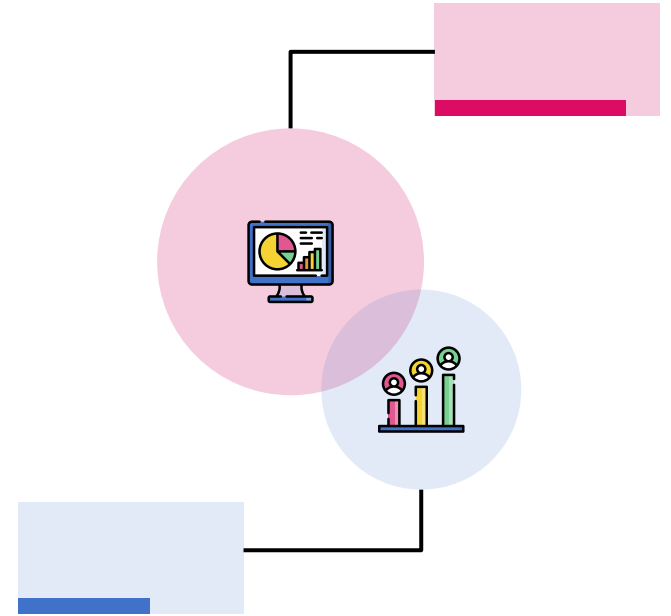


DJUSD Education Workforce Housing Interest Survey

June 2024



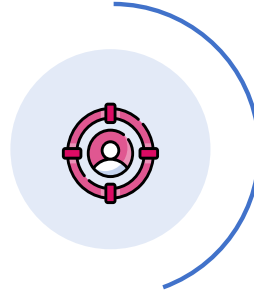
Overview



DJUSD Employees
took our survey

40%

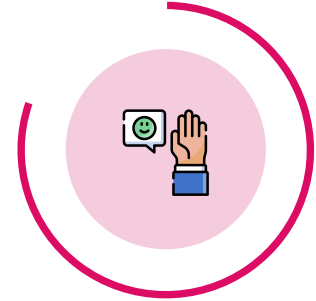
447 total respondents



Have Moved During DJUSD
Employment Due to
Increased Housing Costs

40%

Have not moved
because of increased
housing costs- 60%



Interested in Living in
DJUSD Workforce
Housing

76%

Not interested-
24%

Who Are Our Survey Responders?



Women

71%

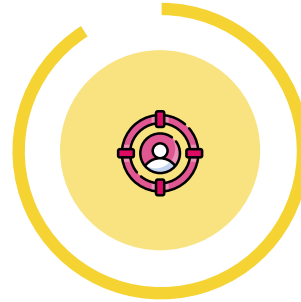
19% Male
1% Non-Binary
9% Not Shared



Certificated

58%

Classified- 36%
Admin- 4%
Confidential- 1%



Full-Time

85%

Part time- 15%



Currently Own Their Own Residence

49%

Rent residence- 36%
Rent a Room - 9%
Live w/Relative/Friend- 4%

Current Living Situation of Our Employees



Live in Davis

53%

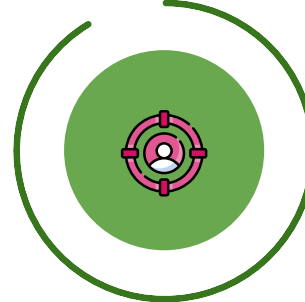
Woodland- 17%
Sacramento- 9%
West Sac- 6%
Natomas- 3%
Dixon- 3%



Live w/ Dependent(s)
under 18

77%

Spouse- 70%
Other Family- 51%
Roommates- 19%



Commute to
work by Car

86%

Bike- 7%
Walk- 5%
Carpool- 1%
Take a Bus- 1%

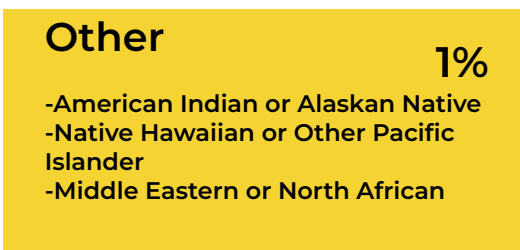
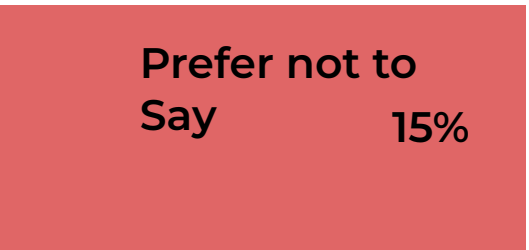
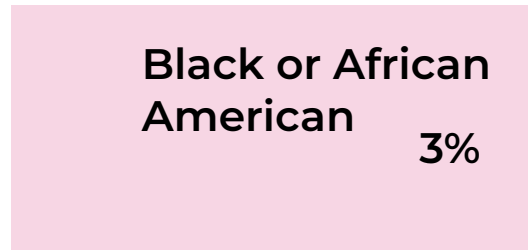
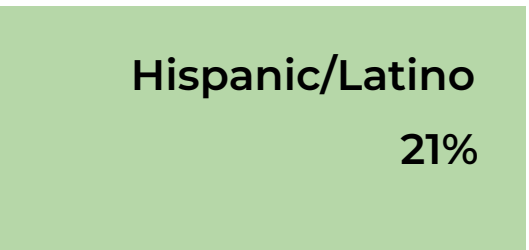


Commute Less
than 20 min

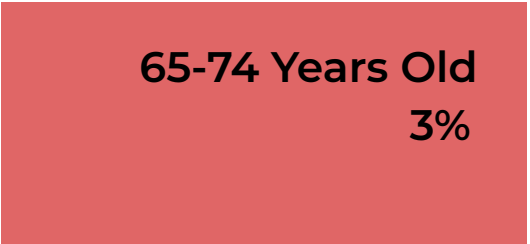
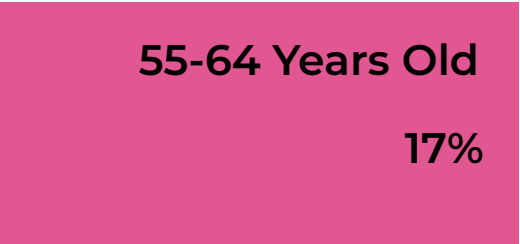
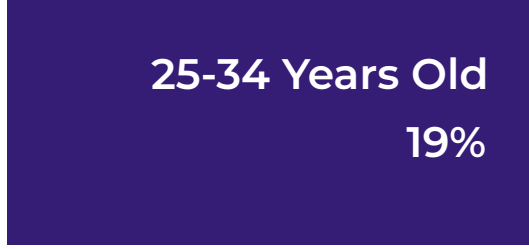
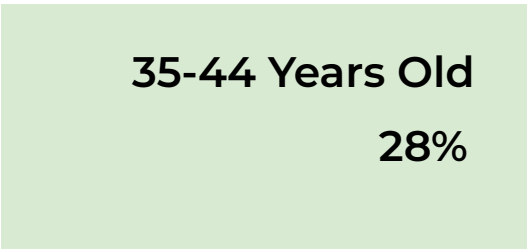
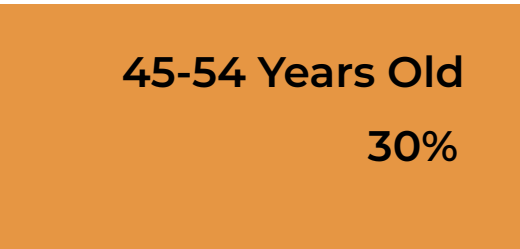
60%

20-30 mins- 25%
31-40 mins- 9%
41-50 mins- 4%
51-60 mins- 2%
> than 60 mins- 2%

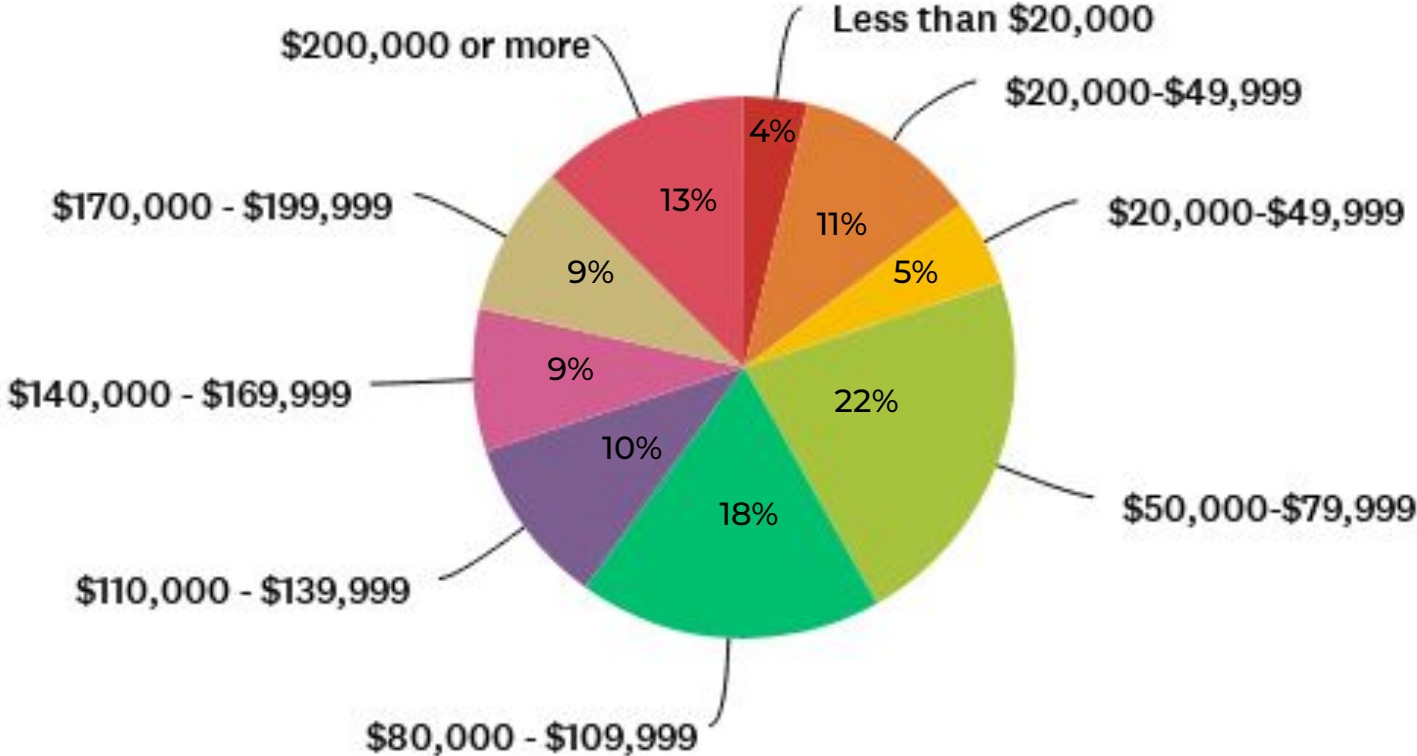
**Race/
Ethnicity**

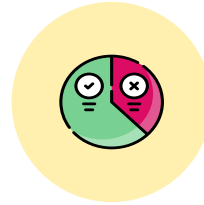


Age



Reported Household Income in 2023





Reported Monthly Housing Costs (excluding utilities, taxes and insurance)



Survey Results - How much do you agree or disagree with the following statements, from (1) Strongly Disagree to (5) Strongly Agree?

My current housing is affordable



2.9

I would like to live closer to work



3.5

I would like to live closer to family



3.6

I cannot afford to live in Davis



4.0

I could afford to live in Davis but prefer to live elsewhere to have bigger house and/or more land



2.3

More Survey Results - How much do you agree or disagree with the following statements, from (1) Strongly Disagree to (5) Strongly Agree?

I am experiencing financial pressure due to high housing costs



3.8

I have considered leaving DJUSD employment because of high housing costs in Davis



3.4

The high housing costs negatively impacts my long-term ability to stay at DJUSD



3.7

The high cost of housing negatively impacts DJUSD's ability to retain current employees



4.3

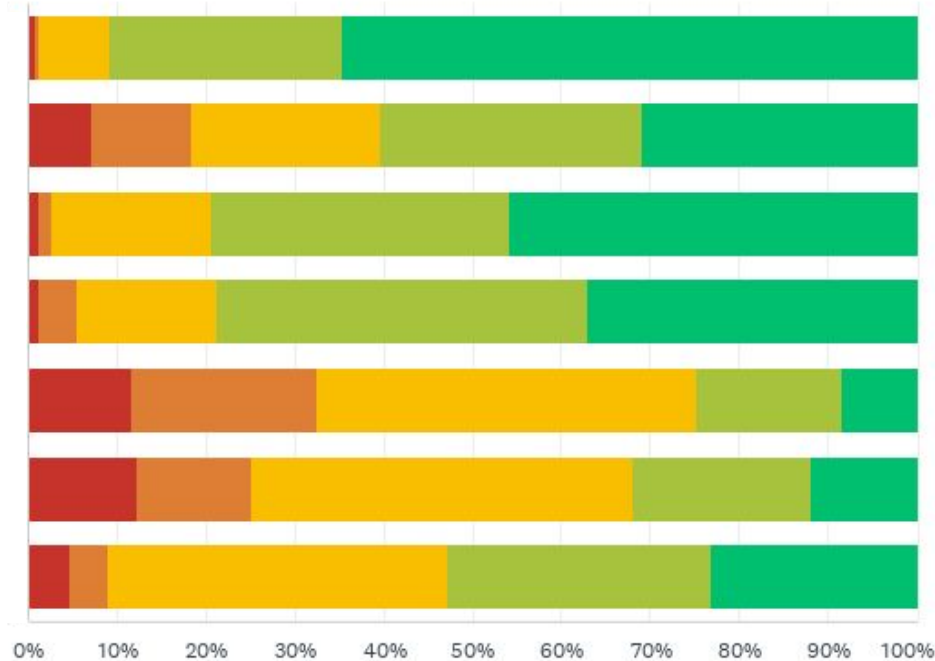
More accessible or more affordable housing option would draw more people to want to be employed for DJUSD



4.4

General Housing Preferences

- **90% agree** they would like some outdoor space-(eg-backyard/small patio)
- **61% agree** they would live in smaller house if I could purchase in Davis
- **79% agree** they would like access to greenbelts/trails
- **79% agree** number of bedrooms is important in their housing decision
- **24% agree** they would like to live where someone else is responsible for the maintenance
- **32% agree** they would like to live with shared amenities (eg- pool, club house, fitness center, etc)
- **53% agree** they would like to live in a property with renter protections



Strongly Disagree, Disagree, Neutral, Agree, Strongly Agree

387 responders

Strongly Disagree, Disagree, Neutral, Agree, Strongly Agree

Regarding For Purchase homes for DJUSD employees



86% Agree that an option for low-cost, below market homes for purchase would increase DJUSD's ability to **recruit employees**

66% Agree that an option for low cost, below market homes for purchase would **increase the likelihood that they continue to work in DJUSD**

70% Agree that **they would be interested in living in** low-cost, below market homes for purchase

Regarding low cost, below market Rental Housing



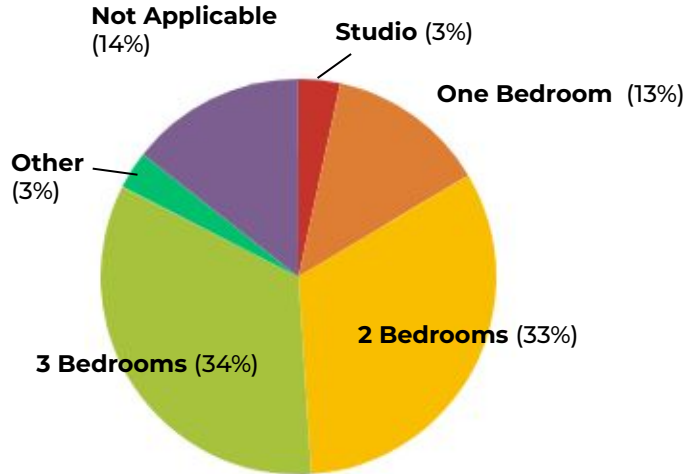
77% Agree that DJUSD-owned rental housing for employees would increase DJUSD's ability to **recruit employees**

52% Agree that DJUSD-owned rental housing would **increase the likelihood I would continue to work in DJUSD**

52% Say they would be interested in living in DJUSD-owned rental housing for DJUSD employees

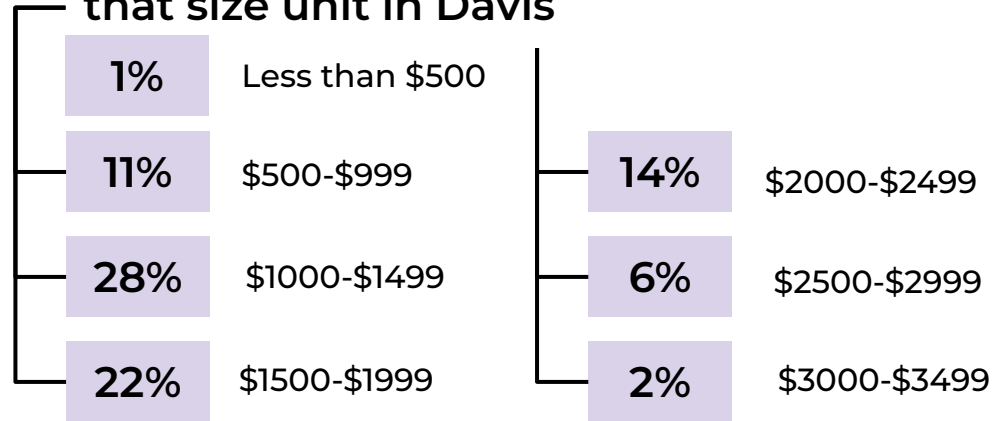
48% Say they would be interested in living in non-DJUSD affiliated, publicly or privately owned rental housing

Renting Preferences



Minimum size you would need to rent

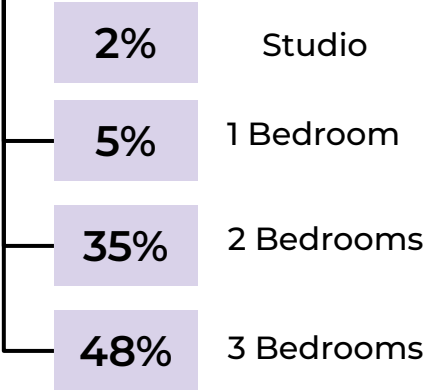
Maximum willing to pay monthly for rent for that size unit in Davis



(16% Not interested in renting)

Home Purchasing Preferences

Minimum size home you would consider purchasing

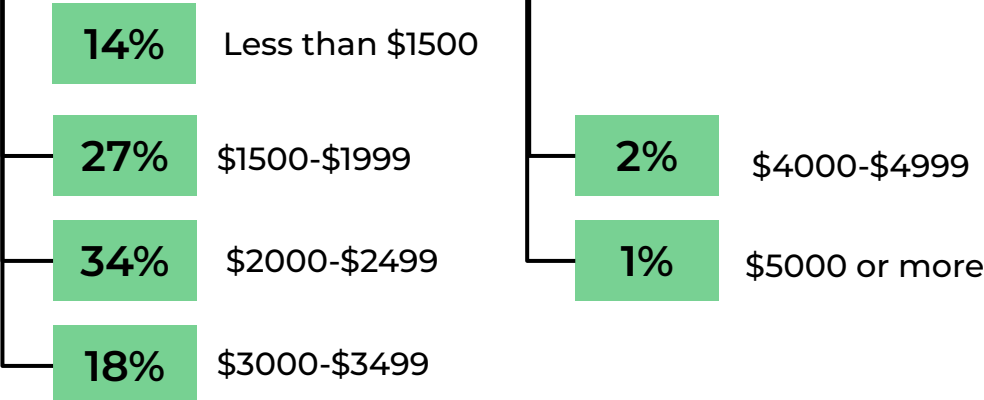


(5% other and 5% Not applicable)



Have you considered joining with others to purchase a home jointly?
YES - 27%

Maximum willing to pay monthly toward housing costs for a purchased home in Davis (eg. mortgage+tax+insurance)



(5% Not interested in buying a home)

Why you would /would not be interested in renting or buying low cost, below market housing for DJUSD employees



Would Be

275 responders

Would Not Be

86 responders



"The older I get the the longer and more stressful the commute becomes."



"I'm a single mom of 3 boys and...love working in DJUSD. The cost of housing is so high that I can't afford to stay...I travel 35-40 mins back and forth to work, I wish DJUSD had a housing program for staff..."



"Me gustaría porque soy madre soltera (I have interest as a single mom.)"



"More than 50% of my net income goes to rent. If [it were 30%], I would be willing to make long term employment commitments"



"I am very happy in my home and I choose to not live in the city where I work for personal boundaries and space."



"Currently own a home outside of Davis and prefer to stay in that community."



"I don't want to live in a property that is owned by my employers and in close proximity to other DJUSD employees"



"I already own a home that I love and have invested in, and can afford, in Woodland. This is 15 years too late for me."



Other Assistance Preferences (Ranked from most to least valuable)

- Subsidized or below-market housing sale price
- Mortgage interest rate assistance for employees of the District
- Down payment assistance (to purchase a home)
- Rental housing voucher
- Shared ownership/equity model to bring your mortgage at or below the regional market.
- Free or reduced travel costs- parking, bus pass, train voucher
- Subsidized child care
- Education on home ownership and/or financing options

Score

6.7

6.1

5.7

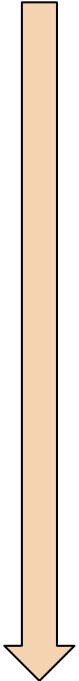
5.2

3.4

3.1

3.1

2.7



Other Ideas From Our Responders...

"I wonder if increasing University student housing would open up other Davis housing for more families?"

"...[Regarding previous lottery for affordable homes]Lottery tickets should have been allocated according to years with the district or long-term employees should have had first option to buy..."

"It would be nice to review some of the after-school adjunct duty requirements for those of us who need to commute."

"Having lower interest on our loan would greatly help our overall budget. Having reduced taxes for District employees would be helpful."

"Create a rideshare that receives some sort of benefit or compensation...provide a wide range of [unique] housing/transportation options to attract employees other nearby districts don't provide"

"Encourage rezoning and prohousing policies in City of Davis and Yolo County."

"All of the ideas are worthwhile, but also cover 100% of medical insurance."

"A child care subsidy."

"Free after school childcare for staff members."

"Low cost housing and options in transportation."

"I would be interested in gas vouchers."

"Provide free bicycles to employees living in town."

Maria Clayton

Chief Strategy Officer

Davis Joint Unified School District

mclayton@djud.net

