



Workforce Housing Survey

In the fall of 2014, the County of Tuolumne Board of Supervisors Housing Policy Committee initiated a survey of employees in Tuolumne County to learn more about housing needs and preferences to help plan for workforce housing needs in our community. The Board of Supervisors Housing Policy Committee intends to use this information to help evaluate future projects and encourage the types of development that will meet the needs of working families in our community. They will also be planning a workshop on workforce housing to solicit further input and ideas.

The survey was disseminated through Survey Monkey's website and paper surveys. A link to the survey was also provided on the County's website and the Area 12 Agency on Aging's website and Facebook page. Announcements about the survey were made on MyMotherlode.com and the electronic bulletin board at Delta Blood Bank in Sonora.

Invitations to participate in the survey were sent to major employers with instructions on how to distribute the survey link to their employees. Many major employers participated including:

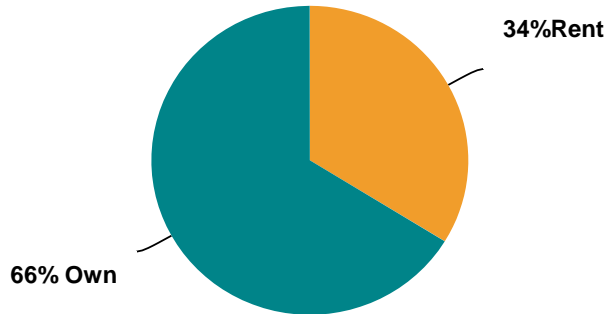
- County of Tuolumne,
- Black Oak Casino,
- Sierra Conservation Center,
- Sonora Regional Medical Center,
- Century 21 Wildwood Properties,
- Tuolumne Utilities District (TUD),
- Superintendent of Schools - survey sent to all school employees,
- ATCAA,
- Tuolumne County Chamber of Commerce,
- Area 12 Agency on Aging,
- Lemke Homes,
- Tuolumne County Association of Realtors, and
- Hetch Hetchy.

A total of 1,122 surveys were completed. The sample size was evaluated to determine whether or not the survey sample size is sufficient to provide confidence in the results. With a population of approximately 18,423 workers in the unincorporated area of the County and a sample size of 1,122 survey respondents the survey Confidence Level is 95% (which is the industry standard) and the Margin of Error is 2.8%. The Margin of Error is the range (measured as a percentage) that the survey population responses may deviate from the sample size.

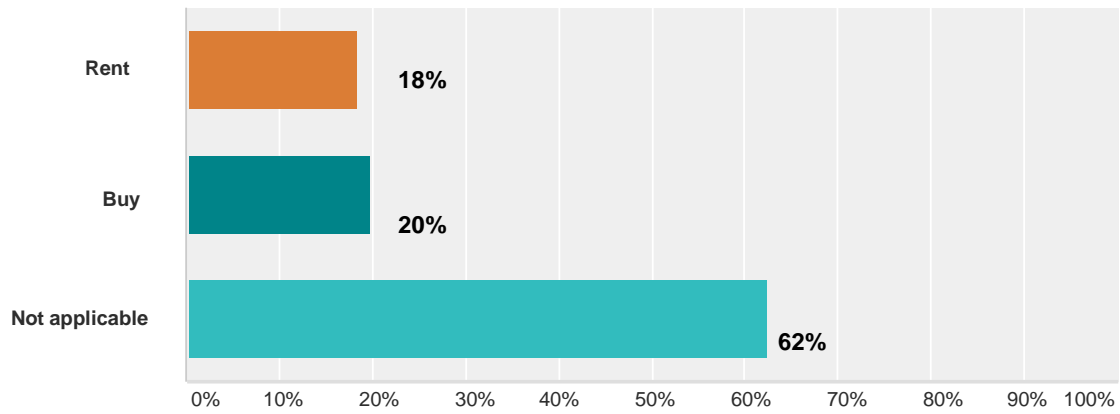
The survey results are summarized in this report. In question #3, respondents were asked if they preferred renting or owning as a lifestyle choice. Those that chose renting answered questions concerning rentals (questions 13 - 19) and those that choose homeownership answered questions related to homeownership (questions 4 - 12). All respondents answered general household questions at the end of the survey beginning with question 20.

HOMEOWNERSHIP QUESTIONS

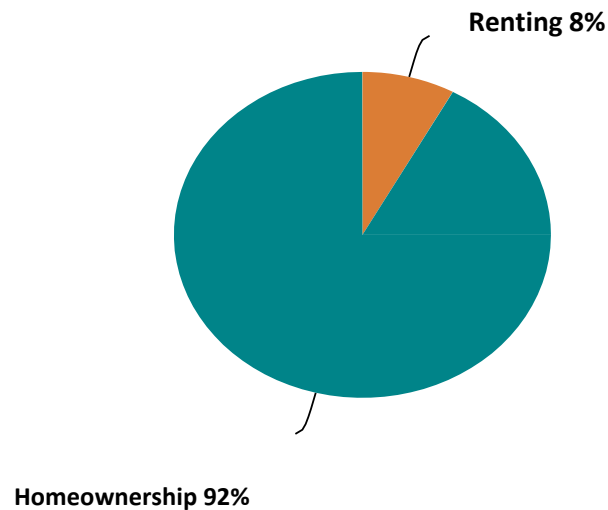
Q1 Do you currently own your home or rent?



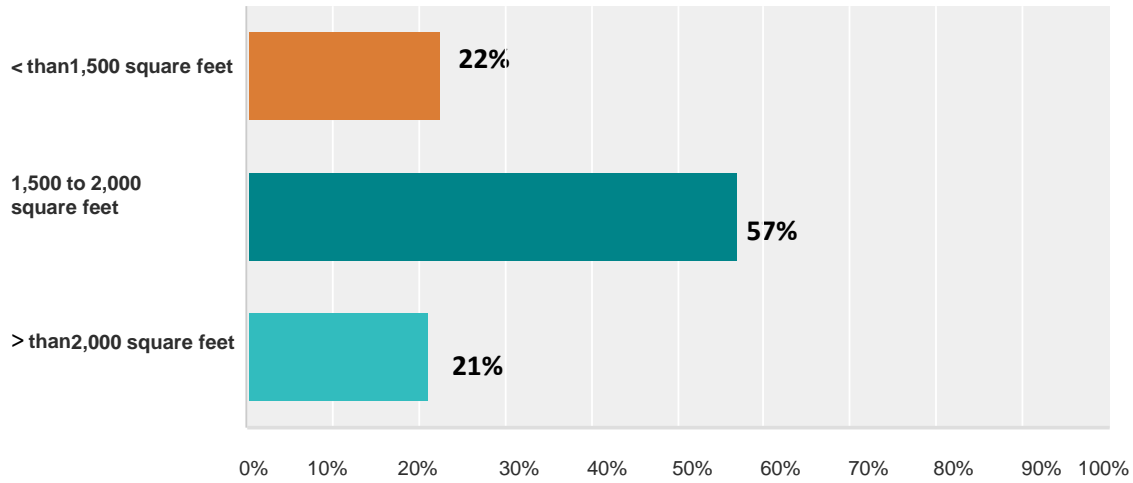
Q2 Do you plan to buy a home or rent within the next two years?



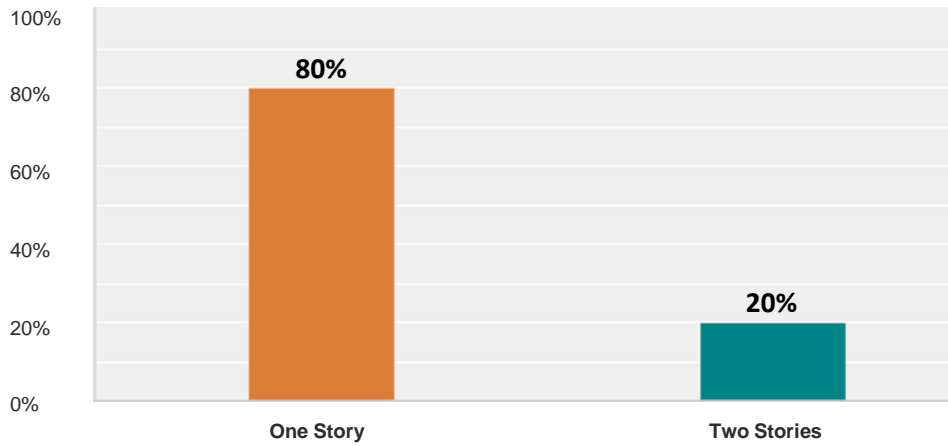
Q3 As a lifestyle choice, which do you prefer, homeownership or renting?



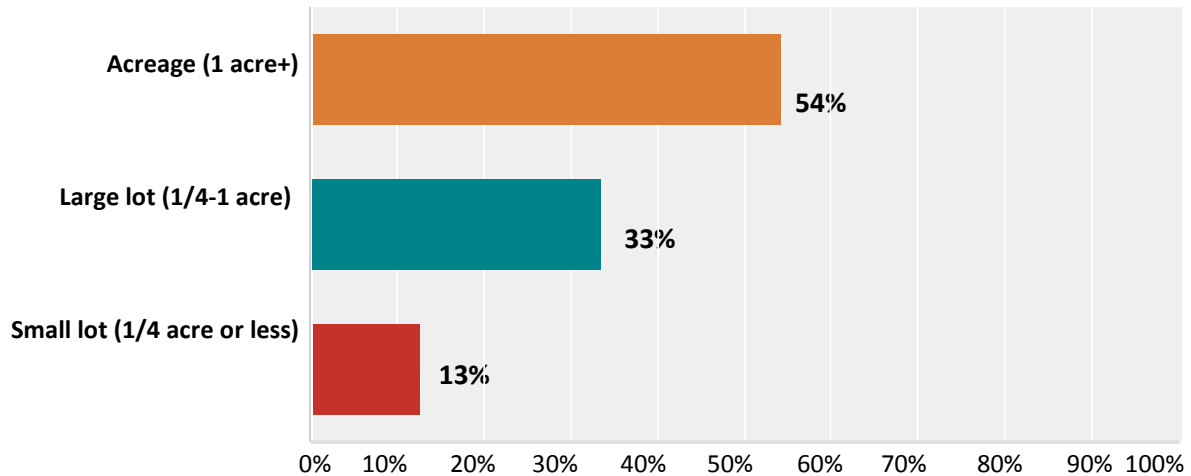
Q4 What size home do you prefer?



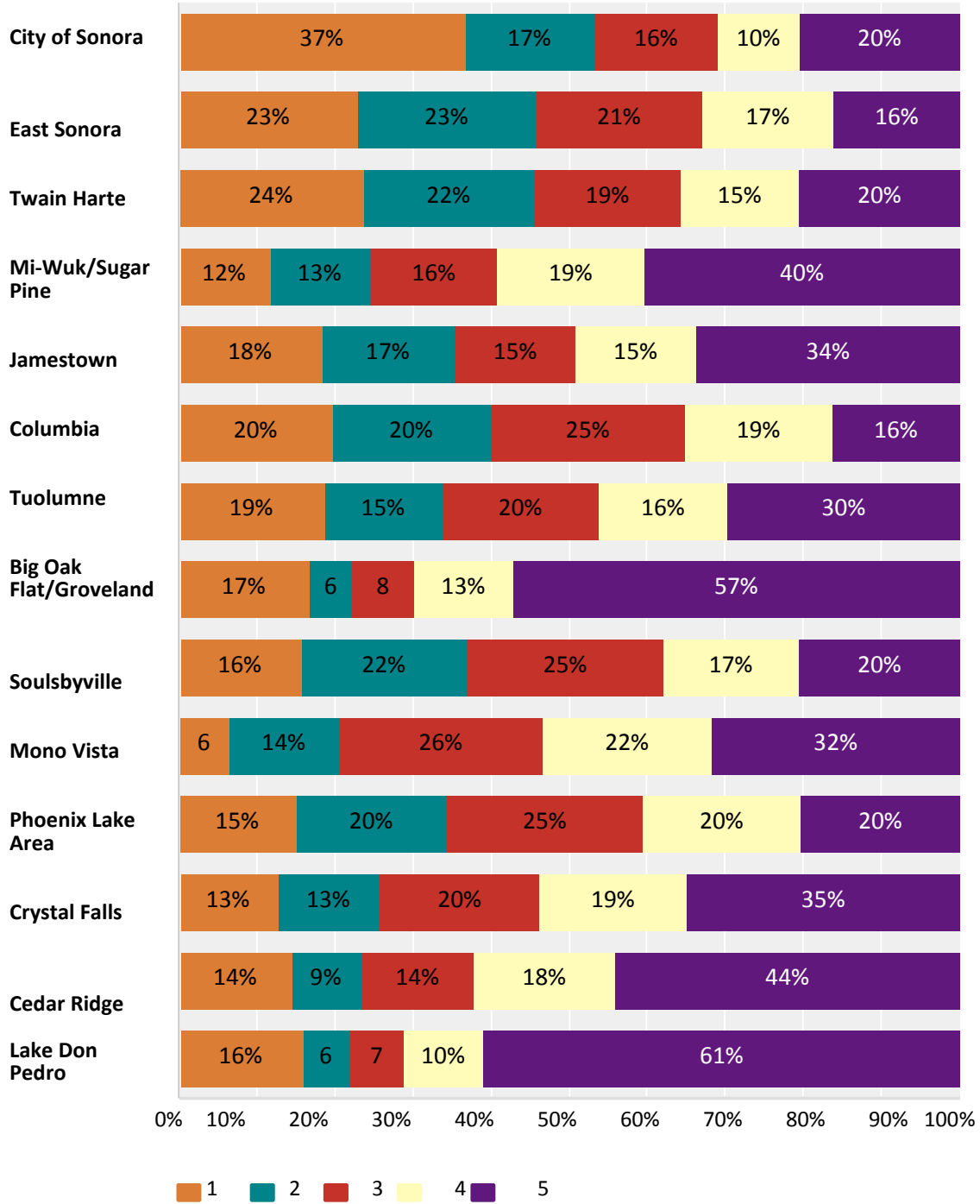
Q5 What is your preference, a one or two story home?



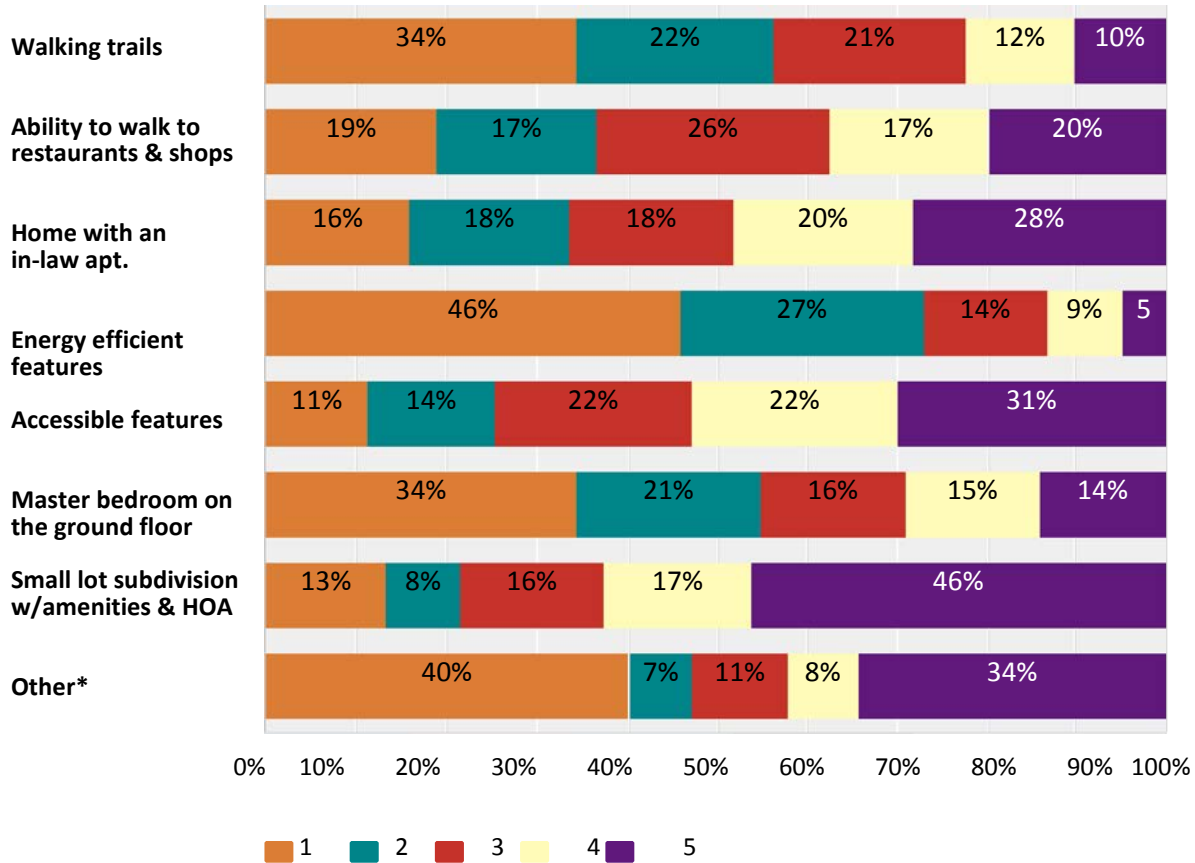
Q6 What size lot do you prefer?



Q7 Please pick your top 5 areas to live and rank them from 1 to 5, with 1 being your top choice.

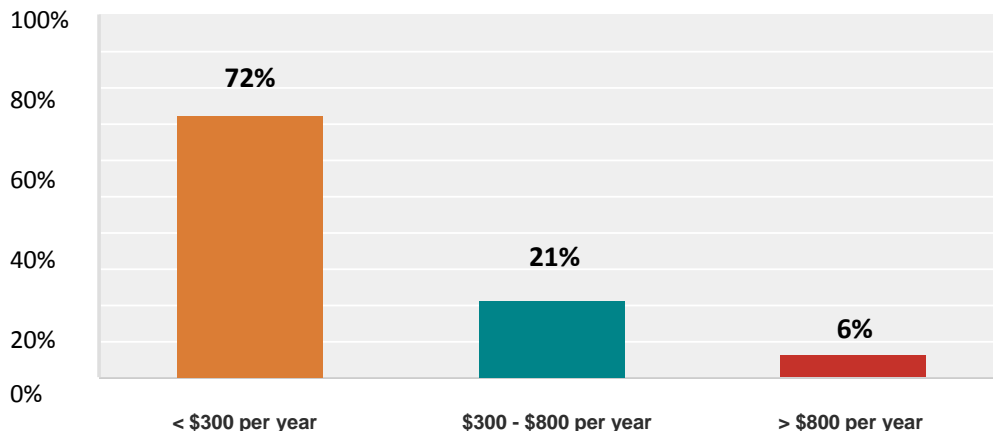


Q8 Please select your top 5 amenities from the list below, and rank them with 1 being your top choice.

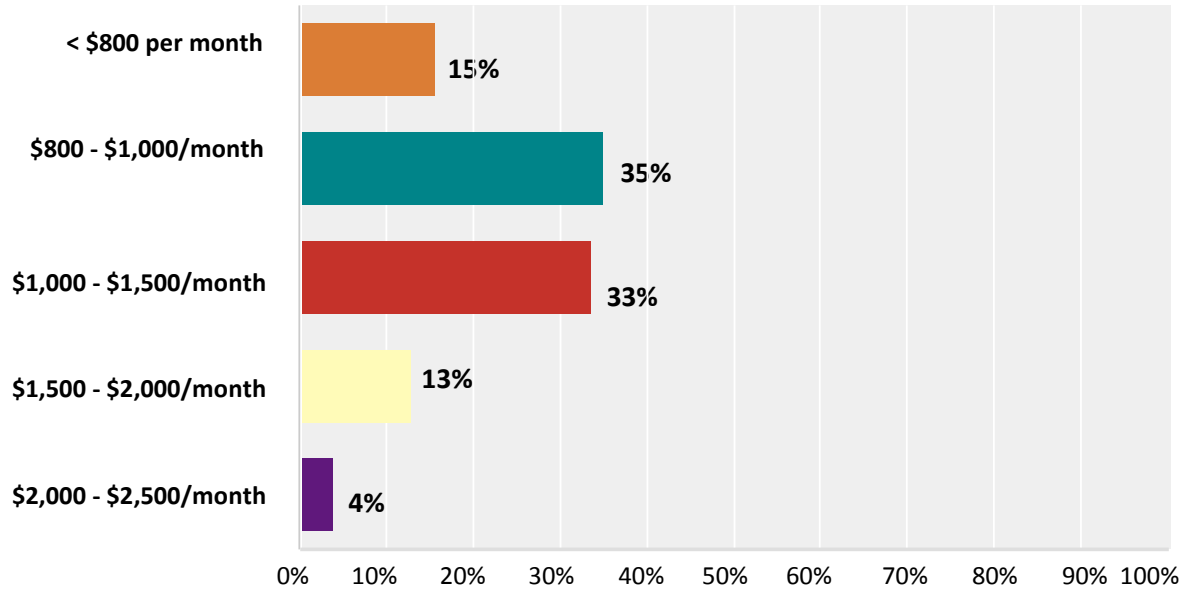


Some examples of answers to “Other” Category include: paved road, privacy, quiet, pool or lake, sidewalks, parking, greenbelt, access to public services, recreational opportunities, ability to have chickens or livestock, and good internet access.

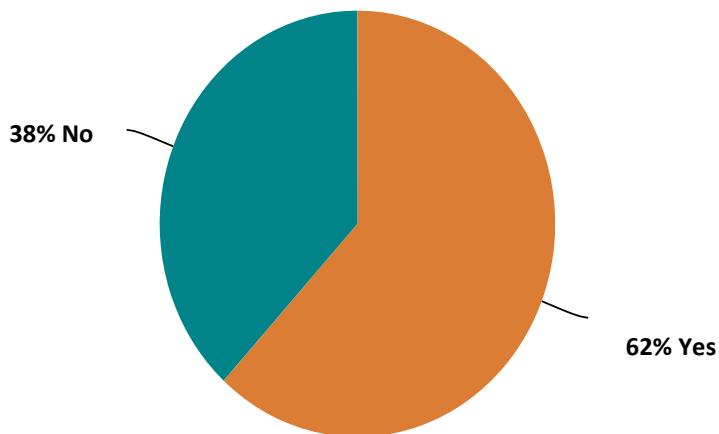
Q9 If you answered small lot subdivision with common amenities in the question above, how much would you be willing to pay in Homeowners Association dues, assuming appropriately valued amenities?



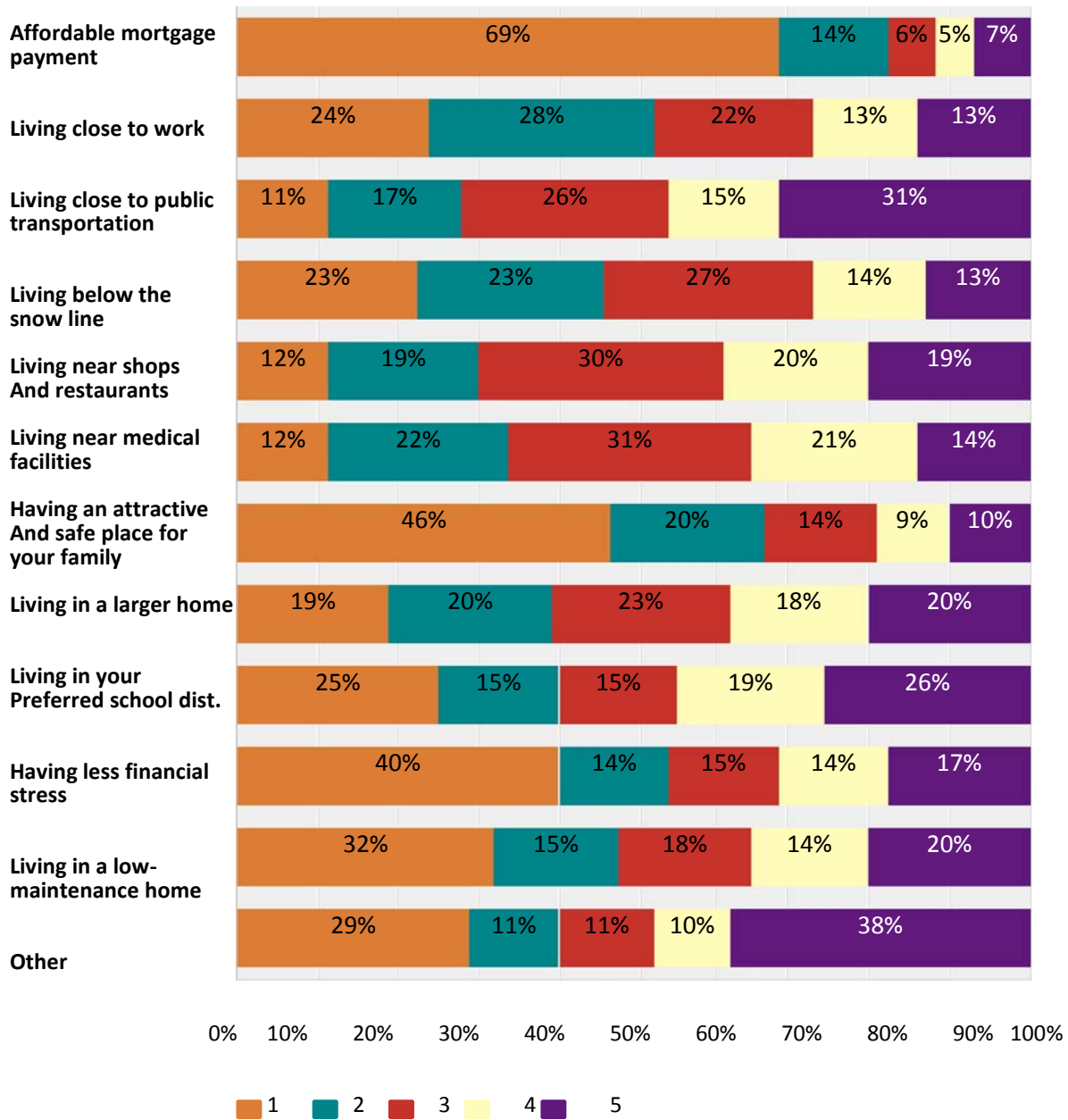
Q10 What range of monthly mortgage payment would you consider if purchasing a home?



Q11 Are you aware of financial programs to assist people in purchasing a home, such as Habitat for Humanity, County of Tuolumne First Time Homebuyer Program, or down payment assistance programs?



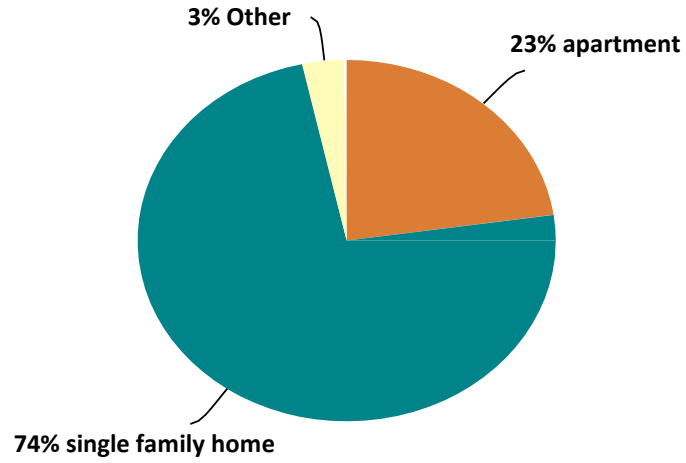
Q12 Please select your top 5 preferences from the list below and rank them from 1 to 5, with 1 being your top choice.



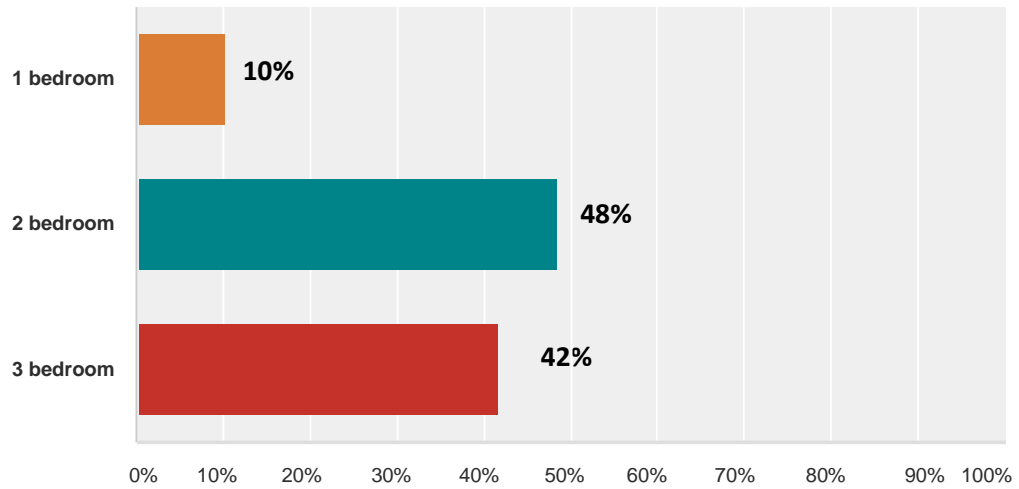
Some examples of answers to "Other" Category include: large lot, public water and sewer, sidewalks, condominium development, open space, recreational opportunities, quiet, well built, and good internet access.

RENTAL QUESTIONS

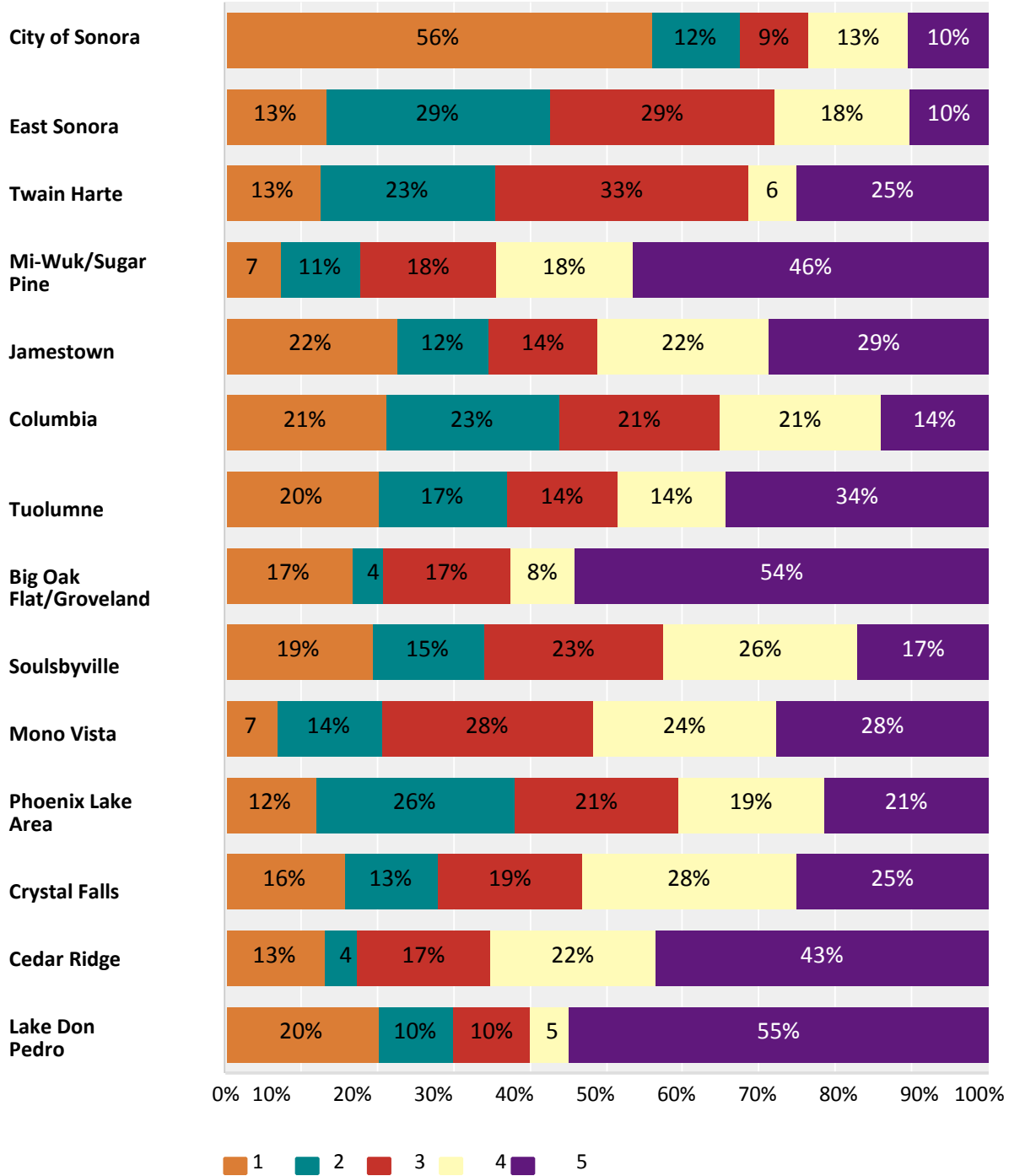
Q13 Which do you prefer?



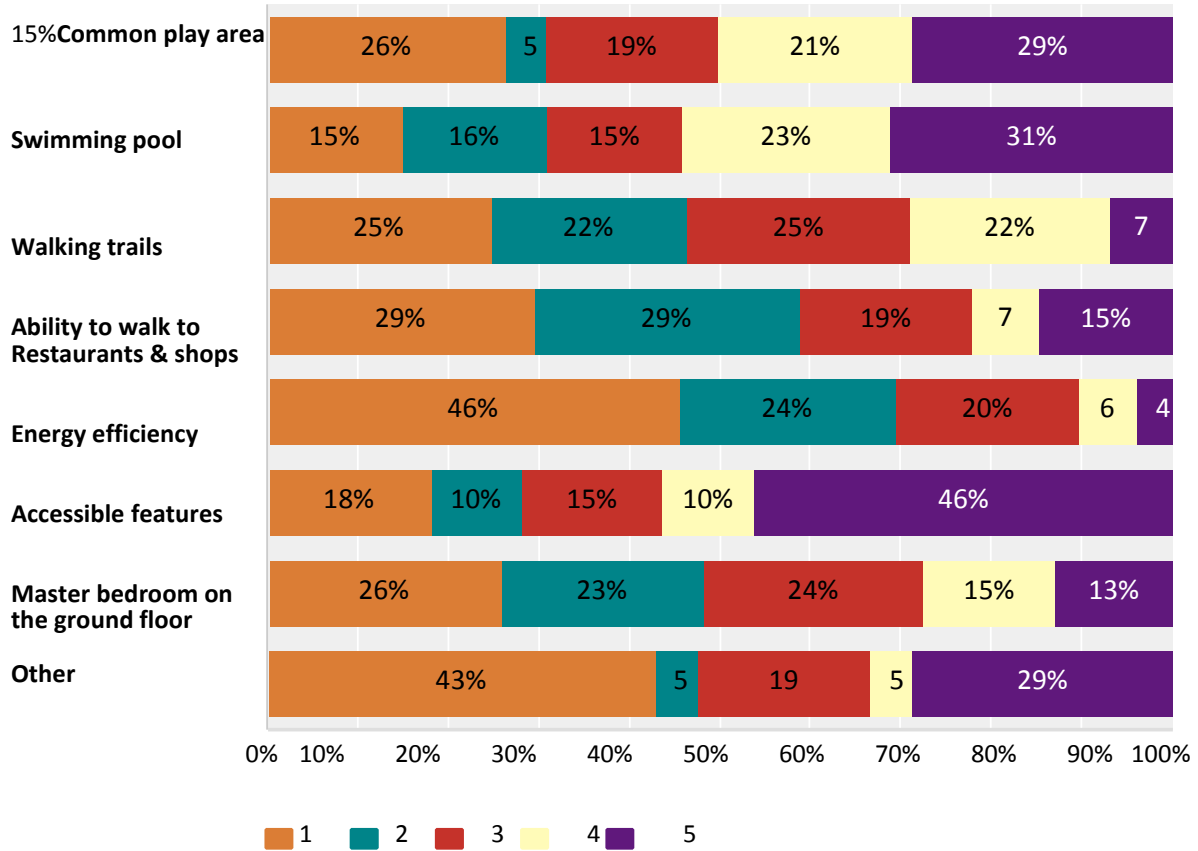
Q14 What size rental do you prefer?



Q15 Please pick your top 5 areas to live and rank them from 1 to 5, with 1 being your top choice.

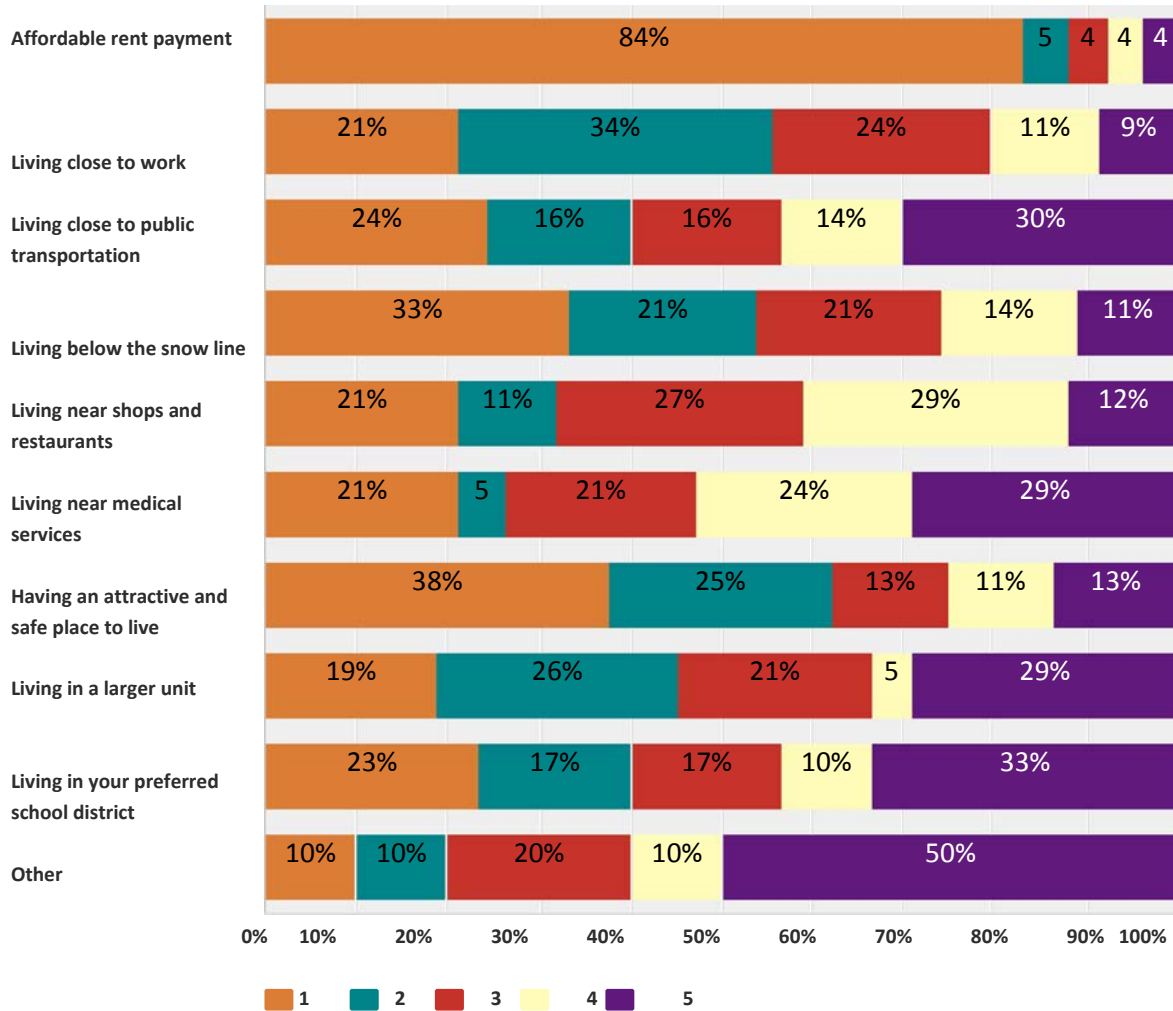


Q16 Please select your top 5 amenities from the list below, and rank them with 1 being your top choice.



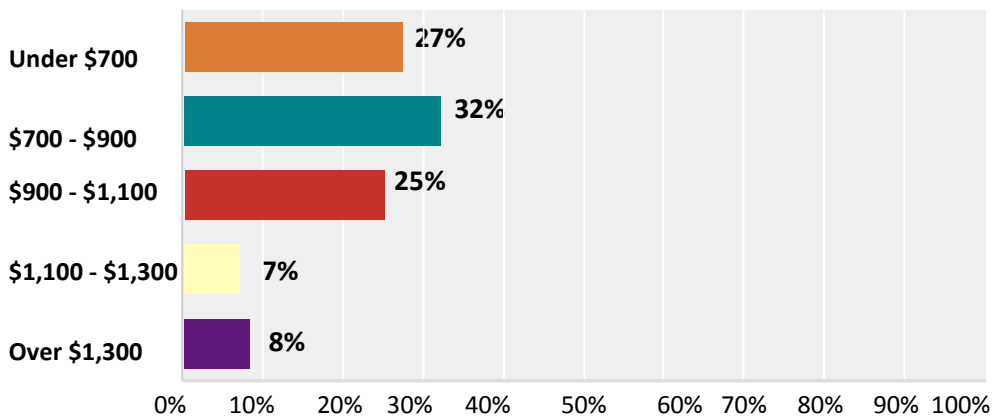
Some examples of answers to “Other” Category include: privacy, fenced yard, and close to services.

Q17 Please select your top 5 preferences from the list below and rank them from 1 to 5, with 1 being your top choice.

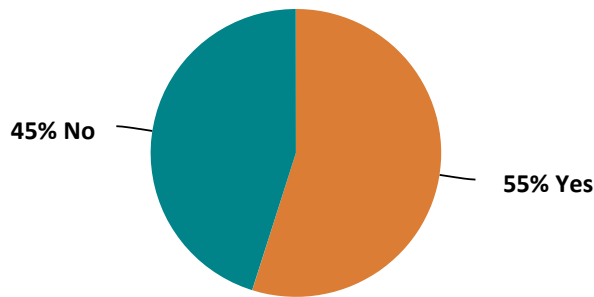


Some examples of answers to “Other” Category include: quiet, private deck or yard, country setting.

Q18 How much are you able to pay each month for rent?

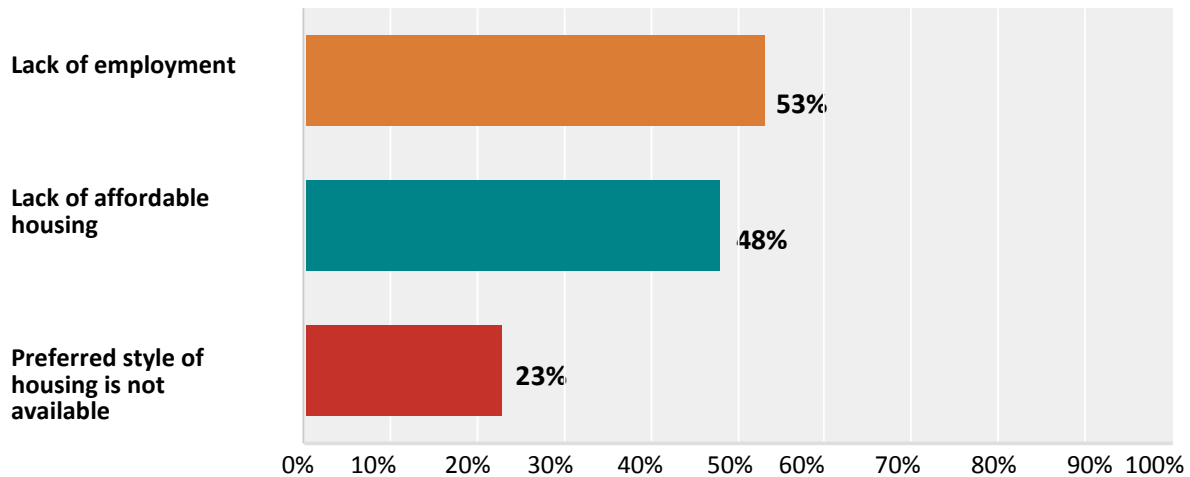


Q19 Are you aware of rental assistance programs, such as the Department of Housing and Urban Development Section 8 Rental Assistance Program, the Rapid Re- housing Program, Homeless Prevention Programs, Tenant Based Rental Assistance, or subsidized housing projects?

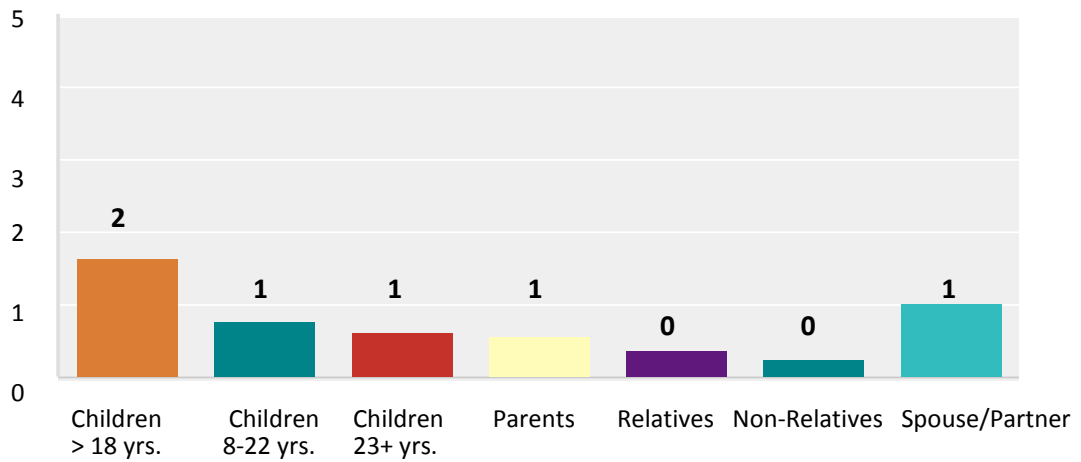


GENERAL SURVEY QUESTIONS

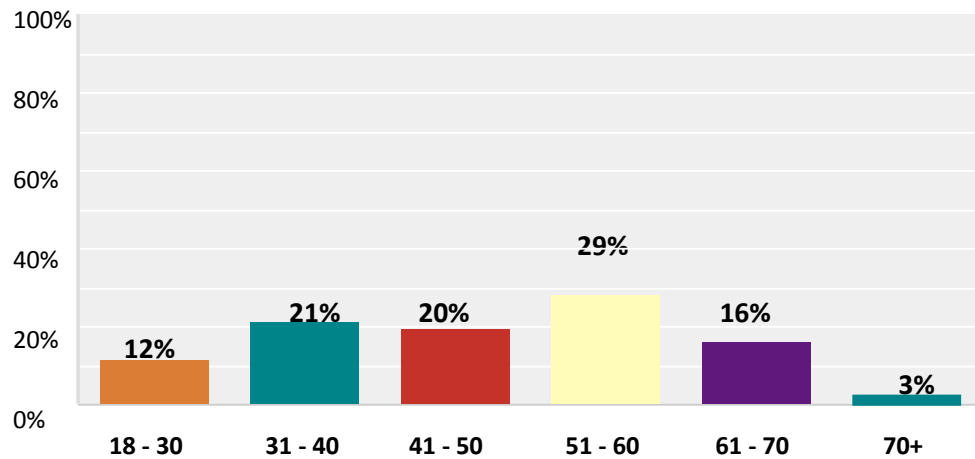
Q20 Are you considering moving from Tuolumne County for any of the following reasons?



Q21 How many of the following currently live with you, other than yourself?



Q22 What is your age?



Q23 How would you describe the work you do?

Answer Choices	Responses
Trade worker (carpenter, electrician, trucker, logger, mill worker, manufacturing, security guard, etc.)	3%
Service or retail worker (cashier, food service, waiter, hotel, casino, etc.)	6%
Military	0%
Professional (doctor, nurse, lawyer, IT/computer, marketing, real estate agent, clergy, business person, etc.)	43%
Office or support person (secretary, assistant, receptionist, etc.)	17%
Government	17%
Law enforcement	7%
Education	6%
Fine arts (artist, singer, actor, etc.)	1%

Q24 For statistical purposes only, what was your total household income for 2013?

