

Faculty and Staff Housing Survey
Santa Barbara City College
Office of Institutional Assessment, Research, and Planning

www.sbccc.edu/admin/ia/index.cfm

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Executive Summary

The cost of housing in the district area is a major concern for the college as it impacts the ability to recruit and retain employees. The college is considering the feasibility of sponsoring housing for faculty and staff. In order to determine the interest in and need for college-sponsored housing 256 full-time employees, hired within the last five years, were surveyed in May 2002.

116 responses were received for an overall response rate of 45%. Administrators and managers had a response rate of 74%, faculty 36% and staff 44%. Due to the different response rates, conclusions about differences between employment categories should be carefully considered.

Renting versus Owning

63 of the respondents currently rent and 52 own. The rate of ownership differs by employment status: 76% of administrators/managers, 33% of classified staff and 45% of faculty own their homes. Among those interested in renting college-sponsored housing, 64% pay a current monthly rent of \$1200 or less.

Renting College-sponsored Housing

47% of all respondents were interested in renting an apartment in college-sponsored housing if it was offered at below-market rates. Rental interest differed significantly by employment status. 65% of classified staff and 41% of faculty were interested in renting from the college compared to 10% of classified managers and 20% of certificated administrators. Of the possible locations, 95% of those interested in renting would like the immediate vicinity of the main campus; 58% were interested in Goleta

and 45% in Carpinteria (respondents could indicate interest in more than one location).

Buying College-sponsored Housing

56% of all respondents expressed interest in buying a condominium from the college at below-market value with restrictions on resale. The level of interest again differed by employment categories, but not as significantly as on the question of renting college-sponsored apartments. 64% of classified staff, 59% of full-time faculty, and a third of administrators/managers expressed interest in buying. Again, 92% were interested in buying near the main campus, but Goleta and Carpinteria received more interest for home purchase (70% and 59%, respectively) than for rental. The prices that respondents were willing to pay for homes included \$200,000 or less (40% of respondents), \$201,000-\$300,000 (42% of respondents), and more than \$301,000 (18% of respondents).

Implications

The results of the survey indicate that there is more than sufficient interest in and need for college-sponsored housing either for renting or buying. However, 82% of those interested in buying would be able to or willing to pay \$300,000 or less. 72% of the respondents interested in buying indicated that they would need at least two bedrooms. The college would need to find modalities of offering housing below \$300,000. College-sponsored rental units would be best targeted at classified staff and faculty. Those interested in renting would need to be offered lower rent rates than they pay currently. 88% of those interested in renting from the college pay \$1,500 or less per month. 65% of those interested in renting would need at least two bedrooms.

Introduction

Santa Barbara City College conducted a housing survey of college employees in May 2002. The purposes of the survey were to:

- gather information about the current living situations of employees;
- determine employee interest in college-sponsored housing offered at below-market rates.

The survey was delivered through campus mail to 256 full-time employees hired during the last five years. 116 responses were received by June 1, 2002 for an overall response rate of 45%. Figure 1 shows the number of respondents in each employment category (full-time classified staff, full-time faculty, classified administrator/manager, and certificated administrator/manager) and the survey response rate for each employment category.

Results

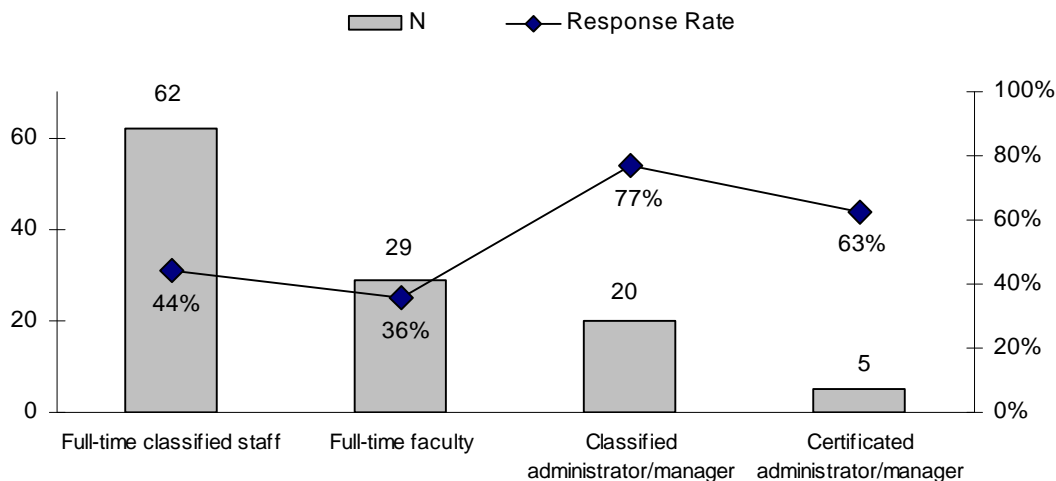
Current Living Situations of Employees

63 of the respondents currently rent, 18 of them previously owned a home (see Figure 2). 52 respondents own their home of which only one was a mobile home owner. Only one survey respondent indicated another situation besides owning or renting.

The percentage of home ownership differed greatly among the four employment groups from a low of 33% for full-time classified staff to 100% of the certificated administrators/managers as detailed in Figure 3. The observed differences in home ownership were statistically significant ($\chi^2(2) = 13.370, p=0.001$).²

Figure 4 shows the distribution by the amount of monthly rent currently paid by

Figure 1: Survey Respondents by Employment Status



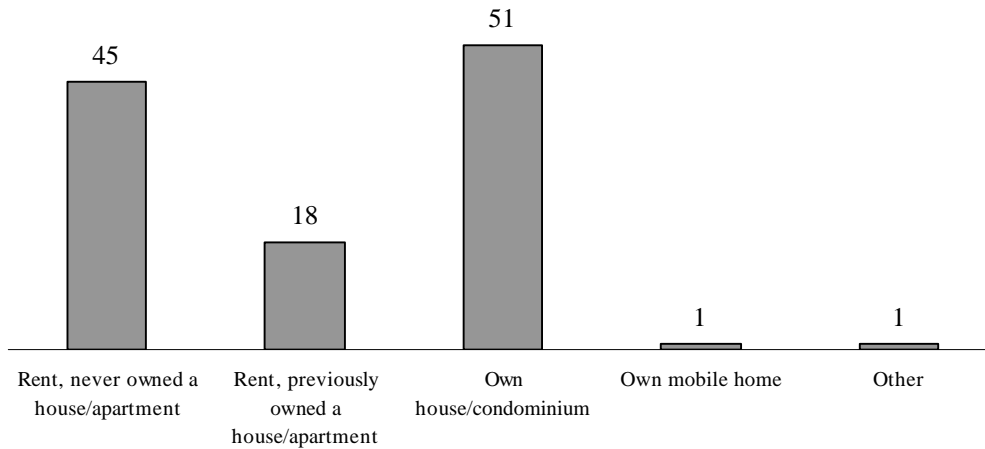
Administrators/managers had a higher response rate than either classified staff or faculty and the difference was statistically significant ($\chi^2(2) = 13.983, p=0.001$).¹

¹ Because of the small number of certificated administrators/managers in the study, they were combined with classified administrator/managers for the purpose of testing the association between employment status and other variables of interest.

employees who are interested in renting a college-sponsored apartment. 28% have a current rent of \$800 per month or less, 64% have a monthly rent of \$1,200 or less, and 85% have a monthly rent of \$1,500 or less. For college-sponsored apartments to be attractive, the distribution of rents will need

² See note 1.

Figure 2: Current Living Situation of Survey Respondents



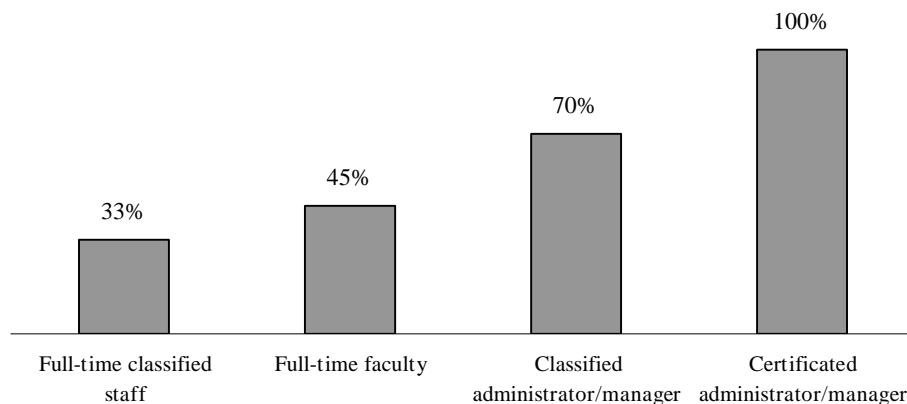
to be lower than the current rent paid by the employees interested in renting.

The current one-way commutes of SBCC employees are summarized in Table 1. 37% of employees commute 5 miles or less one way, which corresponds to living in the city of Santa Barbara. Another 30% of employees live within 6 to 10 miles from the college while 25% commute 11 to 20 miles.

Table 1: Current one-way commute to SBCC

	N	%
5 miles or less	42	37%
6-10 miles	34	30%
11-20 miles	29	25%
21-30 miles	1	1%
31-40 miles	8	7%
41-50 miles	1	1%
Total	115	

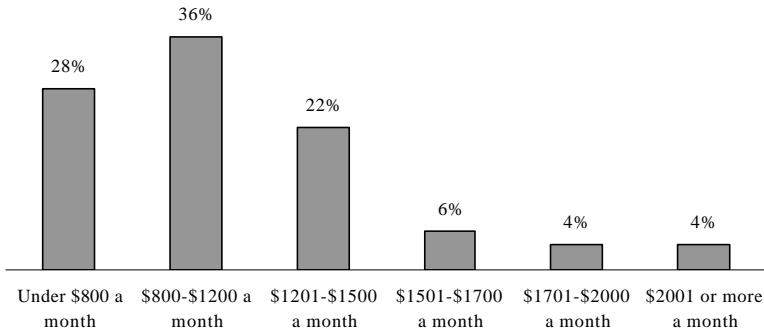
Figure 3: Percentage of Respondents who Own their Home



There is also a noticeable percentage of employees (7%) who commute 31 to 40 miles.

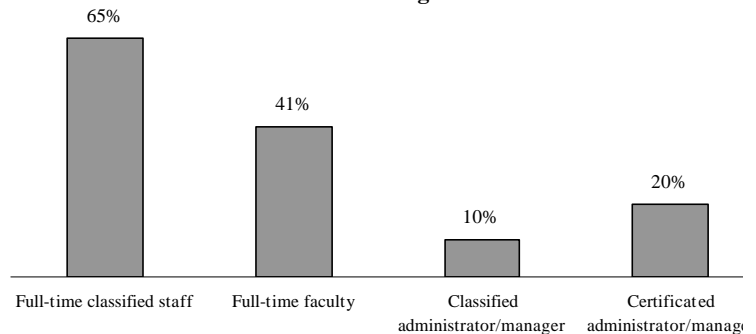
Interest in College-Sponsored Housing

When asked about interest in renting an apartment in college-sponsored housing if it was offered at below-market rates, 47% (55 of 116) of respondents answered yes. As expected, current renters were much more likely to be interested in renting from the

Figure 4: Current Monthly Rent of those Interested in Renting College-sponsored Housing

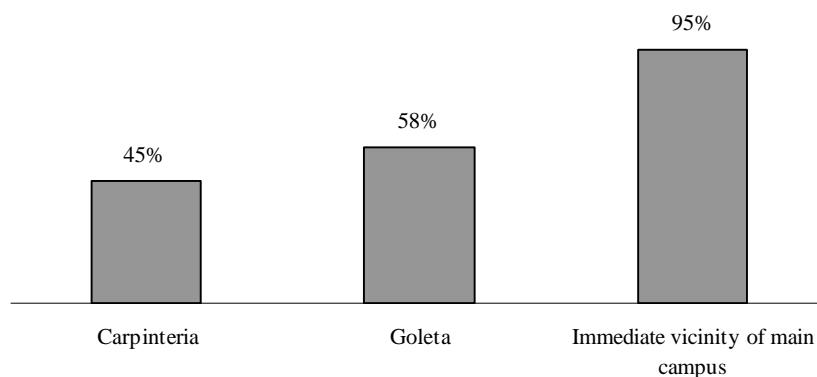
college (76%) compared to current owners (14%). The interest in renting varied by employment classification as shown in Figure 5. 65% of full-time classified staff and 41% of full-time faculty indicated interest in renting from the college. A smaller percentage of administrators would be interested in this option. The difference in rental interest among employee classifications is statistically significant ($\chi^2(2) = 20.272, p < 0.0005$).³ College-sponsored rental units would be best targeted at classified staff and faculty.

Of those interested in renting a college-sponsored apartment, most would prefer to live close to campus as indicated in Figure 6.⁴ 95% would be interested in renting

Figure 5: Percentage of Respondents Interested in Renting

college-sponsored apartments near campus, 58% would be interested in Goleta, and 45% would be interested in Carpinteria (respondents could indicate more than one location). However, if the college does open a satellite campus in Carpinteria in the future, these results suggest that the interest in Carpinteria may increase.

The survey next queried the interest of employees in buying a condominium offered by the college at below-market value with restrictions on resale. Overall, 56% (63 of 112) of respondents expressed interest in buying a home through the college. The expected difference between renters and owners materialized again as 81% of current renters and 25% of current owners indicated

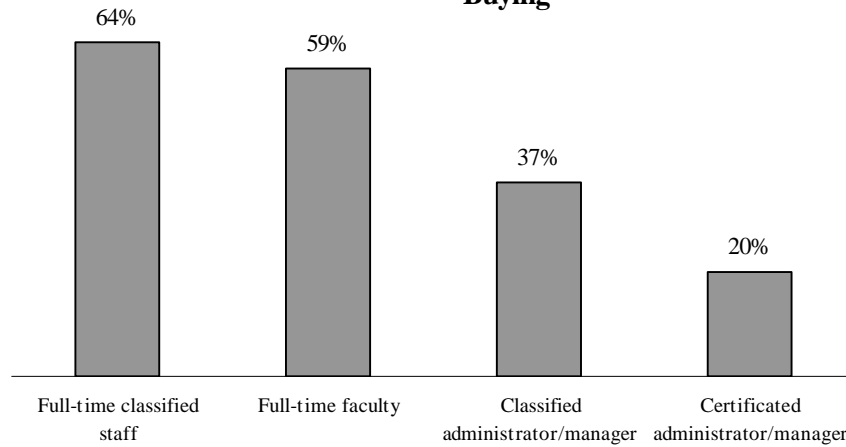
Figure 6: Preferred Locations for Renting

interest. Interest in buying was also related to employee status as detailed in Figure 7, but the observed difference ($\chi^2(2) = 6.783$,

³ See Note 1.

⁴ Percentages sum to more than 100% because respondents could choose more than one location.

Figure 7: Percentage of Respondents Interested in Buying



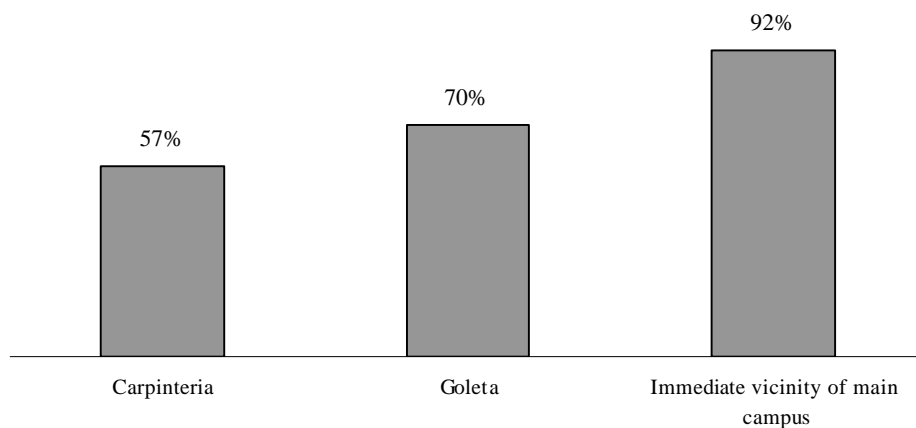
$p=0.034$ ⁵ was not as strong as the difference in renting interest. Full-time faculty and classified administrators and managers expressed significantly higher interest in buying than they did in renting (59% and 37%, respectively). Full-time classified staff and certificated administrators and managers had about the same interest in buying as they did in renting.

The preferred locations for buying a college-sponsored condominium follow the same pattern as those for renters, but there is more interest in areas away from campus (see Figure 8)⁶. 92% of respondents are

interested in owning near campus whereas 70% expressed interest in owning in Goleta and 57% in Carpinteria (again, respondents could indicate multiple locations). Employees are more willing to own a home further from campus than to rent an apartment in the same location.

If college-sponsored housing for employees is built, the desired number of rooms is shown in Figure 9. Although the pattern of bedrooms needed is similar between renters and buyers, renters seem to be satisfied with slightly smaller quarters.

Figure 8: Preferred Locations for Buying



⁵ See Note 1.

⁶ See Note 4.

Figure 9: Number of Bedrooms Needed

Of particular interest is the amount of money employees would be able to or willing to pay for college-sponsored condominiums. Table 2 details the range of prices indicated by respondents interested in buying. 40% of respondents cannot afford anything over \$200,000; 82% want something for less than \$300,000; and 94% wish to buy for under \$400,000. To be competitive, the cost of condominiums offered by the college would need to parallel the distribution of prices that employees are able or willing to pay.

Table 2: Price Range for Buying

	N	%
Cannot afford anything above \$200,000	25	40%
\$201,000-\$250,000	17	27%
\$251,000-\$300,000	9	15%
\$301,000-\$350,000	2	3%
\$351,000-\$400,000	5	8%
\$401,000-\$450,000	2	3%
\$451,000-\$500,000	0	0%
\$501,000-\$550,000	2	3%
Above \$550,000	0	0%
Total	62	

Conclusion

The results of the survey indicate that there is more than sufficient interest in and need for college-sponsored housing either for renting or buying. However, 82% of those interested in buying would be able to or willing to pay \$300,000 or less. 72% of the respondents interested in buying indicated that they would need at least two bedrooms. Thus, the college would need to find modalities of offering housing below \$300,000. Those interested in renting would need to be offered lower rent rates than they pay currently. 88% of those interested in renting from the college pay \$1,500 or less per month. 65% of those interested in renting would need at least two bedrooms.