



# MORAGA 2023-2031 HOUSING ELEMENT

## APPENDIX D COLLEGE STUDENT SURVEY

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June 15, 2022

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## EXECUTIVE SUMMARY

- From March 29 to April 22, 2022, the Town of Moraga (Town) conducted an opinion survey of Saint Mary's College (SMC) students about their housing concerns, needs and preferences. The purpose was to outreach to a specific population in Moraga as part of the Town's efforts to affirmatively further fair housing for all residents. The student survey was intended as a complement to a general public opinion survey the Town had launched previously on the same topic and was prepared with input from Saint Mary's staff.
- This document reports findings from the student survey and serves as an adjunct to a similar report covering the general opinion survey of residents.
- The student survey consisted of 11 multiple-choice or interval scale questions and one open-ended question.
- In total, 143 students completed the survey or portions of it. Most reported living in Moraga, in either campus housing or with roommates in off-campus housing. Some students reported having to commute to school from other towns.
- Nearly 60% of student respondents said they were between 18 and 21 years of age, while nearly 30% said they were between 21 and 30. The remainder reported being over 30.
- With the possible exception of Asian / Pacific Islanders, respondents to student survey trended more diverse than respondents to the general opinion survey (and to the general Moraga population, as reported in the 2020 U.S. Census).
- Half of student respondents reported living close enough to school that their travel time took less than 10 minutes each way. Nearly one quarter of all respondents reported travel time to school exceeding 30 minutes, and of that group, almost half reported having a school commute exceeding one hour.
- Respondents were asked to disclose whether they had experienced any housing challenges in the prior twelve months; they were given a list of challenges from which to choose. Just under half of respondents (47%) skipped this question. Of those who answered, the most-often reported difficulty was finding or affording a place in Moraga to live. Disturbingly, one in five respondents reported living in places they regarded as unsafe, overcrowded or unacceptable for other reasons.
- Over 90% of students responding said their housing was fully satisfactory or "just okay," while 10% said their housing was unsatisfactory. Respondents were given the opportunity to provide comments and/or expand on their multiple-choice answers. Several themes were noted:

- Housing costs are too high or unaffordable.
- Some of the rental property available to students is substandard, either because it is contaminated with mold, structurally unsafe or otherwise uninhabitable.
- Some landlords (including Saint Mary's College) are indifferent to conditions or downright antagonistic to the tenants occupying their properties.
- Open space is an important asset that should be protected and preserved. The joy of living in Moraga is due, in part, to its peaceful, semi-rural environment. Open space plays an important part and is crucial for maintaining the Town's character.
- When asked about their support for ideas to improve housing for students, respondents strongly favored converting unused retail and office spaces into housing, as well as creating a new Moraga Town Center.
- Fully one-half of respondents report monthly housing costs in the range of \$1,000 to \$2,500 per month; an additional 17% report housing costs over \$2,500 per month. Some students said they were able to mitigate high housing costs by sharing living expenses with roommates.
- When asked what type of housing would best meet their future needs, by a large margin, students expressed a preference for college-owned student housing or off-campus apartments. Less popular options included dormitories, private homes and in-law units.
- A large majority of respondents expressed interest in subsidized housing, should it ever become available.
- Respondents were given an opportunity to provide additional comments or express ideas that didn't come up during the rest of the survey. Several themes emerged and are discussed below.

## SECTION 1. INTRODUCTION

St. Mary's College is important to Moraga. It is one of the town's largest employers and has been an important part of its history and culture. As part of the 2022 update to the Housing Element of its General Plan, the Town of Moraga (Town) launched an online public opinion survey on January 30 for the purpose of gaining information about Moraga residents' housing concerns, needs and preferences. The survey was accessible via the SurveyMonkey platform.

The Town observed that the general survey was garnering few responses from the 18-34 age group, despite this group constituting 22.4% of the Town's total population. The voice of an important housing constituency – students at Saint Mary's College—was underrepresented.

Town staff, with input from St. Mary's staff, created a special version of the survey focused on the specific experiences and challenges facing college students. The Town launched the student survey on March 29 and closed it on April 22 also on the SurveyMonkey platform. In total, 143 students responded.

This report describes the mechanics of the survey, summarizes the responses to each question, and provides insights on the implications of the responses relative to the Housing Element update. An appendix to this report provides excerpts from the returned surveys.

## SECTION 2. SURVEY OVERVIEW

The survey consisted of 12 questions: 11 multiple choice or interval scale questions and one open-ended question. Several questions asked for basic demographic information about respondents. The remaining questions focused on respondents' perspectives about student living in Moraga, challenges students face, and their level of support for various potential housing solutions. An open-ended question at the end gave respondents a chance to add anything else they thought was important that wasn't already captured by the survey.

The survey questions are summarized below:

- Question 1 asked respondents to disclose their current situation. Response choices included attending college in Moraga and also living in Moraga; attending college in Moraga and living in another community; living in Moraga but attending college in another community; and "Other (please specify)."
- Question 2 asked respondents to describe their current housing situation. Response choices included living in campus housing at Saint Mary's College; living by themselves in an apartment or house off-campus; living with roommates in an apartment/ house off-campus; renting a room in someone else's home; living with family/ relatives; being housing insecure (couch-surfing, living in car, etc.); or "Other (please specify)."
- Question 3 asked respondents to disclose their age by selecting an age range most closely corresponding with their own age. Choices included "Under 18," "18-21," "21-30," and "30 or older."
- Question 4 asked respondents to disclose their race / ethnicity. Choices included, "White;" "Hispanic/Latino"; "Asian/Pacific Islander;" "Black/African American;" "Native American/Indigenous People;" "Two or More Races;" and "Other."

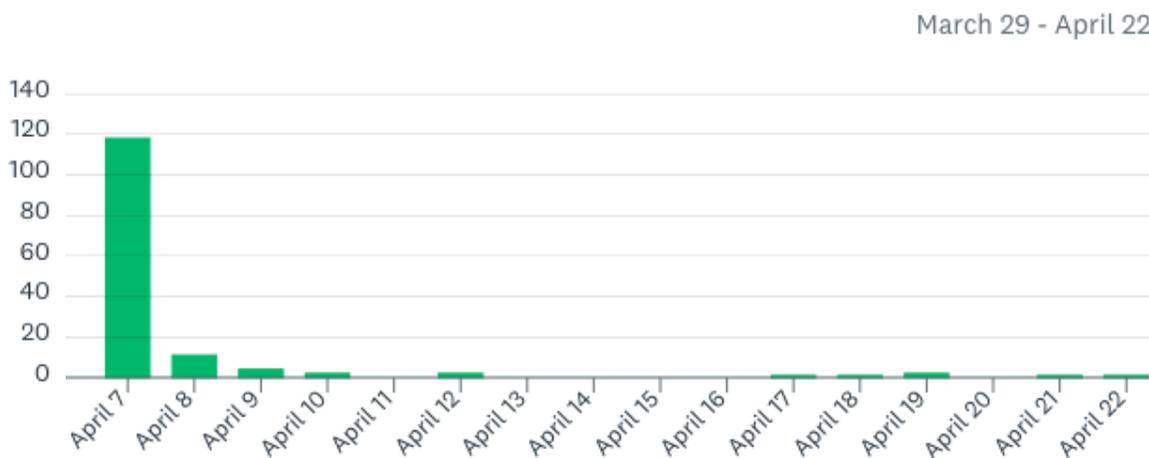
- Question 5 asked respondents how much time they spent traveling each way from home to school. Choices included “Less than 10 minutes;” “10-20 minutes;” “20-30 minutes;” “30-60 minutes;” “More than 60 minutes;” and “Other (please specify).”
- Question 6 asked respondents to disclose whether they had experienced any of the following circumstances. Choices included being unable to find a place to live; being unable to afford full rent or housing costs (including utility bills); being evicted or at risk of being evicted; having to move in with other people due to high housing costs; living in conditions they felt were overcrowded, unsafe or unacceptable; experiencing challenges with food, transportation, or medical costs due to their housing costs. Respondents could choose one or multiple answers.
- Question 7 asked respondents to evaluate how well their current housing situation meets their needs. Choices included, “I am satisfied with my housing;” “Generally OK, but could be better;” or “I am unsatisfied with my housing.” Respondents who chose the second or third answers were asked to elaborate on what might make their housing situation better.
- Question 8 asked residents to disclose their approximate monthly housing cost (including their share of rent and utilities). Respondents were given eight cost ranges to pick from but could also add any additional commentary necessary to clarify or explain.
- Question 9 asked respondents what types of housing would best meet their future needs. Choices included “Dormitory;” “University-owned apartment designed for groups of 2-4 students;” “Off-campus studio and 1-bedroom apartments;” “Off-campus 2–3-bedroom apartments;” “Private homes;” “In-law units (garage apartments, basement apartments in homes, etc.);” and “Other (please specify).”
- Question 10 asked respondents if they would be interested in affordable (subsidized) apartments for students if they were available? Choices included “Yes,” “No,” “Maybe;” “Lack of assistance for extremely low-income persons;” “Public opposition to development;” and “Other (please specify).”
- Question 11 asked respondents to indicate their level of support for various options for adding more housing in Moraga. Options included redeveloping underused retail properties; redeveloping underused office buildings; creating a new town center; encouraging housing above existing retail / commercial space; allowing homeowners to split their lots to build more housing; allowing housing to be built on church, college and open space land; and more. For each option, respondents were to indicate whether they strongly opposed, moderately opposed, moderately supported, or strongly supported the options listed. Respondents could also choose a “Neutral /no opinion” option.

Respondents’ answers were used to create a weighted average ranking of respondent preferences.

- Question 12 provided respondents a space to share other thoughts or opinions pertaining to housing that the survey didn’t already elicit.

### SECTION 3. SURVEY RESPONSE COLLECTION and TABULATION

The survey was open and available on SurveyMonkey from March 29 to April 22, 2022. The Town worked collaboratively with Saint Mary’s College to promote the survey and increase return rates. The College sent notification of the survey on approximately April 6 and most of the responses were received during the first week it was open. In fact, more than half the responses were received during one 24 hour period on April 7 (see below)



#### *Survey Responses by Day*

The survey was intended to provide a snapshot of public opinion relative to the questions asked, but it never presumed to be “scientific” in design or administration. The general housing survey (designed for all residents) was made available online and anyone could respond, but responses for the student survey came primarily from students at Saint Mary’s College.

The responses to this survey allow the Town staff, the Planning Commission, and the City Council to hear from a key subset of the Moraga population: the nearly 4,000 students attending Saint Mary’s College. The survey was also available to faculty and staff, another important constituency since the college is the largest employer in Moraga.

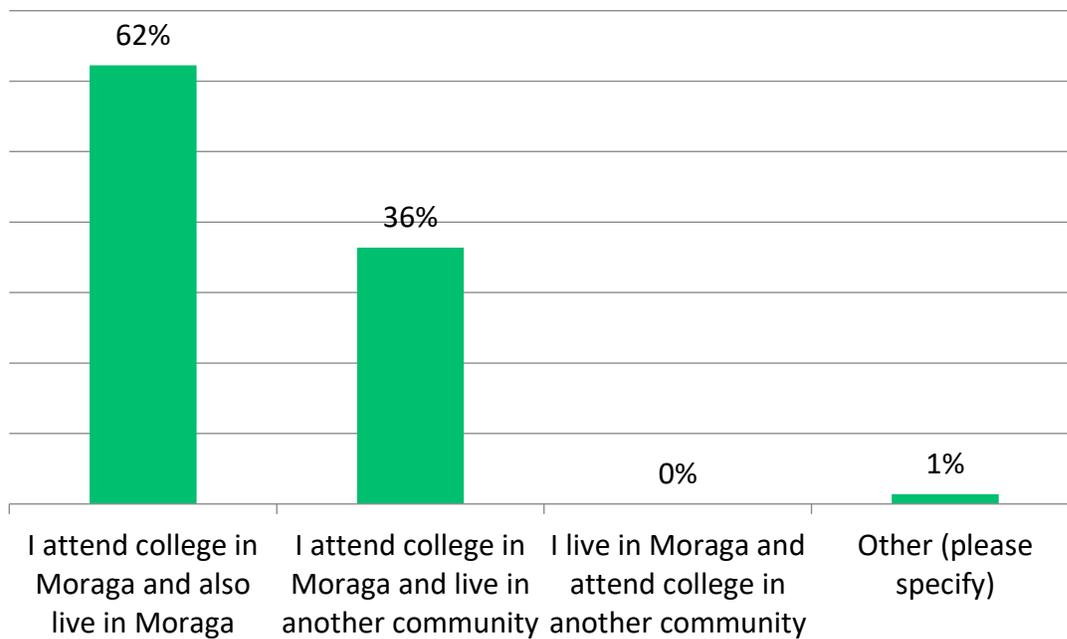
## SECTION 4. TABULATION and ANALYSIS of SURVEY RESPONSES

As a general rule, the various charts and tables used in compilation of this report were imported directly from the Survey Monkey tool. In some cases, tables were modified to fit on a single page; but in no case was any data changed to accommodate size requirements.

Throughout this report, responses from each question are depicted visually using graphs and charts. The data behind each chart appears in corresponding tables.

Some questions in this survey offered respondents an opportunity to provide written comments and open responses in place of/in addition to multiple choice answers. The report includes sample comments to highlight themes.

Q1. Please select the choice that best describes your current situation.



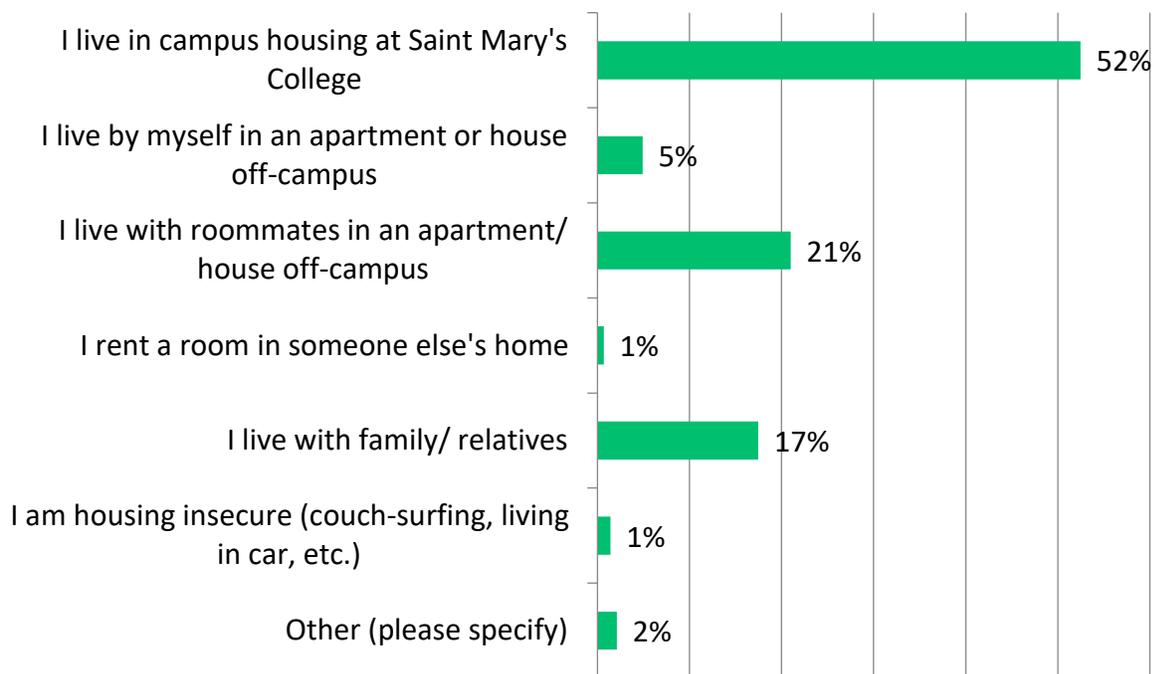
Q1. Answer Choices	Responses	
I attend college in Moraga and also live in Moraga	62.24%	89
I attend college in Moraga and live in another community	36.36%	52
I live in Moraga and attend college in another community	0.00%	0
Other (please specify)	1.40%	2
	<b>Answered</b>	<b>143</b>
	<b>Skipped</b>	<b>0</b>

**Other (please specify) Responses:**

- I work in Moraga but live in Orinda
- Going to attend college in Moraga and live in another community.

**Discussion:** Nearly two-thirds of respondents reported living and attending college in Moraga, while the remainder reported attending school in Moraga but living elsewhere.

**Q2. What best describes your current housing situation?**



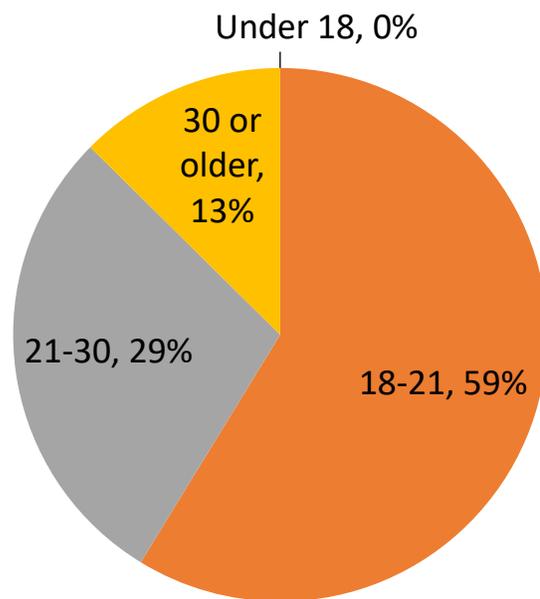
Q2. Answer Choices	Responses	
I live in campus housing at Saint Mary's College	52.45%	75
I live by myself in an apartment or house off-campus	4.90%	7
I live with roommates in an apartment/ house off-campus	20.98%	30
I rent a room in someone else's home	0.70%	1
I live with family/ relatives	17.48%	25
I am housing insecure (couch-surfing, living in car, etc.)	1.40%	2
Other (please specify)	2.10%	3
	<b>Answered</b>	<b>143</b>
	<b>Skipped</b>	<b>0</b>

**“Other (please specify)” Responses:**

- Own a house
- I live in a house with my child.
- I own my home in Moraga

**Discussion:** Just over half of respondents reported living in campus housing at Saint Mary’s College. The remainder reported living with roommates in off-campus housing or living with family or relatives. Two respondents reported being “housing insecure,” meaning they didn’t have an established residence.

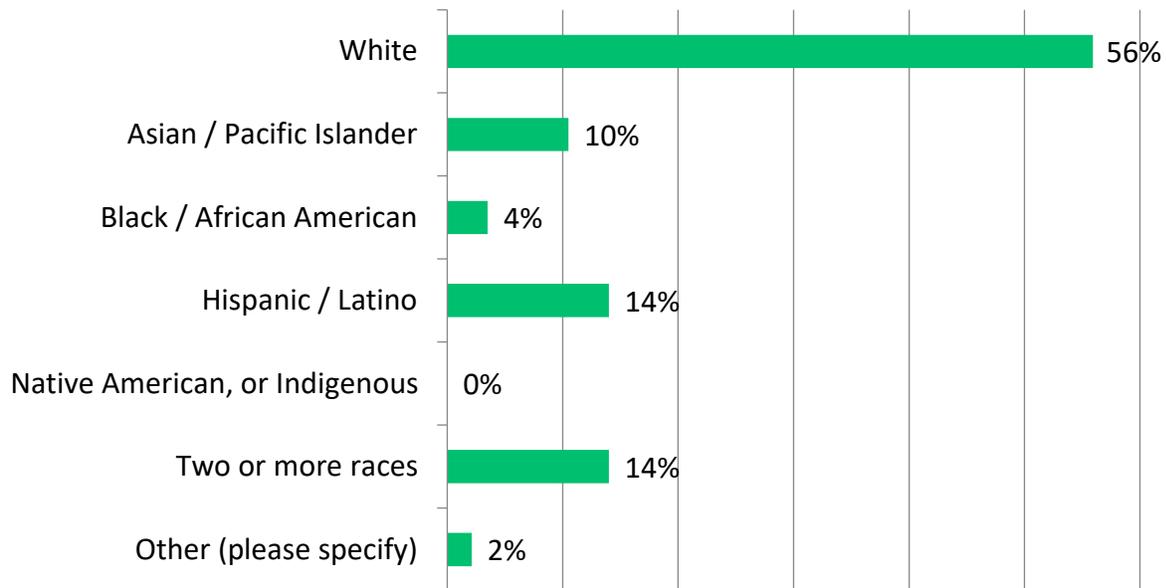
**Q3. What is your age?**



Q3. Answer Choices	Responses	
Under 18	0.00%	0
18-21	58.74%	84
21-30	28.67%	41
30 or older	12.59%	18
	<b>Answered</b>	<b>143</b>
	<b>Skipped</b>	<b>0</b>

**Discussion:** Nearly 60% of respondents said they were between 18 and 21 years of age, while nearly 30% said they were between 21 and 30. The remainder reported being over 30.

**Q4. What is your race/ethnicity?**



Q4. Answer Choices	Responses	
White	55.94%	80
Asian / Pacific Islander	10.49%	15
Black / African American	3.50%	5
Hispanic / Latino	13.99%	20
Native American, or Indigenous	0.00%	0
Two or more races	13.99%	20
Other (please specify)	2.10%	3
	<b>Answered</b>	<b>143</b>
	<b>Skipped</b>	<b>0</b>

**“Other (please specify)” Responses:**

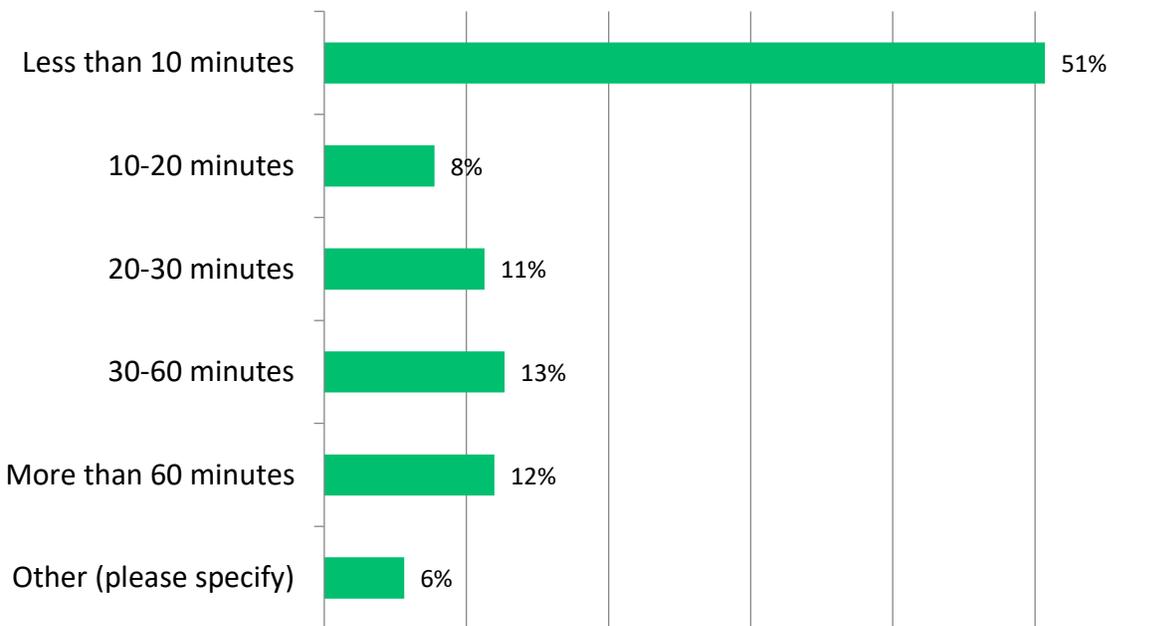
- Only one human race so please stop asking race and listing a color as an ethnicity.
- Native American Ancestry, European American.
- Italian/Sicilian.

**Discussion:** The purpose of this question was to gauge the extent to which the racial / ethnic demographic of Moraga’s student population matched that of the people responding to the full survey; and also, the Town as a whole as reported in the 2020 U.S. Census.

	White	Asian / Pacific Islander	Two or More Races	Hispanic / Latino	Black / African American	Native American Indigenous
Moraga resident survey	67%	18%	7%	3%	1%	<1%
<b>Moraga student survey</b>	<b>56%</b>	<b>10%</b>	<b>14%</b>	<b>14%</b>	<b>4%</b>	<b>0%</b>
2020 U.S. Census	70%	21%	8%	8%	1%	<1%

The data collected show Moraga’s student respondents as being somewhat more diverse than the population as a whole (with the possible exception of Asian / Pacific Islanders), and also more diverse than respondents of the primary resident survey.

**Q5. How far do you travel from home to school (each way)?**



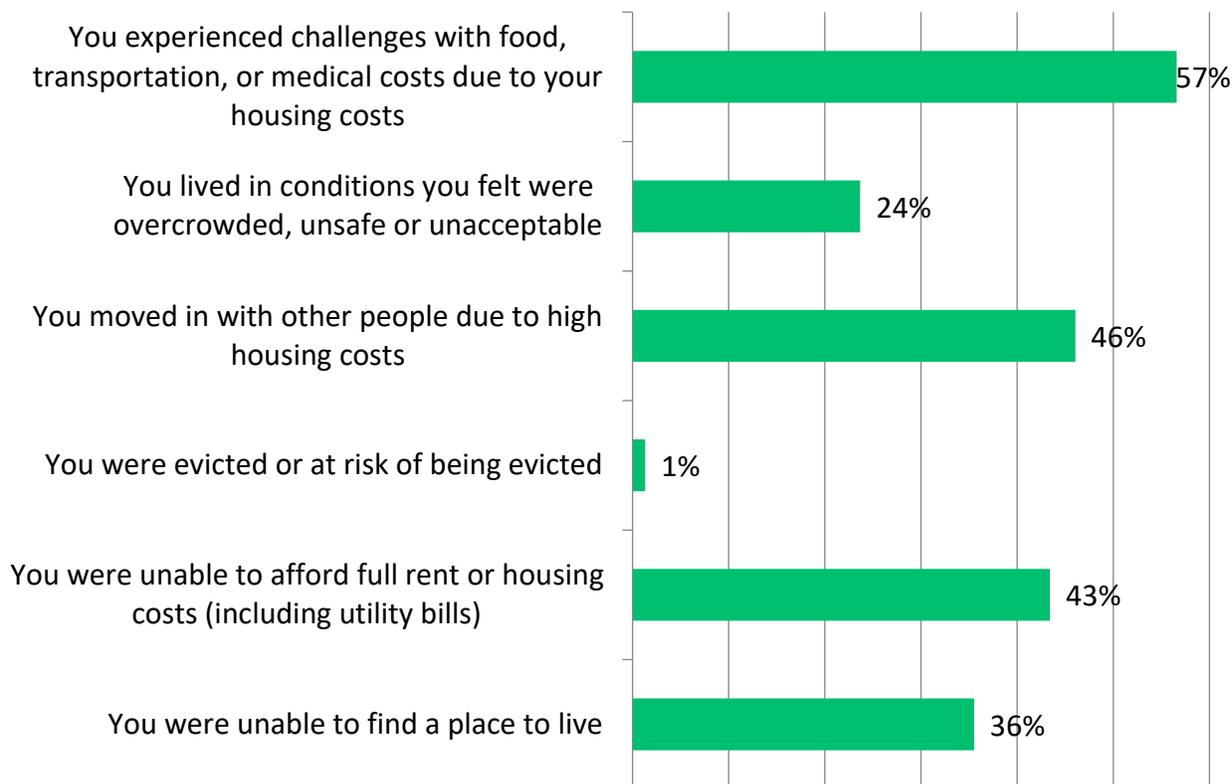
Q5. Answer Choices	Responses	
Less than 10 minutes	50.70%	72
10-20 minutes	7.75%	11
20-30 minutes	11.27%	16
30-60 minutes	12.68%	18
More than 60 minutes	11.97%	17
Other (please specify)	5.63%	8
	<b>Answered</b>	<b>142</b>
	<b>Skipped</b>	<b>1</b>

**“Other (please specify) Responses:**

- I’m not from the Bay Area.
- Remote student
- I live on campus.
- Well to go to my actual home it’s a 5-hour trip but to get to my dorm its less than 10 minutes.
- I live on campus.
- On campus
- I live on campus.
- I study remotely.

**Discussion:** Half of student respondents reported living close enough to school that their travel time took less than 10 minutes each way. Nearly one quarter of all respondents reported travel time to school exceeding 30 minutes, and of that group, almost half reported having a school commute exceeding one hour. This may not be surprising, given one-third of all Moraga students report living elsewhere. What this does suggest, however, is a need for additional, affordable student housing closer to the Moraga campus.

**Q6. During the last 12 months, have you experienced an of the following?  
(Check all that apply)**

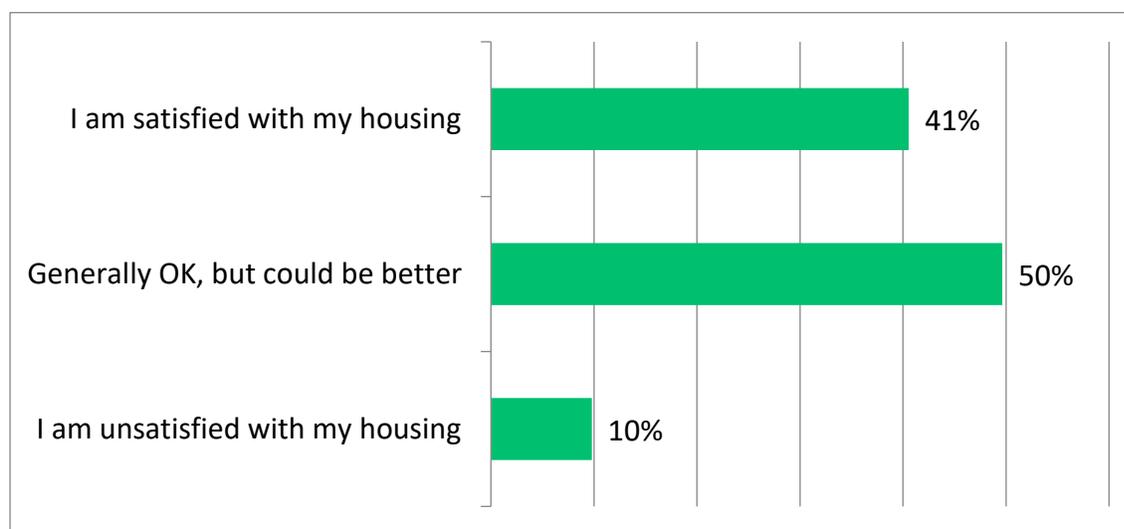


Q6. Answer Choices	Responses*	
You were unable to find a place to live	35.53%	27
You were unable to afford full rent or housing costs (including utility bills)	43.42%	33
You were evicted or at risk of being evicted	1.32%	1
You moved in with other people due to high housing costs	46.05%	35
You lived in conditions you felt were overcrowded, unsafe or unacceptable	23.68%	18
You experienced challenges with food, transportation, or medical costs due to your housing costs	56.58%	43
	<b>Answered</b>	<b>76</b>
	<b>Skipped</b>	<b>67</b>

\* Total exceeds 100% because people were allowed to choose multiple answers.

**Discussion:** Respondents were asked to indicate whether they had experienced any of a variety of housing challenges in the prior twelve months. Most of the choices listed were driven by cost. Of the 143 respondents to the survey, 67 (47%) skipped this question. Some may have not responded because they hadn't experienced any of the listed circumstances, although this is unclear. Over one-half - 53% - of respondents affirmed having experienced one or more of the listed housing challenges, suggesting for most students, cost is a significant factor in their housing.

**Q7. How well does your current housing meet your needs?**



Answer Choices	Responses	
I am satisfied with my housing	40.56%	58
Generally OK, but could be better	49.65%	71
I am unsatisfied with my housing	9.79%	14
If you selected the second or third option, please tell us a little about what could make your housing situation better		35
	<b>Answered</b>	<b>143</b>
	<b>Skipped</b>	<b>0</b>

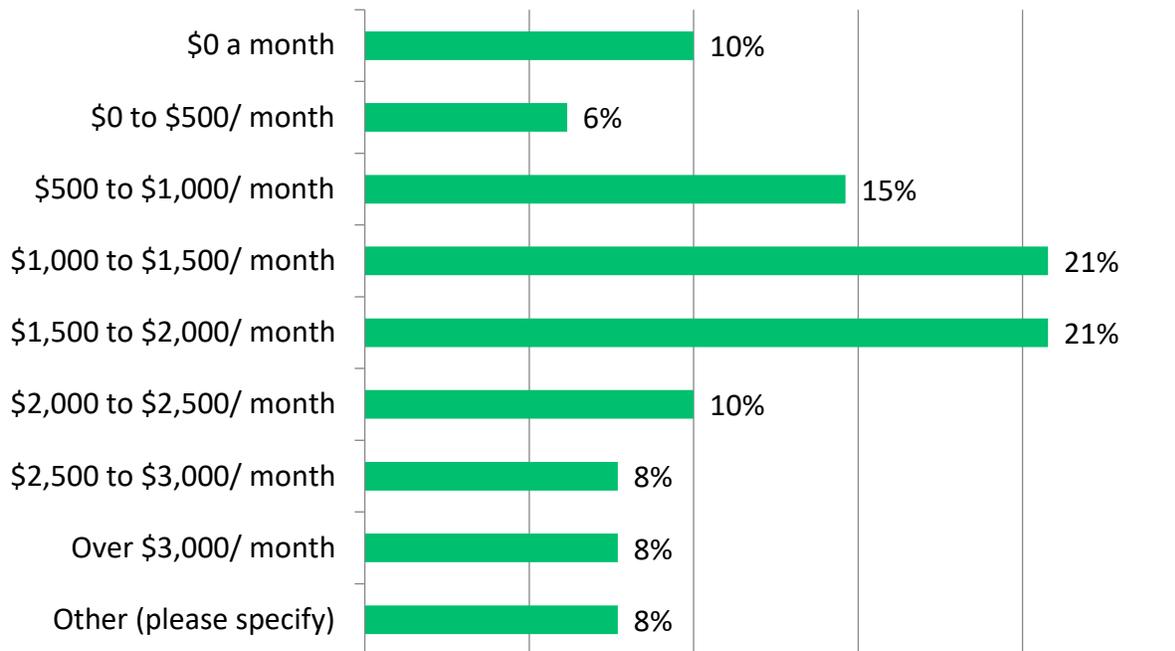
**“What could make your housing better? (please specify)” Responses:**

- I wished SMC had updated housing since there are concerns of black mold that is not addressed properly, no air conditioning, pipes that do not work resulting in flooding, and housing is still expensive which is why students move off campus. I stay on campus because I cannot pay every month the high costs and would rather have a loan taken out to live on campus.
- The walls are unfortunately riddled in mold, the fourth floor of my building traps extreme heat creating humidity, some buildings are not accommodating for individuals who cannot use stairs because there is no elevator.
- Closer apartments to campus.
- I am ready to not live in a school dorm.
- The apartment that my fiancé and I are currently living in is too small for the two of us, so we need a home with more space
- I do not want to live on campus, but it is the only option for me because I can't afford to pay a full \$1000 in rent off campus plus utilities and food and everything else.
- Rent is just a lot.
- I would like to be closer.
- The food is unacceptable
- More sunlight into apartment. Better upkeep.
- My landlord [name withheld] never fixes our issues or hesitates to. The heater was broken for all of winter due to damage and rat feces that she procrastinated on handling. When I bring up something that is broken, she asks me if I am sure it's broken and to double check even though she just needs to fix it.
- An affordable, low-income, or waived room somewhere. Access to a kitchen. More space.
- Our apartment is not built very well, and we run into issues with it often. It is also so expensive that I have to live with 6 people.
- Fewer roommates.
- On campus is over-priced but options nearby are limited for students.
- My neighbor is pretty disrespectful, he harasses my roommates and I and complains over everything. He has told us that college students shouldn't live near him because everyone is a "homeowner", and we are not. He is very condescending and has actually verbally assaulted us.
- The management of my apartment unit does not tend to the conditions of the unit itself. For instance, a portion of the floor has been taken out by previous tenants, but the property manager has not fixed it yet, the windows are uneven and do not close completely, there are permanent stains and terrible paint jobs that the apartment manager has not fulfilled yet, and the kitchen faucet does not work well.

- It's so expensive on campus and they just raised it. It'll be 2K a month next year for a DOUBLE room and meal plan. That is absolutely absurd. I finance a lot of my own education so it's difficult. Also, there's not enough housing in the area or landlords that will work with students. All there is Ascot/Rheem and most of the time they're filled or there's a waiting list. Absolutely no rent controls either. Moraga is the worst place for a college, to be honest. I wish the city and residents were more open to student housing. We contribute just as much to the local economy, just saying. If not more.
- The heating could be improved, and an AC unit should be installed. There is apparently an option to have AC in our rooms but none of them work.
- More responsive property management. More support from Town of Moraga to prevent and address dumping, litter, property improvements, and vegetation removal.
- We could improve facilities in on campus housing especially in older buildings.
- The Saint Mary's dorms are below subpar with NO options for single bedrooms for upperclassman. ONLY doubles exist for Junior and Senior living, while Sophomore housing is required to have a meal plan and thus has no kitchen.
- Costing less and giving me more.
- A two-bedroom home would be great but is unaffordable.
- Cheaper and less people.
- Too expensive.
- I would like to live in an apartment, but they are too expensive.
- Too many roommates to make it affordable.
- Having another bedroom and yard space.
- (Name withheld)'s housing has multiple violations which make it an unsafe place to live.
- Rent is very high.
- I want to live off campus but cannot afford to do so.
- The cost is way too high but now gas is going up and living far away isn't an option either.
- Most apartments I've seen are outdated and require work that landlords are not willing to put into the house. With the pricing being so high this shouldn't be something we worry about and should otherwise lower prices if the standards are not met.
- I just don't want to live at home anymore.

**Discussion:** Four in ten respondents reported being satisfied with their housing arrangements. Five in ten said their housing was "okay, but could be better," while one in ten said their housing was unacceptable. Two main themes emerged in Question 7 comments: Housing costs are too high or unaffordable, and some of the rental property available to students is substandard. Some respondents felt that their landlords were indifferent to conditions or antagonistic to tenants.

**Q8. What is your approximate monthly housing cost? (including your share of rent and utilities)**



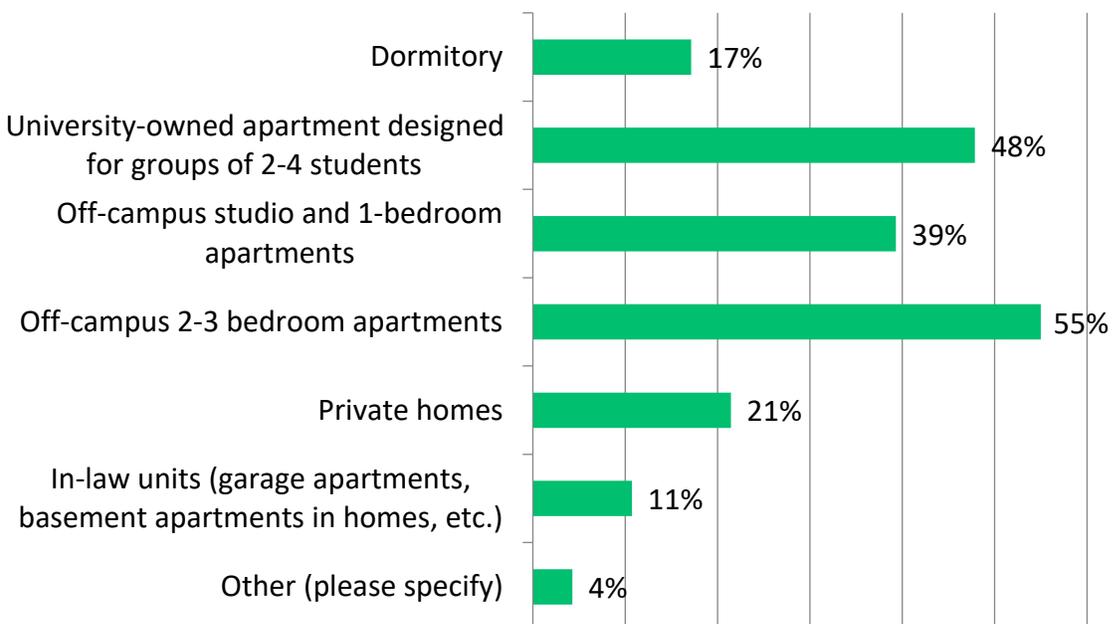
Q8. Answer Choices	Responses	
\$0 a month	10.00%	13
\$0 to \$500/ month	6.15%	8
\$500 to \$1,000/ month	14.62%	19
\$1,000 to \$1,500/ month	20.77%	27
\$1,500 to \$2,000/ month	20.77%	27
\$2,000 to \$2,500/ month	10.00%	13
\$2,500 to \$3,000/ month	7.69%	10
Over \$3,000/ month	7.69%	10
Other (please specify)	7.69%	10
	<b>Answered</b>	<b>130</b>
	<b>Skipped</b>	<b>13</b>

**“Other (please specify)” Responses:**

- tuition
- N/A
- Live in dorm
- On campus housing is paid per semester
- I pay about \$650/month and so do my 5 other roommates.
- Not too sure
- paying room and board at SMC
- not sure
- over 3,000/month for all of us but 800 each
- 3k divided by 4 plus utilities

**Discussion:** Fully one-half of respondents report monthly housing cost in the range of \$1,000 to \$2,500 per month; an additional 17% report housing costs over \$2,500 per month. The comments suggest some students are able to mitigate high housing costs by sharing expenses with roommates.

**Q9. What type of housing would best meet your future needs?**



Answer Choices	Responses*	
Dormitory	17.14%	24
University-owned apartment designed for groups of 2-4 students	47.86%	67
Off-campus studio and 1-bedroom apartments	39.29%	55
Off-campus 2–3-bedroom apartments	55.00%	77
Private homes	21.43%	30
In-law units (garage apartments, basement apartments in homes, etc.)	10.71%	15
Other (please specify)	4.29%	6
	<b>Answered</b>	<b>140</b>
	<b>Skipped</b>	<b>3</b>

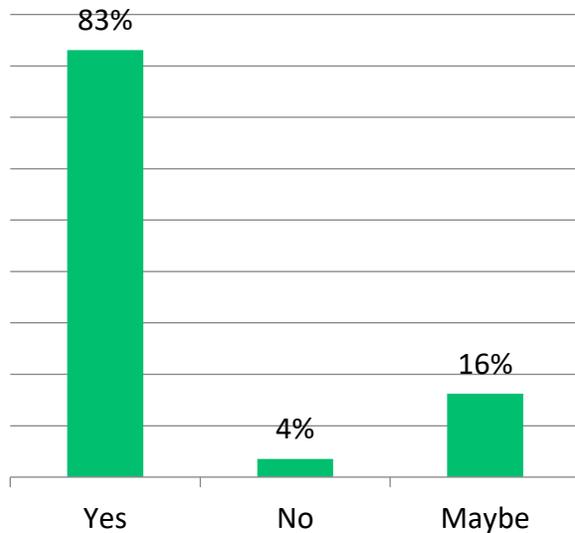
\* Total exceeds 100% because people were allowed to choose multiple answers.

#### “Other (please specify)” Responses:

- On campus apartments for the terms required on campus would be great.
- Affordable grad school housing for grads with families.
- Privately owned student housing designed with students in mind and for students only. School like Gonzaga and UNR do this very well.
- Something realistically affordable for low-income students. Most who attend seem to be from affluent communities and can afford the higher cost. I had to quit my job to complete an unpaid internship to meet graduation requirements. An opportunity to have some kind of sliding scale, work study housing would have been life changing to have.
- On campus town-house suite.
- I need to be in a single bedroom.

**Discussion:** When asked what type of housing would best meet their future needs, students expressed by a large margin a preference for college-owned student housing or off-campus apartments of varying sizes and configurations. Less popular options included dormitories, private homes and in-law units.

Q10. Would you be interested in affordable (subsidized) apartments for students if they were available?



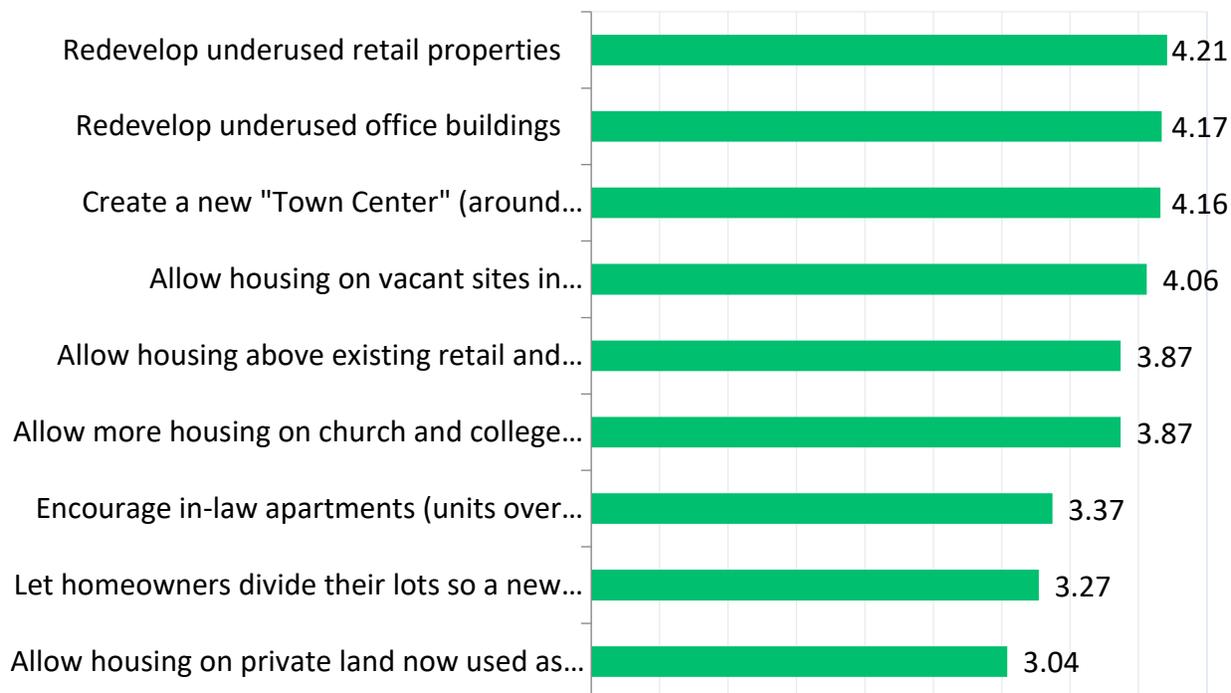
Q10. Answer Choices	Responses	
Yes	83.10%	118
No	3.52%	5
Maybe	16.20%	23
Other (please specify)	0.70%	1
	<b>Answered</b>	<b>142</b>
	<b>Skipped</b>	<b>1</b>

**“Other (please specify)” Responses:**

- I don't think that I would be able to afford it on my own while working and attending school full time.

**Discussion:** A large majority of respondents expressed potential interest in subsidized housing, should it ever become available. This is not surprising, considering the importance of cost as a primary factor affecting students’ overall housing experiences.

**Q11. What solutions would you support (or oppose to add more housing in Moraga?)**



Support for Housing Solutions Weighted Averages  
In decreasing order, where 5 is high and 1 is low.

**Q11. Data for Weighted Averages of Support for Housing Solutions:**

	Strongly oppose	Moderately oppose	Neutral/ no opinion	Moderately support	Strongly support	Weighted Average
Redevelop underused retail properties	1	3	26	46	64	4.21
Redevelop underused office buildings	1	5	25	48	62	4.17
Create a new "Town Center" (around Moraga Way and Moraga Way)	1	1	37	36	64	4.16
Allow housing on vacant sites in neighborhoods	2	9	25	45	58	4.06

	Strongly oppose	Moderately oppose	Neutral/ no opinion	Moderately support	Strongly support	Weighted Average
Allow housing above existing retail and office uses	4	11	35	40	51	3.87
Allow more housing on church and college properties	4	10	38	36	52	3.87
Encourage in-law apartments (units over garages, in backyards, etc.)	6	21	50	39	23	3.37
Let homeowners divide their lots so a new home can be added on the second lot	13	15	57	28	25	3.27
Allow housing on private land now used as open space (grazing, ranchland, etc.)	30	18	33	30	27	3.04
<b>Answered</b>						<b>141</b>
<b>Skipped</b>						<b>2</b>

**Discussion:** When asked about their support for various housing options, students strongly favored converting unused retail and office spaces into housing, as well as creating a new Moraga Town Center. Unlike those who responded to the larger, all-resident survey, students favored allowing new housing to be built on vacant sites in existing residential neighborhoods, whereas many Moraga property owners did not. Generally speaking, unlike Moraga homeowners, students tended to be fairly open to most options for creating new housing, with the possible exception of building housing on open space and vacant lands.

Q12. Please use the space below to share any other thoughts you'd like to share about housing in Moraga:

(Note: Highlighted items reflect some general themes. A few comments have been lightly edited for clarity.)

- Moraga should put some more importance to the fact it is a town with a nationally known college and to boost economy, support resources for students. Moraga can still maintain its value as a small town, but it can support students more especially if the town wants more diversity and give students a chance to succeed.
- Housing affordable availability is needed.
- *Watch out not to undermine the character of Moraga when developing housing. Open spaces are important.*
- More affordable housing would be great, but the city needs to retain its scenic environment that makes it so special.
- Old living, especially apartments. Not a lot of new developments.
- I understand that housing keeps going up because both the demand and the housing market in general keeps rising, but college students do not make the kind of money to support that. *We need support from this community because not all of us have parents or super wealthy parents who can support our housing in general.*
- please add a stop sign for cross traffic leaving SMC; that particular spot feels dangerous as people frequently drive 40+ and the visibility is awful.
- I just want affordable, decent housing for each family. The focus ought to be on affordable housing, not on university, business, or public profit.
- *It is really hard to live off-campus in Moraga, because there is no area where just students live.* Even living on the streets that most students who live off-campus occupy, (like Donald or Ascot), we are still living around older families who do not want us there.
- Landlords should be more flexible with allowing college students rent. My roommates and I have been turned away because they didn't want college students living in their units.
- Generally, as a college student that is working three jobs on top of academics just to pay for housing, utilities, and other necessities, I would like much more affordable housing that is specifically meant for students such as myself and not for others that are either retired or have already well-established jobs/occupancies.
- I wrote a lot above. I know the residents here get upset and oppose housing for students, but *it's honestly so difficult to be a college student right now and I think they have little concept of that. We are in more debt than ever before and struggling a lot. Providing student housing in Moraga or designated subsidized apartments would actually help the*

**local economy.** Not sure why it's such an issue. For instance, If Ascot or Rheem was deemed only student housing then we would be separated from the residents (which I know they want) and it would create more living options for us. SMC doesn't guarantee housing junior and senior year. They refuse to build more and only 25 percent get a kitchen. Most cannot afford the ridiculous costs of a meal plan and need the kitchen. Since SMC has not stepped up, it would be extremely beneficial to students if Moraga did.

- **No matter how much community members get upset with SMC students, we are a crucial part to this community.** Creating more student orientated housing would put other community members at ease as well as lowering the overly cost for students.
- There is no affordable housing which is a deterrent in allowing me or making me desire to stay/ feel like I belong in Moraga.
- **Saint Mary's and the Town of Moraga should coordinate a dumping service to ease student's trash and dumping needs during move-out seasons.** This would avoid large piles of litter, furniture, mattresses, and other dumping sites from forming in Moraga neighborhoods.
- The Bay Area is already expensive enough, please build housing that is reasonable for low-income students. The current college housing is already ridiculously priced, please think about the students and all that we bring to the community and to the Saint Mary's reputation. Housing access is already challenging enough. Thank you for hearing my feedback.
- There should be a balance of keeping Moraga's character and business and allowing housing.
- **Newer more affordable housing needs to be offered. Housing in common college areas such as Ascot and Rheem are so crowded, old, way outdated, and way to overpriced.**
- Leave the open hills alone.
- Allow single bedrooms in the Lower and Upper townhouses at Saint Mary's College.
- Create more room for parking.
- My roommate and I were looking to life off campus next year but everyone we talked to said there was a very long waitlist. **There is very limited affordable housing in Moraga for college students.**
- it's way too expensive for college students to live in Moraga unless you are already well off, make cheaper housing for students.
- As a person from out of state I have come to love Moraga. We all live in a beautiful little town nestled into lovely green hills. I would love to live in a place that was able to present the beauty that is around me. I live in a dorm room on ground level, my roommate prefers our one window to be closed to the outside world, and I just need a view. I hope the town

creates apartments on the side of one of our beautiful hills to overlook the bay, Mt Diablo, and Moraga.

- *Subsidized housing for students please*
- NO MORE SINGLE-FAMILY HOMES
- Housing there seems to be for the privileged and the rich. It is a town that supports exclusivity for the upper class. If it values inclusivity, then a student or a couple or even a single parent should be able to live there and go to the college there as well as be able to meet the household costs and needs and save for its family or self. Anyone making a salary of \$85k still can't even afford to live in the town of Moraga and when you include children, it's even more of a far reach for them. The town of Moraga is almost all white and all privileged for a reason because the town was always created like that-exclusivity for persons of color by excluding the upper lower and middle classes.
- Too liberal.
- I think there could be a lot of cool things in Moraga that Saint Mary's students leave town to seek in other places. I think there could be some more opportunities for things to be open late like bakeries or stuff. We want to be able to support Moraga, but it is difficult with everything being so expensive and closing super early except for Safeway.
- I cannot afford to live in Contra Costa County, let alone Moraga. I have struggled with homelessness my entire life and could not afford to live on campus or relatively close to campus regardless of having the highest amount of financial aid distributed to my tuition costs. I go to school at Saint Mary's and work in Orinda but have had to live in my car or couch surf because I cannot afford to rent a space for myself, even if it is a shared space. Please make housing more accessible to students and alumni, especially those who are at risk of houselessness and have sufficient proof they are need of financial assistance. This is crucial to maintaining the legacy of Saint Mary's as Lasallian education.
- Overpriced for what you get out of it. *With the wealth flowing through Moraga, there should be more emphasis on apartment living and communities that are updated and not so costly.*