

# Stanley Work Force Housing Survey

## For Business Owners with Employees

The City of Stanley will be receiving about 4 acres of property from the Forest Service as part of the SNRA+ bill designating wilderness in the Boulder-White Cloud Mountains. The bill states that the land will be utilized for "workforce housing". Finding affordable housing for workers in Stanley and the Sawtooth Valley area has long been identified as a top priority in our community. This survey is intended to collect information from our business community to help inform the planning process for this housing project. We also are seeking information from those who provide rental units that serve the Stanley workforce but who are not employers (see question 11). The challenges of financing and building workforce housing in a community with less than year round business activity have not changed, but with this property in hand, the City of Stanley is committed to seeking a solution. We intend to partner with you, our business and workforce community, to bring this project to fruition. Some questions in the survey seek basic data about the Stanley area workforce. Others ask for opinions or willingness to participate in the process. If you prefer to discuss this information directly instead of filling out a survey, we are happy to meet with you over the next three months to get your important input. Thank you for your time and your continued support of the Stanley community.

Herb Mumford, Mayor  
Steve Botti, President, Stanley City Council

1. How many part time and full time employees do you have in each of these months?

	January	February	March	April	May	June
Part Time Currently Housed						
Full Time Currently Housed						
Part Time Need Additional Housing						
Full Time Need Additional Housing						
	July	August	September	October	November	December
Part Time Currently Housed						
Full Time Currently Housed						
Part Time Need Additional Housing						
Full Time Need Additional Housing						

2. Do you currently provide housing for your employees?  YES  NO

If yes, how many employees do you house? \_\_\_\_\_

If yes, please list the types and number of housing units provided \_\_\_\_\_

\_\_\_\_\_

3. If you provide housing, do you charge your employees?  YES  NO

If yes, what is the price range per month for rentals? \_\_\_\_\_

4. If you provide housing, would you continue to provide this housing if the city provides additional housing? \_\_\_\_\_

5. If you anticipate expanding your workforce in the near future, can you estimate a potential workforce profile that would help in planning future workforce housing? These are new totals, not just additions.

	January	February	March	April	May	June
Part Time Currently Housed						
Full Time Currently Housed						
Part Time Need Additional Housing						
Full Time Need Additional Housing						
	July	August	September	October	November	December
Part Time Currently Housed						
Full Time Currently Housed						
Part Time Need Additional Housing						
Full Time Need Additional Housing						

6. Considering that the working hours, wages, tips, etc. for your employees vary, how much do you think your employees could afford to pay in total monthly costs for housing while in Stanley? This may vary by employee; if so please provide a breakdown by different employees (for example managers, waiters, kitchen staff, etc.).

7. The project could consist of one or more housing types. Please tell us your thoughts about each of the following housing types. Would your employees be willing to rent these?

Two bedroom unit in duplex

One bedroom unit in duplex

Four sleeping rooms with common kitchen and bath facilities

Six sleeping rooms with common kitchen and bath facilities

Formalized tent camping spaces with common bathroom/bathing facilities

8. Describe your ideas for types of housing units that might work in Stanley as work force housing.

9. **Financing.** One of the significant challenges with development of work force housing is financing the project. Due to the short season and modest wages of employees, rents will likely need to be low and occupancy is less than six month each year. This makes traditional real estate loans very difficult if not impossible. There are subsidized loan programs available for projects like this and we will be looking into how those work. We do know that the project will require a high percentage of cash equity investment. Employers could play a role in making the project happen by either making an equity investment and/or entering into a master lease for some number of units with payments made

throughout the year. The purpose of the questions below is to gauge interest in the project and in no way obligates you to participate.

Would you be interested in making an equity investment in a project?  YES  NO  Maybe

Would you be interested in "master leasing" one or more units that you could then provide to your employees?  YES  NO  Maybe

If yes, about how many and what type of units would you consider leasing? \_\_\_\_\_

\_\_\_\_\_

10. Let us know any other ideas, concerns, questions you might have regarding the work force housing project.

11. The intent of this workforce housing initiative is to supplement existing rental housing by filling an unmet need. Stanley wishes to support and maintain the existing housing rental market. If you are not an employer but provide rental housing in the Stanley area, please list the types and number of housing units provided.

\_\_\_\_\_

\_\_\_\_\_

Please list the rental price range for each type of rental unit

\_\_\_\_\_

Thank you for your interest in Stanley workforce housing.

\_\_\_\_\_  
Your Name

\_\_\_\_\_  
Name of Business

*Please return your survey to City Clerk at PO Box 53 or call either Herb (774-2286) or Steve (608-8739) if you would like to discuss the project before or after returning the survey. Thank you!*