

## **Tahoe-Donner Association Workforce Housing Needs Survey for Employees**

The Tahoe Donner Homeowners' Association (TDA) is conducting a housing needs assessment and preparing a workforce housing action plan to improve access to housing in the region for employees. As part of the housing needs assessment research, TDA is surveying all employees about their current housing situations and desired housing needs.

This survey will take approximately **10** minutes to complete. We value your honest opinion on these questions. Your responses will be collected anonymously and reported in aggregate.

Thank you for your time!

### **SECTION I. INTRODUCTION AND SCREENING**

Q1. Please select the option that best describes your current status with TDA.

1. I am a current employee of TDA.
2. I am a former or inactive employee of TDA.
3. I have never been employed by TDA. **[END SURVEY]**

Q2. What is your employment type with TDA? If you are not actively employed by TDA, please indicate your most recent position held.

1. Full-time hourly
2. Full-time salary
3. Part-time/seasonal
4. International (J-1)

Q3. Where is your current residence?

1. Donner Summit
2. Incline Village
3. Kings Beach
4. Portola/Sierraville
5. Reno
6. Sparks
7. Carson Valley
8. Tahoe City
9. Tahoe Vista
10. Truckee
11. Verdi
12. Other: \_\_\_\_\_

Q4. Do you consider this location to be your permanent place of residence?

1. Yes
2. No

Q5. **[If Q4 = 2]** Where do you consider your permanent place of residence?

**[OPEN RESPONSE]**

## **SECTION II. WORKPLACE/EMPLOYMENT**

Q6. During which seasons do/did you work for TDA? Select all that apply. **[MULTIPLE RESPONSE]**

1. Year-round, not seasonal
2. Seasonal – winter
3. Seasonal – summer
4. Seasonal – shoulder seasons (spring/fall)
5. Other: \_\_\_\_\_

Q7. What category best describes the department which you are employed in? **[DROPDOWN SELECTION]**

1. Accounting
2. Administration
3. Alder Creek Café
4. Aquatics
5. Architectural Standards
6. Beach Club Marina
7. Bikeworks
8. Campground
9. Capital Projects
10. Communications/Marketing
11. Cross Country Ski Center
12. Day Camps
13. Equestrian
14. Food & Beverage - Summer
15. Food & Beverage - Winter
16. Forestry
17. General Maintenance
18. Golf Course Maintenance
19. Golf Course Operations
20. Human Resources
21. Information Technologies
22. Land Management
23. Lift Maintenance
24. General Maintenance
25. Member Services
26. Mountain Operations
27. Operations
28. Pizza on the Hill
29. Recreation
30. Rentals
31. Risk & Safety
32. Ski School
33. Snowmaking
34. Snowplay
35. Tennis

36. The Lodge Restaurant & Bar
37. Ticket Office
38. Trout Creek Recreation Center
39. Other: \_\_\_\_\_

Q8. Do you consider your position at TDA your primary job?

1. Yes
2. Yes, but I also have other jobs that supplement this work
3. No, I am a full-time student
4. No, I am retired
5. No, I am supplementing other full-time work
6. No, I am supplementing other part-time or freelance work
7. No, this work is facilitating my lifestyle choices (e.g., recreation)

Q9. **[IF Q8 = 2, 5-6]** What other job(s) do you work during the year?

1. Prefer not to answer.
2. Name of other employer(s): \_\_\_\_\_

Q10. On average, how long do you spend commuting to/from work each day (one way)?

1. Less than 10 minutes
2. 10 to 19 minutes
3. 20 to 29 minutes
4. 30 to 39 minutes
5. 40 to 49 minutes
6. 50 minutes or more

### SECTION III. CURRENT HOUSING SITUATION

This next set of questions will ask about your current housing situation. If you are not currently employed by TDA, please respond for the time that you were last employed by TDA.

Q11. What best describes your current housing situation?

1. Rent whole house
2. Rent room in house
3. Rent bed in house
4. Rent whole apartment
5. Rent room in apartment
6. Rent bed in dormitory
7. Rent/live in accessory dwelling unit
8. Own house
9. Own condominium/townhouse
10. Camp/live in RV or mobile home
11. Couch surf
12. Houseless
13. Other: \_\_\_\_\_

Q12. **[IF Q11 = 1-9]** How many bedrooms does this home have?

1. Studio
2. 1 bedroom
3. 2 bedrooms
4. 3 bedrooms
5. 4 bedrooms
6. 5 or more bedrooms

Q13. Which option best describes your household/living situation? Select all that apply.

**[MULTIPLE RESPONSE]**

1. I live alone
2. I live with children
3. I live with a partner or spouse
4. I live with roommate(s)
5. I live with immediate family i.e., parents/guardians/siblings
6. I live with extended family
7. Other: \_\_\_\_\_

Q14. **[IF Q13 = 2]** How many children under the age of 18 live with you?

**[DROPDOWN 0-5; 6 OR MORE]**

Q15. **[IF Q13 = 2-7]** Including yourself, how many people live in this home?

**[DROPDOWN 1-10, 10 OR MORE]**

Q16. How many pets live in this home, if any?

**[DROPDOWN 1-5; 6 OR MORE]**

Q17. How did you locate your current housing? Select all that apply. **[MULTIPLE RESPONSE]**

1. Newspaper classified ads
2. Craigslist/Facebook Marketplace
3. Social media posting or housing group
4. Online housing listings like Redfin or Zillow
5. Tahoe-area community online housing listings like LandingLocals.com
6. Found out about available housing from a friend or family member
7. Found out about available housing from employer
8. Found out about available housing from realtor or property management company
9. Saw a for-rent or for-sale sign posted on the home
10. I live with family or moved into a property owned by my family
11. I live in employer-provided housing
12. Other: \_\_\_\_\_

Q18. What is your approximate monthly rent or mortgage? You may choose to input your responses individually (if you live alone or separate finances from others in your household) or as a household (if you combine finances with a partner or family).

Decide which option below best describes your circumstances and provide one answer.

1. Individual Rent: **[OPEN RESPONSE]**
2. Individual Mortgage: **[OPEN RESPONSE]**
3. Household Rent: **[OPEN RESPONSE]**
4. Household Mortgage: **[OPEN RESPONSE]**

Q19. What is your monthly income? Please respond as an individual or as a household, consistent with how you responded to the previous question.

As a reminder, your responses to these questions are anonymous.

1. Individual: **[OPEN RESPONSE]**
2. Household: **[OPEN RESPONSE]**

Q20. Approximately what percentage of your monthly income do you spend on monthly rent or mortgage?

Example: If you make \$4,000 per month (gross), and pay \$2,000 in rent (excluding utilities), you spend 50 percent of your income on housing.

**[SLIDER 0% to 100%]**

Q21. Did you experience any problems when searching for and securing your current residence? Select all that apply. **[MULTIPLE RESPONSE]**

1. Limited availability and/or limited options for housing reduced my choice.
2. I couldn't compete with people who can afford more.
3. It was hard to find a home with upfront costs (e.g., a security deposit or down payment) that I could afford.
4. It was hard to find a home with affordable monthly rent or mortgage.
5. It was hard to find a home suitable to my household size or needs.
6. It was hard to find landlords who wanted to rent to seasonal workers.

7. It was hard to find landlords who didn't require a long-term lease.
8. It was hard to find housing that was offered for year-round occupancy.
9. It was hard to find landlords that didn't limit the number of persons that could live in the unit.
10. I had trouble finding roommates.
11. It was hard to find housing with a manageable commute.
12. It was hard to find housing in my preferred location.
13. It was hard to find housing in an area that has services I need/want.
14. I did not experience any problems finding or securing housing.
15. Other: \_\_\_\_\_

Q22. On a scale from 1 to 5, please rate how satisfied you are with the following aspects of your current housing situation, with 1 being "Not Satisfied at All" and 5 being "Extremely Satisfied"

**[MATRIX SELECTION]**

	<b>1 Not Satisfied at All</b>	<b>2 Not Satisfied</b>	<b>3 Neutral</b>	<b>4 Satisfied</b>	<b>5 Extremely Satisfied</b>	<b>N/A</b>
a. Overall Current Housing Situation						
b. Housing Type						
c. Cost/Affordability						
d. Commute Time						
e. Housing Size						
f. Ability to Find Housing						
g. Quality and Condition of Housing						
h. Access to Community Services or Desired Amenities						
i. Suitability for Lifestyle						
j. Suitability for Pets						
k. Adequate storage space						

#### **SECTION IV. PREFERRED HOUSING SITUATION**

Q23. If you are less than satisfied with your current housing situation, what would be your ideal housing situation? Select all that apply. **[MULTIPLE RESPONSE]**

1. Home of a different size
2. Home in a different location or neighborhood
3. Home that is in better quality/condition
4. Home that is more affordable
5. Home that allows pets
6. Home with adequate storage space or garage
7. Prefer to own instead of rent
8. Current home is temporary or short-term and I need permanent housing
9. Not applicable/I am satisfied with my current housing situation
10. Other: \_\_\_\_\_

Q24. If you are less than satisfied with your current housing situation, what would be your preferred housing type? Select all that apply. **[MULTIPLE RESPONSE]**

1. Rent whole house
2. Rent room in house
3. Rent bed in house
4. Rent whole apartment
5. Rent room in apartment
6. Rent in dormitory-style housing
7. Rent/live in accessory dwelling unit or tiny home
8. Own house
9. Own condominium/townhouse
10. Camp
11. Live in RV or mobile home
12. Couch surf
13. I am satisfied with my current housing situation
14. Other: \_\_\_\_\_

## **SECTION V. DEMOGRAPHICS & CLOSING**

Q25. What is your age?

1. Under 18
2. 18 to 23
3. 24 to 30
4. 31 to 40
5. 41 to 50
6. 50 to 65
7. Over 65
8. Prefer not to answer

Q26. What race/ethnicity do you most identify with?

1. African American/Black
2. Latino/Hispanic
3. American Indian or Alaskan Native
4. Asian
5. Native Hawaiian
6. Other Pacific Islander
7. White/Caucasian
8. Prefer not to answer

Q27. What gender do you identify as?

1. Female
2. Male
3. Non-binary
4. Prefer not to answer

Q28. Are you interested in sharing more information about your experience, or do you have additional ideas or opinions that may be helpful as TDA develops its workforce housing action plan? Please enter your response below, or if you would like us to contact you, please include your email address.

**[OPEN RESPONSE/LARGE TEXT BOX]**

Q29. May we contact you if we need to clarify any of your responses? If so, please provide your email address.

Thank you for responding to our survey! TDA values your feedback. If you have any questions or comments about the workforce housing plan process, please reach out to Annie Rosenfeld at [arosenfeld@tahoedonner.com](mailto:arosenfeld@tahoedonner.com)

**[END SURVEY]**