



UNIVERSITY OF CALIFORNIA
SANTA BARBARA

UCSB Faculty and Staff Housing Survey
Administered Spring 2006

Summary Report

CHANCELLOR'S ADVISORY COMMITTEE FOR FACULTY AND STAFF HOUSING
OFFICE OF INSTITUTIONAL RESEARCH AND PLANNING

September 2006

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Executive Summary

This report summarizes the initial results of the UCSB Faculty and Staff Housing Survey conducted in Spring quarter 2006. The survey, sent to all non-student UCSB employees, asked a host of questions related to current housing situation, satisfaction with housing, plans for future housing, and transportation related matters. While there is still much to be learned from the data collected, analyses conducted thus far reveal the following general findings:

- **Survey Participation** – Nearly 4,900 faculty and staff received surveys via e-mail or hard copy and 2,237 responses were received. The response rate of 46% is considered excellent and provides confidence that the respondents are likely representative of the population of UCSB employees.
- **Home Ownership** - Home ownership is considered important by nearly 90% of faculty and staff employees who rent or lease their current residence. Six out of 10 indicate home ownership is *extremely* important.
- **Retention** - Among employees who rent or lease their current residence, 6 out of 10 would seriously consider leaving UCSB if they are not able to purchase a home in the area. Employees working at the University 10 years or less are more likely to consider leaving than those who have worked at UCSB for more than 10 years (65% to 49%).
- **Demand By Current Employees** - Approximately one-third of current employees are considering moving to a new or different home. A majority (53%) of employees renting or leasing their current residence are considering such a move. In addition, 18% of employees who currently own a home are considering a move to a new or different home. Interest in purchasing housing provided by UCSB is very high with 80% of employees currently planning to move interested.
- **Affordability** - Three out of 4 employees currently planning to purchase a home indicate that the scarcity of homes in desirable (affordable) price ranges is a major obstacle to purchasing a new home. The median home price for employees planning to buy a new home was \$545,000 with current owners at \$762,500 and current renters at \$437,500.
- **Transportation** – The primary commute mode for 36% of employees is by means other than a single occupancy car. Carpools, vanpools, and bus were identified by 25% as their primary commute mode. Another 9% identified bicycles as their primary commute mode.

As previously indicated this report summarizes the initial survey results. Future reports will concentrate on the evaluation of specific questions and segments of the population.

Introduction

The Chancellor's Advisory Committee for Faculty and Staff Housing commissioned a survey in Spring 2006 designed to assess the current and future housing needs of UCSB's faculty and staff. The survey is part of the University's ongoing effort to develop effective long-range plans and will help the University formulate policies and recommendations that better meet the needs of the UCSB community.

With staff support by the Office of Budget and Planning, the survey was administered by the UCSB Social Science Survey Center in Spring quarter 2006. All faculty and non-student staff were invited to participate in the survey.* Email invitations were sent to 3,642 employees with a listed email address while 1,241 employees without a listed email address received a paper copy of the survey via campus mail. We received 1,978 completed surveys via the web, and 259 employees returned a paper survey for a total of 2,237 respondents, 46% of the initial sample.

In comparison with similar surveys conducted within the campus community this is an excellent response rate and gives us confidence that the respondents are likely representative of the population of UCSB employees. Response rates for ladder-rank faculty and non-academic staff were very similar, 47% and 48% respectively. The response rate for other academic staff (librarians, lecturers, postdoctoral scholars, professional researchers, etc.) was slightly lower at 36%, but still very respectable. Additionally, the breakdown of specific faculty/staff role on campus among survey respondents is very similar to the population.

	N (population)	n (sample)	Response Rate
Total	4,883	2,237	46%
Ladder Rank Faculty	818	388	47%
Other Academic Staff	834	297	36%
Non-Academic Staff	3,231	1,539	48%

The purpose of this report is to provide an overview of the survey findings. We begin with a short description of the demographic characteristics of survey respondents. Next, we describe the current housing situation of UCSB employees as related by our respondents, and discuss UCSB employees' satisfaction with their current housing as revealed by the survey. Plans for future housing purchases or moves are described, followed by a brief description of transportation related issues.

* A copy of the questionnaire is located in **Appendix A** (pg. 21).

Sample Characteristics

The following represents a demographic profile of the faculty and staff who responded to the survey:

<i>Role on Campus</i>		<i>Employment Status</i>	
<u>Ladder Rank Faculty</u>	<u>17%</u>	Full-time	90%
Professor/Dean	11%	Part-time	10%
Associate Professor	3%	<i>Gender</i>	
Assistant Professor	3%	Male	46%
<u>Other Academic Staff</u>	<u>13%</u>	Female	54%
Instructor/Lecturer	4%	<i>Avg. Age</i>	
Librarian	1%	44.3	
Researcher	4%	<i>Marital Status</i>	
Post-doctoral	4%	Married / Living with partner	68%
Other academic staff	<1%	Single	20%
<u>Non-Academic Staff</u>	<u>69%</u>	Divorced/separated/widowed	12%
MSP / SMG	13%	<i>Spouse Employed by UCSB</i>	
Professional / Support staff	32%	17%	
Staff represented by a union	21%	<i>Children under 18</i>	
Other non-academic staff	2%	Yes	33%
<i>Avg. Yrs. Employed at UCSB</i>	10.9	No	67%
<i>Avg. Yrs. Employed In SB Area</i>	15.3	<i>Avg. Personal Income</i>	
		\$51.8K	
		<i>Avg. Household Income</i>	
		\$81.3K	

- The typical respondent has been working at UCSB for 11 years. Ladder rank faculty, however, have been employed by UCSB for an average of 14.7 years, other academic staff an average of 7.1 years, and non-academic staff have reported working on campus an average of 10.7 years.
- Seventeen percent (17%) of all respondents have a spouse or partner who is employed by UCSB. An additional 37% of respondents have a spouse or partner employed somewhere other than UCSB. Combining the two reveals that a majority of UCSB employees (54%) are in dual-income households. Limiting the analysis to just those employees who are married or living with a partner, the survey shows 82% to be in dual-income households.
- Approximately one-third (33%) of all employees responding to the survey have children under the age of 18 living at home.

Current Housing Profile

The following represents a profile of the current housing situation among UCSB faculty and staff shown by those who own their current residence (56% of respondents), those in a rental or lease arrangement (42% of respondents), and overall*:

Table 3
Current Housing Profile by Ownership Status

	Owners n=1248	Renters n=940	Total n=2237		Owners n=1248	Renters n=940	Total n=2237
<u>Housing Type</u>				<u>Total Utilities Cost (Monthly)</u>			
Single-family home	76%	26%	55%	Less than \$150	22%	48%	33%
Apartment	0%	34%	15%	\$151 - \$250	31%	27%	30%
Condo/Townhouse	17%	10%	13%	Over \$250	46%	25%	37%
Duplex/Triplex/Fourplex	1%	12%	6%	Mean	\$291	\$208	\$253
UCSB Faculty Housing	3%	1%	2%	<u>Years in Current Residence</u>			
Other	3%	17%	9%	1 or less	6%	39%	20%
<u># of Bedrooms</u>				2-3	17%	31%	23%
1	2%	35%	17%	4-10	33%	21%	28%
2	24%	36%	29%	More than 10	44%	8%	29%
3	43%	20%	33%	Mean	11.4	3.8	8.2
4+	30%	9%	21%	<u>Years in Central Coast Area</u>			
<u># of Bathrooms</u>				Less than 5	9%	31%	19%
1	11%	57%	31%	5-10	13%	31%	21%
1 ½	9%	8%	9%	11-20	26%	13%	21%
2 or more	79%	34%	60%	More than 20	52%	25%	40%
<u>Square Footage</u>				Mean	22.8	12.6	18.5
< 1000	7%	51%	24%	<u>Residence Location</u>			
1000-1500	37%	32%	35%	Santa Barbara	44%	51%	46%
1501-2000	31%	11%	23%	Goleta	29%	29%	29%
Over 2000	25%	4%	17%	Other Santa Barbara areas	5%	10%	8%
Mean	1,801	1,030	1,516	Lompoc/Santa Maria/SLO	8%	3%	6%
<u>Household Size</u>				Ventura/Oxnard/Camarillo	7%	2%	5%
1	11%	25%	17%	Solvang/Buellton/Santa	4%	2%	3%
2	40%	37%	39%	Carpinteria	2%	2%	2%
3	23%	19%	22%	Other	1%	1%	1%
4 or more	25%	19%	23%				
<u>Total Housing Cost (Monthly)</u>							
Less than \$1,500	23%	56%	33%				
\$1,500 - \$2,000	20%	23%	27%				
Over \$2,000	57%	21%	41%				
Mean	\$2,520	\$1,597	\$2,104				

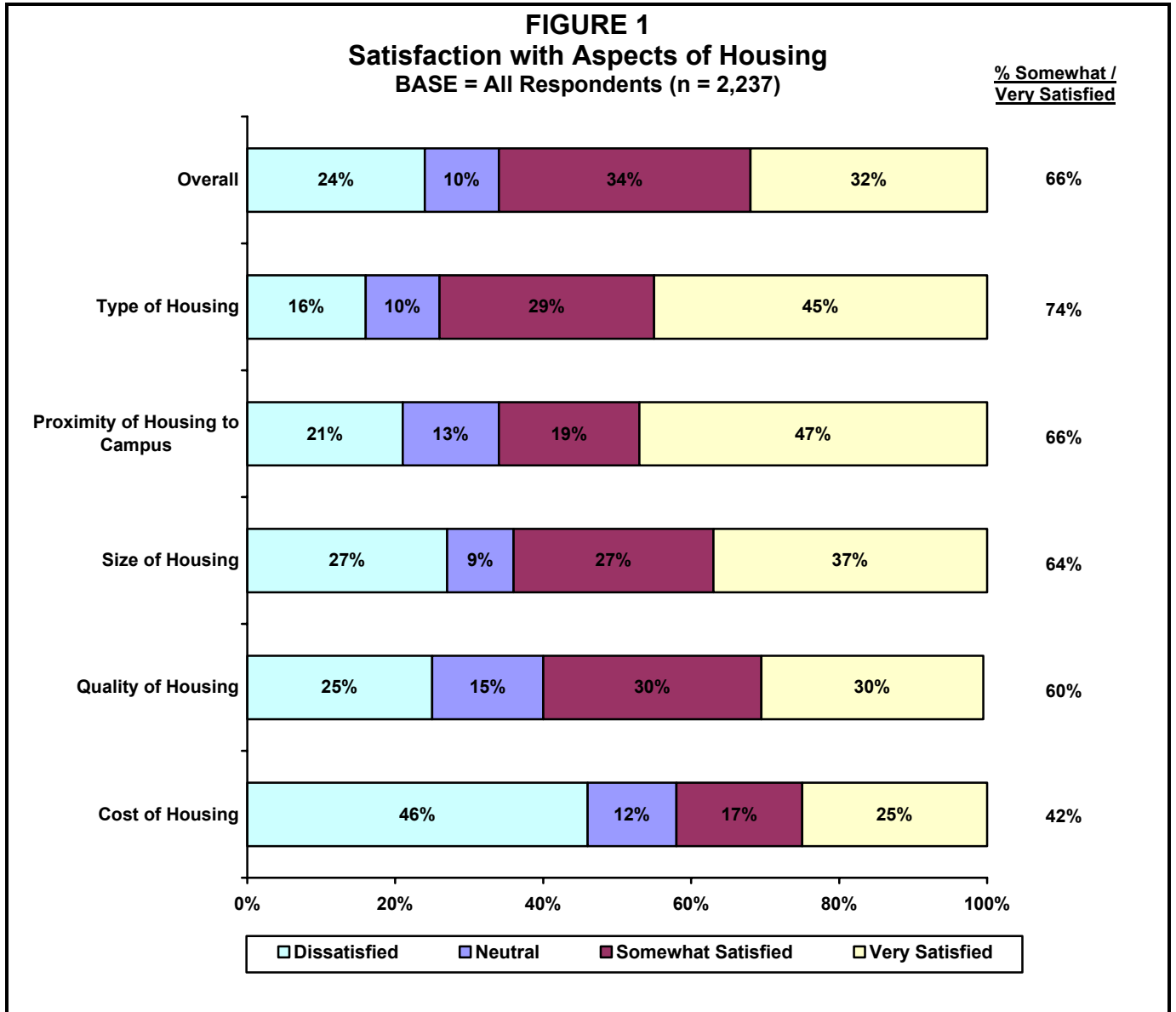
*Total columns in Table 3 include a small number of employees (< 2%) indicating non-ownership, non-rental or lease living arrangements.

- The most common type of housing among UCSB employees is a single-family home (55%). One-third (34%) live in an apartment, condo, townhouse, or duplex/triplex/fourplex. Two percent (2%) currently live in UCSB faculty housing. Nine percent (9%) live in other types of housing, such as a mobile home, studio, or a single room or guesthouse. Homeowners are most likely to reside in a single-family home (76%) while renters are most likely to reside in an apartment (34%).
- The typical employee mostly likely lives in a 3-bedroom, 2-bathroom residence. Employees in rental or lease arrangements most likely live in one or two bedroom dwellings with one bathroom, while homeowners most likely live in dwellings with three or more bedrooms and two or more bathrooms.
- The average square footage of employees' current residence is approximately 1500 sq ft. Employees who own their homes live in dwellings of approximately 1800 sq ft, on average, while those renting or leasing their residence reside in dwellings of approximately 1030 sq ft, on average.
- The average household size is 2 adults with no children. Seventeen percent (17%) of employees live alone.
- Employees pay \$2,104 per month, on average, in housing costs (excluding utilities) for their entire household. Homeowners have higher housing costs at \$2,520, while those in rental or lease arrangements pay, on average, approximately \$1,600. Those with roommates pay about \$986 per month for their share of the housing costs. Utilities cost employees an average of \$253 per month.
- Employees have lived in their current residences for 8 years, on average. They have lived in the Central Coast area for about 19 years. Forty percent (40%) have lived in the area for more than 20 years.
 - As would be expected, homeowners have lived for a longer period of time in the Central Coast area compared to renters – owners have lived here for an average of 22.8 years vs. 12.6 years among renters.
- Nearly half of the employees responding live in Santa Barbara (46%), while another 29% live in Goleta, 3% in Isla Vista, 2% at West Campus Point, and 2% in Hope Ranch or Montecito. Three percent (3%) live just north of Santa Barbara, in the Santa Ynez area, while 6% live further north in Lompoc, Santa Maria, or San Luis Obispo. Two percent (2%) live in Carpinteria, while 5% live further south in Ventura, Oxnard, or Camarillo.
 - Homeownership is more common in the areas north and south of Santa Barbara – 70% of employees who live south of Santa Barbara and 74% of those who live north of Santa Barbara own their current homes vs. 52% of those who live within Santa Barbara.

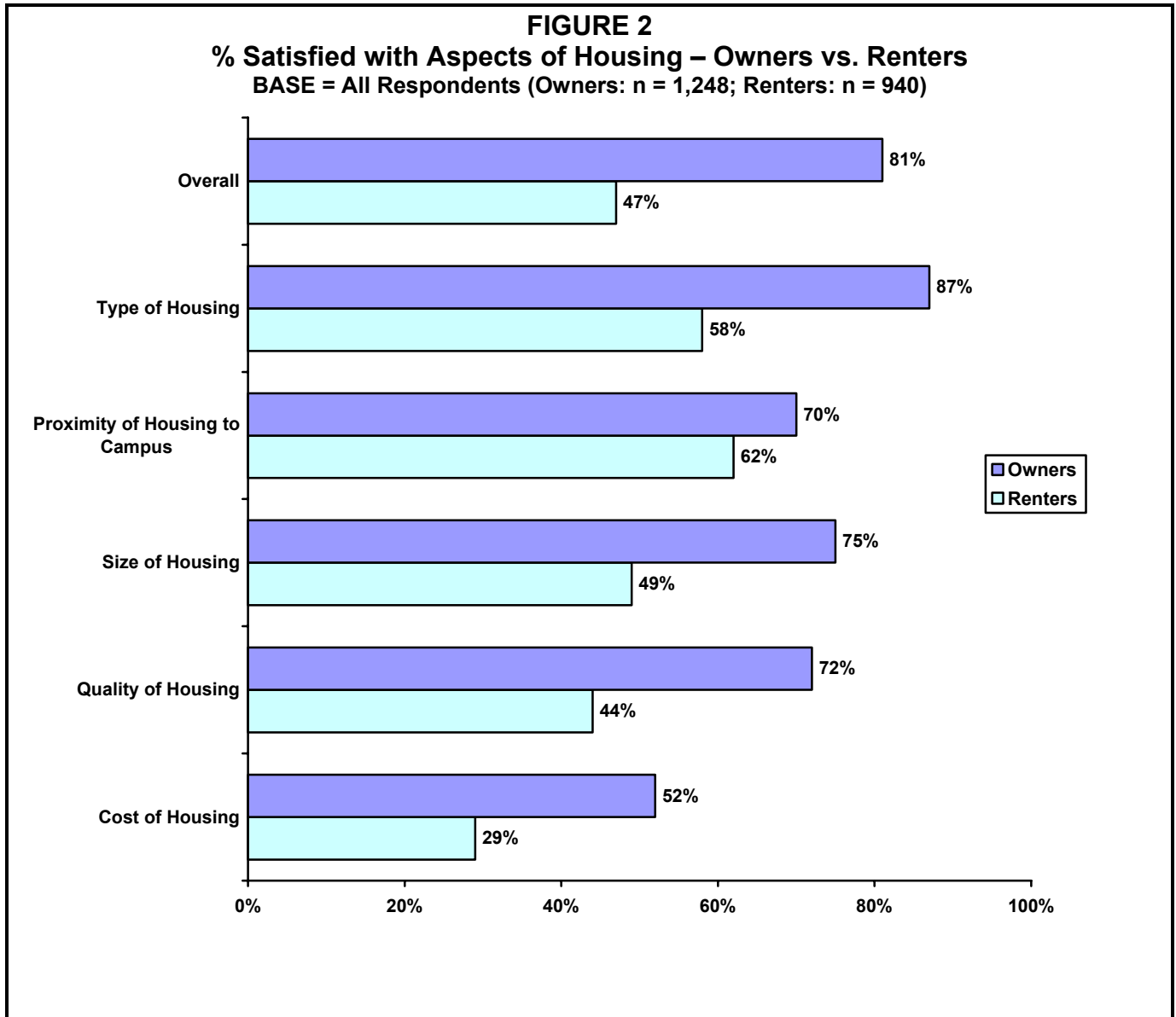
Satisfaction with Current Housing

Two-thirds (66%) of all respondents are satisfied with their current housing situation overall.

- The majority of employees are satisfied with most aspects of their current housing situation, with the exception of cost of housing (42% satisfied).

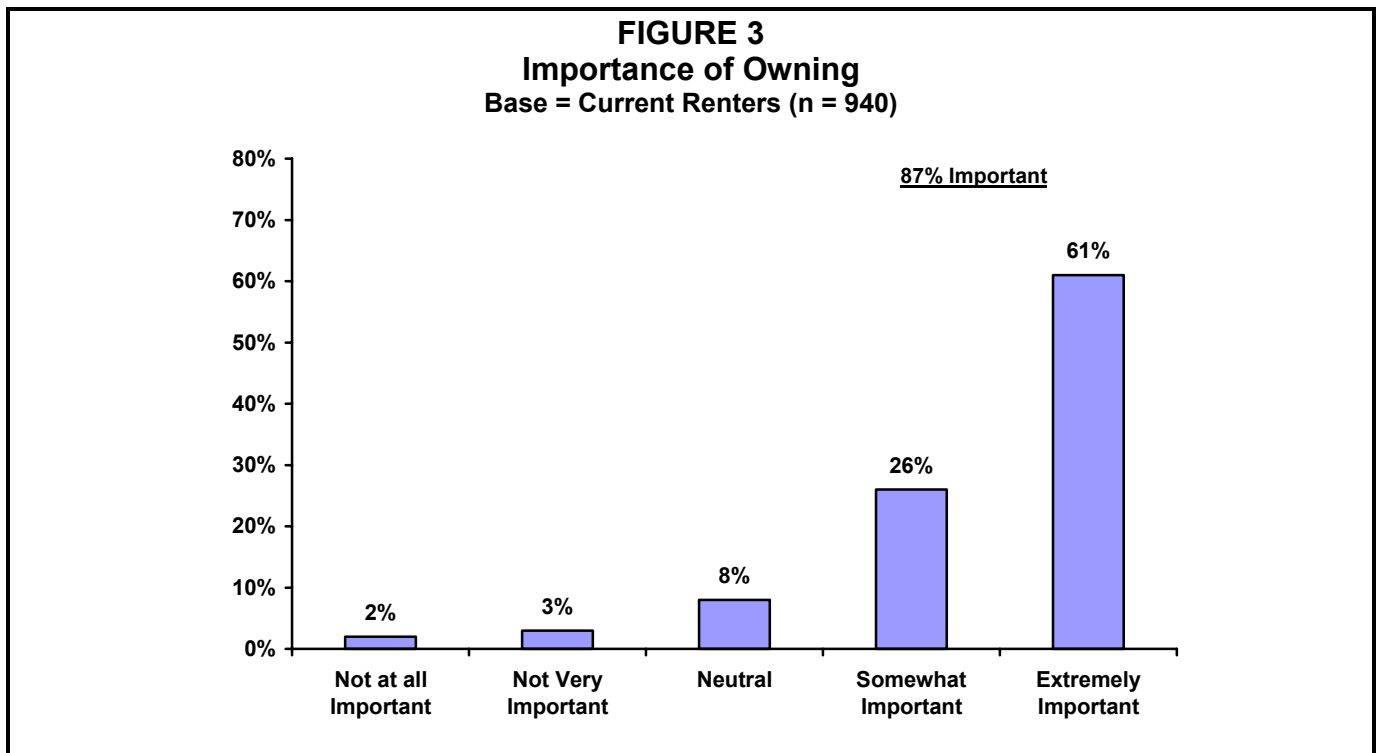


Employees who own their homes are more satisfied with their current housing situation overall, as well as with the various aspects of housing addressed in the survey. The following graph compares the percent of owners and renters who are either “somewhat” or “very” satisfied with aspects of housing.

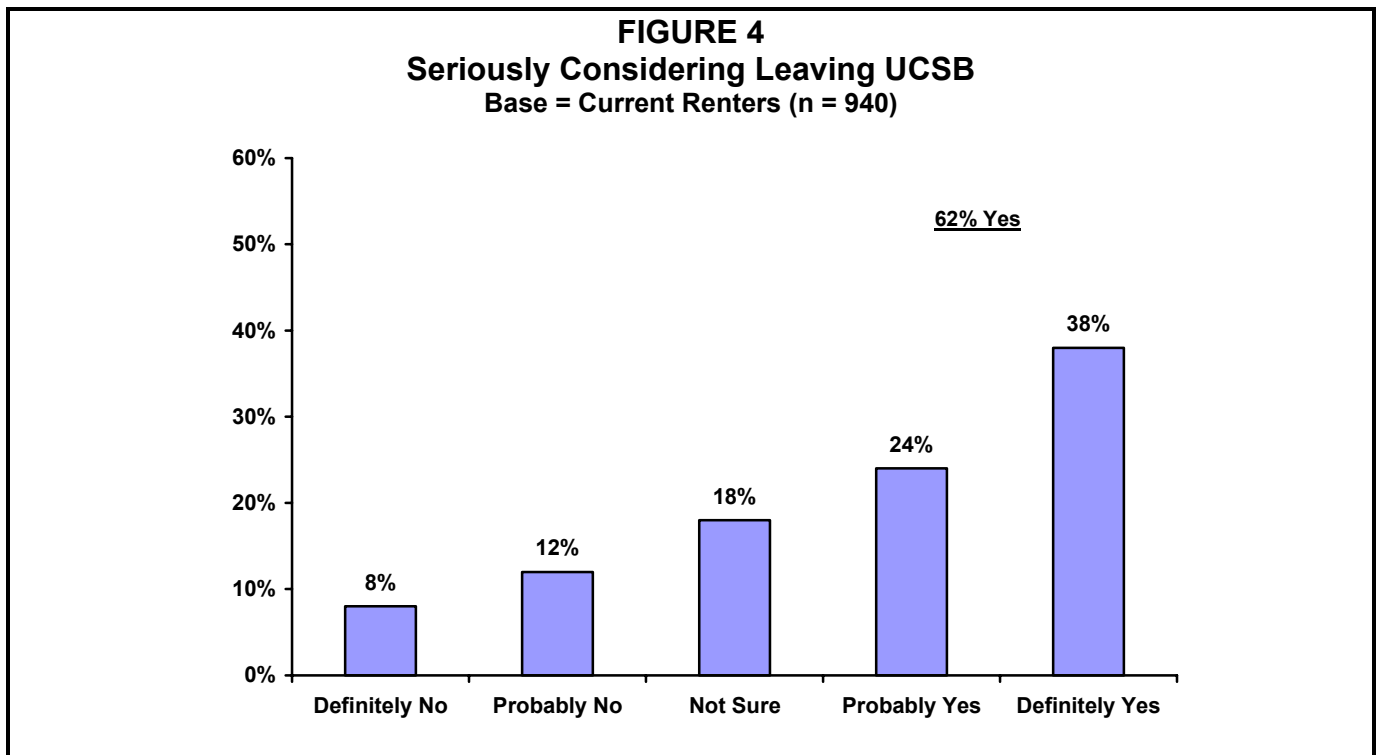


Current renters were asked about the importance of owning a home and whether they are seriously considering leaving their jobs at UCSB if they are unable to purchase a home.

- A large majority of current renters (87%) say that owning their own home is important.
- Ownership is slightly more important among faculty (92% important) and non-academic staff renters (88% important), than other academic staff (80% important).
- Employees over the age of 55 consider it less important to own a home – 72% important vs. 92% among those 41-54 years of age and 86% of those who are 40 or younger.
- Ninety-two percent (92%) of employees with children say it is important to own a home, compared to 85% of those without children.
- Those with household incomes less than \$50,000 consider homeownership somewhat less important – 83% important vs. 91% of those with higher household incomes.



Sixty-two percent (62%) of current renters say they are seriously considering leaving UCSB if they are unable to purchase a home in the area.

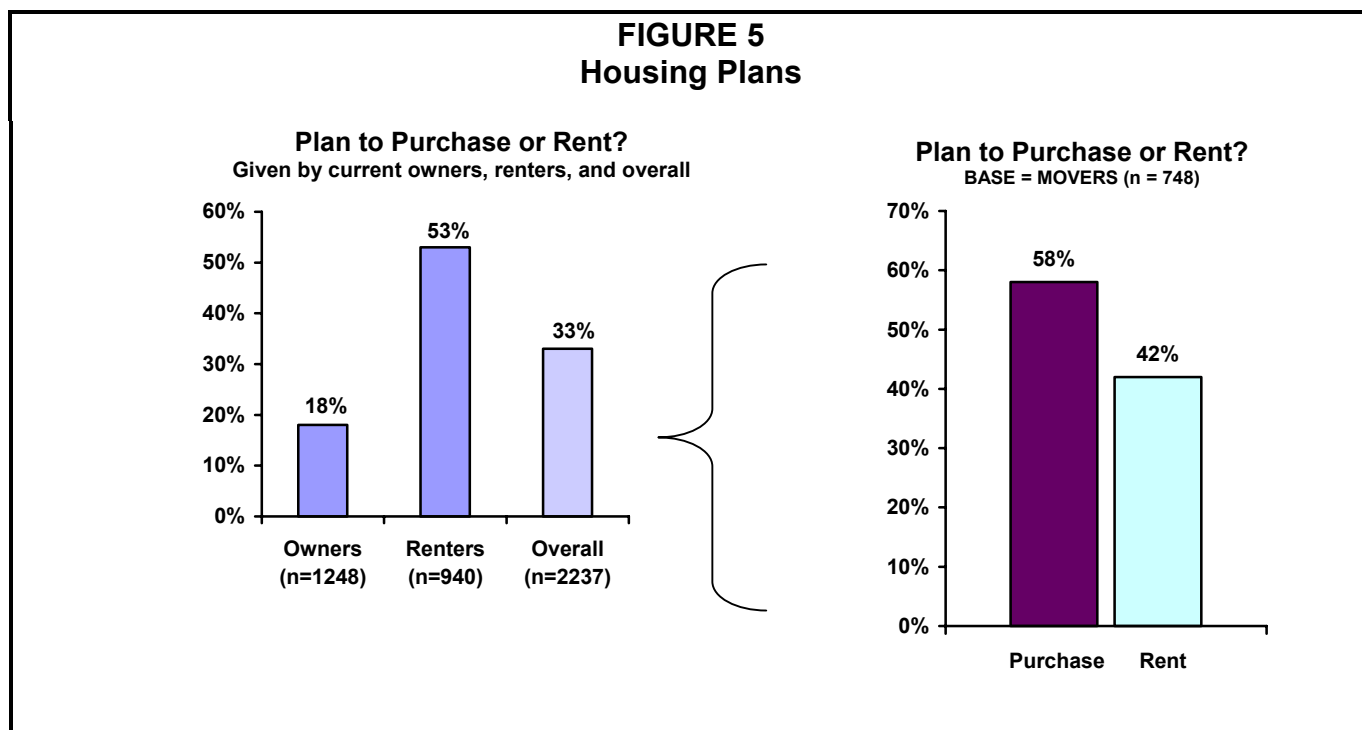


- Faculty who currently rent are more likely to say they would leave their jobs at UCSB if they are unable to purchase a home – 73% yes vs. 63% of other academic staff and 60% of non-academic staff.
- Renters who have worked at UCSB for longer periods of time are less likely to say they are considering leaving. About two-thirds (65%) of renters who have worked at UCSB 10 years or less would seriously consider leaving, compared to only half (49%) of those who have been employed at UCSB for more than 10 years. A similar relationship is seen with length of residence in the Central Coast area.

Future Housing

All respondents were asked about their future housing plans. Those who are considering moving also provided more detailed information about the new homes they might move to, such as housing type, size, location, and affordability.

- One-third (33%) of employees responding to the survey are currently considering moving to a new or different home.
 - Eighteen percent (18%) of current homeowners and 53% of current renters are considering moving.
- Fifty-eight percent (58%) of those who are considering moving plan to purchase their next home.
 - While 90% of current owners who are planning to move would purchase their next home, 44% of current renters would also like to purchase the next home they move to.



Among those who plan to purchase a new or different home, 69% say they are most likely to purchase a single-family home, and 22% will most likely purchase a condo or townhouse. Respondents also indicated all types of housing they would consider. While most (93%) would consider a single-family house, 61% would consider purchasing a condo or townhouse, and 37% would possibly purchase a duplex, triplex, or fourplex.

Among respondents planning to purchase housing (n=434), a separate analysis not shown in Table 4 reveals that approximately 25% would only consider purchasing a single-family home.

Table 4 Type of Housing Purchase Base = Planning to Purchase (n = 434)		
	<u>Most Likely</u>	<u>Any Considered*</u>
Single-Family House	69%	93%
Condo/Townhouse	22%	61%
Duplex/Triplex/Fourplex	3%	37%
Mobile Home	3%	3%
Loft-style Apartment	<1%	14%
Other	3%	13%

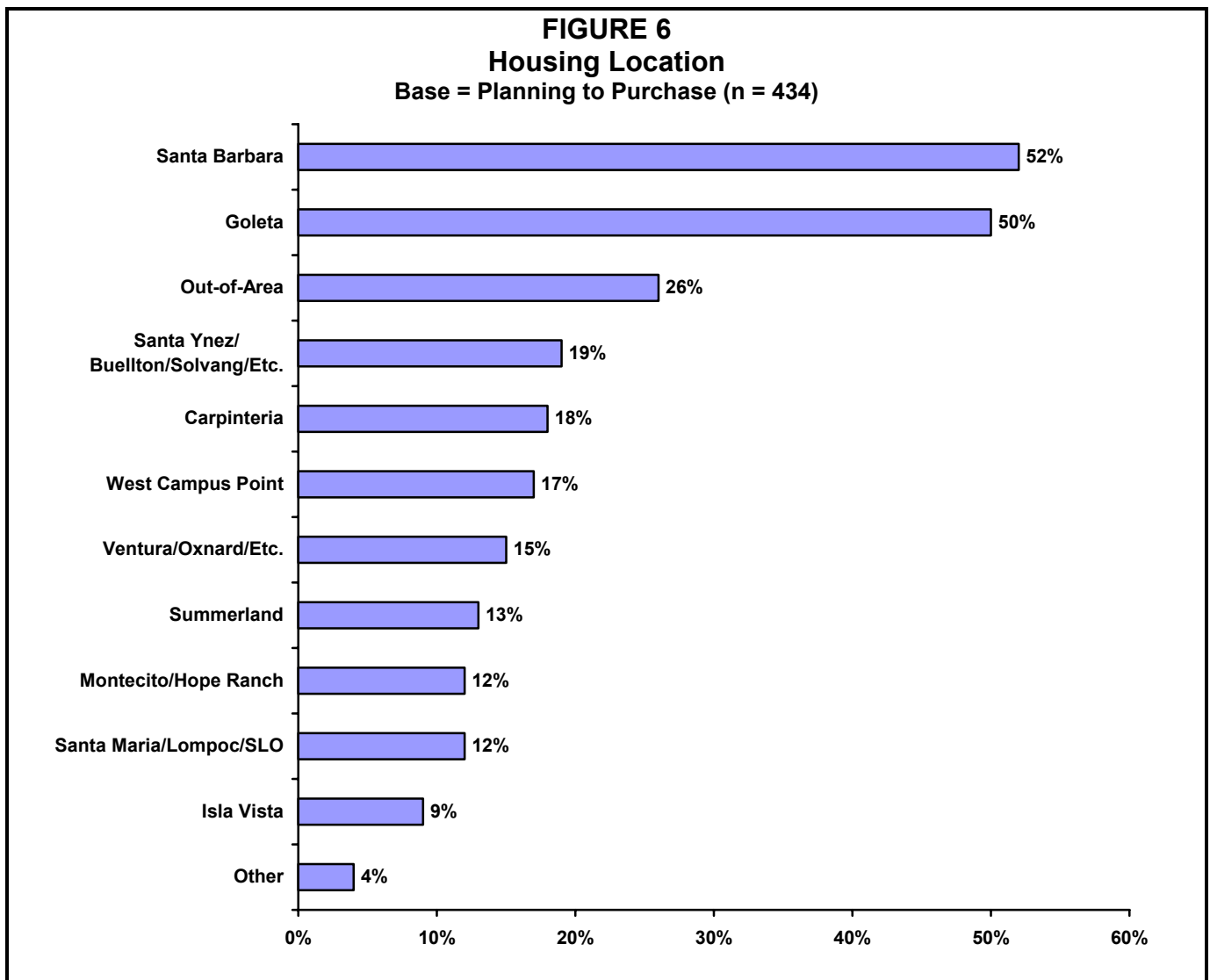
*Multiple responses allowed

Employees planning to purchase a home would consider a range of housing sizes.

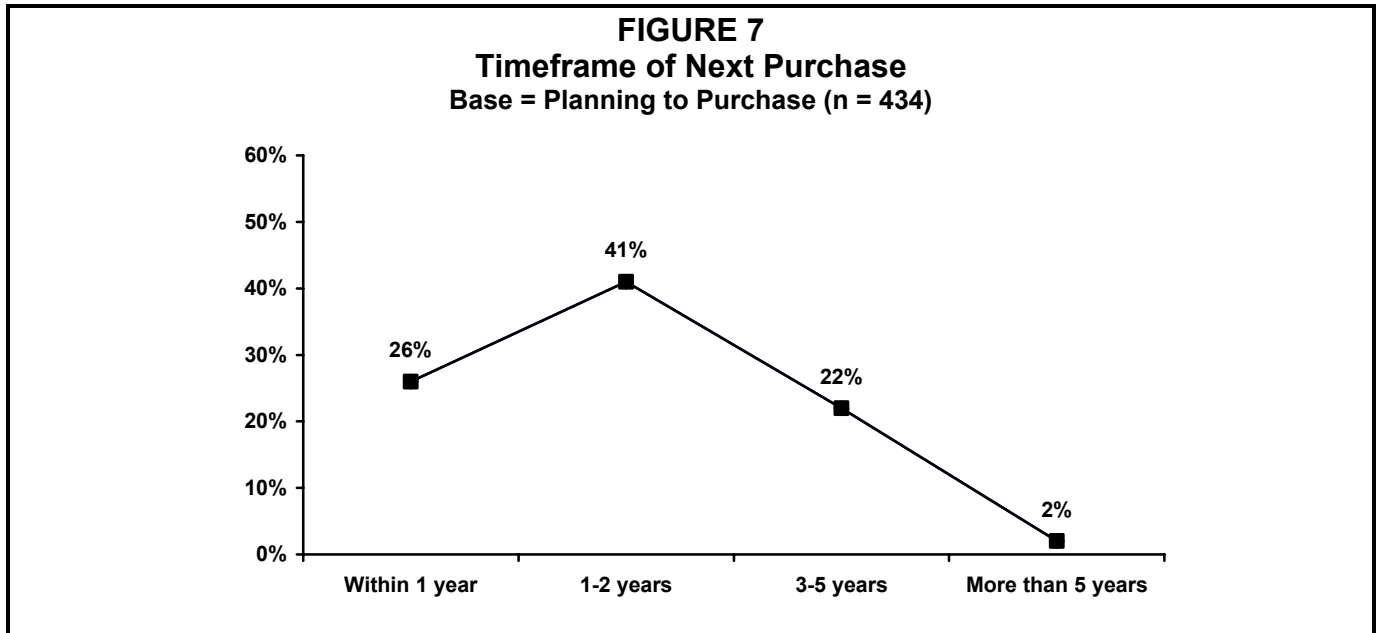
- When asked to indicate any number of bedrooms they would consider, 7% would consider a 1-bedroom or studio home, and 37% would consider a 2-bedroom home. However, the majority (64%) of employees indicate they are considering a 3-bedroom home, and 30% would consider more than 3 bedrooms.
- Similarly, 9% would consider only 1 bathroom in their next home, 27% selected 1½ bathrooms, 68% would consider a 2-bathroom home, and 35% would consider purchasing a home with 3 or more bathrooms.
- The smallest size in terms of square footage employees would consider for their next housing purchase is 1,470, on average.

Respondents could select multiple areas in which they are considering their next housing purchase.

- Santa Barbara (52%) and Goleta (50%) are the most common locations where employees are interested in purchasing.
- Approximately one-fourth (26%) of those who are planning to purchase a home say they are considering moving out of the Central Coast area – either out-of-state, or to other areas in Northern or Southern California.
- Approximately one-fifth (19%) are considering purchasing a home in Santa Ynez, Buellton, Solvang, or Los Olivos, and another 12% list areas further north, such as Lompoc, Santa Maria, or San Luis Obispo. Eighteen percent (18%) are thinking about Carpinteria, and another 15% would consider areas further south, such as Ventura, Oxnard, Camarillo, or Fillmore.



The largest proportion of respondents (41%) would like to purchase a home in 1 to 2 years. However, one-fourth (26%) expressed interest in purchasing within 1 year. Twenty-two percent (22%) plan to buy a home in 3 to 5 years, and a small number (2%) will wait more than 5 years.

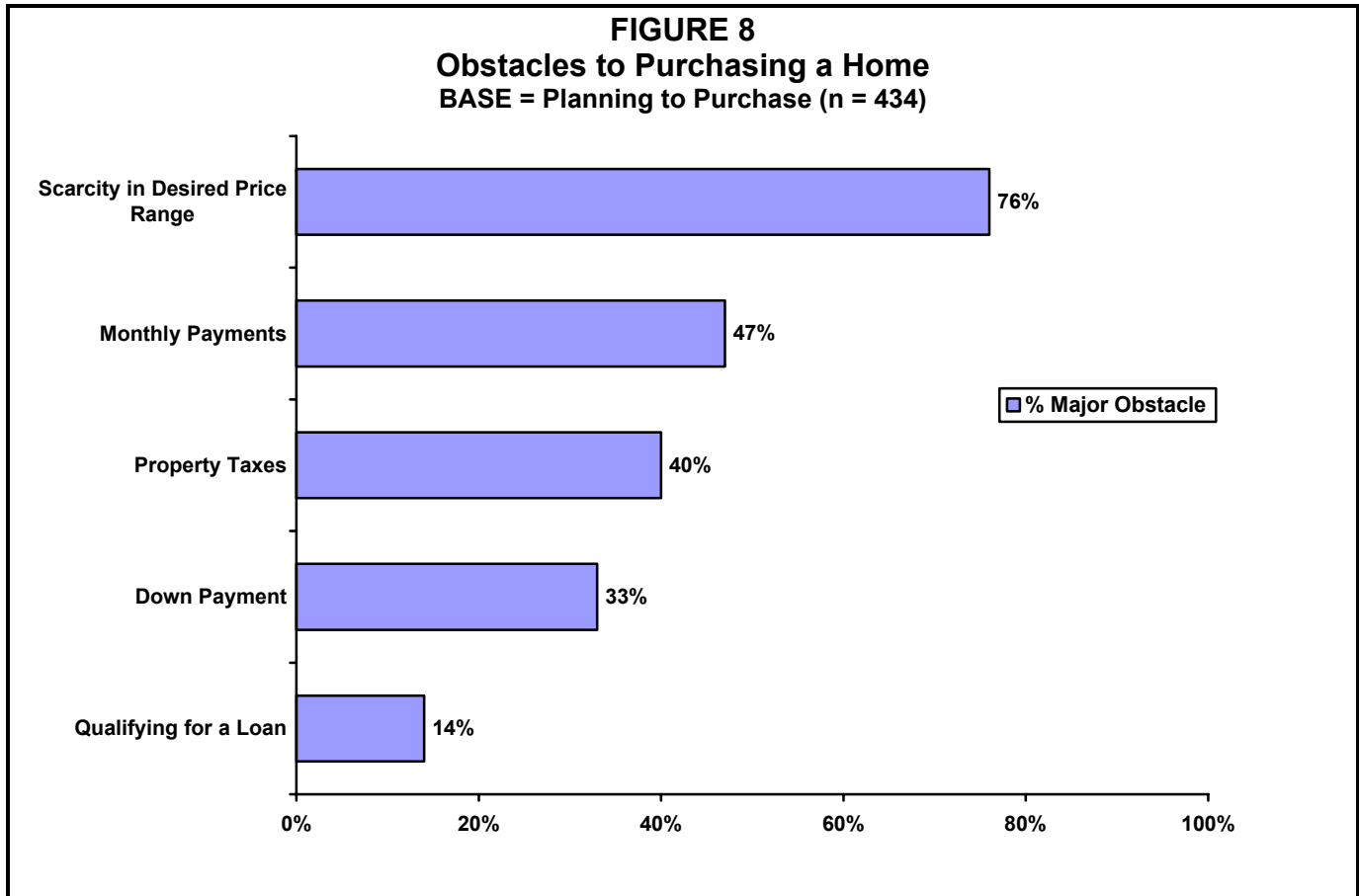


The survey sought to understand and measure the cost of housing that UCSB employees believe they can afford. Affordability varies considerably by current ownership status. Not surprisingly, homeowners say they can afford much higher down payments, home prices, and monthly housing costs, compared to renters.

- On average, employees indicate that the largest down payment they can afford is about \$57,500. While current owners believe they can afford a down payment of about \$168,000, renters can provide a down payment in the amount of about \$28,000.
- The median home price employees are likely to purchase is \$545,000. Fifty-four percent (54%) are most likely to purchase a home under \$600,000, while 29% say they will buy a home between \$600,000 and \$999,999, and 11% say they can afford a home over \$1 million. Owners say they can afford a median purchase price of \$762,500, while renters will more likely look for homes of \$437,500.
- The maximum average monthly housing cost employees say they can afford is \$2,134. Again, current owners indicate they can afford higher monthly housing costs than renters – about \$2,400 vs. \$1,900 per month.

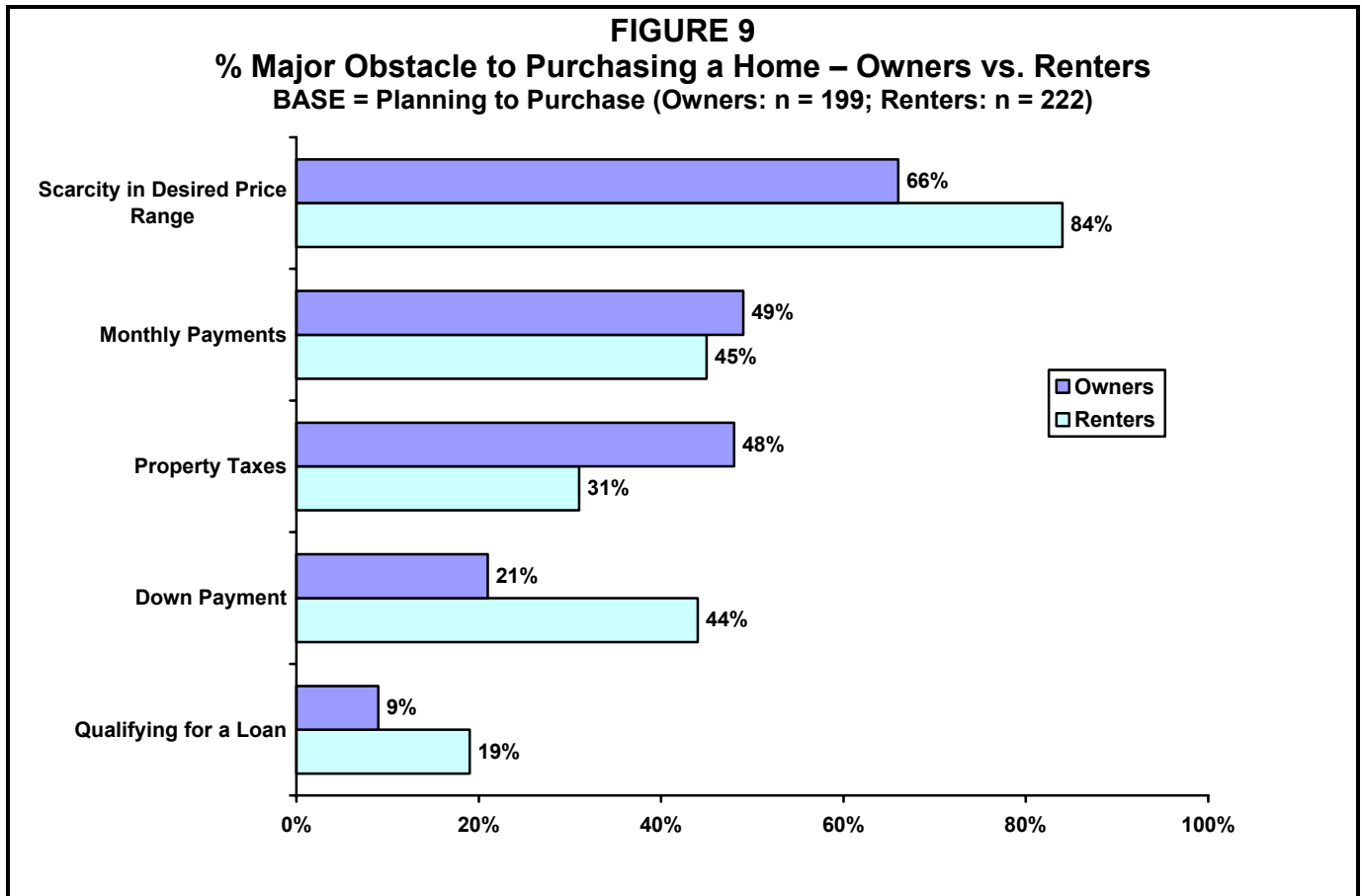
	All Purchasers (n=434)	Current Owners (n=199)	Current Renters (n=222)
Median Down Payment	\$57,576	\$168,182	\$28,167
Median Price of Home	\$545,000	\$762,500	\$437,500
Median Monthly Housing Cost	\$2,134	\$2,409	\$1,936

The majority (76%) of employees planning to purchase a home say that scarcity of homes in their desired price range is a “major obstacle”. Other major obstacles include monthly payments (47%), property taxes (40%), and down payment (33%). Fewer employees consider qualifying for a loan to be a major obstacle for them to purchase a home.



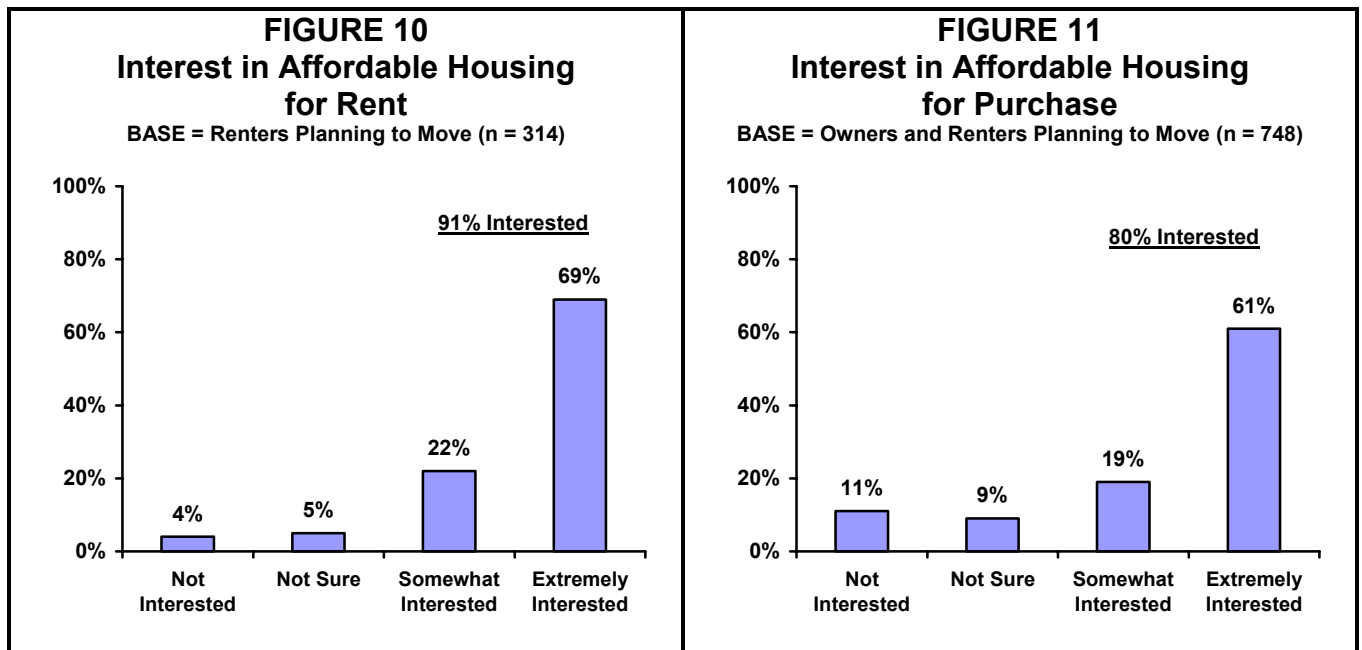
Again, current owners and renters face different obstacles to purchasing a home.

- Owners are more likely than renters to say that property taxes are a “major obstacle”.
- Renters consider scarcity of homes in their desired price range, the down payment, and qualifying for a loan to be bigger obstacles than owners.
- However, owners and renters are nearly equally likely to say that monthly payments are a “major obstacle” to purchasing a home.



If UCSB builds and offers affordable housing near campus, a large number of employees express interest in both renting and purchasing this type of housing.

- Ninety-one percent (91%) of current renters who plan to move are either somewhat (22%) or extremely interested (69%) in renting below-market-rate housing provided by UCSB.
- Eight out of ten (80%) employees who plan to move are either somewhat (19%) or extremely interested (61%) in purchasing housing provided by UCSB, where the purchase price and resale price would be below market value.
- Current renters who are planning to move are more interested in affordable housing options than movers who already own a home - 85% vs. 69% interested.



Transportation

All respondents were asked to share information about their commute modes, schedules, and distance. The following represents a profile of faculty and staff transportation to and from campus:

Table 6			
Transportation Profile			
Base = All Respondents (n = 2,237)			
<i># of Vehicles in Household</i>		<i># of People in Carpool/Vanpool (n = 580)</i>	
0	2%	Two	76%
1	39%	More than two	24%
2	46%	<i># of Days Commuting to UCSB</i>	
3+	13%	1-3	4%
<i>Primary Commute Mode</i>		4	9%
Drive alone	64%	5	73%
Carpool	14%	More than 5	14%
Bicycle	9%	<i>Arrival Time</i>	
Bus (MTD)	7%	Early a.m. (before 8:00 a.m.)	42%
Vanpool	3%	Morning (8:00-9:30 a.m.)	46%
Long-distance Commuter Bus	1%	After 9:30 a.m.	12%
Other	3%	<i>Departure Time</i>	
<i>All Modes (multiple responses allowed)</i>		Before 3:30 p.m.	8%
Drive alone	81%	Afternoon (3:30-5:00 p.m.)	38%
Carpool	24%	Evening (After 5:00 p.m.)	54%
Bicycle	23%	<i>Commute Time</i>	
Bus (MTD)	14%	< 10 minutes	12%
Vanpool	3%	10-29 minutes	65%
Long-distance Commuter Bus	1%	30-59 minutes	16%
Other	9%	1 hour or longer	7%
		Mean	22.6

- The majority of employees commute to UCSB by driving alone – 64% list this as their primary commute mode. One-fourth (24%) carpools to work, and 23% ride a bicycle, at least some of the time. Three percent (3%) use a vanpool service to get to work.
- The typical UCSB employee commutes about 23 minutes to get to work. The majority (65%) travel between 10 and 30 minutes, while 12% live within 10 minutes of campus, and 7% commute for one hour or longer.

- Four out of ten respondents (40%) would be willing to increase their commute time in order to achieve a better, or more affordable, housing situation. However, the majority of these individuals (54%) would only be willing to commute less than 20 miles, while 36% would travel up to 40 miles, and 9% would accept a commute that is more than 40 miles.
- For perspective, Carpinteria represents an area approximately 20 miles south of UCSB, while Ventura is close to 40 miles south of the University, and Oxnard is over 40 miles away. The Buellton/Solvang/Santa Ynez area is between 20 and 40 miles north of UCSB, while Lompoc is over 40 miles north of the University, and Santa Maria is more than 60 miles away.
- Interest in vanpooling was measured among those who do not currently vanpool. Forty-one percent (41%) are either somewhat (27%) or extremely interested (14%) in convenient vanpool service available from their homes to UCSB. An equal proportion (41%), however, are not interested in vanpooling, and 18% are not sure.

Appendix A - Questionnaire

UCSB Faculty and Staff Housing Survey

Please help us to better meet the housing needs of UCSB faculty and staff by answering the following questions. This survey is sponsored by the Chancellor's Advisory Committee for Faculty and Staff Housing. All responses will remain completely anonymous. Once you have completed the survey, please return it to Institutional Research by campus mail in the envelope provided. Thank you. Si usted quiere una versión en español de la encuesta, por favor contacte a Laurel Wilder 893-7754.

Q1. What is your current role on campus? (mark one)

Faculty

- ₁ Professor / Dean
- ₂ Associate Professor
- ₃ Assistant Professor

Academic Staff

- ₄ Instructor / Lecturer
- ₅ Librarian
- ₆ Researcher
- ₇ Post-doctoral
- ₈ Other Academic Staff: Specify _____

Non-Academic Staff

- ₉ Managers/Sr. Professionals / Senior Management Group (MSP/SMG)
- ₁₀ Professional / Support Staff (PSS)
- ₁₁ Staff represented by a union
- ₁₂ Other Non-Academic Staff: Specify _____

Q2. Are you a part-time or full-time UCSB employee?

- ₁ Part-time
- ₂ Full-time

Q3. How many years have you been

employed at UCSB?
_____ Years

Q4. How many years have you been employed in

the Santa Barbara/Central Coast area?
_____ Years

Q5. What is your age? _____

Q6. Are you: ₁ Male ₂ Female

Q7. Marital status:

- ₁ Married
- ₂ Living with a partner
- ₃ Single, never married
- ₄ Divorced / Separated / Widowed
- ₅ Prefer not to answer

Q8a-Q8c are for those married or living with a partner: [Others please go to Q9a]

Q8a. Is your spouse/partner either employed by UCSB or a student at UCSB? (Mark all that apply)

- ₁ Yes, employed by UCSB [If yes, please go to Q9a]
- ₂ Yes, a student at UCSB
- ₃ No, neither

Q8b. Is your spouse/partner employed?

- ₁ Yes ₂ No [If no, please go to Q9a]

Q8c. Where does your spouse/partner work?

- ₁ Santa Barbara / Goleta
- ₂ South: Ventura / Oxnard / Camarillo
- ₃ North: Santa Ynez / Santa Maria / SLO
- ₄ Works from home/Telecommute
- ₅ Other

Q9a. What is your estimated annual *personal* income?

- ₁ Less than \$25,000
- ₂ \$25,000 - \$49,999
- ₃ \$50,000 - \$74,999
- ₄ \$75,000 - \$99,999
- ₅ \$100,000 - \$124,999
- ₆ \$125,000 - \$149,999
- ₇ \$150,000 - \$199,999
- ₈ \$200,000 or more
- ₉ Prefer not to answer

Q9b. What is your estimated annual *household* income, from all sources?

- ₁ Less than \$25,000
- ₂ \$25,000 - \$49,999
- ₃ \$50,000 - \$74,999
- ₄ \$75,000 - \$99,999
- ₅ \$100,000 - \$124,999
- ₆ \$125,000 - \$149,999
- ₇ \$150,000 - \$199,999
- ₈ \$200,000 or more
- ₉ Prefer not to answer

Current Housing

Q10. Which of the following best describes your current housing status?

- ₁ Own
- ₂ Rent or lease
- ₃ Other: specify _____

Q11. What type of housing do you live in?

- ₁ UCSB Faculty Housing
- ₂ Single-family house
- ₃ Studio
- ₄ Apartment (with 5 or more units)
- ₅ Condo/Townhouse
- ₆ Duplex / Triplex / Fourplex
- ₇ Guest house / Cottage
- ₈ Other: specify _____

Q12. How many bedrooms are there in your current residence?

- ₁ Studio
- ₂ 1
- ₃ 2
- ₄ 3
- ₅ 4
- ₆ 5 or more

Q13. How many bathrooms are there in your current residence?

- ₁ 1
- ₂ 1 ½
- ₃ 2
- ₄ 2 ½
- ₅ 3 or more

Q14. What is the approximate square footage of your current residence? _____ sq feet

Q15. What is the total number of adults (18 or older), *including yourself*, living in your current residence? _____ adults

Q16. What is the total number of children under the age of 18 living in your current residence? _____ children

Q17. What is the estimated monthly housing cost for your entire household? (*Monthly housing costs would include rent, mortgage payments, property taxes, property insurance, and association dues*) \$ _____

Q18. What is your entire household's *estimated* average monthly cost for utilities? \$ _____

Q19. *If you share your housing with roommates*, please estimate your share of the total monthly housing costs (including utilities)? \$ _____

Q20. How many years have you lived in your current residence? _____ years

Q21. How many years have you lived in the Santa Barbara/Central Coast area? _____ years

Q22. Where is your current residence located?

- ₁ West Campus Point
- ₂ Isla Vista
- ₃ Goleta
- ₄ Hope Ranch
- ₅ Santa Barbara
- ₆ Montecito
- ₇ Summerland
- ₈ Carpinteria
- ₉ Ventura / Oxnard / Camarillo / Fillmore
- ₁₀ Santa Ynez / Buellton / Solvang / Los Olivos
- ₁₁ Santa Maria / Lompoc / San Luis Obispo
- ₁₂ Other: specify _____


Q23. What is the zip code at your current residence? _____

- Q24. How satisfied are you with your current housing situation overall?
- | | | | | | |
|--|---------------------------------------|---------------------------------------|---------------------------------------|---------------------------------------|---------------------------------------|
| | Very satisfied | Somewhat satisfied | Neutral | Somewhat dissatisfied | Very dissatisfied |
| | <input type="checkbox"/> ₁ | <input type="checkbox"/> ₂ | <input type="checkbox"/> ₃ | <input type="checkbox"/> ₄ | <input type="checkbox"/> ₅ |
- Q25. How satisfied are you with the following aspects of your current housing situation:
- | | | | | | |
|---------------------------------------|---------------------------------------|---------------------------------------|---------------------------------------|---------------------------------------|---------------------------------------|
| | Very satisfied | Somewhat satisfied | Neutral | Somewhat dissatisfied | Very dissatisfied |
| Q25a. Type of housing? | <input type="checkbox"/> ₁ | <input type="checkbox"/> ₂ | <input type="checkbox"/> ₃ | <input type="checkbox"/> ₄ | <input type="checkbox"/> ₅ |
| Q25b. Size of housing? | <input type="checkbox"/> ₁ | <input type="checkbox"/> ₂ | <input type="checkbox"/> ₃ | <input type="checkbox"/> ₄ | <input type="checkbox"/> ₅ |
| Q25c. Cost of housing? | <input type="checkbox"/> ₁ | <input type="checkbox"/> ₂ | <input type="checkbox"/> ₃ | <input type="checkbox"/> ₄ | <input type="checkbox"/> ₅ |
| Q25d. Quality of housing? | <input type="checkbox"/> ₁ | <input type="checkbox"/> ₂ | <input type="checkbox"/> ₃ | <input type="checkbox"/> ₄ | <input type="checkbox"/> ₅ |
| Q25e. Proximity of housing to campus? | <input type="checkbox"/> ₁ | <input type="checkbox"/> ₂ | <input type="checkbox"/> ₃ | <input type="checkbox"/> ₄ | <input type="checkbox"/> ₅ |

Q26-Q27 are for renters only: [Owners, please go to Q28a]

- Q26. How important is it to you to own your own home?
- | | | | | | |
|--|---------------------------------------|---------------------------------------|---------------------------------------|---------------------------------------|---------------------------------------|
| | Extremely important | Somewhat important | Neutral | Not very important | Not at all important |
| | <input type="checkbox"/> ₁ | <input type="checkbox"/> ₂ | <input type="checkbox"/> ₃ | <input type="checkbox"/> ₄ | <input type="checkbox"/> ₅ |
- Q27. Are you seriously considering leaving your job at UCSB if you are unable to purchase a home in the area?
- | | | | | | |
|--|---------------------------------------|---------------------------------------|---------------------------------------|---------------------------------------|---------------------------------------|
| | Definitely yes | Probably yes | Not sure | Probably no | Definitely no |
| | <input type="checkbox"/> ₁ | <input type="checkbox"/> ₂ | <input type="checkbox"/> ₃ | <input type="checkbox"/> ₄ | <input type="checkbox"/> ₅ |

Future Housing

- Q28a. Are you currently considering moving to a new/different home?
- ₁ Yes  ₂ No **[Please go to Q42]**
- Q28b. Are you considering purchasing or renting your next home?
- ₁ Purchasing
- ₂ Renting
- Q29a. What type of home are you most likely to purchase/rent?
- ₁ Studio
- ₂ Apartment (in a building with 5 or more units)
- ₃ Loft-style apartment
- ₄ Condo / Townhouse
- ₅ Duplex / Triplex / Fourplex
- ₆ Single family house
- ₇ Other: specify _____
- Q29b. What other type of homes would you consider? (Mark all that apply)
- ₁ Studio
- ₂ Apartment (in a building with 5 or more units)
- ₃ Loft style apartment
- ₄ Condo / Townhouse
- ₅ Duplex / Triplex / Fourplex
- ₆ Single family house
- ₇ Other: specify _____
- ₈ None of the above
- Q30. How many bedrooms would you consider for your next home? (Mark all that apply)
- ₁ Studio ₂ 1 ₃ 2 ₄ 3 ₅ 4 ₆ 5 or more
- Q31. How many bathrooms would you consider for your next home? (Mark all that apply)
- ₁ 1 ₂ 1 ½ ₃ 2 ₄ 2 ½ ₅ 3 or more

Q32. What is the *smallest* size, in terms of square footage, you would consider for your next home? _____ sq feet

Q33. In what areas are you considering purchasing/renting a home? (Mark all that apply)

- | | |
|---|--|
| <input type="checkbox"/> ₁ West Campus Point | <input type="checkbox"/> ₇ Summerland |
| <input type="checkbox"/> ₂ Isla Vista | <input type="checkbox"/> ₈ Carpinteria |
| <input type="checkbox"/> ₃ Goleta | <input type="checkbox"/> ₉ Ventura / Oxnard / Camarillo / Fillmore |
| <input type="checkbox"/> ₄ Hope Ranch | <input type="checkbox"/> ₁₀ Santa Ynez / Buelton / Solvang / Los Olivos |
| <input type="checkbox"/> ₅ Santa Barbara | <input type="checkbox"/> ₁₁ Santa Maria / Lompoc / San Luis Obispo |
| <input type="checkbox"/> ₆ Montecito | <input type="checkbox"/> ₁₂ Other: specify _____ |

Q34-Q38 are for purchasers only: [If you are planning to rent your next home, please go to Q39]

Q34. Ideally, how soon would you like to purchase a home?

- ₁ Within 1 year
- ₂ In 1-2 years
- ₃ In 3-5 years
- ₄ More than 5 years from now
- ₅ Don't Know

Q35. What is the maximum amount that you could spend on a down payment for a new/different home?

- | | | |
|---|--|--|
| <input type="checkbox"/> ₁ Less than \$5,000 | <input type="checkbox"/> ₆ \$40,000 - \$49,999 | <input type="checkbox"/> ₁₁ \$200,000 - \$249,999 |
| <input type="checkbox"/> ₂ \$5,000 - \$9,999 | <input type="checkbox"/> ₇ \$50,000 - \$74,999 | <input type="checkbox"/> ₁₂ \$250,000 or more |
| <input type="checkbox"/> ₃ \$10,000 - \$19,999 | <input type="checkbox"/> ₈ \$75,000 - \$99,999 | <input type="checkbox"/> ₁₃ Don't know |
| <input type="checkbox"/> ₄ \$20,000 - \$29,999 | <input type="checkbox"/> ₉ \$100,000 - \$149,999 | |
| <input type="checkbox"/> ₅ \$30,000 - \$39,999 | <input type="checkbox"/> ₁₀ \$150,000 - \$199,999 | |

Q36. What is the maximum amount, per month, that you could spend on a new/different home? (Monthly housing costs would include mortgage payments, property taxes, property insurance, association dues, etc.)

- | | | |
|---|---|---|
| <input type="checkbox"/> ₁ Less than \$1,000 | <input type="checkbox"/> ₄ \$2,000 - \$2,499 | <input type="checkbox"/> ₇ \$3,500 or more |
| <input type="checkbox"/> ₂ \$1,000 - \$1,499 | <input type="checkbox"/> ₅ \$2,500 - \$2,999 | <input type="checkbox"/> ₈ Don't know |
| <input type="checkbox"/> ₃ \$1,500 - \$1,999 | <input type="checkbox"/> ₆ \$3,000 - \$3,499 | |

Q37. In which of the following price ranges are you most likely to purchase a new/different home?

- | | | | |
|---|--|--|--|
| <input type="checkbox"/> ₁ Less than \$300,000 | <input type="checkbox"/> ₆ \$600,000 - \$649,999 | <input type="checkbox"/> ₁₁ \$850,000 - \$899,999 | <input type="checkbox"/> ₁₆ \$1,500,000-\$1,749,999 |
| <input type="checkbox"/> ₂ \$300,000-\$399,999 | <input type="checkbox"/> ₇ \$650,000 - \$699,999 | <input type="checkbox"/> ₁₂ \$900,000 - \$949,999 | <input type="checkbox"/> ₁₇ \$1,750,000-\$1,999,999 |
| <input type="checkbox"/> ₃ \$400,000-\$499,999 | <input type="checkbox"/> ₈ \$700,000 - \$749,999 | <input type="checkbox"/> ₁₃ \$950,000 - \$999,999 | <input type="checkbox"/> ₁₈ \$2,000,000 or more |
| <input type="checkbox"/> ₄ \$500,000-\$549,999 | <input type="checkbox"/> ₉ \$750,000 - \$799,999 | <input type="checkbox"/> ₁₄ \$1,000,000-\$1,249,999 | <input type="checkbox"/> ₁₉ Don't know |
| <input type="checkbox"/> ₅ \$550,000 - \$599,999 | <input type="checkbox"/> ₁₀ \$800,000 - \$849,999 | <input type="checkbox"/> ₁₅ \$1,250,000-\$1,499,999 | |

Q38. Please indicate the extent to which each of the following factors is an obstacle for you to buy a new/different home.

	Major Obstacle.....Not an Obstacle				
Q38a. Monthly payments	<input type="checkbox"/> ₁	<input type="checkbox"/> ₂	<input type="checkbox"/> ₃	<input type="checkbox"/> ₄	<input type="checkbox"/> ₅
Q38b. Down payment	<input type="checkbox"/> ₁	<input type="checkbox"/> ₂	<input type="checkbox"/> ₃	<input type="checkbox"/> ₄	<input type="checkbox"/> ₅
Q38c. Property taxes	<input type="checkbox"/> ₁	<input type="checkbox"/> ₂	<input type="checkbox"/> ₃	<input type="checkbox"/> ₄	<input type="checkbox"/> ₅
Q38d. Scarcity of homes in desired price range	<input type="checkbox"/> ₁	<input type="checkbox"/> ₂	<input type="checkbox"/> ₃	<input type="checkbox"/> ₄	<input type="checkbox"/> ₅
Q38e. Qualifying for a loan	<input type="checkbox"/> ₁	<input type="checkbox"/> ₂	<input type="checkbox"/> ₃	<input type="checkbox"/> ₄	<input type="checkbox"/> ₅
Q38f. Other: specify _____	<input type="checkbox"/> ₁	<input type="checkbox"/> ₂	<input type="checkbox"/> ₃	<input type="checkbox"/> ₄	<input type="checkbox"/> ₅

Q39 is for renters only: [If you are planning to purchase your next home, please go to Q40]

Q39. If UCSB were to build and offer various affordable housing options (i.e. where rent would be below the market rate) within 5 miles of the main campus, how interested would you be in renting this type of housing?

- | | | | | |
|---------------------------------------|---------------------------------------|---------------------------------------|---------------------------------------|---------------------------------------|
| Extremely interested | Somewhat interested | Not Sure | Not very interested | Not at all interested |
| <input type="checkbox"/> ₁ | <input type="checkbox"/> ₂ | <input type="checkbox"/> ₃ | <input type="checkbox"/> ₄ | <input type="checkbox"/> ₅ |

Q40-Q41 are for renters AND purchasers:

Q40. If UCSB were to build and offer various affordable housing options (i.e. where the purchase price and resale price would be below market value) within 5 miles of the main campus, how interested would you be in purchasing this type of housing?

- | | | | | |
|---------------------------------------|---------------------------------------|---------------------------------------|---------------------------------------|---------------------------------------|
| Extremely interested | Somewhat interested | Not Sure | Not very interested | Not at all interested |
| <input type="checkbox"/> ₁ | <input type="checkbox"/> ₂ | <input type="checkbox"/> ₃ | <input type="checkbox"/> ₄ | <input type="checkbox"/> ₅ |

Q41. How important are the following amenities when you are considering purchasing/renting in a particular housing community?

- | | | | | | |
|--|---------------------------------------|---------------------------------------|---------------------------------------|---------------------------------------|---------------------------------------|
| | Extremely important | Somewhat important | Neutral | Not very important | Not at all important |
| Q41a. Public open space, such as a park or picnic area | <input type="checkbox"/> ₁ | <input type="checkbox"/> ₂ | <input type="checkbox"/> ₃ | <input type="checkbox"/> ₄ | <input type="checkbox"/> ₅ |
| Q41b. Recreation fields or courts | <input type="checkbox"/> ₁ | <input type="checkbox"/> ₂ | <input type="checkbox"/> ₃ | <input type="checkbox"/> ₄ | <input type="checkbox"/> ₅ |
| Q41c. Playground | <input type="checkbox"/> ₁ | <input type="checkbox"/> ₂ | <input type="checkbox"/> ₃ | <input type="checkbox"/> ₄ | <input type="checkbox"/> ₅ |
| Q41d. Bike or walking trails | <input type="checkbox"/> ₁ | <input type="checkbox"/> ₂ | <input type="checkbox"/> ₃ | <input type="checkbox"/> ₄ | <input type="checkbox"/> ₅ |
| Q41e. A clubhouse | <input type="checkbox"/> ₁ | <input type="checkbox"/> ₂ | <input type="checkbox"/> ₃ | <input type="checkbox"/> ₄ | <input type="checkbox"/> ₅ |
| Q41f. Gym | <input type="checkbox"/> ₁ | <input type="checkbox"/> ₂ | <input type="checkbox"/> ₃ | <input type="checkbox"/> ₄ | <input type="checkbox"/> ₅ |
| Q41g. Swimming pool | <input type="checkbox"/> ₁ | <input type="checkbox"/> ₂ | <input type="checkbox"/> ₃ | <input type="checkbox"/> ₄ | <input type="checkbox"/> ₅ |
| Q41h. Garage | <input type="checkbox"/> ₁ | <input type="checkbox"/> ₂ | <input type="checkbox"/> ₃ | <input type="checkbox"/> ₄ | <input type="checkbox"/> ₅ |
| Q41i. Other: Specify _____ | <input type="checkbox"/> ₁ | <input type="checkbox"/> ₂ | <input type="checkbox"/> ₃ | <input type="checkbox"/> ₄ | <input type="checkbox"/> ₅ |

Transportation

Q42. How many vehicles do you have available for your personal use at your current residence? _____ vehicles

Q43a. What is your primary mode of transportation between UCSB and your current residence? (Mark only one) *If you use multiple modes: Please think about the mode you use most often*

- | | |
|--|---|
| <input type="checkbox"/> ₁ Car, drive alone | <input type="checkbox"/> ₆ Bicycle |
| <input type="checkbox"/> ₂ Carpool (with at least one other person) | <input type="checkbox"/> ₇ Motorcycle |
| <input type="checkbox"/> ₃ Vanpool | <input type="checkbox"/> ₈ Walk / Skateboard / Rollerblade / Scooter |
| <input type="checkbox"/> ₄ Public Transportation / Bus (MTD) | <input type="checkbox"/> ₉ Amtrak / Rail |
| <input type="checkbox"/> ₅ Long distance commuter bus (i.e. Clean Air Express, Goleta Express, Coastal Express) | <input type="checkbox"/> ₁₀ Other: specify _____ |

Q43b. What other modes of transportation do you use in a *typical* week to travel between UCSB and your current residence? (Mark all that apply)

- | | |
|--|---|
| <input type="checkbox"/> ₁ Car, drive alone | <input type="checkbox"/> ₆ Bicycle |
| <input type="checkbox"/> ₂ Carpool (with at least one other person) | <input type="checkbox"/> ₇ Motorcycle |
| <input type="checkbox"/> ₃ Vanpool | <input type="checkbox"/> ₈ Walk / Skateboard / Rollerblade / Scooter |
| <input type="checkbox"/> ₄ Public Transportation / Bus (MTD) | <input type="checkbox"/> ₉ Amtrak / Rail |
| <input type="checkbox"/> ₅ Long distance commuter bus (i.e. Clean Air Express, Goleta Express, Coastal Express) | <input type="checkbox"/> ₁₀ Other: specify _____ |
| | <input type="checkbox"/> ₁₁ None of the above |

Please answer Q44 if you Carpool or Vanpool:

Q44. How many other people, not including yourself, do you *usually* carpool or vanpool with to UCSB? _____ people

Q45. In a *typical* week, which days do you come to UCSB? (Mark all that apply)

- | | |
|---|--|
| <input type="checkbox"/> ₁ Monday | <input type="checkbox"/> ₅ Friday |
| <input type="checkbox"/> ₂ Tuesday | <input type="checkbox"/> ₆ Saturday |
| <input type="checkbox"/> ₃ Wednesday | <input type="checkbox"/> ₇ Sunday |
| <input type="checkbox"/> ₄ Thursday | |

*If your schedule varies,
please think about what
you do most often*

Q46a. At what time of day do you *usually* arrive at UCSB?

- | | |
|---|--|
| <input type="checkbox"/> ₁ Early morning (before 8:00 a.m.) | <input type="checkbox"/> ₄ Early afternoon (12:00 p.m. – 3:30 p.m.) |
| <input type="checkbox"/> ₂ Morning (8:00 a.m. – 9:30 a.m.) | <input type="checkbox"/> ₅ Afternoon (3:30 p.m. – 5:00 p.m.) |
| <input type="checkbox"/> ₃ Late morning (9:30 a.m. – 12:00 p.m.) | <input type="checkbox"/> ₆ Evening (After 5:00 p.m.) |

Q46b. At what time of day do you usually leave UCSB?

- | | |
|---|--|
| <input type="checkbox"/> ₁ Early morning (before 8:00 a.m.) | <input type="checkbox"/> ₄ Early afternoon (12:00 p.m. – 3:30 p.m.) |
| <input type="checkbox"/> ₂ Morning (8:00 a.m. – 9:30 a.m.) | <input type="checkbox"/> ₅ Afternoon (3:30 p.m. – 5:00 p.m.) |
| <input type="checkbox"/> ₃ Late morning (9:30 a.m. – 12:00 p.m.) | <input type="checkbox"/> ₆ Evening (After 5:00 p.m.) |

Q47. What is your *usual* one-way travel time in minutes from your residence to UCSB? _____ minutes

Q48a. Would you be willing to increase your commute time in order to achieve a better, or more affordable, housing situation?

- | | |
|---|--------|
| <input type="checkbox"/> ₁ Yes | —————→ |
| <input type="checkbox"/> ₂ No | |
| <input type="checkbox"/> ₃ N/A | |

Please answer Q48b if you are willing to increase your commute time:

Q48b. How far would you be willing to commute in order to achieve a better, or more affordable, housing situation?

- | | |
|--|--|
| <input type="checkbox"/> ₁ Less than 20 miles | <input type="checkbox"/> ₃ 41 – 60 miles |
| <input type="checkbox"/> ₂ 21 – 40 miles | <input type="checkbox"/> ₄ More than 60 miles |

Please answer Q49 if you do not already Vanpool:

Q49. If convenient vanpool service were available from your home to UCSB, how interested would you be in commuting to UCSB by vanpool?

- | | | | | |
|---------------------------------------|---------------------------------------|---------------------------------------|---------------------------------------|---------------------------------------|
| Extremely
interested | Somewhat
interested | Not Sure | Not very
interested | Not at all
interested |
| <input type="checkbox"/> ₁ | <input type="checkbox"/> ₂ | <input type="checkbox"/> ₃ | <input type="checkbox"/> ₄ | <input type="checkbox"/> ₅ |

Thank you very much for participating in the UCSB Faculty and Staff Housing Survey