="list-style-type: none"> Does not affect me but everybody that I talk to about it complains.
<ul style="list-style-type: none"> A friend is in danger of losing her long term home.
<ul style="list-style-type: none"> Rents are rising too high. Too many people outside the community own empty second homes. My neighbors are getting kicked out of their rental so the owners can sell for what they are hoping for \$\$\$ (haha good luck, waited too long and bubble has popped). The house on our other side is also for sale for astronomical \$\$\$\$. Meanwhile the house

on the corner has been empty since the pandemic, when the owners were airbnb'ing it illegally, I reported them. Hearing frat boys getting loud and drunk in the middle of the lockdown - not cool. All PG has to do is charge a huge premium tax on houses that are empty and not long-term occupied or rented- housing problem solved. Especially after PG gets a competent new lawyer to defend the new taxes on empty houses.
<ul style="list-style-type: none"> • We spend the majority of our paychecks on rent for a very small apartment, and while we feel the need for a larger apartment due to our growing family, we cannot afford that at this time.
<ul style="list-style-type: none"> • Rents too high.
<ul style="list-style-type: none"> • No hope for ever being able to afford living in PG.
<ul style="list-style-type: none"> • Not a lot of affordable options. As a result, moving soon.
<ul style="list-style-type: none"> • It affects us and people around us who can't afford it and pushes locals out.
<ul style="list-style-type: none"> • We are lucky that we own our home. It's been in the family, otherwise we would not be able to afford to live here.
<ul style="list-style-type: none"> • There are 2 empty homes and 5 STR's on our block. I would really love to see more families move in and make it feel like more a real neighborhood again.
<ul style="list-style-type: none"> • Not enough affordable houses. Too many homes sitting vacant.
<ul style="list-style-type: none"> • Too expensive.
<ul style="list-style-type: none"> • It has changed the character of the community. Investors buying second houses, STRs and other factors have contributed to astronomical housing increases. The result is manifold: empty houses much of the time, desolate neighborhoods, reduced school age children, less civic engagement, more tourist oriented businesses and less local-serving shops.
<ul style="list-style-type: none"> • Price of rents and mortgages is driving out wonderful families that contribute to the community but just can't afford to live here.
<ul style="list-style-type: none"> • Stressed for money.
<ul style="list-style-type: none"> • I'm a home owner & don't feel affected by the housing situation. Friends who want to rent in PG find it much more difficult to find affordable housing.
<ul style="list-style-type: none"> • It affects friends trying to rent at an affordable price.
<ul style="list-style-type: none"> • I'm a renter and the amount I pay on rent each month is huge.
<ul style="list-style-type: none"> • I have accepted it is unattainable to buy a home in PG, unless I make a Tech salary. With the high home prices, some home owners who rent out their PG homes are increasing their rent- it is becoming a greater challenge to find affordable housing.
<ul style="list-style-type: none"> • It doesn't. PG is a great town & housing is good for those with jobs.
<ul style="list-style-type: none"> • It's awful. Impossible to find housing, extremely expensive and deplorable condition of most housing.
<ul style="list-style-type: none"> • It does not affect me.
<ul style="list-style-type: none"> • Homeless & overcrowded rental apartments.
<ul style="list-style-type: none"> • High rents.
<ul style="list-style-type: none"> • Has made it less affordable.
<ul style="list-style-type: none"> • We own. Current situation has no impact on us.
<ul style="list-style-type: none"> • It is fine the way it is.

<ul style="list-style-type: none"> • It is almost impossible to find affordable housing in Pacific Grove, thus changing its character to that of an upscale, financially privileged population.
<ul style="list-style-type: none"> • It does not.
<ul style="list-style-type: none"> • We are all adequately housed.
<ul style="list-style-type: none"> • It does not affect us or anyone we know other than the ability to get water rights to add a bathroom to our house.
<ul style="list-style-type: none"> • Housing is not affordable. Young people can't buy in this market.
<ul style="list-style-type: none"> • Not enough affordable housing.
<ul style="list-style-type: none"> • I am a homeowner here and the addition of ADU's to R1 zones is creating a parking problem and devaluing property.
<ul style="list-style-type: none"> • No impact.
<ul style="list-style-type: none"> • My family of 4 is soon to be forced out of pg due to ridiculously high rent and lack of affordable housing.
<ul style="list-style-type: none"> • I am paying about 60% of take-home pay in rent. (My income has dropped in the last couple of years because my supplemental freelance work has dried up with the economy being the way it was during the pandemic.) With my salary, that means I live paycheck to paycheck and often dip into my savings to cover my expenses. I am afraid that my landlord will sell the building and I'll have to look for another place for me and my two kids. I'm a single-income household, so it will be nigh on impossible to find another 3-bedroom place in PG that I can qualify for. I barely qualified for this rental to begin with. I'll probably have to move to Seaside, which is fine except it will add a few hours a week commuting from school and back for my kids, who attend PG schools because their dad also lives in PG and we share custody.
<ul style="list-style-type: none"> • Less locals, more Bay Area wealthy buying up homes for weekends, and not really living here. Makes it difficult to find affordable housing. Changed the good hometown feeling.
<ul style="list-style-type: none"> • It's expensive. Several friends and coworkers in rental situations have been forced out of the community so the landlords can raise rent for the next batch of Silicon Valley commuters. Forget buying a home if one works here. I less already several times over a millionaire, no one can compete with the investment firms looking to buy a property to rent out or the extremely rich persons looking to buy a third or fourth vacation home.
<ul style="list-style-type: none"> • Very high rental prices.
<ul style="list-style-type: none"> • No affect.
<ul style="list-style-type: none"> • Very expensive.
<ul style="list-style-type: none"> • Some educated, working families live in sub par living conditions (too small, run-down, moldy) for high prices. Other families have left the town for other areas.
<ul style="list-style-type: none"> • Currently neighborhoods are neighborhoods and downtown is downtown - keep it that way! It's why people choose to live here. Also we need to respect wildlife and natural beauty - that's also why people live here. (And respect views)
<ul style="list-style-type: none"> • Young people have no chance to buy a home here. Thus, the town's population grows older and older and the schools get less funding every year due to declining enrollment.
<ul style="list-style-type: none"> • Rents are WAY too high, and I make well over minimum wage.

<ul style="list-style-type: none"> • We were unable to get an additional bathroom for our new home due to the water shortage so how will the city have enough water to support this amount of new housing? Also, there will be increased traffic, the city does not have adequate side walks in the beach tract area and there will be increase foot traffic which could cause accidents etc. Most likely there will be increase street parking as well.
<ul style="list-style-type: none"> • Cost is making it difficult for families to be here.
<ul style="list-style-type: none"> • Not sure what you mean, I haven't had any conversations with friends...
<ul style="list-style-type: none"> • Rental properties are hard to find and then outrageously expensive. Also, the quality of the housing unit is not always up to the price. Inspections should be done on rentals to make sure the home is livable and all appliances and electric and plumbing are usable. Renter should not have to live in substandard structures and owners should not be able to rent out substandard homes.
<ul style="list-style-type: none"> • Housing is more expensive because demand is greater. Question to ask...does the city have an appropriate role in changing the pricing of housing? No.
<ul style="list-style-type: none"> • A point...people do not have a right to live in PG, just because they want to. Many are frustrated because they do not have the income to buy a home here or the rent is more than they can afford. Why is the city considering ways to spend tax payer funds on changing the pricing of housing?
<ul style="list-style-type: none"> • It is a distributing situation because we love living here and are active neighbors in the neighborhood, but even with a well paying job I rent a small apartment and cannot see a path toward homeownership or renting a home here, or even shifting to a new apt because of availability and rates/prices.
<ul style="list-style-type: none"> • Water shortage and built-out nature of city make housing increasingly unaffordable.
<ul style="list-style-type: none"> • Heavy financial hit.
<ul style="list-style-type: none"> • Very hard for seniors and workers to find affordable housing.
<ul style="list-style-type: none"> • This is a poorly crafted question. I can't imagine it being used to generate any meaningful policy.
<ul style="list-style-type: none"> • Rents are out of control. There needs to be a cap on rent increases
<ul style="list-style-type: none"> • It does not appear to affect people that I know who work here, however the rent is quite high. That being said, this is coastal California and it is a prime place to live and the rent meets the demand, there are few vacant units. The same goes for buying property. The other factor is the cost of building now, probably around \$400-\$600 per square foot.
<ul style="list-style-type: none"> • It does not affect us, but it affects friends of ours and some have been forced to move away.
<ul style="list-style-type: none"> • Too many absentee owners. Too many military families pushing up housing costs because of subsidies.
<ul style="list-style-type: none"> • PG has gotten too crowded and it's few remaining open spaces built over or overrun.
<ul style="list-style-type: none"> • It does not affect me. However the lack of Sec 8 Housing funds/applications does affect people we know.
<ul style="list-style-type: none"> • Does not affect.
<ul style="list-style-type: none"> • No impact to me. What we need is water with available meters so we can build on lots.
<ul style="list-style-type: none"> • There is NOT enough housing.

<ul style="list-style-type: none"> • Our children cannot afford to live here on their own.
<ul style="list-style-type: none"> • Not much.
<ul style="list-style-type: none"> • Can't afford to live here anymore. Rents are outrageous for the majority of people who live here and work in the hospitality/aquarium Industry. We help make this town function so we should also be able to live where we work and spend our money.
<ul style="list-style-type: none"> • I'm a Realtor so it affects my business 100%.
<ul style="list-style-type: none"> • It's too expensive and people from the Bay Area are infiltrating. I've seen more people speeding along forest than ever before.
<ul style="list-style-type: none"> • Cost is high & short supply gouging market rate at all levels. Most effected are young people & service industry folks.
<ul style="list-style-type: none"> • Housing is a critical issue. We don't have land or resources to add additional housing.
<ul style="list-style-type: none"> • We can no longer afford to live here.
<ul style="list-style-type: none"> • The housing situation is currently causing a lot of stress in my life due to lack of affordable housing options. And by affordable, I mean less than \$2500 a month.
<ul style="list-style-type: none"> • Not an issue so far.
<ul style="list-style-type: none"> • Young people cannot find affordable housing here or buy here.
<ul style="list-style-type: none"> • My children can no longer afford to live in the community they grew up in.
<ul style="list-style-type: none"> • I'm not affected by the current situation.
<ul style="list-style-type: none"> • For my 87 year old mother it may force her to leave a place she loves.
<ul style="list-style-type: none"> • Need help financially for maintenance and upgrading to additional units. Very difficult for long time residents, on fixed incomes, to survive here, and people working too. Long ago when I moved here, to the home I'm still in desperately trying to survive here, in the last hometown, I recommended for every new home built or remodeled, that water catchment be a part of the process. In 1979 they said that was not viable because they could not charge for that water nor put the chemicals in the water that they wanted. Now we are in a severe drought and water is excruciatingly precious and expensive, as is everything currently. Sadly there does not seem to be very much forward thinking. We could've prevented a great deal of the problems that are occurring now. Common Sense. In the past, being so restrictive and not open to possibilities. Trusting we will move forward positively. Thank you.
<ul style="list-style-type: none"> • Even though I am a high earner and work in PG, I am a one income household. This means I cannot afford most rents in Pacific Grove and have no chance of earning enough on my own to purchase a home here. Currently my rent is 51% of my income.
<ul style="list-style-type: none"> • My daughter and son can't afford to rent here. Friends and neighbors who rent here have had to move out of PG as their rents were raised.
<ul style="list-style-type: none"> • Ha ha money go brrrr
<ul style="list-style-type: none"> • Many of my coworkers struggle to find & afford housing in PG.
<ul style="list-style-type: none"> • I / We moved here a zillion years ago because it was the best choice of the local affordable communities—we couldn't afford Monterey. [The reader probably finds that hard to believe.] My parents lived in Monterey because they couldn't afford Carmel—my mom's childhood home. And my grown kids can't afford PG, where they grew up, so live in Las Palmas, Santa Cruz, & beyond. That's three generations of establishing roots elsewhere, putting energy into embracing the new and making a happy home.

<ul style="list-style-type: none"> • People cannot afford to buy or rent.
<ul style="list-style-type: none"> • I moved from Washington DC in the Spring of 2022 and wasn't able to find available rental housing in Pacific Grove that met my needs. The expense of housing was an issue as well as low inventory. I found housing near the Monterey/Seaside border instead.
<ul style="list-style-type: none"> • Since I own it doesn't affect me personally. But it affects friends who rent due to the high prices.
<ul style="list-style-type: none"> • Housing in PG is very unaffordable. We have many friends who are priced out of both rentals and purchasing. We are losing wonderful neighbors and talent due to this. Additionally, my mother would like to move here to be closer to our family but cannot afford to rent or sell her home in Hollister to purchase or rent here.
<ul style="list-style-type: none"> • We have been home owners here for almost 20 years and the restrictions on home renovations are forcing us to think about moving our family elsewhere.
<ul style="list-style-type: none"> • People can't afford to live/rent here.
<ul style="list-style-type: none"> • It is hard for young families to move or live here. The town seems to be more and more of a vacation home and retirement community rather than America's Last Hometown.
<ul style="list-style-type: none"> • Limited and expensive.
<ul style="list-style-type: none"> • It is difficult to find a place. Rent is too expensive.
<ul style="list-style-type: none"> • Not directly, but I know that rents are too high for service industry families that our businesses/tourism industry relies on.
<ul style="list-style-type: none"> • Pacific Grove is becoming a ghost town. Empty houses; empty store fronts; rents raised on nonprofits like the Art Center-creating islands of emptiness and loneliness in our hometown.
<ul style="list-style-type: none"> • It is too expensive for most people to work and live here. This means your family members and friends can't live near you. They are forced out of our community. The community needs young people. The community needs workers who live here. The second and homes where no one lives create disjointed neighborhoods.
<ul style="list-style-type: none"> • We are not affected.
<ul style="list-style-type: none"> • Does not affect people I know.
<ul style="list-style-type: none"> • For myself & people I know, the current housing situation personally affects us in a favorable manner. We own homes here that are increasing in value at a pace comparable to other high income areas. However, we will all suffer if schools & local businesses cannot attract employees who can also afford to live here.
<ul style="list-style-type: none"> • It makes it difficult for young families to live here, but our quality of life is amazing!
<ul style="list-style-type: none"> • Friends are forced to move due to rental increases; others cannot find housing here at all due to the lack of affordable housing; new construction/development has been thoughtless, oversized, and too expensive.
<ul style="list-style-type: none"> • It's very difficult to find affordable housing for individuals between the ages of 20-50, and even older. Many, many people only have the means to rent and rental prices are skyrocketing which causes many in this age demographic to move away. Affordable rental prices and more places to rent need to become available and attainable. Pacific Grove should not only be a place available to live in for millionaires and the super rich. I love my community, I volunteer at the aquarium, and I am an employee at Monterey Peninsula College. I would like to live in the community I have so much to.

- The rental housing situation is difficult as it has become unaffordable. Many property owners prefer to rent military subsidized tenants, or to out of area students. Some target visitors coming in for large events who pay extreme amounts for daily, weekly, or monthly use.

Other units are priced in alignment with San Francisco or higher so that adequate, livable long-term rentals have become priced beyond workforce wages and even for business owners.

This means that the community is changing from a unique beach town destination to one that has visitors staying in hometels not hotels, and neighborhoods with limited parking often have no street vehicle parking for family or friends unless they have a garage or driveway area on the property. T

Shorter term visitation or occupation does not support local business in the same ways that invested residents do.

Also, concerns over short-term rentals go beyond trash, loud noises, and negative impact on natural resources.

Overall a trend toward homogenization and current disruption in neighborhoods by lack of long-term residents is concerning in many ways but certainly is not equitable or inclusive and definitely needs to be addressed.

My housing situation on arrival was striking as I was paying the same for a room rental here in a home as I was for a fully furnished two bedroom house with utilities included in a resort area in southern California. Price increases since that time (2015) have more than doubled and tripled.

- General unease with the lack of affordable housing, even in new construction.
- The prices have increased dramatically. As a retired veteran, I was able to rent a 3 bedroom, 2.5 bath with a finished basement (1900 sq ft) for \$2750/mo in Falls Church VA just outside of DC. In PG my rent is \$3650/mo for 1056 sq ft which includes a one car garage. I plan to buy in the next 3-5 years but that will depend on prices vs benefits of the community. A lot of businesses were forced to close during COVID and several others have had to move due to high lease rents. My concern is that this will impact the ability of young families and businesses to join the PG community and in the long term could result in a dying community. The Naval Postgraduate School took a \$25M cut last year and may be on the chopping block. One of the biggest concerns is that the costs to send students to the school are too high including basic allowance for housing which in some cases prevents international students from attending because food and housing rates are excessive for them and in other cases are causing the Services to encourage US students to consider other less costly areas to complete their graduate studies. Having students in the enlisted ranks at DLI on food stamps while attending school is not ok and we must find a way to balance a great place to live with reasonable costs of living.

<ul style="list-style-type: none"> • Our young people will never be able to afford a house here, too many short term rentals.
<ul style="list-style-type: none"> • If they can't afford to live here, they can't afford to work here.
<ul style="list-style-type: none"> • They are getting priced out and moving away. Next to impossible for working households to buy here. Even with great credit and incomes.
<ul style="list-style-type: none"> • It is difficult for friends who have lived here all of their lives to buy a house.
<ul style="list-style-type: none"> • We own our house but a lot of people can't afford to stay here.
<ul style="list-style-type: none"> • It's hard to get affordable house.
<ul style="list-style-type: none"> • Prices are unrealistic.
<ul style="list-style-type: none"> • Our Rent price is too high for an apartment unit. We are 3 people in our family. We could not find a single family home with an affordable price.
<ul style="list-style-type: none"> • Laughably expensive, little or no availability, too many contractor trucks, building permits and inspections: are you kidding me? Glad my family came mid-80s. Love the area. Toxic market!
<ul style="list-style-type: none"> • housing is unaffordable and people who work in the city are being priced out of the housing creating traffic congestion and a bad reputation for Pacific Grove as being elitist and racist.
<ul style="list-style-type: none"> • Insufficient housing for local workers is inequitable and results in GHG from excess VMT.
<ul style="list-style-type: none"> • Roads and sidewalks in dire need of repair before anything else is done. Most jobs are on Cannery Row and Lighthouse. Those few employees can commute in from other areas with improved highways on 1 and 68. Housing in PG is already crowded with very small lots, some apartments and some AUDs. Water would be an issue putting in more.
<ul style="list-style-type: none"> • I live in Carmel Valley, so anything that affects housing in the Monterey area affects this area, too.
<ul style="list-style-type: none"> • Limited regional residential long-term rental opportunities.
<ul style="list-style-type: none"> • It does not affect me.
<ul style="list-style-type: none"> • The company I work for has had a number of people relocate during the pandemic as they simply cannot afford to remain in the area. While our company is allowing remote work when feasible, it has meant that individuals are forced to leave their homes to search for alternatives as most salaries in this area have no chance of meeting the cost of housing.
<ul style="list-style-type: none"> • Many are struggling to find affordable housing and can't live here. One is basically homeless and house/pet sits for housing. Young families that would like to own cannot afford current housing prices.
<ul style="list-style-type: none"> • Rent prices are high for many that work in Pacific Grove.
<ul style="list-style-type: none"> • We enjoy the quiet neighborhoods and the walkability.
<ul style="list-style-type: none"> • I am currently looking for a place to rent in PG and so are a lot of my close friends who all work in the PG/Monterey area. Being in our mid 20s makes it hard to afford the PG housing/apartment prices.
<ul style="list-style-type: none"> • Personally affects me as a homeowner who wants to maintain quality of living and value of my home. At the same time, I don't want to have a NIMBY attitude and I do

realize for younger folks or people wanting to move into town the existing expensive housing is a problem that must be addressed.
<ul style="list-style-type: none"> • It impacts the possibility for my son and other young people to find an affordable rental, much less ever purchase their first home.
<ul style="list-style-type: none"> • I see long term residents forced out of the city by rising rents and young adults who grew up In PG unable to afford to live here.
<ul style="list-style-type: none"> • People cannot afford to live here- teachers, police, service workers, nurses, etc. I know people who had to move elsewhere because they could not afford the housing prices on their salaries. We then face a shortage of essential workers.
<ul style="list-style-type: none"> • It didn't.
<ul style="list-style-type: none"> • My granddaughter's family wants to live in Pacific Grove but cannot afford to.
<ul style="list-style-type: none"> • Housing is increasingly challenging for people living and working in PG.
<ul style="list-style-type: none"> • It has no affect on my employees or me.
<ul style="list-style-type: none"> • minimally, we live in the country club area of pebble beach.
<ul style="list-style-type: none"> • Greedsters buying up property with no regard for locals, driving up prices, and marginalizing community involvement.
<ul style="list-style-type: none"> • 3 people I know personally have been priced out of renting in PG; now they commute which is detrimental to our environment/planet. And owning a house? No way.
<ul style="list-style-type: none"> • limited inventory drives higher pricing; fewer affordable units.
<ul style="list-style-type: none"> • Daily freeway traffic of all peninsula workers backs up eleven miles on the freeway to the city of Marina every morning and many evenings.
<ul style="list-style-type: none"> • Home prices are insane and rents unaffordable for many working people.
<ul style="list-style-type: none"> • Makes it difficult to have a diversity of people living here - which has always made Pacific Grove a special place to live and work.
<ul style="list-style-type: none"> • There's almost no low income or affordable Housing that I'm aware of. There's a lack of socio-economic diversity here.
<ul style="list-style-type: none"> • Live next door in Monterey.
<ul style="list-style-type: none"> • Not greatly affected.
<ul style="list-style-type: none"> • No affect.
<ul style="list-style-type: none"> • It doesn't.
<ul style="list-style-type: none"> • It excludes people who want to live in and contribute to the community.
<ul style="list-style-type: none"> • Purchasing a home or renting in Pacific Grove is almost impossible for the middle working class.
<ul style="list-style-type: none"> • It's hard for employees to afford living here.
<ul style="list-style-type: none"> • They either are unable to afford living there or are very restricted in their limited options.
<ul style="list-style-type: none"> • Lack of various rental options makes living in PG difficult for some lower earners and people without shelter.
<ul style="list-style-type: none"> • Aunt couldn't afford to live here without roommates.
<ul style="list-style-type: none"> • People I know cannot readily rent nor buy affordable housing.
<ul style="list-style-type: none"> • Extremely hard to find affordable housing - I am on a teacher's salary It's near impossible.

<ul style="list-style-type: none"> • Not enough affordable housing.
<ul style="list-style-type: none"> • My rent has significantly gone up each year I have lived in Pacific Grove. And I cannot afford to purchase a home, despite the fact that I have an advanced degree and make an excellent salary.
<ul style="list-style-type: none"> • Affects friends who are scrapping by just to liver here.
<ul style="list-style-type: none"> • I cannot afford to buy and hope my rent for single family dwelling does not increase.
<ul style="list-style-type: none"> • It's impossible for people I know to purchase a home or find reasonable rental rates given the current housing market.
<ul style="list-style-type: none"> • We purchased our home almost 23 years ago and it is almost paid off. Honestly, most people I know are currently housed, some own and some rent.
<ul style="list-style-type: none"> • It creates discord in the community.
<ul style="list-style-type: none"> • I live nearby in Monterey County and am concerned about climate change.
<ul style="list-style-type: none"> • Renter in Monterey, spouse works in PG. Would love it if spouse could walk to work. PG housing costs are prohibitive to us. We'd love higher-density, environmentally conscious options.
<ul style="list-style-type: none"> • My family is nearly priced out of home ownership in Monterey county and we'll have to plan to leave the area, and likely find new jobs if we're unable to purchase a home in the next few years.
<ul style="list-style-type: none"> • Housing is difficult throughout the peninsula.
<ul style="list-style-type: none"> • Traffic and service.
<ul style="list-style-type: none"> • Yes.
<ul style="list-style-type: none"> • I see middle and low income people getting evicted and/or moving away because they can't afford to live here anymore. I see massive amounts of people commuting in every day to work in the area.
<ul style="list-style-type: none"> • It is very difficult to find affordable housing or any housing at all. We are essentially unable to move due to lack of availability, even with a moderate budget and extreme compromises.
<ul style="list-style-type: none"> • Price of homes and rentals has increased in Pacific Grove as well as high desirability coastal cities.
<ul style="list-style-type: none"> • Doesn't affect me at this time. Would not want a vacation rental next to my home.
<ul style="list-style-type: none"> • I need low income senior housing. I can't pay my rent on Social Security they keep raising it I'm 70 years old and having trouble finding a part-time job.
<ul style="list-style-type: none"> • Need additional housing units for people to live in; not investor-owned or vacation properties.
<ul style="list-style-type: none"> • Know that most service workers who work in Pacific Grove can't afford to live here. Also have seen the increasing large, mega-mansions taking over.
<ul style="list-style-type: none"> • Just bought a house and moved to the area.
<ul style="list-style-type: none"> • Can rent here but do not think I'll ever be able to own a house due to cost. This is unfortunate because I am a local teacher and want to live here long term.
<ul style="list-style-type: none"> • I live in Monterey - on the border of Pacific Grove.
<ul style="list-style-type: none"> • Unless the landlord includes regular landscape maintenance, some neighbors that rent let the maintenance lapse and becomes an incredible eye sore in the community. Having an ordinance that encourages all residents to take pride in their home and

community would be nice. (We have seen trash in the front yards, abandoned vehicles, weeds (Bermuda) that cross over to others' yards, etc.) In conversation they have said they don't really care because it's a rental and the landlord should take care of it. Any type of production of new housing should include a plan to maintain the aesthetic integrity of a street or neighborhood.
<ul style="list-style-type: none"> • I'm stuck living at a crappy rundown apartment with mold and the landlords NEVER have consequences. The rent is out of control and the attitudes even worse. Get rid of short term rentals and vacation homes. Get rid of the shitty property management companies and get rent control. Stop allowing companies to charade for document preparation (300\$) etc.
<ul style="list-style-type: none"> • Affordable homes are no longer viable.
<ul style="list-style-type: none"> • See detailed answer below.
<ul style="list-style-type: none"> • My own situation is secure, but I am concerned about my friends, neighbors, and people who are not wealthy being able to live here and build a life.
<ul style="list-style-type: none"> • Too expensive to rent/buy.
<ul style="list-style-type: none"> • Too many second homes left unoccupied for long periods. Negative impact on sense of community with neighbors.
<ul style="list-style-type: none"> • I am fortunate to have my own (small) place, but so many others cannot afford the ever increasing rents here. We need more affordable housing.
<ul style="list-style-type: none"> • It does not affect me, my family or the people we know.
<ul style="list-style-type: none"> • It is annoying that so many that don't understand the cost of living in a coastal community want socialized housing - for themselves of course.
<ul style="list-style-type: none"> • We can barely afford our rent.
<ul style="list-style-type: none"> • Friends have accepted smaller housing in order to live here. That is a sacrifice they were willing to make to be able to live in a great place like this.
<ul style="list-style-type: none"> • It's hard to find housing for myself and my friends.
<ul style="list-style-type: none"> • My son, a teacher in Seaside & PG resident, lives alone in a small apt. & is experiencing substantial rent increases.
<ul style="list-style-type: none"> • Housing costs are so high, most people are struggling. We can't afford to buy, and renting is making the goal of homeownership seem even more impossible.
<ul style="list-style-type: none"> • Many elderly friends on fixed incomes are unable to find affordable housing when their landlords increase their rent too high. Younger friends have to find roommates and borrow money to afford to pay first and last month's rents in addition to deposits.
<ul style="list-style-type: none"> • Most live here but hard on renters.
<ul style="list-style-type: none"> • There are very few houses on the market, and fewer still that we could possibly afford. Rent consumes a large proportion of our income.
<ul style="list-style-type: none"> • We are renters and terrified of what would happen if we lost our current rental. Would not be able to find affordable housing to keep our children in their school district. We are civil servants, solidly middle to upper middle class income and we are priced out of buying here, where we actively contribute to the community.
<ul style="list-style-type: none"> • If I lose my current situation, finding another affordable place is unlikely due to the rent increases.

<ul style="list-style-type: none">• Tight market.
<ul style="list-style-type: none">• Everything is so expensive for the wages the city pays their employees!
<ul style="list-style-type: none">• Pacific Grove is a community with aging infrastructure and a lot of environmentally sensitive areas. Space is limited, water is limited, and development is hard. We cannot accommodate both massive hotel projects, huge (ugly) luxury housing buildings, and practical solutions to provide more homes. I do not want to live in a city that looks like Carmel, and I worry that we are at risk of losing our hometown.