

Appendix D. Resident Survey

This is the fourth of the appendices that accompany the Bonner County Housing Needs Assessment. This appendix reports the results of two surveys that were conducted for the housing study—a statistically significant telephone survey of Bonner County resident households, and a mail survey of employees in the county.

Resident Surveys

Two separate surveys of residents were conducted for the housing needs study. The first, a statistically significant telephone survey of Bonner County residents, was conducted in September 2006. Two hundred and fifty residents living within the Bonner County limits who were full time residents were interviewed. The households selected for the survey were chosen through a random digit dial process. The residents were asked about their current housing situation and their community's current and future housing needs. All of the surveys were conducted in English.

The second survey effort—a written survey with questions that matched the telephone survey—was distributed to employees in Bonner County. A total of 478 surveys were returned.

This section of the Appendix reports the results of both surveys, comparing and contrasting the data where appropriate. In general, the telephone survey is more representative of the county's more established, older residents. The employee survey is more representative of employees who have recently moved to the county. Each of these populations have unique and different housing needs, as shown by the survey data that follow.

Household characteristics. This section compares the household characteristics of respondents to each of the surveys, and, where available, examines how well the survey samples represented the population of the county overall.

Place of residence. All respondents of the telephone survey were living within Bonner County when the survey was completed. The majority of the telephone survey respondents—62 percent (154 respondents)—lived in Sandpoint, as show in Exhibit D-1. This compares with 46 percent of the employee survey respondents who lived in Sandpoint. The telephone survey was more representative of Priest River than the employee survey, while the employee survey had more representation from residents in the unincorporated county.

**Exhibit D-1.
Place of Residence,
Survey Respondents**

Source:
Bonner County Resident Survey September
2006, Employee Survey 2007 and BBC
Research & Consulting.

	Telephone Survey Respondents		Employee Survey Respondents		2005 Population	
	Number	Percent	Number	Percent	Population	Percent
Dover	3	1%	9	2%	479	1%
Kootenai	21	8%	19	4%	480	1%
Ponderay	6	2%	5	1%	697	2%
Priest River	49	20%	11	2%	1,909	5%
Sandpoint	154	62%	217	46%	8,105	20%
Unincorporated or balance of County	17	7%	215	45%	29,238	71%
Total	250	100%	476	100%	40,908	100%

Sixty percent of the telephone survey respondents had lived in their city or town for over 10 years, compared to 34 percent of the employee survey respondents. Five percent of the telephone respondents had lived in their town less than one year, compared with 18 percent of the employee survey respondents. As such, the employee survey data is more representative of residents who have recently relocated to Bonner County—and their experience finding housing.

Telephone respondents who had lived in the area less than 10 years were also asked where they moved from. Of the 75 respondents, one fourth were from California, 21 percent were from elsewhere in Idaho, 15 percent were from Washington, an additional 19 percent moved from surrounding/nearby states, and the remaining 20 percent were throughout the United States.

Employee survey respondents were more likely to have relocated from other parts of Idaho or the Northwest (about 50 percent had relocated from these areas).

Age. In the telephone survey, survey respondents had to be at least 18 years of age to participate in the survey. (Since the employee survey was distributed to employees, it is assumed that respondents were of legal working age).

The ages of the telephone respondents ranged from 23 years to 93 years; employee survey respondents ranged from 21 to 88. The average age of the householder reported by the telephone survey respondents was 57.5 years. The average age of the householder of the employee survey was 48 years.

Disability. Survey respondents with disabilities were proportionately represented in the telephone survey data compared to 2000 Census data. Twenty-two percent of survey respondents (56 persons) responded “yes” when asked if they or any member of their household had a disability. Census data indicated that 20 percent of the total population in Bonner had a disability¹.

The employee survey slightly underrepresented persons with a disability, as 13 percent said they or a member of their household had a disability.

¹ This does not compare exactly since the survey reports households with any member of their households with a disability and the Census reports the number of persons with a disability.

Household size. Survey respondents also provided the number of members in their households, including themselves. For the purpose of this survey, it is assumed that a large household contains five or more persons. Of telephone survey respondents, the most prevalent type of household was a 2-person household, comprising 42 percent of respondent households. The employee survey had a similar percentage of 2-person households at 39 percent.

Both surveys represented fewer 1-person households and slightly more large households compared to the proportions reported for 2005, based on the 2000 Census. Exhibit D-2 displays the household size of the households represented by the survey respondents.

**Exhibit D-2.
Household Size, Survey
Respondents**

Source:
Bonner County Resident Survey September
2006, Employee Survey 2007 and BBC
Research & Consulting.

	Telephone Survey Respondents		Employee Survey Respondents		2005 Estimate
	Number	Percent	Number	Percent	
1-person household	39	16%	67	14%	25%
2-person household	106	42%	185	39%	40%
3-person household	33	13%	81	17%	14%
4-person household	35	14%	91	19%	12%
5+person household	37	15%	49	10%	9%
Total	250	100%	473	100%	100%

Thirty-eight percent of the households responding to the telephone survey had children, compared to 49 percent of the employee respondents. Six percent of the telephone respondents were single-parent households, compared to 5 percent of employee survey respondents.

Household income. Fifty-nine percent of telephone survey respondents and 50 percent of employee survey respondents had household incomes of less than \$50,000, which is slightly less than the 64 percent estimated for 2005.

The telephone survey captured a lower income distribution than the employee survey. The median income of the telephone survey respondents was about \$37,500. The median income of the employee survey respondents was about \$50,000. These compare to a countywide median family income of \$44,200 in 2006.

Exhibit D-3 on the following page displays respondents' income categories compared to the income estimates.

**Exhibit D-3.
Household Income, Survey Respondents**

Household Income	Telephone Survey Respondents		Employee Survey Respondents		2006 Estimates
	Number	Percent	Number	Percent	
Less than \$15,000	19	10%	17	4%	18%
\$15,000 to \$24,999	37	19%	44	10%	15%
\$25,000 to \$29,999	29	15%	64	14%	9%
\$30,000 to \$49,999	30	15%	101	22%	22%
\$50,000 to \$74,999	50	25%	114	25%	20%
\$75,000 to \$99,999	19	10%	72	16%	8%
\$100,000 or more	<u>16</u>	<u>8%</u>	<u>49</u>	<u>11%</u>	<u>8%</u>
Total	200	100%	461	100%	100%

Source: Bonner County Resident Survey, September 2006, Employee Survey 2007 and BBC Research & Consulting.

Employment and commute. Thirty-three percent of the telephone survey respondents were retired; 64 percent responded that they work; and the remaining 3 percent did not work. All of the employee respondents worked, and most (94 percent) worked full time. In 50 percent of the households represented by the employee survey, more than one adult worked. About 13 percent of the employee surveys represented households where the household members collectively worked more than two full time jobs.

Twenty percent of the telephone survey and 19 percent of employee survey respondents said that one or more persons in their household work more than one job.

Exhibit D-4 shows the commute times of the respective survey respondents. The commute times reported were similar across the surveys, with the majority of respondents having commutes of less than 20 minutes.

**Exhibit D-4.
Commute Time, Survey
Respondents**

Source:
Bonner County Resident Survey, September
2006, Employee Survey 2007 and BBC
Research & Consulting.

	Telephone Survey Respondents		Employee Survey Respondents	
	Number	Percent	Number	Percent
Less than 10 minutes	57	39%	201	43%
10 to 20 minutes	46	31%	130	28%
21 to 30 minutes	25	17%	69	15%
31 minutes to 1 hour	12	8%	52	11%
1 hour or more	<u>6</u>	<u>4%</u>	<u>14</u>	<u>3%</u>
	146	99%	466	100%
Less than 20 minutes		70%		71%

Housing situation and needs. This section reports survey respondents' answers to questions about their housing situation, satisfaction with their current housing and the housing needs of their community.

Housing type. The majority of survey respondents lived in detached, single family homes. Exhibit D-5 shows the type of housing occupied by the respondents, and if they owned or rented.

**Exhibit D-5.
Type of Housing
Occupied by Survey
Respondents**

Source:
Bonner County Resident Survey, September
2006, Employee Survey 2007 and BBC
Research & Consulting.

	Telephone Survey Respondents		Employee Survey Respondents	
	Number	Percent	Number	Percent
Single-Family Detached	225	90%	376	81%
Townhome/Condo/Duplex	8	3%	14	3%
Apartments	10	4%	18	4%
Mobile Home/Manufactured Home	<u>8</u>	<u>3%</u>	<u>58</u>	<u>12%</u>
	250	100%	466	100%
Own	214	86%	368	80%
Rent	<u>36</u>	<u>14%</u>	<u>91</u>	<u>20%</u>
	250	100%	459	100%

Many renters captured in the survey had lived in their current homes or apartments for more than one year (54 percent of telephone respondents who were renters and 48 percent of employee survey respondents who were renters).

Rent or mortgage payments. Forty percent of the telephone respondents and 22 percent of the employee respondents owned their homes outright, and, as such, did not have a monthly mortgage or rent payment.

Exhibit D-6 shows the distribution of all respondents' housing payments (both rent and mortgage). The employee respondents had a higher distribution of rent and mortgage payments. Since the employee respondents have lived in their homes for a shorter period than the telephone respondents,

their payments are more representative of the current market. The difference in the distributions reflects the rising housing costs that the area has experienced.

**Exhibit D-6.
Monthly Rent or Mortgage Payment, Survey Respondents**

Telephone Survey Respondents

	Owners	Percent	Renters	Percent	All Respondents	Percent
\$100 to \$249	4	4%	2	7%	6	5%
\$250 to \$499	11	12%	9	31%	20	17%
\$500 to \$749	26	29%	11	38%	37	31%
\$750 to \$999	17	19%	5	17%	22	19%
\$1,000 to \$1,249	9	10%	2	7%	11	9%
\$1,250 to \$1,499	7	8%	0	0%	7	6%
\$1,500 to \$1,999	9	10%	0	0%	9	8%
\$2,000 or more	6	7%	0	0%	6	5%
Total	89	100%	29	100%	118	100%

Employee Survey Respondents

	Owners	Percent	Renters	Percent	All Respondents	Percent
\$100 to \$249	1	0%	5	5%	6	2%
\$250 to \$499	19	7%	14	14%	33	9%
\$500 to \$749	47	16%	43	43%	90	23%
\$750 to \$999	56	20%	27	27%	83	21%
\$1,000 to \$1,249	79	28%	11	11%	90	23%
\$1,250 to \$1,499	31	11%	0	0%	31	8%
\$1,500 to \$1,999	31	11%	0	0%	31	8%
\$2,000 or more	23	8%	0	0%	23	6%
Total	287	100%	100	100%	387	100%

Source: Bonner County Resident Survey, September 2006, Employee Survey 2007 and BBC Research & Consulting.

In addition to rent or mortgage payments, respondents must also pay for utilities. This may include electric, gas, water and sewer expenses.² The average utility expense for both owners and renters was \$167 a month for telephone survey respondents and \$185 per month for employee survey respondents.

² Survey respondents were asked not to include cable T.V. or Internet access when estimating utility expenses.

Respondents were asked to consider four different scenarios concerning how their monthly mortgage or rental payment affects their overall monthly expenditures and then choose which scenario best describes their situation. Exhibit D-7 shows the four scenarios and the responses.

**Exhibit D-7.
Monthly Mortgage or Rent and Monthly Expenditures, Survey Respondents**

Telephone Survey Respondents

	Owners	Percent	Renters	Percent	All Respondents	Percent
My rent/mortgage payment does not put a strain on my overall monthly expenditures.	70	50%	11	31%	81	46%
My rent/mortgage payment is a big expense for me, however I'm still able to make it from month to month without too many sacrifices.	53	38%	15	42%	68	39%
My rent/mortgage payment is a significant part of my monthly expenses and I'm currently having to sacrifice many things in my life and/or go into some debt in order to get by.	12	9%	5	14%	17	10%
My rent/mortgage payment is a significant part of my monthly expenses and I will likely need to move in the near future because I can no longer afford my payments.	4	3%	5	14%	9	5%
Total	139	100%	36	100%	175	100%

Employee Survey Respondents

	Owners	Percent	Renters	Percent	All Respondents	Percent
My rent/mortgage payment does not put a strain on my overall monthly expenditures.	116	34%	14	15%	130	30%
My rent/mortgage payment is a big expense for me, however I'm still able to make it from month to month without too many sacrifices.	137	40%	32	35%	169	39%
My rent/mortgage payment is a significant part of my monthly expenses and I'm currently having to sacrifice many things in my life and/or go into some debt in order to get by.	78	23%	40	44%	118	27%
My rent/mortgage payment is a significant part of my monthly expenses and I will likely need to move in the near future because I can no longer afford my payments.	10	3%	5	5%	15	3%
Total	341	100%	91	100%	432	100%

Source: Bonner County Resident Survey, September 2006, Employee Survey 2007 and BBC Research & Consulting.

Of all telephone survey respondents, 46 percent replied that their rent/mortgage payment does not put a strain on their overall monthly expenditures. This compares to just 30 percent of the employee survey respondents.

The employee survey respondents were much more likely to express difficulty paying their rent or mortgage payments: 30 percent said that they need to make sacrifices to make their rent and

mortgage payments. Just 15 percent of telephone survey respondents answered this way. Again, since the employee survey data are more reflective of newcomers to the area, their housing situation is likely to be more consistent with current market conditions.

Current housing satisfaction. Ninety-three percent of telephone survey respondents are satisfied with the location of their home. Of the respondents who are not satisfied with the location of their home, several mentioned they would prefer to live in the country away from noise and the highway.

Employee survey respondents are also highly satisfied, but have a lower rate of satisfaction than the telephone respondents: 83 percent said they were satisfied with the location of their home. Most who were dissatisfied wanted to live closer to Sandpoint and reduce their commutes.

Telephone survey respondents were also asked the one thing they would change about their current housing situation: Thirteen percent said “make needed repairs”; 19 percent chose not to answer the question or did not know; 18 percent would not make any changes; and 15 percent chose the “other” response. “Other” responses included having a more affordable residence, having fewer neighbors nearby, and several would like paved roads.

The employee survey respondents provided a wide range of reasons for why they would like to change their housing situations, as shown in Exhibit D-8:

**Exhibit D-8.
Survey Respondents’
Desired Changes to
Housing Situation**

Source:
Bonner County Employee Survey 2007 and
BBC Research & Consulting.

Most Frequently Mentioned Changes
Own rather than rent
Live in Sandpoint/closer to Sandpoint
Reduce my rent/mortgage payment
Have more land/acreage
Lower taxes
Other Often-Mentioned Changes
Be on public roads, public water & sewer systems
Move into a bigger house/apartment
Make needed repairs to house/apartment

Making repairs. The majority of renters (89 percent) in the telephone survey and a smaller of majority of renters in the employee survey (66 percent) indicated that their landlords *do make repairs promptly* when needed. The most common types of repairs needed by the renters responding to the employee survey included painting, plumbing, windows/doors, insulation and appliances. None of the survey respondents said the repairs needed to their rental units made them unlivable—but many wrote that the cost of heating is very high and a problem for them.

Thirty-three percent of telephone respondents who are homeowners said there were repairs they needed to make to their homes. This compares with 65 percent of employee survey respondents who are homeowners. The most common repairs or improvements need to be made are to the roofs, siding, flooring, plumbing and painting.

Respondents were then asked why they have not made the needed repairs or improvements. Sixty-two percent of telephone respondents and 66 percent of employee respondents who needed repairs said they could not afford the repairs. Other common reasons were that they cannot find the time to make the repairs, cannot locate contractors and have other priorities ahead of making the needed repairs. Less than 10 respondents (together in both surveys) said some of these repairs are so serious that they make the house unlivable.

Affordability. Sixty-eight percent of telephone survey respondents said it was easy or very easy for them to find a home they could afford when they moved to the town/city they currently live in. This compares to 50 percent of employee survey respondents. Specifically, 30 percent of the employee respondents who are renters said finding housing was “easy” or “very easy”; the balance, 70 percent, said it was “difficult” or “very difficult.” Fifty-seven percent of owners said their experience finding housing was easy or very easy; 43 percent said difficult or very difficult.

However, 80 percent of telephone survey respondents thought that if they were looking for a home today it would be difficult to find a home they could afford. Employee survey respondents were less likely to say that finding housing now would be more difficult compared with when they were looking. The majority of renters thought that their experience finding housing would be about the same. Almost half of the owners said it would be the same; slightly less than half said it would be different.

The reasons respondents gave as to why it would be more difficult to find a home they could afford included general increases in housing prices, an increase in property taxes, land value has increased, difficult to afford housing on a fixed income and income is not keeping up with housing prices.

Approximately 11 percent of the telephone respondents and 13 percent of the employee survey respondents said someone is living with them who is not a student, because they cannot afford to live on their own.

Home values. Homeowners were asked to provide the value of their home when they purchased it and to approximate the value of the homes if they were to sell it today. Fifty-three percent of the telephone respondents said the value of their homes when purchased was under \$100,000. If these homes were sold today only 7 percent of these homes would be valued under \$100,000.

The employee survey respondents found the housing market more expensive than the telephone survey respondents, with just 38 percent buying their homes for less than \$100,000. Only 6 percent believe their homes would be valued at less than \$100,000 today.

Exhibit D-9 shows the distribution of home values today compared to when the homes were purchased. The Exhibit shows the sharp movement in values upward from when the homeowners initially purchased their homes to their estimated value today.

**Exhibit D-9.
Home Value Comparison,
Survey Respondents**

Source:
Bonner County Resident Survey,
September 2006, Employee Survey 2007
and BBC Research & Consulting.

Telephone Survey Respondents

	Value When Purchased	Percent	Value Today	Percent
less than \$50,000	49	28%	3	2%
\$50,000 to \$99,999	42	24%	10	5%
\$100,000 to \$149,999	26	15%	15	8%
\$150,000 to \$199,999	18	10%	32	17%
\$200,000 to \$249,999	12	7%	23	13%
\$250,000 to \$299,999	11	6%	20	11%
\$300,000 to \$349,999	6	3%	16	9%
\$350,000 to \$399,999	3	2%	14	8%
\$400,000 to \$499,999	2	1%	15	8%
\$500,000 to \$999,999	3	2%	29	16%
\$1 million and over	<u>1</u>	<u>1%</u>	<u>7</u>	<u>4%</u>
Total	173	100%	184	100%

Employee Survey Respondents

	Value When Purchased	Percent	Value Today	Percent
less than \$50,000	60	17%	3	2%
\$50,000 to \$99,999	74	21%	8	4%
\$100,000 to \$149,999	69	20%	14	8%
\$150,000 to \$199,999	60	17%	38	21%
\$200,000 to \$249,999	30	9%	57	31%
\$250,000 to \$299,999	18	5%	58	32%
\$300,000 to \$349,999	18	5%	54	29%
\$350,000 to \$399,999	8	2%	43	23%
\$400,000 to \$499,999	3	1%	35	19%
\$500,000 to \$999,999	5	1%	38	21%
\$1 million and over	<u>1</u>	<u>0%</u>	<u>9</u>	<u>5%</u>
Total	346	100%	357	100%

The median year the homes were purchased by the telephone survey respondents was in 1995. This means that exactly half of homes were purchased before 1995 and exactly half were purchased after 1995. Approximately 38 percent of the homes were purchased between 2000 and 2006, 23 percent were purchased during the 1990s and the remaining 39 percent were purchased prior to 1990.

The median year in which the employee survey respondents bought was 1999. Therefore, about half of them bought their homes prior to 1999; half bought after 1999.

Barriers to owning a home. Survey respondents who were renters were asked if they would prefer to continue renting or to own a house, condominium or townhome. The majority of renters—78 percent of telephone respondent renters and 87 percent of employee renter respondents—said they would prefer to own a single family home if they could.

Seventeen percent of telephone survey respondents and 6 percent of employee survey respondents said they would like to continue renting. No renters responded they would like to own a mobile home.

Survey respondents who were renters were also asked to identify the reasons for not owning a home. Respondents could select more than one reason. The three most common reasons for not owning a home were not qualifying for a mortgage, not finding affordable homes and not having enough money for a down payment. The identified reasons for not owning a home are shown in Exhibit D-10.

**Exhibit D-10.
Barriers to
Homeownership,
Survey Respondents**

Note: Respondents could select more than one response.

Source:

Bonner County Resident Survey, September 2006, Employee Survey 2007 and BBC Research & Consulting.

	Telephone Survey Respondents		Employee Survey Respondents	
	Number	Percent	Number	Percent
Cannot afford mortgage payments	13	45%	55	18%
Do not have downpayment	11	38%	66	22%
No houses in my price range for sale	5	17%	64	21%
Cannot qualify for a mortgage	3	10%	27	9%
Poor/no credit	0	0%	26	9%
Uncertain future/may leave area	0	0%	19	6%
Intimidated by buying process	0	0%	19	6%
Desired type/location not available	0	0%	11	4%
Other	2	7%	12	4%

Housing assistance. Of all of the telephone survey respondents, 8 percent (20 respondents) replied they have sought assistance for rent payment or in order to help them purchase a house previously. Respondents who sought housing assistance mostly went to federal or state housing programs for assistance. Respondent also went to their family, local bank, private agencies and their local church to seek housing assistance. Eighty percent of these respondents were able to get the housing assistance they needed.

Telephone survey respondents were also asked if they had ever used the State of Idaho housing hotline. The housing hotline is a phone number one can call to get information about different housing options in Idaho. Three percent responded they have used the housing hotline while 97 percent replied they had never used the housing hotline.

Housing needs. The telephone survey respondents were asked their opinions what type of housing is most needed in the Greater Sandpoint area. The top three housing needs were affordable single family homes, affordable apartments to rent and moderately priced single family homes. The results are as follows:

**Exhibit D-11.
Most Needed Housing
Type in the Greater
Sandpoint Area, Survey
Respondents**

Note:
n = 352. Respondents could select
more than one type of repair.

Source:
Bonner County Resident Survey,
September 2006 and BBC Research &
Consulting.

	Responses	Percent
Affordable single family homes	178	51%
Affordable apartments to rent	48	14%
Moderately priced single family homes	29	8%
Affordable condos/townhomes	22	6%
Moderately priced apartments to rent	9	3%
Moderately priced condos/townhomes	9	3%
Assisted living for seniors	5	1%
Housing for persons with disabilities	4	1%
High end single family homes	3	1%
Mobile homes	3	1%
High end condos/townhomes	1	0%
Other	8	2%
Do not know or did not answer	<u>33</u>	<u>9%</u>
Total	352	100%

All of the “other” responses indicated that there was enough housing in the Sandpoint area.

Approximately 44 percent of the survey respondents responded they knew of someone who has looked for housing in the Greater Sandpoint area and was not able to find what they needed. When asked why these persons were not able to find what they needed, respondents overwhelmingly replied that the person could not afford the housing that was available and that the prices were too high. People also mentioned there was a lack of housing units. These replies referred to the lack of affordable units or the lack of the type of unit they were looking for and/or lack of units in their desired location.

Trade-off questions. Employee survey respondents were asked a series of tradeoff questions to gauge their housing preferences. These results were analyzed by income level to determine how income affects household preferences.

Exhibit D-11 shows results of these tradeoff questions for all survey respondents and for respondents of three different income levels.

Exhibit D-11.
Housing preferences and income levels

Tradeoff	All Respondents		Income Level		
	Number	Percent	\$25,000 or less	\$25,000–\$50,000	\$50,000 or more
Live in your desired location and rent OR Own your own home and commute	60	13%	23%	17%	9%
Live close to where you work OR Have a large lot/land	163	37%	31%	43%	33%
Have a big yard for your home/apartment OR Have a small yard with minimal yardwork	281	63%	69%	57%	67%
Have a larger home/apartment OR Live in a smaller home/apartment to reduce the cost of your mortgage/rent	343	77%	76%	71%	82%
Have a larger home/apartment OR Live in a smaller home/apartment to reduce the cost of your mortgage/rent	103	23%	24%	29%	18%
Live near desired schools OR Live close to where you work	221	50%	47%	42%	54%
Live near desired schools OR Live close to where you work	222	50%	53%	58%	46%
Reduce the cost of your mortgage/rent and commute OR Live close to where you work	132	30%	31%	28%	32%
Reduce the cost of your mortgage/rent and commute OR Live close to where you work	305	70%	69%	72%	68%
Reduce the cost of your mortgage/rent and commute OR Live close to where you work	268	61%	66%	60%	61%
Live close to where you work	168	39%	34%	40%	39%
Live in your desired location OR Have a larger home	385	86%	87%	84%	86%
Live in your desired location OR Have a larger home	64	14%	13%	16%	14%
Live in an older home OR Live in a brand-new home	159	37%	42%	43%	31%
Live in an older home OR Live in a brand-new home	273	63%	58%	57%	69%

Source: Bonner County Employee Survey 2007 and BBC Research & Consulting..

Several conclusions can be drawn from these results. Preferences did not differ greatly among respondents of different income categories, but significant differences are noted.

- Ownership was the most important housing criterion for the large majority of survey respondents. Eighty-seven percent of all respondents would chose owning a home and commuting over renting in one’s desired location; this was especially true for high-income respondents (91 percent) and less so for low-income respondents (77 percent).
- Living in one’s desired location was the next most important criterion for all survey respondents. It was more important than having a larger home for a large majority of all respondents (86 percent).
- A slight majority of respondents do not mind commuting to work: 61 percent prefer lower mortgage/rent payments and a commute to living close to work, and 63 percent prefer having a larger lot and a commute to living close to work. Mid-income respondents were less likely to give up living near work to have a large lot (57 percent).
- Living close to work was more important to the majority of all survey respondents than living near desired schools (70 percent).
- High-income respondents were more likely than respondents of other income categories to prefer new homes to old homes (69 percent), big yards to small, low-maintenance yards (82 percent), and larger, more costly homes to smaller, less costly homes (54 percent).

Housing future. The telephone survey respondents were also asked about their future housing plans, specifically if they might try to move from their current home. Over half (56 percent) do not have any plans to move from their current home; 10 percent plan to move within the next year; 11 percent in one to five years; 5 percent in six to 10 years; 12 percent plan to move after 10 years; and the remaining 5 percent of respondents did not know if they would or when they would move from their home.

Respondents who might move were also asked what type of housing they will be looking for when they move. Over one-third will be looking for a single family home, 10 percent would like a larger home, 10 percent would look for a home the same as they are in now and 9 percent would look for something smaller. Exhibit D-12 shows the respondents answers to what type of home they will look for when they move.

**Exhibit D-12.
Type of Housing Survey
Respondents Will Be
Looking For When They
Move**

*Note: Specialized housing may include housing such as assisted living and nursing homes.

Source:
Bonner County Resident Survey,
September 2006 and BBC Research &
Consulting.

	Respondents	Percent
Single family	35	35%
Larger house	10	10%
Same as I am in now	10	10%
Smaller house	9	9%
* Specialized housing	5	5%
Want to rent	4	4%
Condo/townhome	3	3%
Want to own	3	3%
Mobile home, apartment	2	2%
Other	10	10%
Do not know or did not answer	<u>9</u>	<u>9%</u>
Total	100	100%