



**Autumn 2003
Faculty-Staff Housing Survey
Results**



Sponsored by
University of Washington
Housing and Food Services

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Survey design, administration, and analysis was sponsored by University of Washington Housing and Food Services and conducted by Cory Sbarbaro, MPA, Organizational Consultant.

Executive Summary

The University of Washington is encouraging the property development community to offer expanded rental and for-sale housing options near the Seattle Campus that would appeal to UW faculty and staff. The Autumn 2003 Housing Survey was conducted to evaluate interest among faculty and staff in various housing options—specifically rental housing in the Sand Point-Magnuson Park and University District areas and for-sale housing in the University District—and to provide information to public and private developers as they explore potential housing projects and partnerships. The survey was administered electronically—via the web—during the first two weeks of December 2003.¹ The invitation to complete the survey was sent to approximately 33,000 employees of the University, and 4,818 people (approximately 15%) completed the survey. (See Appendix A for the complete survey.)

In addition to several demographic questions, respondents were asked a series of questions related to rental and for-sale housing for faculty and staff in the two areas of Seattle mentioned above. More than 30% of all respondents indicated that they would be interested in rental housing. Interest was significantly higher among visiting faculty respondents (59%), classified staff respondents (40%), respondents from single-person households (41%), respondents reporting household incomes under \$30,000 (62%), and respondents reporting household incomes between \$30,000 and \$59,000 (42%). Slightly less than 53% of all respondents indicated that they *would have been* interested in rental housing if it were available when they started their employment at the University.

Nearly 72% of all respondents indicated that two-bedroom units—as opposed to studio or one-bedroom units—would appeal to the greatest number of faculty/staff. More than 90% of all respondents thought that the projected monthly rent of \$1,200 for a one-bedroom, one-bath unit was high (overpriced). Just fewer than 60% of all respondents indicated that the projected monthly rent of \$1,300 for a two-bedroom, one-bath unit was high, while nearly 39% thought the amount was fair or reasonable. When asked to choose between the University District and Sand Point/Magnuson Park neighborhoods, 40% of all respondents indicated that Sand Point/Magnuson Park was more appealing, 24% preferred the University District, and the remaining 36% thought that both neighborhoods had equal appeal.

Nearly 17% of all respondents (803 people) indicated that they would be interested in purchasing a condominium in a complex available only to faculty/staff (and their families) in the University District, and another 36% indicated that they might be interested in such an option. Interest varied only marginally among different demographic groups. More than 23% of all respondents indicated that they *would have been* interested in purchasing a condominium if one was available when they started their employment at the University.

Less than half of all respondents (44%) had to relocate when they first started working at the University. This number was higher for faculty (who are often recruited from other schools and institutions across the country) and lower for classified staff. Of those respondents who had to relocate, 85% rented when they first arrived. When asked to indicate the most critical factor influencing their choice of housing, affordability was cited by more than 42% of those who had to relocate, and proximity to the University was cited by nearly 30% (though non-visiting faculty indicated that proximity to the University was more important than affordability). Parking was considered an essential amenity for more than half of those who had to relocate. Among the renters, nearly 42% lived in their initial rental unit for one year or less, while 58% stayed for more than a year.

More than 1,200 people—nearly 25% of all respondents—took the opportunity to provide comments at the end of the survey. Approximately 17% of the comments reflected the opinion that the projected rental rates were too high. Approximately 10% of respondents providing comments applauded the idea of faculty/staff housing, and nearly 8% thought the University should focus more energy and resources on housing assistance such as subsidies and discount home loan programs. Through the comments, it became clear that housing affordability is an issue that severely impacts many members of the University community on a variety of levels.

¹ The survey was administered through the University of Washington Catalyst Tools system. Respondents self-selected and were not required to provide a login to complete the survey. As a result, it was possible for a respondent to complete the survey more than once. To the extent possible, data were checked for duplication.

Respondent Demographics

Current Employment Status²

Professional Staff	43 %
Classified Staff	36 %
Faculty - Assistant Professor / Associate Professor / Professor	14 %
Faculty - Visiting	2 %
Other	6 %

According to University records from 2004, the University staff is comprised of 26% professional staff, 51% classified staff, and 23% faculty. Professional staff are those non-academic employees in regular monthly positions that are exempt from the provisions of the state civil service system. Classified staff fall into one of three categories: contract classified staff, Washington Personnel Resources Board classified staff, or classified staff with fixed duration appointments.

Years of Employment at the University³

Less than two years	26 %
Two to five years	32 %
Six to ten years	13 %
More than ten years	29 %

Number of People Living in Household⁴

One	24 %
Two	42 %
Three	17 %
Four	13 %
Five or more	5 %

Number of Children Living in Household⁵

Zero	66 %
One	18 %
Two	13 %
Three or more	3 %

² N = 4818. The “other” answer option in question 15—*What is your current employment status?*—was inadvertently omitted from the survey. As a result, initial respondents were required to select an answer that may not have exactly represented their position. This error was corrected after approximately 2,400 respondents had completed the survey. Of the remaining respondents, nearly 6% answered “other”.

³ N = 4817.

⁴ N = 4807.

⁵ N = 4817.

Total Household Income by Household Size⁶

	<i>All Respondents</i>	One Person Households	Two Person Households	Three Person Households	Four Person Households	Five or More Person Households
Under \$30K	8 %	17 %	5 %	5 %	3 %	5 %
\$30K to \$59K	35 %	61 %	29 %	26 %	19 %	21 %
\$60K to \$99K	30 %	16 %	36 %	34 %	30 %	29 %
\$100K to \$149K	15 %	2 %	17 %	20 %	25 %	25 %
\$150K or more	6 %	0 %	6 %	8 %	11 %	8 %
Prefer not to state	7 %	3 %	7 %	7 %	11 %	13 %

As a point of reference, median incomes for people living in the Seattle/Bellevue/Everett area—based on 2004 data from the Department of Housing and Urban Development—are included in the table below. Median income is the midpoint income; half of all wage earners have salaries higher than the median, and half of all wage earners have salaries lower than the median.

Number of Persons in Household	Median Income
One	\$54,500
Two	\$62,300
Three	\$70,100
Four	\$77,900
Five	\$84,100

⁶ N=4818 (all respondents); N=1144 (one person households); N=2002 (two person households); N=828 (three person households); N=613 (four person households); N=220 (five or more person households).

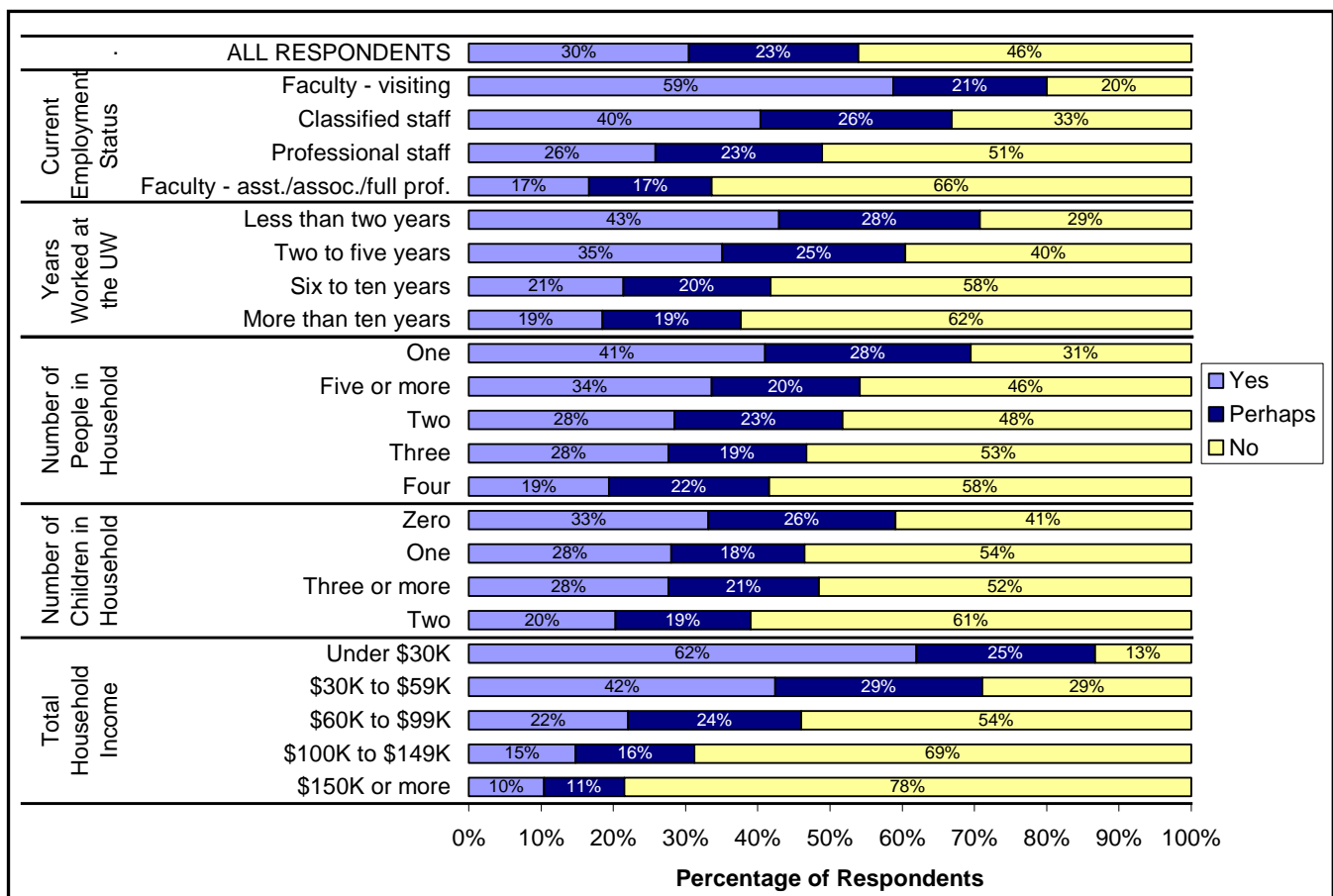
Survey Results

Rental Housing

Q1 through Q6 Introduction (included in survey): Rental unit buildings would have secured access, elevators, and an on-site resident manager. Individual units would be equipped with dishwasher, disposal, refrigerator, range, and Ethernet connection. Laundry facilities would be provided either in each unit or in a common area.

Q1. Would you be interested in this type of faculty/staff rental housing?

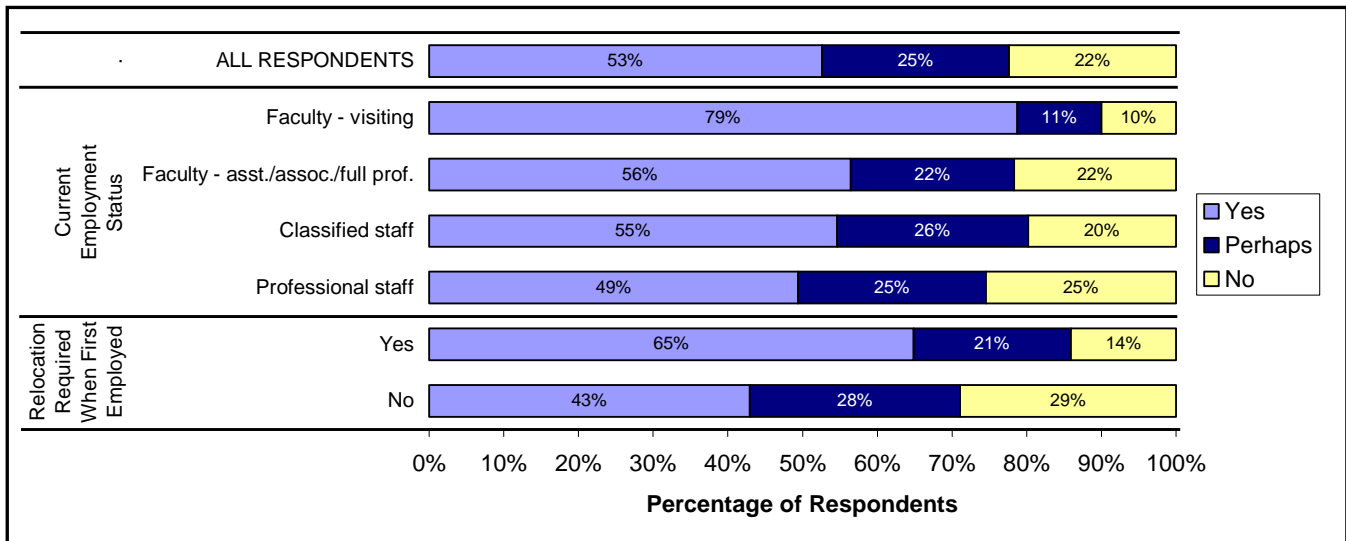
Interest by Various Demographic Variables⁷



⁷ N=4818 (all respondents); N=80 (faculty – visiting); N=1726 (classified staff); N=2073 (professional staff); N=673 (faculty – asst./assoc./full prof.); N=1242 (less than two years at the UW); N=1526 (two to five years at the UW); N=630 (six to ten years at the UW); N=1419 (more than ten years at the UW); N=1144 (one person households); N=220 (five or more person households); N=2002 (two person households); N=828 (three person households); N=613 (four person households); N=3194 (zero children households); N=850 (one child households); N=163 (three or more children households); N=610 (two children households); N=376 (under \$30K household income); N=1667 (\$30-59K household income); N=1423 (\$60-99K household income); N=737 (\$100-149K household income); N=279 (\$150K or more household income).

Q2. Would you *have been* interested in this type of faculty/staff rental housing if it were available when you started your employment at the University?

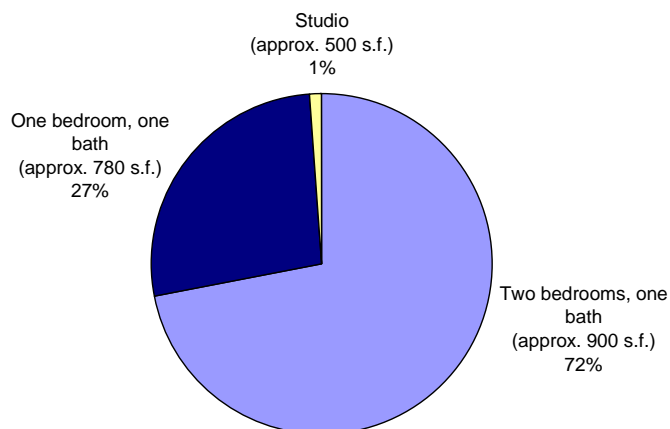
Interest by Various Demographic Variables⁸



Q3. Based on your perceptions and experiences, what percentage of *new or visiting* faculty/staff would be interested in this type of faculty/staff rental housing?⁹

26 % to 50 % of new or visiting faculty/staff would be interested	47 %
Zero to 25 % of new or visiting faculty/staff would be interested	24 %
51 % to 75 % of new or visiting faculty/staff would be interested	22 %
More than 75 % of new or visiting faculty/staff would be interested	7 %

Q4. Of the following types of units, which do you think would appeal to the greatest number of faculty/staff?¹⁰

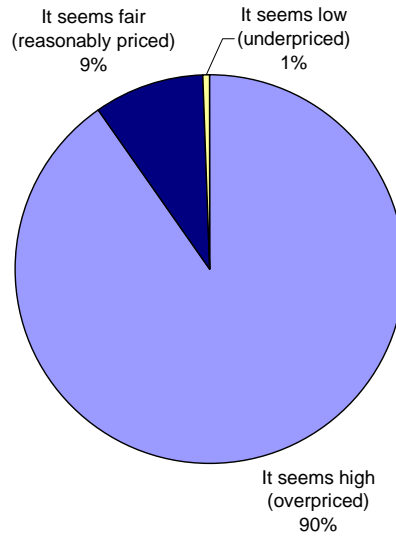


⁸ N=4818 (all respondents); N=80 (faculty – visiting); N=673 (faculty – asst./assoc./full prof.); N=1726 (classified staff); N=2073 (professional staff); N=2135 (relocation required when first employed at the UW); N=2683 (relocation not required when first employed at the UW).

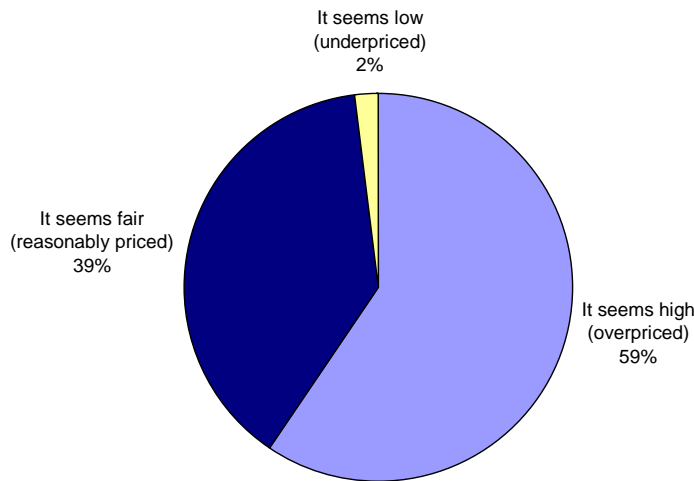
⁹ N=4817.

¹⁰ N=4818.

Q5. The projected monthly rent for a one-bedroom, one-bath unit (approx. 780 square feet) is \$1200. What is your perspective on this rate?¹¹



Q6. The projected monthly rent for a two bedroom, one bath unit (approx. 900 square feet) is \$1300. What is your perspective on this rate?¹²



Q7 Introduction (included in survey): We are currently exploring two potential sites. One site is a beautiful, historic (1929) three-story building in the Sand Point/Magnuson Park area. The building is three miles from campus, and close to a Metro bus line. The other site would be in the heart of the University District, close to "The Ave." This building would be newly constructed, and many of the units would have city and lake views to the south and west.

Q7. Which site would be more appealing to you?¹³

Sand Point/Magnuson Park	40 %
University District	24 %
They would have equal appeal	36 %

¹¹ N=4818.

¹² N=4818.

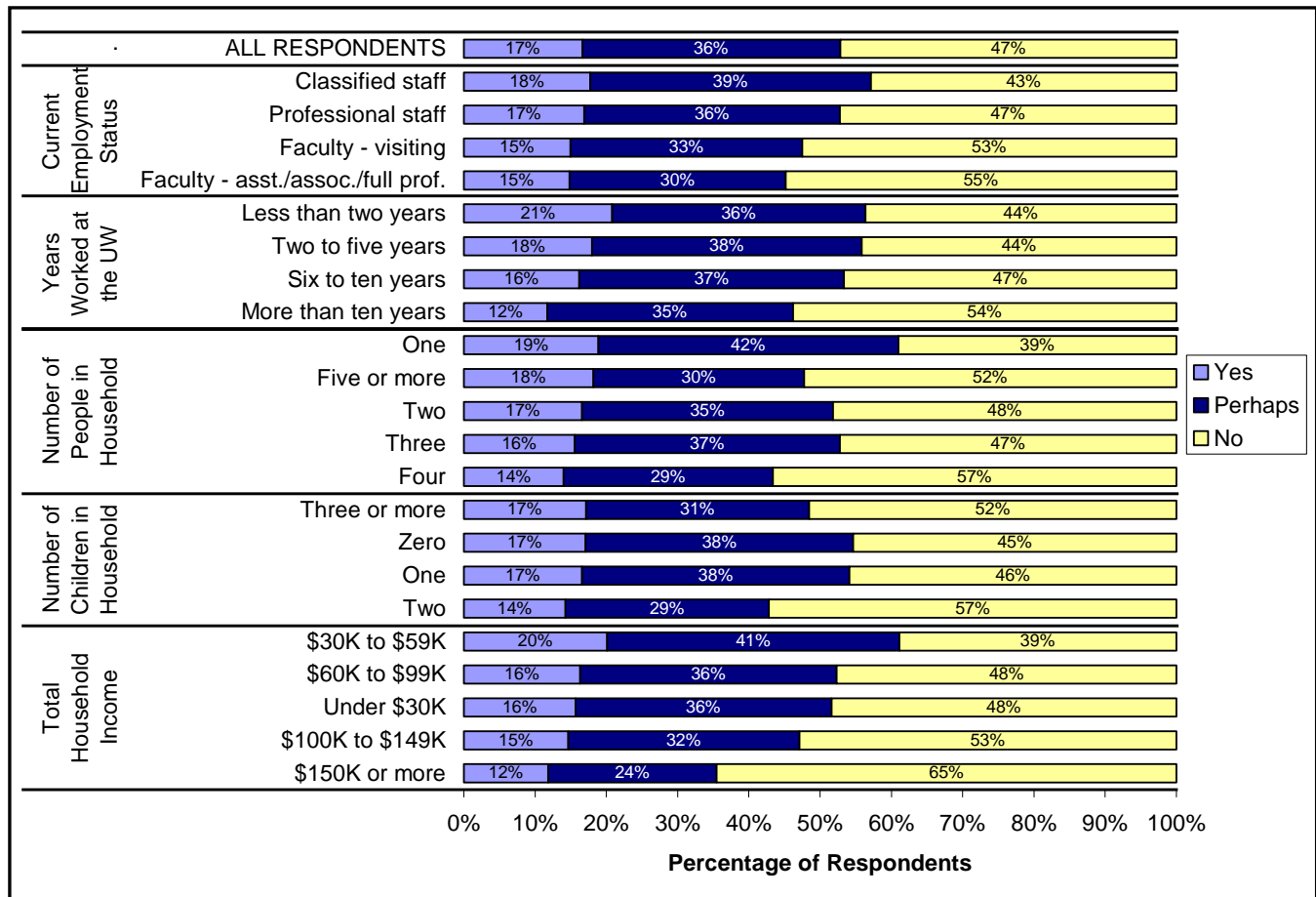
¹³ N=4818.

For-Sale Housing

Q8 and Q9 Introduction (included in survey): As a point of reference, the average purchase price for a two-bedroom condominium in the University District is approximately \$220K.

Q8. Would you be interested in purchasing a condominium in a complex available only to faculty/staff (and their families) in the University District?

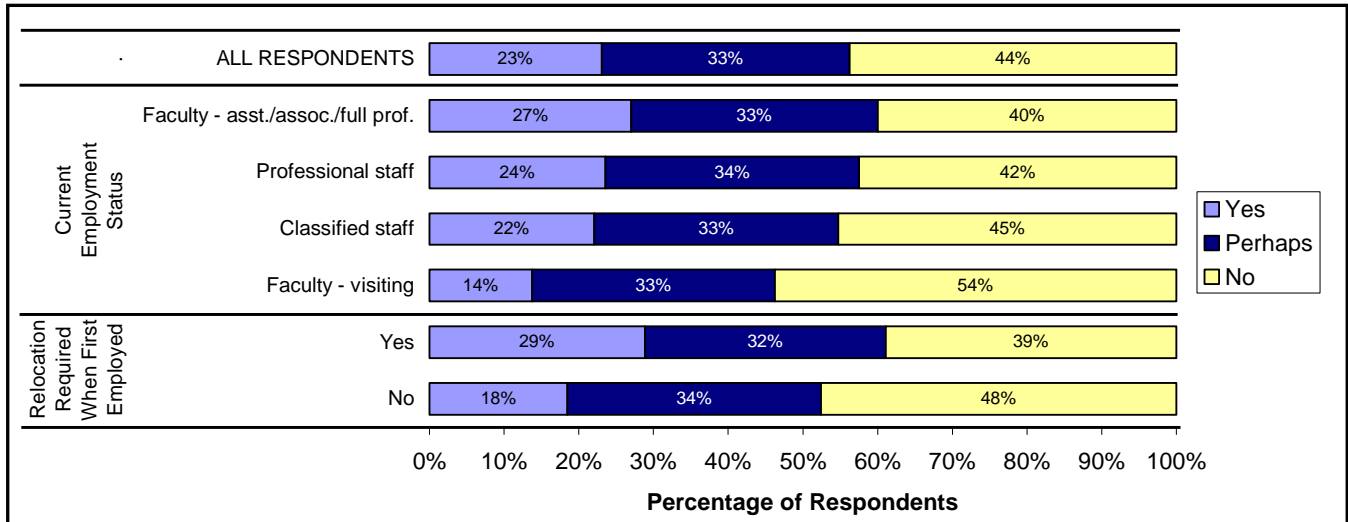
Interest by Various Demographic Variables¹⁴



¹⁴ N=4818 (all respondents); N=1726 (classified staff); N=2073 (professional staff); N=80 (faculty – visiting); N=673 (faculty – asst./assoc./full prof.); N=1242 (less than two years at the UW); N=1526 (two to five years at the UW); N=630 (six to ten years at the UW); N=1419 (more than ten years at the UW); N=1144 (one person households); N=220 (five or more person households); N=2002 (two person households); N=828 (three person households); N=613 (four person households); N=163 (three or more children households); N=3194 (zero children households); N=850 (one child households); N=610 (two children households); N=1667 (\$30-59K household income); N=1423 (\$60-99K household income); N=376 (under \$30K household income); N=737 (\$100-149K household income); N=279 (\$150K or more household income).

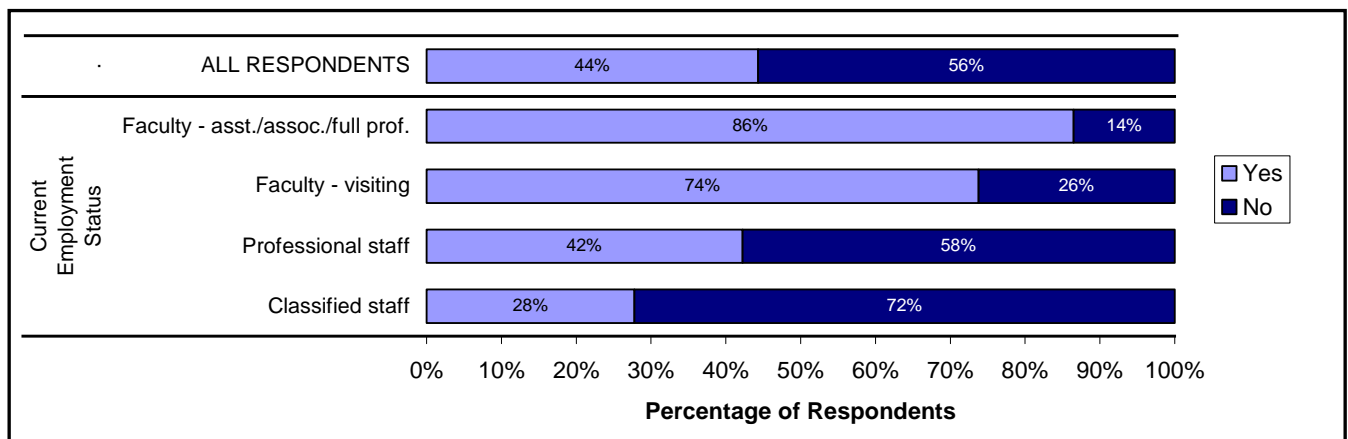
Q9. Would you *have been* interested in purchasing a condominium in a complex available only to faculty/staff (and their families) in the University District if one was available when you started your employment at the University?

Interest by Various Demographic Variables¹⁵



General Questions

Q10. Did you have to relocate when you first started working at the University?^{16,17}

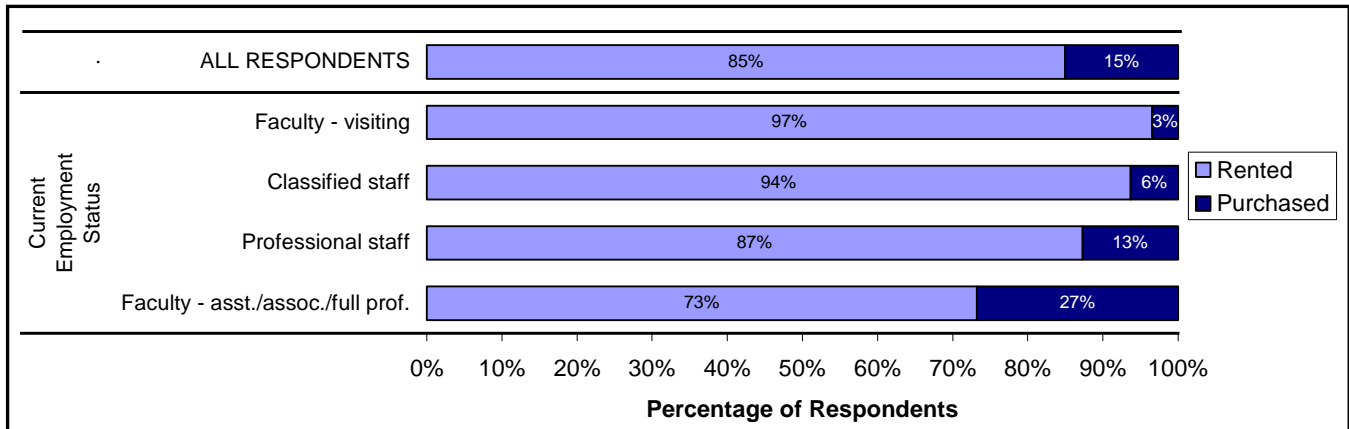


¹⁵ N=4818 (all respondents); N=673 (faculty – asst./assoc./full prof.); N=2073 (professional staff); N=1726 (classified staff); N=80 (faculty – visiting); N=2135 (relocation required when first employed at the UW); N=2683 (relocation not required when first employed at the UW).

¹⁶ N=4818 (all respondents); N=673 (faculty – asst./assoc./full prof.); N=80 (faculty – visiting); N=2073 (professional staff); N=1726 (classified staff).

¹⁷ If a respondent answered “no” to question 10—*Did you have to relocate when you first started working at the University?*—their answers (if any) to questions 11 through 14 were disregarded.

Q11. Did you rent or purchase when you first arrived?¹⁸



Q12. Which factor was most critical as you chose a place to live?¹⁹

Affordability	43 %
Proximity to the University	30 %
Neighborhood safety	9 %
Proximity to shopping/services/restaurants	6 %
Amenities	6 %
School district	5 %
Proximity to open spaces/parks/playgrounds	3 %

Q13. Was the availability of off-street parking essential?²⁰

Yes	57 %
No	43 %

Q14. If you rented when you first arrived, how long did you live in your initial rental unit?²¹

Less than six months	9 %
Six months to one year	32 %
More than one year	58 %

¹⁸ N=2121 (all respondents); N=58 (faculty – visiting); N=476 (classified staff); N=872 (professional staff); N=579 (faculty – asst./assoc./full prof.).

¹⁹ N=2112.

²⁰ N=2123.

²¹ N=1808.

Respondent Comments

More than 1,200 respondents offered “additional comments” at the end of the survey. Comments were reviewed and grouped around a variety of themes. The most common themes are noted below, along with a small sampling of comments.

Slightly more than 17% of the comments reflected the opinion that the projected rental rates listed in the survey are too high:

While I would rank renting a UW-owned unit as a priority, it would not be prudent to pay several hundred dollars a month more than an equal or better place located in Lake City or Northgate.

You are kidding about those rental rates, right? A person can BUY a two-bedroom, two-bath unit for \$900-1000/month.

No matter how nice a complex is, a \$1,300 price tag is way too much for a two-bedroom in the U-District. You can find apartments similar to the above description for \$900 all around Seattle.

The price will be critical. The rental market in Seattle right now is sluggish and many buildings are offering rental incentives. \$1,200 for a one bedroom is way too high. This is the same problem with Radford Court. The average price for a one bedroom that size in Seattle right now is closer to \$700-\$800.

I did an extensive rental search when I moved to Seattle this year and I think the prices you are proposing are too high given what I was seeing elsewhere. I live on Capitol Hill in a large two-bedroom, one-bath with hardwood floors and I pay hundreds less than the price you quoted for a two-bedroom. I think many people would rather find their own places than pay \$1,300 for a two-bedroom.

My current rent for an 800 sq. ft. one-bed, one-bath unit in Fremont is \$700, considerably lower than what you are proposing. How do your rates differ from (high-end) market rates, and shouldn't you try to come in UNDER market rates so as to attract underpaid UW faculty and staff?

\$1,200 for a one-bedroom is SOOO HIGH. You would find that typical if you were talking about Belltown, but not in the U-District where you can easily find a one-bedroom for \$800 or less. Lower your prices!!!

I managed an apartment complex in the Sand Point/Magnuson Park area earlier this year. The complex was originally built as condos in 1985, so they weren't new, but well maintained and updated. All had fireplaces, dishwashers, washer/dryer, garbage disposal, and came with a security garage parking spot and storage unit. One-bedrooms went for \$900 (at 800 sq. ft.) and two-bedroom/two-baths went for \$1,200 (at 1000 sq. ft.). These were the quoted rates, but there was always room for negotiation (the two bedrooms could go for \$1100 if the renter signed up for a one-year rental agreement). The rental market is still soft with great apartment deals available in all areas. I think with the excellent prospective renter base that would come from the UW, we should expect more competitive rental rates than the ones listed above.

My current rent is \$650 for a one-bedroom apartment on 45th and Sandpoint with a pool and large patio with stone garden in a very nice complex. \$1,200 is way too much.

Nearly 17% of the comments reflected the opinion that housing affordability, above all else, is the critical issue:

I would love to be able to buy a two-bedroom condo, but I certainly can't afford the monthly mortgage payments on a secretary's salary! Sigh.

I would love to live closer to the University, but cannot afford to. If my current commute gets any longer I will be forced to seek employment elsewhere.

Affordable housing near the university with a yard area would appeal to many staff and faculty, I think.

If I had the money, it sounds great.

We would like to live in Radford Court but the units are too small and, more importantly, too expensive. In my family three people are living on the salary of an assistant professor and we would rather see the University make housing more affordable, rather than design something fancy.

You have failed to consider AFFORDABILITY of your proposed units. You asked whether \$1,200 or \$1,300 was a 'fair' price for these hypothetical units, but that is not at all the same thing as whether a given employee COULD AFFORD to pay what may well be a fair market price ...

If you are going to build or acquire housing specifically for staff/faculty then you should make it affordable. UW employees do not have incomes that are equal to private sector jobs and so this should be taken into account when setting a rental rate or purchase price.

We are considering leaving the University and Seattle. One impediment to staying is the cost of housing.

We need safer, affordable housing options in the University District. I think the closer to the Ave. the better for studios and one bedrooms and obviously the family housing would be better in a more residential area. I have worked with new faculty/staff that have had trouble finding affordable housing close to UW.

I will be leaving UW this summer for another large state university in a comparably nice place to live. One major factor in deciding to move was the difficulty in finding an affordable house to purchase near the university, coupled with low salary here.

More than 10% of the comments reflected the opinion that the development of faculty/staff housing, in general, is a great idea:

Having some kind of faculty/staff housing would be a fantastic option! I think the demand for this is much higher than the university expects, especially with the outrageous cost of housing in Seattle nowadays. Additionally, this should have been available years ago!

Sounds like a neat idea especially for newly hired faculty who are new the area and are looking for a place to live.

This is a great idea! Hope it works out. Single-family units might also be a good idea to offer.

This is a good idea!!! We need more innovative thinking in this area. Most UW employees look at the U-District as place to endure for eight hours and then scurry back to the suburbs ... the area needs to be developed to be less transitory, and more appealing for some folks. Build quality housing, not luxury, for the middle class folks that work at the UW.

Good thinking on this! I hope it happens!

I moved here with a small child as a single parent. I would have loved to have had this option.

Rental and for-sale housing available to UW faculty and staff exclusively is an excellent idea. Thank you for pursuing this option; I hope it is successful. I definitely feel there is a high demand for these services.

High time someone thought about this!!! No question—I definitely would have taken advantage of this when I came here in 1984.

I think this is a great idea. I have had trouble finding housing for visiting faculty and post-doctoral fellows.

Nearly 8% of the comments reflected the opinion that the University should offer housing assistance—housing subsidies, low-cost homes, discount home loan programs, lease-to-own options, and the like:

Down payment assistance, or the type of loan program that Stanford offers, are more critical than providing additional rental options. Salaries are so low at the UW that it is impossible to save enough for a down payment while paying rent.

Both my domestic partner and I are professional staff at the UW and we are STILL renting! I've been paying rent in Seattle for about 17 years, since I first came here for graduate school. I've never been able to afford to buy. ... We need more help getting into a first home. The UW home loan program will only allow us financing for a \$250,000 house—have you seen any decent \$250,000 houses near the UW? We sure haven't. The loan program needs to be more realistic with the price of modest houses in Seattle.

Based on my experience working at Columbia U. in NYC, housing that is available only to staff and faculty will be attractive, IF it provides some kind of discount off the market rate. You need both factors to make a development like this work.

Low rent housing for faculty and staff would be more useful.

My partner and I are relatively new UW faculty and we are having a difficult time being able to find and purchase an affordable house that is close to the university. In our previous academic positions, we were offered extremely good housing packages (e.g., low interest loans, up to \$8,000 to cover legal fees and other costs associated with the purchase of a house).

The most pressing need is subsidized low-income housing.

Approximately 5% of the comments reflected the opinion that housing should include accommodations for pets:

I think it is important to allow pets in rental units; most people are willing to pay a pet deposit for this. Many rental properties in the U-District do not allow pets.

Rentals that allow pets would be fabulous!

I own a large dog and two cats. Ability to have pets is a primary consideration for me in choosing where to live, in addition to affordability. I would probably not be interested in renting or buying anywhere that I could not have pets, or where there was restriction on type of pet.

Slightly less than 4% of the comments reflected the opinion that the University District is not a desirable place to live:

The U District is too dense and it feels unsafe at night with the insurgence of street people. Much cheaper rents are to be had in the city in better locations.

I think everything sounds good, except that currently, I live on the 'Ave' and it is too loud and unpleasant with the buses constantly going by. Not to mention the bars and busy people. It would be in your best interest to have the housing facilities in a more peaceful/quiet place, such as the Sand Point-Magnuson or Greenlake neighborhoods. They would rent easier.

The U-District does not appeal to us because it is not safe.

University District is too loud and crime-ridden (drugs, homeless, etc.) to be appealing to people other than newcomers who do not know any better, or urbanites who relish the city experience. The rest of us would rather live in quieter neighborhoods.

More than 9% of the comments were not opinions but simply clarifying comments or questions. The remaining comments—approximately 30%—included opinions on a wide range of issues:

Child friendly housing is important to me. I would prefer to rent or purchase a home that had ample room indoor and out for my children. I would be more comfortable raising my children knowing that they were growing up in kid friendly environment (e.g., parks, community centers).

I would be much more interested in daycare assistance than housing opportunities.

The UW sorely lacks affordable furnished housing for visiting/incoming faculty (needed for one to 12 months). This makes coming here and doing research difficult and hampers scientific collaboration ...

We often need housing for visiting scientists or visiting faculty from foreign countries. It would be nice to have some space available that included furniture and basic kitchen stuff. I realize that might be a nightmare to administer, but it is needed.

I recently purchased a home in University Park and am renovating it. I think that encouraging UW faculty and staff to buy houses near campus would greatly enhance University life. The amount of commuting that people do makes them far more distant from the students.

Housing costs were and remain the most daunting features of my move to Seattle. My UW salary is considerably below the national standard in my field and the cost of housing is very high here in Seattle. As a young couple, my wife and I have not been able to purchase housing more than four years after moving to Seattle. The single most important thing that the UW could do to help us would have been to provide an affordable apartment and better opportunities for junior faculty to obtain housing. As a result of the UW's very poor junior faculty housing policies I am seriously considering leaving the UW and am considering a more lucrative offer from a rival university.

Will probably look for another job due to increasing commute times, and difficulty parking.

I live in Snohomish County and commute over an hour each way to UW. I am disappointed by the lack of affordable housing options for employees in King County and find that the programs sponsored by the UW are not really helpful to me. I make too little money to afford the ridiculously priced \$220,000 condos proposed above and too much to receive any meaningful help from the Home Town programs. My low salary and the increasingly unendurable commute will eventually force a change. I think many good UW employees will be forced to leave for similar reasons.

I think there are two factors you need to consider here. One is that people who are employees of the University live a different life style than the students and as such need more room (for children, home businesses, visiting family, etc.) which would necessitate looking at square footage and amenities (e.g., number of bathrooms, bedrooms, and in-unit laundry facilities). The other thing you need to consider is cost. Most University employees—unless they are administrators, coaches, or faculty with some longevity—are not going to be able to afford housing units that cost more than they can find in other areas of the city with more bang for their buck. However, not to throw cold water on the idea ... it is a wonderful idea and would save us all some money, wear and tear, and stress if you could figure out to make it appealing enough.

I'm leaving UW and moving out of Seattle because of expensive housing and low pay at the UW. This might have been a nice gesture years ago, but I think it's too little too late.

One of the attractive features of living in Seattle is that the climate is ideally suited to having a beautiful, naturalistic garden. Like many other faculty, this is how I relax. I live in a suburb because I can have a one-acre garden. Your questionnaire does not ask whether this is a consideration. Often it is.

Traffic congestion, pollution, and urban sprawl are good reasons to provide high-density housing near the University.

Appendix A: Faculty/Staff Housing Survey

The University of Washington is encouraging the property development community to offer expanded rental and for-sale housing opportunities near the Seattle Campus for UW faculty and staff. More specifically, we are trying to gauge demand for rental housing in the Sand Point-Magnuson Park and University District areas, and for-sale housing in the University District.

Thank you for your participation with this survey. All responses will be kept confidential.

RENTAL HOUSING

Rental unit buildings would have secured access, elevators, and an on-site resident manager. Individual units would be equipped with dishwasher, disposal, refrigerator, range, and Ethernet connection. Laundry facilities would be provided either in each unit or in a common area.

1. Would you be interested in this type of faculty/staff rental housing?
 - a) Yes
 - b) Perhaps
 - c) No
2. Would you *have been* interested in this type of faculty/staff rental housing if it were available when you started your employment at the University?
 - a) Yes
 - b) Perhaps
 - c) No
3. Based on your perceptions and experiences, what percentage of new or visiting faculty/staff would be interested in this type of faculty/staff rental housing?
 - a) Zero to 25%
 - b) 26 to 50%
 - c) 51 to 75%
 - d) More than 75%
4. Of the following types of units, which do you think would appeal to the greatest number of faculty/staff?
 - a) Studio (approx. 500 square feet)
 - b) One bedroom, one bath (approx. 780 square feet)
 - c) Two bedrooms, one bath (approx. 900 square feet)
5. The projected monthly rent for a one-bedroom, one-bath unit (approx. 780 square feet) is \$1200. What is your perspective on this rate?
 - a) It seems low (underpriced)
 - b) It seems fair (reasonably priced)
 - c) It seems high (overpriced)
6. The projected monthly rent for a two bedroom, one bath unit (approx. 900 square feet) is \$1300. What is your perspective on this rate?
 - a) It seems low (underpriced)
 - b) It seems fair (reasonably priced)
 - c) It seems high (overpriced)
7. We are currently exploring two potential sites. One site is a beautiful, historic (1929) three-story building in the Sand Point-Magnuson Park area. The building is three miles from campus, and close to a Metro bus line. The other site would be in the heart of the University District, close to "The Ave." This building would be newly constructed, and many of the units would have city and lake views to the south and west. Which site would be more appealing to you?
 - a) University District
 - b) Sand Point-Magnuson Park
 - c) They would have equal appeal

FOR-SALE HOUSING

8. Would you be interested in purchasing a condominium in a complex available only to faculty/staff (and their families) in the University District? (Note: As a point of reference, the average purchase price for a two-bedroom condominium in the University District is approximately \$220K.)
 - a) Yes
 - b) Perhaps
 - c) No

9. Would you *have been* interested in purchasing a condominium in a complex available only to faculty/staff (and their families) in the University District if one was available when you started your employment at the University?
- a) Yes
 - b) Perhaps
 - c) No

GENERAL QUESTIONS

10. Did you have to relocate when you first started working at the University?
- a) Yes
 - b) No (SKIP TO QUESTION 15)
11. Did you rent or purchase when you first arrived?
- a) Rented
 - b) Purchased
12. Which factor was most critical as you chose a place to live?
- a) Affordability
 - b) Amenities
 - c) Neighborhood safety
 - d) School District
 - e) Proximity to the University
 - f) Proximity to shopping/services/restaurants
 - g) Proximity to open spaces/parks/playgrounds
13. Was the availability of off-street parking essential?
- a) Yes
 - b) No
14. If you *rented* when you first arrived, how long did you live in your initial rental unit?
- a) Less than six months
 - b) Six months to one year
 - c) More than one year
 - d) N/A (Did not rent)
15. What is your current employment status?²²
- a) Professional Staff
 - b) Classified Staff
 - c) Assistant Professor/Associate Professor/Professor
 - d) Visiting Faculty
 - e) Other
16. How many years have you been working at the University?
- a) Less than two years
 - b) Two to five years
 - c) Six to ten years
 - d) More than ten years
17. How many people live in your household?
18. How many children live in your household?
19. What is your total household income range?
- a) Under \$30,000
 - b) \$30,000 to \$59,999
 - c) \$60,000 to \$99,999
 - d) \$100,000 to \$149,999
 - e) \$150,000 or more
 - f) Prefer not to state

Additional Comments:

Thank you for sharing your perspective with us!

²² The “other” answer option in this question was inadvertently omitted from the survey. As a result, initial respondents were required to select an answer that may not have exactly represented their position. This error was corrected after approximately 2,400 respondents had completed the survey. Of the remaining respondents, nearly 6% answered “other”.



*To receive an electronic version of the complete data set or the unedited respondent comments,
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