

## MEMORANDUM

TO: Ketchum/Sun Valley/Moritz Hospital Staff and Officials  
FROM: Chris Cares and Will Fleissig  
RE: Results of the September 1990 Housing Survey  
DATE: October 15, 1990

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### INTRODUCTION

As you may know, Rosall Remmen and Cares, Inc. (RRC) and Will Fleissig, Telemark Community Builders, conducted a survey of employees of the Towns and Hospital in September. The survey form was designed to build upon information obtained through the Blaine County survey that was conducted last winter. With the assistance of the local administrators (Jim Jacquet, Roy Rainey and Al Stevenson), all employers (including volunteers) received copies of the survey and were strongly encouraged to complete the form. All of the participating agencies had response rates in excess of 90 percent, with a total of 79 responses from Moritz Hospital employees, 38 responses from Sun Valley employees, and 54 from City of Ketchum employees, for a total of 171 responses.

This short memorandum summarizes some of the key findings from the survey. A primary goal of the research effort was to determine the levels of interest in living in various types of housing, and to quantify the interest of employees in employer-provided housing. (Ownership versus rental, ability to support rents, specific locations, etc.) Further, through a number of specific questions, design issues were probed and various alternative site locations were considered.

Attached is a copy of the survey instrument with overall (total) responses indicated. In addition, each of the participating organizations were provided a set of responses for their employees.

**A general finding is that the employees of the two Cities and the Hospital generally show parallel response patterns to one another, and they closely resemble the responses obtained in the county-wide study completed last winter. This is important because it allows some general conclusions to be drawn, and while there is an opportunity and need for each of the participating groups to understand responses by their own employees, it is possible to "pool" the results to consider some conclusions that could serve all area employees. This consistency holds throughout the report and while we note significant differences where they are important, the data suggest opportunities to pursue various joint programs in a cooperative manner.**

**KEY FINDINGS FROM THE STUDY INCLUDE:**

**Background**

- Most of the employees of the three participating organizations live in Ketchum (35 percent), between Ketchum and Hailey (25 percent), or Hailey (19 percent). The Ketchum employees were relatively more likely to be down-valley (59 percent in Hailey or between Hailey and Ketchum). About 40 percent of Hospital employees report they live in Ketchum. Sun Valley employees also are most likely to live in Ketchum, the down-valley area between Ketchum and Hailey, or Hailey, but 11 percent of these respondents live in Sun Valley. Choice of residence location is related to where people live now; the dominance of Ketchum as the first choice place to live carries throughout this analysis.
- Overall, slightly over half of all employees already own. The Blaine County study showed 57 percent owners; this study shows 64 percent of Ketchum, 56 percent of Sun Valley, and 51 percent of Hospital employees own. Therefore, if the housing needs discussion is focusing on renters, just under 1 in 2 employees currently rent, a total of about 71 households that responded to the study.
- About half the respondents overall live in single-family homes, but there are differences by employer. Sun Valley employees are least likely to be in single-family homes (40 percent) and especially likely to be in mobile homes (17 percent) or apartments (26 percent). Hospital employees are in single-family homes (46 percent), apartments (19 percent), and duplex/triplex/fourplexes (14 percent). Ketchum employees are especially likely to be in single-family homes (66 percent), with apartments/condos and mobile homes about equal (13 and 11 percent respectively).
- Almost half the respondents have been in the area 10 or more years. The City of Ketchum is most likely to have long-term employees (85 percent over five years); the Hospital is least likely (52 percent over five years), Sun Valley is in the middle (63 percent over five years). On the other hand, Sun Valley indicated the greatest number of new employees (29 percent one year or less). Because tenure in the community is closely related to housing problems and dissatisfaction, the findings concerning length of residence are significant. In times of high turnover or rapid growth in employment, housing problems are greatest.

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- Most employee households have two wage earners working and contributing to paying the rent or mortgage. On average, there are about 1.8 employed persons per household and about 1.8 persons participating in paying the rent or mortgage. This is one of the ways that local households have managed to cope with housing costs in Blaine County.

### Current Satisfaction Levels

- The survey evaluates satisfaction with current housing in several different ways. As shown in the tables on the pages that follow, employees are split on whether they are getting their "money's worth" in housing. Renters and employees of the Hospital are especially likely to feel that they are paying "too much" (44 and 48 percent respectively), with close to a third of the employees of both Sun Valley and Ketchum indicating that they are "getting a bargain." Again, length of time in the community is closely associated with these results; those that have been in the area longest are much more likely to be finding bargains.
- Satisfaction levels show less variation by place of work, with the majority of respondents indicating that they are either "satisfied" or "very satisfied." A total of 33 respondents out of 169 respondents (20 percent or one in five) indicated some level of dissatisfaction. The findings of dissatisfaction in and of themselves may seem somewhat low. However, because the problems are very deeply felt by the 20 percent because housing problems are likely to grow worse if unattended, and because newcomers to the region are especially likely to experience problems, these results are significant.

### Automobile Ownership/Parking and Site Design Issues

- The survey contained a number of questions that address issues of site planning and design. The results show a deep division of opinion concerning the importance that should be placed on planning for automobiles in local affordable housing projects. This is an important topic since parking directly helps to influence site densities, and automobile use varies widely by household type. The results suggest that the overall average number of vehicles per respondent household is 2.11. However, 1 percent of respondents have no auto, and 20 percent report only one.

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The survey asked several questions designed to gather preferences regarding the importance that should be placed on planning for parking. The results show an almost even split between those respondents that wish to see more landscaping adjacent to units (51 percent) and those that want to see close-in parking. These split opinions are further confirmed when the respondents were asked to select the site plans for a residential development that they would prefer. While a majority prefer the parking scheme that allows parking in front of units (63 percent), the respondents are about evenly divided on which of the three alternative site plans they favor. In other words, these site design relationships are complex and will require careful attention as the various agencies move to designing actual developments.

The respondents indicated some clear differences in priorities for housing features and amenities. As summarized by the graph on the following page, there are minor differences in opinion between current owners and renters, but strong overall preferences for certain features and amenities. The top four considerations in order were: a washer/dryer in unit, private deck/patio/yard, laundry on-site, and on-site parking. A review of the entire list of priorities may be helpful in determining the types of features to be included in new developments, especially because difficult tradeoffs will have to be made to create units that serve the lower end of the income spectrum.

### Demographics of Respondents

- The data provide a profile of respondents that addresses not only preferences, but current household situations. The data show that the majority of responding employees at the three agencies are married (57 percent) or living together (8 percent). The average age is 38.7 years, which is also the median age. The group was split evenly, 48 percent male, 52 percent female. Most of the employees have some college (39 percent), or are college graduates or have post-college experience (41 percent).

The survey showed incomes to be slightly below the levels indicated by the Blaine County Survey (which showed an area-wide average household income of \$43,400.), with respondents indicating average household incomes of \$40,100 and median incomes of \$36,200. Individual incomes were lower than household incomes, \$23,800 on average. While there were slight differences in average household incomes reported by the employees

of the two cities and the Hospital, these differences are too small to be significant and for most purposes the income profiles of the three groups can be regarded as virtually the same.

Interestingly, the survey showed that about 71 percent of the respondents are registered to vote in Blaine County. These levels are comparable to the totals obtained from the County survey. The relatively low levels of voter registration for municipal employees may be explained in part by the fact that 15 percent of the respondents report that they have lived in the region less than one year.

#### Interest In Actual Programs - A Target Group

- Although the levels of dissatisfaction are not held by a majority of respondents, there are a number of other indications that the housing situation is difficult for employees and that interest in programs including employee housing is high. The data show that while only three percent of the respondents are currently in housing provided by employers, 40 percent would live in such housing, with another 22 percent "uncertain." Focusing specifically on renters that would be interested in employee housing (see the attached tables for actual responses by the subgroups of renters compared to the overall) we find a "target group" that can be quantified.

Twenty-seven respondents (40 percent) of renters would live in a rental project, with an additional 13 persons "undecided." In many ways, this is a target group for a joint affordable housing project. It should be noted that in addition to the expressions of interest by at least 30 households made up of employees of the two towns and the Hospital, there were an additional 70 respondents represented in the Blaine County survey, and these results are reflective of a sample of county residents rather than the County as a whole. In other words, if properly designed, the survey data would support the conclusion that there is demand for at least 100 units of rental housing in the area.

There is also interest in ownership expressed by employees of the three participating agencies and consideration of potential programs should not overlook the needs of the group that is currently renting but interested in purchase. The results show a total of 26.5 percent of renters that are employed by the three organizations (13 households) that would be interested in purchase of employee housing.

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- The survey results can be used in planning new projects and evaluating design, locational, and pricing decisions. The data base is now in place to consider various questions in greater detail. However, a few key findings can be summarized that should be used by local leaders in planning for new development. The data suggest:

All of the interviewed groups would consider Ketchum to be their first choice location for housing. This was followed by between Ketchum and Hailey, and in Hailey.

While most respondents prefer a single family home as their first choice, there are indications of support for townhouses, cabins, apartments, and mobile homes as housing alternatives.

- Among the group of renters, that are interested in renting, the most desired unit would still be a single family home but there is interest in an apartment or condominium. This group that is most interested in renting an employee unit would strongly favor a location in Ketchum (67 percent) followed by either Hailey or between Hailey and Ketchum. This group is interested in a two bedroom unit (52 percent) or a three bedroom unit (33 percent). This group shows some variation in the rents that they and "those that would participate with you would be able to afford to pay." While most of the City/Hospital employees are indicating rents of \$300 to \$399 (42 percent), there is a group between \$200 and \$300, and a second group above \$400. If all respondents to the Blaine County survey are considered, the greatest need is still in the \$300 to \$399 range, but there are indications of interest in both the \$400 to \$499 range, and the \$500 to \$599 rental range.

Clearly, these rent thresholds will require careful attention as various groups consider methods of constructing rental housing, and determining the precise target for the units.

- The renters that are most interested in employee housing have provided other background information that may be useful in planning projects. The data suggest that they are about evenly split on the question of whether they would prefer to see attention given to more landscaping (52 percent) or parking (48 percent) close to the unit.

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### The Open-Ended Comments

The survey asked employees to make a number of "open-ended" comments about their current housing situation. These results provide a glimpse, in the employees "own words," of their experience and suggestions.

The comments concerning why respondents are "dissatisfied" with their current residence range from the condition of homes, to size, to problems with rent increases.

The respondents were asked to suggest "special concerns" they might have for employee housing and a wide range of suggestions result. Leaders should consult the Appendix for the full set of comments, but issues like pets, what happens with a job change, and privacy are woven throughout the comments.

- All Respondents -

# CITY OF KETCHUM AND CITY OF SUN VALLEY HOUSING SURVEY

August 1990

PLEASE RETURN THE SURVEY IN THE ENCLOSED POSTAGE-PAID ENVELOPE. TO MAINTAIN CONFIDENTIALITY, THE SURVEY WILL GO DIRECTLY TO THE CONSULTING FIRM THAT IS TABULATING THE RESULTS.

CHECK ONE ANSWER PER QUESTION UNLESS OTHERWISE INDICATED.

## PRESENT HOUSING

1. Where do you live?
- 01) 6 Bellevue  
02) 1 South of Bellevue  
03) 1 Carey  
04) 5 Elkhorn  
05) 19 Hailey  
06) 35 Ketchum  
07) 25 Between Ketchum and Hailey  
08) 4 North of Ketchum - Blaine County Rural  
09) 4 Pkabo  
10) 4 Sun Valley  
11) 1 Other: \_\_\_\_\_

n = 171

2. Do you presently:
- 1) 53 Own  
2) 42 Rent  
3) 1 Rent a room  
4) 2 House-sit/caretake  
5) 3 Other: \_\_\_\_\_

n = 171

3. Is your residence currently for sale?
- 1) 8 Yes  
2) 92 No

n = 170

4. What type of residence do you live in?
- 1) 19 Apartment/condominium  
2) 1 Apartment in house  
3) 6 Cabin  
4) 1 Dormitory-style room  
5) 9 Duplex/triplex/fourplex/townhouse  
6) 12 Mobile home  
7) 1 Room  
8) 51 Single-family house  
9) 1 Other: \_\_\_\_\_

n = 167

5. (IF MOBILE HOME) Which category best describes your living situation?
- 1) 16 Own mobile home, own space  
2) 67 Own mobile home, rent space  
3) 14 Rent mobile home, rent space  
4) 10 Other: \_\_\_\_\_

n = 21

6. How many bedrooms are in your residence?
- 1) 3 Efficiency/studio  
2) 13 One bedroom  
3) 33 Two bedrooms  
4) 42 Three bedrooms  
5) 8 Four bedrooms  
6) 1 Five bedrooms or more

n = 171

7. Approximately how many square feet do you have in your unit?

\_\_\_\_\_ square feet mean = 1,506  
median = 1,362  
Don't know modal = 1,000

n = 130

8. Including yourself, how many adults 18 or over live in your residence?

\_\_\_\_\_ Adults 1 = 24% mean 1.84  
2 = 68  
3 = 8

n = 171

9. How many children live in your residence?  
(ENTER "0" IF NONE)

\_\_\_\_\_ Children mean = .69  
Households without children = 64%  
n = 170

10. (IF CHILDREN) How many children do you have in the following age groups living in your residence?  
(WRITE IN NUMBER OF CHILDREN IN EACH AGE GROUP, "0" IF NONE)

- a. \_\_\_\_\_ 3 and under mean = .50 n = 62  
b. \_\_\_\_\_ 4 - 8 years old .58 n = 62  
c. \_\_\_\_\_ 9 - 14 years old .44 n = 62  
d. \_\_\_\_\_ 15 - 17 years old .29 n = 62  
e. \_\_\_\_\_ 18 and over (as "children" living with parents) .08 n = 62

11. Is your residence in this area:
- 1) 2 Seasonal (6 months per year or less)  
2) 98 Permanent (greater than 6 months)

n = 170

12. How long have you resided in the Blaine County region?
- 1) 2 Less than 3 months  
2) 4 Three to six months  
3) 9 Six months to 1 year  
4) 12 One up to 3 years  
5) 8 Three up to 5 years  
6) 19 Five up to 10 years  
7) 46 More than 10 years

n = 171

13. Which category below best describes your employment in Blaine County?

(FULL-TIME = AVG. MORE THAN 30 HRS. PER WK.  
PART-TIME = AVG. LESS THAN 30 HRS. PER WK.)

- 1) 89 Permanent year-round, full-time  
2) 6 Permanent year-round, part-time  
3) 4 Seasonal, full-time  
4) 1 Seasonal, part-time

n = 171



14. 1.37 How many jobs do you currently hold?

n=165

15. Approximately how many hours per week do you work on average?

a. 42.7 In winter in Blaine County? n=165

b. 42.2 In summer in Blaine County? n=164  
(ENTER "0" IF NOT WORKING IN  
BLAINE COUNTY)

16a. 1.81 Including yourself, how many in your household are employed? n=171

16b. 1.78 Including yourself, how many members of your household participate in paying the rent, mortgage, and/or utilities? n=170  
(ENTER "1" IF LIVING ALONE)

17. What is the total regular monthly cost of the following household expenses in:

a. Summer? b. Winter?

n=151 \$ 65 \$ 121 Utilities (excluding telephone) n=147

n=58 \$ 22 \$ 23 Condo/homeowners' fees n=56

n=109 \$ 72 \$ 68 Insurance n=107

n=89 \$ 80 \$ 83 Property taxes n=89

18. What is your share of the monthly rent/mortgage cost for your residence?

\$ 295.86 n=148

OR Not applicable

19. How much longer do you plan to live in the region?

1) Through the ski season (1989-90)

2) 0 3 - 6 months

3) 2 6 - 12 months

4) 3 1 - 3 years

5) 5 3 - 5 years

6) 8 5 - 10 years

7) 51 More than 10 years/no plans to leave

8) 25 Don't know

n=170

20. Thinking about your current residence and what you are getting for your money, do you feel you are:

1) 25 Getting a bargain

2) 37 Paying the right amount

3) 37 Paying too much

n=163

21. Which choice best describes your satisfaction with your current residence?

1) 31 Very satisfied

2) 50 Satisfied

3) 16 Not satisfied

4) 4 Very dissatisfied

n=169

21a. Why do you feel that way?

22. Besides affordability, have you had other problems finding housing which meets your needs?

1) 42 Yes - please explain:

n=161

2) 58 No

23. In selecting this home or apartment, rank order (1,2,3) the importance of the following in your decision:

1) Location/part of town

2) Price

3) Unit/project features or design

1st 2nd  
32 51  
63 30  
4 19  
n=161 =146

24A

13

1

0

6

24

32

1

1

10

0

1

13

13

24. Why did you choose this location? (CHECK ALL THAT APPLY)

46 01) Close to work

8 02) Close to public transit

12 03) Close to skiing

2 04) Day care

43 05) Like the neighborhood

45 06) Cheapest available

52 07) Best overall value

13 08) Recreation facilities

7 09) Friend recommended the location

34 10) Overall environment

6 11) Shopping/services

5 12) Because of the school district

14 13) Other:

24a. From the list above, which single factor was most important?

(INSERT # FROM ABOVE) n=165

25. 2.1 How many motor vehicles are kept at home for use by members of your household? n=169

26. How do you usually get to work? If you usually use more than one method of transportation during the trip, check the box of the one used for most of the distance.

1) 94 Car, truck or van

2) 1 Motorcycle

3) 2 Bicycle

4) 1 Bus

5) 1 Walk

6) Other:

n=166

26a. On average how long does it take you to get to your primary place of employment? 15 minutes

n=168

# FUTURE HOUSING NEEDS AND CONSIDERATIONS

In the following questions, please keep in mind that price and residence type are related. Consider what you realistically could afford, not just an ideal.

27. Do you prefer to: (CHECK ONE ONLY)

- 1) 80 Own
- 2) 16 Rent
- 3) 5 Lease with option to buy

$n = 167$

28. (IF PREFER TO RENT) How much could you and those that would participate with you in renting a home afford to pay for rent (excluding utilities)?

- |                    |                       |
|--------------------|-----------------------|
| 0) 0 \$ 0 - 99     | 5) 7 \$ 500 - 599     |
| 1) 7 \$ 100 - 199  | 6) 4 \$ 600 - 699     |
| 2) 19 \$ 200 - 299 | 7) 4 \$ 700 - 999     |
| 3) 48 \$ 300 - 399 | 8) 0 \$ 1,000 - 1,499 |
| 4) 11 \$ 400 - 499 | 9) 0 \$ 1,500 or more |

$n = 172$

29. (IF PREFER TO OWN) How much could you and any others that would participate with you in buying a home afford for a monthly mortgage payment - (principle and interest, not including utilities)? If married or living together, please state the total amount available by you and your mate together.

- |                       |
|-----------------------|
| 0) 10 \$ 0 - 399      |
| 1) 31 \$ 400 - 599    |
| 2) 28 \$ 600 - 799    |
| 3) 16 \$ 800 - 999    |
| 4) 8 \$ 1,000 - 1,199 |
| 5) 2 \$ 1,200 - 1,399 |
| 6) 4 \$ 1,400 - 1,599 |
| 7) 1 \$ 1,600 - 1,799 |
| 8) 1 \$ 1,800 - 1,999 |
| 9) 0 \$ 2,000 or more |

$n = 134$

30a. How much could you, and any others that would participate with you in buying a home, comfortably afford as a down payment? (SEE BOXES BELOW)

$n = 172$

30b. How much could you afford if you use all readily available resources (relatives, savings, etc.)?

$n = 141$

30c. What is the absolute maximum you could afford as a down payment?

$n = 140$

- |      |      |      |
|------|------|------|
| 30a. | 30b. | 30c. |
| 58   | 44   | 40   |
| 17   | 22   | 20   |
| 11   | 11   | 11   |
| 4    | 6    | 6    |
| 10   | 17   | 21   |

31. Given the choice between purchasing a unit in Ketchum/Sun Valley, or a unit in Hailey, or a unit in Bellevue (or further south), which of these best represents your choice?

- 1) 46 I would choose to pay more to purchase a unit in Ketchum/Sun Valley. I would expect to pay approximately \$\_\_\_\_\_ in total purchase price for a unit in this area. \$139,775
- 2) 41 I would prefer to purchase a unit in the Hailey area.
- 3) 13 I would choose to pay less to purchase a unit in Bellevue or further south.

I would expect to pay approximately \$\_\_\_\_\_ less in total purchase price for a unit in this area. → \$51,000

$n = 149$

## 32. Housing Type Preference

Please rank your top three housing type preferences using 1 through 3 with 1 as "Most Preferred," 2 as "2nd Preference," and 3 as "3rd Preference."

- |  |     |     |     |
|--|-----|-----|-----|
| 1) _____ Apartment/condominium             | 1st | 2nd | 3rd |
| 2) _____ Cabin                             | 7   | 12  | 30  |
| 3) _____ Dormitory-style unit              | 8   | 37  | 13  |
| 4) _____ Duplex/triplex/fourplex/townhouse |     | 31  | 34  |
| 5) _____ Mobile home                       | 1   | 11  | 17  |
| 6) _____ Room                              |     | 1   | 1   |
| 7) _____ Single-family house               | 84  | 9   | 4   |

$n = 159 = 141 = 138$

## 33. Residence Size Preference

Please identify your preferred residence size.

(CHECK ONE ONLY)

- 1) \_\_\_\_\_ Efficiency/studio
- 2) 4 One bedroom
- 3) 32 Two bedrooms
- 4) 46 Three bedrooms
- 5) 15 Four bedrooms
- 6) 2 Five or more bedrooms

$n = 164$

34. When you next move, what type of home and ownership situation will you probably seek? 34A

- |   |    |
|---|----|
| 1) 10 Rent an apartment/condominium           | 11 |
| 2) 4 Rent a duplex/triplex/fourplex/townhouse | 7  |
| 3) 1 Rent a mobile home                       | 1  |
| 4) 9 Rent a single-family detached house      | 6  |
| 5) 2 Buy a condominium                        | 1  |
| 6) 1 Buy a duplex/triplex/fourplex/townhouse  | 1  |
| 7) 69 Buy a single-family detached house      | 68 |
| 8) 4 Buy a mobile home                        | 5  |

$n = 164$

34a. Considering what you can realistically afford, what would be your first choice living situation?

$n = 160$

(INSERT # FROM ABOVE)

35. Given the choice between more landscaping adjacent to your unit (and a longer walk to parking) OR close-in parking, which do you prefer?

- 1) 51 Landscaping
- 2) 49 Parking

$n = 164$

36. What is the furthest you would be willing to park from your unit?

- |       |                    |
|-------|--------------------|
| 1) 19 | 0 - 20 feet        |
| 2) 29 | 21 - 50 feet       |
| 3) 24 | 51 - 100 feet      |
| 4) 13 | 101 - 200 feet     |
| 5) 9  | 201 - 500 feet     |
| 6) 6  | More than 500 feet |

$n = 163$

37. Let's assume you are responsible for setting the priority of features and considerations to be included in planning a proposed development. From the list below, please rank order how important you consider the features or facilities that are listed. Put another way, if you "can't have everything," what is your ranking of the items you would like most? (1 = 1st choice, 9 = ninth choice, etc.)

1st	2nd		
21	17	01)	Private yard
1	1	02)	Pool/clubhouse/recreation facilities
6	19	03)	Two or more bathrooms per unit
3	10	04)	Extra storage space for each unit
2	6	05)	Assigned parking spaces for each unit
1	1	06)	Large common area in development
1	1	07)	Jogging trail/bike path within development
4	16	08)	Private garage or carport
1	9	09)	On-site laundry
43	6	10)	Location in Ketchum
5	5	11)	Location in Hailey
9	3	12)	Location in Sun Valley
4	1	13)	Location in Bellevue
1	1	14)	The distance to the school
1	3	15)	Location on a bus route
1	3	16)	A children's play area in the development or nearby

- 152 | 151
38. From the choices illustrated below, which one choice would best describe your preferred parking arrangement?

- 1) 15 OR  
2) 22 OR  
3) 63

n = 149

39. From the choices illustrated below, which one choice would best describe your preferred open space arrangement?

- 1) 26 OR  
2) 45 OR  
3) 30

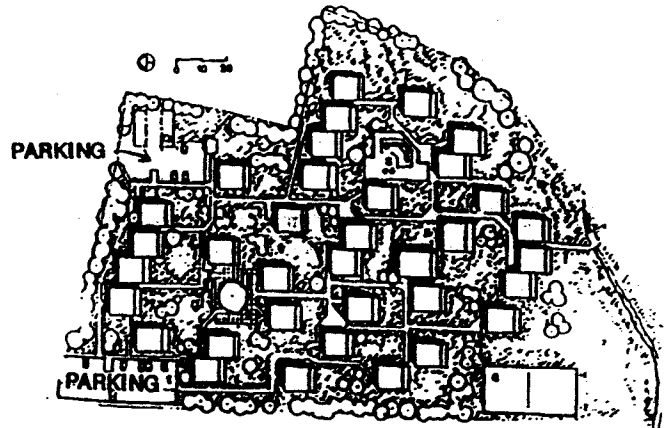
n = 148

40. From the choices illustrated below, which one choice would best describe your preferred overall housing arrangement?

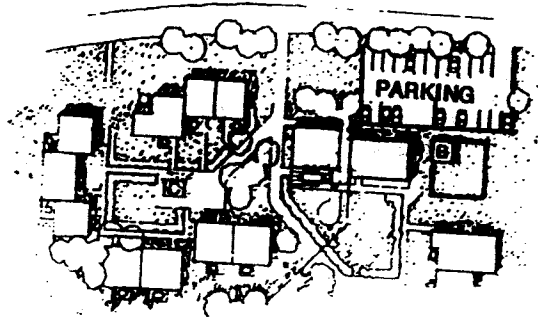
- 1) 38 OR  
2) 30 OR  
3) 32

n = 145

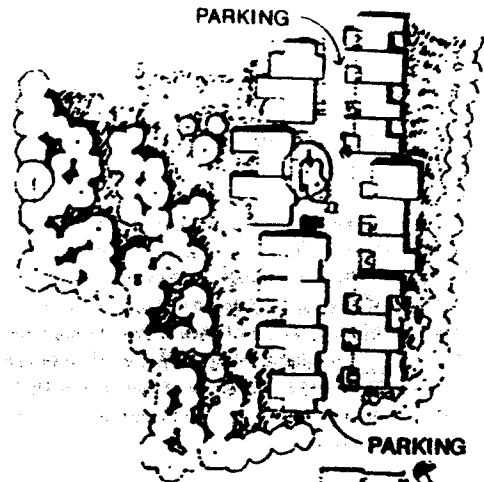
- 1) Individual living units dispersed on the site, with parking at the edges of the development and open space broken into smaller pieces.



- 2) Duplex units that are clustered around inner courtyards, with open space surrounding.



- 3) Groups of 2 - 4 attached living units arranged along a pedestrian street with open space surrounding.



41. Location Preference

Please rank your top three location preferences, that is, where you most prefer to live. Use 1 as "Most Preferred," 2 as "2nd Preference," 3 as "3rd Preference."

01)	4	Bellevue	2	2	3
02)	3	South of Bellevue	6	6	3
03)	1	Carey	1	1	7
04)	5	Elkhorn	6	8	
05)	13	Hailey	12	19	
06)	39	Ketchum	14	15	
07)	18	Between Ketchum and Hailey	25	16	
08)	8	North of Ketchum - Blaine County Rural	19	17	
09)	1	Picabo		5	
10)	6	Sun Valley	8	8	
11)	2	Other:	2	2	

n = 169

n = 162 = 161

45. (IF YES OR UNCERTAIN) Please explain any special concerns you might have for such a development:

46. Do you have roommates/housemates by: (CHECK ONE ONLY)

- 1) Choice  
2) Financial necessity  
3) Only housing available  
4) Other reason:

5) 20 Not applicable, don't have roommates

n = 171

42. On the scale below, where "1" is critical and "5" is not important, please circle the response that best represents the importance of the following to you in your choice of housing.

	1 Critical	mean	Not 5 Important	n
01) Assigned parking space	22	2.8	20	1531
02) Covered garage or parking	38	2.2	7	1632
03) Dishwasher/disposal	26	2.8	21	160
04) Extra soundproofing	43	2.0	7	160
05) Fireplace	18	2.7	13	15948
06) Laundry facilities on-site	56	1.7	5	160
07) Microwave	13	3.3	30	161
08) More than one bathroom	42	2.2	10	1639
09) On-site parking	54	1.8	4	1601
10) On-site day care	6	4.1	60	1532
11) First-story unit	20	3.2	30	1543
12) Private deck/patio space/yard	53	1.7	3	1604
13) Fenced yard	32	2.4	11	1585
14) Proximity to athletic facilities:	6	3.9	43	1586

Which ones?

15) Proximity to day care	6	4.0	59	158
16) Proximity to schools/ bus routes	9	3.7	44	1591
17) Proximity to skiing	3	3.9	46	1603
18) Proximity to employment	29	2.4	7	163
19) Proximity to grocery stores	11	2.8	10	1634
20) Gas heat	30	2.6	18	158
21) Extra storage:	39	2.0	7	155
For what:				
22) Units that allow pets	52	2.0	11	16451
23) Units that encourage children	32	3.1	38	1602
24) Units that restrict children	16	3.9	57	1583
25) Views	18	2.7	12	15804
26) Washer/dryer in unit	59	1.6	3	16205
27) Wood stove/fireplace	36	2.3	11	159
28) Other:	65	1.8	12	117

43. Do you personally live in housing provided by your employer?

- 1) 3 Yes  
2) 97 No

n = 169

44. If an employee housing development were provided that was comfortable, in an acceptable location, and affordable, would you rent or purchase a residence there? (CHECK ONE ONLY)

- 1) 19 Yes - rent an employee residence  
2) 21 Yes - purchase an employee residence  
3) 22 Uncertain  
4) 37 No - neither rent or purchase an employee residence

n = 166

**FINALLY, A FEW MORE QUESTIONS TO ASSIST IN CLASSIFYING YOUR RESPONSES.**

47. What is your sex?

- 48 Male  
52 Female

n = 170

What is your age? \_\_\_\_\_ Years

mean = 38.78  
med = 38  
mod = 33

n = 169

Which of these categories best describe your marital status?

- 20 Single (never married)  
57 Married  
8 Living together  
1 Separated  
14 Divorced  
1 Widowed

n = 171

What was the last level of school you completed?

- Jr. high or less 28 5) College graduate  
1 Some high school 8 6) Some post-graduate  
20 High school 5 7) Post-graduate  
graduate degree  
59 Some college

n = 169

What is your personal primary source of income? (CHECK ONE ONLY)

- 2 Bar/restaurant  
7 Construction  
1 Education  
— Finance  
37 Government:

(What is your department?)

- 1 Legal  
— Lodging

43 Medical/Hospital:

(What is your department?)

- 4 Professional  
— Real estate/property management  
2 Retail  
— Retired  
1 Service  
1 Sld Corporation:

(What is your department?)

- 1 Parent or relative  
2 Other:

n = 168

5

n = 169

52. over What is your personal secondary source of income, if applicable? (INSERT # FROM Q. 50 ABOVE)

OR 57 Not applicable, no secondary source

53. How long have you worked for your primary employer?

- 1) 12 0-6 months 15 4 3-5 years  
2) 11 6 months - 1 year 22 5 5-10 years  
3) 18 1-3 years 22 6 Over 10 years

n = 165

54. What is the location of your primary job?

- 01) - Believed  
02) - South of Bellevue  
03) - Carey  
04) 2 Elkhorn  
05) 1 Hailey  
06) 41 Ketchum  
07) 2 Between Ketchum and Hailey  
08) - North of Ketchum - Blaine County Rural  
09) - Picabo  
10) 52 Sun Valley  
11) 4 Other: \_\_\_\_\_

n = 168

55a. What was your total annual household income for 1989 before taxes? (ESTIMATE SHOULD INCLUDE ALL RESIDENTS OF YOUR HOUSEHOLD)

\$ \_\_\_\_\_ / 1989 income before taxes  
HOUSEHOLD

mean = 40,134  
med = 36,200  
mod = 30,000 n = 148

54b. What is your individual annual income for 1989 before taxes?

\$ \_\_\_\_\_ / 1989 income before taxes  
INDIVIDUAL

mean = 23,829  
med = 22,000  
mod = 20,000

56. Are you registered to vote in Blaine County?

- 1) 71 Yes  
2) 29 No

n = 168

• THANK YOU VERY MUCH FOR YOUR PARTICIPATION •

Source: RRC - August 1990

KETCHUM HOUSING RESEARCH  
OCTOBER 1990

	Location of Survey			Do you:		Would live employee housing				Total Responses
	Hospital	Sun Valley	Ketchum	Own	Rent	Yes - rent	Yes - purchase	Uncertain	No	
In your residence are you:										
Getting a bargain	23%	28%	27%	24%	25%	20%	20%	28%	29%	25%
Paying right amount	29%	36%	50%	45%	26%	30%	23%	39%	47%	36%
Paying too much	48%	36%	23%	30%	49%	50%	57%	33%	24%	38%
Total Responses	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
	75	36	52	86	68	30	35	36	58	159
Residence satisfaction										
Very satisfied	25%	32%	38%	36%	20%	16%	20%	35%	42%	31%
Satisfied	53%	43%	49%	53%	51%	55%	54%	46%	47%	50%
Not satisfied	19%	16%	11%	9%	23%	19%	23%	19%	8%	16%
Very dissatisfied	3%	8%	2%	2%	6%	10%	3%		3%	4%
Total Responses	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
	79	37	53	91	69	31	35	37	62	165
First choice housing										
Apartment/condo	9.7%	10.8%		1.2%	13.6%	22.6%	5.9%		3.6%	7.1%
Cabin	4.2%	18.9%	6.0%	4.7%	10.6%	6.5%	8.8%	14.3%	1.8%	7.1%
Mobile home		2.7%	2.0%	2.4%					3.6%	1.3%
Single-family house	86.1%	67.6%	92.0%	91.8%	75.8%	71.0%	85.3%	85.7%	91.1%	84.6%
Total Responses	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
	72	37	50	85	66	31	34	35	56	156
Do you prefer										
Own	75%	68%	94%	94%	64%	50%	94%	81%	87%	80%
Rent	18%	27%	4%	2%	30%	38%	3%	14%	12%	15%
Lease with buy option	6%	5%	2%	3%	6%	13%	3%	5%	2%	5%
Total Responses	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
	77	37	53	88	70	32	35	37	60	164
Purchase choice:										
Pay more > Ketchum/Sun	49%	53%	37%	37%	57%	64%	50%	28%	46%	46%
Purchase in Hailey	43%	34%	43%	47%	37%	28%	34%	56%	41%	41%
Pay less > Bellevue	9%	13%	20%	16%	7%	8%	16%	17%	13%	14%
Total Responses	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
	68	32	49	81	60	25	32	36	54	147

KETCHUM HOUSING RESEARCH  
OCTOBER 1990

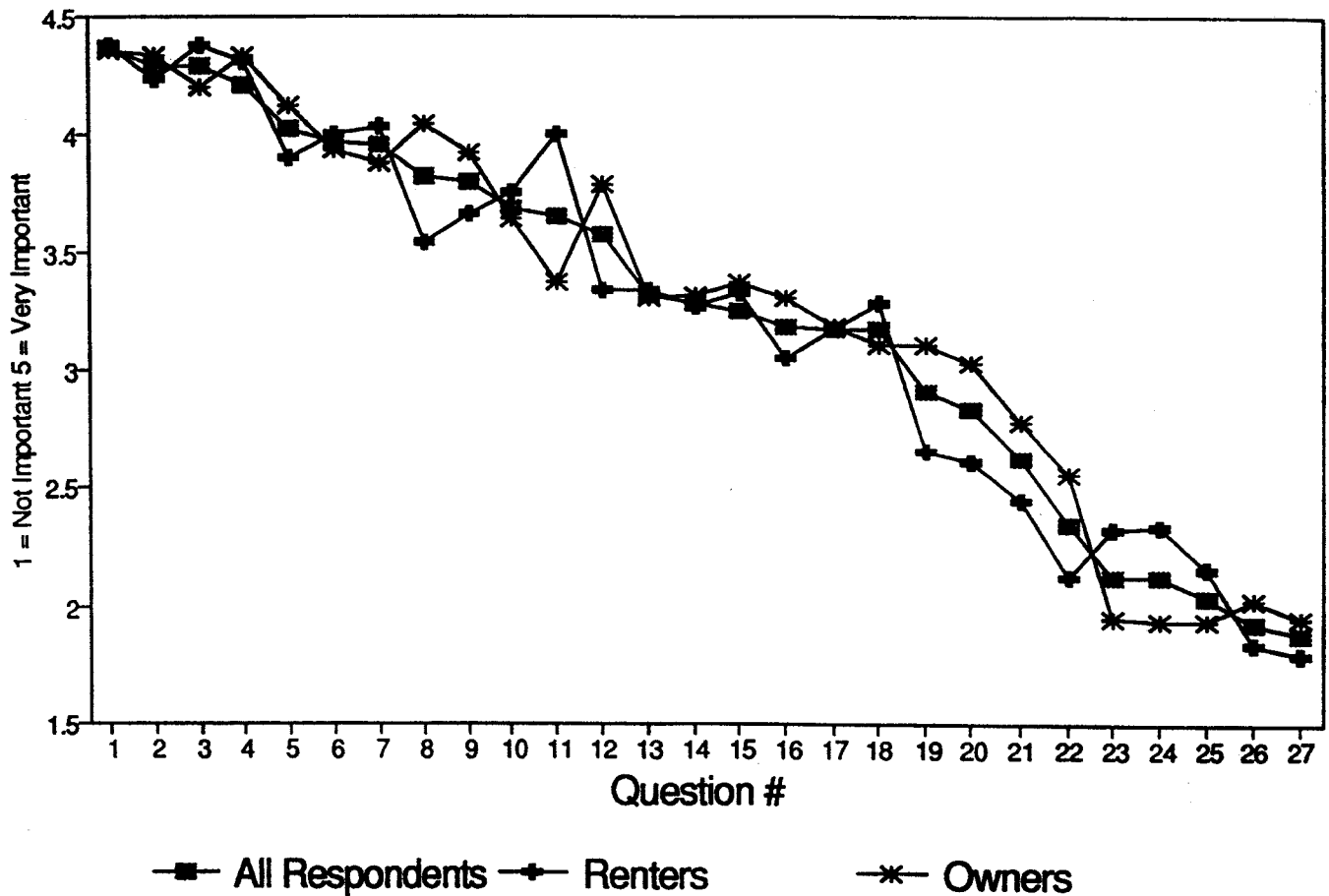
	Location of Survey			Do you:		Would live employee housing				Total Responses
	Hospital	Sun Valley	Ketchum	Own	Rent	Yes - rent	Yes - purchase	Uncertain	No	
<b>Preferred residence</b>										
One bedroom	8%	3%		3%	6%	9%	3%		5%	4%
Two bedrooms	36%	41%	21%	20%	46%	53%	20%	41%	23%	32%
Three bedrooms	39%	43%	57%	47%	43%	34%	54%	41%	49%	45%
Four bedrooms	15%	8%	21%	26%	4%	3%	17%	16%	21%	16%
Five or more	1%	5%	2%	5%			6%	3%	2%	2%
<b>Total Responses</b>	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
	74	37	53	86	69	32	35	37	57	161
<b>Realistically would choose</b>										
Rent Apt/condo	14%	16%	4%		23%	39%	6%	3%	4%	11%
Rent dup/tri/four	7%	11%	4%	4%	12%	13%	6%	3%	5%	6%
Rent mobile home	3%			1%	2%	3%		3%		1%
Rent SF house	4%	5%	10%		14%	13%	9%	8%		6%
Buy condo	3%				3%	3%	3%			1%
Buy dup/tri/four	1%				2%			3%		1%
Buy SF house	62%	62%	79%	91%	41%	26%	70%	78%	84%	68%
Buy mobile home	6%	5%	4%	5%	5%	3%	6%	3%	7%	5%
<b>Total Responses</b>	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
	71	37	52	85	66	31	33	36	57	157
<b>Rank location</b>										
Bellevue	5%	5%	2%	8%			3%	5%	7%	4%
South of Bellevue	1%		7%	3%	1%		3%	8%	2%	3%
Carey	3%			1%	1%	3%				1%
Elkhorn	3%	19%		6%	3%	3%	9%	3%	5%	5%
Hailey	12%	11%	17%	13%	13%	9%	14%	22%	10%	13%
Ketchum	47%	22%	39%	29%	54%	59%	40%	24%	36%	39%
Between Ketchum/Hailey	17%	14%	22%	24%	11%	9%	11%	22%	25%	18%
N. Ketchum/Blaine rural	6%	8%	11%	9%	6%	6%	3%	16%	8%	8%
Picabo	1%			1%			3%			1%
Sun Valley	4%	19%		2%	10%	6%	14%		5%	6%
Other	1%	3%	2%	3%		3%			3%	2%
<b>Total Responses</b>	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
	78	37	54	90	70	32	35	37	61	165

KETCHUM HOUSING RESEARCH  
OCTOBER 1990

	Location of Survey			Do you:		Would live employee housing				Total Responses
	Hospital	Sun Valley	Ketchum	Own	Rent	Yes - rent	Yes - purchase	Uncertain	No	
<b>Rent budget</b>										
\$100 - 199	7%	10%			9%	8%		20%		8%
\$200 - 299	20%	20%			18%	23%			29%	19%
\$300 - 399	53%	40%	50%	100%	45%	46%	100%	40%	57%	50%
\$400 - 499	7%	20%			9%	8%		20%		8%
\$500 - 599	7%	10%			9%	8%			14%	8%
\$600 - 699			50%		5%			20%		4%
\$700 - 999	7%				5%	8%				4%
<b>Total Responses</b>	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
	15	10	2	2	22	13	1	5	7	26
<b>Preferred overall</b>										
Individual units dispersed	37%	23%	51%	46%	30%	27%	30%	60%	35%	37%
Duplex units clustered	36%	26%	26%	30%	30%	37%	30%	27%	29%	30%
Groups of 2 - 4 attached	27%	51%	23%	24%	40%	37%	39%	13%	37%	32%
<b>Total Responses</b>	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
	67	35	43	74	63	30	33	30	49	142
<b>Preferred space</b>										
Individual units dispersed	30%	29%	17%	29%	23%	20%	30%	32%	22%	26%
Duplex units clustered	44%	34%	53%	43%	48%	50%	39%	42%	45%	44%
Groups of 2 - 4 attached	26%	37%	30%	29%	29%	30%	30%	26%	33%	30%
<b>Total Responses</b>	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
	66	35	47	77	62	30	33	31	51	145
<b>Preferred parking</b>										
Individual units dispersed	20%	9%	15%	13%	21%	14%	9%	29%	11%	15%
Duplex units clustered	24%	14%	25%	23%	23%	29%	15%	23%	24%	23%
Groups of 2 - 4 attached	56%	77%	60%	65%	56%	57%	76%	48%	65%	62%
<b>Total Responses</b>	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
	66	35	48	79	62	28	33	31	54	146



## Ratings by All Respondents Evaluation of Features



- 1 Washer/Dryer in unit
- 2 Private deck/patio/yard
- 3 Laundry on-site
- 4 On-site parking
- 5 Units that allow pets
- 6 Extra soundproofing
- 7 Extra storage
- 8 More than 1 bath
- 9 Covered Garage or pkg.
- 10 Wood stove/fireplace
- 11 Proximity to employment
- 12 Fenced yard
- 13 Gas heat

- 15 Views
- 16 Dishwasher/disposal
- 17 Assigned parking
- 18 Proximity to grocery stores
- 19 Units that encourage children
- 20 First story unit
- 21 Microwave
- 22 Proximity to schools
- 23 Proximity to athletic fcl.
- 24 Units that restrict children
- 25 Proximity to skiing
- 26 Proximity to day care
- 27 On-site day care

Ketchum

# CITY OF KETCHUM AND CITY OF SUN VALLEY HOUSING SURVEY

August 1990

PLEASE RETURN THE SURVEY IN THE ENCLOSED POSTAGE-PAID ENVELOPE. TO MAINTAIN CONFIDENTIALITY, THE SURVEY WILL GO DIRECTLY TO THE CONSULTING FIRM THAT IS TABULATING THE RESULTS.

CHECK ONE ANSWER PER QUESTION UNLESS OTHERWISE INDICATED.

## PRESENT HOUSING

1. Where do you live?
- 01) 7 Bellevue  
02) 2 South of Bellevue  
03) - Carey  
04) - Elkhorn  
05) 26 Hailey *n=54*  
06) 28 Ketchum  
07) 33 Between Ketchum and Hailey  
08) 2 North of Ketchum - Blaine County Rural  
09) - Picabo  
10) 1 Sun Valley  
11) 2 Other:

2. Do you presently:
- 1) 59 Own 32  
2) 33 Rent 18  
3) - Rent a room  
4) 2 House-sit/caretake 1  
5) 6 Other: 3  
*n=54*

3. Is your residence currently for sale?
- 1) Yes  
2) No

4. What type of residence do you live in?
- 1) 13 Apartment/condominium  
2) - Apartment in house  
3) 4 Cabin  
4) - Dormitory-style room  
5) 4 Duplex/triplex/fourplex/townhouse  
6) 11 Mobile home  
7) 2 Room *n=53*  
8) 66 Single-family house  
9) - Other:

5. (IF MOBILE HOME) Which category best describes your living situation?
- 1) Own mobile home, own space  
2) Own mobile home, rent space  
3) Rent mobile home, rent space  
4) Other:

6. How many bedrooms are in your residence?
- 1) [ ] Efficiency/studio  
2) [ ] One bedroom  
3) [ ] Two bedrooms  
4) [ ] Three bedrooms  
5) [ ] Four bedrooms  
6) [ ] Five bedrooms or more

7. Approximately how many square feet do you have in your unit?

1550 square feet *n=44*

Don't know

8. Including yourself, how many adults 18 or over live in your residence?

1.87 Adults *n=54*

9. How many children live in your residence? (ENTER "0" IF NONE)

80 Children *n=54*

10. (IF CHILDREN) How many children do you have in the following age groups living in your residence? (WRITE IN NUMBER OF CHILDREN IN EACH AGE GROUP, "0" IF NONE)

- a. .57 3 and under *n=23*  
b. .65 4 - 8 years old *n=23*  
c. .30 9 - 14 years old *n=23*  
d. .30 15 - 17 years old *n=23*  
e. .04 18 and over (as "children" living with parents) *n=23*

11. Is your residence in this area:
- 1) Seasonal (6 months per year or less)  
2) Permanent (greater than 6 months)

12. How long have you resided in the Blaine County region?

- 1) - Less than 3 months  
2) 2 Three to six months  
3) 4 Six months to 1 year  
4) 6 One up to 3 years  
5) 4 Three up to 5 years *n=54*  
6) 24 Five up to 10 years  
7) 61 More than 10 years

13. Which category below best describes your employment in Blaine County?

(FULL-TIME = AVG. MORE THAN 30 HRS. PER WK.  
PART-TIME = AVG. LESS THAN 30 HRS. PER WK.)

- 1) Permanent year-round, full-time  
2) Permanent year-round, part-time  
3) Seasonal, full-time  
4) Seasonal, part-time

14. 1.44 How many jobs do you currently hold?

n = 54

15. Approximately how many hours per week do you work on average?

a. \_\_\_\_\_ In winter in Blaine County?

b. \_\_\_\_\_ In summer in Blaine County?

(ENTER "0" IF NOT WORKING IN BLAINE COUNTY)

16a. 1.81 Including yourself, how many in your household are employed? n = 54

16b. 1.81 Including yourself, how many members of your household participate in paying the rent, mortgage, and/or utilities? n = 54  
(ENTER "1" IF LIVING ALONE)

17. What is the total regular monthly cost of the following household expenses in:

a. Summer? b. Winter?

\$ \_\_\_\_\_ Utilities (excluding telephone)

\$ \_\_\_\_\_ Condo/homeowners' fees

\$ \_\_\_\_\_ Insurance

\$ \_\_\_\_\_ Property taxes

24A

61  
2  
18  
27  
33  
—  
—  
12  
—  
4  
1013

18. What is your share of the monthly rent/mortgage cost for your residence?

\$ 247 n = 51

OR Not applicable

19. How much longer do you plan to live in the region?

- 1) — Through the ski season (1989-90)
- 2) — 3 - 6 months
- 3) — 6 - 12 months
- 4) 6 1 - 3 years
- 5) 3 3 - 5 years n = 53
- 6) 6 5 - 10 years
- 7) 55 More than 10 years/no plans to leave
- 8) 30 Don't know

20. Thinking about your current residence and what you are getting for your money, do you feel you are:

- 1) 27 Getting a bargain
- 2) 50 Paying the right amount n = 52
- 3) 23 Paying too much

21. Which choice best describes your satisfaction with your current residence?

- 1) 37 Very satisfied 20
- 2) 49 Satisfied 26
- 3) 11 Not satisfied 6
- 4) 2 Very dissatisfied 1

n = 53

21a. Why do you feel that way?

22. Besides affordability, have you had other problems finding housing which meets your needs?

1) 34 Yes - please explain: \_\_\_\_\_

2) 66 No n = 50

23. In selecting this home or apartment, rank order (1,2,3) the importance of the following in your decision:

- 1) 29 Location/part of town
- 2) 63 Price n = 51
- 3) 8 Unit/project features or design

24. Why did you choose this location? (CHECK ALL THAT APPLY)

- 01) Close to work
- 02) Close to public transit
- 03) Close to skiing
- 04) Day care
- 05) Like the neighborhood
- 06) Cheapest available
- 07) Best overall value
- 08) Recreation facilities
- 09) Friend recommended the location
- 10) Overall environment
- 11) Shopping/services
- 12) Because of the school district
- Other: \_\_\_\_\_

24a. From the list above, which single factor was most important?

(INSERT # FROM ABOVE)

25. 216 How many motor vehicles are kept at home for use by members of your household? n = 53

26. How do you usually get to work? If you usually use more than one method of transportation during the trip, check the box of the one used for most of the distance.

- 1) Car, truck or van
- 2) Motorcycle
- 3) Bicycle
- 4) Bus
- 5) Walk
- 6) Other: \_\_\_\_\_

26a. On average how long does it take you to get to your primary place of employment? 16 minutes n = 53

# FUTURE HOUSING NEEDS AND CONSIDERATIONS

In the following questions, please keep in mind that price and residence type are related. Consider what you realistically could afford, not just an ideal.

27. Do you prefer to: (CHECK ONE ONLY)

- 1) 94 Own
  - 2) 4 Rent
  - 3) 2 Lease with option to buy
- $n = 53$

28. (IF PREFER TO RENT) How much could you and those that would participate with you in renting a home afford to pay for rent (excluding utilities)?

- |                    |                       |
|--------------------|-----------------------|
| 0) — \$ 0 - 99     | 5) + \$ 500 - 599     |
| 1) — \$ 100 - 199  | 6) 50 \$ 600 - 699    |
| 2) — \$ 200 - 299  | 7) — \$ 700 - 999     |
| 3) 50 \$ 300 - 399 | 8) — \$ 1,000 - 1,499 |
| 4) — \$ 400 - 499  | 9) — \$ 1,500 or more |
- $n = 2$

29. (IF PREFER TO OWN) How much could you and any others that would participate with you in buying a home afford for a monthly mortgage payment - (principle and interest, not including utilities)? If married or living together, please state the total amount available by you and your mate together.

- 0) 6 \$ 0 - 399
  - 1) 34 \$ 400 - 599
  - 2) 20 \$ 600 - 799
  - 3) 22 \$ 800 - 999
  - 4) 9 \$ 1,000 - 1,199
  - 5) 2 \$ 1,200 - 1,399
  - 6) 2 \$ 1,400 - 1,599
  - 7) — \$ 1,600 - 1,799
  - 8) 2 \$ 1,800 - 1,999
  - 9) — \$ 2,000 or more
- $n = 50$

30a. How much could you, and any others that would participate with you in buying a home, comfortably afford as a down payment? (SEE BOXES BELOW)

30b. How much could you afford if you use all readily available resources (relatives, savings, etc.)?

30c. What is the absolute maximum you could afford as a down payment?

- |    | 30a. | 30b. | 30c. |                    |
|----|------|------|------|--------------------|
| 1) | 59   | 43   | 40   | \$ 0 - 4,999       |
| 2) | 10   | 16   | 13   | \$ 5,000 - 9,999   |
| 3) | 16   | 20   | 17   | \$ 10,000 - 14,999 |
| 4) | 4    | 2    | 9    | \$ 15,000 - 19,999 |
| 5) | 10   | 18   | 21   | \$ 20,000 or more  |
- $n = 49$

31. Given the choice between purchasing a unit in Ketchum/Sun Valley, or a unit in Hailey, or a unit in Bellevue (or further south), which of these best represents your choice?

- 1) 37 I would choose to pay more to purchase a unit in Ketchum/Sun Valley. I would expect to pay approximately \$\_\_\_\_\_ in total purchase price for a unit in this area.
  - 2) 43 I would prefer to purchase a unit in the Hailey area.
  - 3) 20 I would choose to pay less to purchase a unit in Bellevue or further south. I would expect to pay approximately \$\_\_\_\_\_ less in total purchase price for a unit in this area.
- $n = 49$

32. Housing Type Preference

Please rank your top three housing type preferences using 1 through 3 with 1 as "Most Preferred," 2 as "2nd Preference," and 3 as "3rd Preference."

- 1) — Apartment/condominium
  - 2) 6 Cabin
  - 3) — Dormitory-style unit
  - 4) — Duplex/triplex/fourplex/townhouse
  - 5) 2 Mobile home
  - 6) — Room
  - 7) 92 Single-family house
- $n = 50$

33. Residence Size Preference

Please identify your preferred residence size. (CHECK ONE ONLY)

- 1) — Efficiency/studio
  - 2) — One bedroom
  - 3) 21 Two bedrooms
  - 4) 57 Three bedrooms
  - 5) 21 Four bedrooms
  - 6) 2 Five or more bedrooms
- $n = 53$

When you next move, what type of home and ownership situation will you probably seek?

- 1) 6 Rent an apartment/condominium
  - 2) — Rent a duplex/triplex/fourplex/townhouse
  - 3) — Rent a mobile home
  - 4) 8 Rent a single-family detached house
  - 5) 2 Buy a condominium
  - 6) — Buy a duplex/triplex/fourplex/townhouse
  - 7) 79 Buy a single-family detached house
  - 8) 6 Buy a mobile home
- $n = 53$

34a. Considering what you can realistically afford, what would be your first choice living situation?

(INSERT # FROM ABOVE)

35. Given the choice between more landscaping adjacent to your unit (and a longer walk to parking) OR close-in parking, which do you prefer?

- 1) 56 Landscaping
  - 2) 44 Parking
- $n = 54$

36. What is the furthest you would be willing to park from your unit?

- 1) 0 - 20 feet
- 2) 21 - 50 feet
- 3) 51 - 100 feet
- 4) 101 - 200 feet
- 5) 201 - 500 feet
- 6) More than 500 feet

37. Let's assume you are responsible for setting the priority of features and considerations to be included in planning a proposed development. From the list below, please rank order how important you consider the features or facilities that are listed. Put another way, if you "can't have everything," what is your ranking of the items you would like most? (1 = 1st choice, 9 = ninth choice, etc.)

- 01) 31 Private yard
- 02) — Pool/dubhouse/recreation facilities
- 03) 4 Two or more bathrooms per unit
- 04) 2 Extra storage space for each unit
- 05) — Assigned parking spaces for each unit
- 06) — Large common area in development
- 07) — Jogging trail/bike path within development
- 08) 6 Private garage or carport
- 09) — On-site laundry
- 10) 47 Location in Ketchum
- 11) 4 Location in Hailey
- 12) — Location in Sun Valley
- 13) 6 Location in Bellevue
- 14) — The distance to the school
- 15) — Location on a bus route
- 16) — A children's play area in the development or nearby

$n = 49$

38. From the choices illustrated below, which one choice would best describe your preferred parking arrangement?

- 1) 15 OR
- 2) 25 OR
- 3) 60

$n = 48$

39. From the choices illustrated below, which one choice would best describe your preferred open space arrangement?

- 1) 17 OR
- 2) 53 OR
- 3) 30

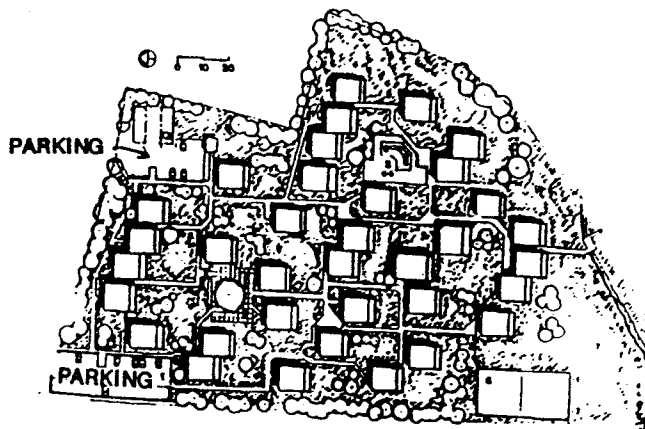
$n = 47$

40. From the choices illustrated below, which one choice would best describe your preferred overall housing arrangement?

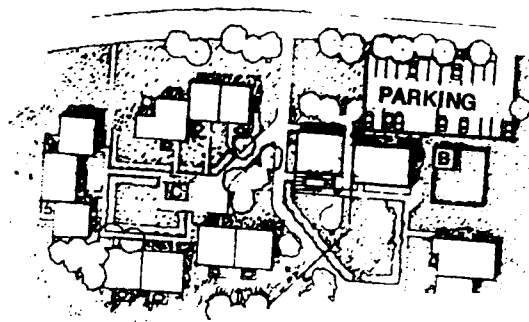
- 1) 51 OR
- 2) 26 OR
- 3) 23

$n = 43$

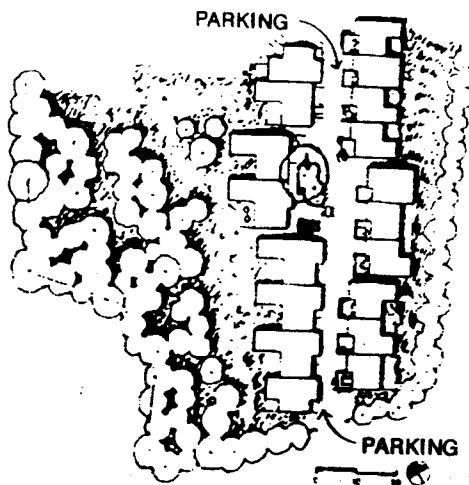
- 1) Individual living units dispersed on the site, with parking at the edges of the development and open space broken into smaller pieces.



- 2) Duplex units that are clustered around inner courtyards, with open space surrounding.



- 3) Groups of 2 - 4 attached living units arranged along a pedestrian street with open space surrounding.



41. Location Preference

Please rank your top three location preferences, that is, where you most prefer to live. Use 1 as "Most Preferred," 2 as "2nd Preference," 3 as "3rd Preference."

- 01) \_\_\_\_\_ Bellevue
- 02) \_\_\_\_\_ South of Bellevue
- 03) \_\_\_\_\_ Carey
- 04) \_\_\_\_\_ Elkhorn
- 05) \_\_\_\_\_ Hailey
- 06) \_\_\_\_\_ Ketchum
- 07) \_\_\_\_\_ Between Ketchum and Hailey
- 08) \_\_\_\_\_ North of Ketchum - Blaine County Rural
- 09) \_\_\_\_\_ Picabo
- 10) \_\_\_\_\_ Sun Valley
- 11) \_\_\_\_\_ Other: \_\_\_\_\_

42. On the scale below, where "1" is critical and "5" is not important, please circle the response that best represents the importance of the following to you in your choice of housing.

Critical

Not Important

- 01) Assigned parking space
- 02) Covered garage or parking
- 03) Dishwasher/disposal
- 04) Extra soundproofing
- 05) Fireplace
- 06) Laundry facilities on-site
- 07) Microwave
- 08) More than one bathroom
- 09) On-site parking
- 10) On-site day care
- 11) First-story unit 1
- 12) Private deck/patio space/yard
- 13) Fenced yard
- 14) Proximity to athletic facilities:  
Which ones? \_\_\_\_\_
- 15) Proximity to day care
- 16) Proximity to schools/  
bus routes
- 17) Proximity to skiing
- 18) Proximity to employment
- 19) Proximity to grocery stores
- 20) Gas heat
- 21) Extra storage:  
For what: \_\_\_\_\_
- 22) Units that allow pets
- 23) Units that encourage children
- 24) Units that restrict children
- 25) Views
- 26) Washer/dryer in unit
- 27) Wood stove/fireplace
- 28) Other: \_\_\_\_\_

43. Do you personally live in housing provided by your employer?

- 1) Yes
- 2) No

44. If an employee housing development were provided that was comfortable, in an acceptable location, and affordable, would you rent or purchase a residence there? (CHECK ONE ONLY)

- 1) 13 Yes - rent an employee residence 7
- 2) 15 Yes - purchase an employee residence 8
- 3) 32 Uncertain 17
- 4) 40 No - neither rent or purchase an employee residence 21

$n = 53$

45. (IF YES OR UNCERTAIN) Please explain any special concerns you might have for such a development:

46. Do you have roommates/housemates by: (CHECK ONE ONLY)

- 1) Choice
- 2) Financial necessity
- 3) Only housing available
- 4) Other reason: \_\_\_\_\_

5) Not applicable, don't have roommates

FINALLY, A FEW MORE QUESTIONS TO ASSIST IN CLASSIFYING YOUR RESPONSES.

47. What is your sex?

- 1) Male
- 2) Female

48. What is your age? \_\_\_\_\_ Years

49. Which of these categories best describe your marital status?

- 1) 17 Single (never married)
- 2) 59 Married
- 3) 13 Living together
- 4) — Separated
- 5) 11 Divorced
- 6) — Widowed

$n = 54$

50. What was the last level of school you completed?

- 1) Jr. high or less
- 2) Some high school
- 3) High school graduate
- 4) Some college
- 5) College graduate
- 6) Some post-graduate
- 7) Post-graduate degree

51. What is your personal primary source of income?

- 01) Bar/restaurant (CHECK ONE ONLY)
- 02) Construction
- 03) Education
- 04) Finance
- 05) Government:

(What is your department?)

- 06) Legal
- 07) Lodging
- 08) Medical/Hospital:

(What is your department?)

- 09) Professional
- 10) Real estate/property management
- 11) Retail
- 12) Retired
- 13) Service
- 14) Ski Corporation:

(What is your department?)

- 15) Parent or relative
- 16) Other: \_\_\_\_\_

52. \_\_\_\_\_ What is your personal secondary source of income, if applicable? (INSERT # FROM Q. 50 ABOVE)

OR Not applicable, no secondary source

53. How long have you worked for your primary employer?

- |                      |                      |
|----------------------|----------------------|
| 1) 0 - 6 months      | 4) [ ] 3 - 5 years   |
| 2) 6 months - 1 year | 5) [ ] 5 - 10 years  |
| 3) 1 - 3 years       | 6) [ ] Over 10 years |

54. What is the location of your primary job?

- 01) Believed
- 02) South of Bellevue
- 03) Carey
- 04) Elkhorn
- 05) Hailey
- 06) Ketchum
- 07) Between Ketchum and Hailey
- 08) North of Ketchum - Blaine County Rural
- 09) Picabo
- 10) Sun Valley
- 11) Other: \_\_\_\_\_

55a. What was your total annual household income for 1989 before taxes? (ESTIMATE SHOULD INCLUDE ALL RESIDENTS OF YOUR HOUSEHOLD)

\$ 41843 / 1989 income before taxes n=48  
HOUSEHOLD

54b. What is your individual annual income for 1989 before taxes?

\$ 23852 / 1989 income before taxes n=50  
INDIVIDUAL

56. Are you registered to vote in Blaine County?

- 1) Yes
- 2) No

• THANK YOU VERY MUCH FOR YOUR PARTICIPATION •

Source: RRC - August 1990