

COMMUNITY HOUSING SURVEY



WELCOME! Dane County has a housing crisis. A significant shortfall of housing units available within the County has resulted in an unhealthy housing market, a challenge compounded by a lack of affordable and workforce housing.

We want to hear your thoughts on housing in the County—what types of housing do you want to see more of? What do you see as the affordability and access issues around housing? Where are the opportunities for new residential development?

Please keep in mind that your answers will be entirely anonymous and used by County leaders and consultants to inform recommendations for the Dane County Regional Housing Strategy, a strategic action plan to address the housing crisis.

How long will the survey take?

The survey should take no more than **7-10 minutes** to complete, and we truly appreciate your input! **The deadline to complete this survey is Thursday, February 9, 2023.**

***IMPORTANT:** Once your survey is complete, please submit it via one of the following options:

- **MAIL** - seal the addressed envelope and drop it off at your local post service location. If you don't have an addressed envelope, mail it to: Dane County Department of Planning & Development, City County Building, 210 Martin Luther King Jr. Blvd., Madison, WI 53703
- **EMAIL** - scan or take photos of the PDF to send to plandev@countyofdane.com
- **DROP OFF** - leave your survey at City County Building (Room#116) at 210 Martin Luther King Jr. Blvd., Madison, WI 53703
- **OTHER** - if none of these options work for you, email plandev@countyofdane.com or call (608) 301-5465

INTRODUCTION

1. Do you currently live in Dane County?

- Yes
- No

2. What is your zip code? _____

3. Why do you live in Dane County? Select up to three (3).

- Jobs
- Higher education
- Neighborhood/cultural/recreational amenities
- Social networks (family or friends live in the region, etc.)
- Grew up in the region
- Have lived in the region for a long time and have settled here
- It is too expensive/complicated to move to a different region
- Other: _____

4. What are your top reasons for choosing to live in your neighborhood? Select up to three (3).

- Desired housing type
- Quality of housing
- Price/affordability of housing
- Quality of local K-12 schools
- Neighborhood/cultural/recreational amenities nearby
- Access to public transportation
- Social networks (family or friends live nearby, etc.)
- It is easy to access job or school
- Other: _____

HOUSING CONDITIONS

5. What type of housing do you currently live in?

- Single-family detached home
- Single-family attached home (townhome, rowhome)
- Accessory dwelling unit/In-law unit
- Unit in duplex, triplex, or fourplex building (2-4 unit building)
- Unit in low-rise building with 5+ units (1-3 stories)
- Unit in mid-rise building (4-6 stories)
- Unit in high-rise building (7+ stories)
- Housing cooperative
- Mobile home/RV
- Other: _____

6. Do you currently live in housing that serves any of the below populations? Check all that apply.

- Income-restricted housing (rent is pro-rated based on your income)
- Senior housing- independent living
- Senior housing- assisted living, nursing, memory care
- Student housing
- Supportive housing (housing with on-site social service programs to support residents)
- Housing for the disabled (independent housing, no on-site social services)
- Other: _____
- N/A

7. Which of the following best describes your current housing situation?

- Renter
- Homeowner with a mortgage
- Homeowner without a mortgage
- Live in someone else's house/rental unit
- Live in someone else's house/rental unit without paying rent (not on lease)
- I am currently homeless
- Other: _____

8. Approximately how much does your household spend per month on housing costs?

a) For renters, this includes rent and utilities (water, heating, gas/electric).

b) For homeowners, this includes mortgage payment (if applicable), utilities (water, heating, gas/electric), property taxes, homeowners insurance, private mortgage insurance (if applicable), and homeowners association fees (if applicable).

- \$750 or less
- \$751 - \$1,000
- \$1,001 - \$1,400
- \$1,401 - \$1,900
- \$1,901 - \$2,400
- \$2,401 - \$2,900
- \$2,901 or more
- Not sure
- N/A

9. Approximately how much does your household spend per month on transportation?

Transit (Bus transportation, Uber, cab fares, rideshare, etc.):

Automobile (Car payment, repairs, insurance, parking, etc.):

10. How do your monthly housing costs compare to what you would be comfortable paying?

- I cannot afford my housing cost right now (at risk of having to leave my home in next two months)
- I struggle to afford my housing costs
- My housing costs are within my budget
- I could afford to pay more for housing if I needed to
- Not sure
- N/A (no answer)

11. In your experience, do you think there are enough housing options in your price range for you/your household within Dane County?

- Yes, there are more than enough
- Yes, there are enough
- No, there are not enough
- Not sure
- N/A

12. How many members of your household currently contribute to your mortgage/rent payment?

- 1
- 2
- 3
- 4 or more

13. Overall, how do you feel about your current housing?

- Very satisfied
- Satisfied
- Neither satisfied nor dissatisfied
- Dissatisfied
- Very dissatisfied

14. What matters most to you when making a housing decision? Please select the three (3) most important factors.

- Neighborhood image/reputation
- Neighborhood amenities
- Proximity to work/school
- Quality of local schools
- Price/affordability of housing
- Type of housing (single-family home, apartment, townhome, etc.)
- Character of housing (home design, historical significance, etc.)
- Quality of housing
- Level of housing maintenance
- Age-restricted community
- ADA accessibility
- Other: _____

15. If you or someone in your household identifies as a person with a disability, what are some of the housing issues that you encounter?

PREFERRED OR MISSING HOUSING TYPES

16. What primary types of housing are in your immediate neighborhood? Select all that apply.

- Primarily single-family detached homes
- Mix of both single-family detached and attached homes (townhomes, rowhomes)
- Mix of single-family and duplex, triplex, or fourplex building (2-4 unit building)
- Mix of single-family and multi-family buildings up to 3 stories
- Mostly mid-rise buildings (4-6 stories)
- Mostly high-rise buildings (7+ stories)
- Mobile homes/RVs
- Other: _____

17. At the current time, would you prefer to be a homeowner or a renter?

- Homeowner
- Renter
- Either
- Not sure

18. What type of housing would you prefer to live in, if it were available and you could afford it? Select up to three (3) options.

- Single-family home on larger lot
- Single-family home on smaller lot
- Accessory dwelling unit (in-law unit either attached to main house or separate)
- Attached single-family home (townhomes)
- Unit in duplex, triplex, or fourplex (2-4 unit building)
- Unit in low-rise building with over 5 units (1-3 stories)
- Unit in mid-rise building (4-6 stories)
- Unit in high-rise building (7+ stories)
- Condominium
- Housing cooperative
- Co-housing (individual housing units that also have a separate dedicated common space unit for community meals and gatherings)
- Tiny home

19. Would you prefer to live in any of the following specialty housing alternatives? Check all that apply.

- Senior housing - independent living
- Senior housing - assisted living, nursing or memory care
- Accessible/ADA compliant homes
- Accessible/ADA compliant apartments
- Income-restricted housing (rent is pro-rated based on your income)
- Supportive housing (housing with on-site social service programs to support residents)
- Student housing
- Other: _____

20. What are the primary barriers preventing you from living in your preferred housing type? Check all that apply.

- The housing type does not widely exist, making it difficult to find
- The market is too competitive
- It is too expensive
- Don't know where or how to find it (affordable rental)
- Financing options are not available
- Need to improve my credit
- Eviction on my record
- There are no barriers
- Other: _____
- Not sure

21. What are the two (2) greatest positive qualities related to housing in Dane County?

22. What are the two (2) greatest challenges related to housing in Dane County?

23. Do you feel Dane County has housing attainable to residents at all income levels?

- Yes
- No

24. Do you feel like your community provides housing attainable to residents at all income levels?

- Yes
- No

25. In your opinion, are there enough housing options in the County for:

Renters

- Yes
- No
- Don't know

Homeowners

- Yes
- No
- Don't know

People with lower incomes (<\$30,000)

- Yes
- No
- Don't know

People with middle incomes (\$30,000-\$90,000)

- Yes
- No
- Don't know

People with higher incomes (>\$90,000)

- Yes
- No
- Don't know

Young families

- Yes
- No
- Don't know

Multi-generational families

- Yes
- No
- Don't know

Students

- Yes
- No
- Don't know

Young workers, people between ages 18-25

- Yes
- No
- Don't know

People with physical or cognitive disabilities

- Yes
- No
- Don't know

People in need of supportive housing

- Yes
- No
- Don't know

People in need of assisted living

- Yes
- No
- Don't know

People in need of emergency, transitional, or rehabilitative housing

- Yes
- No
- Don't know

People interested in living communally and sharing amenities

- Yes
- No
- Don't know

26. County stakeholders are considering a variety of ideas to address housing affordability.

Which of the following ideas would you like to see implemented in your community?

Check your top four priorities.

- Programs to support existing and prospective homeowners (e.g. home repairs, allow ADUs, down payment assistance, housing counseling)
- Programs to support renters (e.g. security deposit assistance, more flexible tenant screening, expanded tenant protections, landlord training and education)
- Programs to assist developers who help supply or preserve affordable housing units including rent- and income-restricted units (e.g. development incentives such as financing; land; location near transit; reduced fees or updating land use requirements to reduce cost of development)
- Programs to encourage small apartment buildings, such as a fourplexes; townhomes; or, small-format housing (sometimes referred to as “Missing Middle” housing). These units tend to be more attainable than new conventional single-family homes (e.g., allowing for these housing types in more residential areas; or streamlining permitting or land use requirements to reduce development costs)
- Programs that help to reduce racial disparities in housing and homeownership (e.g. financial literacy and homeownership education in schools or community settings, partnering with financial institutions and lending programs to improve access to mortgage products)
- Programs that improve building conditions and quality/safety of housing units (rehab grants, code enforcement and landlord training programs)
- Programs that add new units to the housing supply in areas with existing infrastructure (e.g. incentives for development close to transit, employment, grocery, schools, and other services; allowing duplexes and fourplexes by right in existing neighborhoods)
- Programs that add new units to the housing supply throughout the County, including areas without existing

27. What entities do you think need to work to address housing access and affordability challenges within the County? Check all that apply.

- Local jurisdictions
- Non-profit organizations
- Private sector, larger employers
- Not applicable - housing affordability does not need to be addressed
- Other: _____

28. Do you think all residents should have access to housing?

- Yes
- No

DEMOGRAPHICS

29. With which of the following gender identities do you identify? Check all that apply.

- Man
- Woman
- Transgender
- Nonbinary
- Genderqueer
- NA/Prefer not to answer
- Not listed: _____

30. What is your age?

- Under 18
- 18-24
- 25-30
- 31-40
- 41-50
- 51-60
- 61-70
- 71-80
- Over 80

31. How would you best describe yourself?

Select all that apply.

- American Indian or Alaska Native
- East Asian, Southeast Asian, or South Asian
- Black or African American
- Hispanic or Latino
- Middle Eastern, Arab, or Central Asian
- Native Hawaiian or Other Pacific Islander
- White or Caucasian
- Multiracial or Biracial
- Other: _____
- Prefer not to answer

32. How many people (including yourself) are in your household?

- 1 6
- 2 7
- 3 8
- 4 9
- 5 10 or more

33. (SKIP if answer to Question 30 is "1")
Who do you live with? Select all that apply.

- Spouse or partner
- Child or grandchild
- Another relative
- Friend/roommate
- Another family
- Prefer not to answer
- Other: _____

34. What is your approximate annual household income?

- Less than \$30,000 \$95,001-\$115,000
- \$30,001-\$55,000 \$115,001-\$170,000
- \$55,001-\$75,000 More than \$170,001
- \$75,001-\$95,000 Prefer not to answer
- Not sure



Thank you for participating in the Dane County Regional Housing Strategy (RHS) Community Housing Survey. Your responses will help ensure that the voices of our community are incorporated into the RHS Strategic Action Plan!

Your survey responses will remain anonymous and WILL NOT be linked to your contact information.

If you would like to enter the raffle to win a gift card, please enter your email here:

If you would like to be updated on the RHS strategic planning process, and the results of the Community Housing Survey, please enter your email here:
