

# Davis Joint School District

## Education Workforce Housing Interest Survey

*Recognizing that high housing costs and long commutes may keep talented people from working in public education, Davis Joint Unified School District (DJUSD) is exploring the possibility of building affordable housing which would allow District teachers and staff to live in the community they serve. Options for educator workforce housing may include low-cost, below market rental housing for employees of the District and/or below-market homes for purchase.*

*As part of the exploration, DJUSD is administering this survey to better understand the housing needs of DJUSD employees. The results will be used to inform whether and how the district moves forward with the possibility of building education workforce housing.*

*The survey will take about 10 minutes. Required questions are marked with an asterisk (\*). **Your responses are anonymous.** You can also complete this survey online:*

**LINK URL** Thank you very much for taking the time to respond. **(THE SURVEY IS AVAILABLE IN SPANISH AT: XXX)**

### SECTION A: CURRENT HOUSING

[The intent of this section is to understand the current housing situation of staff]

#### 1. Which of the following best describes your current housing situation?\*

- I own my residence
- I rent my residence
- I rent a room in a house / apartment
- I live with a friend/relative
- Other (please describe): \_\_\_\_\_

#### 2. How many people live with you in your household?\*

(Please write the number of people for each.)

Partner/spouse: \_\_\_\_\_

Dependents (under age 18): \_\_\_\_\_

Additional family members: \_\_\_\_\_

Roommates (or other): \_\_\_\_\_

**3. How long have you lived in your current residence, in years?\*** \_\_\_\_\_

Less than one year

1-2 years

3-5 years

6-10 years

11-20 years

20+years

**4. Where do you currently live?\*** \_\_\_\_\_ [List options in dropdown: Davis, Woodland, West Sacramento, Vacaville, unincorporated Yolo County, Winters, Dixon, Sacramento, Natomas, Other]

**5. How much do you pay in monthly housing costs, excluding utilities, taxes, and insurance?\***

(Estimate if unsure.)

- |  |  |
|--|--|
| <input type="checkbox"/> Less than \$500   | <input type="checkbox"/> \$2,000 - \$2,499 |
| <input type="checkbox"/> \$500 - \$999     | <input type="checkbox"/> \$2,500 - \$2,999 |
| <input type="checkbox"/> \$1,000 - \$1,499 | <input type="checkbox"/> \$3,000 - \$3,499 |
| <input type="checkbox"/> \$1,500 - \$1,999 | <input type="checkbox"/> \$3,500 - \$3,999 |
| <input type="checkbox"/>                   | <input type="checkbox"/> \$4,000 or more   |

**6. What was your household income in 2023?\***

- |  |  |
|--|--|
| <input type="checkbox"/> Less than \$20,000    | <input type="checkbox"/> \$140,000 - \$169,999 |
| <input type="checkbox"/> \$20,000-\$49,999     | <input type="checkbox"/> \$170,000 - \$199,999 |
| <input type="checkbox"/> \$50,000-\$79,999     | <input type="checkbox"/> \$200,000 or more     |
| <input type="checkbox"/> \$80,000 - \$109,999  |  |
| <input type="checkbox"/> \$110,000 - \$139,999 |  |

## SECTION B: TRAVEL TO WORK

[Intent of this section is to understand the commute patterns of staff. Responses are useful for multiple reasons:

- If district wants to make the case that high housing costs are forcing staff to live far from the district
- Goal of district is to reduce staff travel time and/or emissions
- Inform property selection to ease commutes]

### 7.. What is your primary mode of travel to your work site during a typical work week?\*

*(Please select only one.)*

- |   |   |
|---|---|
| <input type="checkbox"/> Drive a car / ride a motorcycle  | <input type="checkbox"/> Take the train |
| <input type="checkbox"/> Get a ride (e.g., carpool)       | <input type="checkbox"/> Bike           |
| <input type="checkbox"/> Use a rideshare app (e.g., Lyft) | <input type="checkbox"/> Walk           |
| <input type="checkbox"/> Take the bus                     | <input type="checkbox"/> other          |

### 8. . What other occasional modes of travel do you use to get to your work site?

*(Please select all that apply.)*

- |  |   |
|--|---|
| <input type="checkbox"/> Drive a car / ride a motorcycle | <input type="checkbox"/> Take the train |
| <input type="checkbox"/> Get a ride (e.g. carpool)       | <input type="checkbox"/> Bike           |
| <input type="checkbox"/> Use a rideshare app (e.g. Lyft) | <input type="checkbox"/> Walk           |
| <input type="checkbox"/> Take the bus                    | <input type="checkbox"/> other          |

### 9. What distance do you travel to commute to your work site one way, in miles?\*

*(Estimate if unsure.)*

- |  |   |
|--|---|
| <input type="checkbox"/> Less than 5 miles | <input type="checkbox"/> 20 - 29 miles    |
| <input type="checkbox"/> 5 - 9 miles       | <input type="checkbox"/> 30 - 39 miles    |
| <input type="checkbox"/> 10 - 19 miles     | <input type="checkbox"/> 40 - 49 miles    |
|  | <input type="checkbox"/> 50 miles or more |

### 10. How much time does it typically take you to commute from home to your work site?

- |   |   |
|---|---|
| <input type="checkbox"/> Less than 20 minutes | <input type="checkbox"/> 41-50 minutes        |
| <input type="checkbox"/> 20 - 30 minutes      | <input type="checkbox"/> 51-60 minutes        |
| <input type="checkbox"/> 31-40 minutes        | <input type="checkbox"/> More than 60 minutes |

### 11. How much time does it typically take you to commute from your work site to your home?\*

- |   |  |
|---|--|
| <input type="checkbox"/> Less than 20 minutes | <input type="checkbox"/> 31-40 minutes |
| <input type="checkbox"/> 20 - 30 minutes      | <input type="checkbox"/> 41-50 minutes |

51-60 minutes  
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More than 60 minutes

## SECTION C: EMPLOYEE HOUSING INTEREST

[Intent of this section is to understand opinions about the school district building education workforce housing and whether or not respondents are interested.]

**12. How much do you agree or disagree with the following statements, from Strongly Disagree to Strongly Agree?\* (5 point scale)**

1. My current housing is affordable
2. I would like to live closer to work
3. I would like to close to family
4. I decided to work for DJUSD despite the cost of housing
5. I cannot afford to live in Davis
6. I could afford to live in Davis, but prefer to live elsewhere to live in a bigger house and/or have more land
7. I am experiencing financial pressures due to high housing costs
8. I have considered leaving DJUSD employment because of high housing costs
9. The high cost of housing negatively impacts my long-term ability to stay at DJUSD
10. The high cost of housing negatively impacts DJUSD's ability to retain current employees
11. More accessible or more affordable housing option would draw more people to want to be employed for DJUSD

**13. . How much do you agree or disagree with the following statements about housing preferences, from Strongly Disagree to Strongly Agree?\* (5 point scale )**

- I would like some outdoor space, like a back yard and/or small patio
- I would live in a smaller house with a smaller yard if it meant I could purchase a house in Davis
- I would like access to greenbelts and trails
- Number of bedrooms is important factor in my housing decision
- I would like to live in a property where someone else is responsible for maintenance
- I would like to live in a property with shared amenities(e.g-. pool, club house, fitness center, etc.)

**14. While working at Davis Joint Unified School District, have you moved due to increased housing costs?\***

- Yes
- No

**15. How much do you agree or disagree with the following statements about DJUSD-owned rental property, from Strongly Disagree to Strongly Agree?\* (5 point scale)**

a. The option of low-cost, below market DJUSD-owned rental housing for employees of the district would increase DJUSD's ability to recruit employees

b. The option of low-cost, below market DJUSD-owned rental housing for employees of the district would increase the likelihood that I continue to work in the district

c. I would be interested in living in low-cost, below market DJUSD-owned rental housing for employees of the district

*D. I would be interested in living in a low cost, below market non-DJUSD affiliated publicly owned or privately owned rental housing.*

*E. I would be interested in living in a low cost, below market non-DJUSD affiliated publicly owned or privately owned homes for purchase.*

**16. How much do you agree or disagree with the following statements about low cost below-market homes for purchase for employees of the District, from Strongly Disagree to Strongly Agree?\* (5 point scale)**

- a. The option of low-cost, below market homes for purchase would increase DJUSD’s ability to recruit employees
- b. The option of low-cost, below market homes for purchase would increase the likelihood that I continue to work in the district
- c. I would be interested in living in low-cost, below market below-market homes for purchase
- D. I would be interested in living in

**17. Would you be interested in renting or buying in low-cost, below market housing for DJUSD employees in Davis? YES/NO**

**If you ARE interested in low-cost, below market DJUSD employee housing in Davis:**

**18. What is the minimum size you would need to rent?\***

- Studio
- 1 bedroom
- 2 bedrooms
- 3 bedrooms
- Other
- Not Applicable to me

**19. What is the maximum amount you would be willing to pay in rent per month for that size unit in Davis?\***

- |  |   |
|--|---|
| <input type="checkbox"/> Less than \$500   | <input type="checkbox"/> \$2,500 - \$2,999              |
| <input type="checkbox"/> \$500 - \$999     | <input type="checkbox"/> \$3,000 - \$3,499              |
| <input type="checkbox"/> \$1,000 - \$1,499 | <input type="checkbox"/> \$3,500 - \$3,999              |
| <input type="checkbox"/> \$1,500 - \$1,999 | <input type="checkbox"/> \$4,000 or more                |
| <input type="checkbox"/> \$2,000 - \$2,499 | <input type="checkbox"/> I am not interested in renting |

**20. What is the minimum size home you would consider purchasing?\***

- Studio
- 1 bedroom
- 2 bedrooms
- 3 bedrooms
- Other
- Not Applicable to me

**21. What is the maximum amount you would be willing to pay toward housing costs (mortgage + taxes + insurance) for a purchased home of that size in Davis?\***

- |  |   |
|--|---|
| <input type="checkbox"/> Less than \$1500  | <input type="checkbox"/> \$3,000 - \$3,499                    |
| <input type="checkbox"/> \$1,500 - \$1,999 | <input type="checkbox"/> \$3,500 - \$3,999                    |
| <input type="checkbox"/> \$2,000 - \$2,499 | <input type="checkbox"/> \$4,000- \$4,999                     |
| <input type="checkbox"/> \$2,500 - \$2,999 | <input type="checkbox"/> \$5000 or more                       |
| <input type="checkbox"/>                   | <input type="checkbox"/> I am not interested in buying a home |

**21 a- Have you considered joining with others to purchase a home jointly? YES/NO**

**23. Please describe why you would be interested in living in low-cost, below market DJUSD-owned rental housing for employees of the district and/or below-market homes for purchase:** \_\_\_\_\_

**If you ARE NOT interested in low-cost, below market DJUSD employee housing in DJUSD:**

**24. Please describe why you Would not be interested renting or buying a low-cost, below market housing for DJUSD employees in Davis** \_\_\_\_\_

**25. Please rank the following forms of assistance from 1 to 7, with 1 being the most valuable to you and 7 being the least valuable to you:**

- \_\_\_\_ Rental housing voucher (Voucher programs provides assistance to afford housing in the private market. Since housing assistance is provided on behalf of the family or individual, participants are able to find their own rental housing, including single-family homes, townhouses and apartments.)
- \_\_\_\_ subsidized or below-market housing sale price
- \_\_\_\_ mortgage interest rate assistance (This may include access to fixed-rate conventional and government-backed loan programs, with the option to roll in down payment and closing cost assistance.)
- \_\_\_\_ Down payment assistance (to purchase a home)
- \_\_\_\_ Shared ownership/equity model to bring your mortgage at or below the regional market (in this model a housing trust fund or developer fund that would lower the price to regional norms)
- \_\_\_\_ Free or reduced travel costs- parking, bus pass, train voucher
- \_\_\_\_ Subsidized child care
- \_\_\_\_ Education on home ownership and/or financing options



## SECTION D: ABOUT YOU

[Intent of this section is to know some work and demographic characteristics of respondents. This is helpful as the survey is anonymous.]

### 26. What is your employment status with DJUSD?\*

- Certificated
- Classified
- Confidential
- Administrative Leadership Team (ALT) Management
- other

### 27. Do you work full-time or part-time for Davis Joint Unified School District?\*

- Full-time
- Part-time

### 28. A If you work part time,what is your FTE?

### 29. How many years have you worked for DJUSD?

- |  |   |
|--|---|
| <input type="checkbox"/> Less than 1 year            | <input type="checkbox"/> 5 years - less than 10 years |
| <input type="checkbox"/> 1 year - less than 3 years  | <input type="checkbox"/> 10-15                        |
| <input type="checkbox"/> 3 years - less than 5 years | <input type="checkbox"/> 16-20                        |
|  | <input type="checkbox"/> More than 20 years           |

**30. How much longer do you foresee yourself working for DJUSD?**

- Not sure
- Less than 1 year
- 1 year - less than 3 years
- 3 years - less than 5 years
- 5 years - less than 10 years
- 10 years or more

**31. What is your race or ethnicity?**

*Please select all that apply.*

- White
- Latino or Hispanic
- Black or African American
- Asian
- Middle Eastern North African
- Native Hawaiian or Pacific Islander
- American Indian or Alaska Native
- Prefer not to say

**32. What is your age?**

- Under 25
- 25 - 34
- 35 - 44
- 45 - 54
- 55 - 64
- 65 - 74
- 75 and above

**33. With what gender do you identify?**

- Male
- Female
- Non-binary
- Prefer not to say

## SECTION E: ADDITIONAL COMMENTS

[Intent of this section is to solicit individual stories.]

34. Please share any additional comments related to your experience with housing that you feel would be helpful for DJUSD Board of Education members to understand. These can include stories or issues from your own experience: **(Long answer)**

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35. Please share any other ideas you may have about what the District can do to help you continue to stay with DJUSD in terms of helping out with your housing needs. (LONG ANSWER)

36. Would you participate in future workshops to examine ways and means to lay out policies to help in the development of workforce housing? (YES/NO)

37. If you responded yes, please share your email so you may be contacted with invitations to be part of future focus groups or workshops: \_\_\_\_\_

**Thank you for participating in this survey! Results of this survey will be shared with the Board of Education and inform whether and how the district moves forward with the possibility of building education workforce housing.**