



# Jefferson Union High School District

## EMPLOYEE HOUSING SURVEY: RENTAL HOUSING AT BELOW-MARKET PRICES

1. What is your primary place of employment (which JUHSD campus)?
2. Where do you currently live?
  - A. San Mateo County
  - B. San Francisco County
  - C. Santa Clara County
  - D. Alameda County
  - E. Contra Costa County
  - F. Other County [please specify]
3. What two things would make your current housing arrangements more satisfactory? (Select 2 ONLY)
  - A. I am satisfied with my current housing arrangements
  - B. Live closer to work
  - C. Own my own home
  - D. Have nicer home/ neighborhood/school district
  - E. Have more square footage/rooms
  - F. Have lower rent/mortgage payments
  - G. Other [please specify]:
4. How many minutes is your commute – ONE WAY – on an average day?
  - A. Less than 20 minutes
  - B. 20-45 minutes
  - C. 46-60 minutes
  - D. 61-90 minutes
  - E. 91-120 minutes
  - F. More than 2 hours
5. Would you prefer to live closer to work?
  - A. Yes
  - B. No
6. If yes on question #5, why don't you live closer to work? (Select ALL that apply)
  - A. Rental prices are too high
  - B. Home prices are too high
  - C. Prefer my current location
  - D. Already own a home
  - E. Other [please specify]:

7. What is your monthly rent/mortgage (excluding taxes, insurance, utilities, etc.)?
- A. \$0 - \$1,000
  - B. \$1,000 - \$1,499
  - C. \$1,500 - \$1,999
  - D. \$2,000 - \$2,499
  - E. \$2,500 - \$3,000
  - F. More than \$3,000
8. What percentage of your total gross household monthly income do you devote to rent/mortgage (excluding taxes, insurance, and utilities)? Percentage is determined by dividing your monthly rent/mortgage payment by your total household monthly income.
- A. 0% - 20%
  - B. 21% - 30%
  - C. 31% - 40%
  - D. 41% - 50%
  - E. more than 50%
9. If you are renting, are you planning to buy a home?
- A. No
  - B. Yes, within 1 year
  - C. Yes, within 2 years
  - D. Yes, within 3-5 years
  - E. Not applicable
10. If you are planning to buy a home, which of the following would you be looking to purchase? (Select ALL that apply)
- A. Condominium/townhouse
  - B. Unit in a duplex, triplex or 4-plex
  - C. Single-family home
  - D. Not applicable
11. If you are renting and plan to buy a home, would you be interested in pursuing an equity sharing arrangement (10% put down by buyer; 10% put down by equity sharing partner)?
- A. No
  - B. Yes
  - C. Not sure, need to learn more
  - D. Not applicable
12. San Mateo County has a “Home Investment Partnership” program to provide very low-cost loans to eligible first-time home buyers. Eligibility for this program is based upon the below household income limits. Would you qualify for this program according to these income limits?
- A. Yes
  - B. No. I currently rent but my income exceeds these limits.
  - C. Not sure
  - D. Not interested in this program

<u>Family Size</u>	<u>Income Limit</u>
1	\$72,800
2	\$91,200
3	\$102,600
4	\$114,000
5	\$123,100

13. How many people, including yourself, make up your household?
- 1
  - 2
  - 3
  - 4
  - 5 or more
14. How long have you been employed with JUHSD?
- Less than one year
  - 1-3 years
  - 4-5 years
  - More than five years
15. How long do you anticipate continuing to work for JUHSD?
- Less than 1 year
  - 1-3 years
  - 4-5 years
  - More than five years
  - Not sure
16. If you answered 5 years or less in question 15, what is the primary reason for your decision?
- Not applicable/I intend to stay with JUHSD for more than 5 years
  - I plan to retire
  - I plan to relocate to a different geography, but stay in my current profession
  - I plan to change professions, but stay in my current geography
  - I plan to relocate to a different geography and change professions
  - Other [please specify]:
17. If you indicated above that you plan to stay in your current profession but change geographies, what is the reason for your answer?
- Dissatisfaction with cost/availability/proximity of housing
  - Other
  - Not applicable
18. Would you be interested in living in district-owned rental housing offered at below market rents reserved exclusively for JUHSD employees?
- Very interested
  - Somewhat interested
  - Not sure, but would consider
  - Not interested [please specify]:

19. If you answered “A”, “B”, or “C”, to question 18 (above), how many bedrooms do you prefer?
- A. 1 bedroom
  - B. 2 bedrooms
  - C. 3 bedrooms
  - D. Not applicable
20. What is your JUHSD employment status?
- A. Tenured Teacher
  - B. Temporary or Probationary Teacher
  - C. Classified Staff (35 hours/week or more)
  - D. Classified Staff (fewer than 35 hours/week)
  - E. Administration/Management
21. Please share any ideas you have about a JUHSD Workforce Housing proposal that may include rental units and/or support for a down payment on a purchase or tell us about your specific housing needs:

**THANK YOU FOR YOUR PARTICIPATION!**