

Summer 7-2-2024

Impact of Equitable Housing for Students ages 18-30: Creating Diversified Population in San Mateo County, CA

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**Impact of Equitable Housing for Students ages 18-30 Creating Diversified Population in
San Mateo County, CA**

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EMPA 301- Capstone Research Project

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July 2, 2024

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Abstract

San Mateo County in California faced significant challenges in achieving equitable housing development, especially for young adults aged 18-30, including students whose housing needs were often overlooked. Recent census data reflected that this age group had been steadily increasing, highlighting the urgency of addressing their housing concerns (U.S. Census Bureau, n.d.). The median home price was over \$1.5 million, which meant many low- and moderate-income residents struggled to find suitable housing. This study investigated the displacement of long-term residents, the lack of affordable housing options, and the absence of diversity in new developments, emphasizing the need to redefine housing equity within the county. The research examined strategies like affordable housing development, displacement prevention policies, and diversity initiatives, focusing on young adults aged 18-30. This mixed-methods research (MMR) approach collected 40 surveys and 5 interviews with students, residents, and various stakeholders to explore solutions for alleviating displacement and enhancing the availability of affordable, inclusive housing in the county.

Keywords: Displacement, Affordable, Inclusive, Equitable, Diversity, Low-Income

Chapter 1: Introduction

Background

This research paper discussed the challenges and strategies related to achieving equitable housing development in San Mateo County, California. It delved into issues such as the displacement of long-term residents, the lack of affordable housing options, and the absence of diversity in new housing developments. Additionally, the paper explored various strategies to address these challenges, including affordable housing development, displacement prevention policies, and diversity initiatives. There was a critical need for comprehensive strategies to address these pressing challenges to minimize displacement, increase the availability of affordable housing, and promote diversity and inclusivity in housing development.

By implementing measures such as affordable housing bond measures, development incentives, inclusionary zoning policies, and tenant protections, the county aims to tackle the challenges of displacement, housing affordability, and inclusivity in housing development. Despite these efforts, there is still more work to be done to address the housing crisis fully. Ensuring that these initiatives effectively mitigate displacement by providing adequate support and resources to affected communities is essential. Additionally, increasing the availability of affordable housing options and promoting diversity and inclusivity in housing development requires ongoing commitment and collaboration among policymakers, developers, and community stakeholders. Focusing on young adults aged 18-30, ongoing efforts and innovative approaches are essential to establish a housing environment that is equitable and inclusive, catering to the needs of all residents in San Mateo County.

Statement of the Problem

San Mateo County faced significant challenges in achieving equitable housing development. There was a pressing need to redefine what equitable housing meant in the county to broaden access for both current and new residents. The problem statement highlighted the necessity of addressing the widening gap between housing supply and demand in San Mateo County. It emphasized the importance of ensuring affordability, promoting inclusivity, and fostering sustainable development practices.

Problem 1 (P1) – Displacement of long-term residents of San Mateo County

Problem 2 (P2) – Lack of housing options for students ages 18-30

Problem 3 (P3) – New housing developments are not inclusive and diverse

This study aimed to identify innovative approaches to address housing challenges and provided recommendations for policymakers to improve affordable, inclusive housing and reduce displacement in the county.

Purpose of the Study

The purpose of this study was to investigate the impact of equitable housing initiatives on minimizing the displacement of low-income residents in San Mateo County. It assessed the effectiveness of current affordable housing programs for students aged 18-30 and explored strategies for promoting inclusive and diverse housing development. The outcome of this research provided valuable insights to various stakeholders on how equitable housing initiatives could help prevent the displacement of low-income residents and create more inclusive and diverse housing in San Mateo County.

Significance of the Study

This study was vital as it explored strategies to enhance affordable housing for students aged 18-30 and promoted inclusive, diverse housing developments. The research aimed to cultivate an equitable housing environment. The findings provided valuable insights that could guide policymakers and stakeholders in implementing effective measures to address housing challenges, encourage population diversity, and advance social equity within the county. Ultimately, these insights could aid in formulating policies and initiatives to support affordable, inclusive housing options, particularly for young adults aged 18-30, thereby promoting greater equity in housing across the county.

Main Research Question and Sub-questions

The main research question is:

What strategies can SMC employ to alleviate the displacement of low-income residents and improve the availability of affordable, inclusive housing?

The Sub-questions include:

Question 1 (Q1): How can minimizing the displacement of low-income residents contribute to a more diverse SMC?

Question 2 (Q2): How could the availability of affordable housing for students ages 18-30 cultivate a more diverse community in SMC?

Question 3 (Q3): How would inclusive housing impact the socio-economic condition of SMC?

Theory of Change and Assumptions

The independent variables are minimizing the displacement of low-income residents, increasing the availability of affordable housing for students aged 18-30, and enhancing socioeconomic opportunities. The dependent variable in all three statements is the diversified population in SMC.

Assumption 1 (A1): If the displacement of low-income residents were minimized, then there would be a diversified population in SMC.

Assumption 2 (A2): If affordable housing availability for students ages 18-30 increased, then the diversified population in SMC would increase.

Assumption 3 (A3): If socioeconomic opportunities are enhanced, then a diversified population would grow in SMC.

Limitations

While this research provided valuable insights into strategies for equitable housing development in San Mateo County, it also had some limitations. Firstly, comprehensive longitudinal data on displacement and housing affordability was limited, which may have restricted the depth of the analysis. There might have been a bias in the selection and interpretation of literature, potentially limiting the scope of the findings. Additionally, the limited data collection may not have been applicable on a larger scale, and more cities within the county could have been included. Lastly, the research may not have captured the most recent developments and initiatives in housing policies due to time constraints and the

dynamic nature of housing markets. Identifying and acknowledging these limitations was essential for understanding the scope and applicability of the research findings.

Definitions of Terms

1. **San Mateo County:** San Mateo County is located in the U.S. state of California, situated in the San Francisco Bay Area. It is part of the San Francisco Metropolitan Area and covers an area of 741 square miles (1,920 km²), with a population of approximately 770,000 residents as of 2020 (U.S. Census Bureau, n.d).
2. **Displacement:** Displacement refers to the forced movement of individuals or households from their homes or communities due to various factors such as rising housing costs, eviction, redevelopment, or other economic or social reasons (U.S. Department of Housing and Urban Development, 2020).
3. **Affordable:** Affordable housing refers to accommodation that costs no more than 30% of a household's income. This type of housing is generally available to individuals or families whose income is below the median income for the area (U.S. Department of Housing and Urban Development, 2020).
4. **Inclusive:** Inclusive housing refers to accommodation that is designed to meet the needs of a diverse range of residents, regardless of their background, income level, or physical abilities. Inclusive housing aims to create communities where all residents feel welcome and have equal access to housing opportunities (Center for Urban Policy and the Environment, 2020).
5. **Equitable:** Equitable housing refers to housing practices and policies that ensure fair and just access to housing for all individuals, regardless of their background, income level, or personal characteristics. Equitable housing aims to address systemic

inequalities in housing by providing equal opportunities and resources to all members of the community (U.S. Department of Housing and Urban Development).

6. **Diversity:** Diversity in the context of housing refers to creating inclusive communities that accommodate individuals from various backgrounds, cultures, and socioeconomic statuses. It involves promoting the integration of different demographic groups within neighborhoods and ensuring that housing options are accessible to people of all races, ethnicities, ages, genders, and income levels (HUD Exchange, 2020).
7. **Low-Income:** In San Mateo County (SMC), low income generally refers to individuals or households whose income falls below a certain threshold determined by the county's Housing Authority. This threshold is typically based on the area's median income and may vary depending on household size. For example, in SMC, a household earning less than 80% of the area's median income may be considered low income. As of 2020, the median household income in San Mateo County was approximately \$122,000 per year. However, this figure can vary based on household size and other factors (U.S. Census Bureau, n.d).

Summary

This study explored strategies for achieving equitable housing development in San Mateo County, California, focusing on the challenges faced by young adults aged 18-30, including students. San Mateo County struggled with displacement, lack of affordable housing options, and insufficient inclusivity and diversity in new developments. Through a comprehensive literature review, the research examined strategies like affordable housing development, displacement prevention policies, and diversity initiatives. By evaluating these approaches, the study aimed to inform efforts to create a more equitable housing environment in San Mateo County.

Chapter 2: Review of Literature

Introduction

This literature review aimed to lay a strong groundwork for this study, centered on the main question: What approaches could San Mateo County adopt to mitigate the displacement of low-income residents and enhance the accessibility of affordable, inclusive housing? Access to decent housing for all U.S. households, regardless of income, has proven a difficult goal to achieve (Saegert & Benítez, 2005). Furthermore, inclusive approaches are only equitable and fair. Community action and the collective spirit are important for all residents, although they may be particularly significant for some of the most vulnerable groups (Kava et al., 2021). The review specifically emphasized the effects of these approaches on young adults aged 18-30, with the goal of cultivating a diverse population and advancing equitable housing development in the county.

Theme 1: Displacement

Displacement needs to be addressed in San Mateo County because it is experiencing a significant housing crisis, leading to the displacement of low-income residents. As housing costs continue to rise, many low-income individuals and families are being forced out of their homes and communities. By addressing displacement, we can help ensure that all residents have access to stable and affordable housing, promoting a more equitable and inclusive community for everyone. Indirect displacement refers to changes in who is moving into the neighborhood as low-income residents move out (Way et al., 2019). Residential displacement negatively affects the quality of life, health, and economic outlook for households, not just by disrupting housing stability but also by forcing some residents to move to less advantaged neighborhoods (Chapple et al., 2023). Displacement occurs when households are forced to

move out of their housing unit or are prevented from moving into a neighborhood for reasons beyond their ability to control or prevent (Chapple et al., 2023).

Among the key strategies identified are implementing rent control and tenant protection policies to prevent unjust evictions and displacement. Additionally, developing affordable housing through subsidized housing projects can offer low-income residents more housing options. A lack of comprehensive longitudinal data makes it difficult to determine how many low-income residents are being displaced, yet the available evidence suggests this is a growing problem (Thorpe, 2021). Implementing rent stabilization and rehabilitation programs is crucial for preserving existing affordable housing units in San Mateo County. Rent stabilization limits rent increases, protecting low-income residents from sudden hikes and preventing displacement. Meanwhile, rehabilitation programs improve the quality of affordable housing, ensuring it remains safe and habitable. These measures not only maintain affordability but also enhance residents' overall quality of life, making them essential for preventing displacement and preserving affordable housing in the county. We find that neighborhoods with redevelopment experienced larger gains in middle-class residents and larger losses in very low-income residents compared to similar, untreated neighborhoods (Lowell & Smith, 2023).

Scholars have identified several forms of displacement. Direct displacement occurs when residents can no longer afford to remain in their homes due to rising housing costs (Way et al., 2019). Implementing anti-displacement measures such as right-to-remain ordinances and community benefits agreements is essential for safeguarding vulnerable communities in San Mateo County from gentrification pressures. Right-to-remain ordinances ensure tenants' rights to stay in their homes, even during property redevelopment, and often

require landlords to provide relocation assistance. Community benefits agreements, negotiated between developers and community organizations, guarantee benefits like affordable housing units and job training programs in exchange for community support. By enacting these measures, San Mateo County can protect residents from displacement, ensure equitable housing, and foster community development.

Theme 2: Affordable Housing

Young adults' diverse living arrangements are the product of growing inequalities in young adults' economic prospects and access to family support (Choi & Ramaj, 2024). Lack of stable housing places an emotional toll on students and negatively affects academic performance and retention (Kava et al., 2021). However, in some regions of the country, including the Bay Area, even middle-income families struggle to find affordable housing (Luhr, 2024). Recognizing the unique housing challenges faced by this demographic, several potential solutions have been identified.

The number of households doubling up increased in the years following the Great Recession and was most common among younger adults (Luhr, 2024). However, although doubling up is necessary in many situations, research suggests that it may carry negative consequences (Luhr, 2024). These consequences may include overcrowding, increased financial strain, and a lack of privacy, all of which can adversely affect the well-being and quality of life of those involved. Therefore, while doubling up may offer a short-term solution, addressing the underlying issues of housing affordability and availability is crucial to ensuring households' long-term stability and prosperity, particularly among younger adults. Public housing was originally planned and developed to accommodate low-income households with the intended objective of yielding important social benefits to both

occupants and society in terms of better health, fewer behavioral problems, greater educational attainment, and increased labor force participation (Hu & Chou, 2016). A multifaceted approach can be implemented to address the housing needs of young adults in San Mateo County. One solution involves developing dedicated student housing near colleges and universities, creating a convenient and affordable housing option for students. Additionally, promoting shared housing and co-living arrangements and creating micro-units and accessory dwelling units can increase housing density and affordability in the county.

Rent subsidy programs and financial assistance initiatives are crucial in helping students afford housing in the private rental market. Rent subsidy programs provide financial support to eligible individuals or households, reducing the amount they need to pay for rent. Financial assistance initiatives, such as grants, scholarships, or low-interest loans, can help students cover their housing expenses, reducing their financial burden and ensuring they have a safe and stable place to live while pursuing their education. Collaborative efforts with educational institutions to develop on-campus or nearby affordable housing solutions further address the specific housing needs of students in the county.

By implementing these strategies effectively, San Mateo County can alleviate the housing cost burden on its young adult population, support them in achieving their academic goals, enhance the diversity and inclusivity of the housing market, and contribute to the community's overall well-being and prosperity.

Theme 3: Inclusive Housing

When low-income residents vacate units, other low-income residents cannot afford to move in because rents have increased. This process is also called exclusionary displacement. Such changes can also occur due to discrimination against low-income residents (for example, those using vouchers), building upgrades, or changes in land use or zoning that foster a change in the character of residential development (Way et al., 2019). Implementing universal design principles and ensuring accessibility in housing units further promotes inclusivity, accommodating residents with diverse needs. One approach is the development of mixed-income housing, which creates diverse communities by offering housing options for residents across various income levels. Disenfranchised from the political and economic system, poor neighborhoods were less likely to receive quality services than richer ones. As a result, for many urban planners, many of whom held powerful positions in federal, state, and local governments, the ideal of the mixed neighborhood continued to inspire policymaking (Freemark, 2011). The ability of the development to attract individuals of all economic classes proved that a mixed-income community whose demographics replicated those of the entire city would not automatically fail (Freemark, 2011).

Additionally, enforcing anti-discrimination policies is crucial in preventing housing discrimination based on various factors such as race, ethnicity, gender, or sexual orientation. These policies aim to ensure fair and equal treatment for all individuals seeking housing, regardless of their personal characteristics. Enforcement of anti-discrimination policies involves monitoring housing practices and taking appropriate action against any instances of discrimination. By actively enforcing these policies, San Mateo County can create a housing market that is inclusive and accessible to all residents, regardless of their background or

identity. Furthermore, anti-discrimination policies help promote diversity and social equity within the community. By prohibiting discriminatory practices, these policies create a more inclusive environment where individuals feel safe and valued. Enforcing anti-discrimination policies is essential for ensuring fair and equitable housing access for all San Mateo County residents.

Lastly, involving residents in the planning and development process ensures that housing projects are community-driven, meeting the diverse needs of San Mateo County's population and fostering a sense of belonging for all community members. Why are inclusive approaches important? It is through inclusive approaches that strong communities can be supported. Collective actions are essential resources for households, especially those with the lowest incomes (Mitlin, 2001). Through these strategies, San Mateo County can create an inclusive housing environment that reflects the diversity of its residents and promotes equitable access to housing for all.

Summary

In conclusion, the literature review shed light on the critical issue of equitable housing in San Mateo County, California, with a particular focus on its impact on students aged 18-30 and its role in cultivating a diversified population. The identified challenges, including the displacement of long-term residents, limited housing options for young adults, and the lack of inclusivity and diversity in new housing developments, emphasized the urgent need for redefining equity in housing. By exploring various strategies such as rent control, tenant protection policies, affordable housing development, and anti-displacement measures, San Mateo County can work towards creating a more equitable housing environment. Moreover, initiatives promoting diversity and inclusivity in housing development, coupled

with community engagement, will be instrumental in ensuring that housing options are accessible and welcoming to residents from all backgrounds and income levels. Through these efforts, San Mateo County can alleviate the displacement of its low-income residents, improve the availability of affordable, inclusive housing, and create a diversified and vibrant community for current and future generations.

Chapter 3: Research Methods

Introduction

The study aimed to determine whether there needs to be an initiative to redefine what equitable means in San Mateo County to broaden access for current and new residents. The research model determined that the study supported the assumption that minimizing the displacement of low-income residents, increasing the availability of affordable housing for students aged 18-30, and enhancing socioeconomic opportunities will diversify the population in San Mateo County. The study employed a mixed-methods research (MMR) approach, incorporating quantitative and qualitative data collection, analysis, and interpretation to evaluate the hypothesis for acceptance or rejection. Data collected was from students, residents, and policymakers in San Mateo County. This chapter outlines the methodology for data collection and management. The research methodology includes:

Research Question and Sub-questions

The main research question is:

What strategies can SMC employ to alleviate the displacement of low-income residents and improve the availability of affordable, inclusive housing?

The Sub-questions include:

Question 1 (Q1): How can minimizing the displacement of low-income residents contribute to a more diverse SMC?

Question 2 (Q2): How could the availability of affordable housing for students ages 18-30 cultivate a more diverse community in SMC?

Question 3 (Q3): How would inclusive housing impact the socio-economic condition of SMC?

Theory of Change and Assumptions

The independent variables are minimizing the displacement of low-income residents, increasing the availability of affordable housing for students aged 18-30, and enhancing socioeconomic opportunities. The dependent variable in all three statements is the diversified population in SMC

Assumption 1 (A1): If the displacement of low-income residents were minimized, then there would be a diversified population in SMC.

Assumption 2 (A2): If affordable housing availability for students ages 18-30 increased, then the diversified population in SMC would increase.

Assumption 3 (A3): If socioeconomic opportunities are enhanced, then a diversified population would grow in SMC.

Operational Definitions

1. **San Mateo County:** San Mateo County is a county located in California, situated in the San Francisco Bay Area. It is part of the San Francisco Metropolitan Area and covers an area of 741 square miles, with a population of approximately 770,000 residents as of 2020.
2. **Displacement:** Displacement refers to the forced movement of individuals or households from their homes or communities due to various factors such as rising housing costs, eviction, redevelopment, or other economic or social reasons.

3. **Affordable:** Affordable housing refers to accommodation that costs no more than 30% of a household's income. This type of housing is generally available to individuals or families whose income is below the median income for the area.
4. **Inclusive:** Inclusive housing refers to accommodation that is designed to meet the needs of a diverse range of residents, regardless of their background, income level, or physical abilities. Inclusive housing aims to create communities where all residents feel welcome and have equal access to housing opportunities.
5. **Equitable:** Equitable housing refers to housing practices and policies that ensure fair and just access to housing for all individuals, regardless of their background, income level, or personal characteristics. Equitable housing aims to address systemic inequalities in housing by providing equal opportunities and resources to all members of the community.
6. **Diversity:** Diversity in the context of housing refers to creating inclusive communities that accommodate individuals from various backgrounds, cultures, and socioeconomic statuses. It involves promoting the integration of different demographic groups within neighborhoods and ensuring that housing options are accessible to people of all races, ethnicities, ages, genders, and income levels.
7. **Low-Income:** In San Mateo County, low income generally refers to individuals or households whose income falls below a certain threshold determined by the county's Housing Authority. This threshold is typically based on the area's median income and may vary depending on household size. For example, in SMC, a household earning less than 80% of the area's median income may be considered low income. As of 2020, the median household income in San Mateo County was approximately

\$122,000 per year. However, this figure can vary based on household size and other factors.

Population Sampling Strategy

The population sampling strategy for this study involved conducting surveys and interviews with students, residents, and policymakers of SMC. As of 2024, the number of college students aged 18-30 residing in San Mateo County is estimated to be approximately 96,000, according to the U.S. Census Bureau's American Community Survey (ACS) 2015-2019 5-year estimates. A total of 40 surveys were collected from participants across diverse backgrounds and demographics. Additionally, in-depth interviews were conducted with five key stakeholders to gather qualitative insights into their experiences and perspectives on the topic. By targeting this specific population, I aimed to gather critical data to analyze patterns and trends related to housing development. This focused approach allows for a more in-depth analysis of the housing challenges faced by these groups and facilitates the evaluation of existing housing initiatives to address their needs.

Procedure

The data for this study was collected through a combination of online surveys and interviews. Online surveys were distributed using Microsoft Forms and were shared with participants through personal interactions. Interviews were conducted with students, residents, and various stakeholders.

Data Processing and Analysis

Data processing and analysis for this research encompassed several key steps to comprehensively examine the collected data. Firstly, data was collected through online

surveys distributed among SMC residents, SMC students, and SMC policymakers. Additionally, in-depth interviews were conducted with SMC residents, students, and policymakers to gather qualitative insights into their housing experiences and challenges. Once the data was collected, it underwent thorough analysis. Survey responses were compiled, organized, and analyzed using Excel spreadsheets for further calculations. The data was summarized to identify trends, while various visual charts were used to examine relationships between variables. Later, hypotheses were tested, and predictions about the population were made based on the sample data. For interview data, recordings were transcribed verbatim, and transcripts were coded to identify recurring themes and patterns. Thematic analysis, facilitated by qualitative data analysis software, helped interpret the interview data. By employing a mixed-methods approach, this study aimed to uncover nuanced insights into housing challenges faced by young adults in San Mateo County and assess the impact of current housing initiatives.

Internal and External Validity

In this study, internal validity meant how accurately my research demonstrated whether housing projects truly helped young adults in San Mateo County. To ensure the accuracy of my findings, I planned the study very carefully to avoid mistakes and focus only on what was important. I used the same methods for asking questions and analyzing data consistently and was very careful when checking the data I collected from people in San Mateo County.

External validity in this study concerned how applicable the research findings were to other populations or settings beyond San Mateo County. To improve external validity, I strived to involve a wide range of participants, such as low-income residents, students aged

18-30, parents of students, and policymakers in San Mateo County. By including a diverse sample of the target population, the research findings became more relevant to similar demographic groups in other areas dealing with comparable housing issues. Furthermore, I meticulously documented and reported the research methods and findings to ensure transparency and reproducibility, thereby strengthening the study's external validity.

Limitations

Despite careful planning and execution, some limitations need to be recognized. One expected limitation was the possibility of bias in choosing participants for the surveys and interviews. The people I included might not have fully represented all the different types of people and housing situations in San Mateo County, which could have affected the generalizability of the findings. Another challenge was obtaining sufficient participation, especially if potential respondents were too busy or uninterested. Lastly, the data I had might not have covered everything needed for a comprehensive understanding of housing, which could have limited the conclusions drawn from the study. Despite these limitations, I did my best to reduce bias and ensure the findings were trustworthy.

Summary

The research focused on improving housing conditions for young adults in San Mateo County. It involved a thorough examination of existing literature to identify effective strategies. The primary aim was to address the housing needs of low-income individuals and ensure fairness in housing opportunities. Additionally, the study explored sub-questions related to enhancing student housing affordability. Engaging with San Mateo County residents provided valuable insights, which were meticulously analyzed to uncover meaningful patterns. While challenges such as participant recruitment and potential biases were acknowledged, every effort was made to maintain the integrity and relevance of the research findings.

Chapter 4: Results and Findings

Introduction

This research investigated the challenges and potential solutions for achieving equitable housing development in San Mateo County, California, with a particular focus on young adults aged 18-30, including students. The study aimed to address critical issues such as displacement, lack of affordable housing options, and the need for inclusivity and diversity in housing developments. This study utilized a Mixed-Methods Research (MMR) approach, integrating both quantitative and qualitative data collection and analysis methods to comprehensively address the research problem, as outlined by Leedy and Ormrod (2019, p.260). Survey data was gathered using Microsoft Forms and distributed via email to residents, students, and policymakers in San Mateo County, including informed consent and an embedded survey link.

The key stakeholder interviews included ten questions and were conducted with five participants. The interviews included instructions and a consent form for the qualitative data. The interviews aimed to gather insights from residents, students, and policymakers to provide a comprehensive perspective on equitable housing in San Mateo County. The surveys and interviews contained questions addressing the three areas of interest: displacement, lack of affordable housing, and the need for inclusivity in housing developments for students aged 18-30 in San Mateo County. The following presents a comprehensive analysis of the quantitative and qualitative data obtained during the study.

Assumption One (A1)

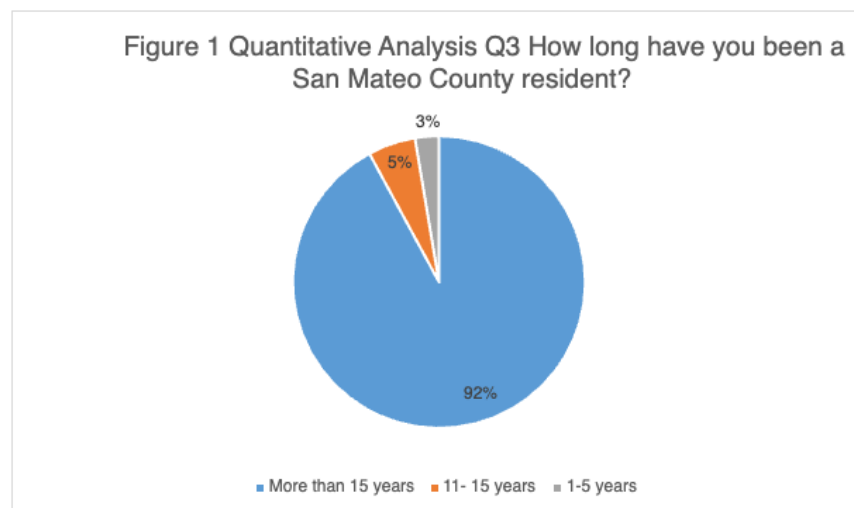
If the displacement of low-income residents were minimized, then there would be a diversified population in SMC.

Quantitative Results

In the survey, questions 3, 11, and 12 aimed to assess the duration of residency in SMC and any personal challenges related to housing experienced by the respondents. The concept of equitable and affordable housing is closely linked to their personal experiences living in SMC. Among the 40 people surveyed, 92% have been residents of San Mateo County residents for more than 15 years and 8% have been residents of San Mateo County for less than 15 years showing the importance of being a long-term resident. This emphasizes the significance of considering the viewpoints and experiences of long-standing community members when addressing housing issues in SMC (See Figure 1).

Figure 1

Time of SMC Resident



Additionally, the majority of respondents (92%) believed that housing in San Mateo County is not currently equitable (See Figure 2). This indicates a widespread perception of inequity in the housing market among residents. When asked in the survey if they have personally experienced any challenges in finding affordable housing, 62% of respondents said yes. This response highlights the widespread difficulties residents face in securing affordable housing and underscores the urgent need for effective solutions to address this issue.

Figure 2

Equitable Housing

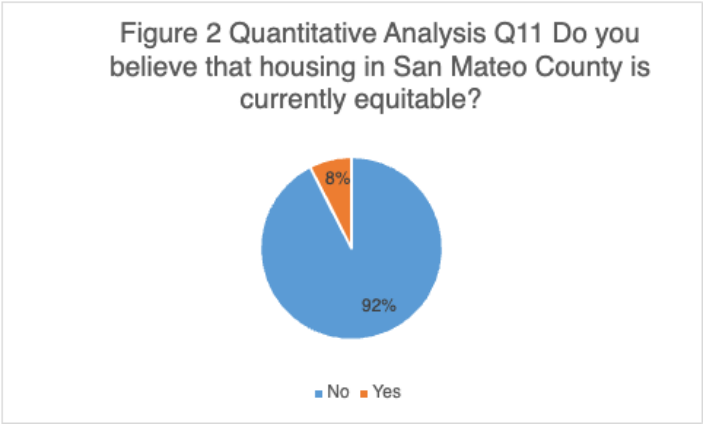
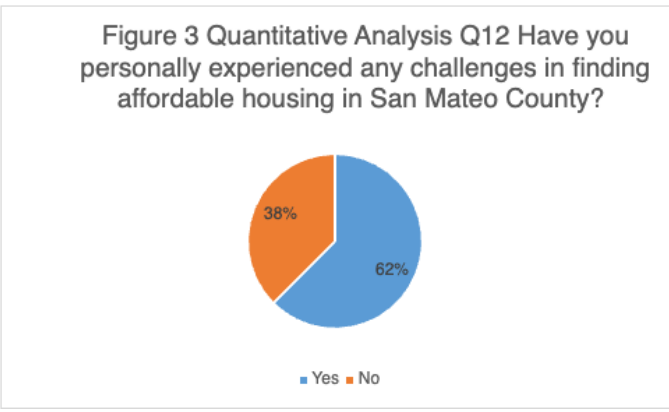


Figure 3

Challenges



Qualitative Results

The key stakeholder interviews included 10 questions and were conducted with 5 participants. The interview contained three questions addressing the displacement of low-income residents in San Mateo County. The qualitative data collected in response to the first question, "What are your thoughts on the current situation regarding the displacement of low-income residents in SMC?" revealed several common themes. These themes highlighted the displacement of long-term residents, a decrease in the population of people of color, and an increase in gentrification. Participants consistently noted that long-term residents are being pushed out of their communities due to rising housing costs, leading to a significant loss of established community ties and support networks. One respondent stated, "I know more and more neighbors that have been living here a long time can no longer live here because it is just too expensive" (Interviewee #2). Additionally, the reduction in the number of people of color in the area was seen as a consequence of this displacement, further contributing to the erosion of the county's cultural and demographic diversity.

The increase in gentrification was also a prominent concern, with many respondents expressing worry about the influx of higher-income individuals and the resulting changes in the character and affordability of neighborhoods. "Future studies should employ study designs that can differentiate between individuals who are long-term residents and who are in-movers relocating into a gentrifying neighborhood to assess whether the associations observed in this study are uniform, given that racialized people have historically been more vulnerable to dispossession and displacement (Gao, et al., 2023). Understanding the distinct impacts of gentrification on long-term residents versus in-movers in gentrifying neighborhoods is crucial due to the historical and ongoing effects on marginalized communities, particularly racialized groups.

Gentrification often leads to increased housing costs and demographic shifts, disproportionately affecting long-standing residents who may face displacement and community fragmentation. In contrast, in-movers contribute to neighborhood change but may also encounter challenges related to affordability and social integration. By differentiating these groups in future studies, researchers can provide nuanced insights into how gentrification affects community stability, cultural diversity, and socioeconomic equity. This understanding can inform more targeted policy interventions and urban planning strategies aimed at mitigating displacement pressures and promoting inclusive housing solutions that address the needs of all residents, particularly those historically marginalized.

Additionally, question two, “How do you think minimizing the displacement of low-income residents could impact the diversity of the population in SMC?” revealed a common theme that revolved around the potential benefits of preserving and enhancing diversity. Respondents generally believed that minimizing displacement would help maintain a more culturally and socioeconomically diverse population in San Mateo County. They emphasized that a stable and diverse community contributes to richer cultural interactions, a broader range of perspectives, and a more inclusive environment. One respondent stated, “There would be a balance of racial and ethnic mix” (Interviewee #1). Also, preventing displacement was seen as crucial for sustaining economic diversity, which supports a vibrant local economy with a variety of businesses and services catering to different needs and preferences. Overall, minimizing displacement was viewed as a key strategy for fostering an equitable and dynamic community.

Question three “In your opinion, what are some effective strategies for minimizing the displacement of low-income residents in SMC?” Interviewee # 1 stated, “I think it would be important to educate landlords and tenants about rights. This can ensure fairness and equality and provide affordable housing”. By informing landlords and tenants of their legal rights and responsibilities, misunderstandings and abuses can be reduced. Additionally, such education can contribute to the provision of affordable housing by promoting fair treatment and protecting tenants from unjust eviction or rent hikes. This approach emphasizes the importance of knowledge and awareness in creating a more equitable housing environment.

Findings

The findings from both the quantitative and qualitative data collected in this study revealed significant challenges and insights regarding housing in San Mateo County (SMC), particularly for young adults aged 18-30, including students. Quantitative survey data showed that 62% of respondents have experienced challenges in finding affordable housing, and 92% believe that more affordable housing options would attract a diverse student population. Additionally, 95% think that affordable and inclusive housing can be improved in SMC. Questions addressing socioeconomic opportunities highlighted the importance of equitable housing in promoting diversity, with a strong consensus that such initiatives are crucial for the county's future demographic landscape.

Qualitative data from stakeholder interviews echoed these concerns, highlighting issues like the displacement of long-term residents, decreased diversity, and increased gentrification. Interviewees suggested strategies such as educating landlords and tenants about their rights to ensure fairness and provide affordable housing. Overall, the data underscores the urgent need for

policies aimed at enhancing affordability, inclusivity, and diversity in housing development to meet the diverse needs of SMC residents.

Assumption Two (A2)

If affordable housing availability for students ages 18-30 increased, then diversified population in SMC would increase.

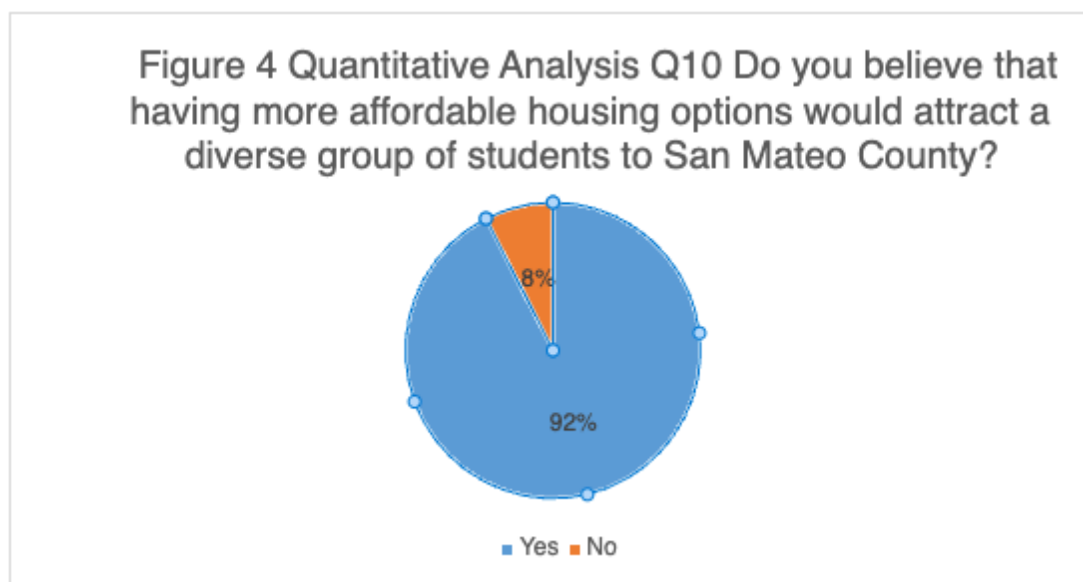
Quantitative Results

The survey data collected showed that 71% of respondents are students. The survey included three questions (10, 13, and 16) addressing affordable and equitable housing issues (see Figure 4). The findings revealed significant concerns about the lack of affordable housing, with many respondents stating that the current market does not meet their needs. Additionally, the majority emphasized the need for more inclusive housing policies to ensure fair access for all. These results highlight the urgent need for strategies to address both affordability and equity in San Mateo County's housing sector. Question 10 showed that 92% of respondents agreed that more affordable housing options would attract a diverse group of students to SMC. This finding emphasizes the potential impact of affordable housing on student diversity in the county. In "Intentional" social mix approaches, the focus shifts from idealizing the middle class as role models to emphasizing youth as role models based on their resourcefulness. Resourcefulness, characterized by strong relational skills and openness, is seen as crucial for accessing affordable housing, engaging with diversity, participating in civic life, and inspiring others, aligning with Sen's theory of capabilities (Costarelli & Melic, 2022). This represents a broader effort to create

equitable housing policies that empower marginalized communities and enhance overall community well-being.

Figure 4

Diversity

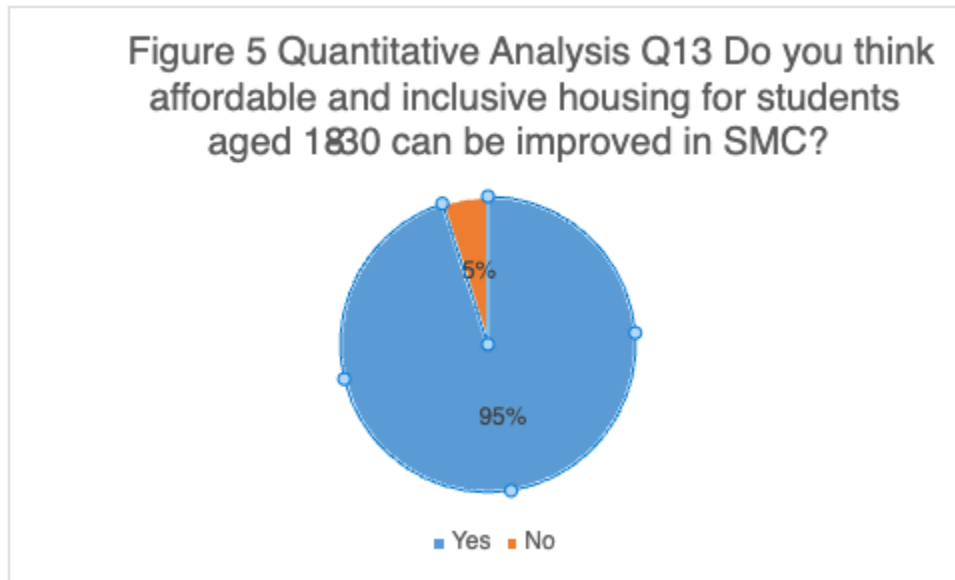


Additionally, Question 13 data showed that 95% of respondents believe that affordable and inclusive housing for students aged 18-30 can be improved in San Mateo County (See Figure 5). This highlights a strong consensus on the need for better housing solutions for this age group. While two-year institutions still have significant populations of adult students and people desirous of enhancing their career options, there is a growing number of first-time college students, ages 18 to 22, who are seeking a traditional college experience. There are also students who don't have stable or consistent homes and who want a place to reside while pursuing their education (Elfman, 2024). This demographic shift highlights the importance of developing inclusive policies and support systems within higher education to cater to diverse student needs

effectively. This highlights a strong consensus on the need for better housing solutions for this age group.

Figure 5

Inclusive Housing



Qualitative Results

The findings from questions four, five, and six of the interviews highlight a consistent theme regarding the availability of affordable housing for students aged 18-30 in San Mateo County. Question four inquired, "What is your perspective on the current availability of affordable housing for students aged 18-30 in SMC?" Specifically, all respondents expressed a lack of knowledge about any existing affordable housing options tailored specifically for this demographic. This indicates a significant gap in awareness and potentially in the availability of affordable housing solutions targeted at young adults in the county. These findings suggest that there may be limited or insufficient housing options that are both affordable and suitable for

students and young adults in San Mateo County. This lack of awareness among respondents could imply a broader issue of visibility or accessibility of affordable housing initiatives aimed at this demographic group. Increasing the availability of affordable housing targeted at young adults aged 18-30 in San Mateo County could significantly enhance the diversity of the population. Question five asked, “How do you think increasing the availability of affordable housing for this demographic could impact the diversity of the population in SMC?” The respondents expressed a strong consensus that such initiatives could have a profound positive effect on the county's demographic diversity.

According to the respondents, increasing the availability of affordable housing tailored to this demographic would attract a more varied population. This inclusivity is seen as crucial for enriching the social fabric of San Mateo County. By making housing more affordable and accessible to young adults, the county could potentially see a broader range of individuals from different backgrounds and socioeconomic statuses choosing to live and contribute to the community. These findings suggest that affordable housing initiatives not only address housing needs but also play a role in fostering a more diverse and inclusive environment within San Mateo County. The respondents' perspectives emphasize the importance of affordability in shaping the county's demographic composition and social dynamics, emphasizing the potential benefits of targeted housing policies for young adults.

Respondents identified several key strategies to increase the availability of affordable housing for students aged 18-30 in San Mateo County, emphasizing the importance of policy interventions and community-driven initiatives. Question six asked, “What steps do you believe should be taken to increase the availability of affordable housing for students aged 18-30 in SMC?” Interviewee #5 highlighted several strategies, including increasing the production of

affordable housing units for low-income individuals, surveying current residents to understand their needs better, and expanding local efforts to build more affordable housing. Additionally, they suggested reevaluating income criteria used to determine eligibility for low-income housing. The themes that emerged from respondents' suggestions focused on robust policy interventions and community-driven initiatives. There was a consensus on the necessity for comprehensive rent control policies to stabilize housing costs, tenant education programs to empower renters, and incentives for developers to prioritize and construct affordable housing units. These measures are seen as crucial for addressing the housing affordability crisis faced by young adults in San Mateo County. Interviewee #3 emphasized the importance of community involvement in shaping housing policies that are responsive to the needs of residents, particularly young adults and marginalized groups. This perspective emphasizes the role of grassroots efforts and community engagement in advocating for affordable housing solutions that reflect local demographics and challenges.

Overall, the responses highlight a multi-faceted approach to increasing affordable housing availability in San Mateo County, integrating both policy reforms and community-led initiatives to address the housing needs of young adults effectively.

Findings

The survey data revealed that 71% of respondents were students. Questions 10, 13, and 16 focused on affordable and equitable housing issues in San Mateo County (SMC). Overall, respondents expressed significant concerns about the lack of affordable housing options, noting that the current market does not adequately meet their needs. There was a strong consensus among respondents (92% in Question 10) that increasing affordable housing options could attract

a more diverse group of students to SMC, highlighting the potential impact of affordability on student diversity. Moreover, Question 13 showed that 95% of respondents believe that affordable and inclusive housing for students aged 18-30 can be improved in SMC (See figure 5). This emphasizes a widespread perception among respondents that there is room for improvement in housing solutions for this demographic in the county.

The qualitative analysis examined perspectives regarding the availability of affordable housing for students aged 18-30 in SMC and explored the potential impact of increasing such availability on the county's diversity. Respondents were in unanimous agreement that expanding affordable housing options could substantially diversify the population by attracting a broader demographic. Recommendations to enhance affordable housing for this age group included increasing housing unit production, conducting surveys of current residents to better understand needs, and expanding local initiatives to construct more affordable housing. Interviewee #5 specifically underscored the necessity of adjusting income thresholds to improve eligibility for low-income housing.

Assumption Three (A3)

If socioeconomic opportunities are enhanced, then a diversified population would grow in SMC.

Quantitative Results

The survey had three questions (14, 15, & 17) that assessed whether addressing socioeconomic opportunities would make San Mateo County more diversified. Question 14 showed that it is extremely important to have affordable housing options for students aged 18-30 in SMC, which means that providing affordable housing could significantly contribute to

diversifying the county by attracting and retaining a more varied demographic (see figure 6). According to a 2021 report issued by the Hope Center for College, Community, and Justice, about 52 percent of students at two-year colleges and 43 percent of students at four-year colleges experienced some form of housing insecurity over the course of the prior year, with disproportionate impacts on Black, Indigenous, and LGBTQ+ students (Smithson, 2022). The data highlights a stark reality where a significant proportion of students face challenges related to stable housing, impacting their educational experiences and outcomes. Moreover, the report emphasizes the disproportionate burden borne by marginalized groups, revealing systemic inequalities within higher education that need urgent attention. Addressing these issues is crucial for fostering inclusive and supportive environments that enable all students to thrive academically and socially, regardless of their housing situations or identities.

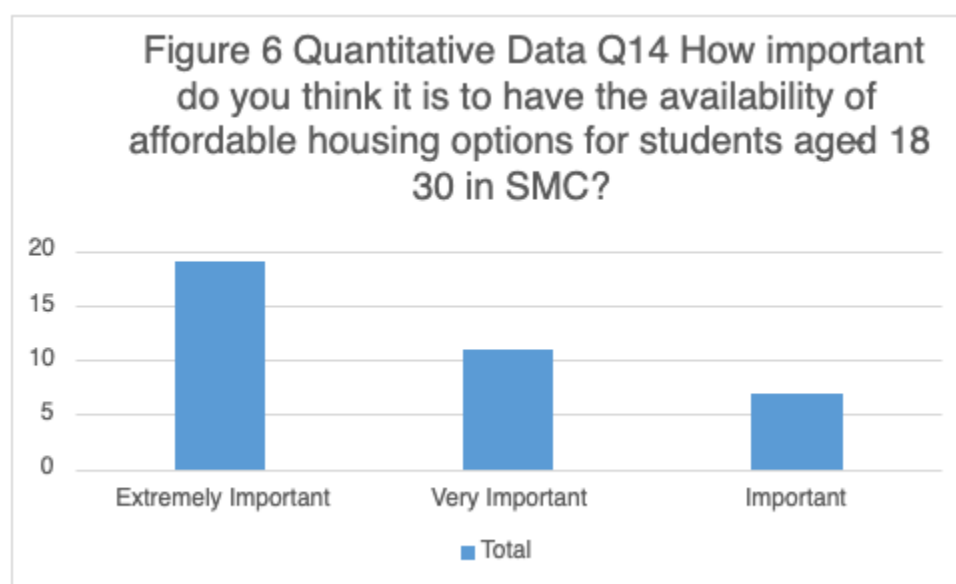
Data from Question 15 indicated that the majority of respondents strongly agreed on the importance of equitable housing in fostering diversity among students aged 18-30 in SMC. A renewed dedication to more sustainable, equitable, and resilient housing development will return California to its position as a national leader and help redefine the American dream (Clare, 2019). This will significantly impact diversity, particularly in higher education contexts. Addressing housing insecurity among students from diverse backgrounds is crucial for promoting inclusivity and expanding access to educational opportunities. By prioritizing sustainable development practices, San Mateo County can create affordable housing options that cater to the needs of students from marginalized and underrepresented communities. Equitable housing policies ensure that housing solutions are accessible to a diverse student population, including those facing socioeconomic challenges and discrimination. This approach fosters a more inclusive educational environment where students from various racial, ethnic,

socioeconomic, and cultural backgrounds can thrive. By promoting diversity through resilient housing solutions, San Mateo County not only supports student success but also contributes to the broader goal of creating a more equitable society where all individuals have equal opportunities to pursue higher education and achieve their full potential.

Question 17 data revealed that a significant majority considered it either extremely important or very important to have equitable housing initiatives targeting students aged 18-30, as this would shape the future demographic landscape of SMC.

Figure 6

Affordable Housing Availability



Qualitative Results

Three questions (7, 8, & 9) from the interview focused on socioeconomic opportunities and their impact on population diversity in San Mateo County. Question seven inquired, "How would you describe the current socioeconomic opportunities available in SMC?" Four out of five

respondents indicated that there are accessible resources for socioeconomic opportunities. Interviewee #2 commented, "I feel like there is access to public transit, skilled workforce opportunities, and public assistance programs for basic needs." In contrast, interviewee #4 expressed that while there are programs available, many people cannot qualify because they exceed the income threshold.

Question eight inquired, "In your opinion, how do socioeconomic opportunities impact the diversity of the population in SMC?" Interviewee #4 remarked, "If more opportunities can reach a wide range of individuals, it would positively impact the overall community and encourage current residents to remain here." Expanding socioeconomic opportunities to a broader spectrum of individuals could have a beneficial effect on the community, potentially encouraging current residents to stay in San Mateo County.

Question 9, "What measures do you think could be implemented to enhance socioeconomic opportunities in SMC and promote population diversity?" posed a challenge for most respondents, with several finding it difficult to provide a clear, concise response. However, interviewee # 6 said "More government support, such as incentives for developers to build affordable housing and increased financial assistance for those struggling with rent in SMC, could really improve access to affordable housing. With the government's help, more people could find and afford suitable housing options in San Mateo County. With these measures, it can help address the housing crisis."

Findings

Based on the survey findings, Question 14 emphasized that a significant majority of respondents prioritize having affordable housing options for students aged 18-30 in San Mateo County. This indicates a widespread belief that increasing the availability of affordable housing could effectively attract and retain a diverse demographic within the county. Data from Question 15 revealed a strong consensus among respondents regarding the importance of equitable housing practices in fostering diversity among young adults in SMC. This suggests that policies ensuring fairness and inclusivity in housing development are crucial for cultivating a diverse community. Furthermore, findings from Question 17 showed that most respondents perceive equitable housing initiatives aimed at students aged 18-30 as either extremely important or very important. This acknowledgment emphasizes the potential impact of such initiatives in shaping the future demographic composition of San Mateo County. Collectively, these results highlight community support for policies and initiatives that enhance affordable and equitable housing options. These efforts are aimed at fostering diversity and inclusivity among young adults in SMC, reflecting a shared commitment to addressing housing challenges and promoting a more inclusive community environment.

The findings from questions 7, 8, and 9 of the interviews highlight various perspectives on socioeconomic opportunities and their impact on population diversity in San Mateo County. Most respondents acknowledged accessible resources for socioeconomic opportunities, including public transit, skilled workforce opportunities, and public assistance programs, though barriers like income thresholds were noted. Interviewee #4 emphasized that broader access to opportunities could enhance community cohesion and retention of current residents. Question 9 posed challenges for many respondents, but interviewee #5 suggested that government support,

such as incentives for affordable housing development and increased financial assistance for renters, could significantly improve housing access and address the county's housing crisis. These insights underscore the importance of inclusive policies and support mechanisms to foster socioeconomic diversity and stability in San Mateo County.

Summary

The findings from both quantitative surveys and qualitative interviews emphasize significant challenges and insights regarding housing in San Mateo County, particularly for young adults and students. The data highlighted widespread concerns about affordability, inequity in housing, and the potential benefits of diverse and inclusive housing policies. Recommendations focused on policy reforms, community engagement, and socioeconomic support to improve housing access and foster demographic diversity within the county. Overall, the study emphasizes the importance of inclusive and equitable housing strategies to address current housing challenges and promote a more diverse and stable community environment in San Mateo County.

Chapter 5: Conclusions, Recommendations, and Areas of Further Research

Introduction

The purpose of this study was to answer the main research question: What strategies can SMC employ to alleviate the displacement of low-income residents and improve the availability of affordable, inclusive housing? In addition to the main research question, the research attempted to address the following sub-questions:

- How can minimizing the displacement of low-income residents contribute to a more diverse SMC?
- How could the availability of affordable housing for students ages 18-30 cultivate a more diverse community in SMC?
- How would inclusive housing impact the socio-economic condition of SMC?

This research investigated housing issues in San Mateo County, focusing on young adults aged 18-30, including students. It aimed to identify challenges related to affordable and equitable housing and explore potential strategies to address these issues. The study collected quantitative data through surveys and qualitative insights through interviews to understand the experiences and perspectives of residents, students, and policymakers in the county. The surveys provided crucial insights into the housing challenges of young adults aged 18-30 in San Mateo County, highlighting widespread difficulties in securing affordable housing (62% reported challenges). They underscored strong support for equitable housing initiatives, with a majority agreeing that improving affordability and inclusivity would enhance community diversity and attract diverse student populations. These findings informed strategies to address housing disparities and promote equity in the county. By analyzing this data, the research aimed to provide insights into

the prevalence of housing challenges, the perceived importance of equitable housing initiatives, and the strategic implications of targeting housing policies for young adults. The findings aimed to inform policymakers and stakeholders about effective strategies for enhancing affordability, inclusivity, and diversity in housing development in San Mateo County.

Conclusions

The independent variables are minimizing the displacement of low-income residents, increasing the availability of affordable housing for students aged 18-30, and enhancing socioeconomic opportunities. The dependent variable in all three statements is the diversified population in SMC.

Assumption 1 (A1):

Conclusion: Based on the participants' perspectives, minimizing the displacement of low-income residents in San Mateo County is essential for fostering a diverse population. By preserving affordable housing options, the county can ensure that individuals from diverse socioeconomic backgrounds can remain in the community. This approach promotes social equity and inclusivity and enhances the county's vibrancy and integration. It supports a community where all residents, regardless of income level, can thrive and contribute positively to the social and economic fabric of SMC.

Assumption 2 (A2):

Conclusion: The conclusions drawn from participant responses suggest that increasing the availability of affordable housing for students aged 18-30 in San Mateo County is crucial for fostering a more diversified population. Participants believe that affordable housing options can attract a broader range of young adults from diverse socioeconomic backgrounds, thereby

enriching the community's diversity. This demographic diversity not only enhances the social fabric of SMC but also promotes inclusivity, creating an environment where individuals from various backgrounds can thrive and contribute to the county's cultural and economic vitality. Overall, participants emphasize that improving access to affordable housing is a key strategy to support a more diverse and vibrant community in SMC.

Assumption 3 (A3):

Conclusion: Participants' feedback concluded that enhancing socioeconomic opportunities in San Mateo County could significantly contribute to a more diversified population. They believe that by improving access to education, jobs, and economic resources, individuals from various backgrounds, including young adults aged 18-30, would be better able to participate and contribute to the community. This increased diversity is seen as beneficial, enriching both the social and economic fabric of SMC, and fostering a more inclusive and equitable environment for all residents. Participants emphasized that such measures are crucial for supporting a vibrant and diverse community in SMC.

Recommendations

Recommendation 1:

To effectively address the displacement of low-income residents and cultivate a diversified population in San Mateo County, several key recommendations emerge from this research. First, expanding affordable housing initiatives is crucial. This entails increasing funding and incentives for developers to build affordable housing units targeted specifically at low-income residents, including students aged 18-30. Having more government support is vital

to safeguard vulnerable populations from displacement due to escalating housing costs and redevelopment projects.

Additionally, promoting inclusive housing policies is essential. Implementing requirements for affordable housing quotas in new developments and ensuring accessibility for diverse demographics can foster a more integrated and equitable community. Engaging with local communities and stakeholders through participatory planning processes enhances transparency and inclusivity in decision-making regarding housing policies. Moreover, supporting economic opportunities such as job training and educational programs for low-income residents can bolster financial stability and reduce housing insecurities.

Monitoring and evaluating the impact of these initiatives are critical for assessing their effectiveness and making informed adjustments as needed. By adopting these recommendations, San Mateo County can take proactive steps towards minimizing displacement, promoting diversity, and creating a more equitable housing landscape that meets the needs of all its residents.

Recommendation 2:

To address the pressing housing challenges faced by young adults aged 18-30, including students, in San Mateo County, several strategic recommendations can significantly enhance housing affordability and diversity. Increasing the availability of affordable housing tailored specifically to this demographic is paramount. This can be achieved through targeted investment in having incentives for developers to include affordable units in new developments.

Community engagement plays a pivotal role in these efforts, ensuring that housing strategies reflect local needs and preferences. Educating residents about the benefits of diverse

housing options and involving them in decision-making processes enhances transparency and buy-in. Supporting economic opportunities through job training and educational programs further empowers young adults to achieve housing stability and economic independence. Continuous monitoring and evaluation of these initiatives are essential to assess their impact and adapt strategies as needed to effectively address evolving housing challenges in SMC. By implementing these recommendations, San Mateo County can cultivate a more equitable and inclusive housing landscape that supports the diverse needs of its residents, particularly its young adult population.

Recommendation 3:

Enhancing socioeconomic opportunities in San Mateo County is crucial for fostering a diverse and inclusive population. To achieve this goal, several recommendations can be considered. Firstly, investing in programs tailored to the needs of young adults aged 18-30 can empower them economically and increase their housing affordability. Providing incentives for businesses to locate in SMC and create job opportunities can also improve economic prospects for residents. Launch pilot programs targeting key areas identified in the needs assessment affordable education programs.

Table 1: SMART criteria for each recommendation

	<i>Recommendation 1</i>	<i>Recommendation 2</i>	<i>Recommendation 3</i>
<i>Specific</i>	Expand affordable housing initiatives to minimize displacement.	Increase the availability of affordable housing tailored specifically to	Enhance socioeconomic opportunities to foster an inclusive population.

		students aged 18-30 to foster a diverse population.	
<i>Measurable</i>	Increase funding and incentives for developers to build affordable housing units targeted specifically at low-income residents, including students aged 18-30.	This can be achieved through targeted investment in having incentives for developers to include affordable units in new developments.	Investing in programs tailored to the needs of young adults aged 18-30
<i>Achievable</i>	Having more government support is vital to safeguard vulnerable populations from displacement due to escalating housing costs and redevelopment projects.	Community engagement plays a pivotal role in these efforts, ensuring that housing strategies reflect local needs and preferences.	Can empower them economically and increase their housing affordability.

<i>Relevant</i>	Directly supports assumption 1 of this research	Directly supports assumption 2 of this research	Directly supports assumption 3 of this research
<i>Time-bound</i>	Apply each fiscal year for grants and financial assistance from the government to support incentives.	Plan quarterly community engagement and collaborate with developers to give them feedback on housing needs.	Launch pilot programs that directly support the needs of young adults aged 18-30

Areas for Further Research

Future research on equitable housing development for San Mateo County should also prioritize understanding the implications of local ordinances on housing stability. It is essential to investigate the engagement of city councils and local policymakers in housing initiatives to identify both obstacles and opportunities for progress. Analyzing current ongoing projects and their challenges can offer valuable lessons that inform future strategies. Furthermore, research should delve into the potential positive impacts of equitable housing initiatives, such as fostering stronger community cohesion and bolstering economic vitality.

The overarching data suggests that effective policy interventions and community-driven initiatives are pivotal in advancing housing stability and inclusivity. Longitudinal studies that monitor the effects of displacement on low-income residents and examine housing mobility

trends over time can provide critical insights into persistent housing issues. Comparative studies with other regions facing similar challenges can illuminate successful policy interventions and innovations that may be transferable to San Mateo County. Evaluating the efficacy of existing affordable housing policies is crucial for refining strategies aimed at reducing displacement and enhancing housing affordability.

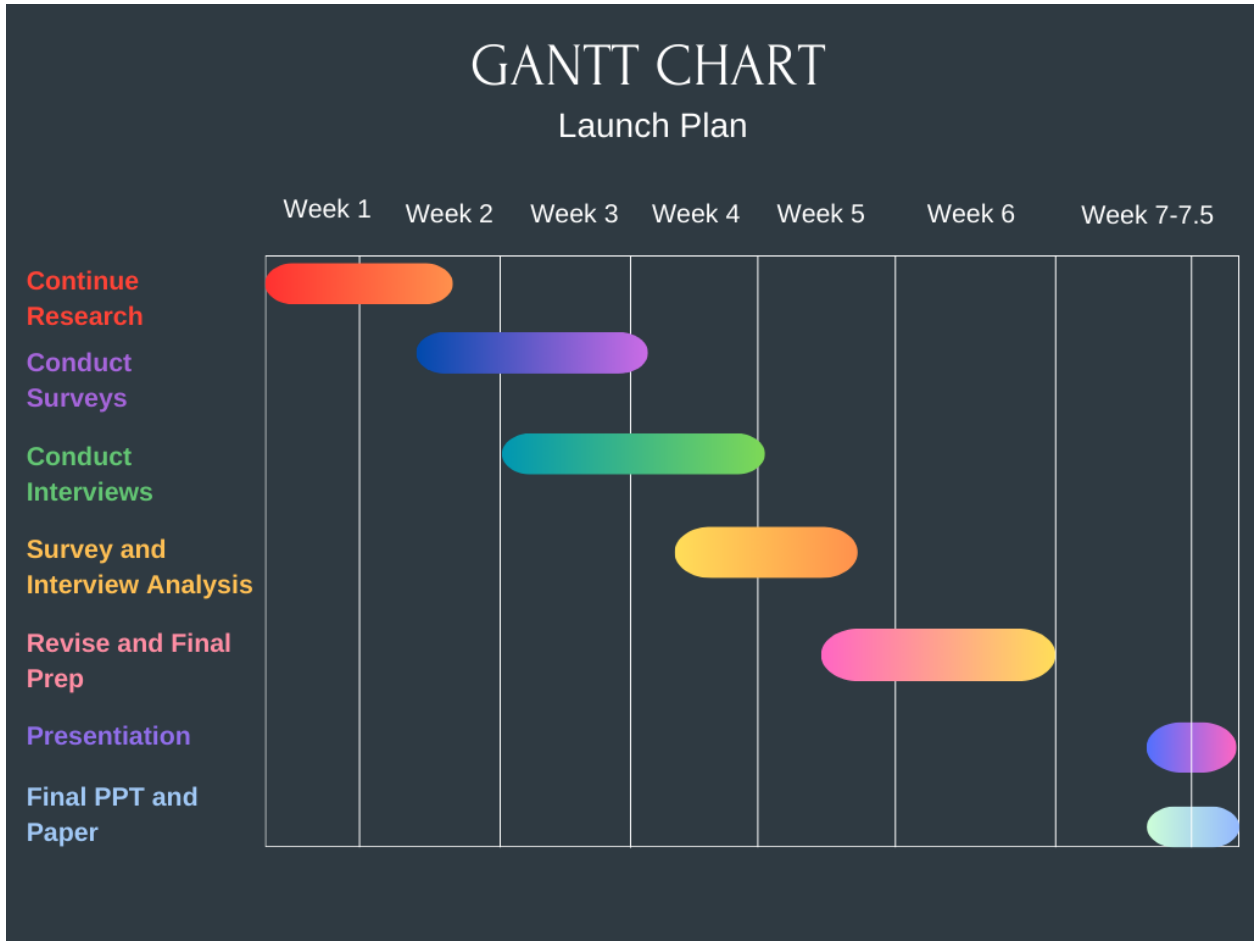
Moreover, exploring innovative community engagement strategies can empower residents and enhance transparency in housing-related decision-making processes. Research at the intersection of affordable housing with environmental sustainability and the health impacts of stable housing can contribute to comprehensive approaches that support resilient and healthy communities. Addressing these research areas will be pivotal in shaping evidence-based policies and practices that promote equitable housing opportunities and social well-being throughout San Mateo County.

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Appendix A - Gantt Chart



Appendix B - Data Collection Instruments

Qualitative Data - Interviews

Informed Consent: My name is Brittany Burgo, and I am an Executive Master of Public Administration student at Golden Gate University. My capstone project is a case study on:

“Impact of Equitable Housing for students ages 18-30 creating diversified population in San Mateo County, CA”

Your responses are confidential if you wish. This interview will only take less than 20 minutes to complete. If you have further questions, please email me at bburgo@my.ggu.edu.

1. What are your thoughts on the current situation regarding the displacement of low-income residents in SMC?
2. How do you think minimizing the displacement of low-income residents could impact the diversity of the population in SMC?
3. In your opinion, what are some effective strategies for minimizing the displacement of low-income residents in SMC?
4. What is your perspective on the current availability of affordable housing for students aged 18-30 in SMC?
5. How do you think increasing the availability of affordable housing for this demographic could impact the diversity of the population in SMC?
6. What steps do you believe should be taken to increase the availability of affordable housing for students aged 18-30 in SMC?
7. How would you describe the current socioeconomic opportunities available in SMC?
8. In your opinion, how do socioeconomic opportunities impact the diversity of the population in SMC?
9. What measures do you think could be implemented to enhance socioeconomic opportunities in SMC and promote population diversity?
10. Based on our discussion, what do you believe are the most crucial steps that need to be taken to achieve a more diversified population in SMC?

Thank you for taking the time to share your insights with me. Your input is greatly appreciated and will be used solely for research purposes. If you have any further questions or want to discuss anything in the future, please contact me using the contact information provided.

Quantitative Data – Survey Questions

Informed Consent: My name is Brittany Burgo, and I am an Executive Master of Public Administration student at Golden Gate University. My capstone project is a case study on:

“Impact of Equitable Housing for students ages 18-30 creating diversified population in San Mateo County, CA

The sole purpose of gathering your responses is to determine how the impact of Equitable Housing for students ages 18-30 can create a diversified population in San Mateo County, CA. This survey should only take 5 minutes or less to complete. Your responses are anonymous. Your participation is greatly appreciated. If you have any further questions, please email me at bburgo@my.ggu.edu.

Dear Participant,

Thank you for taking the time to participate in this survey. Your input is valuable for understanding the impact of equitable housing initiatives on creating a diverse population in San Mateo County, CA. This survey should only take 5 minutes or less to complete.

1. Demographic Information:

Age:

-Under 18 (Yes/No)

-Between 18-30 (Yes/No)

-Older than 30 (Yes/No)

City of Residence: _____

Are you a:

- Student (Yes/No)
- Resident (Yes/No)
- Policymaker (Yes/No)

2. Impact on Diversity:

Do you believe that having more affordable housing options attracts a more diverse group of students to San Mateo County?

- Yes
- No
- Unsure

3. Equity in San Mateo County Housing:

Do you believe that housing in San Mateo County is currently equitable?

- Yes
- No

4. Challenges Faced:

Have you personally experienced any challenges in finding affordable housing as a student, resident, or policymaker in San Mateo County?

- Yes
- No

5. Improvement Suggestions:

Do you think something could be done to improve access to affordable and inclusive housing for students aged 18-30 in San Mateo County?

- Yes

- No

6. Success Stories:

Are you aware of any successful equitable housing initiatives for students in other regions or communities?

- Yes

- No

7. Availability of Affordable Housing:

Please rate the current availability of affordable housing options for students aged 18-30 in San Mateo County:

- 1: Excellent

- 2: Good

- 3: Fair

- 4: Poor

- 5: Very Poor

8. Importance of Equitable Housing:

How important do you think equitable housing is in promoting diversity among students aged 18-30 in San Mateo County?

- 1: Not Important at All
- 2: Slightly Important
- 3: Moderately Important
- 4: Very Important
- 5: Extremely Important

9. Impact on Inclusivity:

How do you think equitable housing initiatives impact students' sense of belonging and inclusivity in San Mateo County?

- Strongly Agree
- Agree
- Neutral
- Disagree
- Strongly Disagree

10. Envisioning the Future:

How do you anticipate equitable housing initiatives targeting students aged 18-30 will shape the future demographic landscape of San Mateo County?

- 1: Very Negative

- 2: Negative
- 3: Neutral
- 4: Positive
- 5: Very Positive

Thank you for participating in this survey. Your responses will contribute to understanding the impact of equitable housing on creating a diverse student population in San Mateo County.