

**Eagle County  
HOUSING NEEDS ASSESSMENT  
2007**

**- FINAL -**

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Eagle County***

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## INTRODUCTION

The purpose of the study is to provide incorporated Eagle County with baseline information about current and future housing needs and the available supply of housing to address these needs. The information in this report will be useful in evaluating and targeting the housing needs of local residents and workers. The information can also be used to discuss housing needs and opportunities with the Department of Housing and Urban Development (HUD) and various other federal, state, local and other public agencies and non-profit and private interests involved in projects for the community.

The Eagle County Housing Department commissioned this study to address the county as a whole. However, the department made a special effort to obtain sufficient data for each individual town to further assess their specific circumstances. The analysis contained in this report does not specifically address the towns within the county but such analysis could be undertaken based on the survey data that has been collected.

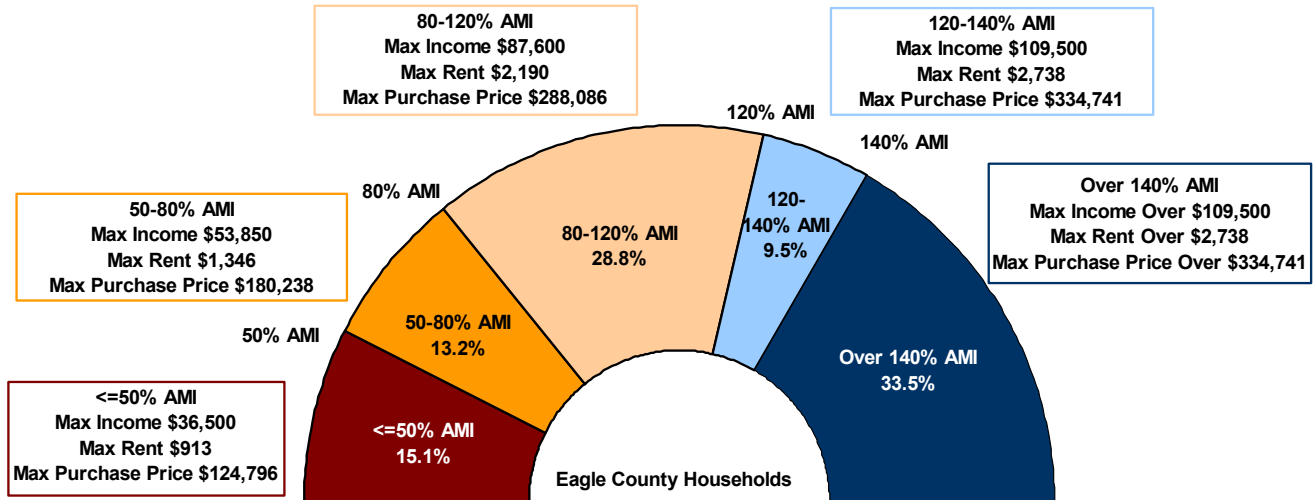
This information may be used to:

- Evaluate and potentially modify public policies and housing programs including land use regulations, affordable housing incentives and development codes;
- Facilitate partnerships between public- and private-sector organizations to create developments that include housing that is suitable and affordable to different population groups;
- Obtain financing for housing projects. Most private, federal and state lending institutions require demographic and housing cost information to support loan or grant applications. Often information presented in a housing needs assessment may be used to support a proposed development with different funding agencies. This information can also be used when a financial institution requires market studies (for example, rental units financed with Low-income Housing Tax Credits);
- Assess the distribution patterns of housing throughout Eagle County, particularly in the context of employment;
- Establish baseline information from which progress toward meeting agreed upon goals can be evaluated;
- Plan for future housing needs connected with anticipated growth in jobs and households in Eagle County;
- Understand economic, housing cost and demographic trends in the area; and
- Support various other planning-related projects that can benefit from the availability of up-to-date demographic data including transportation studies, environmental impact statements, school expansions and parks/recreation planning.

**CONTEXT**

Addressing housing needs, concerns, issues and opportunities is a complex and often emotional issue. A Housing Needs Assessment provides baseline information from which policy decisions, local housing goals and objectives and program options can be evaluated. This information is intended to inform decisions, as well as suggest program and policy options for local governments to consider when addressing community housing needs and opportunities. Ideally, Eagle County will have a mix and balance of housing that supports current and future residents as their housing needs and conditions change to support not only changing life patterns of residents, but also to support the continued economic development of the area by ensuring local employees can find and afford housing.

Affordable housing is generally defined as a housing payment that does not exceed 30 percent of gross monthly income and a home that is of a sufficient size to meet the needs of the household. The types of homes that are made available under local housing initiatives vary depending on the housing needs in different communities and the policies and goals established by these communities to support these goals. Customizing policies, goals and programs to local conditions is an important component of any successful housing strategy.



\*Dollar amounts represent the HUD AMI defined for an average sized 3-person family household in Eagle County.

\*\*Assumes no more than 30 percent of household income is used for rent.

\*\*\*Assumes \$10,000 down; 6% 30-year loan; approximately 20% of monthly payment for insurance, taxes, PMI, HOA.

**METHODOLOGY**

**Area Covered**

This study covers Eagle County and includes information on workers that in-commute to Eagle County for jobs. A mix of primary research and available public information sources was used to generate information for the county and in-commuting households.

**Eagle County, Area Covered by the Needs Assessment**



Source: Eagle County GIS Department, RRC Associates, Inc.

**Primary Research**

Primary research was conducted to generate information beyond that available from existing public sources. This research included a household survey (distributed to Eagle County households), an employee survey, and local realtor and property manager interviews.

*Household Survey.* The Household Survey was mailed to 8,000 random homes in Eagle County. A total of 1,526 completed household surveys were returned, for a response rate of about 19 percent.

Responses from the household survey represent a total of 1,526 households, 4,210 total persons in households and 2,766 employed adults. The primary purpose of the survey was to generate information on housing needs and preferences; opinions on potential housing issues, programs and solutions; and employment and commuting patterns among Eagle County residents. While the survey targeted Eagle County households as a whole, sufficient data was collected to allow future analysis at the individual community level.



*In-Commuting Employee Survey.* The 50 largest businesses in Eagle County were contacted to engage their assistance in delivering surveys to their employees that live outside of the County. The survey was designed to primarily reach in-commuting employees; however, given the nature of most businesses having only PO Box address information for employees, some businesses distributed surveys to a mix of in-commuting and County resident employees. Survey responses included 35 county resident employees and 43 in-commuting employees.

*Employer Surveys.* 50 of the largest employers in the county were contacted by phone, of which 34 completed the survey. Another 500 businesses were randomly mailed a survey to reach a variety of business types, sizes and locations in the city. In total, we received about 133 responses, for an average response rate of about 24 percent. Responding businesses together account for an average of 7,021 jobs, or 17 percent of jobs in Eagle County.

The intent of the surveys was to determine where employees live; changes in employment over time; to what extent employee housing is perceived to be an issue by employers; whether employers feel housing programs for employees are needed; and their associated level of support for housing assistance.

*Realtor and Property Management Interviews.* Ten realtors, each representing different companies, and twelve property managers (22 total) were interviewed to supplement the surveys to learn what households are seeking when looking to purchase or rent a unit. Trends in real estate sales and preferences and changes and the rental market were also discussed.

### ***Statistical Validity***

The margin of error for household survey tabulations is generally within 3.5 percent at the 95 percent confidence level. This means that, for tabulations involving the entire sample, there is 95 percent confidence that any given percent reported is no more than plus or minus 3 to 4 percentage points from what is actually the case. When estimates are provided for sub-groups, such as household type, owners and renters, etc., the sample size is reduced causing the tabulations to be less precise.

### ***Other Sources of Information***

A variety of sources of published information were used in the preparation of this report, including:

- 1990 and 2000 US Census data, including CHAS (Comprehensive Housing Affordability Strategy) special tabulation data;
- Employment information from the Colorado Department of Labor and Employment (2000), the US Bureau of Economic Analysis, the Center for Business and Economic Forecasting (CBEF) and Business Pattern data from the Economic Census;
- Employment and population projections from the Department of Local Affairs;
- Northwest Colorado Council of Governments for home ownership trends;
- 2007 Area Median Income for Eagle County from the Department of Housing and Urban Development;
- Eagle County Housing Department rent vacancy surveys; and
- Eagle County Assessor data for homeownership and sales information and Eagle County MLS for current sales listings.

## **Definitions**

The following definitions are applicable for the terms used in this report.

*Affordable Housing* – when the amount spent on rent or mortgage payments (excluding utilities) does not exceed 30 percent of the combined gross income of all household members. There is no single amount that is “affordable.” The term is not synonymous with low-income housing, where, under most Federal programs for low-income housing, occupants pay 30 percent of their gross income for rent and utilities.

*Area Median Income (AMI) Limits* – most communities establish income limits for the programs they administer based on the area median income (AMI) for the area according to household size, which are adjusted annually by the Department of Housing and Urban Development (HUD). Four different income categories are defined for various programs and policies:

1. *Extremely low-income*, which is less than 30 percent of the median family income;
2. *Very low-income*, which is between 30 and 50 percent of the median family income;
3. *Low-income*, which is between 50 and 80 percent of the median family income;
4. *Middle income*, which is between 80 and 120 percent of the median family income; and
5. *Above middle income*, which is over 120 percent of the median family income.

*Cost Burdened* – when a household or individual spends more than 30 percent of gross income on rent or mortgage payments. Households paying 50 percent or more of their income for rent or mortgage are said to be severely cost-burdened.

*Inclusionary Zoning* – requires a minimum percentage of residential development be provided at below-market rates to serve lower income households as part of new residential developments (30 percent in Eagle County). Inclusionary zoning is a housing production obligation based on the community’s need for affordable housing as related to many factors, including a decreasing developable supply of land, rising home values, insufficient provision of housing affordable to residents by the market, etc., in addition to any direct employee generation impacts of development.

*Low Income Housing Tax Credit* – a tax credit (Internal Revenue Code Section 42) available to investors in rental housing projects focused on renters earning less than 60 percent of the AMI. This program encourages investment that helps finance construction and rehabilitation of housing for lower income renters.

*Mean* – the average of a group of numbers, which is the sum of all the data values divided by the number of items.

*Median* – the middle point in a data set.

*Section 8 Rent Subsidy* - the Section 8 Housing Assistance Payment program is offered through the U.S. Department of Housing and Urban Development (HUD). This program pays the difference between 30 percent of monthly household income and the Fair Market Rent (FMR) established by HUD for Eagle County. There are two types of Section 8 assistance: 1) project based where vouchers are attached to specific properties, or 2) vouchers -- households using Section 8 assistance find market rate housing where the landlord is willing to participate in the program.

*Substandard Housing* – a unit that lacks complete kitchen and /or plumbing facilities.

*Levels of Homeownership* – When discussing affordability of properties by Area Median Income (AMI) level (defined above) and the types of homes households among different AMI groups are seeking, reference is made to a couple different stages of homeownership. This includes:

1. *Entry-level ownership/first-time homebuyers*: These are households typically earning in the lower to middle income range. In Eagle County, these are households earning 50 to 100 percent of the AMI. These include households that currently rent (or otherwise do not own a home) and are looking to purchase their first home.
2. *Move-up buyers*: These are households earning in the middle to upper income range (about 100 to 120 percent AMI or higher) that may currently own a home and are looking to purchase a new or different home for a variety of reasons (relocating, growing family (e.g., having children), shrinking family (e.g., empty-nesters), etc.).

*Catch-Up Housing* – Housing needed to catch-up to current deficient housing conditions. In this report, catch-up housing needs are defined by current resident households reporting housing problems (overcrowded, cost-burdened and/or living in substandard housing conditions), current renters and owners looking to purchase a home and in-commuters that would like to move to the city. Catch-up housing is generally addressed through local city development initiatives, non-profits and housing groups and public/private partnerships.

*Keep-Up Housing* – Housing units needed to keep-up with future demand for housing. In this report, keep-up housing needs focuses on new housing units needed as a result of job growth in the city and new employees filling those jobs. Keep-up housing is often addressed by the existing free-market, as well as regulatory requirements or incentives to produce housing that is needed and priced below the current market.

## OVERVIEW OF THE EAGLE COUNTY NEEDS ASSESSMENT

Eagle County has long recognized that there is a growing disconnect between the market driven cost of housing and what local employees and residents can afford to pay for housing. The purpose of the study is to provide Eagle County with baseline information about current and future housing needs and the available supply of housing to address these needs.

The Eagle County Housing Department commissioned this study to address the county as a whole. However, the department made a special effort to obtain sufficient data for each individual town to further assess their specific circumstances. While regional solutions are encouraged, it is also expected that the towns will continue to address issues of affordable housing. The analysis contained in this report does not specifically address the towns within Eagle County but such analysis could be undertaken at a later date based on the survey data that has been collected.

This overview highlights the primary gaps identified in the Eagle County housing market as compared to local resident and employee incomes, trends leading to or stemming from these gaps and primary households affected. The following discussion identifies a series of key findings that address housing needs as measured through surveys and other sources of Eagle County specific data.

### ***Needs Quantified***

Approximately 12,500 additional primary resident housing units are needed to provide existing employers with an adequate work force and to sustain growth for the next five years. This would include a mix of ownership and rental housing choices at various price points. This estimate is a measurement of the need for primary residences (i.e. homes for local residents as distinguished from second home owners) at all price ranges that are now or will be needed in the next five years, not just affordable workforce housing. This estimation does not account for what the free market will provide. To the extent the free market provides housing, the primary resident housing units needed will reduce accordingly.

The needs assessment quantifies primary resident housing needs in terms of “catch up” and “keep up” needs. Catch up needs represent current deficiencies in housing related to falling behind with housing needs in the past. Keep up needs will be generated in the future by new jobs and residents not yet in the county.

*Catch-Up Needs*, based on current deficiencies in housing, are as follows:

- 1,420 additional housing units are needed to attract employees to fill the over 4,000 jobs that are now vacant.
- Employees who commute in from homes in neighboring counties for jobs in Eagle County and would like to move to be closer to work generate demand for 2,469 additional housing units.
- Approximately 557 housing units are needed to address overcrowding of homes in Eagle County.

As of April, roughly 1,050 residential units were listed for sale in Eagle County. These free-market units narrow the current catch-up gap to approximately 3,400 units, a number which is close to previous estimates for workforce housing recently derived by the Eagle County Housing Department and the Urban Land Institute.

*Keep-Up Needs*, defined as the number of units needed to keep up with future demand for housing based on projected employment and population growth and the requirement to replace retiring employees, include:

- 4,776 additional units to accommodate growth in the labor force through in-migration to sustain business expansion and start ups, and
- 3,284 units for employees are needed to fill positions that will be vacated by retiring workers.

**Gap Analysis**

There is a significant gap between the current demand for units (catch-up) and the number of homes available as of April, 2007. The difference of 3,398 units between current demand for 4,446 units and 1,048 current listings represents the magnitude of the gap between what residents and in-commuting employees want for housing and what the free market is providing. The difference for each AMI category represents the net demand between what residents and in-commuters can afford and the free market price of units.

The gap is largest in the 81 to 120 percent AMI range (\$53,850 - \$73,000 for a 3-person household). Since federal and state housing programs only serve households with incomes equal to or less than 80 percent AMI (Low Income Housing Tax Credits and several grant programs have even lower income eligibility standards) addressing the gap in the 81 to 120 percent AMI range will require partnering with private developers and other local solutions that do not rely on funding from outside of Eagle County.

Proportionately, the free market best serves households with incomes greater than 140 percent AMI; units available as of April could potentially meet approximately 64 percent of catch-up demand in the upper income category. These figures are dynamic; additional units will be placed on the market during 2007 that will slightly lower the gap. With 97 percent of the current listings affordable only for households with incomes greater than 140 percent AMI, the change should not significantly impact planning for solutions to address catch-up demand.

**Net Demand for Housing**

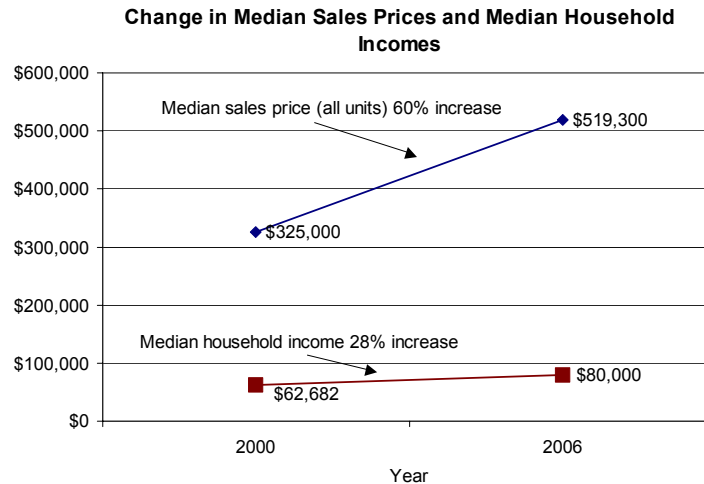
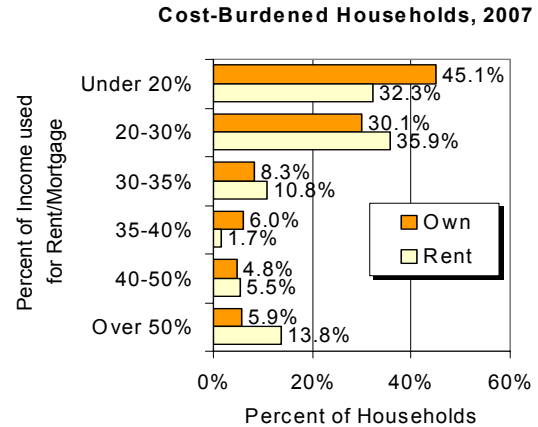
<b>AMI Range</b>	<b>Maximum Affordable Purchase Price</b>	<b>% Current Listings (MLS)</b>	<b>% Current Demand</b>	<b># Current Listings MLS</b>	<b># Current Demand</b>	<b>Gap (diff. between listings and demand)</b>
50% AMI or less	\$124,796	0.2%	5.4%	2	242	-240
60% AMI	\$148,123	0.0%	7.4%	0	327	-327
80% AMI	\$180,238	0.0%	8.6%	0	384	-384
100% AMI	\$241,432	0.4%	15.4%	4	683	-679
120% AMI	\$288,086	0.4%	15.2%	4	678	-674
140% AMI	\$334,741	1.7%	12.3%	18	545	-527
Over 140% AMI	Over \$334,741	97.3%	35.7%	1,020	1,588	-568
<b>Total</b>	-	<b>100%</b>	<b>100.0%</b>	<b>1,048</b>	<b>4,446</b>	<b>-3,398</b>

Source: Eagle County MLS; RRC/Rees Calculations

**Demographic, Economic and Market Conditions**

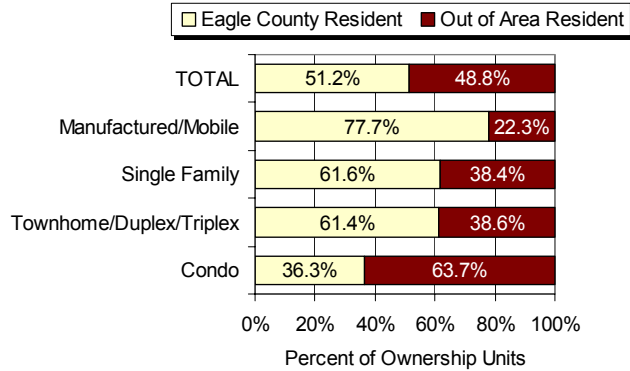
Some key demographic and economic trends in Eagle County are highlighted below.

- The Department of Local Affairs projects that Eagle County’s population will increase by 27 percent between 2007 (52,236) and 2015 (66,113), adding an estimated 13,887 residents.
- The average household size is 2.74 indicating there are currently 18,924 households in Eagle County (69.6 percent own and 30.4 percent rent).
- Results from the Household survey indicate that 28 percent of households (about 5,299 households) are cost burdened, meaning they are paying 30 percent or more of their income for rent or mortgage (excluding utilities and HOA). This is an increase of 8 percent since the 1999 Housing Needs Assessment.
- Household survey results also indicate that 9.8 percent of households in Eagle County live in overcrowded conditions (defined by having more than 1.5 residents per bedroom). This equates to about 1,855 households in 2007. Residents who are not willing to tolerate living in overcrowded conditions, particularly as they grow older, often leave their jobs and the community.
- The median sale price of market-priced homes in Eagle County increased by 60 percent between 2000 (\$325,000 median) and 2006 (\$519,300). The median household income during this same time period increased by about 28 percent.



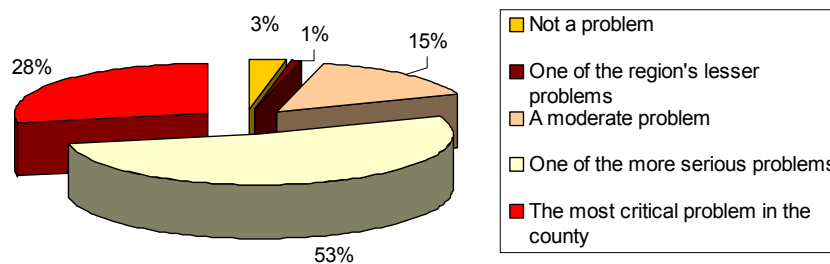
- The percent of residential sales priced below \$300,000 decreased significantly from about 46 percent in 2003 to 18 percent in 2006.

- Overall, it is estimated that rents increased about 21 percent since 2000, outpacing local renter incomes (about a 15 percent increase based on 2007 survey results).
- Based on vacancy rental information collected by the Eagle County Housing Department, vacancy rates have decreased since the 2000 census, with current vacancy rates being near zero.
- May 2007 County Assessor data indicates that about 51 percent of units in Eagle County are owned by local residents.



- As of the 2000 Census, about 69 percent of all housing units in Eagle County were occupied by residents, with 31 percent reported as vacant, primarily because of seasonal/recreational use. The Department of Local Affairs estimates that the occupancy rate in 2006 was about 64 percent, indicating a decline of nearly 8% in the proportion of units that actually serve as housing with the relative number of vacation homes on the rise.
- Concern for housing issues is widely identified by employers. Employer survey results indicate that 40 percent of employers lost at least one employee over the last two years due to a lack of housing. Additionally, turnover within the past few of years due to a lack of housing equals about 6.1 percent of currently available positions. Overall, 81 percent of employers feel that the availability of workforce housing is “one of the more serious problems” or “the most critical problem in the county”.

"Do you feel that the availability of workforce housing is:"



- In total, about 30 percent of responding employers indicated they currently provide some sort of housing assistance to their employees including down payment assistance, interest free loans, home search assistance and rent assistance.
- Jobs are expected to grow about 25 percent between 2007 and 2015, adding about 10,300 jobs and needing about 8,600 employees to fill these positions.

- Eagle County currently has a low ratio of households to jobs (0.45 households per job in 2007). This indicates that Eagle County must rely on housing being available in other communities to meet the needs of the county's workforce. As estimated by DOLA, about 18.3 percent of Eagle County's workforce commutes into the county for work.

### ***Housing Preferences***

**Location:** Edwards is the number one choice among both homeowners and renters of where to live in Eagle County. Locations up and down valley are desired; there is not a strong preference for living in up-valley communities.

Differences between renters who want to continue to rent and residents who want to buy suggest that rental units should be developed up-valley while homeownership housing should be concentrated more in mid- and down-valley communities.

Residents tend to live in the community where they most want to reside; however, in some communities (Avon, Dotsero/Gypsum and Eagle-Vail), the majority of residents surveyed would rather live elsewhere.

When looking for a place to live, cost of housing followed by type of housing are the most important considerations. Community character (family oriented, neighborhoods, etc) is next, outweighing proximity to employment for many. The cost of housing, availability of transportation and proximity to employment are more important to renters than to owners while homeowners place higher value on community character and housing type.

About half (47 percent) of the potential home buyers surveyed would pay more for a home that is located in their first choice community -- an average of nearly \$195,000 for homeowners interesting in buying a different home and roughly \$88,000 for renters who want to move into ownership.

**Rental Housing:** While most of the renters living in Eagle County (65 percent) would like to buy a home, the top choice for unit type among the 35 percent of renters who would like to continue to rent are townhomes and duplexes. Renters, however, appear to be willing to compromise if they can not live in the type of unit that they most prefer.

Approximately 44 percent of the renter households who want to continue renting have incomes equal to or less than 60 percent AMI, which suggests that Low Income Housing Tax Credits could be used again in Eagle County to address a portion of the need for rental housing. The majority (56 percent), however, have incomes higher than the maximum allowed for tax credits, which means that alternative financing sources will also be needed.

**Homeownership:** Renters who want to move into ownership, owners who want to buy a new or different home and in-commuters who want to move into Eagle County all generate demand for housing units. To "find a larger home" to live in was the single reason most frequently cited for wanting to buy.

Nearly three-fourths indicated that a single-family house is their first choice with most wanting three or four bedrooms.

Unit type preferences vary according to where potential buyers most want to live. Residents who want to buy in or near Vail have relatively higher preferences for condominiums while preferences for single family homes are higher in down valley communities.



**Home Prices:** Potential home buyers indicated they were interested in purchasing homes in a wide range of prices, with a concentration (55 percent) in the \$150,000 to \$400,000 range. The incomes of residents who want to buy also indicate that a wide range of pricing is needed. This indicates there are opportunities for mixed-income housing developments serving low through middle income residents with prices between about \$150,000 and \$400,000.

Renters who want to move into ownership have significantly lower incomes than owners who want to buy a new or different home. The pricing of units developed for sale would vary depending upon policies established. If moving renters into homeownership is given priority over moving owners up into larger homes, prices will need to be much lower. While some renters who want to buy have little if any funds saved for a down payment, over half (52.3 percent) responded that they have between \$10,000 and \$50,000 available.

**Deed Restrictions:** Deed restrictions that would limit appreciation in value to a maximum rate of 3.5 percent per year on homes priced below market appear to be acceptable to approximately 39 percent of the county's residents who are interested in buying a home.

The acceptability of deed restrictions varies between owners and renters. Nearly 63 percent of renters who would like to move into ownership would consider purchasing a deed-restricted residence compared with only 19 percent of residents who already own a home and are interested in buying a different home.

About half of the potential homebuyers who indicated that deed restrictions would be acceptable if priced lower than market indicated the price should be \$50,000 lower.

This suggests that there is a somewhat widely held perception that deed restrictions with appreciation caps reduce the price of homes by \$50,000.

**Amenities:** From a long list with numerous features identified, both owners and renters in Eagle County rate in-unit washers and dryers as their most important amenity. Two of the top four amenities – sunlight and energy efficiency, are tied to Eagle County's mountain climate. Eagle County's residents also highly value having private outdoor space and pets.

**Senior Housing:** Upon retirement, more seniors will continue to live in Eagle County (44 percent overall) than will move out of the region (27 percent). Seniors were asked to indicate if they would utilize various types of senior housing and housing-related services. Seniors who are undecided or have a moderate to high likelihood are outnumbered by those who indicated they would not use any of the options offered for consideration.

## SECTION 1 – CURRENT HOUSEHOLD TRENDS AND CHARACTERISTICS

This section provides an overview of current household demographics and characteristics as determined by the 2007 Household Survey. It presents current estimates and projections of the population and number of households in Eagle County from the year 2000 through 2015. It also provides a profile of current Eagle County households and residents, indicates potential changes in the demographics since the 2000 Census and serves as a basis for other sections of the report and analysis.

### *County Population and Households*

According to the US Census Bureau, Eagle County's population in 2000 was 41,659. The Department of Local Affairs projects that the population in Eagle County will increase by about 34 percent between 2005 and 2015, or just under 3 percent per year on average. It is estimated that 52,236 residents reside in Eagle County in 2007, increasing to 57,881 by 2010 and 66,113 by 2015.

Of the communities within Eagle County, Avon's population is projected to increase by the largest percentage between 2005 and 2015 (39.6 percent), followed by Gypsum (38.4 percent), Basalt (36.3 percent) and Vail (35.5 percent).

**Eagle County Population: 2000 to 2015**

	2000	2005	2007	2010	2015	% Change (2005-2015)
EAGLE COUNTY	41,659	49,375	52,236	57,881	66,113	33.9%
Avon	5,561	6,753	7,451	8,256	9,430	39.6%
Basalt	1,952	2,247	2,420	2,681	3,062	36.3%
Eagle	3,032	4,387	4,247	4,705	5,375	22.5%
Gypsum	3,654	5,125	5,602	6,208	7,091	38.4%
Minturn	1,068	1,138	1,184	1,312	1,499	31.7%
Red Cliff	289	312	327	363	414	32.8%
Vail	4,531	4,785	5,124	5,678	6,486	35.5%
Unincorporated	21,572	24,628	25,929	28,732	32,818	33.3%

Source: 2000 US Census; Department of Local Affairs; RRC Associates

### *Housing Unit Estimates*

Between 1990 and 2000, housing units in Eagle County increased about 45.2 percent. The Department of Local Affairs (DOLA) estimates that the number of total housing units will increase by 33 percent between 2000 and 2010, which is a slower rate of growth than the previous time period. DOLA estimates there are 29,774 housing units in 2007, increasing to 33,023 in 2010 and 37,719 by 2015.

**Eagle County Change in Housing Units: 1990 to 2015**

	1990	2000	2005	2007	2010	2015	% Change (1990-2000)	% Change (2000-2010)
Eagle County	15,226	22,111	28,169	29,774	33,023	37,719	45.2%	33.0%

Source: Department of Local Affairs; RRC Associates, Inc.

### Household Estimates

According to DOLA, the average household size in 2005 was 2.74. Assuming the household size remains constant, Eagle County will add approximately 16,738 persons, 9,544 housing units and about 6,067 households<sup>1</sup> to the county between 2005 and 2015.

It is important to note that the percentage of units occupied by Eagle County residents has been decreasing according to Department of Local Affairs estimates, from about 69 percent in 2000 (based on the Census) to 63.6 percent in 2005. This indicates that the percent of out-of-area owners increased slightly between 2000 and 2005.

<b>Eagle County Population, Households and Housing Units: 2000 to 2015</b>					
	<b>2000</b>	<b>2005</b>	<b>2007</b>	<b>2010</b>	<b>2015</b>
Population	41,659	49,375	52,236	57,881	66,113
Population in households (Census)	41,306	49,023	51,853	57,456	65,628
Household size (Census, DOLA)	2.73	2.74	2.74	2.74	2.74
Housing units	22,111	28,140	29,774	32,992	37,684
Percent occupied (Census, DOLA)	68.5%	63.6%	63.6%	63.6%	63.6%
Households	15,148	17,885	18,924	20,970	23,952

Source: Department of Local Affairs; Colorado Demography Section; 2000 US Census; RRC Associates, Inc.

### Household Demographics

The 2000 US Census provides the primary baseline from which household demographics in Eagle County can best be understood. This survey is based on a 100 percent sample of households so is generally the best available data on household characteristics in an area. However, this information is also seven years old. The below section identifies household demographics as determined from a current Household Survey administered by RRC Associates, Inc., in March of 2007. This data has been weighted on key demographic variables based on the 2000 Census to ensure responses are representative of the population as a whole. Other publicly available data is also used in this section to supplement the survey data. The below demographic relationships are used in other sections of this report, as needed.

#### Tenure

As of 2007 there are an estimated 18,924 households in Eagle County. DOLA estimates for region 12 show that about 69.6 percent own (12,074 households) and 30.4 percent rent their homes (6,850 households). This represents a slightly higher owner occupancy than reported in the 2000 Census (63.7 percent owner households).

<b>Households by Tenure: 2007</b>		
	<b>Total #</b>	<b>Total DOLA %</b>
Total households:	18,924	100%
Own	13,171	69.6%
Rent	5,753	30.4%

Source: 2007 Household survey; RRC Associates, Inc.

<sup>1</sup> Households were estimated by assuming (1) 99 percent of residents reside in households (DOLA, 2005), (2) the average household size will remain consistent with that reported by DOLA in 2005 (2.74) and (3) residents will occupy about 63.6 percent of housing units, as reported by DOLA 2005 estimates.

*Household Type*

About 27 percent of households in Eagle County are comprised of couples with no children, including 33 percent of owners and 18 percent of renters. Another 27 percent of households in Eagle County are couples with children, including 35 percent of owner households and 14 percent of renter households. Of other types of households, about 23 percent are adults living alone, 10 percent are unrelated roommates, 8 percent are single parents with children at home, 3 percent have family members and unrelated roommates and 2 percent have immediate and extended family members.

**Households by Type: Eagle County, 2007**

	Total %	Own %	Rent %
Couple, no child(ren)	27	33	18
Couple with child(ren)	27	35	14
Adult living alone	23	19	29
Unrelated roommates	10	3	20
Single parent with child(ren)	8	5	13
Family members and unrelated roommates	3	2	4
Immediate and extended family members	2	2	1
Other	1	1	0
<b>Total</b>	<b>100%</b>	<b>100%</b>	<b>100%</b>

Source: 2007 Household Survey; RRC Associates, Inc.

*Households with Children*

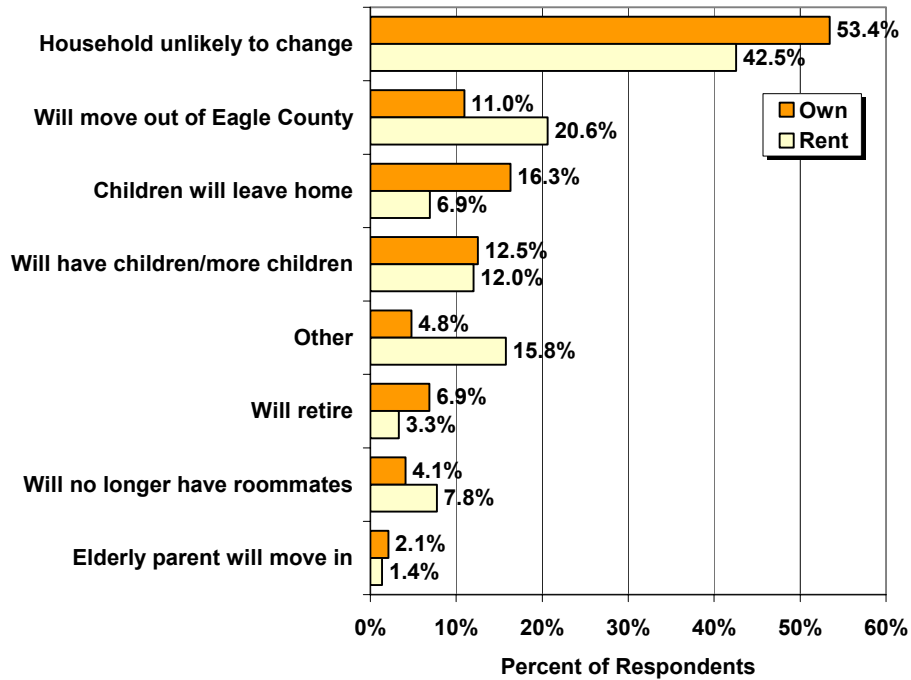
As shown above, about 35 percent of households have children, including about 40 percent of owner households and 27 percent of renter households. Persons residing in Eagle/Brush Creek (48 percent), Dotsero/Gypsum (43 percent) and Avon (40 percent) are more likely to have children in their household than those residing in other areas of the County. Households with persons under 18 have an average of about 1.94 kids, with an average of 1.75 children per household residing in owner household and 2.32 children per household in renter households.

*Change in Households Over Next 5 Years*

Survey respondents were asked how their household is likely to change over the next 5 years. As shown below, about 50 percent of households do not expect their household to change. This includes 53 percent of owners and 43 percent of renters. Of households that will change:

- Owner households are likely to have children leaving their home (16 percent), will have children/more children (13 percent) or will move out of Eagle County (11 percent).
- A relatively similar percentage of renter households stated they are most likely to have children/more children (12 percent) within 5 years. The highest percentage reported they will move out of Eagle County (21 percent) followed by the “other” category (16 percent). About 8 percent of renters stated they will no longer have roommates.

**“How is your household likely to change over the next 5 years?”  
Eagle County Households, 2007**



Source: 2007 Household; RRC Associates, Inc.  
Sorted in descending order of owner households.

*Residence Type and Size*

About 42 percent of survey respondents occupy single-family homes/cabins, including 54 percent of owners and 21 percent of renters. Another 37 percent of respondents occupy condos/townhomes/duplexes, 13 percent occupy apartments and 5 percent occupy mobile homes. “Other” types of homes listed (3 percent), included lock-off, ranch, rental cabin and triplex.

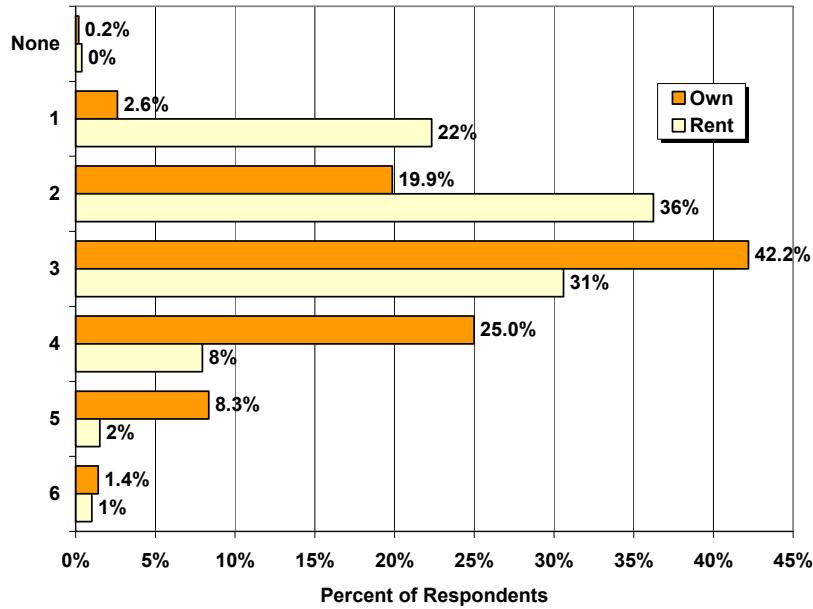
**Occupied Residence Type by Tenure: Eagle County Households, 2007**

Type of Residence	Total %	Own %	Rent %
Single-family home/cabin	42	54	21
Condo/townhouse/duplex	37	39	33
Apartment	13	1	34
Mobile home	5	4	5
Other (lock-off, ranch etc)	3	1	6
Total	100%	100%	100%

Source: 2007 Household; RRC Associates, Inc.

Residences on average have about 2.9 bedrooms – 3.2 in owner households and 2.3 in renter households. Renter households are likely to have 2-or-fewer bedrooms (58 percent), with about 42 percent of owner households having 3-bedrooms.

**Number of Bedrooms by Tenure: Eagle County Households, 2007**

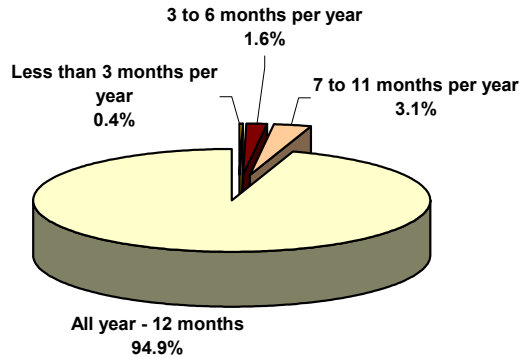


Source: 2007 Household; RRC Associates, Inc.

*Length of Residency*

About 94.9 percent of survey respondents indicated they reside in Eagle County year-round. This varied slightly by tenure, with 94 percent of owners residing in the area year-round compared to 97 percent of renters.<sup>2</sup>

**Yearly Residency in the County: 2007**



Source: 2007 Household Survey; RRC Associates, Inc.

Survey respondents were asked how long they have lived in Eagle County. About 60 percent have lived in Eagle County for 10 or more years, including about 69 percent of owners and 44 percent of renters.

<sup>2</sup> It is important to note that the household survey was mailed to primary residents of Eagle County only and intentionally did not get mailed to second homeowners.

**Length of Time in Eagle County, 2007**

	Total	Tenure	
	Households %	Own %	Rent %
Less than 6 months	0	0	1
6 months to 1 year	5	2	12
1 up to 2 years	5	3	9
2 up to 3 years	6	3	11
3 up to 5 years	8	7	9
5 up to 10 years	15	16	14
10 years or more	60	69	44
Total	100%	100%	100%

Source: 2007 Household Survey; RRC Associates, Inc.

*Household Income*

Survey results indicate about a 27.6 percent increase in median household incomes between 1999 and 2007. The median household income reported on the surveys is about \$80,000. The median income of owner households is about 64 percent higher (\$90,000) than renter households (\$55,018).

**Median Household Income by Tenure: Eagle County, 1999 and 2007**

	1999 (census)	2007 (survey)	% change
All Households	\$62,682	\$80,000	27.6%
Owner	\$73,138	\$90,000	23.1%
Renter	\$47,743	\$55,018	15.2%

Source: 2000 Census; 2007 Household Survey; RRC Associates, Inc.

Household incomes are highest in Edwards (\$125,832 average), Vail (\$119,893 average) and Burns/McCoy/Bond/Wolcott (\$117,716 average).

**Average and Median Household Income by Eagle County Region**

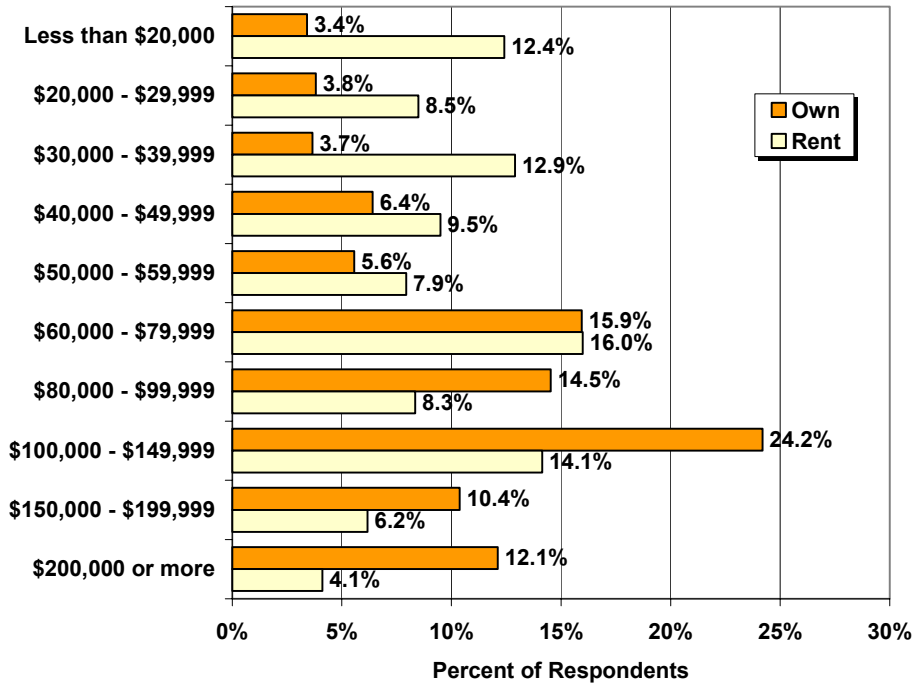
	Average	Median
EAGLE COUNTY	\$100,804	\$80,000
Edwards	\$125,832	\$100,000
Vail	\$119,893	\$75,000
Burns/McCoy/Bond/Wolcott	\$117,716	\$96,098
Basalt/El Jebel/Frying Pan	\$104,746	\$75,565
Eagle-Vail	\$98,254	\$90,000
Avon	\$94,039	\$65,000
Eagle/Brush Creek	\$90,377	\$80,000
Dotsero/Gypsum	\$85,109	\$70,141
Other	\$72,475	\$41,728
Minturn/Red Cliff	\$66,176	\$50,000

Source: 2007 Household Survey; RRC Associates, Inc.

Income distributions show that about 33.8 percent of renter households earn less than \$40,000 per year, compared to only about 10.9 percent of owner households. In general, a higher percentage of owner households earn over \$80,000 per year than renter households, with significant differences seen in the

\$100,000 to \$199,999 ranges. About 47 percent of owner households earn over \$100,000 per year compared to about 24 percent of renter households.

**Annual Household Income: Eagle County, 2007**



Source: 2007 Household Survey; RRC Associates, Inc.

**Housing Costs**

Median rents increased about 21 percent between 1999 (\$952 Census) and 2007 (\$1,150 Household survey). Median mortgage payments decreased an estimated -5.15 percent between 1999 (\$1,791) and 2006 (\$1,700).

**Median Housing Costs by Tenure: Eagle County, 1999 to 2007**

	2000 (census)	2007 (survey)	% change (2000 to 2007)
Mortgage	\$1,791	\$1,700	-5.1%
Rent (contract)	\$952	\$1,150	20.8%

Source: 2000 Census; 2007 Household Survey; RRC Associates, Inc.

**Household Area Median Income (AMI)**

The following table shows 2007 income limits for households earning 30 percent AMI, 50 percent AMI, 60 percent AMI, 80 percent AMI, 100 percent AMI, 120 percent AMI and 150 percent AMI. Limits are based on the median family income for Eagle County, which is \$81,100 in 2007, as determined by the US Department of Housing and Urban Development (HUD). "Low-Income" families, as defined by HUD, have incomes that do not exceed 80 percent of the AMI. "Very Low-Income" families are defined as having incomes that do not exceed 50 percent of the AMI.



Typically, these income guidelines are used to establish housing targets and thresholds for local housing efforts, as well as for Private Activity Bond allocations, Low-income Housing Tax Credits, Section 8 Rent Subsidy and related housing programs. The income limits are adjusted annually.

**Area Median Income Limits By Household Size, 2007**  
*Shading denotes median family income.*

	<b>1-person</b>	<b>2-persons</b>	<b>3-persons</b>	<b>4-persons</b>	<b>5-persons</b>
50% AMI	\$28,400	\$32,450	\$36,500	\$40,550	\$43,800
60% AMI	\$34,080	\$38,940	\$43,800	\$48,660	\$52,560
80% AMI	\$41,900	\$47,900	\$53,850	\$59,850	\$64,650
100% AMI	\$56,800	\$64,900	\$73,000	\$81,100	\$87,600
120% AMI	\$68,160	\$77,880	\$87,600	\$97,320	\$105,120
140% AMI	\$79,520	\$90,860	\$102,200	\$113,540	\$122,640

Source: Department of Housing and Urban Development; RRC Associates, Inc.

Special tabulations of the 2000 US Census data (CHAS) were used to determine the number and percentage of Eagle County households within each AMI category shown above. For purposes of this analysis, it was assumed that the percentage distribution of households in 2007 across all AMI categories remained the same as that in 2000. The percentages in the table below were used to weight the 2007 survey data results to ensure representation of the population as a whole.

As shown in the following table, about 28.3 percent of Eagle County's households earn less than 80 percent AMI (5,355 households), 28.8 percent earn between 80 and 120 percent AMI (5,440 households) and 43 percent earn over 120 percent AMI (8,129 households). This varies by tenure, where renters are more likely than owners to earn less than 80 percent AMI (45 percent of renters; 21 percent of owners).

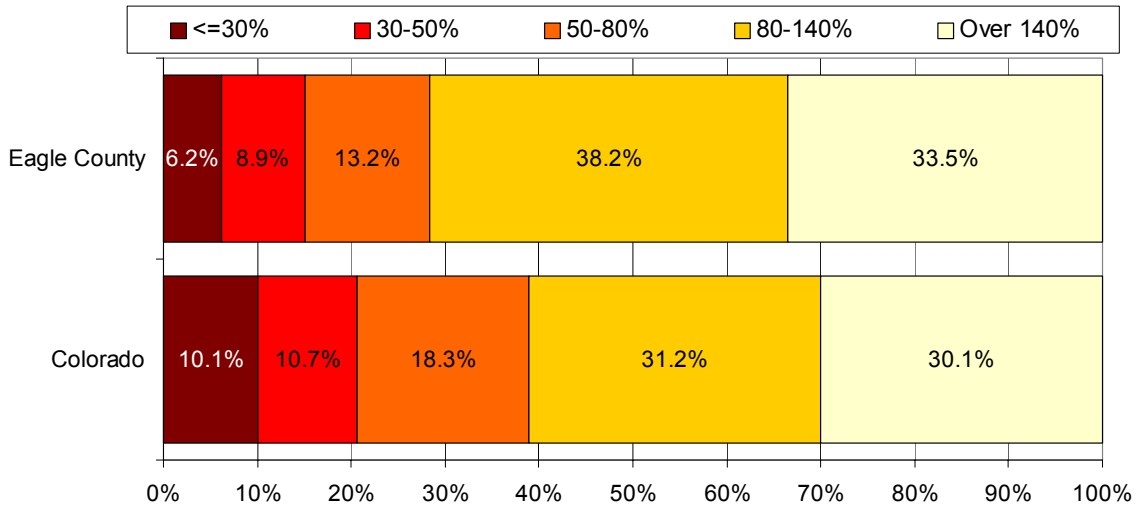
**Income Distribution Of Eagle County Households By Tenure: 2007 Estimates**

	<b>Renters</b>		<b>Owners</b>		<b>Total</b>	
	<b>#</b>	<b>%</b>	<b>#</b>	<b>%</b>	<b>#</b>	<b>%</b>
50% AMI or Less	1,471	25.56%	1,383	10.50%	2,854	15.08%
50.1 -80% AMI	1,141	19.83%	1,360	10.33%	2,501	13.22%
80.1-120% AMI	1,677	29.15%	3,763	28.57%	5,440	28.75%
120.1-140% AMI	484	8.41%	1,312	9.96%	1,796	9.49%
Over 140% AMI	978	17.05%	5,352	40.64%	6,333	33.47%
<b>TOTAL</b>	<b>5,753</b>	<b>100.00%</b>	<b>13,171</b>	<b>100.00%</b>	<b>18,924</b>	<b>100.00%</b>

Source: Department of Local Affairs; Colorado Demography Section; CHAS; RRC Associates, Inc.

The area median income (100 percent AM) indicates that about 50 percent of the households should make below the median, and 50 percent should make above the median. The distribution of households above and below the median, however, varies by area. As show in the chart below, Eagle County's distribution of households by AMI varies from Colorado's as a whole, with a larger percent of households making between 80 and 120 percent AMI (28.7 vs. 22.3 percent) and households making over 120 percent AMI (43 vs. 38.6 percent) than in Colorado as a whole.

**2000 Household AMI Distribution: Eagle County and Colorado**



Source: Department of Housing and Urban Development; RRC Associates, Inc.; CHAS

**Housing Affordability**

The following table calculates the maximum affordable purchase price for an average 3-person household in Eagle County and the maximum affordable rent by AMI range for Eagle County households. Purchase prices assume \$10,000 down, 6 percent 30-year fixed-rate loan, 20 percent of the monthly payment is used for insurance, taxes, PMI and HOA and no more than 30 percent of gross household income is used toward housing payments. Affordable rentals assume no more than 30 percent of gross household income is paid toward rent.

- The largest percentage of renter households (45.4 percent) earn 80 percent or less of the AMI. These households can afford up to \$1,346 a month for rent for a 3-person household (e.g. would need a two- to three-bedroom unit). Renter households earning between 80 and 100 percent AMI (16.7 percent) can afford up to \$1,825 a month for rent and renter households between 100 and 120 percent AMI (12.5 percent) can afford to pay up to \$2,109.
- A larger percent of owners (49 percent) make between 80 and 140 percent AMI. The maximum affordable purchase price for these households is \$241,432 (100 percent AMI) and \$334,741 (140 percent AMI). The largest percentage of owner households in Eagle County (32.1 percent) make over 140 percent of the AMI. These households can afford to purchase units over \$109,500.

**Maximum Affordable Purchase Price and Rent by AMI; Eagle County 2007**

AMI Range	Max Income*	% Renter Households	Maximum Affordable Rent**	% Owner Households	Maximum Affordable Purchase Price***
80% AMI or Less	\$53,850	45.4	\$1,346	24.3	\$180,238
80.1 - 120% AMI	\$87,600	29.2	\$2,190	28.6	\$288,086
120.1 - 140% AMI	\$109,500	8.4	\$2,738	9.4	\$334,741
Over 140% AMI	Over \$109,500	17.0	Over \$2,738	32.1	\$334,741 or more
Total	-	100%	-	100%	-

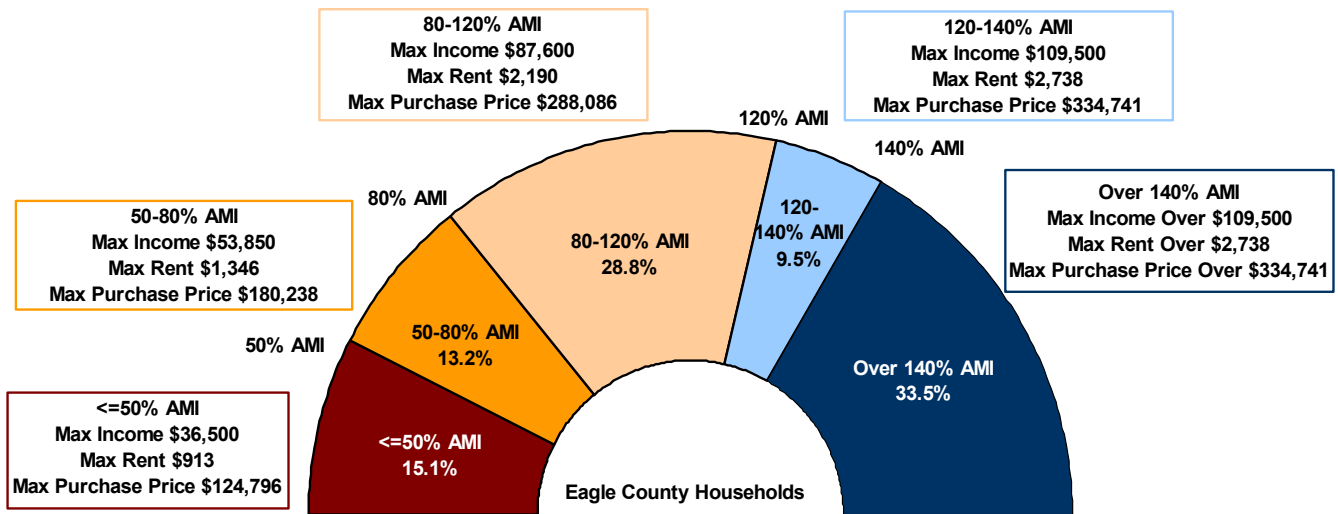
\*Calculated for a 3-person household.

\*\*Assumes no more than 30 percent of household income is used for rent.

\*\*\*Assumes \$10,000 down; 6% 30-year loan; approximately 20% of monthly payment for insurance, taxes, PMI, HOA.

At the lowest income levels, homelessness and the threat of homelessness are important issues. Additionally, special populations who are unable to work (E.g., seniors and the disabled) may require assistance at the lower income levels. Affordability problems, especially for renters, may also be present among the working poor. As shown, about 15 percent of households in Eagle County earn less than 50 percent of the AMI.

As incomes near the median, households are often looking to buy their first home. In Eagle County, homebuyer programs are targeted at 80 to 140 percent of the AMI (about 38 percent of households earn within this range). Policies at this level are typically designed to help bring homeownership within reach, including down payment assistance, first-time homebuyer loans and deed-restricted housing. Finally, at the highest levels, upper income groups fuel the market for step-up and high-end housing. About 34 percent of Eagle County households earn over 140 percent AMI.



\*Dollar amounts represent the HUD AMI defined for an average sized 3-person family household in Eagle County.

\*\*Assumes no more than 30 percent of household income is used for rent.

\*\*\*Assumes \$10,000 down; 6% 30-year loan; approximately 20% of monthly payment for insurance, taxes, PMI, HOA.

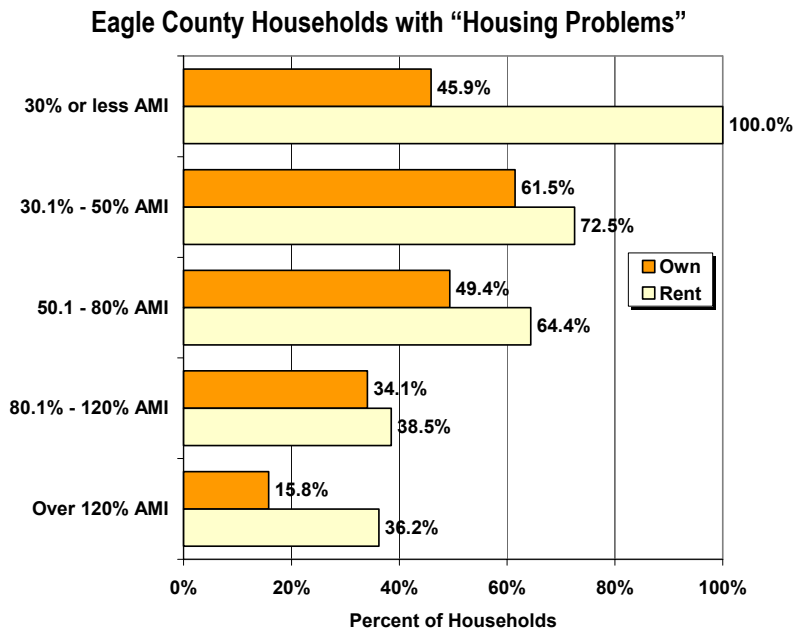
**SECTION 2 - HOUSEHOLD AND EMPLOYER PROBLEMS**

This section addresses household and employer problems. Households with housing problems are identified by either being cost-burdened by their housing payment (paying 30 percent or more of their household income for rent or mortgage), living in overcrowded conditions (more than 1.5 persons per bedroom) or living in unsatisfactory conditions (poor home condition) as reported on the 2007 household survey.

A significant purpose of the 2007 Employer Survey was to understand employer problems and perceptions related to hiring and retaining employees, anticipated changes in employment and employee housing issues. Employer problems include unfilled positions, and issues related to transportation, daycare and cost of living.

***Households with “Housing Problems”***

Overall, about 37 percent of households report housing problems (7,002 households), including 27 percent of owners (3,556 households) and 55 percent of renters (3,164 households). As shown in the following chart, the percentage of households in each AMI category with “housing problems” generally decreases as the income of the household increases.



Source: 2007 Household Survey

***Cost-Burdened***

About 28 percent of households reported being “cost-burdened” by their housing payment, meaning they are paying 30 percent or more of their household income for rent or mortgage (excluding utilities and HOA). Cost burdened households include 25 percent of owners (3,293 households) and 32 percent of renters (1,841 households).

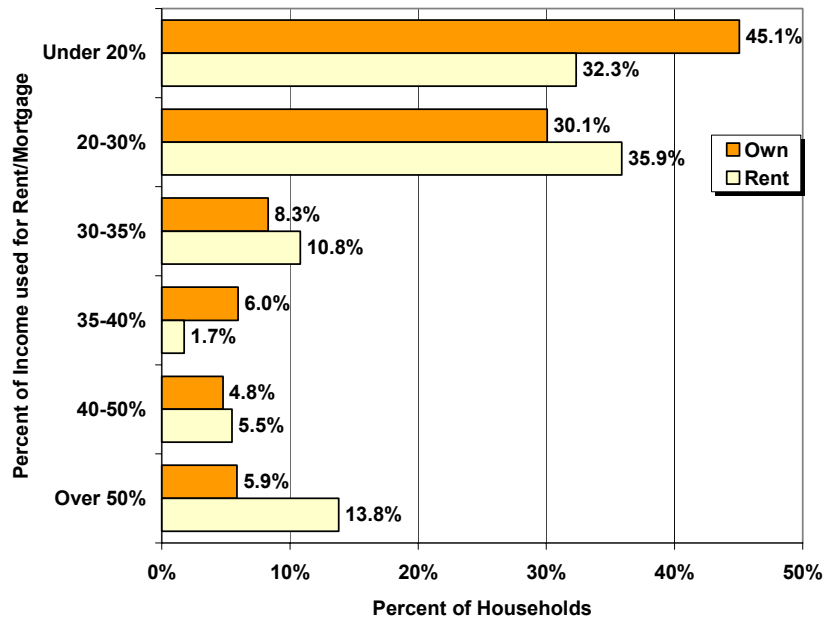
In comparison, surveys conducted by RRC Associates for Eagle County in 1990 and 1999 indicated that 16 percent of households in 1990 were cost burdened and 20 percent of households in 1999 were cost

burdened. The percent of cost burdened households is estimated to have increased by about 8 percent since the 1999 survey was conducted<sup>3</sup>.

Cost burden varies by income level, where about 76 percent of households earning under 50 percent of the AMI were cost-burdened, and only 14 percent of households earning over 80 percent AMI were cost burdened. Lower income households typically pay for their housing first, often foregoing food, clothing, utilities and needed medication when cost-burdened.

Many of the higher income owner households (those earning over 180 percent AMI) may be cost-burdened by choice, where higher incomes are generally (though not always) more able to afford to pay over 30 percent of their income for housing without sacrificing other needs (food, clothing, medical, etc.). About 15 percent of owners reported having housing problems in this higher income range. Also, lower income owner households (less than 50 percent AMI) are often senior and retired households, where household income may be low compared to housing costs, but other assets can be substantial.

**Cost-Burdened Households by Tenure: Eagle County, 2007**



Source: 2007 Household Survey; RRC Associates, Inc.

*Overcrowding*

Results from the 2007 Household Survey indicate that about 9.8 percent of households in Eagle County live in overcrowded conditions (defined by having more than 1.5 residents per bedroom). This equates to about 1,855 households in 2007. Residents who are not willing to tolerate living in overcrowded conditions, particularly as they grow older, often leave their jobs and the community.

<sup>3</sup> U.S. Census estimates for the percent of household income spent on housing in 2000 indicate 34 percent of household were cost burdened. For the Census estimate, housing costs include monthly mortgage or rent payments and utilities. The 1990, 1999 and 2007 survey computations include only rent or mortgage payments, not utilities. Additionally, Census estimates reflect households that spent 30% or more of their income on housing, whereas the 1990, 1999 and 2007 survey results report those households that paid over 30% of their income toward housing. These two factors explain, in part, why the Census 2000 figures show a much higher percentage of "cost-burdened" households overall.

**Overcrowded Units by Tenure: Eagle County, 2007**

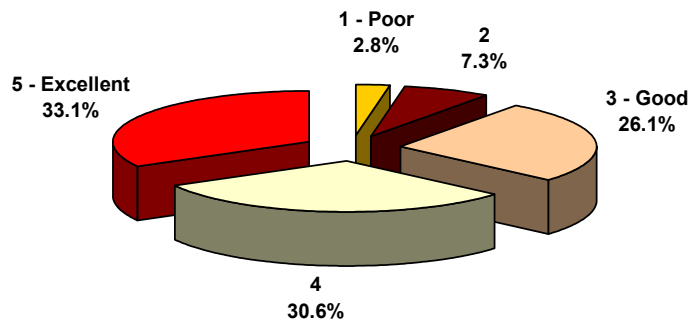
	#	%
TOTAL	1,855	9.8%
Own	356	2.7%
Rent	408	7.1%

Source: 2007 Household Survey; RRC Associates, Inc.

*Poor Condition*

Respondents to the 2007 Household Survey were asked to rate the condition of their home on a scale of “1-Poor” to “5-Excellent.” As shown below, about 3 percent of households reported the condition of their home to be “1-Poor,” or about 568 households in 2007. Less than one percent of owners (0.6 percent) and about 6.7 percent of renters felt their home condition was “1-Poor.”

**Condition of Home: Eagle County, 2007**



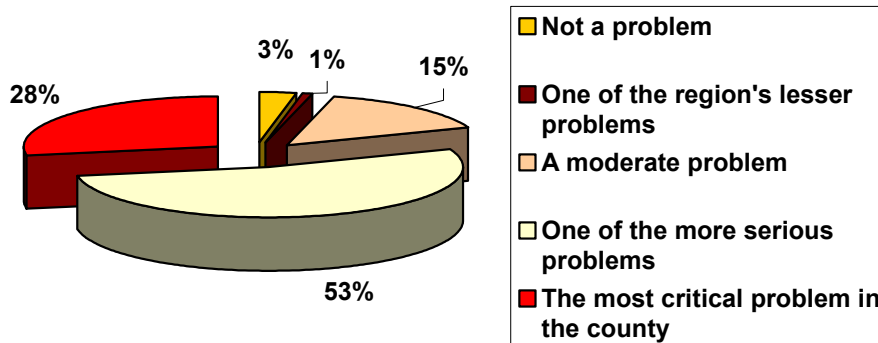
Source: 2007 Household Survey; RRC Associates, Inc.  
\*Rated on a scale of “1-poor” to “5-excellent”

**Employer Problems**

*Workforce Housing Perceptions*

Employers were asked the extent to which they feel the availability of affordable workforce housing in Eagle County is a problem. About 53 percent of respondents felt that workforce housing is “one of the more serious problems” in the county, with another 28 percent indicating it is the “most critical” problem. About 15 percent feel it is a moderate problem, 1 percent feel it is one of the lesser problems in the County and 3 percent feel it is not a problem.

**“Do you feel that the availability of affordable workforce housing is:”**



Source: 2007 Employer Survey

### *Unfilled Positions*

About 61 percent of responding employers indicated that they presently have at least one year-round full time unfilled position and 32 percent indicated having at least one year round part time unfilled position. Applied to the seasonal workforce, 40 percent indicate having at least one winter seasonal unfilled position (79 percent full time and 63 percent part time).

A sample of the comments given by respondents on unfilled positions is in the table below.

#### *Why you have unfilled positions*

---

- ◆ Between seasons
- ◆ Can't find laborers
- ◆ Cost of housing
- ◆ Cost of living too high - cannot attract qualified people
- ◆ Difficulty finding qualified professionals
- ◆ Green card, CDL licence, speak English
- ◆ Hiring freeze
- ◆ Just became available (7)
- ◆ Just became available or lack of qualified candidates
- ◆ Lack of applicants and affordable housing
- ◆ Lack of applicants and people say it is too expensive to live up here
- ◆ Lack of applicants due to high housing costs
- ◆ Lack of applicants that have flexible hours because people have 2 jobs
- ◆ Lack of applicants, lack of people willing to relocate
- ◆ Lack of applicants; cannot find 6-month leases in Eagle County
- ◆ Mostly summer seasonal openings; visas expiring
- ◆ New position
- ◆ No skilled labor available in this area, no affordable housing available
- ◆ Not looking to fill
- ◆ Not needed until summer

### *Problems Due to Housing, Transportation, Day Care and Cost of Living*

Respondents were asked how many employees they have lost in the last two years due to a lack of housing, transportation, day care or cost of living. About 65 percent of employers indicated they lost at least one employee over the last two years due to a lack of housing, transportation, daycare and/or the cost of living. This includes 37.6 percent of employers that lost at least one employee due to a lack of housing, 16.5 percent due to a lack of transportation, 15.0 percent due to a lack of childcare and 55.6 percent due to the cost of living in Eagle County.

Survey responses indicate that turnover within the past couple of years due to a lack of housing equals about 6.1 percent of currently available positions. Turnover due to a lack of transportation equals about 2.2 percent of current jobs, turnover due to a lack of day care equals about 0.8 percent of current jobs and turnover of current jobs due to the cost of living in Eagle County represented about 7.7 percent of jobs.

**Employee Turnover Related to Housing,  
Transportation, Day Care and Cost of Living: Eagle County, 2006**

<b>Reason for leaving employment →</b>	<b>Lacked housing</b>	<b>Lacked transportation</b>	<b>Lacked day care</b>	<b>Cost of living was too high</b>
% of businesses that lost at least one employee (65 percent total)	37.6%	16.5%	15.0%	55.6%
# of employees that left positions within the past two years (survey)*	427	157	58	544
% of all employment**	6.1%	2.2%	0.8%	7.7%

Source: 2007 Eagle County Employer Survey; RRC Associates, Inc.

\* Because some employees may have left their position due to a combination of housing, transportation and day care issues, it is not appropriate to sum the number of employment positions vacated due to each individual measure to arrive at a total.

\*\*% of employees is based on the assumed average employment for the year as reported by all survey respondents (7,021).



### SECTION 3 – EMPLOYMENT AND COMMUTING

This section evaluates employment and commuting trends, including estimates of total jobs and projected growth in jobs, seasonality of employment, commuting, and selected workforce characteristics. Selected results from the 2007 Employer survey that reflect on the economic status of the community are also summarized here, including expected changes (increases or decreases) in employment, current job vacancies and issues filling positions (if any), and estimates of employee tenure and turnover. This information is useful for understanding the impact that locally available housing has on the local economy and employers, and gaining insight into how the needs of local businesses and future employees (based on anticipated changes in employment) can best be met.

#### ***Job Estimates and Projections***

Based on estimates from the Colorado Department of Local Affairs (DOLA) – State Demography Office, there are currently 41,727 jobs in Eagle County in 2007. Looking to the future, it is projected there will be 46,173 jobs by 2010 and 52,043 jobs by 2015, as illustrated in the table below.

<b>Yearly Average Total Jobs; Eagle County</b>						
	<b>2000</b>	<b>2005</b>	<b>2007</b>	<b>2010</b>	<b>2015</b>	<b>% Change 2005 to 2015</b>
Eagle County Total Jobs	34,505	39,390	41,727	46,173	52,043	32.1%
Labor Force	27,244	28,018	29,353	33,001	38,173	36.2%

Source: Colorado Department of Local Affairs (DOLA)

The Colorado Department of Labor and Employment (DOLE) estimates that the current (March 2007) unemployment rate among Eagle County residents is a very low 2.6 percent, significantly lower than the statewide unemployment rate of 3.6 percent. Employer survey results show that any unfilled jobs are primarily a result of a lack of applicants, further indicating that Eagle County is a labor shortage area.

#### ***Employers' Anticipated Change in Employment***

Respondents to the 2007 Employer Survey were asked whether they expect to increase or decrease employment over the next five years. Employers were also asked if they have any employees retiring during this period and how many will be retiring.

- About 47 percent of employers expect to keep their employment levels steady over the next five years, while 41 percent expect to increase their employment, 1 percent expect to reduce their number of employees, and 6 percent are uncertain. On balance, these results suggest a likelihood of significant employment growth in the next five years.
- About 23 percent of employers will have employees retire within the next two years, accounting for about 1.6 percent of total jobs, or about 109 positions among survey respondents (648 jobs when projected to the entire employment base). Refilling jobs from retirees can often be challenging in areas where the cost of housing has increased faster than local wages, given that many retirees may have been established in the community before recent housing price increases, whereas many new employees do not have the same advantage.

**Retiring Employees: Eagle County 2007**

	Survey	2007 Total
Average yearly employment	7,021	41,727
Jobs available due to retiring employees (over the next two years)	109	648
% of jobs available due to retiring	1.6%	1.6%
Jobs per employee	1.2	1.2
Persons needed to fill retiree jobs – 2 yrs	91	540

Source: 2007 Eagle County Employer Survey; RRC Associates, Inc.

**Jobs per Employee and Employees per Household**

The household and employee survey asked workers how many jobs they hold during the summer and the winter and how many adults (age 18 and over) in their household are employed. These responses can be used to translate the estimated increase in jobs in the county into households demanded by workers needed to fill new jobs (see Section –9, Housing Needs and Gaps, for projections of future housing demand).

- The average number of jobs held by workers employed in Eagle County is 1.2 (2007 household survey).
- Households in Eagle County that have at least one working adult average about 1.8 workers per household (2007 Household Survey).

**Average Jobs Per Employee and Employees Per Household:  
Eagle County, 2007**

	Overall
Jobs per employee	1.2
Employees per household (in households with at least one working adult)	1.8

Source: 2007 Household Survey

**Household:Jobs Ratio**

In any housing needs analysis, it is important to understand the relative balance (or imbalance) of resident housing and jobs in the affected area. This is expressed in the below table as the ratio of households to jobs, as reported by the US Census and the Department of Local Affairs (DOLA) – State Demography Office. The equilibrium ratio of households to jobs can vary somewhat by area depending on local demographic and economic factors (e.g. percentage of retiree households, extent of multiple jobholding, unemployment rate, etc.). As a point of reference, the state of Colorado as a whole had a ratio of approximately 0.66 households per job in 2005 (a rough indicator of a “balanced” ratio). In communities that are largely “bedroom” communities – or net suppliers of housing to the regional workforce – this ratio will typically be higher, potentially approaching or exceeding a value of one (1). In communities that supply jobs to much of the region’s workforce, the ratio of households to jobs will tend to be lower.

By comparing the ratio of households to jobs in Eagle County, it is apparent that Eagle County is a net supplier of jobs to the area, or conversely, that it depends on other communities to house a portion of its workforce. As shown below:

- Eagle County currently has a low ratio of households to jobs at (0.45 households per job in 2007). This indicates that Eagle County must rely on housing being available in other communities to meet the needs of its workforce. Conversely, Eagle County supplies many jobs for workers living in the region.
- Between 1990 and 2000, the ratio of households to jobs declined slightly, from 0.47 to 0.44, suggesting that Eagle County slightly increased its role as a net supplier of jobs (and importer of workers) to the broader region on a proportionate basis. Since 2000, the housing:jobs ratio has risen very slightly to 0.45, and the ratio is projected to hold steady at 0.45 through 2015.

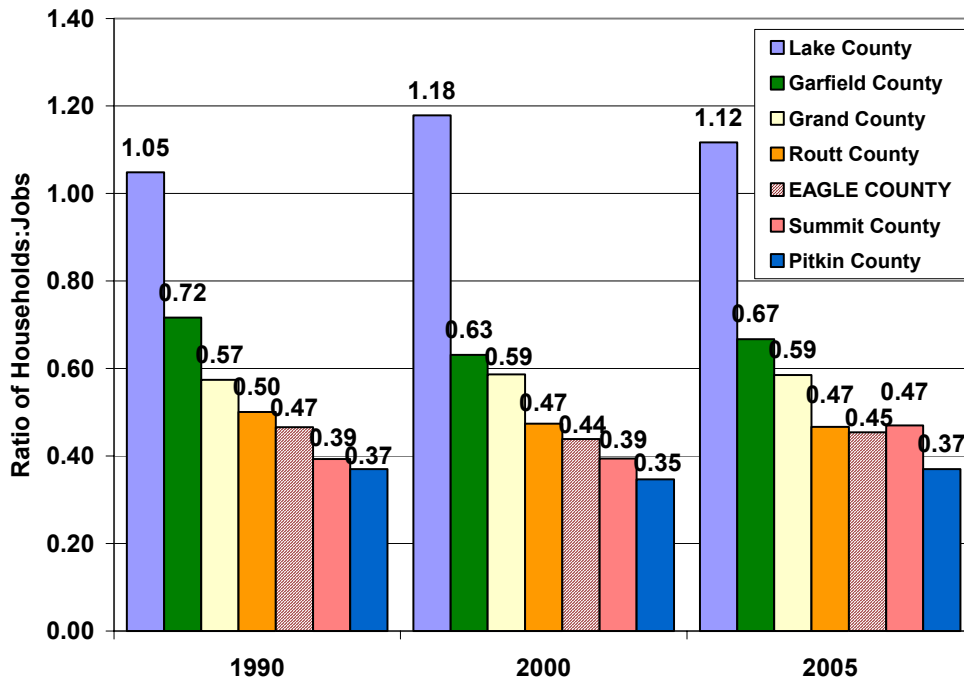
**Ratio of Households:Jobs, 2000 thru 2015**

	1990	2000	2005	2007 (est)	2010 (est)	2015 (est)
Households	8,354	15,148	17,885	18,924	20,970	23,952
Jobs	17,917	34,505	39,390	41,727	46,176	52,043
Ratio of Households:Jobs	0.47	0.44	0.45	0.45	0.45	0.45

Source: 2000 Census; DOLA; RRC Associates, Inc.

For additional context, the figure below uses a combination of US Census data and estimates provided by DOLA to compare the household:jobs ratio of Eagle County to the surrounding counties of Lake, Garfield, Grand, Routt, Summit and Pitkin. As shown, Lake County is a net supplier of housing, with a 2005 ratio of 1.12 households per job. Garfield and Grand counties have the next highest ratios, with Pitkin and Eagle counties showing the lowest households:jobs ratios.

**Regional Household:Jobs Ratios**

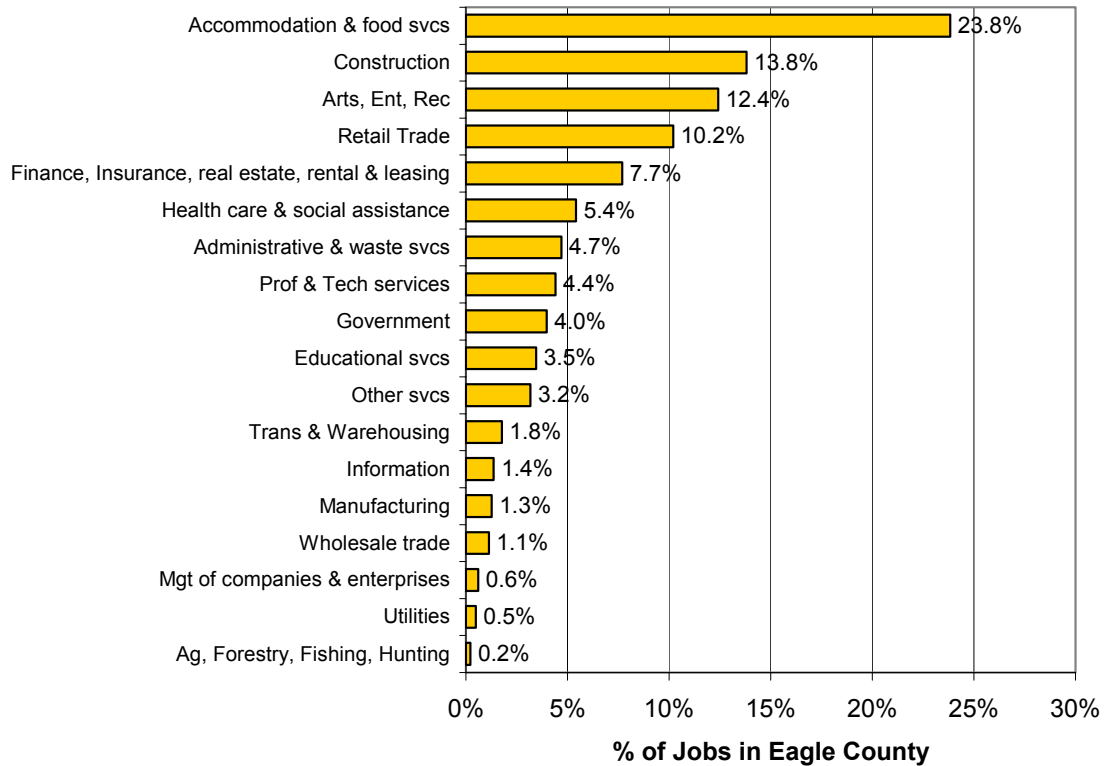


Source: 2000 Census; DOLA; RRC Associates

**Jobs by Industry**

The Quarterly Census of Employment and Wages (QCEW) reports there were an average of 29,584 jobs in Eagle County in 2006, thru September. This data includes workers covered by unemployment insurance and, therefore, does not generally include self-employed proprietors and many agricultural laborers. However, QCEW provides useful estimates of the types of industries that supply jobs in a region. In 2006, accommodation and food services supplied the largest percentage of jobs in Eagle County (23.8 percent), followed by construction (13.8 percent), arts and entertainment (12.4 percent) and the retail trade (10.2 percent).

**Share of Eagle County QCEW Jobs By Industry: 2006 thru September**



Source: Source: Quarterly Census of Employment and Wages (QCEW)

**Wages**

The QCEW also reports average wages paid by industry. In 2006 (through September), the average wage earned by Eagle County workers was \$38,306, a 21.3 percent increase from \$31,583 in 2001.

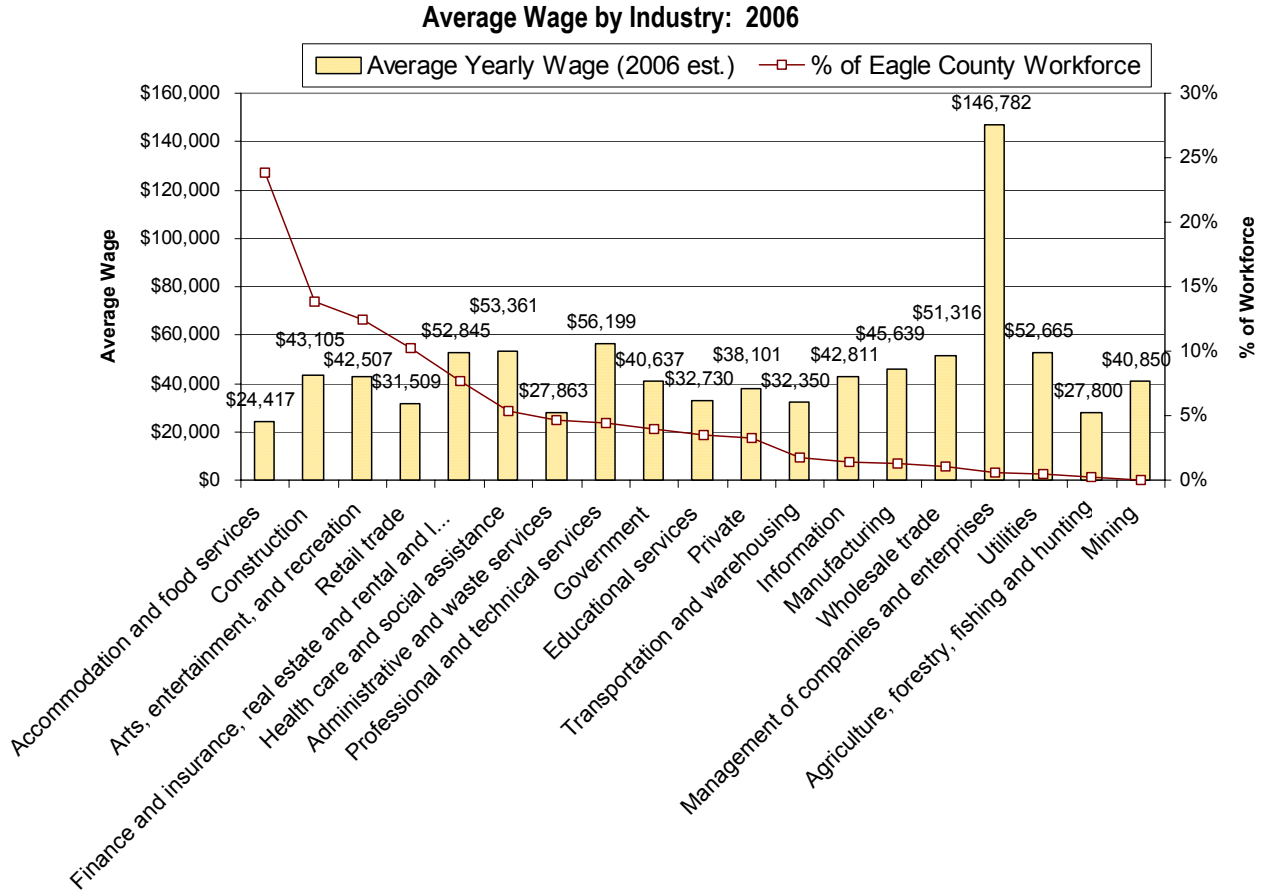
**Change in Average Yearly Wage: Eagle County, 2001 to 2006**

	2001	2002	2003	2004	2005	2006 (thru September <sup>4</sup> )	% change 01-06
Average annual pay	\$31,583	\$32,102	\$33,345	\$34,433	\$36,427	\$38,306	21.3%

Source: Quarterly Census of Employment and Wages (QCEW)

<sup>4</sup> The 2006 average yearly wage is estimated from the average weekly wage reported by the Quarterly Census of Employment and Wages for the first, second and third quarter of 2006.

The highest average wages are earned in management of companies and enterprises (\$146,782), followed by professional and technical services (\$56,199) and healthcare and social assistance (\$53,361), which together comprise about 10 percent of employment in the County. The five lowest paying industries, accommodation and food services (\$24,427), agriculture, forestry, fishing and hunting (\$27,800), administrative and waste services (\$27,863), retail trade (\$31,509) and transportation and warehousing (\$32,350) provide 40.7 percent of the employment in the county.

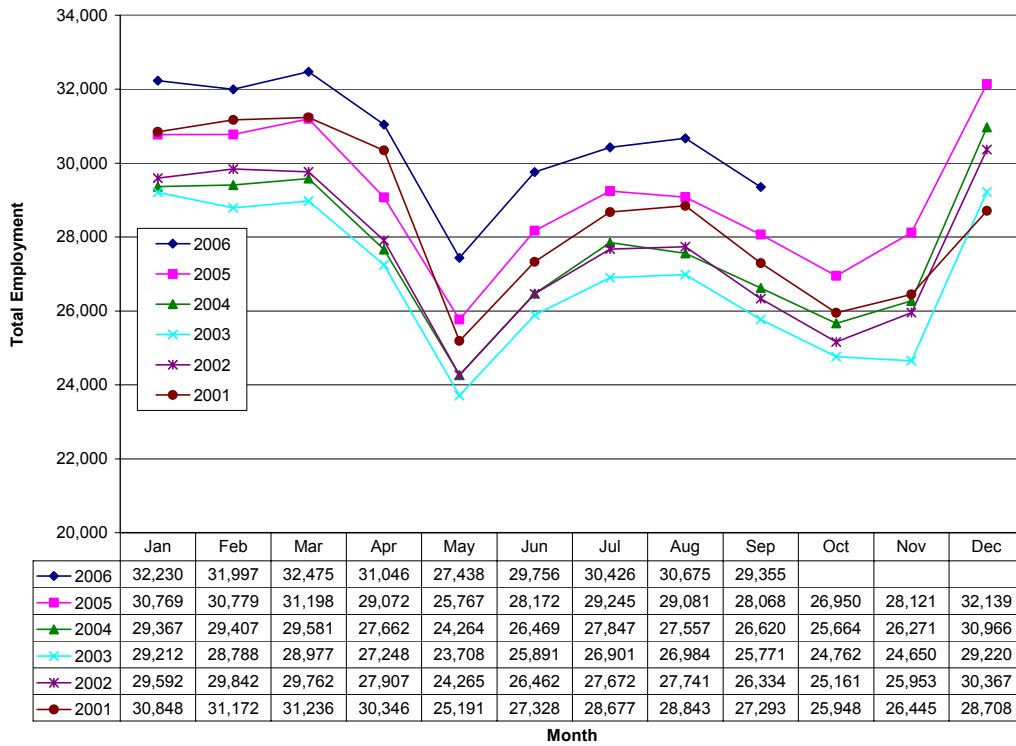


Source: Quarterly Census of Employment and Wages (QCEW); Sorted in descending order of average wage paid in Eagle County.  
Sorted in descending order of % of Eagle County Workforce.

**Seasonality of Employment**

The following graph compares employment by month from 2001 through the third quarter of 2006. As shown in the graph, there is a seasonal fluctuation of employment by month in Eagle County. The winter months (December through March) have historically been the peak employment months in Eagle County, while the lowest employment levels occur in May and October of each year. In the past five years, employment during the peak winter season has been an average of 19 percent higher than employment during the May/October “trough” months, with the difference primarily attributable to seasonal jobs.

**Monthly Employment, 2001 through September 2006**



Source: Bureau of Labor Statistics, Quarterly Census of Employment and Wages (QCEW)

Based on the difference between winter and shoulder season employment, there were an estimated 4,863 winter seasonal jobs for Eagle County in 2005. Using this estimation methodology, the number of seasonal jobs has held relatively steady over the 2003 – 2005 period at 4,800 – 4,900 seasonal jobs, down somewhat from almost 5,200 seasonal jobs in 2002.

**Eagle County Estimated Winter Seasonal Employment: 2005**

Year	Average Year-Round Jobs (May and Oct.)	Average Winter Jobs (Dec. through Mar.)	Estimated Winter Seasonal Jobs
2005	26,359	31,221	4,863
2004	24,964	29,830	4,866
2003	24,235	29,049	4,814
2002	24,713	29,891	5,178
2001	25,570	30,491	4,922

Source: Colorado Department of Labor and Employment (QCEW); RRC Associates, Inc.

The 2007 Eagle County Employer survey asked employers to provide their total year round, winter seasonal and summer seasonal employment. In total, during the winter months, about 28 percent of all employees are considered seasonal workers. A slightly lower percentage of employees during the summer are seasonal workers (22 percent). While there is a larger percentage of seasonal employees in winter than summer, the total share of businesses reporting seasonal employment is actually higher in summer (44 percent) than winter (33 percent).

Employer surveys further asked employers to estimate the percentage of seasonal employees which return to work for them from past seasons. Employers reported that an average of 42 percent of winter seasonal employees and 46 percent of summer seasonal employees return to work for them from previous seasons, meaning that the majority of seasonal employees must be newly recruited each year.

### ***Commuting Patterns***

The 2007 household and employer surveys conducted as part of this research also asked where Eagle County residents work and where persons employed in Eagle County live. This information is useful in understanding employee and resident commuting and distribution patterns.

#### *Where Workers Live*

Survey results indicate that about 12 percent of respondents working in Eagle County are in-commuters. This estimate, however, is low due in part to the low response rate of construction industries. The Department of Local Affairs (DOLA) estimates that the percent of in-commuting workers is about 18.3 percent, which is up slightly from the 2000 Census, 17 percent. The US Census provides longitudinal employer-household dynamics, which estimate labor sheds from county to county for 2004. This data, however, does not appear to be accurate, indicating that only 36 percent of Eagle County's workforce actually lives in the County. The household:jobs ratio discussed previously, coupled with additional data, indicates that the percent of in-commuting employees has increased slightly, since 2000. For these reasons, DOLA's estimate of 18.3 percent will be used.

<b>Where Eagle County Workers Live: 2007 Survey Results</b>	
<b>Place of Residence</b>	<b>%</b>
Eagle	18.8%
Avon	17.0%
Edwards/Homestead/Single Tree	16.5%
Gypsum	15.7%
Vail	10.1%
Eagle-Vail	7.2%
Lake County/Leadville	4.3%
Garfield County	4.0%
Minturn/Redcliff	2.6%
Other - outside of Eagle County	1.8%
Summit County	1.2%
Rural Areas	0.6%
Beaver Creek/Arrowhead	0.4%
<b>Total Workers</b>	<b>100%</b>

Source: 2007 Employer Survey

#### *Where Residents Work*

Based on 2007 Household survey results, about 88 percent of employed persons residing within Eagle County also work within the county. Resident renters and owners are about equally likely to work within the County (86 percent of renters, 88 percent of owners). Other areas of employment include Garfield County (1.7 percent), Summit County (0.5 percent), Lake County (0.2 percent), and other areas (9.7 percent, including Pitkin County).

Survey results show a slightly higher percentage of Eagle County residents being employed within the county than in 2000 per the US Census (88 percent versus 85 percent, respectively).

#### Where Eagle County Residents Work: 2007

	<i>2007 Household Survey</i>	
	<i>%</i>	<i>#</i>
Vail	20.6%	5,833
Avon	14.3%	4,049
Edwards	13.6%	3,851
Eagle	12.0%	3,398
Other - Outside of Eagle County	9.7%	2,747
Beaver Creek	9.0%	2,549
Gypsum	6.1%	1,727
Other Eagle County	3.9%	1,104
Garfield County	1.7%	481
Summit County	0.5%	142
Lake County	0.2%	57
<b>Total Employed Residents</b>	<b>100.0%</b>	<b>28,317</b>

Source: Colorado Department of Local Affairs (DOLA), 2007 Household Survey; RRC Associates, Inc.

#### Methods of Commuting

As shown below, the vast majority of local resident workers in the county typically drive their own car to work (85 percent).

#### Primary Mode of Travel to Work: Eagle County, 2007

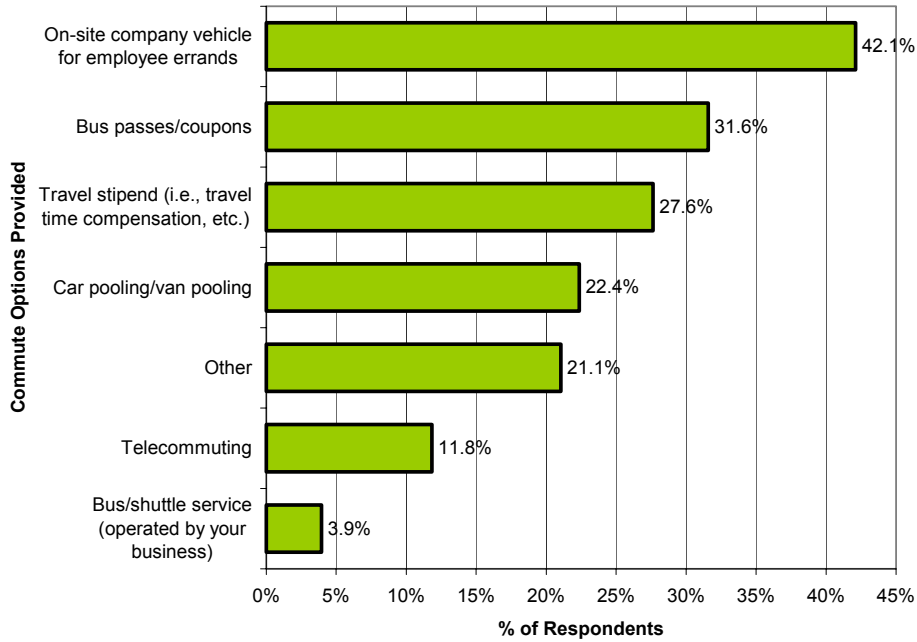
	<i>Live in Eagle County %</i>
Car (one person)	85.3
Carpool/vanpool	4.5
Bus	3.9
Walk	2.7
Other	1.9
Bicycle	0.9
Telecommute	0.9
<b>Total</b>	<b>100%</b>

Source: 2007 Household surveys; RRC Associates, Inc.

Regarding commute assistance from Eagle County employers, about 57 percent of respondents to the 2007 Employer Survey stated that they provide at least one type of commute option to employees. Of those employers providing commute options, 42.1 percent have on-site company vehicles for employee errands, 31.6 percent offer bus passes, 27.6 percent offer travel stipends, 22.4 percent have carpooling or van pooling services, 21.1 percent offer "other" services, 11.8 percent support telecommuting, and 3.9 percent operate a bus or shuttle business.



**“EMPLOYERS: Do you provide employees with any of the following work commute options?”**



Source: 2007 Employer Survey

**Tenure of Employment**

Household survey respondents were asked how long they have been employed in Eagle County. As shown below, a large majority of respondents have worked in Eagle County for more than 10 years (59.9 percent).

**“How long have you worked in Eagle County,” 2007**

	Live in Eagle County %
Less than 6 months	1.6
6 months up to 1 year	4.6
1 up to 2 years	5.4
2 up to 3 years	7.0
3 up to 5 years	8.2
5 up to 10 years	16.5
10 years or more	59.9
Total	100%

Source: 2007 Household Surveys; RRC Associates, Inc.

**Housing Assistance**

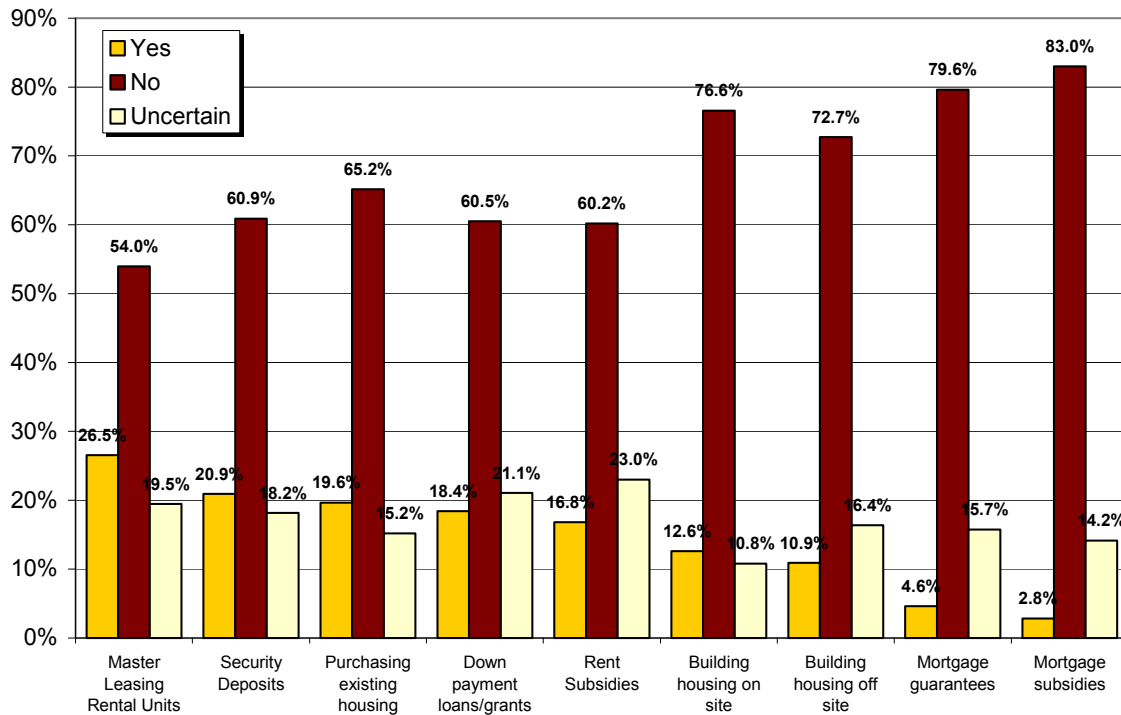
*Employer Housing Assistance - Current*

About 30 percent of employers indicated they currently provide some sort of housing assistance to employees. In total, survey respondents assist about 436 employees. The types of assistance provided by employers include down payment assistance, interest free loans, home search assistance and rent assistance.

*Employer Housing Assistance – Future*

Employers were asked whether they would be willing to assist their employees with housing through a variety of methods. As shown in the following chart, about 27 percent of employers would support master leasing rental units, 21 percent would support security deposits, 20 percent would support purchasing existing housing, 18 percent would support down payment loans, and 17 percent would support rent subsidies.

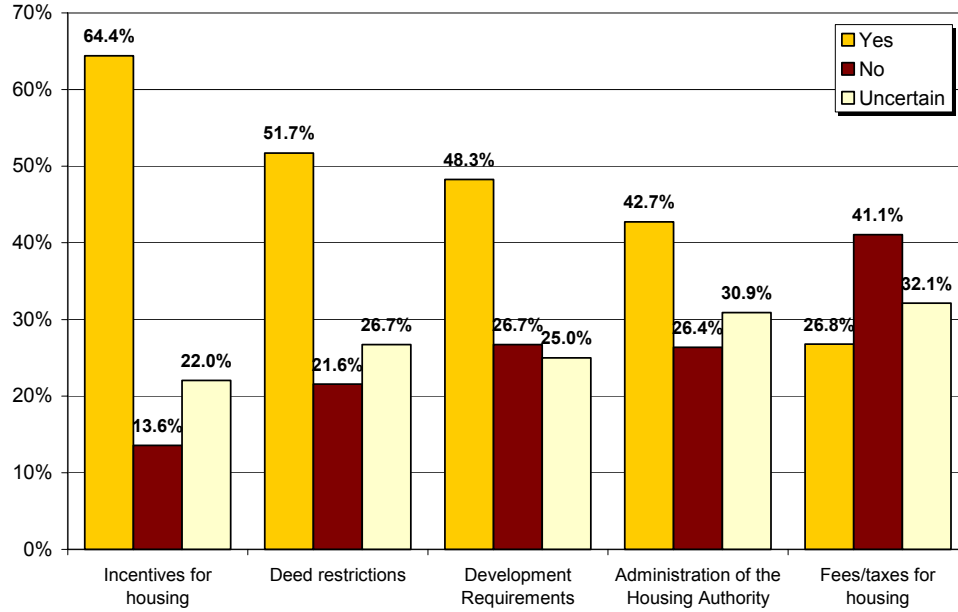
**“In the future, would you be willing to assist your employees with housing through one or more of the following methods?”**



Source: 2007 Employer Survey

Respondents were also asked if they would support a regional, countywide approach to produce affordable employee housing through a variety of programs. As shown in the chart below, about 64 percent of employers would support incentives for housing, 52 percent would support deed restrictions, 48 percent would support development requirements, 43 percent would support the administration of the Housing Department and 27 percent would support fees/taxes for housing.

**“Do you support a regional, countywide approach to produce affordable employee housing through any of the following?”**



Source: 2007 Employer Survey

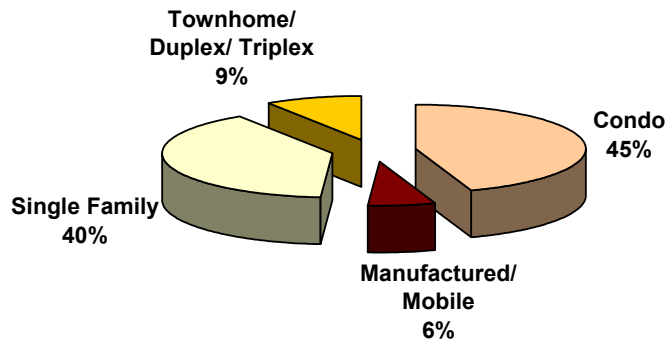
**SECTION 4 – HOUSING INVENTORY**

It is important to understand the physical characteristics and ownership of units in Eagle County. This section analyzes data from the County Assessor (May 2007) property records to evaluate current ownership housing inventory.

***Type of Units***

Based on the County Assessor property records, about 45 percent of units in Eagle County are condominiums and 40 percent are single-family. Another 9 percent are townhomes, duplexes or triplexes and 6 percent are classified as manufactured and mobile homes.

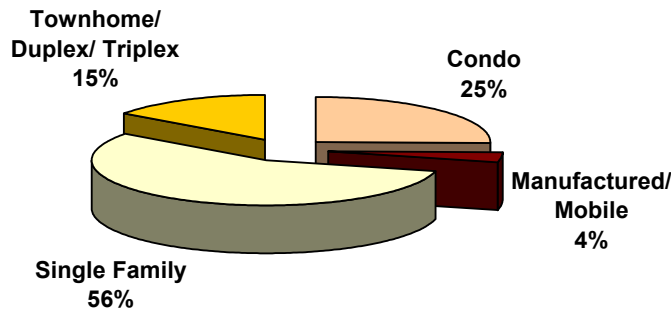
**Residential Units by Type; Eagle County 2007**



Source: Eagle County Assessor Data (May 2007); Excludes Apartments

Construction since 2000 shows a slightly different mix of units by type than currently exists in the community. In particular, about 56 percent of units constructed since 2000 were single-family homes, whereas only about 40 percent of units in the County are single-family homes. Condominiums, townhomes and manufactured/mobile homes represent a lower percentage of units constructed since 2000 compared to the existing mix in the region. This has implications for affordability since multi-family homes are generally more affordable.

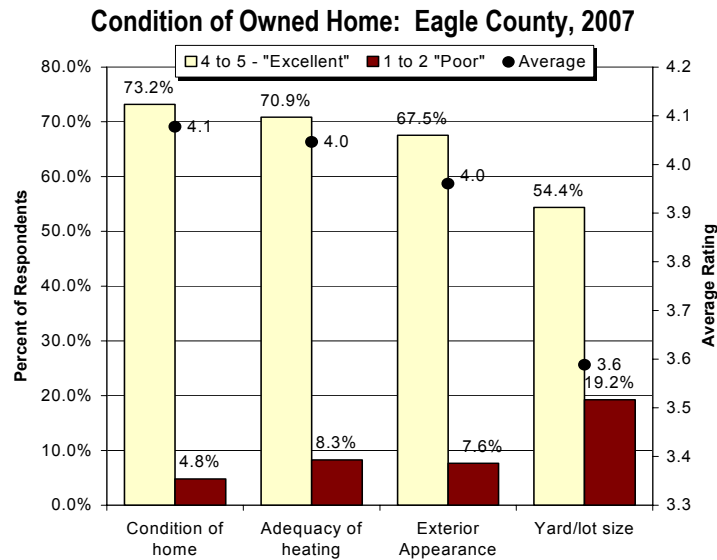
**Housing Units Constructed Between 2000 and May 2007: Eagle County**



Source: Eagle County Assessor Data (May 2007)

**Condition of Housing Stock**

Respondents to the 2007 Household Survey were asked to rate the condition of their home, the adequacy of heating, its' exterior appearance and yard/lot size on a scale of "1-Poor" to "5-Excellent." As shown below, about 4.8 percent of households reported the condition of their home to be "1-Poor." The vast majority of owners felt their homes were in good or excellent condition (73 percent rated 4 or 5-"excellent"). About 70.9 percent rated the adequacy of heating 4 or 5-"excellent" and 76.5 rated the exterior appearance a 4 or 5-"excellent". The lowest rating was the yard/lot size (54.4 percent rated 4 or 5-"excellent"). The lowest rating was the yard/lot size (54.4 percent rated 4 or 5-"excellent").



Source: 2007 Household Survey; RRC Associates, Inc.  
 \*Rated on a scale of "1-poor" to "5-excellent"

**Age of Units**

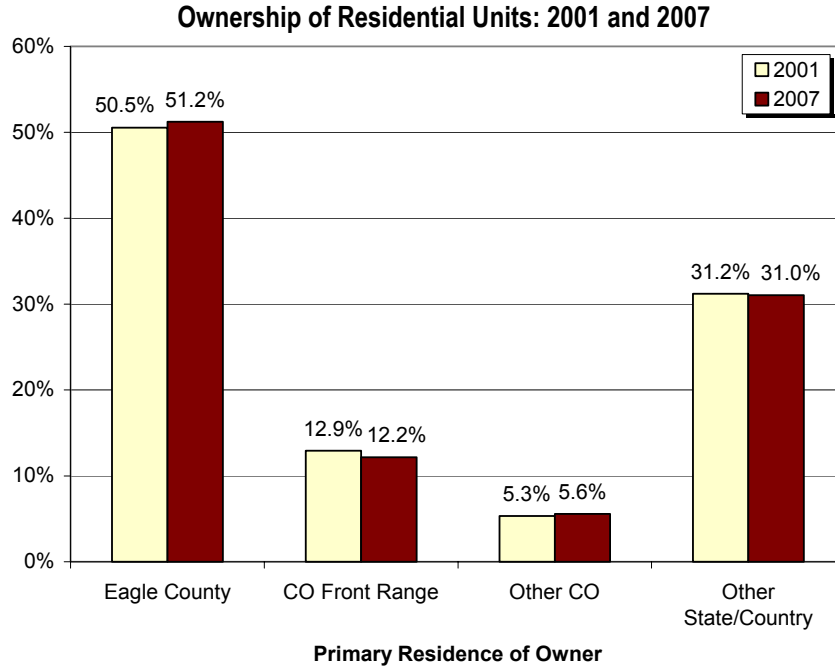
The age of units can be a factor in the suitability of housing for residents. As demonstrated in the table below, the majority of structures (69.4 percent) in Eagle County were built between 1980 and the present, with 16.3 percent constructed since 2000. About 25.5 percent of existing units were built prior to 1980 (over 27 years ago).

<b>Year Structures Built in Eagle County</b>		
<b>Year Built</b>	<b>TOTAL Units*</b>	<b>Total %</b>
Before 1970	2,258	8.3
1970 to 1979	4,652	17.2
1980 to 1989	6,425	23.7
1990 to 1999	7,964	29.4
2000 or later	4,426	16.3
Unknown	1,378	5.1
<b>Total</b>	<b>27,103</b>	<b>100%</b>

Source: Eagle County Assessor Data (May 2007)  
 \*Residential properties only, excludes apartments.

**Ownership of Units**

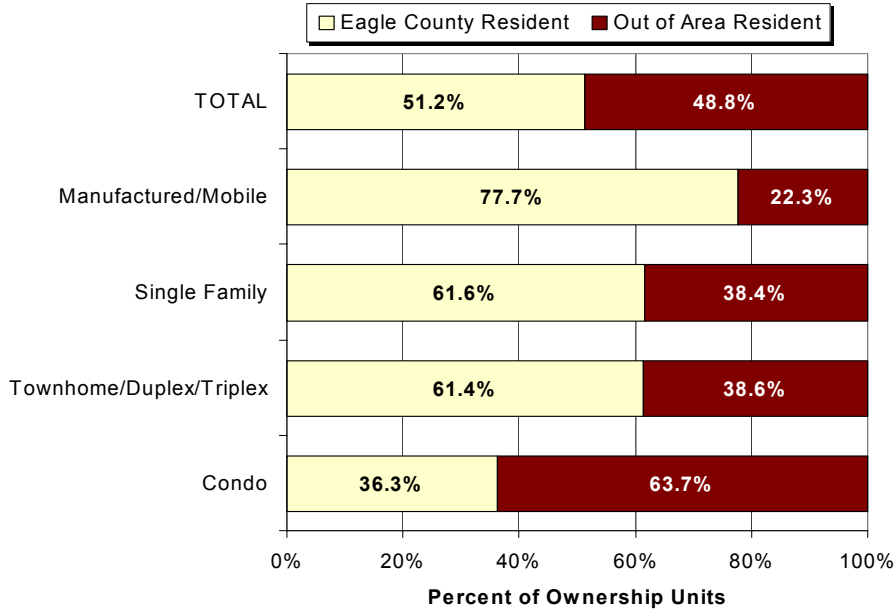
The percent of Eagle County units owned by persons with a local Eagle County address increased slightly between 2001 and 2007, from 50.5 percent to 51.2 percent. During the same time period, owners from other areas of Colorado increased from 5.3 percent to 5.6 percent, with owners from the Colorado Front Range decreasing slightly from 12.9 percent to 12.2 percent. Owners from other States or Countries also decreased slightly from 31.2 percent to 31.0 percent.



Source: Eagle County Assessor Data (2001 and 2007)

As shown on the following chart, ownership of units by locals varies by type of unit. Individuals with an Eagle County address own about 78 percent of the mobile/manufactured homes. Over 50 percent of single-family homes and townhomes are also owned by Eagle County Residents. Condominiums have the lowest local ownership rate of 36 percent.

**Type of Property by Owner Residency Status: Eagle County 2007**



Source: Eagle County Assessor Data (May 2007)

Evaluated another way, about 48 percent of units owned by Eagle County residents are single-family residences, 32 percent are condominiums, 11 percent are townhome, duplexes or triplexes, and 9 percent are mobile/manufactured homes. A higher percentage of out-of-area households own condominiums (59 percent) and a lower percentage own single-family homes (31 percent), townhomes, duplexes or triplexes (7 percent) or manufactured/mobile homes (3 percent) than resident owners.

**Ownership Residency by Type of Property: Eagle County 2007**

	Eagle County owners %	Out-of-Area owners %
Single-family	48.0	31.4
Condo	31.7	58.5
Townhome/Duplex/Triplex	10.9	7.2
Manufactured/Mobile	9.4	2.8
TOTAL	100%	100%
TOTAL #	13,857	13,188

Source: Eagle County Assessor Data (May 2007)

To determine the total square footage of improved residential properties owned by Eagle County residents and out-of-area owners, the Eagle County assessor database was used (last updated in May, 2007). All residential parcels identified as single family, condominium and townhome improved properties were identified. The total finished square footage of all property types were summed for local residents and out-of-area owners. All mobile homes were assumed to be occupied by Eagle County residents.

Additionally, large apartment rental properties were identified. Square footages were estimated from a combination of assessor data and information gathered on room sizes. All units in major apartment properties were assumed to be occupied by Eagle County residents, since most have occupancy restrictions.

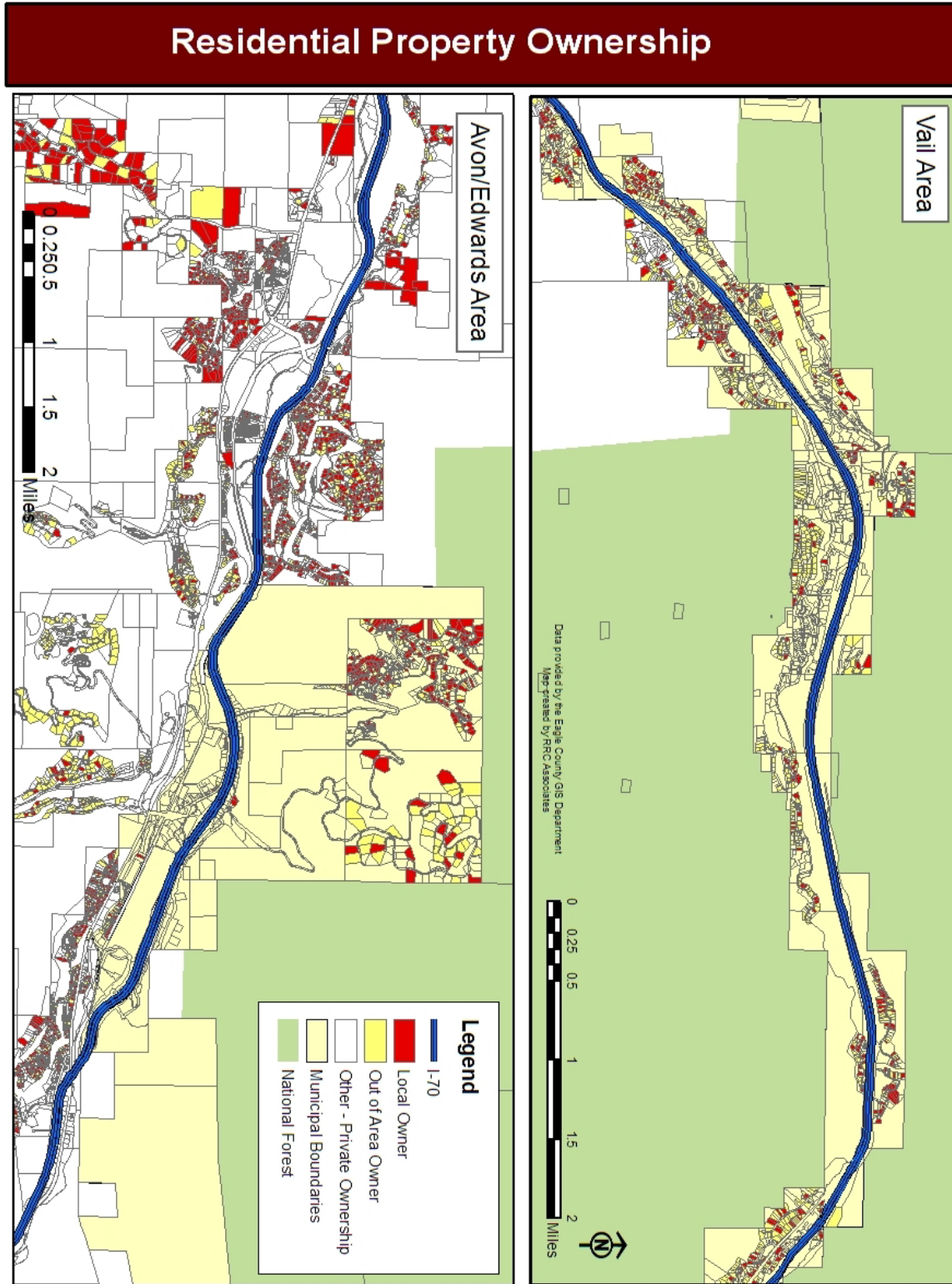
It is important to note that the total square foot of improved residential units does not include all units; not all properties in the assessor database had square footage information. The sample is sufficiently large, however, for the percentages to well represent all units.

**Eagle County Improved Residential Square Footage Breakdown**

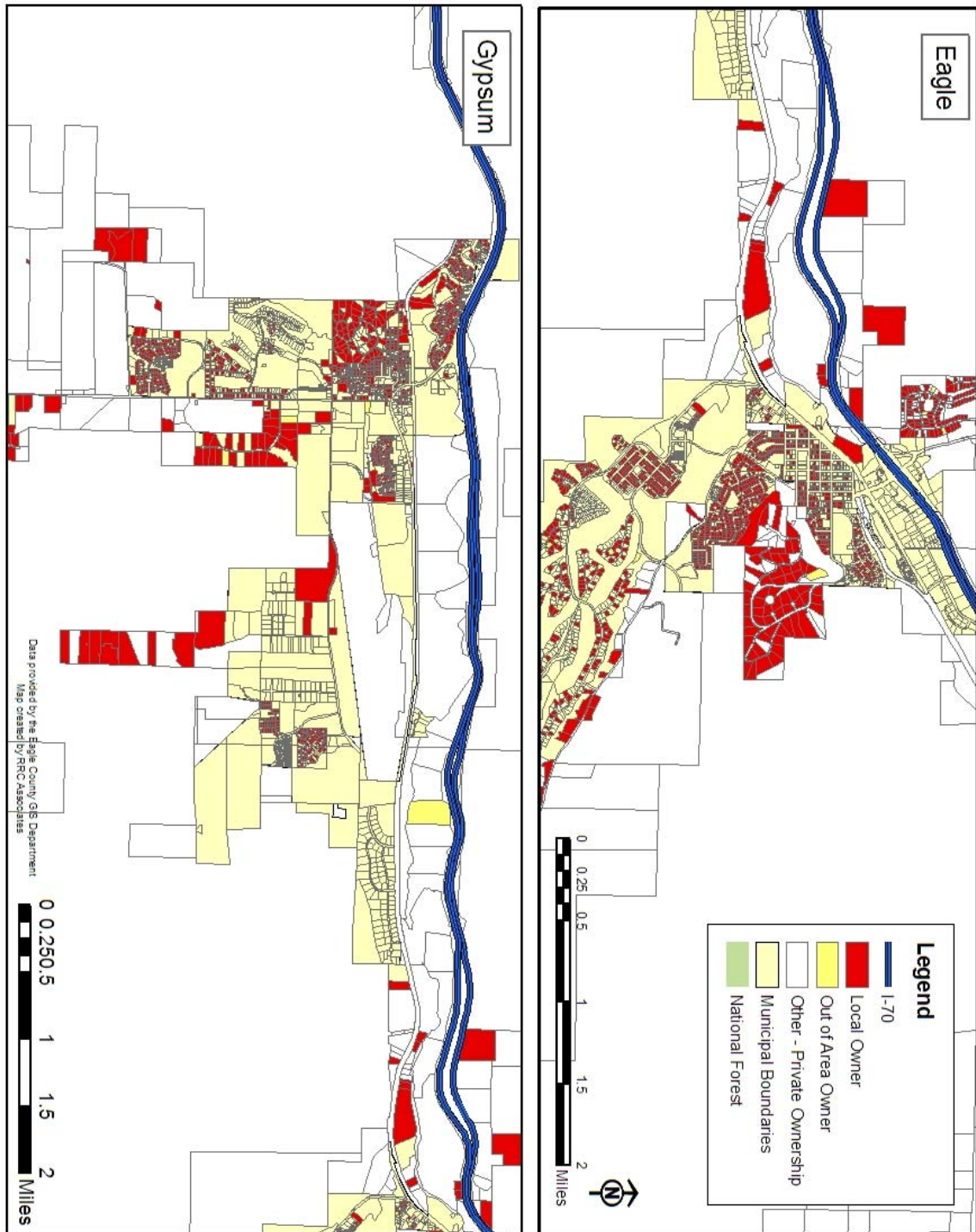
	<b>Local (Sqft)</b>	<b>2nd Home (Sqft)</b>	<b>Total (Sq Ft)</b>
Condo	4,707,221	9,514,714	14,221,935
Mobile Home	1,851,890	0	1,851,890
Single Family	18,014,477	14,431,487	32,445,964
Town Home	3,176,895	2,699,349	5,876,244
Large Apartment Properties*	1,063,362	0	1,063,362
<b>Total</b>	<b>28,813,845</b>	<b>26,645,550</b>	<b>55,459,395</b>
<b>Total %</b>	<b>52.0%</b>	<b>48.0%</b>	<b>100%</b>

\*Includes estimates for Lake Creek Village, Middle Creek, River Run, River Edge, Sopris View, Tarnes, Eagle Villas, Golden Eagle, Kayak Crossing, Buffalo Ridge, Eagle Bend, Holly Cross Village





# Residential Property Ownership



**Occupancy**

The relationship between primary homes and vacation homes is shifting with proportionately fewer units occupied by residents of Eagle County. This has implications on the demand and availability of workforce housing. Homes that are not occupied but rather function as vacation accommodations generate demand for workforce housing through their upkeep and maintenance. If the mix changes between homes occupied by the workforce and units that generate demand for housing, it is an indication that the imbalance is increasing and availability of housing for employees will become even more limited.

As of the 2000 Census, about 69 percent of all housing units in Eagle County were occupied by residents, with 31 percent reported as vacant, primarily because of seasonal/recreational use. The Department of Local Affairs estimates that the occupancy rate in 2006 was about 64 percent, indicating a decline of nearly 8% in the proportion of units that actually serve as housing with the relative number of vacation homes on the rise. While the shift has not been as great within rural, unincorporated areas of the county, the trend is in the same direction, which does not bode well for the future availability of workforce housing.

**Occupancy Trends**

<b>% Occupied/Primary Homes</b>	<b>2000</b>	<b>2006</b>	<b>Change</b>
Eagle County Total	68.5%	63.7%	-7.5 %
Unincorporated Eagle County	69.0%	66.5%	-3.8%

Sources: 2000 Census; Department of Local Affairs

Since Eagle County is contemplating a revision to their Local Resident Housing Guidelines that would base requirements on square footage rather than the number of units, available information has been examined to calculate the percentage of actual space measured in square feet occupied by locals. While ownership of units does not tell us whether the unit is occupied or vacant, it can serve as a proxy to generate a rough estimate of the minimum percentage of occupied residential square footage. It can be assumed that Eagle County residents occupy all units in major apartment properties, since most have occupancy restrictions. Additionally, it can be assumed that residents occupy all mobile homes since they are rarely used for vacation homes. Where the difficulty lies is determining occupancy of individual properties. Some of these units are investment properties and are rented out long-term to locals. The table below assumes that all properties with out-of-county owners are vacation homes, and all that locally-owned properties are occupied. Making this assumption underestimates the percentage of occupied residential square footage in the county, but provides a minimum estimate.

To determine the total square footage of improved residential properties owned by Eagle County residents and out-of-area owners, the Eagle County assessor database was used (last updated in May, 2007). The total finished square footage of all property types were summed for local residents and out-of-area owners. It is important to note that the total square foot of improved residential units does not include all units; not all properties in the assessor database had square footage information. The sample is sufficiently large, however, for the percentages to well represent all units.

As shown in the table below, at least 52 percent of the total residential square footage in Eagle County is within homes occupied as primary residences.

**Eagle County Improved Residential Square Footage Breakdown**

	<b>Local (Sqft)</b>	<b>2nd Home (Sqft)</b>	<b>Total (Sq Ft)</b>
Condo	4,707,221	9,514,714	14,221,935
Mobile Home	1,851,890	0	1,851,890
Single Family	18,014,477	14,431,487	32,445,964
Town Home	3,176,895	2,699,349	5,876,244
Large Apartment Properties*	1,063,362	0	1,063,362
<b>Total</b>	<b>28,813,845</b>	<b>26,645,550</b>	<b>55,459,395</b>
<b>Total %</b>	<b>52.0%</b>	<b>48.0%</b>	<b>100%</b>

\*Includes estimates for Lake Creek Village, Middle Creek, River Run, River Edge, Sopris View, Tarnes, Eagle Villas, Golden Eagle, Kayak Crossing, Buffalo Ridge, Eagle Bend, Holly Cross Village

Based on residential sales in 2007, it appears that the trend between 2000 and 2006 is continuing. Locals are buying relatively fewer units causing the relationship between primary and vacation homes to shift further. Even with deed restricted units, the 64 percent local:36 percent vacation home mix is not being maintained. In 2007, locals purchased 52 percentage of all units sold. Of these 54 were deed restricted. Locals purchased only 49 percent of free market units.

**Deed-Restricted Housing**

Deed-restricted units are scattered throughout the County. Some of the larger developments are listed below. Additional units are integrated within other developments throughout the county. Comments from the 2007 Household Survey on other deed-restricted housing locations and respondents' feelings on deed-restricted housing are provided in Appendix C.

**Deed-Restricted Ownership Units in Eagle County**

	<b>TOTAL units</b>
Wildwood Townhomes South - Avon	12
Mountain Vista Condos - Avon	20
Miller Ranch - Edwards	280
Eagle Ranch - Eagle	152 (est.)
Vail Commons - Vail	53
Red Sandstone Creek - Vail	18
Villas at Brett Ranch - Edwards	158
Riverwalk at Edwards	57

Source: Eagle County Housing Department; Eagle County Assessor (2007); Town of Avon

## **SECTION 5 – OWNERSHIP MARKET**

This section identifies trends in sales of homes by type of unit, price and ownership. Information from the Eagle County Assessor database and the multiple listing service (MLS), along with realtor interviews, are examined to identify sales trends over time and units currently available to buyers.

### ***Value of Owned Units***

Eagle County assessor records report the total actual value of residential units. The value of owned units reported in this section represent the assessed value as reported by the Eagle County Assessors' office. Two approaches for appraising residential property are the market approach and the cost approach. The market approach looks at the price the property would bring if sold in the open market. The cost approach looks at the cost of replacing the building with a similar one. "After the properties have been appraised, the properties are analyzed to ensure adequate and equitable assessments<sup>5</sup>".

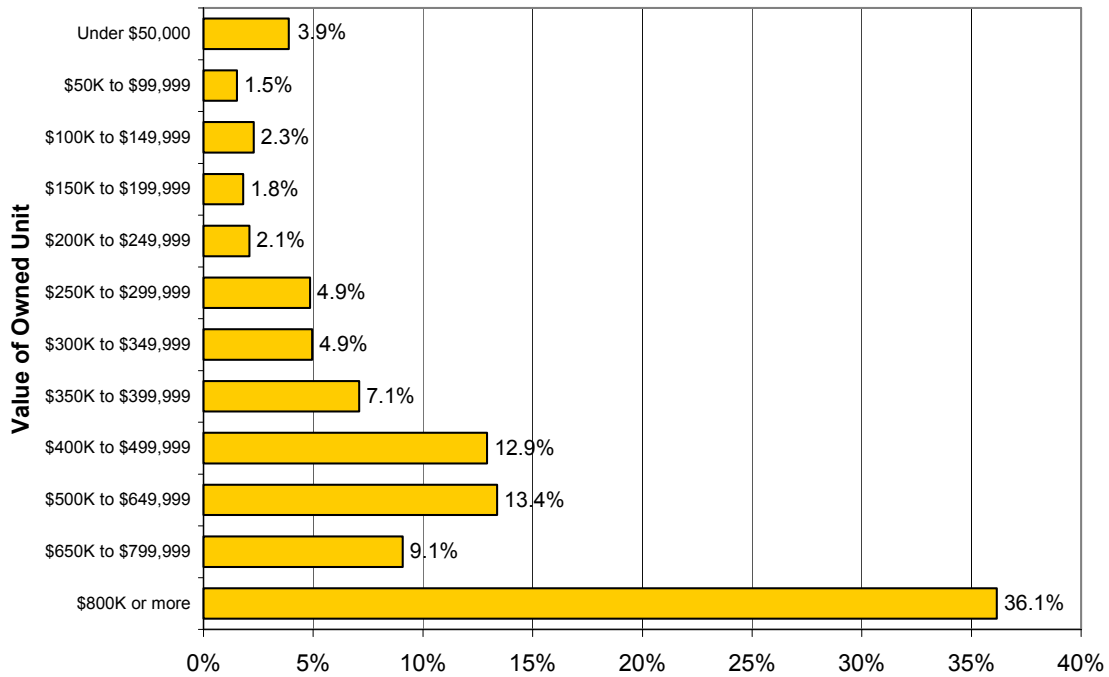
Based on these figures:

- About 5.4 percent of units in Eagle County are valued under \$100,000, or about 1,608 units total (less than 80 percent AMI). However, of the 1,608 units in this value range, 1,560 are manufactured/mobile homes. Condominiums in this value range are sized between 210 square feet and 230 square feet with either zero or one-bedroom.
- Entry-level ownership homes (80 to 120 percent AMI), between about \$100,000 and \$200,000, comprise about 4.1 percent of units. These include condominiums and some single-family residences.
- Move-up housing (over 120 percent AMI) priced between about \$200,000 and \$350,000 comprise about 11.9 percent of existing units in Eagle County. These are primarily condominiums and single-family homes. The median square foot of single-family units in this price category is 1,092 square feet, with an average of two bedrooms.
- The remaining 78.6 percent of units are valued over \$350,000.

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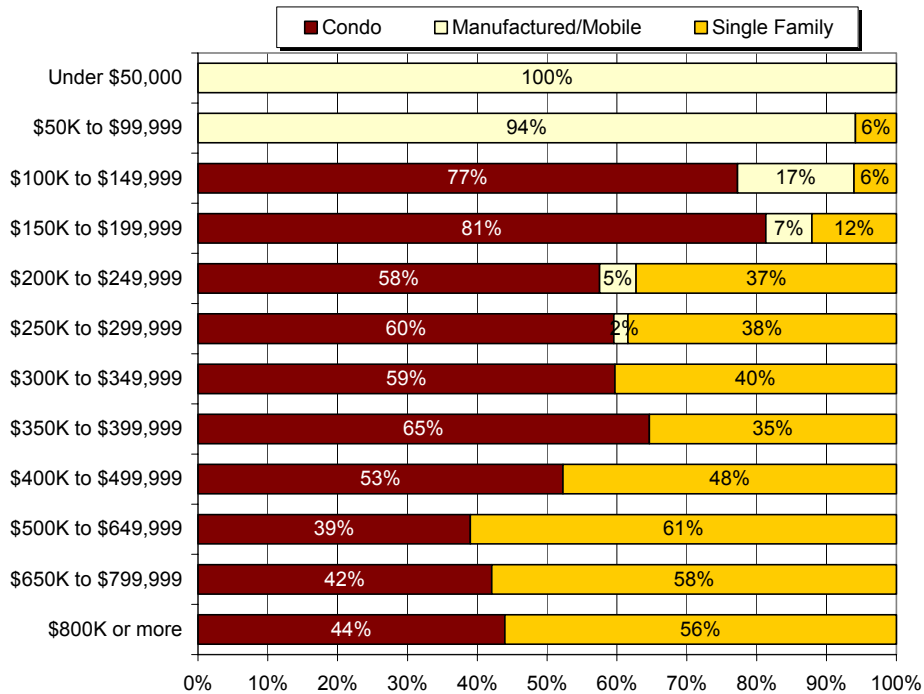
<sup>5</sup> Eagle County Assessor; <http://www.eaglecounty.us/assessor/taxes.cfm>

**Value of Owned Units, Single-family, Condominium and Manufactured/Mobile, 2007**



Source: Eagle County Assessor Data (May 2007); RRC Associates, Inc.

**Distribution of Owned Units by Type and Value**



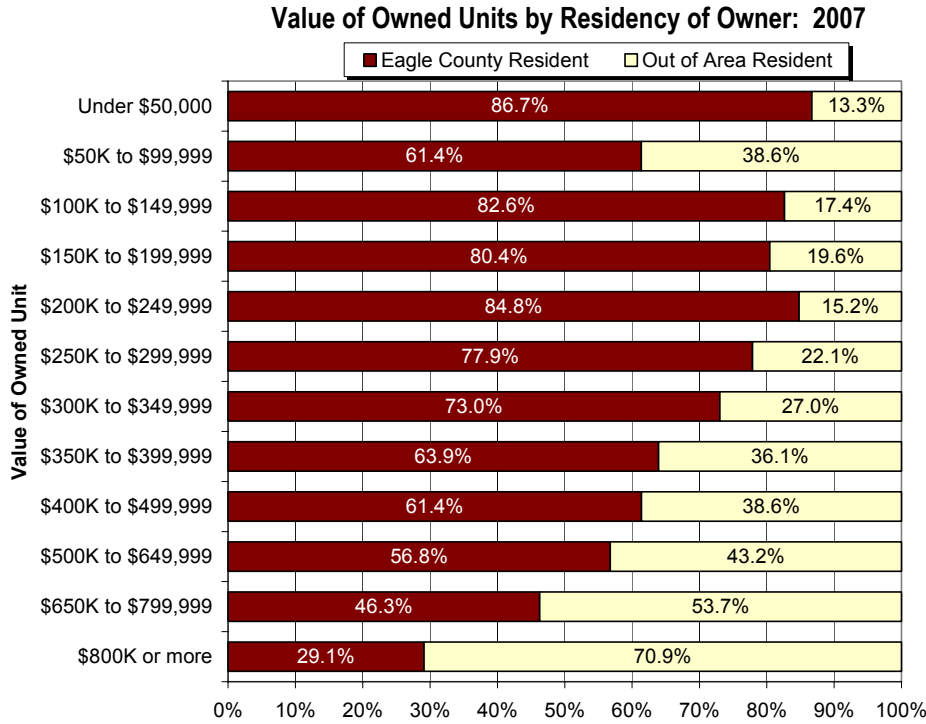
Source: Eagle County Assessor Data (May 2007); RRC Associates, Inc.

As indicated below, generally as the value of homes increases, the percentage of out of area ownership also increases. One exception is ownership of units valued between \$50,000 and \$99,999. About 39 percent of units in this range are owned by out-of-area owners. Taking a closer look, 52 percent of the units owned by out-of-area owners in this price range (162 units) are condominiums. Of those condominiums,



103 are located at the Tarnes at Beaver Creek and are owned by either the Tarnes at Beaver Creek LLC or the Vail Corporation.

Of units valued over \$800,000, about 71 percent are owned by out of area residents.



Source: Eagle County Assessor Data (May 2007); RRC Associates, Inc.

**Residential Sales by Year**

The following table shows sales between 2000 and 2006, by type of units sold. In total, about 42 percent of sales during this time period were single-family homes, with another 40 percent being condominiums. On average, condo sales have been decreasing, with a high of 42.6 percent of all sales in 2001. The percent of townhome sales by year varies between 10.1 percent in 2002 and 15.5 percent in 2006. The average percent of sales for mobile/manufactured homes is 5.4 percent with a yearly individual decrease from 8.6 percent of all sales in 2000 to 4.6 percent in 2006.

**Sales by Year: 2000 to April, 2007**

	2000	2001	2002	2003	2004	2005	2006
Single-family	42.5%	39.3%	40.8%	42.5%	42.5%	42.1%	44.3%
Condo	36.9%	42.6%	42.0%	41.5%	41.0%	41.4%	35.6%
Townhome/Duplex/Triplex	12.0%	11.1%	10.1%	11.1%	12.3%	12.8%	15.5%
Manufactured/Mobile	8.6%	7.0%	7.2%	4.9%	4.2%	3.8%	4.6%
Total %	100%	100%	100%	100%	100%	100%	100%
Total Sales	2,144	1,913	2,117	2,244	2,764	3,111	2,386

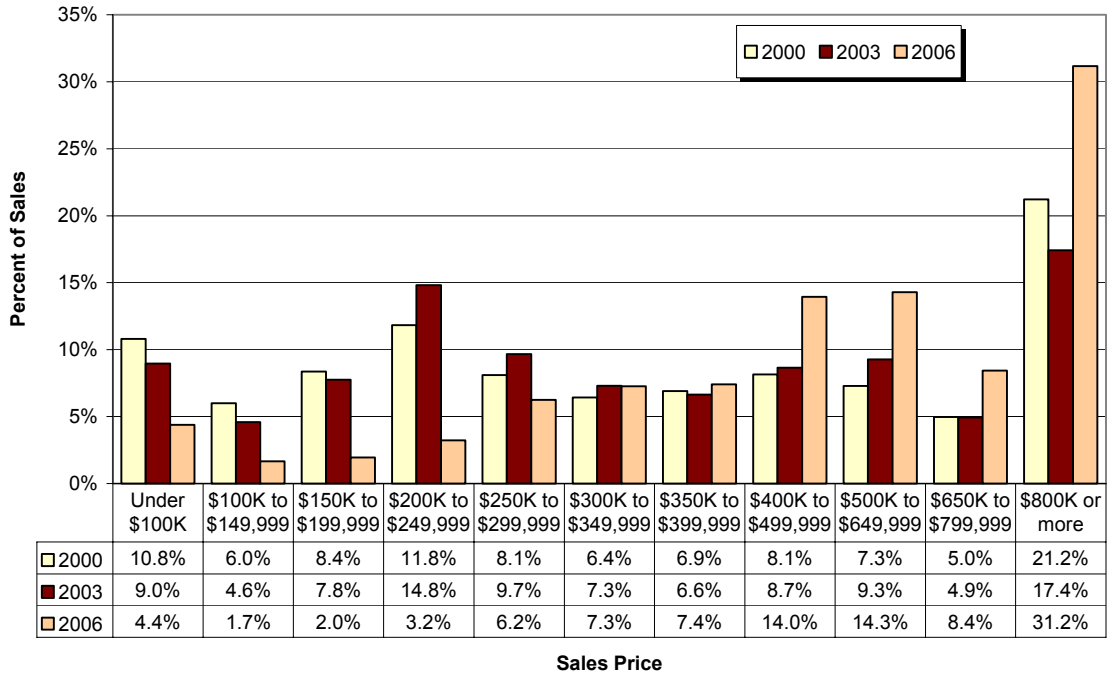
Source: Eagle County Assessor Data (May 2007); RRC Associates

**Residential Sale Prices**

The following chart shows the general trend of increasing sales prices in Eagle County over the past 5 years. Overall:

- The percentage of sales priced below \$150,000 declined from about 37 percent of sales in 2000 to 11 percent of sales in 2006. The percent of sales above \$400,000 increased from 42 percent in 2000 to 68 percent in 2006.

**Residential Unit Sales, 2000 to 2006: Average Sales Price, Eagle County**



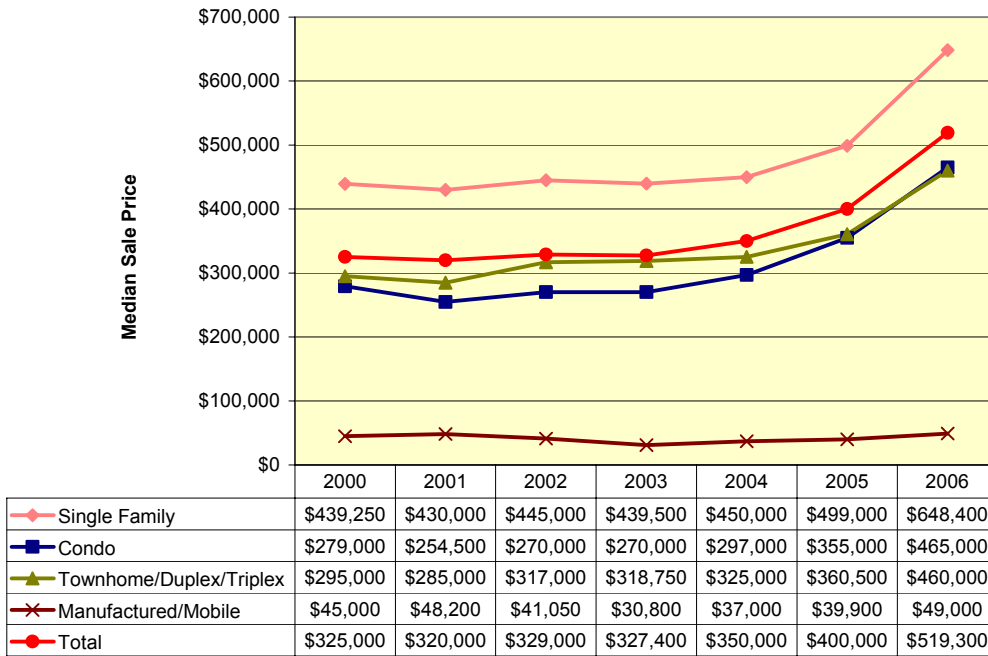
Source: Eagle County Assessor Data (April 2007); RRC Associates, Inc.

The following chart shows the median sales price for all units over the last six years. Based on these figures:

- The median sale price of market-priced homes in Eagle County (including sales of single-family homes, townhomes, condominiums, mobile/manufactured homes and other multi-family homes) increased by 60 percent between 2000 (\$325,000 median) and 2006 (\$519,300). This includes a 67 percent increase in condominium median sale prices, a 56 percent increase in townhomes, duplexes and triplexes, a 48 percent increase in single-family home sale prices and a 9 percent increase in mobile/manufactured sale prices.
- The median price of single-family home sales increased by 30 percent between 2005 and 2006. Of the sales in 2006, 30 percent were priced over \$800,000 (700 sales). The majority of these sales were located in Edwards (241 sales), the Vail area (186 sales) and Beaver Creek (148 sales).



**Median Sale Price for All Units**



Source: Eagle County Assessor Data (May 2007); RRC Associates, Inc.

The median sale price per square foot offers more insight on actual increases in housing prices. The median sale price per square foot of all residences increased by about 56 percent between 2000 and 2006. Individually, the median per square foot sale price of condos increased the most, 77.3 percent, with single-family homes increasing by 45.4 percent and townhomes increasing by 38.9 percent.

**Median Sales Price per Square Foot: Eagle County 2000 to September 19, 2006**

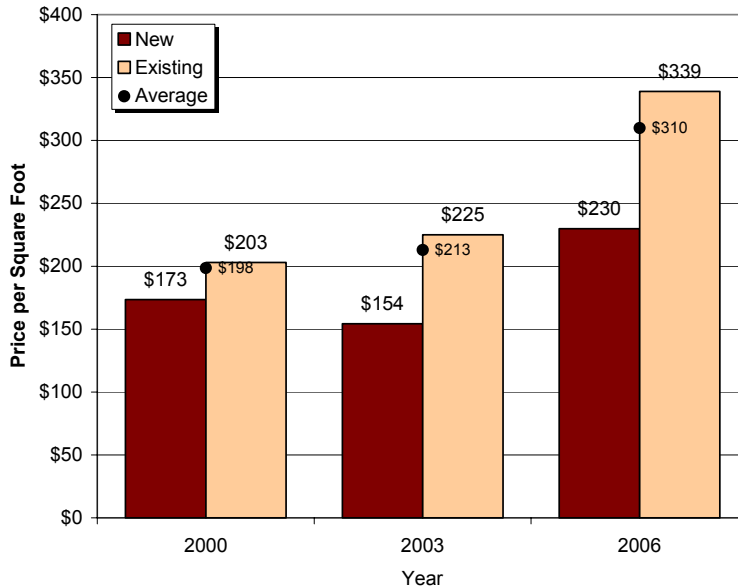
	2000	2001	2002	2003	2004	2005	2006	% Change 2000 to 2006
Condo	\$238	\$224	\$241	\$246	\$268	\$327	\$422	77.3%
Single-family	\$186	\$185	\$190	\$193	\$201	\$217	\$270	45.4%
Townhome/Duplex/Triplex	\$184	\$171	\$181	\$185	\$194	\$213	\$256	38.9%
Manufactured/Mobile	\$38	\$39	\$38	\$32	\$27	\$36	\$45	18.4%

Source: Eagle County Assessor Data (April 2007); RRC Associates, Inc.

**New and Existing Sales**

New unit sales are defined as housing units sold within one year of their construction. The price per square foot of sales for new construction varies from that of previously owned units. In 2000, the price per square foot for new units (\$173 median) was 17 percent lower than for existing units (\$203 median). This pattern continued to 2003 and to 2006 with the price per square foot of new units being lower than for existing units. In 2006, 61 percent of newly constructed units (301 units) were single-family residences. The majority of the new single-family residences are in Eagle (135 units) and Gypsum (68 units).

**Median Price per Square Foot Sales of New and Existing Units:  
Eagle County Sales in 2000, 2003 and 2006**



Source: Eagle County Assessor Data (April 2007)

An average of 74 percent of new unit sales between 2000 and 2006 were to Eagle County residents, where about 26 percent were to out of area owners. Distribution of existing sales is slightly more even, with 54 percent of existing sales being to new residents and 46 percent to out of area owners.

**New and Existing Sales by Residency: Eagle County 2006**

	Sales 2006	
	New	Existing
Eagle County	74%	54%
Out of Area	26%	46%
Total	100%	100%

Source: Eagle County Assessor (May 2007)

**Sale Prices and Local Incomes**

As shown below, median family incomes (as defined by the Department of Housing and Urban Development for Eagle County) increased about 17.5 percent between 2000 and 2006, compared to a much higher 59.8 percent increase in median sales prices in Eagle County. The median price of a home in 2000 was about 477 percent higher than the median family income, and this has increased to a 649 percent difference in 2006.

A household earning \$80,000 in 2006 could generally afford a home priced at about \$263,800<sup>6</sup>, or 330 percent more than the income. As noted in a number of previous studies, incomes in Eagle County are not keeping pace with rising home prices.

<sup>6</sup> Affordable purchase price for an average sized 3-person household. Assumes 30-year, 6 percent loan with \$10,000, no more than 30 percent of household income paid toward housing payments, 0.49% property tax and 0.50% home insurance.

**Median Price of Homes vs. Median Family Income: 2001 thru 2006**

<b>Year of Sale</b>	<b>Median Price (sales)</b>	<b>Median Family Income* (HUD - Eagle County)</b>	<b>Median price as a % of median income</b>
2000	\$325,000	\$68,100	477%
2001	\$320,000	\$70,500	454%
2002	\$329,000	\$74,900	439%
2003	\$327,400	\$73,600	445%
2004	\$350,000	\$76,700	456%
2005	\$400,000	\$79,950	500%
2006	\$519,300	\$80,000	649%
% increase (2000 to 2006)	59.8%	17.5%	-

Source: Eagle County Assessor records; Department of Housing and Urban Development; RRC Associates, Inc.

\*Median Income reflects the 100% area median income (AMI) for a 4-person family household in Eagle County, or what is commonly referred to as the median family income for an area.

**Sales to Locals**

The table below shows sales to locals in Eagle County over the last year by AMI range.

- Of the units sold in 2006 that are priced affordably to households earning 80 percent or less of the AMI (below about \$180,238), 72 percent were sold to local Eagle County residents.
- About 30 percent of Eagle County residents are in the first-time homebuyer/entry level market housing range (80.1 to 120 percent AMI). These residents can afford to purchase a housing unit priced between about \$180,239 and \$241,432. There is some competition for these units, with Eagle County residents purchasing 88 percent of available units.
- Of units sold in price ranges affordable to households earning between 120 and 140 percent of the AMI (generally the move-up housing range), about 79 percent were sold to persons with a local Eagle County address. These are units priced between about \$288,087 and \$334,741.
- Of units priced over \$334,741, which is the higher-end ownership market, 50.9 percent were sold to local Eagle County residents.

**Sales 2006 to Locals by Affordability Levels**

	<b>Max Affordable Purchase Price*</b>	<b>Condo</b>	<b>Mobile home</b>	<b>Single-family</b>	<b>Townhome</b>	<b>% of Sales to Locals</b>
Less than 50% AMI	\$124,796	0	57	16	4	69.4%
50 to 60% AMI	\$148,123	10	0	5	1	76.2%
60 to 80% AMI	\$180,238	10	1	4	0	83.3%
80 to 100% AMI	\$241,432	62	2	16	14	94.9%
100 to 120% AMI	\$288,086	37	1	37	33	82.4%
120 to 140% AMI	\$334,741	66	1	46	30	78.6%
Over 140% AMI	Over \$334,741	212	0	536	167	50.9%
Total	-	397	62	660	249	58.0%

\*Affordable purchase price for an average sized 3-person household. Assumes 30-year, 6 percent loan with \$10,000, no more than 30 percent of household income paid toward housing payments, 0.49% property tax and 0.50% home insurance.

### **Multiple Listing Service**

The multiple listing service, as of April 2007, lists 1,048 relevant units for sale in Eagle County. The median sales price across all product types is \$1,195,000. The table below shows median, maximum and minimum prices across all units and by product type.

**MLS Listings, April 2007, Eagle County**

<b>Property Type</b>	<b>Median</b>	<b>Minimum</b>	<b>Maximum</b>	<b>Total Number</b>	<b>Percent of Units</b>
TOTAL	\$1,195,000	\$70,000	\$21,000,000	1,048	100.0%
Condominium	\$1,050,000	\$70,000	\$18,860,000	487	46.5%
Single-family	\$1,500,000	\$194,999	\$21,000,000	381	36.4%
Townhome/ Duplex/Triplex	\$894,000	\$295,000	\$14,950,000	180	17.2%

Source: Eagle County MLS

Further discussion of the current MLS listings is included in the demand and gap analysis, Section 8, of this report.

### **Realtor Interviews**

Ten local realtors were interviewed to better understand trends and needs in the local real estate market. Generally, the realtors interviewed feel that second homeownership is increasing, more retirees are moving to the area and locals are having to move farther and farther down valley to afford adequate housing. There is an undersupply valley-wide for homes selling less than \$500k.

- Currently, it is estimated that about 50 percent of the purchasers are second homebuyers. Second homebuyers are starting to create competition down valley, especially in Avon and Edwards. It is estimated that about 30-40 percent of second homeowners are from the Front Range. Fractional ownership has seen an increase recently and more projects are underway.
- The locals that are purchasing homes generally have dual incomes and are young buyers looking for anything under \$500k. When they have kids they move down valley to find more space that is affordable.
- First-time homebuyers have the most difficulty finding housing because of the rapidly increasing housing prices and condo conversions. Virtually anyone that cannot get significant assistance or cannot get a down payment will have a hard time buying a property.
- Opinions on deed restrictions were mixed. Several of the realtors pointed out that Miller Ranch has been a very successful development, proving that deed restrictions do work. Others were proponents of the free market, feeling that there is a need for creativity on the part of developers and government to make housing attainable at opening price points.

## Section 6 - RENTAL MARKET

This section evaluates the current rental market by exploring changes in rent rates and vacancy rates since the 2000 Census. The section concludes with a discussion of comments from property manager interviews regarding their observations of the current rental market and trends. This section helps identify the relative health of the rental market and availability of housing choice for renters in Eagle County.

### Rent

The average contract rent as of the 2000 Census was \$952 per month. As shown below, rents have shown a steady increase through 2007 based on periodic surveys and interviews with local rental properties and 2007 Household survey results. Overall, it is estimated that rents have increase about 21 percent since 2000, outpacing local renter incomes (about a 15 percent increase based on 2007 survey results). Interviews with property managers in May 2007 indicate that average rents are about \$867 per month, which is within 2 percent of the 2007 Household survey results.

#### Change in Average Rent: 2000 to 2007

	2000 (Census)	2005 (DOLA)	2007 Household Survey	% change: 2000 to 2007
Average rent	\$952	\$1,052	\$1,150	21%

Source: 2000 US Census; Gordon Von Stroh Rental Vacancy Survey; 2007 Household survey; RRC Associates, Inc.

The following table compares average rents for market rate rental properties and income-restricted units. This shows that market rate rents exceed affordable rents only for 1 and 2 bedroom units (between 15 and 23 percent higher). One explanation for the income-restricted studios having a higher average rent than the market rate studios is the physical location of the properties. Middle Creek Apartments in Vail, which are income-restricted units, range from \$681 to \$823 for a 395 square foot studio apartment. Middle Creek Apartments also has comparatively higher rents for 3-bedroom apartments.

Evaluating the average rent per square foot, except for studios, all income restricted unit types have a lower average rent per square foot than the market rentals (between 3 and 26 percent).

#### Average Rent by Unit Type, March 2007: Market Rate and Income Restricted Units

	Average Rent			Average Rent per Square Foot		
	Market Rate	Income Restricted	% difference	Market Rate	Income Restricted	% difference
Studio	\$595	\$706	18.7%	\$1.70	\$1.83	7.6%
1-b	\$943	\$723	-23.3%	\$1.61	\$1.20	-25.5%
2-b	\$1,171	\$1,001	-14.5%	\$1.48	\$1.23	-16.9%
3-b	\$1,335	\$1,409	5.5%	\$1.50	\$1.45	-3.3%
4-b	\$1,624	-	-	\$1.76	-	-
5-b	\$1,920	-	-	\$1.68	-	-
Total units represented	1,098	503	-	1,098	503	-

Source: Apartment property manager interviews, RRC Associates, Inc., May 2007.

The distribution of rents across AMI affordability was also analyzed based on 2007 Household survey responses. Affordability levels are for a 3-person household, paying no more than 30 percent of their monthly income on rent. Distribution of rents are for units with at least two bedrooms. This shows that about 31 percent of rental units are affordable to a 3-person household making 50 percent AMI or less.

About 20.0 percent are affordable to households making between 50 and 80 percent AMI, 38 percent are affordable to households making between 80 and 120 percent AMI and 12 percent are affordable to households making over 120 percent AMI.

**AMI Distribution of Rents: Eagle County, 2007**

<b>AMI affordability</b>	<b>Max Affordable Rent (2007)*</b>	<b>Distribution of Rents 2007 Survey %</b>	<b>Distribution of Renter Households %</b>
50% or less	\$1,461	30.5	25.6
50-80%	\$2,441	20.0	19.8
80 to 120%	\$4,015	37.8	29.1
Over 120%	Over 2,190	11.8	25.4
Total	-	100%	100%

Source: 2007 Household and Employee survey; 2000 US Census; RRC Associates, Inc.

\*Based on a 3-person household earning within each AMI range.

**Vacancy Rates**

Vacancy rates provide another measure of the health of the rental market. Typically, vacancy rates around 5 percent suggest some equilibrium in the market, meaning that there is sufficient supply to provide renters with a choice of product. Vacancy rates below this threshold indicate under-supply, whereas rates above this level suggest over-supply of housing. Based on vacancy rental information collected by the Eagle County Housing Department on 1,470 to 1,587 units, the County's vacancy rates vary by season, with the summer months having the highest number of vacancies. Overall, vacancy rates have decreased since the 2000 census, with current vacancy rates being near zero. Property manager interviews, conducted in May, 2007, indicate that the vacancy rate in May remains near zero.

**Vacancy Rates, 2000 to 2007: Eagle County**

	<b>2000 (Census)</b>	<b>2003 (Summer)</b>	<b>2003 (Winter)</b>	<b>2005 (Summer)</b>	<b>2005 (Winter)</b>	<b>2007 (April)</b>
Vacancy rate	6.6%	10%	5%	4%	2%	.07%

Source: Eagle County Housing Department, 2000 US Census; RRC Associates, Inc.

Vacancy rates by unit type show that in the summer of 2005, studios had the highest vacancy rate (10 percent), followed by 4-bedroom units (6 percent). During the winter months, 2-bedroom units have the highest vacancy rates, followed by 5-bedroom and 3-bedroom units (3 percent each).

**Vacancy Rates by Unit Type: 2005 to 2007**

<b>Apartment Type</b>	<b>2005 (Summer)</b>	<b>2005 (Winter)</b>	<b>2007 (April)</b>	
			<b>% vacant</b>	<b># represented</b>
Studio	10%	1%	0%	110
1-bedroom	2%	1%	0%	280
2-bedroom	2%	2%	0%	721
3-bedroom	5%	3%	.07%	328
4-bedroom	6%	4%	0%	21
5-bedroom	5%	3%	0%	10

Source: Source: Eagle County Housing Department, 2000 US Census

### ***Rental Manager Interviews***

Additional comments on unit occupancies and demand for units were provided through interviews with eight (8) market-rate apartment property managers and seven (7) income-restricted apartment properties:

- Most properties indicated that vacancy rates have been decreasing since Buffalo Ridge and Middle Creek were initially rented out. Turnover is also very low among all of the properties.
- Most properties currently have a waitlist. One income-restricted property reported a total of 46 people on the waitlist, including 12 for a 1-bedroom, 22 people for a 2-bedroom and 22 people for a 3-bedroom unit. One market rate property reported that in January they usually have about 100 people on the waitlist.
- All of the property managers indicated that there is higher competition for rental units in the winter. The units in most demand vary by property, with 1-bedroom, 2-bedroom and 3-bedroom units being in most demand. Overcrowding is not a problem for most properties, although some have difficulty with “couch surfers” in the winter months.
- Income requirements for restricted units require the renter to make no more than 60 percent AMI, with one property requiring the renter to make no more than 50 percent AMI. For market rate units, requirements range from an income of at least 2.5 times the cost of rent to at least 3 times the cost of rent.
- Generally, all of the property manager interviews indicated that there is an increasing level of demand for rental housing, which is not being met. Turnover is low and vacancy rates are near zero. Large construction projects in the area are being held up because of a lack of housing for their workers.

## **Section 7 - HOUSING PREFERENCES**

This section of the report provides information for use in the planning, design and development of Affordable Housing. It considers the preferences of Eagle County's residents in terms of where they want to live, the type and size of homes they want to live in, the amount they want to pay and the amenities they want provided. Specifically, it:

- Analyzes location considerations including where residents want to live and the importance they place on various location attributes, like proximity to work;
- assesses the marketability of deed restrictions;
- provides information to aid in the development of rental housing including the type of units desired and lease terms,
- examines the market for homeownership housing comprised of both renters who want to buy and owners who are interested in purchasing a different home; provides information on the type of unit and number of bedrooms
- examines the preferences of the county's residents regarding the amenities they seek in their home and neighborhood; and,
- contains information specific to the design and development of housing for seniors.

### ***Location***

One of the most commonly posed questions when contemplating how to address employee housing needs is: "Where should housing be built?" To answer this question, multiple factors should be taken into consideration including where residents most want to live, where they currently live, where they work and how they value various location attributes.

#### *Where Want to Live*

In total, Edwards is considered the number one choice of where to live above any other town or rural area in Eagle County. This mid-county community is particularly attractive to residents who already own their homes – a sizable percentage (23 percent) indicated it was their first choice.

There is no longer a preference for living in up-valley communities. The Eagle/Brush Creek area received more first choice responses than did Vail. Rural communities to the north of I-70 appeal to the fewest residents.

While there is some variation between owners and renters, their location preferences are similar with the same four communities topping the first choice list. The greatest difference is how they rate living in the Minturn/Red Cliff area; renters are more interested in living there than are homeowners.



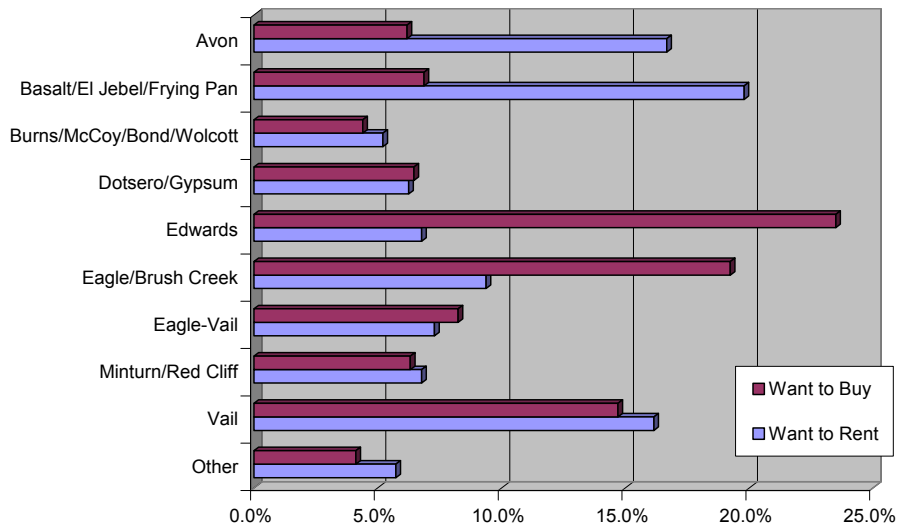
**Where Want to Live – 1<sup>st</sup> Choice**

1st Choice	Overall	Owners	Renters
Edwards	21.6	23.2	19.0
Eagle/Brush Creek	17.1	18.3	15.1
Vail	14.7	15.1	14.1
Basalt/El Jebel/Frying Pan	9.3	8.1	11.3
Avon	8.4	8.8	7.9
Eagle-Vail	6.7	5.8	8.3
Dotsero/Gypsum	6.3	6.6	5.8
Other	5.6	6.1	4.8
Burns/McCoy/Bond/Wolcott	5.4	5.8	4.6
Minturn/Red Cliff	4.9	2.3	9.1
	100%	100%	100%

Source: 2007 Household Survey

There are decided differences, however, between renters who want to continue to rent and residents who want to buy a home (both renters who want to buy and owners who want to buy a different home). This finding suggests that rental opportunities should be developed up valley while homeownership housing should be concentrated more in mid- and down-valley communities.

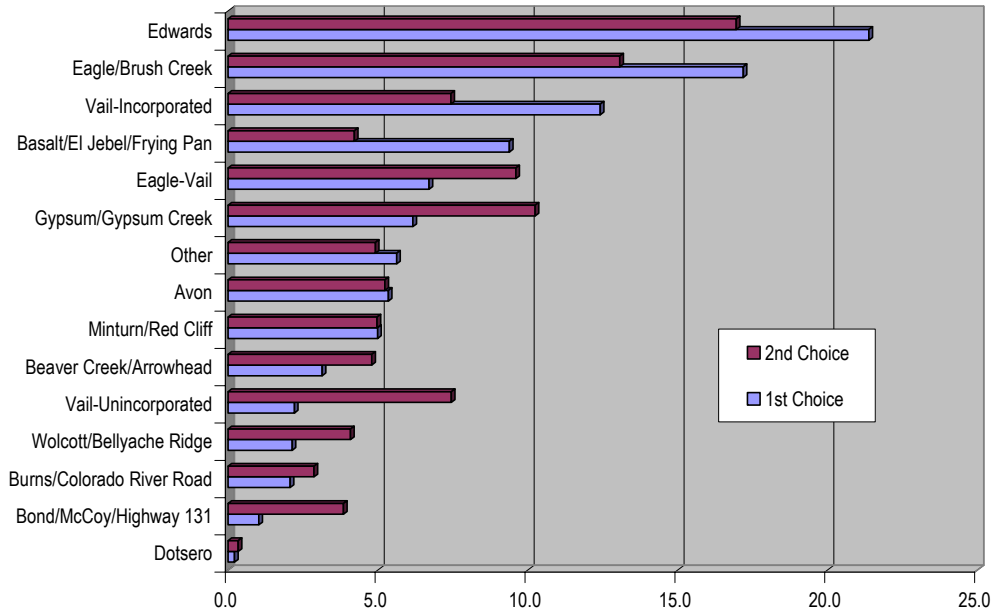
**1<sup>st</sup> Choice Location by Want to Buy or Rent**



Source: 2007 Household Survey

Both home buyers and renters are often unable to live in the community that is their first choice and must make trade offs involving housing costs, commuting distances, home type and size and other factors. Survey participants were therefore also asked to indicate their second choice for where they most want to live. A comparison of first to second choice responses does not reflect an up valley/down valley shift but rather an increase in preferences for rural, unincorporated locations.

**Where Want to Live, 1<sup>st</sup> and 2<sup>nd</sup> Choices Compared**



Source: 2007 Household Survey

*Where Now Live*

As shown on the following table by shading, residents tend to live in communities where they most want to live. This is not the case in all communities, however. Less than half of Avon’s residents who were surveyed consider Avon their first choice place to live; nearly one-third would prefer to live in Edwards. Only 40 percent now living in the Dotsero/Gypsum area prefer it; over 26 percent who would like to live slightly up valley in the Eagle area. Additionally, most residents of the Eagle-Vail area (45 percent) would rather live elsewhere (40 percent would rather live down valley, 14 percent would like to live in Vail). Vail and the Basal/El Jebel/Frying Pan area in the Roaring Fork Valley are the two areas with the highest percentage of residents who are currently living in their first choice community.

**Where Live Compared with Where Want to Live**

Where Want to Live – 1 <sup>st</sup> Choice	Where Now Live								
	Avon	Basalt/EI Jebel/Frying Pan	Burns, etc	Dotsero/ Gypsum	Edwards	Eagle/ Brush Crk	Eagle- Vail	Minturn/ Redcliff	Vail
Avon	42.7%	3.4%	2.6%	4.3%	6.0%	2.3%	15.8%	1.9%	0.5%
Basalt/EI Jebel	0.6%	76.5%	0.0%	1.1%	1.1%	1.2%	0.0%	0.0%	0.5%
Burns etc	2.9%	0.0%	56.4%	10.6%	3.4%	4.2%	2.1%	1.9%	0.5%
Dotsero/Gypsum	0.0%	0.0%	2.6%	40.4%	1.5%	5.0%	0.0%	2.8%	0.0%
Edwards	31.6%	0.0%	10.3%	8.5%	64.0%	13.5%	8.4%	17.9%	6.7%
Eagle/Brush Crk	2.9%	0.7%	20.5%	26.1%	6.0%	63.3%	5.3%	0.9%	3.6%
Eagle-Vail	10.5%	2.0%	0.0%	1.1%	6.4%	1.9%	45.3%	0.9%	6.2%
Minturn/Redcliff	2.3%	0.0%	0.0%	0.0%	0.4%	0.8%	5.3%	52.8%	3.6%
Vail	6.4%	1.3%	2.6%	2.7%	6.7%	3.1%	13.7%	12.3%	76.8%
Other	0.0%	16.1%	5.1%	5.3%	4.5%	4.6%	4.2%	8.5%	1.5%
	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%

Source: 2007 Household Survey

There appears to be a slight correlation between age and location preferences.

- Households with at least one member in the 18 through 25 age range are more interested in living in Vail than members of other age groups.
- Households with children under the age of 18 and adults in the 26 to 45 age group are more likely to indicate Edwards as their first choice of where to live.
- The Eagle/Brush Creek area has relatively high appeal among households with children and senior households.

**First Choice Community to Live**

1 <sup>st</sup> Choice	Age				
	< 18	18 - 25	26-45	46-65	Over 65
Avon/Beaver Crk	9.8	10.3	7.8	10.9	8.0
Basalt/EI Jebel/Frying Pan	10.2	7.6	9.7	9.1	9.6
Bond/McCoy/Burns/Wolcott	3.5	2.7	0.8	1.4	0.8
Edwards	23.7	21.2	25.5	18.6	17.6
Eagle/Brush Creek	25.9	19.0	18.0	16.5	27.2
Eagle-Vail	4.1	4.3	10.2	3.4	4.8
Gypsum/Dotsero	7.7	7.6	6.8	8.2	8.0
Minturn/Red Cliff	1.7	4.9	4.4	6.6	1.6
Vail	10.0	19.6	13.3	16.0	15.2
Other	3.5	2.7	3.6	9.2	7.2
Total	100.0%	100.0%	100.0%	100.0%	100.0%

Source: 2007 Household Survey

There is also a correlation between where employees work and where they want to live although it is not as strong as some might expect. In the employment centers of Vail, Edwards and Eagle, approximately 40 percent of the employees who work there would like to live there (1<sup>st</sup> choice). The majority would like to live elsewhere. Less than 15 percent of the employees working in the Avon and Beaver Creek area want to live there, most would like to live down valley although some would rather commute up valley.

## Where Want to Live by Where Work

Where Want to Live	Where Work						
	Vail	Avon	Beaver Crk	Edwards	Eagle	Gypsum	Various sites
Avon/Beaver Crk.	8.5	10.6	14.9	9.6	6.1	2.2	3.9
Basalt Areas	0.6	0.4	1.8	1.4	5.5	1.1	4.9
Burns, etc.	3.4	4.9	6	3.2	4.4	14	11.8
Dotsero/Gypsum	2.3	3.4	4.8	3.2	10.5	36.6	9.8
Edwards	19.8	36.6	29.8	41.7	13.3	5.4	26.5
Eagle/Brush Crk	11.3	14	15.5	15.1	38.1	24.7	12.7
Eagle-Vail	6.5	12.8	9.5	7.3	2.8	3.2	8.8
Minturn/Red Cliff	4.0	4.9	5.4	3.2	1.7	0	2.9
Vail	38.5	7.5	7.7	9.6	9.9	4.3	10.8
Other	5.1	4.9	4.8	5.5	7.7	8.6	7.8
Total	100%	100%	100%	100%	100%	100%	100%

Source: 2007 Household Survey

## Location Attributes

Survey participants were asked to rate the importance of nine characteristics associated with location when selecting where they want to live. Cost of housing followed by the type of housing are the most important considerations. Community character (family oriented, neighborhoods, etc) is next, outweighing proximity to employment for many.

## Importance of Location Attributes

	Average Rating	1 - Not At All Important				5 - Extremely Important		Total
		2	3	4	5			
Cost of Housing	4.3	2.7%	2.8%	12.1%	26.2%	56.2%	100%	
Type of Housing	4.0	3.9%	4.0%	19.6%	31.4%	41.1%	100%	
Community Character	3.8	6.9%	5.2%	25.1%	31.1%	31.7%	100%	
Proximity to Employment	3.5	11.6%	7.4%	29.1%	27.7%	24.1%	100%	
Community Amenities	3.4	10.7%	8.5%	29.6%	30.5%	20.6%	100%	
Proximity to Services	3.2	10.7%	12.7	33.3%	30.6%	12.6%	100%	
Employment of Others	2.8	30.7%	8.9%	23.9%	20.3%	16.2%	100%	
Quality of Schools	2.6	46.7%	4.5%	12.2%	15.4%	21.2%	100%	
Proximity to Daycare	1.6	72.4%	7.3%	10.1%	5.9%	4.3%	100%	

Source: 2007 Household Survey

Proximity to daycare received the lowest average rating, which is often the situation where relatively few households (27 percent) have children. The quality of schools, however, rated moderately high, almost equal with proximity to the employment of other household members. Closer examination of ratings for proximity to daycare and quality of schools reveals clear differences between households with and without young and school-age children. Households with children under the age of five gave being close to daycare an average rating of 2.9, which is higher than other households but low relative to the average ratings given other location attributes.

**Ratings for Daycare and Quality of Schools by Children in the Household**

Average Rating: 1 = not important, 5 = very important

Proximity to Daycare			
Children in Household	Under 5	5 to 11	11 to 17
No	1.4	1.5	1.6
Yes	2.9	2.6	1.7

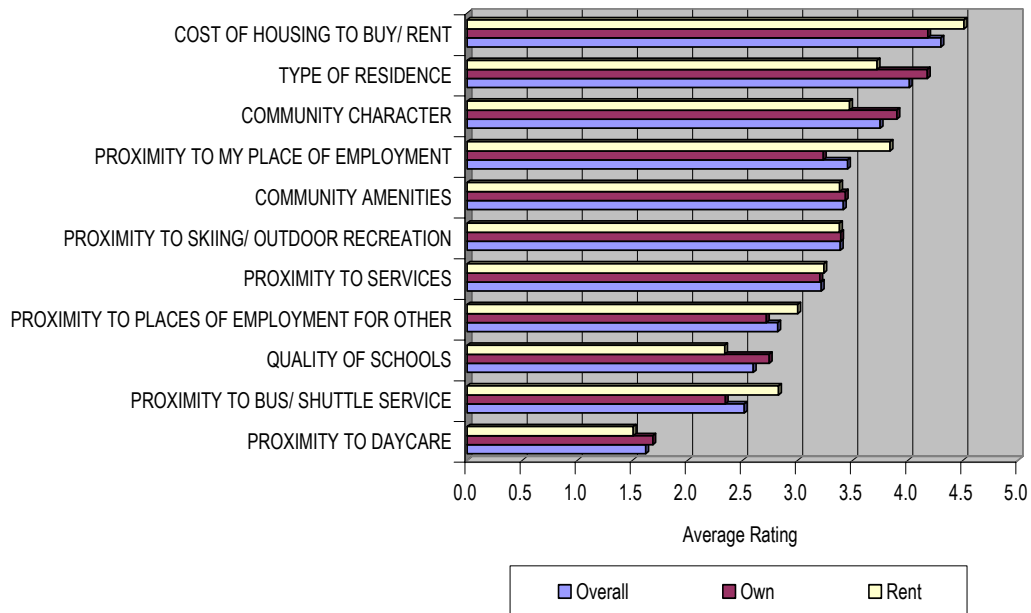
Quality of Schools			
Children in Household	Under 5	5 to 11	11 to 17
No	2.4	2.4	2.5
Yes	4.2	4.3	3.7

Source: 2007 Household Survey

Quality of schools rated very high among households with elementary school age children and moderately high among households with children in middle and high schools. Quality of schools is much more important overall than is proximity to daycare.

Owners and renters place similar values on location attributes. The cost of housing is even more important to renters than to owners, however. Renters rate availability of transportation and proximity to employment somewhat higher than owners, as is often the case in high-cost mountain communities. Owners value community character and the type of housing that is available more so than renters.

**Location Attributes by Own/Rent**



Source: 2007 Household Survey

Generally, residents place similar values on location attributes regardless of where they want to live. There are exceptions, however. Specifically:

- Residents who rate proximity to skiing and outdoor recreation relatively high are more interested in living in Vail and other up-valley communities.
- Proximity to employment is rated particularly high by residents who want to live in the Minturn/ Red Cliff area, as is proximity to bus/shuttle service.
- Residents who want to live in Gypsum or Dotsero place a relatively lower value on proximity to services.
- The quality of schools is less important to residents who want to live in Vail, Minturn or Red Cliff.
- Residents who indicated that Burns, McCoy, Bond or Wolcott is their first choice of place to live, value community character less than residents who prefer other locations.

**Value of Location Attributes by Where Want to Live**

*Average Rating: 1 = not important, 5 = extremely important*

<b>1<sup>st</sup> Choice Where Want to Live</b>									
<b>Proximity to:</b>	<b>Avon</b>	<b>Basalt Area</b>	<b>Burns, etc</b>	<b>Dotsero/ Gypsum</b>	<b>Edwards</b>	<b>Eagle/ Brush Crk</b>	<b>Eagle-Vail</b>	<b>Minturn/ Red Cliff</b>	<b>Vail</b>
My Employment	3.7	3.5	2.9	3.1	3.4	3.3	3.6	4.3	3.7
Employment of Others	3.1	3.3	2.6	2.9	2.6	2.8	2.8	3.6	2.6
Services	3.5	3.3	2.3	2.6	3.4	3.1	3.5	3.5	3.4
Daycare	1.4	2.0	1.2	1.7	1.7	1.8	1.5	1.6	1.4
Bus/Shuttle	2.5	3.2	2.1	2.0	2.1	2.1	2.8	3.4	3.3
Skiing/Outdoor Recreation	3.8	3.6	2.8	2.3	3.5	2.6	3.8	3.9	4.3
<b>Other Factors:</b>									
Quality of Schools	2.5	2.8	2.3	2.8	2.8	3.1	2.6	1.9	2.0
Community Amenities	3.5	3.6	2.5	3.1	3.4	3.5	3.4	3.8	3.6
Community Character	3.8	3.7	3.4	3.7	3.8	3.8	3.7	4.0	3.7
Cost of Housing	4.4	4.0	4.4	4.5	4.3	4.4	4.4	4.7	4.3
Type of Housing	3.7	4.0	4.1	4.3	4.0	4.1	4.0	4.1	4.0

Source: 2007 Household Survey

*Value of Preferred Location*

Potential home buyers (renters who want to buy and owners who are interested in buying a different home) are split regarding their willingness to pay more for a home that is located in their first choice community – 47 percent would and 53 percent would not.

**Willingness to Pay More  
for Home in First Choice Community**

	Owners	Renters	Total
Yes	47.5%	47.0%	47.3%
No	52.5%	53.0%	52.7%
Total	100.0%	100.0%	100.0%

Source: 2007 Household Survey

Respondents who indicated they would pay more were asked how much. The additional amounts they are willing to pay for homes in their first choice community are significant – averages of nearly \$193,000 for homeowners interested in buying a different home and roughly \$87,000 for renters who want to move into ownership.

**Price Premium for Location**

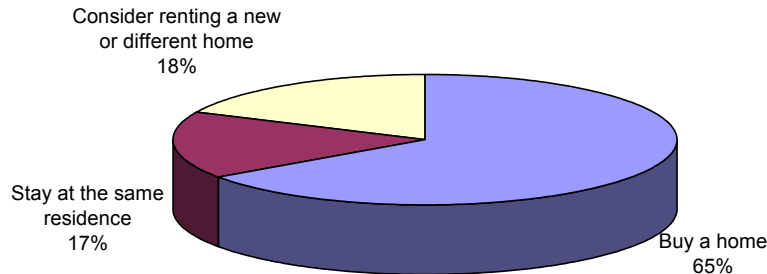
	Overall	Own	Rent
Up to \$25,000	16.1	5.9	25.2
\$25,000 to \$50,000	37.3	31.0	43.0
\$50,000 to \$100,000	25.0	29.1	21.4
\$100,000 to \$200,000	7.7	14.0	2.0
Over \$200,000	13.8	20.0	8.4
Total	100%	100%	100%
Average	\$136,582	\$192,796	\$86,594

Source: 2007 Household Survey

**Renter Preferences**

Most of the renters living in Eagle County (65 percent) would like to buy a home. This finding tracks with survey results in other high-cost mountain west communities where employees are interested in living long-term but are forced to rent long after they are sufficiently committed for homeownership. Of the renters who would like to continue to rent, about half would like to stay where they now live while the others would prefer to rent a new or different unit.

**Preferences to Rent or Own**



Source: 2007 Household Survey

Of the 18,924 households current living in Eagle County, 30.4 percent or 5,753 households are renters (DOLA). Approximately 35 percent of these households (2,014 households) would like to continue to rent. These renters are almost evenly split between wanting to stay where they currently live and wanting to move to a new or different residence.

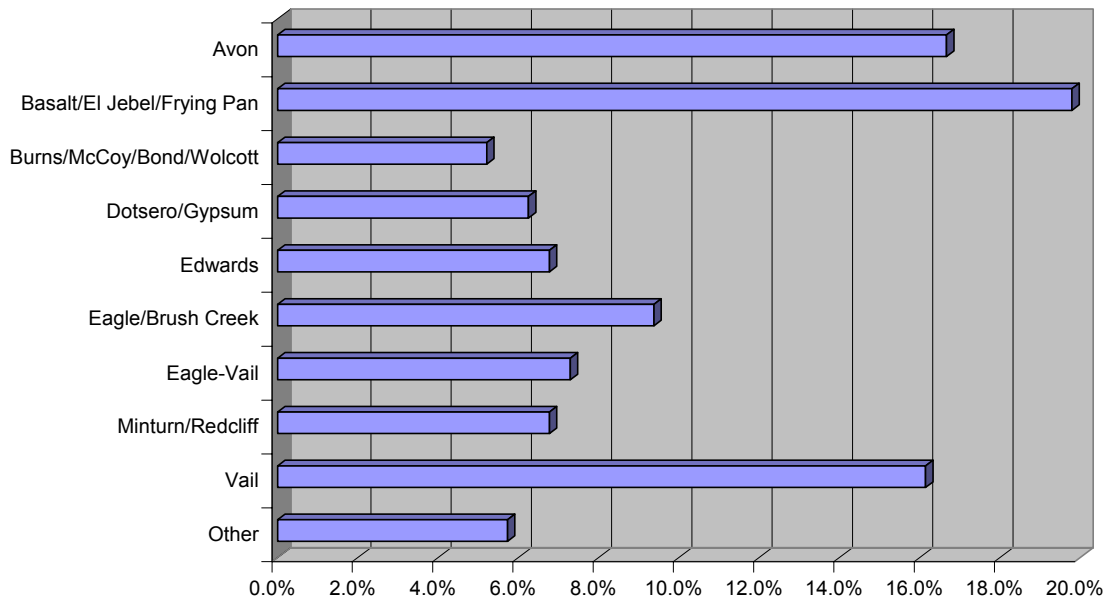
**Renter Preferences to Continue Renting**

	<b>2007</b>
Households	18,924
% Renter Occupied	30.4%
# Renter Occupied	5,753
% Want to Continue Renting	35%
# Want to Continue Renting	2,014

Sources: DOLA; 2007 Household Survey

Renters who want to continue to rent would like to do so up valley in Avon and Vail, and in the Roaring Fork portion of Eagle County.

**Where Want to Rent**



Source: 2007 Household Survey

The top choice for unit type among renters who would like to continue to rent are townhomes and duplexes. Single-family detached houses received the second highest number of first choice responses but dropped to five out of seven when all three choices were combined. The combination of the top three choices signals that renters are realistic and willing to compromise if they can not live in the type of unit that they most prefer.



**Type of Unit Desired by Renters who Want to Continue Renting**

	<b>1st Choice</b>	<b>Top 3 Choices*</b>
Townhouse/duplex	32.1	71.8
Single-family detached house	24.5	68.1
Caretaker unit	14.7	62.8
Apartment	14.4	36.8
Condominium	12.3	23.8
Mobile home	2.1	11.6
Private room & bath, shared kitchen & living room	0.0	5.4
Total	100%	280%

\* Multiple choice question; response totals exceed 100%.

Source: 2007 Household Survey

More renters would prefer to live in apartments than condominiums although condominiums received the highest number of responses for the top three choices in combination. While caretaker units were ranked third among first choice responses, there is almost no interest in renting private rooms/bathroom with shared kitchens and living rooms.

Renters who want to continue to rent were asked to indicate their preferences for four variables associated with renting. Renters have a strong preference for the affordability of rents as compared to the cost of ownership. They also prefer the flexibility that renting gives them to change their living situation but are much more interested in long-term as opposed to short-term leases.

**Rent-Related Preferences**

	<b>Long-term Lease</b>	<b>Short-term Lease</b>	<b>Affordability</b>	<b>Flexibility</b>
1 - Low Preference	12.1	43.9	0	8.6
2	1.8	30.0	0	20.7
3	10.5	11.5	2.2	11.8
4	6.7	5.3	8.4	9.6
5 - High Preference	68.8	9.2	89.4	49.2
TOTAL	100%	100%	100%	100%
Average	4.2	2.1	4.9	3.7

Source: 2007 Household Survey

Approximately 44 percent of the renter households who want to continue renting have incomes equal to or less than 60 percent AMI, which suggests that Low Income Housing Tax Credits could be used in Eagle County to address a portion of the demand for rental housing. The majority of renters, however, have incomes higher than the maximum allowed for tax credits. Survey findings suggest that alternative financing sources will be needed since roughly 56 percent of new rental units should have higher income restrictions.

**AMI of Renters Who Want to Rent**

<b>AMI</b>	<b>% HH's Want to Rent</b>	<b>Affordable Rent – Max.</b>
30% or less	19.9%	\$548
30.1% - 50%	19.3%	\$913
50.1% - 60%	4.3%	\$1,095
60.1% - 80%	16.1%	\$1,346
80.1 to 100%	8.7%	\$1,825
100.1 to 120%	12.4%	\$2,190
120.1 to 150%	3.1%	\$2,738
150.1 to 180%	8.1%	\$3,285
Over 180%	8.1%	Over 3,285

Source: 2007 Household Survey

**Homeownership**

Current demand for ownership of homes in Eagle County that will be used as primary residences is largely generated by:

- renters who want to move into homeownership;
- owners who are interested in owning a different home; and,
- in-commuters who want to move to Eagle County if they can own a home.

**Market for Homeownership in Eagle County, 2007**

	<b># households</b>
2007 Households	18,924
Renter Households	5,753
Renters Who Want to Buy a Home (65%)	3,739
Owner Households	13,171
Owners Who Want to Buy Different Home (35%)	4,610
In Commuters	6,351
In commuters Who Want to Buy in Eagle Co. (70%)	4,445
<b>Total 2007 Market for Primary Home Ownership</b>	<b>12,794</b>

Sources: DOLA, 2007 Household Survey and RRC/Rees calculations.

To find a larger home to live in was the single reason most frequently cited by renters who want to buy (cited by 33 percent of respondents) and owners who are interested in buying a different home (48 percent of respondents). Far fewer owners are interested in down sizing. Living in a more rural setting far outweighed interest in living closer to services. To be closer to work rated relatively low among reasons to buy a home.

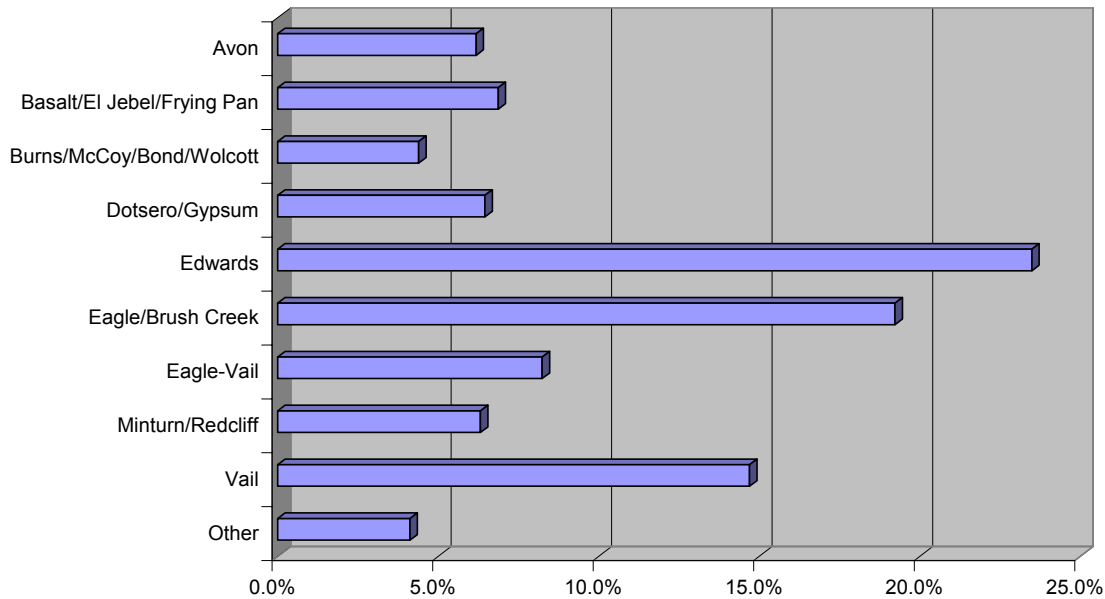
**Reasons for Buying a Home**

	Overall	Owners	Renters
To find a larger home	41.0	47.7	33.2
Other	33.5	19.1	50.4
To live in a more rural setting	15.4	16.7	13.9
To find a less expensive home	14.1	14.3	13.8
To live in a different community	10.4	13.6	6.6
To be closer to work	10.2	10.8	9.4
To find a smaller home	5.7	10.5	0.0
To live closer to city/town services	4.3	4.0	4.7
Total	134%	137%	132%

Multiple choice question; responses exceed 100%.  
 Source: 2007 Household Survey

Edwards is the community most preferred by residents who would like to buy, followed by the Eagle/Brush Creek area with Vail ranking third among first choice locations.

**Where Want to Buy**



Source: 2007 Household Survey

**Unit Type and Size Preferences**

The household survey asked potential buyers to indicate their first and second choices for the type of residence they would like to buy and the number of bedrooms they would need.

Nearly three-fourths indicated that a single-family house is their first choice with most of these wanting three or four bedrooms. Combined, these two options received 47.5 percent of responses, far higher than any of the other possible design combinations. The next most popular option was a single-family house with an unspecified number of bedrooms.

Townhomes were the second most selected type of residence (11 percent) followed by duplexes then condominiums, which ranked only slightly higher than manufactured homes. No one indicated a mobile home would be their first choice.

While most residents would prefer a three or four bedroom home, 22 percent indicated they most preferred two bedrooms.

Nearly 18 percent did not specify the number of bedrooms they need, which suggests flexibility in the number of bedrooms that would be acceptable. This relatively high percentage of no response could also be due in part to confusion about the question.

**Preferred Unit Type and Number of Bedrooms**

*Shading indicates top two design options.*

1 <sup>st</sup> Choice	Bedrooms					Bdrms Not Specified	Total
	One	Two	Three	Four	Five+		
Condo	0.2	3.7	0.7	0.0	0.0	0.1	4.6
Townhome	0.0	5.3	3.7	0.4	0.0	1.8	11.1
Duplex	0.4	3.0	1.9	0.6	0.0	0.7	6.6
Single-family House	0.0	9.6	27.2	20.3	3.1	14.2	74.5
Manufactured home	0.0	0.5	1.9	0.0	0.0	0.7	3.1
	0.6%	22.1%	35.4%	21.3%	3.1%	17.5%	100%

2 <sup>nd</sup> Choice	Bedrooms					Bdrms Not Specified	Total
	One	Two	Three	Four	Five+		
Condo	0.2	5.6	3.4	0.1	0.0	0.3	9.5
Townhome	0.4	10.1	8.9	2.1	0.1	1.5	23.2
Duplex	0.0	5.3	15.1	9.3	0.6	7.5	37.8
Single-family	0.0	0.8	4.3	4.3	0.3	5.3	14.9
Manufactured home	0.0	4.9	3.7	1.4	0.2	2.9	13.2
Mobile home	0.0	0.0	1.4	0.0	0.0	0.0	1.4
	0.6%	26.7%	36.8%	17.2%	1.2%	17.5%	100%

Source: 2007 Household Survey

An analysis of second choice options for type of residence and number of bedrooms revealed a shift toward smaller units, from single-family homes to duplexes and townhomes, and from three or four bedrooms to two or three bedrooms. Those interested in purchasing a one-bedroom residence remained low, however, at 0.6 percent.

Owners who want to buy a different home, and renters who want to own, differ with respect to their preferences. Renters are more interested in multi-family attached product than are owners, 84 percent of whom indicated that their first choice is a single-family home. Far more renters than owners are interested in purchasing two-bedroom units.

<b>1<sup>st</sup> Choice by Own/Rent</b>		
<b>Type</b>	<b>Owners</b>	<b>Renters</b>
Condo	2.6	7.0
Townhome	7.4	15.3
Duplex	5.1	8.4
Single-family	84.0	63.6
Manufactured Home	0.9	5.7
Total	100%	100%
<b>Bedrooms</b>		
One	0.3	0.8
Two	7.4	39.0
Three	38.1	32.3
Four	28.3	13.3
Five+	5.8	0.0
Not Specified	20.0	14.5
Total	100%	100%

Source: 2007 Household Survey

Unit type preferences vary according to where potential buyers most want to live. Residents who want to buy in or near Vail have relatively higher preferences for condominiums while 94 percent to 97 percent of those who would like to own in the rural communities north of I-70, Dotsero, Gypsum and the Minturn/Red Cliff area prefer single-family homes.

<b>1<sup>st</sup> Choice Unit Type by Location</b>						
<b>1<sup>st</sup> Choice Location</b>	<b>Condo</b>	<b>Townhome</b>	<b>Duplex</b>	<b>Single-family</b>	<b>Manu. home</b>	<b>Total</b>
Avon	2.2	13.3	8.9	71.1	4.4	100.0%
Basalt/El Jebel/Frying Pan	2.3	14.0	0.0	79.1	4.7	100.0%
Burns/McCoy/Bond/Wolcott	0.0	0.0	0.0	96.8	3.2	100.0%
Dotsero/Gypsum	0.0	6.3	0.0	93.8	0.0	100.0%
Edwards	8.8	18.2	9.4	60.0	3.5	100.0%
Eagle/Brush Creek	0.9	14.4	0.9	76.6	7.2	100.0%
Eagle-Vail	0.0	7.7	19.2	73.1	0.0	100.0%
Minturn/Red Cliff	0.0	2.6	2.6	94.9	0.0	100.0%
Vail	12.6	9.7	11.7	66.0	0.0	100.0%
Other	3.4	0.0	3.4	86.2	6.9	100.0%

Source: 2007 Household Survey

### **Housing Cost Preferences**

The household survey asked residents who want to buy a home to indicate what they “would be willing to pay” for their first and second housing choices. These responses suggest that housing at a wide variety of prices is desired. The \$600,000 or more price category received 16.7 percent of the responses, the largest percentage of any single price increment. The distribution of responses was wide with a concentration (55 percent) in the \$150,000 to \$400,000 range.

**Type of Residence Desired, 1<sup>st</sup> Choice, by Price Willing to Pay**

	Condo	Townhome	Duplex	Single-family	Manufactured Home	Total
Less than \$95,000	0.0	0.0	0.0	0.5	0.0	0.5
\$95,000 - \$124,999	0.4	0.7	0.0	1.1	0.1	2.3
\$125,000 - \$149,999	0.6	0.4	0.0	4.1	0.0	5.1
\$150,000 - \$199,999	0.3	2.3	1.1	6.8	1.6	12.2
\$200,000 - \$249,999	0.9	1.4	0.4	7.7	0.3	10.6
\$250,000 - \$299,999	0.3	2.2	1.3	5.5	1.2	10.5
\$300,000 - \$349,999	0.7	1.0	1.3	7.1	0.0	10.1
\$350,000 - \$399,999	0.8	1.2	0.3	9.3	0.0	11.6
\$400,000 - \$499,999	0.0	1.4	0.7	7.4	0.0	9.5
\$500,000 - \$599,999	0.1	0.4	1.5	9.1	0.0	11.0
\$600,000 or more	0.7	0.2	0.2	15.6	0.0	16.7
Total	4.7%	11.2%	6.8%	74.1%	3.2%	100.0%

Source: 2007 Household Survey

It appears, however, that many potential homebuyers will not be able to qualify for the prices they want to pay. Overall, approximately 44 percent of potential homebuyers selected a price that appears to be affordable given their household income. The percentage was much lower (23 percent) among households with incomes equal to or less than 80 percent AMI.

**Affordability of 1<sup>st</sup> Choice Prices***Shading denotes affordable price.*

Household Income	AMI						Total
	80%	100%	120%	140%	160%	>160%	
Less than \$95,000	0	1	0	0	0	0	3
\$95,000 to \$124,999	3	4	0	3	1	3	14
\$125,000 to \$149,999	0	5	1		3	3	32
\$150,000 to \$199,999	10	22	6	11	1	1	68
\$200,000 to \$249,999	17	13	8	9	1	9	65
\$250,000 to \$299,999	8	12	9	6	6	8	69
\$300,000 to \$349,999	6	9	10	17	8	7	57
\$350,000 to \$399,999	5	8	11	11	18	12	73
\$400,000 to \$499,999	4	5	6	11	7	23	57
\$500,000 to \$599,999	4	5	9	9	4	34	65
\$600,000 or more		3	6	15	8	64	98
Total	57	87	66	92	57	164	601
Affordable Price	22.8%	51.7%	36.4%	50.0%	66.7%	40.2%	44.4%
Unaffordable Price	77.2%	48.3%	63.6%	50.0%	33.3%	59.8%	55.6%

Source: 2007 Household Survey

Since buyers often hope they can afford more than they can, it is pragmatic to base pricing decisions on the AMI distribution of residents who want buy rather than on what they say they would be willing to pay. The wide distribution of incomes indicates that a wide range of pricing is needed. Renters who want to move into ownership have significantly lower incomes than owners who want to buy a new or different home.

**AMI – Potential Homeowners**

<b>AMI</b>	<b>Max. Affordable Price</b>	<b>Renters Who Want to Buy</b>	<b>Owners Who Want to Buy Different</b>	<b>Total</b>
50% AMI or less	\$124,796	13.8	8.2	12.0
50.1 - 80%	\$180,238	11.7	7.9	10.5
80.1% - 100%	\$241,432	14.3	12.0	13.6
100 - 120%	\$288,086	10.9	11.7	11.2
120% - 140%	\$334,741	14.5	14.6	14.5
Over 140%	Over \$334,741	34.8	45.6	38.3
		100%	100%	100%

Source: 2007 Household Survey

The affordability calculations assumed a down payment of \$10,000. If buyers already own a home, they may be able to provide a larger down payment thereby increasing the amount they can afford to pay. On average, residents who are interested in buying a home indicated they would have approximately \$126,700 available for a down payment. There is a significant difference in down payment availability between owners who have a home to sell and renters who want to move into home ownership. Owners who have a home to sell indicated they have on average \$218,600 available for down payments with roughly 28 percent indicating they would have \$300,000 or more available.

In sharp contrast, renters who want to buy a home have an average of less than \$26,300 available for down payments. Approximately 14 percent indicated they have no funds for a down payment. Over half (52.3 percent) however, responded that they have between \$10,000 and \$50,000 for a down payment, which is in the range often targeted by affordable homeownership programs.

**Down Payment Availability by Own/Rent**

	<b>Overall</b>	<b>Owners</b>	<b>Renters</b>
None	8.6	3.2	14.4
\$1 - \$4,999	1.5	1.3	1.7
\$5,000 - \$9,999	8.2	1.4	15.5
\$10,000 - \$14,999	9.2	2.5	16.5
\$15,000 - \$19,999	6.2	0.3	12.6
\$20,000 - \$24,999	7.3	2.7	12.4
\$25,000 - \$49,999	8.1	5.6	10.8
\$50,000 - \$74,999	7.2	8.0	6.3
\$75,000 - \$99,999	3.2	3.7	2.7
\$100,000 - \$124,999	10.0	15.6	3.9
\$125,000 - \$149,999	0.6	1.1	0.0
\$150,000 - \$199,999	3.8	6.3	1.0
\$200,000 - \$224,999	7.8	13.9	1.2
\$225,000 - \$249,999	0.1	0.3	0.0
\$250,000 - \$274,999	3.4	5.5	1.0
\$275,000 - \$299,999	0.4	0.8	0.0
\$300,000 or more	14.6	27.9	0.0
	100%	100%	100%
<b>Average</b>	<b>\$126,696</b>	<b>\$218,631</b>	<b>\$26,276</b>

Source: 2007 Household Survey

### Deed Restrictions

Deed restrictions that would limit appreciation in value to a maximum rate of 3.5 percent per year on residences initially priced below market, appear to be acceptable to approximately 39 percent of the county's residents who are interested in buying a home. Deed restrictions would be acceptable to 21.3 percent if priced below the amounts they indicated they would be willing to pay for their preferred housing options in their first choice community. Another 17.9 percent would accept deed restrictions for the amounts they previously indicated they would be willing to pay.

Nearly 10 percent are uncertain about deed restrictions with price caps, while 51 percent indicated they would not consider purchasing a deed-restricted residence.

	Overall	Owners	Renters
Yes, if I could pay less than the amount above	21.3	12.1	32.3
Yes, for the amount reported above	17.9	7.1	30.8
No	51.4	71.8	27.1
Uncertain	9.4	9.0	9.8
Total	100%	100%	100%

Source: 2007 Household Survey

Of no surprise, the acceptability of deed restrictions varies between owners and renters. About 63 percent of renters who would like to move into ownership would consider purchasing a deed-restricted residence compared with only 19 percent of residents who already own a home and are interested in buying a different home.

Potential home buyers who indicated they would consider purchasing a home with a deed restriction if it was priced lower than what they would be willing to pay otherwise responded that the amount lower would need to average around \$74,344. The average is affected, however, by a few responses of \$150,000 and over. The majority of the responses were in the \$50,000 range. This suggests that there is a somewhat widely held perception that deed restrictions with appreciation caps reduce the price of homes by about \$50,000.

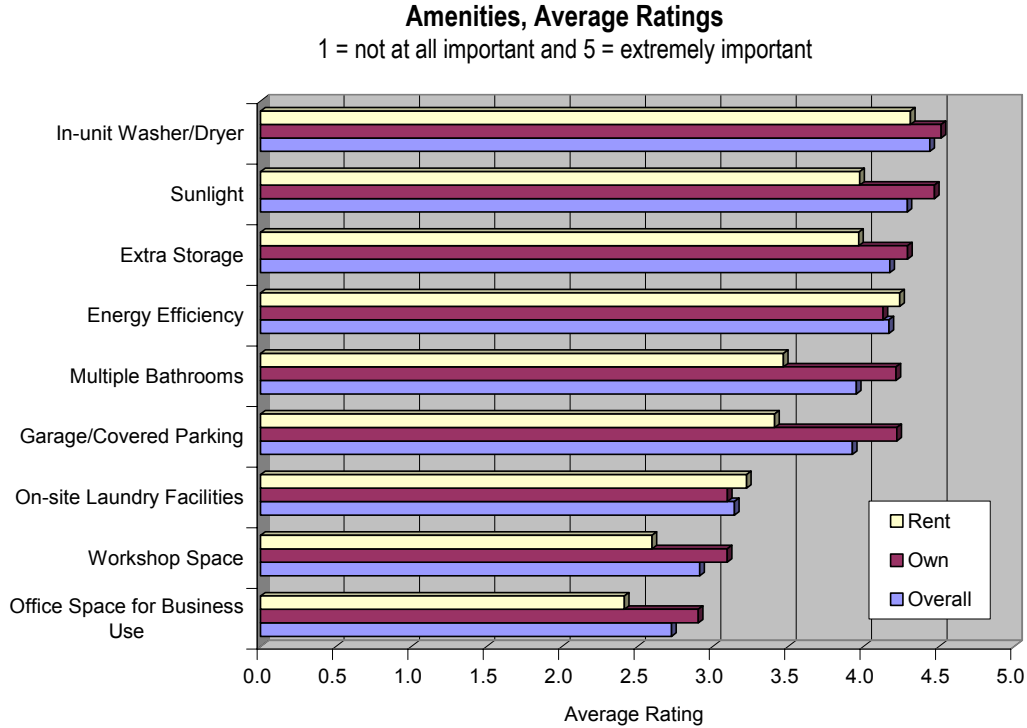
Amount Less	Overall	Owners	Renters
\$150	3.6	0.0	4.7
\$20,000	1.7	7.4	0.0
\$25,000	3.0		3.8
\$30,000	3.0	3.7	2.8
\$50,000	51.3	43.1	53.6
\$75,000	7.6	7.7	7.6
\$99,999	0.9	4.0	0.0
\$100,000	15.7	14.7	16.0
\$150,000	6.7	3.7	7.6
\$175,000	0.9	4.0	0.0
\$200,000	2.7	11.8	0.0
\$250,000	3.0	0.0	3.8
Total	100%	100%	100%
Average	\$74,344	\$84,675	\$71,336

Source: 2007 Household Survey



**Amenities**

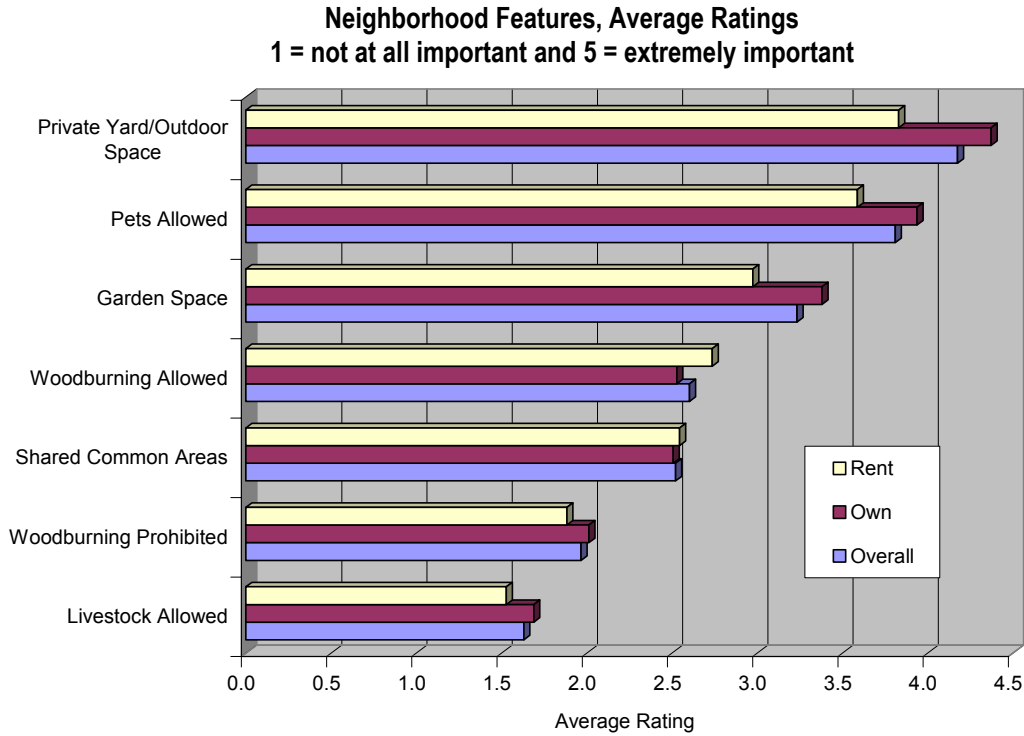
All survey participants were asked to rate the importance of nine potential home amenities and seven features often associated with neighborhoods. The top rated amenity is in-unit washers and dryers. Two of the top four amenities are tied to Eagle County’s mountain climate – sunlight and energy efficiency.



Source: 2007 Household Survey

Owners generally tend to rate amenities higher than renters. Energy efficiency scored high overall and even higher among renters than owners, which could stem from the high cost of heating rental units. Most renters are responsible for their utilities; heating costs and other utilities are rarely included with rent.

Eagle County’s residents highly value having private outdoor space and pets. Shared common areas received a much lower mid-range rating of 2.5. More residents value living where wood burning is allowed than where it is prohibited. Renters and owners generally place similar levels of importance on neighborhood features. Renters, however, rated “wood burning allowed” higher than owners, which is in line with the higher rating they placed on energy efficiency.



Source: 2007 Household Survey

**Senior Housing**

Survey responses indicate that, upon retirement, more residents will continue to live in Eagle County (44 percent overall) than will move out of the region (27 percent). Homeowners are more likely to stay than are renters. Many residents, however, chose a neutral rating of three indicating indecision on this question.

**Likelihood of Staying in Region upon Retirement**

	Overall	Owners	Renters
1 - Not At All Likely	16.6	12.3	24.1
2	10.4	9.4	12.0
3	29.4	28.7	30.7
4	22.0	23.3	19.6
5 - Extremely Likely	21.7	26.3	13.5
Total	100%	100%	100%
Average Rating	3.2	3.4	2.9

Source: 2007 Household Survey

Households with at least one member age 65 or older were asked to indicate the likelihood they would use five types of senior housing. Seniors who are undecided, or have a moderate to high likelihood, are outnumbered by those who indicated they would not use any of the options offered for consideration.

- Between 19 percent and 27 percent indicated they did not know if they were likely to use the options provided.
- Affordable rental housing received the highest percentage of “definitely would use” ratings (20 percent) and the lowest percentage of “don’t know” responses.

- Assistance to make their homes more accessible received the average highest rating and the lowest percentage of “would not use” responses.

**Likelihood of Using Senior Housing Options**

	Affordable Rental Housing	Rental Housing/ Services	Reverse Mortgage	Assistance to Make Home Accessible	Living in 65+ Community
1 - Would Not Use	50.1	44.6	50.7	41.9	44.0
2	3.3	2.6	2.7	3.3	5.6
3	3.0	9.9	5.6	10.5	10.8
4	4.2	6.5	4.2	7.1	7.5
5 - Definitely Would Use	20.0	12.6	10.0	14.8	9.0
Don't know	19.4	23.8	26.8	22.3	23.1
TOTAL	100%	100%	100%	100%	100%
Average	3.0	3.1	3.0	3.2	3.0

Source: 2007 Household Survey

Seniors who rent have more interest in using all of the five options offered than do seniors who now own their homes. Renters and owners are most similar in their interest regarding assistance to make homes more accessible.

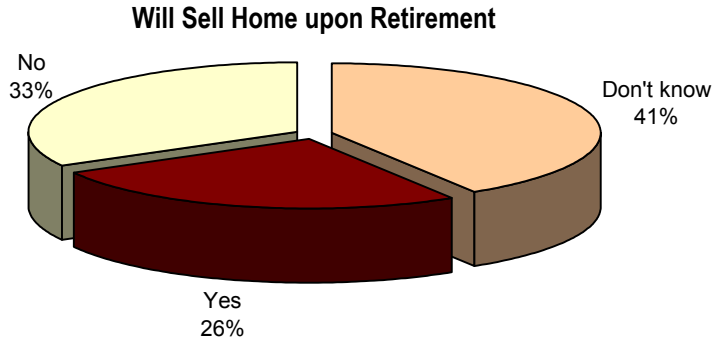
**Interest in Senior Housing Options**

*Average Rating: 1 = would not use, 5 = definitely would use*

	Overall	Own	Rent
Affordable Rental Housing	3.0	2.4	4.3
Rental Housing w/ Services	3.1	2.7	4.0
Reverse Mortgage	3.0	2.5	4.0
Assistance to Make Home Accessible	3.2	3.0	3.5
Living in 65+ Community	3.0	2.8	3.4

Source: 2007 Household Survey

Residents who own free-market homes in Eagle County were asked to indicate if they plan to sell their homes when they retire. Responses were divided and indecision predominated. One-third indicated they would not sell, which is relevant when considering housing demand generated by employees needed to replace retirees.



Source: 2007 Household Survey

Of respondents who indicated they would sell their homes upon retirement, most (84 percent) plan to move out of Eagle County. Housing which is typically smaller, lower maintenance and possibly involves subsidies and/or services, will be needed for the 17.5 percent of retiring seniors who will sell free-market homes but want to stay in the same community or elsewhere in Eagle County.

**Where Retiring Home Sellers will Move**

	<b>% Will Sell</b>
Stay in the same community	9.4
Move elsewhere in Eagle County	8.1
Move out of Eagle County	82.4
<b>Total</b>	<b>100%</b>

Source: 2007 Household Survey

**SECTION 8 - HOUSING NEEDS AND GAPS**

This section of the report estimates the total number of housing units needed by employees in Eagle County both to fill existing gaps in the market and to accommodate future needs based on population and employment growth projections through 2015. The need for additional employee housing is estimated using a combination of factors – growth in jobs, in-commuting, unfilled jobs, replacement of retiring employees and new jobs.

Estimates are provided on the number of housing units that are needed to support job growth and sustain employers. Two categories of need are quantified:

- *Catch-Up Needs* -- the number of housing units needed to address current deficiencies in housing calculated by considering overcrowding, unfilled jobs and in-commuting employees who want to live in Eagle County; and,
- *Keep-Up Needs* -- the number of units needed to keep up with future demand for housing based on projected employment and population growth and the requirement to replace retiring employees.

The quantitative estimates of need in this section of the report represent the number of additional housing units for which demand is directly generated by jobs. The development of these additional units will not, however, address all existing housing problems, such as lack of affordability. In theory, if the balance between demand/need and supply is brought into greater balance, housing affordability and other problems will improve. If the development of additional units for employees continues to lag behind job growth, other non-development measures for addressing problems will be needed.

This section concludes with an analysis of the “gaps” in housing and compares total needs to units provided by the market to better understand at what price points housing is needed to meet resident and local worker needs.

***Catch-Up Needs***

*Demand from Unfilled Jobs in 2007*

The number of units needed to attract employees to fill vacant positions is part of the equation for the total catch-up demand for additional employee housing units in 2007. Based on a combination of assumptions concerning the number of unfilled jobs and the number of employees now living in Eagle County and available for work, approximately 1,420 additional housing units are needed to enable additional employees to move into Eagle County to fill jobs that are currently vacant. Approximately 61 percent of employers surveyed indicated they had at least one unfilled year round or seasonal position. Year-round positions that are part time appear to be the easiest to fill while year-round full time positions are most likely to be vacant.

<b>Employers Reporting Unfilled Jobs, by Type</b>					
<b>Unfilled Jobs</b>	<b>Year Round</b>		<b>Winter Seasonal</b>		<b>Total Current</b>
	<b>FT</b>	<b>PT</b>	<b>FT</b>	<b>PT</b>	
None	9.1	68.2	21.1	36.8	39.1
At least one	90.9	31.8	78.9	63.2	60.9
Total	100%	100%	100%	100%	100%

Source: 2007 Employer Survey

A total of 716 unfilled positions were reported by employers who were surveyed. This equates to a ratio of .098 unfilled jobs for every job held by an employee. The ratio between filled and unfilled positions is similar for year-round and winter seasonal employment.

**Ratio of Filled to Unfilled Jobs**

	<b>Year Round</b>	<b>Winter Seasonal</b>	<b>Total Peak Season</b>
# Employees – Surveyed Employers	5,258	2,031	7,289
Unfilled Jobs	507	209	716
Ratio total:unfilled jobs	1:0.096	1:0.103	1:0.098

Source: 2007 Employer Survey

Applying this ratio to total jobs results in an estimate of 4,089 unfilled jobs as of the peak 2006/2007 ski season. Filling all of the over 4,000 positions that are vacant will require in-migration of workers into the county. Of the 35 employers who elaborated on the reasons why they have unfilled positions, the vast majority (75 percent) cited lack of applicants and/or high housing costs as the reasons (see Employer Survey comments in the appendix to this report).

The Colorado Department of Labor reports that Eagle County's March 2007 unemployment rate was 2.6 percent. It had been 3.1 percent in January and 2.8 percent in February. In comparison, the average for Colorado was 3.6 percent in March, a full percentage point higher than in Eagle County. Eagle County's average for 2006 was 3.4 percent, varying between 2.8 percent in December and 4.8 percent in May. Unemployment levels are so low that Eagle County should be considered a labor shortage area where there are fewer residents looking for jobs than there are open positions. As such, it will be assumed that in-migration will be required to fill 75 percent of the vacant positions. This estimate is conservative; with an unemployment rate less than 3 percent it may be optimistic to assume that 25 percent of vacant jobs can be filled by employees who already reside in Eagle County.

**Estimate of Housing Needed to Fill Vacant Jobs**

	<b>Eagle County</b>
Total Jobs, 2007	41,727
Jobs to Unfilled Jobs Ratio	1:0.098
Total Unfilled Jobs	4,089
Jobs per employee	1.2
Total employees needed	3,408
In-migration of Employees (75%)	2,556
Employees/Housing Unit	1.8
Housing Demand Generated	1,420

Sources: 2007 Employer and Household Surveys, RRC/Rees calculations.

***In-Commuters (Catch-Up)***

Demand from in-commuters represents a catch-up housing need. This is estimated by examining the percentage of in-commuters that would prefer to live in Eagle County over their present community if suitable housing within their price range was available.

As of the 2000 US Census, 17 percent of workers commuted into Eagle County for work. Based on the relatively stable household:jobs ratio over time, the percent of workers commuting into Eagle County is estimated to have shifted at most only slightly since the US Census. In light of this, for purposes of estimating potential housing demand associated with commuters, DOLA's estimate of 18.3 percent will be used.

<b>Eagle County In-Commuters, 2007 (est)</b>	
	<b>2007</b>
Eagle County Total Jobs	41,727
Avg jobs per employee	1.2
Total employees	34,773
Jobs Held by Residents	34,106
Avg jobs per employees	1.2
Total employees living in Eagle Co.	28,422
In-commuters	6,351
% In-commuters	18.3%
Resident Employment	28,317
Labor Force	29,353

Source: Department of Local Affairs (DOLA), 2007 Household Survey

As shown above, about 18 percent of workers (approximately 6,351 total employees) commute into Eagle County from homes outside of the county. In-commuter survey responses indicate that 70 percent or 4,445 of these workers would prefer to live in Eagle County if affordable ownership and/or rental housing were available. Given the increasingly tight housing conditions in the counties where many commuters now live due to oil/gas exploration in Garfield County and reopening of the Climax mine in Lake County, it is not surprising that the percentage of commuters who would like to move to Eagle County is high. With an average of 1.8 employees per household, in commuters generate a catch-up need for roughly 2,469 housing units.

#### **Catch-Up Housing Needs Generated by In-Commuting Employees**

	<b>Eagle County</b>
Total Jobs	41,727
Avg. Jobs per Employee	1.2
Total Employees	34,773
In-commuters (18.3%)	6,351
# that would move to Eagle County (70%)	4,445
Employees per household	1.8
Total housing units needed	2,469

Sources: DOLA, 2007 In-commuter survey and RRC/Rees calculations.

Most of the in-commuters interested in living in Eagle County would like to own; demand for rental units is low. If affordable ownership units are not developed in Eagle County, in-commuters will likely remain living where they now reside and may change jobs to eliminate commuting since employment opportunities in their home counties are increasing.

#### *Units Needed to Address Overcrowding*

While some of the housing problems now existing in Eagle County can be addressed through non-construction methods (i.e. monthly subsidies for cost burdened renters, rehabilitation loans for repairs, etc) overcrowding can only be addressed by building additional units. The 2007 Household Survey found that 9.8 percent of households in Eagle County live in overcrowded conditions (defined by having more than 1.5

residents per bedroom). This equates to about 1,855 households in 2007 (9.8 percent of 18,924 total households in Eagle County in 2007). Typically, an increase in the supply of workforce housing equal to about 30 percent of the number of overcrowded units will largely address overcrowding to the extent practical, given cost consciousness and cultural preferences.

<b>Units Needed to Address Overcrowding</b>	
	<b>Units</b>
Total Households	18,924
# Overcrowded Units	1,855
% Needed to Reduce Overcrowding	30%
Housing units needed	557

Source: 2007 Household Survey and RRC/Rees calculations.

### **Keep Up Needs**

#### *Housing Demand from Job Growth*

According to employment forecasts developed by the Colorado Department of Local Affairs, Eagle County will have a net gain of over 4,400 jobs in the next three years and approximately 10,300 additional jobs by 2015. Job growth in Eagle County will be the result of expansion by existing employers, new residential development and new commercial/industrial development. Of employers surveyed, 41 percent indicated they plan a net increase in jobs in the next two years.

Given employment growth over the seven-year period between 2000 and 2007 of 7,222 jobs (1,032 per year), the estimated increase of 10,316 jobs in the eight years between now and 2015 (1,290 per year) may be slightly over stated. The 4,776 additional housing units needed to accommodate new jobs by 2015 should, therefore, be viewed as the maximum number likely to be needed solely to support employment growth.

<b>Estimate of Housing Needed to Fill New Jobs, 2007 – 2015</b>			
	<b>2007</b>	<b>2010</b>	<b>2015</b>
Total Projected Jobs	41,727	46,173	52,043
Increase in Jobs over 2007	-	4,446	10,316
Jobs per Employee	1.2	1.2	1.2
New Employees Needed		3,705	8,597
Employees/Housing Unit	1.8	1.8	1.8
Housing Demand Generated	-	2,058	4,776

Sources: DOLA, 2007 Household Survey and RRC/Rees calculations.

#### *Demand from Replacement of Retirees*

Approximately 23 percent of employers surveyed now employ a combined total of 109 persons who will retire within two years and will need to be replaced. The new employees who are needed to fill the positions vacated by the retiring employees will generate demand for additional housing units; few of the housing units the retirees now occupy will be available for their replacements.

By 2015, there will likely be a surge in the number of employees who will retire based on the age distribution of employed persons. Nearly 35 percent of employees are in the 46 to 65 age range. Employees who are now 57 will reach the typical retirement age of 65 by the year 2015. Therefore, an estimated 40 percent of



these employees will be retiring during the forecast period. This equates to approximately 5,900 employees who will likely retire by 2015, or 738 employees per year.

**Age Distribution, Adults in Employee Households**

Age	# Employees	% Employees
18-25	4,625	13.3
26-45	16,482	47.4
46-65	12,136	34.9
65+	1,530	4.4
Total	34,773	100.0%

Source: 2007 Household Survey

Employees needed to replace retirees will generate demand for approximately 3,284 additional units by 2015.

**Estimate of Housing Needed to Fill Jobs Vacated by Retirees, 2007 - 2015**

	Eagle County
Total Estimated Employees, 2007	34,773
% Employees Retiring by 2015	17%
Replacement Employees Needed	5,911
Employees/Housing Unit	1.8
Housing Demand Generated	3,284

Source: 2007 Household Survey, RRC/Rees calculations.

The number of employees was not adjusted for in-commuting since housing opportunities in areas where commuters now live (Lake and Garfield Counties) will become increasingly limited with few units available for replacement employees.

**Total Need for Additional Housing**

At present, there is catch-up demand for approximately 4,446 housing units needed to:

- attract employees to fill vacant positions (1,420 units);
- accommodate in-commuters who want to move into Eagle County (2,469 units); and,
- address overcrowding (557 units).

By 2015, keep-up demand for 8,060 units will be generated for approximately:

- 4,776 additional units to accommodate growth in the labor force through in-migration to sustain business expansion and start ups, and
- 3,284 units for employees needed to fill positions that will be vacated by retiring workers.

In total, approximately 12,506 units of housing will be needed to address catch-up and keep-up needs by 2015. These estimates represent all housing needed at all income levels and price ranges, not just affordable housing for low- and moderate-income households.

**Summary of Housing Demand**

<b>Source of Demand</b>	<b>Units Needed</b>
<b>Catch-Up Needs</b>	
Unfilled Jobs, 2007	1,420
In Commuters	2,469
Overcrowded Units	557
Total Catch-Up Demand	4,446
<b>Keep-Up Needs</b>	
New Jobs, 2007 - 2015	4,776
Replacement of Retirees, 2007 - 2015	3,284
Total Keep-Up Demand	8,060
<b>Total Demand for Additional Units by 2015</b>	<b>12,506</b>

It should be noted that the above estimates do not include the demand for retirement/senior housing. If retiring employees do not stay in the homes they now own but cash out to support their expenses, units will be needed for those who wish to remain in Eagle County. Since the homes they now own are largely free-market units, few if any will be affordable for the employees who must move in to fill vacated positions.

**Demand by AMI**

The following table specifies the demand for units by income category expressed as a percentage of the AMI. These estimates by AMI were derived by applying the income distribution shown in the current household trends section of this report to total demand generated by new jobs. It is appropriate to assume that the income of the region's households will be similar in the foreseeable future to the current distribution by AMI. No significant shifts in the composition of the region's economy are anticipated that could cause a major change in the distribution of incomes.

**Workforce Housing Demand by AMI**

<b>AMI Range</b>	<b>Max Income*</b>	<b>Maximum Affordable Purchase Price***</b>	<b>Maximum Affordable Rent</b>	<b>% of Demand from New Jobs</b>	<b>Units Needed to Accommodate New Jobs</b>
50% AMI or less	\$36,500	NA	\$913	15.1%	721
60% AMI	\$43,800	NA	\$1,095	2.9%	139
80% AMI	\$53,850	\$180,238	\$1,346	10.3%	492
100% AMI	\$73,000	\$241,432	\$1,825	15.9%	759
120% AMI	\$87,600	\$288,086	\$2,190	12.9%	616
140% AMI	\$109,500	\$334,741	\$2,738	9.5%	454
Over 140% AMI	Over \$109,500	\$334,741 or more	Over \$2,738	33.5%	1,600
Total	-	-	-	100.0%	4,776

Source: Department of Local Affairs; Colorado Demography Section; CHAS; RRC Associates, Inc.

**Free-Market Availability**

As of April, 2007, the median price for a single-family home listed for sale in Eagle County was \$1.5 million. The median price for condominiums also exceeded \$1 million. Prices for townhomes, duplexes and triplexes were slightly lower but relatively few were available (17 percent of total listings).

**MLS Residential Listings, April 2007**

<b>Property Type</b>	<b>Median</b>	<b>Minimum</b>	<b>Maximum</b>	<b>Total Number</b>	<b>Percent of Units</b>
TOTAL	\$1,195,000	\$70,000	\$21,000,000	1,048	100.00%
Condominium	\$1,050,000	\$70,000	\$18,860,000	487	46.50%
Single-family	\$1,500,000	\$194,999	\$21,000,000	381	36.40%
Townhome/ Duplex/Triplex	\$894,000	\$295,000	\$14,950,000	180	17.20%

Source: Eagle County MLS

Nearly half of the units on the market are condominiums. The percentage increases to 55 percent for units priced under \$350,000.

**MLS Listings by Price Range and Type**

	<b>Condo</b>	<b>Townhome/ Duplex/Triplex</b>	<b>Single- family</b>	<b>Total</b>
Under \$100K	1			1
\$100K to \$149,999	1			1
\$150K to \$199,999	1		1	2
\$200K to \$249,999	1		1	2
\$250K to \$299,999	4	1	4	9
\$300K to \$349,999	12	3	7	22
\$350K to \$399,999	33	8	8	49
\$400K to \$499,999	73	19	24	116
\$500K to \$649,999	57	29	39	125
\$650K to \$799,999	32	13	28	73
\$800K or more	272	107	269	648
	487	180	381	1,048

Source: Eagle County MLS

Very few housing units are available for purchase in Eagle County by households with low, moderate and middle incomes. As of April, only 28 residential units were listed for sale through the MLS for prices that were potentially affordable for households with incomes equal to or less than 140 percent AMI. The number that was truly affordable was likely lower, however, due to high HOA dues that reduce the amount that households can afford to pay.

Availability of units that are affordable for households with incomes less than 140 percent AMI is declining. In 2006, 24 percent of sales were at prices affordable for buyers with incomes under 140 percent AMI. As of April, only 2.7 percent of listings were priced to be affordable for the same AMI/price range. Over 97 percent of MLS listings were attainable only by upper income households.

**Availability by AMI, April 2007**

<b>AMI Range</b>	<b>Maximum Affordable Purchase Price</b>	<b>Maximum Income (3-person HH)</b>	<b>% Current Listings (MLS)</b>	<b># Current Listings MLS</b>	<b>2006 % Sales (Assessor)</b>	<b>2006 # Sales (Assessor)</b>
50% AMI or less	\$124,796	\$36,500	0.2%	2	5%	111
60% AMI	\$148,123	\$43,800	0.0%	0	1%	21
80% AMI	\$180,238	\$53,850	0.0%	0	1%	19
100% AMI	\$241,432	\$73,000	0.4%	4	4%	99
120% AMI	\$288,086	\$87,600	0.4%	4	6%	131
140% AMI	\$334,741	\$109,500	1.7%	18	8%	182
Over 140% AMI	Over \$334,741	Over \$109,500	97.3%	1,020	76%	1,801
<b>Total</b>	-	-	100%	1,048	100%	2,364

Source: Eagle County Assessor's Office, Eagle County MLS, RRC Associates, Inc.

Of the 28 units listed for sale at prices potentially affordable for households with incomes equal to or less than 140 percent AMI, half were condominiums.

**Availability by Unit Type and AMI, April 2007**

	<b>Condo</b>	<b>Townhome/ Duplex/Triplex</b>	<b>Single-family</b>	<b>Total</b>
Less than 50% AMI	2	0	0	2
80 to 100% AMI	2	0	2	4
100 to 120% AMI	2	0	2	4
120 to 140% AMI	8	3	7	18
Over 140 AMI	473	177	370	1,020
	487	180	381	1,048

Source: Eagle County MLS

In 2006, 2,364 units sold, which equated to 197 units per month. As of April, the 1,048 MLS listings represented a 5.3 month inventory. This represents a moderately tight market but April is not historically an active month; listings could increase during the summer months.

**Gaps**

There is a significant gap between the current demand (catch-up) units and the number of units available as of April, 2007. The difference of 3,398 units between current demand for 4,446 units and current listings of 1,048 units represents the magnitude of the gap between what residents and in-commuting employees want for housing and what the free market is providing. The difference for each AMI category represents the net demand between what residents and in-commuters can afford and the free market price of units.

The gap is largest in the 81 to 120 percent AMI range. Since federal and state housing programs only serve households with incomes equal to or less than 80 percent AMI (Low Income Housing Tax Credits and several grant programs have even lower income eligibility standards) addressing the gap in the 81 to 120 percent AMI range will require partnering with private developers and other local solutions that do not rely on funding from outside of Eagle County.

Proportionately, households with incomes greater than 140 percent AMI are the best served by the free market, with units available to meet approximately 64 percent of current demand. These figures are dynamic; additional units will be placed on the market during 2007 that will slightly lower the gap. With 97

percent of the current listings affordable only for households with incomes greater than 140 percent AMI, the change should not significantly impact planning for solutions to address catch-up demand.

**Net Demand for Housing**

<b>AMI Range</b>	<b>Maximum Affordable Purchase Price</b>	<b>% Current Listings (MLS)</b>	<b>% Current Demand</b>	<b># Current Listings MLS</b>	<b># Current Demand</b>	<b>Gap</b>
50% AMI or less	\$124,796	0.20%	5.4%	2	242	-240
60% AMI	\$148,123	0.00%	7.4%	0	327	-327
80% AMI	\$180,238	0.00%	8.6%	0	384	-384
100% AMI	\$241,432	0.40%	15.4%	4	683	-679
120% AMI	\$288,086	0.40%	15.2%	4	678	-674
140% AMI	\$334,741	1.70%	12.3%	18	545	-527
Over 140% AMI	Over \$334,741	97.30%	35.7%	1,020	1,588	-568
<b>Total</b>	-	100%	100.0%	1,048	4,446	-3,398

Source: Eagle County MLS; RRC/Rees Calculations

## **Appendix A - AMI Profiles**

This appendix contains demographic and housing preference profiles of Eagle County households based on their income level: 50 percent AMI or below, 50.1 to 80 percent AMI, 80.1 to 100 percent AMI, 100.1 to 120 percent AMI, 120.1 to 140 percent AMI and over 140 percent AMI. This information was compiled from the 2007 Household Survey distributed as part of this study. A comparative summary is presented below, followed by individual profiles for each income group.

- Homeownership: The ownership rate increased with household income. Only 40 percent of household earning 50 percent of less AMI own their home, rising to 78 percent of households earning over 140 percent AMI.
- Unit Type: Households earning 50 percent or less are more likely to be residing in an apartment (37 percent) than other income groups. The percentage of households in apartments decreases as household income increases, where only 3 percent of households earning over 150 percent AMI reside in an apartment. Conversely, households earning over 140 percent AMI are most likely to live in a single-family home-cabin (52 percent) dropping to 27 percent of household earning 50 percent or less AMI. The income group which is most likely to own a condo earns between 100 and 120 percent of the AMI.
- Household Type: About 33 percent of households earning 50 percent of less AMI are single parents with children - dropping to between 1 and 14 percent of households at other AMI ranges. Between 31 and 39 percent of households earning over 80 percent AMI are couples with children.
- Households with Seniors: Households with seniors (age 65 or over) comprise the lowest percentage of households earning between 120 and 140 percent AMI (7 percent). Households earning 50 percent AMI or less are more likely than other AMI groups to have a senior in their household (12 percent).
- Cost-Burdened: The percentage of cost-burdened households decreases as income increases. Household earning 50 percent AMI or less had the highest percentage of cost-burdened households (75 percent), followed by 50 to 80 percent AMI households (49 percent), 80 to 100 percent AMI households (29 percent), dropping to 19 percent for households earning between 100 and 120 percent AMI, and to between 11 and 7 percent for households earning over 120 percent AMI.
- Residence Ratings: Households earning 50 percent or less AMI were likely to rate certain characteristics of where they live (condition of home, exterior appearance, yard/lot size, adequacy of heating, safety/security and quality of neighborhood) lower than higher income households, earning over 140 percent AMI generally rating their home highest in most aspects. For income groups over 50 percent AMI, the quality of neighborhood and safety/security were rated the highest on average. For all income groups, the yard/lot size received the lowest average rating.
- Employment Status: Households earning 50 percent or less AMI or more likely to be retired (13 percent) than other income groups while households earning over 140 percent AMI are the most likely to be self-employed. Household earning between 120 and 140 percent AMI were most likely to leave their employment to work closer to home if similar/suitable housing was available (77 percent).

**Profile (50% AMI or below)**

Households	#	%
Total Households		

Cost Burden	
Under 20%	6%
20-30%	18%
30-35%	17%
35-50%	16%
Over 50%	42%

Type of Residence	
Single-family home/cabin	27%
Condo/townhouse/duplex	23%
Apartment	37%
Mobile home	8%
Other	4%

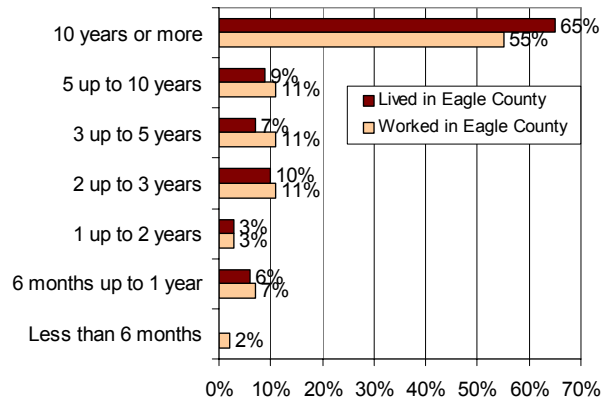
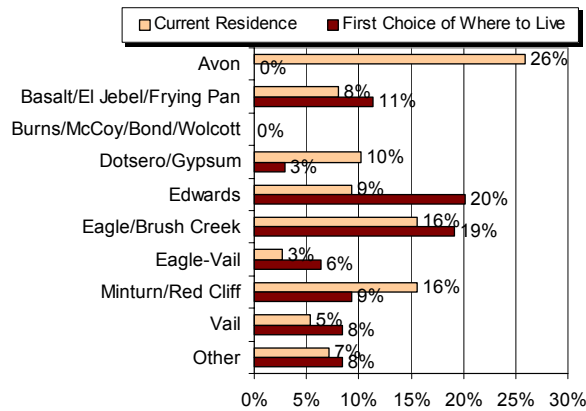
Household Composition	
Couple with child(ren)	11%
Couple, no child(ren)	9%
Adult living alone	37%
Unrelated roommates	7%
Single parent with child(ren)	33%
Family members and unrelated roommates	2%
Immediate and extended family members	1%
Other	0%
% with at least one 65+ person	12%
Average number of people in household	2.4

Tenure	%
Own	40%
Rent	60%

Would like to buy a new/different home	
Own	30%
Rent	50%

Employment Status	
Self-employed	21%
Employed by others	62%
Unemployed, and looking for work	1%
Unemployed, not looking for work	0%
Full-time homemaker	0%
Retired	13%
Full-time student	0%
Other	2%
Average number of employed adults	1.1

Work Location	Winter	Summer
Vail	27%	20%
Avon	23%	31%
Edwards	23%	27%
Eagle	15%	14%
Beaver Creek	20%	27%
Gypsum	2%	0%
Other Eagle County	2%	0%
Other	30%	42%



Rate where you currently live (rated 4 or 5; scale 1 "poor" - 5 "excellent")	% 4,5 Excellent
Condition of home	3.2 40%
Exterior appearance	3.5 42%
Yard/lot size	2.8 24%
Adequacy of heating	3.4 42%
Safety/security	3.2 33%
Quality of neighborhood	3.3 39%

Would you leave your employment to work closer to home if similar/suitable employment was available to you?	%
Yes - I would leave my employment	72%
No - I would not leave my employment	28%

Do you:	
Receive housing assistance	24%
Live in a deed-restricted residence	7%



**Profile (50 to 80% AMI)**

Households	#	%
Total Households		

Cost Burden	
Under 20%	19%
20-30%	32%
30-35%	20%
35-50%	14%
Over 50%	15%

Type of Residence	
Single-family home/cabin	20%
Condo/townhouse/duplex	35%
Apartment	26%
Mobile home	10%
Other	8%

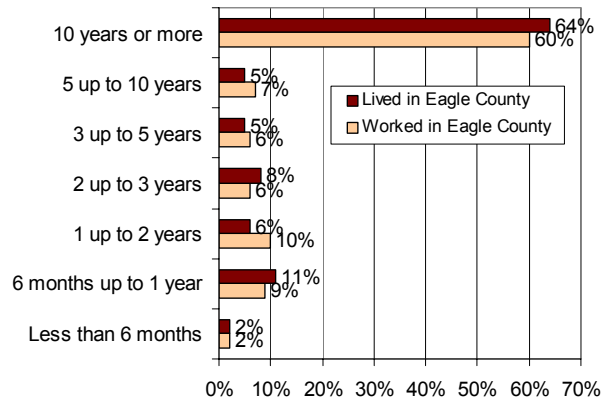
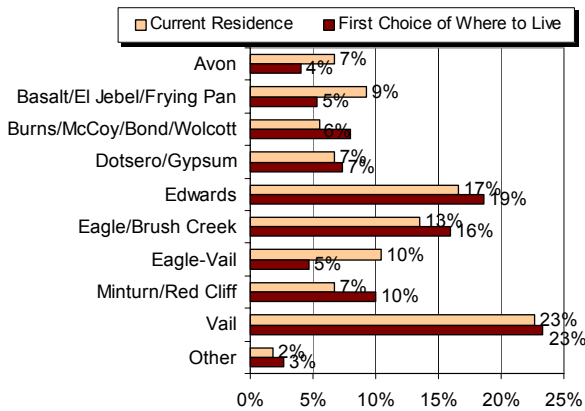
Household Composition	
Couple with child(ren)	18%
Couple, no child(ren)	16%
Adult living alone	41%
Unrelated roommates	8%
Single parent with child(ren)	14%
Family members and unrelated roommates	1%
Immediate and extended family members	0%
Other	0%
% with at least one 65+ person	8%
Average number of people in household	2.1

Tenure	%
Own	47%
Rent	53%

Would like to buy a new/different home	
Own	35%
Rent	61%

Employment Status	
Self-employed	15%
Employed by others	76%
Unemployed, and looking for work	0%
Unemployed, not looking for work	0%
Full-time homemaker	3%
Retired	6%
Full-time student	0%
Other	0%
Average number of employed adults	1.3

Work Location	Winter	Summer
Vail	37%	29%
Avon	20%	13%
Edwards	10%	14%
Eagle	7%	8%
Beaver Creek	10%	10%
Gypsum	6%	7%
Other Eagle County	15%	19%
Other	22%	26%



Rate where you currently live (rated 4 or 5; scale 1 "poor" - 5 "excellent")	Average	% 4,5 Excellent
Condition of home	3.6	53%
Exterior appearance	3.4	49%
Yard/lot size	3.1	42%
Adequacy of heating	3.7	55%
Safety/security	3.7	53%
Quality of neighborhood	3.8	65%

Would you leave your employment to work closer to home if similar/suitable employment was available to you?	%
Yes - I would leave my employment	61%
No - I would not leave my employment	39%
Do you:	
Receive housing assistance	6%
Live in a deed-restricted residence	4%

**Profile (80 to 100% AMI)**

Households	#	%
Total Households		

Cost Burden		
Under 20%		21%
20-30%		50%
30-35%		10%
35-50%		15%
Over 50%		4%

Type of Residence		
Single-family home/cabin		40%
Condo/townhouse/duplex		37%
Apartment		14%
Mobile home		6%
Other		3%

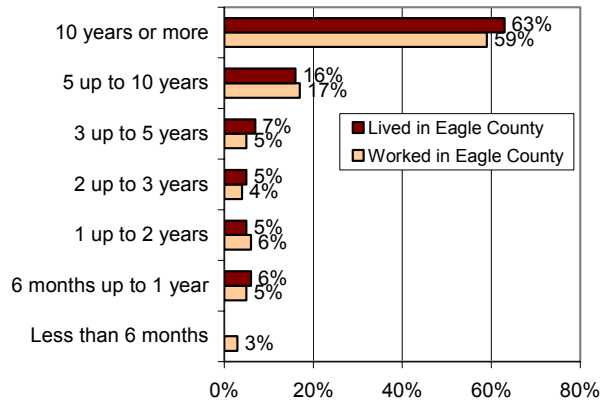
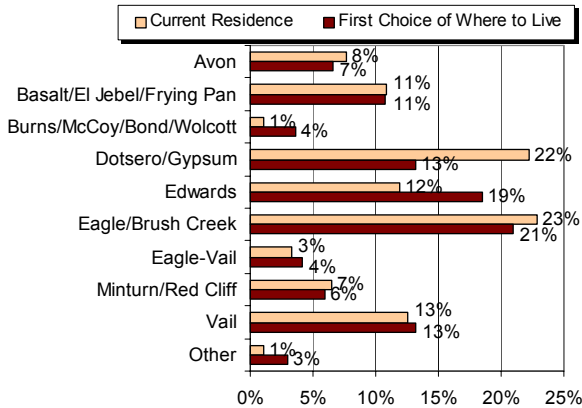
Household Composition		
Couple with child(ren)		32%
Couple, no child(ren)		18%
Adult living alone		30%
Unrelated roommates		8%
Single parent with child(ren)		8%
Family members and unrelated roommates		1%
Immediate and extended family members		4%
Other		
% with at least one 65+ person		11%
Average number of people in household		2.4

Tenure		%
Own		63%
Rent		37%

Would like to buy a new/different home		%
Own		33%
Rent		80%

Employment Status		%
Self-employed		18%
Employed by others		75%
Unemployed, and looking for work		2%
Unemployed, not looking for work		0%
Full-time homemaker		2%
Retired		3%
Full-time student		0%
Other		0%
Average number of employed adults		1.7

Work Location	Winter	Summer
Vail	30%	20%
Avon	19%	18%
Edwards	12%	16%
Eagle	14%	20%
Beaver Creek	8%	7%
Gypsum	12%	12%
Other Eagle County	3%	6%
Other	28%	28%



Rate where you currently live (rated 4 or 5; scale 1 "poor" - 5 "excellent")	Average	% 4,5 Excellent
Condition of home	3.8	60%
Exterior appearance	3.6	54%
Yard/lot size	3.2	40%
Adequacy of heating	3.7	53%
Safety/security	3.8	67%
Quality of neighborhood	4.0	71%

Would you leave your employment to work closer to home if similar/suitable employment was available to you?	%
Yes - I would leave my employment	67%
No - I would not leave my employment	33%

Do you:	
Receive housing assistance	3%
Live in a deed-restricted residence	7%

**Profile (100 to 120% AMI)**

Households	#	%
Total Households		

Cost Burden	
Under 20%	34%
20-30%	47%
30-35%	10%
35-50%	8%
Over 50%	1%

Type of Residence	
Single-family home/cabin	39%
Condo/townhouse/duplex	47%
Apartment	8%
Mobile home	4%
Other	2%

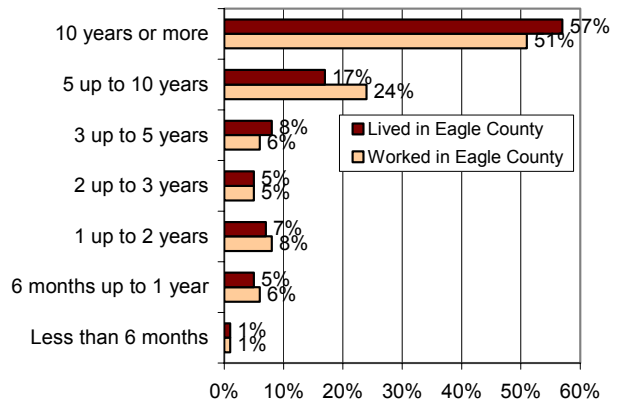
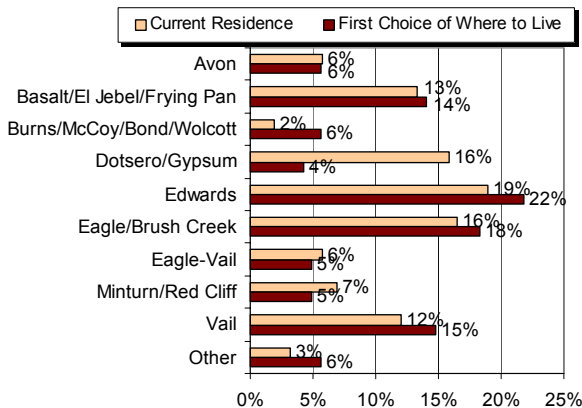
Household Composition	
Couple with child(ren)	33%
Couple, no child(ren)	28%
Adult living alone	22%
Unrelated roommates	5%
Single parent with child(ren)	5%
Family members and unrelated roommates	4%
Immediate and extended family members	1%
Other	1%
% with at least one 65+ person	9%
Average number of people in household	2.5

Tenure	%
Own	67%
Rent	33%

Would like to buy a new/different home	
Own	36%
Rent	63%

Employment Status	
Self-employed	30%
Employed by others	58%
Unemployed, and looking for work	1%
Unemployed, not looking for work	0%
Full-time homemaker	0%
Retired	8%
Full-time student	3%
Other	0%
Average number of employed adults	1.8

Work Location	Winter	Summer
Vail	25%	24%
Avon	19%	18%
Edwards	18%	20%
Eagle	18%	17%
Beaver Creek	13%	12%
Gypsum	9%	6%
Other Eagle County	7%	9%
Other	19%	24%



Rate where you currently live (rated 4 or 5; scale 1 "poor" - 5 "excellent")	Average	% 4,5 Excellent
Condition of home	3.8	62%
Exterior appearance	3.8	61%
Yard/lot size	3.4	53%
Adequacy of heating	3.9	67%
Safety/security	4.0	73%
Quality of neighborhood	4.0	75%

Would you leave your employment to work closer to home if similar/suitable employment was available to you?	%
Yes - I would leave my employment	40%
No - I would not leave my employment	60%
Do you:	
Receive housing assistance	4%
Live in a deed-restricted residence	5%

**Profile (120 to 140% AMI)**

Households	#	%
Total Households		

Cost Burden		
Under 20%		41%
20-30%		47%
30-35%		4%
35-50%		7%
Over 50%		0%

Type of Residence	
Single-family home/cabin	46%
Condo/townhouse/duplex	42%
Apartment	10%
Mobile home	2%
Other	0%

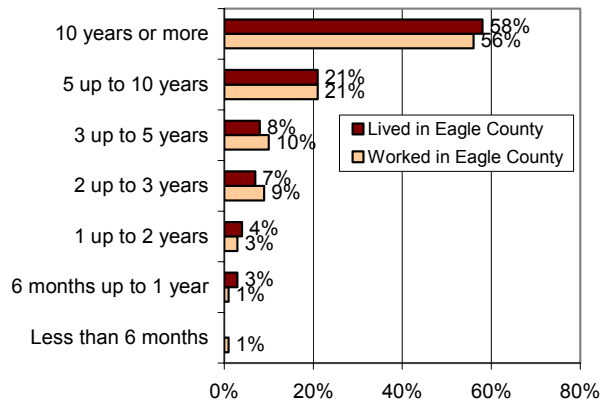
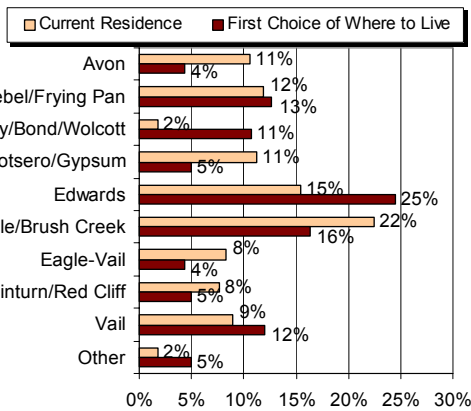
Household Composition	
Couple with child(ren)	39%
Couple, no child(ren)	33%
Adult living alone	12%
Unrelated roommates	13%
Single parent with child(ren)	2%
Family members and unrelated roommates	2%
Immediate and extended family members	0%
Other	
% with at least one 65+ person	7%
Average number of people in household	2.7

Tenure	%
Own	69%
Rent	31%

Would like to buy a new/different home	
Own	40%
Rent	91%

Employment Status	
Self-employed	30%
Employed by others	62%
Unemployed, and looking for work	0%
Unemployed, not looking for work	0%
Full-time homemaker	5%
Retired	3%
Full-time student	0%
Other	0%
Average number of employed adults	1.9

Work Location	Winter	Summer
Vail	29%	28%
Avon	17%	14%
Edwards	16%	18%
Eagle	14%	17%
Beaver Creek	10%	11%
Gypsum	10%	10%
Other Eagle County	7%	7%
Other	26%	26%



**Rate where you currently live (rated 4 or 5; scale 1 "poor" - 5 "excellent")**

Average	% 4,5 Excellent
Condition of home	3.8 64%
Exterior appearance	3.6 58%
Yard/lot size	3.1 37%
Adequacy of heating	3.8 63%
Safety/security	4.0 73%
Quality of neighborhood	4.1 79%

**Would you leave your employment to work closer to home if similar/suitable employment was available to you?**

	%
Yes - I would leave my employment	77%
No - I would not leave my employment	23%
Do you:	
Receive housing assistance	2%
Live in a deed-restricted residence	11%

**Profile (Over 140% AMI)**

Households	#	%
Total Households		

Cost Burden	
Under 20%	70%
20-30%	23%
30-35%	3%
35-50%	3%
Over 50%	1%

Type of Residence	
Single-family home/cabin	52%
Condo/townhouse/duplex	42%
Apartment	3%
Mobile home	2%
Other	1%

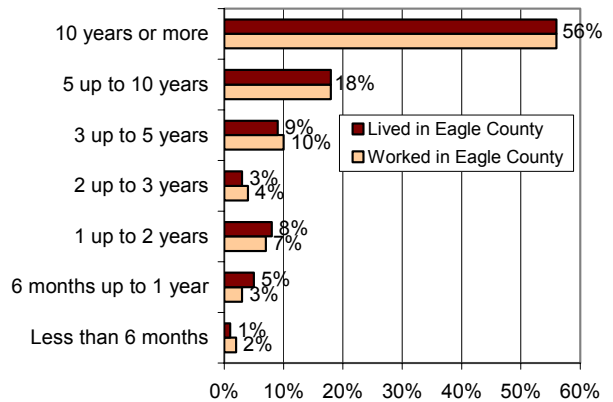
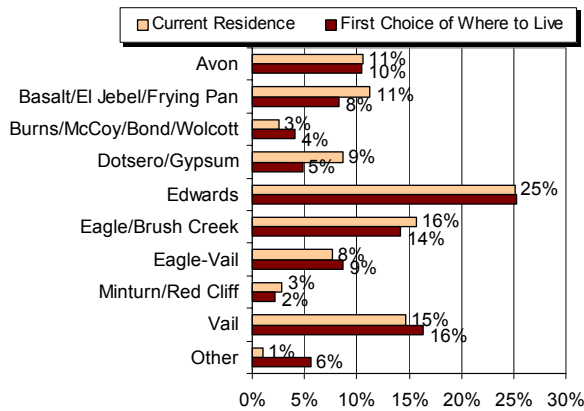
Household Composition	
Couple with child(ren)	31%
Couple, no child(ren)	40%
Adult living alone	12%
Unrelated roommates	10%
Single parent with child(ren)	1%
Family members and unrelated roommates	4%
Immediate and extended family members	2%
Other	1%
% with at least one 65+ person	8%
Average number of people in household	2.7

Tenure	%
Own	78%
Rent	22%

Would like to buy a new/different home	
Own	37%
Rent	75%

Employment Status	
Self-employed	38%
Employed by others	53%
Unemployed, and looking for work	0%
Unemployed, not looking for work	0%
Full-time homemaker	1%
Retired	7%
Full-time student	
Other	0%
Average number of employed adults	1.9

Work Location	Winter	Summer
Vail	25%	25%
Avon	21%	23%
Edwards	18%	18%
Eagle	14%	15%
Beaver Creek	12%	10%
Gypsum	5%	6%
Other Eagle County	4%	3%
Other	26%	30%



**Rate where you currently live (rated 4 or 5; scale 1 "poor" - 5 "excellent")**

Average	% 4,5 Excellent
Condition of home	4.2 76%
Exterior appearance	4.1 71%
Yard/lot size	3.7 57%
Adequacy of heating	4.1 74%
Safety/security	4.3 80%
Quality of neighborhood	4.4 84%

**Would you leave your employment to work closer to home if similar/suitable employment was available to you?**

	%
Yes - I would leave my employment	51%
No - I would not leave my employment	49%
Do you:	
Receive housing assistance	1%
Live in a deed-restricted residence	6%

## **Appendix B - Census Profile and Trends**

Information from the 2000 Census was reviewed for Eagle County as well as for each of the incorporated cities covered by this study. Decennial U.S. Census figures are based on actual counts of persons dwelling in U.S. residential structures. They include citizens, non-citizen legal residents, non-citizen long-term visitors, and illegal aliens. In recent censuses, estimates of uncounted housed, homeless, and migratory persons have been added to the directly reported figures. Census information provides a benchmark from which other information can be evaluated, in addition to providing insights as to community characteristics at the time of the census.

### **2000 Census Profile - Eagle County**

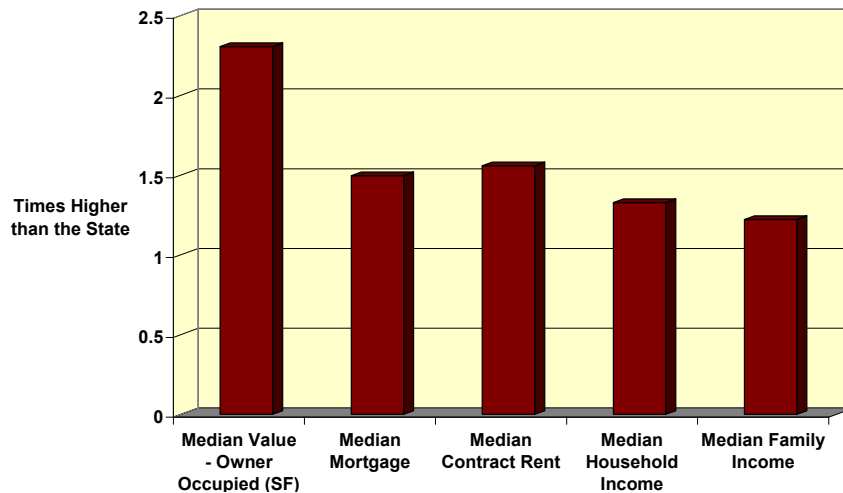
For Eagle County, an evaluation of the Census information revealed the following:

- Seasonal/recreational use of homes in Eagle County was about 27 percent, compared to the State at 4.0 percent. Overall, residents occupied about 69 percent of units in Eagle County.
- As of the 2000 Census, roughly 59 percent of homes in Eagle County were multi-family units (condominiums, townhomes, apartments and duplex/tri-plexes). Only about 33 percent of the homes were single-family detached structures. Another 9 percent of units were comprised of mobile/manufactured homes.
- At the time of the Census, 64 percent of homes occupied as primary residences were owner-occupied. Owners have slightly larger households (2.8 average household size) compared to renters (2.7 persons). Not surprisingly, most owner-occupied homes in Eagle County were occupied by families (70 percent). In the US Census, families are defined as a householder living with one or more people related to him or her by birth, marriage, or adoption. A relatively high percentage of renter occupied homes (41 percent) are also occupied by families.
- Residential development increased significantly from 1970 to 1980, in keeping with the overall growth cycle of the state and has continued. Roughly 22 percent of homes were built during this time and an estimated 41 percent of homes have been built from 1990 to 2000.
- Turnover in the county was fairly high, with 30 percent of residents noting they had moved into their current residence in the 15 months preceding the 2000 Census. Due to the timing of the US Census (April 2000), it is expected the high turnover is partially due to seasonal workforce conditions.
- Eagle County has a slightly higher percentage of one-person renter households (25 percent) than owner households (19 percent).
- At the time of the Census, the largest householder age group in Eagle County was 25 to 44 yrs (55 percent). A small percentage of households (5 percent) were headed by seniors (age 65+). This is low compared the State (16 percent).
- About 7.3 percent of households were overcrowded in Eagle County as of the Census (defined as having 1.01 persons or more per room). This includes 11.5 percent of renter households and 4.9 percent of owner households. Overcrowding may be slightly inflated due to peak season employment periods.
- The median income of owners at the time of the census was 1.5 times more (\$73,138) than renters (\$47,743). Renters were only slightly more likely to pay 30 percent or more of their income for housing (35 percent) than owners (33 percent). Cost burden is generally a growing problem, as the

number of households paying more than 30 percent of their monthly income for housing more than doubled between 1990 and 2000. In addition the percentage of cost-burdened households increased from 29 percent in 1990 to 34 percent in 2000.

- At the time of the Census, the median value of single-family, owner-occupied homes was \$369,100, an increase of over 170 percent since 1990 (\$135,900). Median contract rent increased 75 percent, from \$544 in 1990 to \$952 in 2000. In comparison, the median household income increased only 70 percent. These figures, along with increasing incidence of cost-burden, indicate that homes are continuing to become less affordable to Eagle County households.
- The median family income (as reported by HUD) increased 24 percent between 1999 (\$64,33) and 2006 (\$80,000).
- Some important comparisons between Eagle and the State of Colorado are also worth noting:
  - The median value of all single-family homes in Eagle County in 2000 (\$363,100) was about 2.3 times higher than the state of Colorado as a whole (\$160,100);
  - The median rent in Eagle County (\$952) was 1.6 times higher than in the state of Colorado as a whole (\$611) in 2000.
  - The median household income of Eagle County residents (\$62,682) was only 1.3 times higher than in the state of Colorado as a whole (\$47,203).

**Eagle County Compared to the State of Colorado; 2000 Census**



Source: 2000 Census

On the following pages, tabular summaries of US Census data are presented for reference purposes. Although dated, since the county is now seven years beyond the census, the results provide a relative measure of demographics and household conditions at the time of the census.



**Population and Household Profile (2000)**  
**Eagle County, CO – Pop. 41,659**

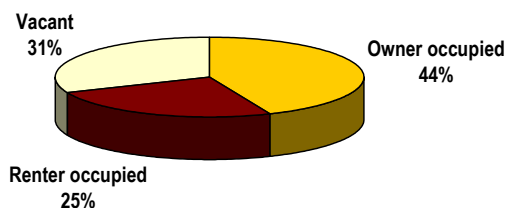
**Housing Unit Estimates and Physical Characteristics**

*Use/Tenure*

	#	%
Housing Units	22,111	100.0%
Occupied as primary home	15,148	68.5%
Owner occupied	9,649	63.7%
Renter occupied	5,499	36.3%
Vacant	6,963	31.5%
Seasonal/recreational use	5,932	26.8%

\* Percent of occupied units, not total units.

*Occupancy*



*Overcrowding/Occupants per Room*

	#	%
1.00 or less	14,042	92.7%
1.01 to 1.50	552	3.6%
1.51 or more	554	3.7%
Overcrowded	1,106	7.3%

*Kitchen and Plumbing Facilities - Occupied Units*

	#	%
Complete Kitchen	15,072	99.5%
Complete Plumbing	15,064	99.4%
Incomplete Kitchen	76	0.5%
Incomplete Plumbing	84	0.6%
Substandard Units	160	1.1%

*Type of Heat - Occupied Units*

	#	%
Utility gas	9,817	64.8%
Bottled, tank, or LP gas	784	5.2%
Electricity	3,998	26.4%
Wood	419	2.8%
Other fuel/none	130	0.9%

*Type of Structure*

	#	%
Single-Family	7,209	32.6%
Multi-Family	12,842	58.1%
Mobile Homes	2,045	9.2%

*Units in Structure*

	#	%
1-unit, detached	7,209	32.6%
1-unit, attached	3,507	15.9%
2 units	694	3.1%
3 or 4 units	1,763	8.0%
5 to 9 units	2,307	10.4%
10 to 19 units	1,765	8.0%
20 or more units	2,806	12.7%
Mobile home	2,045	9.2%
Boat, RV, van, etc.	15	0.1%

*Year Structure Built*

	#	%
1999 to March 2000	1,446	6.5%
1995 to 1998	3,781	17.1%
1990 to 1994	3,760	17.0%
1980 to 1989	5,906	26.7%
1970 to 1979	4,950	22.4%
1960 to 1969	1,176	5.3%
1940 to 1959	418	1.9%
1939 or earlier	674	3.0%
Built since 1990	8,987	40.6%

*Year Moved Into Current Residence*

	#	%
1999 to March 2000	4,508	29.8%
1995 to 1998	5,855	38.7%
1990 to 1994	2,526	16.7%
1980 to 1989	1,513	10.0%
1970 - 1979	566	3.7%
1969 or earlier	180	1.2%

**Household Demographics**

*Household Size*

	Total	Owners	Renters
Avg. Persons/Unit	2.73	2.76	2.67

*Persons Per Unit*

	Owners		Renters	
	#	%	#	%
1-person	1,810	18.8%	1,358	24.7%
2-person	3,402	35.3%	1,757	32.0%
3-person	1,697	17.6%	1,006	18.3%
4-person	1,663	17.2%	744	13.5%
5-person	647	6.7%	305	5.5%
6-person	225	2.3%	178	3.2%
7+ person	205	2.1%	151	2.7%
Total	9,649	100.0%	5,499	100.0%

*Bedrooms Per Housing Unit*

	#	%
No bedroom	547	2.5%
1 bedroom	2,157	9.8%
2 bedrooms	6,449	29.2%
3 bedrooms	8,081	36.5%
4 bedrooms	3,770	17.1%
5 or more bedrooms	1,107	5.0%

*Senior Households*

Age of Householder	Owners	Renters	Total
65 to 74 years	471	91	562
75 to 84 years	162	41	203
85 years and over	28	12	40
Total	661	144	805
% of Households	6.9%	2.6%	5.3%

*Households with Children*

	#	%
Total Households	15,148	100.0%
With one or more persons <18	5,254	34.7%
Married-couple family	4,144	27.4%
Single parent family	1,031	6.8%
Nonfamily households	79	0.5%

*Race/Ethnicity*

	#	%
White	13,665	90.2%
Black or African Amer.	35	0.2%
Am. Indian/Alaska Native	87	0.6%
Asian	108	0.7%
Hawaiian/ Pacific Islander	6	0.0%
Some other race	1,002	6.6%
Two or more races	245	1.6%
Hispanic or Latino	2,181	14.4%

*Household Type*

	Owners	Renters	Total	%
Total	9,649	5,499	15,148	100.0%
Family households	6,740	2,280	9,020	59.5%
Married-couple	5,960	1,621	7,581	50.0%
Male householder/ no wife	301	297	598	3.9%
Female householder/ no husband	479	362	841	5.6%
Nonfamily households	2,909	3,219	6,128	40.5%
Male householder	1,723	2,088	3,811	25.2%
Living alone	1,053	848	1,901	12.5%
Not living alone	670	1,240	1,910	12.6%
Female householder	1,186	1,131	2,317	15.3%
Living alone	757	510	1,267	8.4%
Not living alone	429	621	1,050	6.9%

*Age Distribution*

Age of Householder	Owners	Renters	Total	%
15 to 24 years	189	918	1,107	7.3%
25 to 34 years	1,843	2,221	4,064	26.8%
35 to 44 years	3,035	1,220	4,255	28.1%
45 to 54 years	2,641	763	3,404	22.5%
55 to 64 years	1,280	233	1,513	10.0%
65 to 74 years	471	91	562	3.7%
75 to 84 years	162	41	203	1.3%
85 years and over	28	12	40	0.3%

**Income, Housing Costs and Affordability**

*1999 Median Incomes*

<i>Median in 1999</i>	
Household Income	\$62,682
Owner Households	\$73,138
Renter Households	\$47,743
Family Income	\$68,226
Per Capita Income	\$32,011

*2006 Median Family Income – Eagle County (HUD)*

	<b>50%</b>	<b>80%</b>	<b>100%</b>
1 person	\$28,000	\$41,700	\$56,000
2 person	\$32,000	\$47,700	\$64,000
3 person	\$36,000	\$53,650	\$72,000
4 person	\$40,000	\$59,600	\$80,000
5 person	\$43,150	\$64,350	\$86,333
6 person	\$46,350	\$69,150	\$92,833

*Change - Median Family Income, 1999 – 2006 (HUD)*

<b>1999</b>	<b>2006</b>	<b>% Change</b>
\$64,333	\$80,000	24.4%

*Income Distribution*

	<b>Owners</b>	<b>Renter</b>	<b>Total</b>	<b>%</b>
Less than \$5,000	77	165	242	1.6%
\$5,000 to \$9,999	121	147	268	1.8%
\$10,000 to \$14,999	144	220	364	2.4%
\$15,000 to \$19,999	177	184	361	2.4%
\$20,000 to \$24,999	279	362	641	4.2%
\$25,000 to \$34,999	545	813	1358	9.0%
\$35,000 to \$49,999	1290	953	2243	14.8%
\$50,000 to \$74,999	2333	1407	3740	24.7%
\$75,000 to \$99,999	1718	652	2370	15.6%
\$100,000 - \$149,999	1657	407	2064	13.6%
\$150,000 or more	1314	183	1497	9.9%

*Percent of Income Spent on Housing*

	<b>Owners</b>	<b>Renters</b>	<b>Total</b>
<15%	1646	938	2,584
15 to 19%	689	763	1,452
20 to 24%	771	900	1,671
25 to 29%	649	623	1,272
30 to 34%	491	389	880
35+%	1,387	1,478	2,865
Not computed	8	311	319
% Cost Burdened	33.3%	34.6%	33.9%
# Cost Burdened	1,878	1,867	3,745

*Median Housing Prices/Costs*

<b>2000</b>	
Value – Owner Occupied (SF)	\$369,100
Value – Owner Occupied (all)	\$300,900
Mortgage	\$1,791
Gross Rent	\$1,007
Contract Rent	\$952

*Value of Owner-Occupied Units*

	<b>SF #</b>	<b>SF %</b>
Less than \$50,000	21	0.4%
\$50,000 to \$99,999	79	1.4%
\$100,000 to \$149,999	113	2.0%
\$150,000 to \$199,999	274	4.9%
\$200,000 to \$299,999	1329	23.6%
\$300,000 to \$499,999	2333	41.4%
\$500,000 to \$999,999	1054	18.7%
\$1,000,000 or more	438	7.8%

*Mortgage Amount*

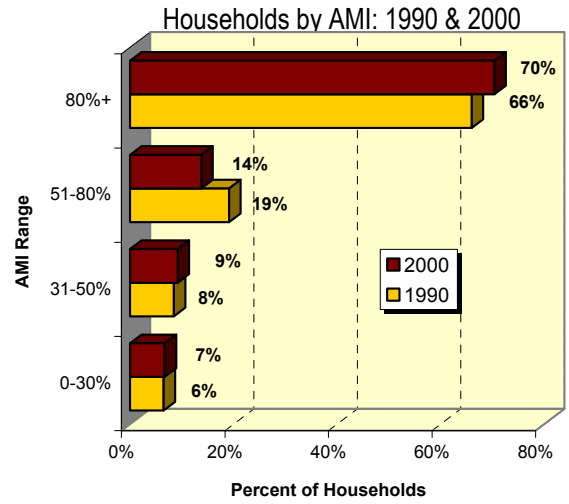
	<b>SF #</b>	<b>SF %</b>
Less than \$300	0	0.0%
\$300 to \$499	25	0.4%
\$500 to \$699	65	1.2%
\$700 to \$999	341	6.0%
\$1,000 to \$1,499	1,213	21.5%
\$1,500 to \$1,999	1,181	20.9%
\$2,000 or more	1,837	32.6%
With a mortgage	4,662	82.6%
Not mortgaged	979	17.4%

*Gross Rent*

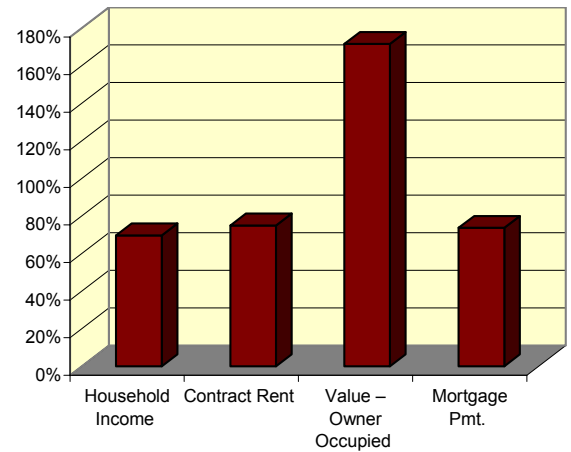
	<b>#</b>	<b>%</b>
Less than \$200	49	0.9%
\$200 to \$299	80	1.5%
\$300 to \$499	413	7.6%
\$500 to \$749	1,034	19.1%
\$750 to \$999	965	17.9%
\$1,000 to \$1,499	1,831	33.9%
\$1,500 or more	774	14.3%
No cash rent	256	4.7%

**Trends and Comparisons**

	1990	2000	% Change
<b>Population</b>	21,928	41,659	90.0%
<b>Housing Units &amp; Households</b>			
# Housing Units	15,226	22,111	45.2%
# Occupied Housing Units	8,354	15,148	81.3%
Recreational/Occasional	5,138	5,932	15.5%
Total Vacant	6,872	6,963	1.3%
Homeownership Rate	57.5%	63.7%	10.8%
<b>Household Size</b>			
Renters	2.42	2.67	10.3%
Owners	2.75	2.76	0.4%
Overcrowded Units	411	1,106	169.1%
<b>Affordability</b>			
Cost Burdened Households #	1,755	3,745	113.4%
Cost Burdened Households %	29.2%	33.9%	16.1%
<b>Average Incomes</b>			
Household Income	\$36,931	\$62,682	69.7%
Family Income	\$41,183	\$68,226	65.7%
Per Capita Income	\$18,202	\$32,011	75.9%
<b>Average Housing Costs</b>			
Contract Rent	\$544	\$952	75.0%
Value – Owner Occupied	\$135,900	\$369,100	171.6%
Mortgage Pmt.	\$1,031	\$1,791	73.7%



**Eagle County % Increase, 1990 & 2000**



**Comparison to State of Colorado**

	State of Colorado	Eagle County
Owner Occupied Units	67.3%	63.7%
Renter Occupied Units	32.7%	36.3%
Median Value – Owner Occupied (SF)	\$160,100	\$369,100
Median Mortgage (SF)	\$1,197	\$1,791
Median Contract Rent	\$611	\$952
Median Household Income	\$47,203	\$62,682
Median Family Income	\$55,883	\$68,226
Change in Household Income, 1990 - 2000	56.6%	69.7%
% Cost Burdened	29.3%	33.9%
Residential Growth Rate, 1990 - 2000	22.4%	45.2%

## 2000 Census-Community Highlights

A comparison of the housing characteristics and demographics for each community was prepared using the 2000 Census. Notable observations among the communities include:

- The three communities with the highest percentage of single-family structures are Redcliff (78 percent), Gypsum (63 percent) and El Jebel (59 percent). Correspondingly, the two communities with the lowest percentage of single-family structures are Avon (9 percent) and Vail (12 percent), which also have the highest percentage of multi-family structures (83 and 88 percent respectively).
- The communities with the largest percentage of units constructed between 1995 and March 2000 are Edwards (42 percent), Gypsum (36 percent) and Eagle (34 percent). Red Cliff (3 percent) and Vail (8 percent) had the lowest percentage of units constructed during that same time period. Significantly, Vail, between 1990 and 2000, saw a decrease in housing units from 6,102 in 1990 to 5,389 in 2000 (-11.7 percent). One explanation for this decrease is the conversion of large multi-unit structures, generally 20 units or more, into single-family residences and structures with between 3 and 9 units.
- The communities with the largest percentage of units constructed between 1995 and March 2000 are Edwards (42 percent), Gypsum (36 percent) and Eagle (34 percent). Red Cliff (3 percent) and Vail (8 percent) had the lowest percentage of units constructed during that same time period.
- The largest percentage of owner occupied homes were in El Jebel (80.3 percent), Gypsum (75.7 percent) and Edwards (72.5 percent). On the other hand, the communities with the highest percentage of renter occupied units were Avon (52.7 percent), Minturn (48.6 percent) and Vail (47.7 percent). Vail, by a large margin, also had the highest percentage of vacation/second homeowner units (59.8 percent). The next closest in percentage to Vail is Edwards at 27.9 percent vacation/second homeowner units.
- The communities with the largest percentage of married couples with children were Gypsum (44 percent), El Jebel (40 percent) and Eagle (37 percent). Vail (32 percent) and Avon (27 percent) had the highest percentage of households living with non-related roommates.
- The communities with the highest median household income are Edwards (\$70,869), Basalt (\$67,200) and Eagle (\$62,750). These do not necessarily correspond to the median single-family home prices, where Eagle's is among the three lowest median home prices (\$278,400). Vail has the highest median home price (\$575,000) with Edwards (\$487,900) and Eagle (\$417,400) following.
- Avon, of all the communities, has the highest percentage of overcrowded units (16 percent) and the highest percentage of cost-burdened households (42 percent).

Description	Eagle County	Avon	Basalt	Eagle	Edwards	El Jebel	Gypsum	Minturn	Red Cliff	Vail
<b>Population</b>	41,659	5,561	2,681	3,032	8,257	4,488	3,654	1,068	289	4,531
<b>Housing Units</b>										
Housing Units 1990	15,226	1,344	507	624	N/A	921	642	434	98	6,102
Housing Units 2000	22,111	2,557	1,218	1,116	3,953	1,483	1,210	448	122	5,386
% Change 1990 to 2000	45.2%	90.3%	140.2%	78.8%	N/A	61.1%	88.5%	3.2%	24.5%	-11.7%
<b>Tenure</b>										
Occupied as primary Home	15,148	1,890	1,052	1,064	2,852	1,433	1,150	399	109	2,165
Owner Occupied	63.7%	47.3%	67.5%	63.4%	72.5%	80.3%	75.7%	51.4%	67.9%	52.3%
Renter Occupied	36.3%	52.7%	32.5%	36.6%	27.5%	19.7%	24.3%	48.6%	32.1%	47.7%
Vacant	31.5%	26.1%	13.6%	4.7%	27.9%	3.4%	5.0%	10.9%	10.7%	59.8%
<b>Type</b>										
Single-family	33%	9%	45%	49%	37%	59%	63%	57%	78%	12%
Multi-family	58%	83%	49%	44%	51%	9%	18%	20%	8%	88%
Mobile homes	9%	8%	5%	7%	11%	33%	19%	22%	14%	0%
Other	0%	0%	0%	0%	0%	0%	0%	1%	0%	0%
<b>Year Structure Built</b>										
<b>Total Units</b>										
1995 to March 2000	24%	29%	30%	34%	42%	20%	36%	15%	3%	8%
1990 to 1994	17%	27%	25%	12%	28%	25%	12%	6%	2%	6%
1980 to 1989	27%	29%	23%	17%	22%	31%	23%	6%	5%	26%
1970 to 1979	22%	14%	7%	15%	5%	19%	15%	18%	26%	49%
1960 to 1969	5%	1%	7%	5%	3%	4%	3%	14%	5%	10%
1940 to 1959	2%	0%	4%	8%	0%	1%	2%	17%	7%	0%
1939 or earlier	3%	0%	4%	9%	0%	0%	8%	24%	52%	0%
<b>Year Moved to Current Residence</b>										
1995 to March 2000	68%	81%	72%	67%	77%	51%	67%	59%	47%	64%
1990 to 1994	17%	15%	18%	14%	16%	26%	15%	10%	5%	18%
1980 to 1989	10%	4%	7%	9%	5%	17%	13%	12%	8%	11%
1970 to 1979	4%	0%	2%	7%	2%	5%	3%	8%	15%	6%
1969 or earlier	1%	0%	0%	2%	0%	1%	1%	11%	24%	1%
<b>Avg. Persons per Unit</b>										
Total	2.73	2.81	2.55	2.80	2.89	3.12	3.17	2.68	2.65	2.09
Owner households	2.76	2.64	2.61	2.89	2.89	3.06	3.15	2.80	2.45	2.07
Renter households	2.67	2.95	2.42	2.66	2.91	3.36	3.23	2.55	3.09	2.11

Description	Eagle County	Avon	Basalt	Eagle	Edwards	El Jebel	Gypsum	Minturn	Red Cliff	Vail
<b>Persons per Units</b>										
1-person	21%	21%	24%	21%	18%	14%	12%	20%	23%	33%
2-persons	34%	32%	34%	30%	35%	29%	29%	36%	29%	41%
3-persons	18%	18%	18%	17%	17%	20%	20%	17%	22%	14%
4-persons	16%	14%	16%	20%	16%	20%	21%	15%	15%	8%
5+ persons	11%	14%	8%	12%	14%	16%	17%	12%	11%	3%
<b>Bedrooms per Unit</b>										
None	2%	3%	2%	3%	2%	1%	0%	5%	2%	4%
1-bedroom	10%	17%	9%	13%	4%	4%	0%	9%	11%	13%
2-bedrooms	29%	41%	33%	18%	24%	18%	0%	31%	41%	37%
3-bedrooms	37%	27%	34%	48%	37%	55%	0%	40%	37%	28%
4+ bedrooms	22%	13%	21%	19%	33%	21%	0%	14%	10%	18%
<b>Household Type</b>										
Senior Headed Households (age 65+)	5%	3%	5%	9%	5%	5%	4%	8%	18%	7%
Married couple with children	27%	22%	27%	37%	31%	40%	44%	25%	24%	10%
Married couple without children	23%	18%	23%	22%	26%	21%	25%	24%	26%	20%
Single parent	9%	12%	11%	11%	10%	13%	11%	13%	14%	5%
Living alone	21%	21%	24%	21%	18%	14%	12%	20%	23%	33%
Other non-family	20%	27%	15%	9%	16%	11%	8%	19%	14%	32%
<b>Household Income</b>										
Median Household Income	\$62,682	\$56,921	\$67,200	\$62,750	\$70,869	\$60,685	\$59,671	\$51,736	\$50,104	\$56,680
<b>Home Value</b>										
Median Value (Own, SF)	\$369,100	\$373,000	\$417,400	\$278,400	\$487,900	\$335,600	\$234,500	\$312,700	\$180,400	\$575,000
Median (Own, ALL)	\$300,900	\$230,200	\$379,900	\$265,500	\$373,800	\$263,400	\$222,400	\$289,000	\$170,800	\$340,900
<b>Mortgage</b>										
Median Mortgage	\$1,791	\$2,037	\$1,750	\$1,551	\$2,300	\$1,657	\$1,401	\$1,635	\$967	\$1,901
<b>Contract Rent</b>										
Median	\$952	\$954	\$1,159	\$738	\$1,057	\$1,027	\$785	\$734	\$1,053	\$904
<b>Race/Ethnicity</b>										
White	90.2%	80.3%	94.6%	91.0%	89.7%	92.2%	86.1%	87.2%	66.1%	95.4%
Black or African Amer.	0.2%	0.7%	0.1%	0.3%	0.2%	0.0%	0.3%	0.3%	0.9%	0.1%
Hispanic or Latino	14.4%	26.2%	7.1%	11.7%	14.7%	18.7%	22.9%	36.3%	51.4%	4.2%
Some other race	9.6%	19.0%	5.3%	8.7%	10.1%	7.8%	13.7%	12.5%	33.0%	4.5%

Description	Eagle County	Avon	Basalt	Eagle	Edwards	El Jebel	Gypsum	Minturn	Red Cliff	Vail
<b>Percent AMI</b>										
<30%	7%	10%	7%	4%	4%	7%	5%	9%	12%	7%
30 to 50%	9%	13%	7%	7%	10%	9%	10%	16%	6%	10%
50.1 to 80%	14%	14%	14%	7%	12%	18%	15%	19%	22%	14%
80.1 to 100%	16%	15%	13%	16%	12%	20%	25%	14%	20%	17%
100.1 to 120%	13%	14%	9%	17%	12%	12%	13%	11%	25%	13%
120.1% to 140%	9%	6%	14%	12%	10%	10%	12%	8%	6%	8%
Over 140%	32%	27%	37%	37%	40%	24%	20%	22%	9%	32%
<b>Housing Problems</b>										
Overcrowded units (#)	1,106	285	65	72	181	129	108	30	7	82
Overcrowded units (%)	7%	16%	6%	7%	6%	9%	9%	7%	6%	4%
Substandard units (#)	160	9	9	5	10	0	19	4	10	28
Substandard units (%)	1%	0%	1%	0%	0%	0%	2%	1%	9%	1%
Cost-burdened (30% or more for housing) (#)	3,745	552	314	218	731	345	305	101	24	517
Cost-burdened (30% or more for housing) (%)	34%	42%	39%	25%	36%	36%	34%	30%	25%	33%



## **Appendix C - Employer Survey Form and Open-Ended Comments**

**EAGLE COUNTY**

**EMPLOYER SURVEY**

Eagle County is sponsoring this study on housing. We need input from employers in the area to determine the extent to which the availability of housing for the workforce may be impacting employers and business operations and how needs may best be addressed. Information on your future business plans will help us better understand the housing-related needs of businesses and employees. Please respond to the questions below for all business locations of the same type you operate in Eagle County. If you operate more than one type of business in the county, please complete a separate survey for each business type. Note that all results are strictly **confidential** and the responses from individual businesses will not be reported.

Your participation in this effort is greatly appreciated. If you have questions regarding this questionnaire, please contact Sarah Brown at RRC Associates, Inc., the independent company assisting the County with this survey, at 1-888-449-4772, ext 120 (toll free). Thank you for your help.

**1. Name of business**

\_\_\_\_\_

Contact person (in case we have questions)

\_\_\_\_\_

Phone \_\_\_\_\_

Fax \_\_\_\_\_

**2. Type of business:**

- 01) [ ] Bar/restaurant
- 02) [ ] Construction
- 03) [ ] Education
- 04) [ ] Finance/banking
- 05) [ ] Government, transportation, public utilities
- 06) [ ] Professional services (legal, medical, technical, etc.)
- 07) [ ] Lodging/hotel **How many rooms/units**
- 08) [ ] Real estate/property **do you manage?**  
management \_\_\_\_\_ rooms or units
- 09) [ ] Commercial and personal services (auto repair, home/appliance repair, day care, salon, dry cleaner, etc.)
- 10) [ ] Recreation/entertainment
- 11) [ ] Retail sales (grocery, sporting goods, etc.)
- 12) [ ] Manufacturing or wholesale trade
- 13) [ ] Warehouse/storage
- 14) [ ] Utilities
- 15) [ ] Other: \_\_\_\_\_

**3. How many business locations do you have in Eagle County?**

\_\_\_\_\_ #

**4. What percentage of your business is conducted in Eagle County?**

\_\_\_\_\_ %

**5. What is the approximate net square footage of floor area your business occupies (include all Eagle County locations)? Please estimate your space as accurately as possible.**

\_\_\_\_\_ SF

*Net Floor Area square footage is the leaseable area in which the actual retailing, dining, repair, personal service (massage, medical service, etc.) or office activity occurs. Net square footage does not include hallways, bathrooms, walls, garages (except commercial parking lots) or storage areas (not associated with business activity).*

**6. Please indicate approximately how many YEAR ROUND AND SEASONAL workers you employ at your Eagle County location(s).**

NUMBER OF EMPLOYEES	YEAR-ROUND	WINTER	SUMMER
		SEASONAL	SEASONAL
Full-time (30+ hrs/wk)			
Part-time (<30 hrs/wk)			
<b>TOTAL</b>			

**7. How many of your employees speak Spanish as their primary language?**

\_\_\_\_\_ Number of employees

**8. If you hire seasonal employees, approximately what percent return to work for you from past seasons?**

\_\_\_\_\_ % of returning SUMMER seasonal workers

\_\_\_\_\_ % of returning WINTER seasonal workers

**9. How many positions with your business are currently unfilled?**

NUMBER OF EMPLOYEES	YEAR-ROUND	WINTER
		SEASONAL
Full-time (30+ hrs/wk)		
Part-time (<30 hrs/wk)		
<b>TOTAL</b>		

**10. If you have unfilled positions, can you briefly state why they are unfilled (e.g., lack of applicants, not currently looking to fill them, just became available, etc.)?**

\_\_\_\_\_  
\_\_\_\_\_

**11. How does the number of employees you have today compare to the number of employees you had 5 years ago?**

1) [ ] More employees today than 5 years ago

2) [ ] Fewer employees today than 5 years ago

3) [ ] No change

4) [ ] N/A – not in business 5 years

**(GO TO Q. 13)**

**12. If you have more employees today, please choose the ONE main reason why you have more employees:**

1) [ ] Increased the size of space in which you do business

2) [ ] Increased the number of locations for your business

3) [ ] More employees in the same space – expanded hours

4) [ ] More employees in the same space – more demanding clientele

5) [ ] Other: \_\_\_\_\_

1. **Within the next two years, do you plan to:**
  - 1) [ ] Increase your number of employees: How many? \_\_\_\_\_#
  - 2) [ ] Reduce your number of employees: How many? \_\_\_\_\_#
  - 3) [ ] Stay about the same
  - 4) [ ] Don't know
2. **How many of your employees will be retiring over the next two years?** \_\_\_\_\_#
3. **How many people, in your estimation, were not hired or left your employment last year because they:**
  - Lacked housing: \_\_\_\_\_ persons
  - Lacked transportation: \_\_\_\_\_ persons
  - Lacked day care: \_\_\_\_\_ persons
  - Found cost of living in Eagle County was too high: \_\_\_\_\_ persons
4. **Do you feel that the availability of affordable housing for the workforce in Eagle County is:**
  - 1) [ ] Not a problem
  - 2) [ ] One of the region's lesser problems
  - 3) [ ] A moderate problem
  - 4) [ ] One of the more serious problems
  - 5) [ ] The most critical problem in the region
5. **How has the ability to recruit and retain qualified employees changed for your business over the past three years?**
  - 1) [ ] Improved/gotten easier
  - 2) [ ] Stayed about the same
  - 3) [ ] Declined/gotten harder
  - 4) [ ] Don't know/not applicable
6. **To the best of your knowledge, where do your employees live? (Please enter the approximate number or percentage of employees that reside in each location.)**

NUMBER OR PERCENT

  - 01) \_\_\_\_\_# \_\_\_\_\_% Vail
  - 02) \_\_\_\_\_# \_\_\_\_\_% Edwards/Homestead/Singletree
  - 03) \_\_\_\_\_# \_\_\_\_\_% Avon
  - 04) \_\_\_\_\_# \_\_\_\_\_% Beaver Creek/Arrowhead
  - 05) \_\_\_\_\_# \_\_\_\_\_% Eagle-Vail
  - 06) \_\_\_\_\_# \_\_\_\_\_% Gypsum
  - 07) \_\_\_\_\_# \_\_\_\_\_% Minturn/Red Cliff
  - 08) \_\_\_\_\_# \_\_\_\_\_% Eagle
  - 09) \_\_\_\_\_# \_\_\_\_\_% Rural areas
  - 10) \_\_\_\_\_# \_\_\_\_\_% Summit County
  - 11) \_\_\_\_\_# \_\_\_\_\_% Lake County/Leadville
  - 12) \_\_\_\_\_# \_\_\_\_\_% Garfield County
  - 13) \_\_\_\_\_# \_\_\_\_\_% Other: \_\_\_\_\_

TOTAL \_\_\_\_\_# 100%

7. **Does your business provide your employees with any of the following work commute options? (CHECK ALL THAT APPLY)**
  - 1) [ ] Bus/shuttle service (operated by your business)
  - 2) [ ] Bus passes/coupons
  - 3) [ ] Car pooling/van pooling
  - 4) [ ] On-site company vehicle for employee errands
  - 5) [ ] Travel stipend (i.e., travel time compensation, etc.)
  - 6) [ ] Telecommuting—Number of employees? \_\_\_\_\_#
  - 7) [ ] Other: \_\_\_\_\_

8. **Do you assist with housing for any of your employees?**
  - 1) [ ] No (GO TO Q. 21)
  - 2) [ ] Yes—For how many employees? \_\_\_\_\_#

**AND**

**Please briefly describe the type of assistance you provide (e.g., rent assistance, master lease units, down payment assistance, home search assistance, etc.)**

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

9. **In the future, would you be willing to assist your employees with housing through one or more of the following methods?**

	<u>YES</u>	<u>NO</u>	<u>UNCERTAIN</u>
Master leasing rental units.....	1.....	2.....	x
Security deposits .....	1.....	2.....	x
Rent subsidies .....	1.....	2.....	x
Down payment loans/grants .....	1.....	2.....	x
Mortgage guarantees .....	1.....	2.....	x
Mortgage subsidies .....	1.....	2.....	x
Building housing on site.....	1.....	2.....	x
Building housing off site.....	1.....	2.....	x
Purchase existing housing.....	1.....	2.....	x

10. **Do you support a regional, countywide approach to produce affordable employee housing through any of the following?**

	<u>YES</u>	<u>NO</u>	<u>UNCERTAIN</u>
Administration of the housing authority.....	1.....	2.....	x
Development requirements.....	1.....	2.....	x
Fees/taxes for housing.....	1.....	2.....	x
Incentives for housing.....	1.....	2.....	x
Deed restrictions.....	1.....	2.....	x

**Do you have any additional comments about housing issues?**

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

**Thank you for your participation.  
Please return the survey by faxing to (303) 449-6587.**

- Check all that apply:**
- Please enter me in the drawing for a \$50 grocery certificate.
  - I would be willing to participate in a future focus group or research to help plan housing.

## Eagle County Employer Survey Comments, Verbatim

### Why you have unfilled positions

---

- ◆ Between seasons
- ◆ Can't find laborers
- ◆ Cost of housing
- ◆ Cost of living too high - cannot attract qualified people
- ◆ Difficulty finding qualified professionals
- ◆ Green card, CDL licence, speak English
- ◆ Hiring freeze
- ◆ Just became available (7)
- ◆ Just became available or lack of qualified candidates
- ◆ Lack of applicants - badly
- ◆ Lack of applicants (15)
- ◆ Lack of applicants and affordable housing
- ◆ Lack of applicants and people say it is too expensive to live up here
- ◆ Lack of applicants due to high housing costs
- ◆ Lack of applicants that have flexible hours because people have 2 jobs
- ◆ Lack of applicants, lack of people willing to relocate
- ◆ Lack of applicants; cannot find 6-month leases in Eagle County
- ◆ Lack of applicants; just became available 2
- ◆ Lack of applicants; lack of knowledge and experience
- ◆ Lack of applicants; season change
- ◆ Lack of office space
- ◆ Lack of qualified (or even unqualified) applicants
- ◆ Lack of qualified applicants (6)
- ◆ Lack of qualified, responsible applicants
- ◆ Lack of skilled applicants
- ◆ Lack of skilled help
- ◆ Lack of skilled labor
- ◆ Lack of workers, no response to ads
- ◆ Leaving due to lack of affordable housing
- ◆ Mostly summer seasonal openings; visas expiring
- ◆ New position
- ◆ No skilled labor available in this area, no affordable housing available
- ◆ Not looking to fill
- ◆ Not needed until summer
- ◆ Too late in season to retrain

### Other type of business

---

- ◆ Non-profit
- ◆ Private airport

### Other reason you have more employees than 5 years ago

---

- ◆ Acquired other condos
- ◆ Busier

- ♦ Busier!
- ♦ Client base increase
- ♦ Growing business
- ♦ Growing business
- ♦ Growing business
- ♦ Growing population, more services required (2)
- ♦ Growth in business
- ♦ Increase in service demand
- ♦ Increased business
- ♦ Increased business
- ♦ Increased demand
- ♦ Increased number of projects
- ♦ Larger population, more pupils
- ♦ More business
- ♦ More business
- ♦ More construction jobs
- ♦ More jobs going simultaneously
- ♦ More projects/larger jobs
- ♦ More shifts - going to 7-days a week
- ♦ More work
- ♦ More work
- ♦ Service demands
- ♦ Tripled size of business

Other employee residence location

---

- ♦ Aspen
- ♦ Aspen, Snowmass, Telluride area
- ♦ Basalt
- ♦ Basalt
- ♦ Bond, Wolcott, Glenwood Springs
- ♦ Carbondale, Basalt
- ♦ Chaffee, Routt, Mesa
- ♦ Denver
- ♦ Denver
- ♦ Dotsero
- ♦ Grand Junction
- ♦ Homeless, staying with owner in rural area
- ♦ Kremmling
- ♦ Park County
- ♦ Pitkin County
- ♦ Pitkin, Denver
- ♦ Routt, Denver

Other work commute options provided

---

- ♦ Car rentals
- ♦ Eight have company vehicles

- ♦ Flex-time
- ♦ Flex-time
- ♦ Free parking underground Riverwalk
- ♦ Fuel reimbursement for business errands
- ♦ Mileage reimbursement
- ♦ Mileage reimbursement
- ♦ Pay for gas

Other housing assistance provided

---

- ♦ Affordable rent in my own home
- ♦ Cost of living adjustments, relocation bonus, home search, loans for down payments
- ♦ Down payment assistance
- ♦ Down payment assistance
- ♦ Down payment assistance, own homes for employee purchase or rent with deed restrictions
- ♦ Employee housing unit
- ♦ Home search assistance
- ♦ Home search assistance and application to Middle Creek - Middle Creek is awful
- ♦ I own condo, temp people stay there
- ♦ Interest free loan to move into Basalt
- ♦ Low rent in on-site housing
- ♦ Lower deposit, no credit check, can leave/start contract at any time, apartments are fully furnished
- ♦ Master lease units 4
- ♦ Occasional temporary subsistence as they relocate, get settled or work away from "home base"
- ♦ Onsite housing
- ♦ Onsite housing, first-time homeowner incentive, master leasing
- ♦ Paid well
- ♦ Pay half rent
- ♦ Provide home search assistance, provide housing on premises
- ♦ Relocation allowance, no interest short term loan
- ♦ Rent assistance
- ♦ Rent assistance and master lease units
- ♦ Rent assistance, master lease, built 8 units for employees required by Vail when built school
- ♦ Rent paid
- ♦ Rental advance up to \$3,000 or 2/3, paid back through payroll deductions
- ♦ Search and secure for them
- ♦ Sublease apartments from county and rent to employees at a discount
- ♦ Town owned residence
- ♦ We are buying a house for employee housing as I cannot get skilled labor to move to the area without affordable housing
- ♦ We are exploring a down payment assistance program
- ♦ We partner with the town of Vail who provide housing for golf operations in the summer

## **Appendix D - Household Survey Form and Open-Ended Comments**





14. If not satisfied or very dissatisfied with your residence or community, can you briefly describe why?

\_\_\_\_\_

\_\_\_\_\_

15. IF YOU WERE TO BUY OR RENT A DIFFERENT HOME, which of the following communities would be your first choice and second choice of where to live, assuming that housing would cost the same in each community?

	FIRST CHOICE		SECOND CHOICE
01)	<input type="checkbox"/>	Avon	<input type="checkbox"/>
02)	<input type="checkbox"/>	Basalt/El Jebel/Frying Pan	<input type="checkbox"/>
03)	<input type="checkbox"/>	Beaver Creek/Arrowhead	<input type="checkbox"/>
04)	<input type="checkbox"/>	Bond/McCoy/Highway 131	<input type="checkbox"/>
05)	<input type="checkbox"/>	Burns/Colorado River Road	<input type="checkbox"/>
06)	<input type="checkbox"/>	Dotsero	<input type="checkbox"/>
07)	<input type="checkbox"/>	Edwards	<input type="checkbox"/>
08)	<input type="checkbox"/>	Eagle/BrushCreek	<input type="checkbox"/>
09)	<input type="checkbox"/>	Eagle-Vail	<input type="checkbox"/>
10)	<input type="checkbox"/>	Gypsum/Gypsum Creek	<input type="checkbox"/>
11)	<input type="checkbox"/>	Minturn/Redcliff	<input type="checkbox"/>
12)	<input type="checkbox"/>	Vail-Incorporated	<input type="checkbox"/>
13)	<input type="checkbox"/>	Vail-Unincorporated	<input type="checkbox"/>
14)	<input type="checkbox"/>	Wolcott/Bellyache Ridge	<input type="checkbox"/>
15)	<input type="checkbox"/>	Other: _____	<input type="checkbox"/>

16. Do you own or rent your residence?

- 1)  Own (GO TO Q.20)
- 2)  Rent
- 3)  Other-caretaker, house sit, stay with friends

IF YOU RENT, CARETAKE OR OTHERWISE DO NOT OWN YOUR RESIDENCE:

17. Within the next three years, do you want to:

- 1)  Buy a home (GO TO Q.21)
- 2)  Stay at same residence (GO TO Q.27)
- 3)  Consider renting a new or different home (CONT. TO Q.18)

IF YOU WOULD CONSIDER RENTING A NEW OR DIFFERENT HOME:

18. IF YOU WOULD CONSIDER RENTING A HOME, using a 1, 2 and 3, where "1" is your first choice, please rank your top three housing preferences to rent: (MARK ONLY THREE)

- \_\_\_\_\_ Apartment
- \_\_\_\_\_ Condominium
- \_\_\_\_\_ Townhouse/duplex
- \_\_\_\_\_ Mobile home
- \_\_\_\_\_ Room without kitchen
- \_\_\_\_\_ Single-family detached house
- \_\_\_\_\_ Caretaker unit
- \_\_\_\_\_ Dormitory with efficiency kitchen
- \_\_\_\_\_ Private room and bath, shared kitchen & living room
- \_\_\_\_\_ Other: \_\_\_\_\_

19. IF YOU WOULD CONSIDER RENTING A HOME, list your preferences for the following:

	LOW PREFERENCE			HIGH PREFERENCE	
Long-term lease (12+ mos.)	1	2	3	4	5
Short-term lease (1-6 mos.)	1	2	3	4	5
Affordability	1	2	3	4	5
Flexibility to change living situation	1	2	3	4	5

(GO TO Q.27)

IF YOU ARE CURRENTLY A HOMEOWNER:

20. Are you looking for a new home, or would you consider buying a different home within the next 2 to 3 years?

- 1)  No (GO TO Q. 27)
- 2)  Yes, I want to buy a home

IF YOU WOULD CONSIDER BUYING A NEW OR DIFFERENT HOME:

21. IF YOU WANT TO BUY A HOME, why?

- 1)  To be closer to work
- 2)  To find a larger home
- 3)  To live in a different community
- 4)  To find a smaller home
- 5)  To live closer to city/town services
- 6)  To live in a more rural setting
- 7)  To find a less expensive home
- 8)  Other (please describe): \_\_\_\_\_

22. IF YOU WANT TO BUY A HOME, what type of residence would you choose and how many bedrooms would you need?

	FIRST CHOICE	SECOND CHOICE	TYPE	BEDROOMS				
1)	<input type="checkbox"/>	<input type="checkbox"/>	Condo	1	2	3	4	5+
2)	<input type="checkbox"/>	<input type="checkbox"/>	Townhome	1	2	3	4	5+
3)	<input type="checkbox"/>	<input type="checkbox"/>	Duplex	1	2	3	4	5+
4)	<input type="checkbox"/>	<input type="checkbox"/>	Single-Family	1	2	3	4	5+
5)	<input type="checkbox"/>	<input type="checkbox"/>	Manufactured Home	1	2	3	4	5+
6)	<input type="checkbox"/>	<input type="checkbox"/>	Mobile Home	1	2	3	4	5+

23. IF YOU WANT TO BUY A HOME, how much would you be willing to pay to purchase your first and second choice home (from Q.22 above)?

	FIRST CHOICE	SECOND CHOICE	
01)	<input type="checkbox"/>	<input type="checkbox"/>	Less than \$95,000
02)	<input type="checkbox"/>	<input type="checkbox"/>	\$95,000 to \$124,999
03)	<input type="checkbox"/>	<input type="checkbox"/>	\$125,000 to \$149,999
04)	<input type="checkbox"/>	<input type="checkbox"/>	\$150,000 to \$199,999
05)	<input type="checkbox"/>	<input type="checkbox"/>	\$200,000 to \$249,999
06)	<input type="checkbox"/>	<input type="checkbox"/>	\$250,000 to \$299,999
07)	<input type="checkbox"/>	<input type="checkbox"/>	\$300,000 to \$349,999
08)	<input type="checkbox"/>	<input type="checkbox"/>	\$350,000 to \$399,999
09)	<input type="checkbox"/>	<input type="checkbox"/>	\$400,000 to \$499,999
10)	<input type="checkbox"/>	<input type="checkbox"/>	\$500,000 to \$599,999
11)	<input type="checkbox"/>	<input type="checkbox"/>	\$600,000 or more

24. Would you be willing to pay more for a home that is located in your FIRST CHOICE COMMUNITY (from Q.15 above)?

- 1)  Yes: How much more? \$ \_\_\_\_\_
- 2)  No

25. To live in your FIRST CHOICE COMMUNITY, would you consider purchasing a deed-restricted residence (an affordable residence priced below market rate that could appreciate in value at most 3.5 percent per year)?

- Yes, if I could pay less than the amount reported in Q.23  
How much less? \$ \_\_\_\_\_
- Yes, for the amount reported in Q.23
- No
- Uncertain

Any comments on your response? \_\_\_\_\_

26. How much do you have available for a down payment? (Include the portion of home equity you could spend on a down payment if you were to sell a home you now own.)

\$ \_\_\_\_\_

**ALL SURVEY PARTICIPANTS**

27. If at least one person is age 65 or older in your household, please indicate how likely you would be to use the following services. (Use a scale of 1 for "Would not use" to 5 for "Definitely would use." Please circle DK for don't know, as appropriate.)

	WOULD NOT USE					DEFINITELY WOULD USE		Don't Know
	1	2	3	4	5	DK		
Affordable rental housing								
Rental housing that includes services (meals, transp., activities)								
Reverse mortgage that lets you access equity in your home								
Assistance to make your home more accessible								
Living in a community that is solely for persons age 65 or older								

28. When you retire, how likely are you to stay in the region?

NOT AT ALL LIKELY				EXTREMELY LIKELY
1	2	3	4	5

29. If you own a free market home in Eagle County, are you planning to sell it when you retire?

- 1)  Yes    2)  No    3)  Don't know

(IF YES) Where will you move upon retirement?

- 1)  Stay in the same community  
 2)  Move elsewhere in Eagle County: Where? \_\_\_\_\_  
 3)  Move out of Eagle County

30. Please indicate how important the following factors were to you when selecting your current place of residence. (Use a scale from 1 to 5 where 1 = Not At All Important and 5 = Extremely Important)

	NOT AT ALL IMPORTANT					EXTREMELY IMPORTANT				
	1	2	3	4	5	1	2	3	4	5
Proximity to my place of employment										
Proximity to places of employment for other members of my household										
Proximity to services (shopping, transportation, etc)										
Proximity to daycare										
Quality of schools										
Community amenities (recreation, parks, libraries, etc.)										
Community character (family oriented, neighborhood appeal, etc.)										
Cost of housing to buy/rent										
Type of residence (single-family, duplex, condominium, etc.)										
Proximity to bus/shuttle service										
Proximity to skiing/outdoor recreation										
Other important considerations? _____										

31. For you and your household, please rate the importance of the following items in your choice for housing. (Use a scale from 1 to 5 where 1 = Not At All Important and 5 = Extremely Important)

AMENITIES	NOT AT ALL IMPORTANT					EXTREMELY IMPORTANT				
	1	2	3	4	5	1	2	3	4	5
Energy efficiency										
In-unit washer/dryer										
On-site laundry facilities										
Garage/covered parking										
Sunlight										
Extra storage										
Office space for business use										
Workshop space										
Multiple bathrooms										
<b>NEIGHBORHOOD/PROPERTY FEATURES</b>										
Private yard/outdoor space										
Shared common areas										
Woodburning allowed										
Woodburning prohibited										
Garden space										
Pets allowed										
Livestock allowed										
Other features or amenities: _____										

32. How many adults over the age of 18 in your household are employed? (CIRCLE ONE)

- 0    1    2    3    4    5+

33. Please describe the employment status of each person over the age of 18 in your household: (MARK ALL THAT APPLY)

	ADULT:	(YOU)				(IF APPLICABLE)			
		#1	#2	#3	#4	#1	#2	#3	#4
1) Self-employed	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2) Employed by others	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3) Unemployed, and looking for work	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4) Unemployed, not looking for work	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5) Full-time homemaker	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6) Retired	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7) Full-time student	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8) Other	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**IF ALL ARE RETIRED OR UNEMPLOYED, GO TO Q. 40**

34. How many jobs do employed adults in your household (persons 18 or over only) work in the SUMMER and WINTER?

	WINTER		SUMMER	
	ALL Employed Adults		ALL Employed Adults	
FULL time				
PART time				
TOTAL				

35. Current job category, if employed: (MARK ALL THAT APPLY)

	YOU	TYPE OF EMPLOYMENT	OTHER WORKERS
01)	[ ]	Health care/social assistance	[ ]
02)	[ ]	Education (public & private schools, training programs, etc.)	[ ]
03)	[ ]	Government (excluding public schools)	[ ]
04)	[ ]	Construction	[ ]
05)	[ ]	Manufacturing	[ ]
06)	[ ]	Utilities or transportation	[ ]
07)	[ ]	Accommodations/lodging	[ ]
08)	[ ]	Bar/restaurant	[ ]
09)	[ ]	Retail trade (grocery, sporting goods, etc.)	[ ]
10)	[ ]	Arts, entertainment, recreation (includes museum, ski resort, guiding, etc.)	[ ]
11)	[ ]	Finance, banking, insurance, real estate	[ ]
12)	[ ]	Professional, scientific, technical services (legal, medical, accounting, architecture, etc.)	[ ]
13)	[ ]	Other services (personal, daycare, auto repair, information, advertising, etc.)	[ ]
14)	[ ]	Other (please describe):	[ ]

36. Where do you and other adults (persons 18 or over only) in your household work? (MARK ALL THAT APPLY)

Please note the primary location of your job for each season. If you work at the same job year-round, please mark BOTH boxes.

	Winter		Work Location	Summer	
	You	Other workers		You	Other Workers
01)	[ ]	[ ]	Vail	[ ]	[ ]
02)	[ ]	[ ]	Avon	[ ]	[ ]
03)	[ ]	[ ]	Beaver Creek	[ ]	[ ]
04)	[ ]	[ ]	Edwards	[ ]	[ ]
05)	[ ]	[ ]	Eagle	[ ]	[ ]
06)	[ ]	[ ]	Gypsum	[ ]	[ ]
07)	[ ]	[ ]	Other Eagle County	[ ]	[ ]
08)	[ ]	[ ]	Garfield County	[ ]	[ ]
09)	[ ]	[ ]	Lake County	[ ]	[ ]
10)	[ ]	[ ]	Summit County	[ ]	[ ]
11)	[ ]	[ ]	Other _____	[ ]	[ ]
12)	[ ]	[ ]	Various sites	[ ]	[ ]

37. When commuting to work, what is your primary mode of travel?

- 1) [ ] Car (one person)
- 2) [ ] Bus
- 3) [ ] Bicycle
- 4) [ ] Carpool/vanpool (2+ people)
- 5) [ ] Walk
- 6) [ ] Telecommute — # days/week: \_\_\_\_\_
- 7) [ ] Other: \_\_\_\_\_

44. Do you have any additional comments or suggestions concerning the availability of housing in Eagle County to meet your household's needs?

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38. Are you looking to leave your current employment within the next two years?

- [ ] No (GO TO Q. 40)
- [ ] Yes – will leave my current job, but will find other work IN Eagle County
- [ ] Yes – will leave my current job and find other work OUTSIDE of Eagle County
- [ ] Yes – retiring or will otherwise not be searching for other work
- [ ] Yes – other \_\_\_\_\_

39. Would you leave your current employment to work closer to home if similar/suitable employment was available nearer your residence?

- [ ] Yes
- [ ] No

It is very important that we know some details about your household to fully understand your needs. Please remember that this survey is CONFIDENTIAL.

40. What is your household's current total monthly RENT and/or MORTGAGE PAYMENT?

- \$ \_\_\_\_\_ per month
- OR
- [ ] Do not pay rent or mortgage
- [ ] Mortgage paid off

41. What are your monthly homeowner fees?

- \$ \_\_\_\_\_ per month
- OR [ ] Do not pay HOA fees

42. What is the approximate average monthly cost of household utilities, including gas, electricity, water, trash (not phone or cable TV)?

- \$ \_\_\_\_\_ per month
- OR [ ] Included in rent

43. What is the combined gross annual income of all household members (before taxes)?

- \$ \_\_\_\_\_

**THANK YOU FOR YOUR PARTICIPATION!**

If you would like to be entered into the DRAWING, please fill out your name and phone number on the insert and return it with this survey.

### Household Survey Open-Ended Comments, Verbatim

#### Where is your residence located? (other)

---

- ♦ Colorado River Road
- ♦ Cordillera
- ♦ Cordillera
- ♦ Dowd Junction
- ♦ Eagle - outside city limits
- ♦ Eagle -- unincorporated
- ♦ Eagle -- unincorporated
- ♦ Eagle -- unincorporated
- ♦ Eagle County Unincorporated
- ♦ Eagle/Terrace
- ♦ East Vail
- ♦ Eby Creek -- Unincorporated Eagle County
- ♦ Eby Creek Mesa (Eagle area)
- ♦ El Jebel
- ♦ Silverthorne
- ♦ Singletree
- ♦ Sweetwater
- ♦ Sweetwater area
- ♦ Sweetwater Creek
- ♦ Sweetwater Road
- ♦ Wildridge
- ♦ Woody Creek

#### Other type of residence

---

- ♦ Apartment attached to house
- ♦ Camper
- ♦ Home with rental caretaker apartment
- ♦ In laws apartment
- ♦ Lock-off
- ♦ Lock-off
- ♦ Lock-off
- ♦ Lock-off
- ♦ Lower level apt in townhome
- ♦ Mobile rented on rented land
- ♦ Ranch
- ♦ Rental cabin 280 sq ft
- ♦ Single-family home with lock off unit
- ♦ Triplex
- ♦ Triplex

#### Household - other

---

- ♦ With wife's aged mother

Deed-Restricted Complex/Neighborhood

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- ◆ Aspen Basalt Campground
- ◆ Aspen Junction
- ◆ Bluffs
- ◆ Bluffs in Eagle
- ◆ Booth Creek town home
- ◆ Brett Ranch VA
- ◆ Buckhorn Valley
- ◆ CDOT trailer park
- ◆ Chapel Square
- ◆ Chatfield Corners
- ◆ Cordillera
- ◆ Eagle Ranch
- ◆ Eagle Ranch Redstone
- ◆ Eagle Ranch- West Village Condos
- ◆ Eagle River Village
- ◆ Eagle Vail Comm.
- ◆ Founders Place Eagle Ranch
- ◆ Gypsum Estates
- ◆ Homestead/Stag's Leap
- ◆ Koonces Trailer Park
- ◆ Lake View
- ◆ Lodge at Brookside
- ◆ Lodges at Timber Creek
- ◆ Miller Ranch
- ◆ Miller Ranch
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- ◆ Miller Ranch
- ◆ Miller Ranch
- ◆ Mountain Vista
- ◆ Mountain Vista Sheraton
- ◆ Pinion Valley townhouses

- ♦ Ridge at Vail townhomes
- ♦ Riverwalk
- ♦ Riverwalk Village Market Building
- ♦ Sandstone
- ♦ Seterhus Townhomes
- ♦ Southside
- ♦ Southside Townhomes
- ♦ The Bluffs
- ♦ Two River Village
- ♦ Vail Commons
- ♦ Vail Commons
- ♦ Waive all realtor fees

How is your household likely to change in the next 5 years? (other)

---

- ♦ 6 mos. out of Vail
- ♦ Be sold
- ♦ Build a house
- ♦ Building new home
- ♦ Buy a house
- ♦ Buy home
- ♦ Depends on interest rates
- ♦ Divorce
- ♦ Drop at least one roommate
- ♦ Get 4th job
- ♦ Grandchild
- ♦ I will move out of Eagle County because the cost of living
- ♦ Keep house for part time
- ♦ Likely to move due to high cost of real estate
- ♦ Marriage
- ♦ May downsize or move
- ♦ May have children
- ♦ May have to move/change jobs if housing situation stays the same
- ♦ May move out of Eagle County
- ♦ May move within Eagle County
- ♦ May rent to return to college due to low pay and cost of living
- ♦ Maybe move within Eagle County
- ♦ Move part time
- ♦ Move to town home
- ♦ New owner will remove house
- ♦ One resident will need care.
- ♦ Rent house
- ♦ Roommate
- ♦ Taxes too high
- ♦ Will build larger home
- ♦ Will move out of Eagle County -- too expensive
- ♦ Will not spend all year in Eagle County

If not satisfied with your residence, why?

---

- ♦ 280 sq ft cabin is fine as a single guy but not enough if starting a family.
- ♦ 6th traffic and speed, 45 mph is too fast
- ♦ Air quality is falling with too many trucks
- ♦ Amount of people and vehicles in area and loud music
- ♦ Area too expensive to live in anymore -- taxes, etc
- ♦ Avon makes poor planning and road options
- ♦ Avon schools and community overrun with illegal immigrants
- ♦ Because of planned development
- ♦ Because Town of Vail seems to cater to the wealthy and lack of long term career opportunity
- ♦ Being taxed off my land since 1982
- ♦ Builder cut corners and structure integrity suffered. Fixing items already paid for.
- ♦ Business zone adjacent to residential brings home value down
- ♦ Can't afford a better house
- ♦ Close to bar, lots of non-native, non-English speaking neighbors
- ♦ Community growth strains area, taxes, roads, no adequate pricing
- ♦ Cost of living is way too high; too much traffic
- ♦ Cost of living, affordable property
- ♦ Cost/distance relationship
- ♦ County is not doing enough to be sure new development is not impacting old negatively.
- ♦ Crime, problem neighbors, and children
- ♦ Currently very happy, repercussions of the Ginn development may change that.
- ♦ Daycare is nowhere to be found and cost way too much
- ♦ Dealings with Dusty Walls have been unsatisfying and town of Eagle's direction with future developments
- ♦ Dirty, drugs, rats, no snow removal, illegal immigrants, construction workers, no parking, thefts, broken fire alarms, animal excrement
- ♦ Dogs
- ♦ Don't like big box stores
- ♦ Eagle County too expensive to live when one retires
- ♦ Eagle has grown too quickly and infrastructure is lacking.
- ♦ Eagle should have better access to various stores. You cannot walk everywhere.
- ♦ Edwards is the closest thing to a real town in the Vail Valley
- ♦ Electric heat averages \$260 month
- ♦ Enforce covenants better
- ♦ Expensive
- ♦ Expensive for not great quality. Would like to own but can't afford to and I don't qualify for deed-restricted county housing.
- ♦ Failure to enforce Willowstone covenants by HO Assoc and law enforcement, parking
- ♦ Family of 5 cannot afford to buy into market in Eagle County
- ♦ For single-family residences , we have a lot of multiple families and room rentals in the area
- ♦ From prior real estate transactions we are able to build our dream home
- ♦ Getting too crowded
- ♦ Giving away money on rent. Would prefer to buy and earn equity.
- ♦ Go
- ♦ Great neighborhood; can walk to shops

- ♦ Growing too fast
- ♦ Growth in county lacks planning for over-building, traffic and safety
- ♦ High end neighborhood
- ♦ High fees for HOA and no maintenance to area
- ♦ Highway 6 is a mess coming in from airport. Have previously been dissatisfied with Broadway, but it is evolving.
- ♦ Highway noise!
- ♦ Home based business
- ♦ Home is not well built resulting in floods and other repairs
- ♦ Homeowners Assoc. & increasing fees too quickly to keep up with
- ♦ House is not big enough for growing family
- ♦ House needs fixed up
- ♦ House not very large; cost to remodel high; town guidelines difficult
- ♦ House too small, few neighbors
- ♦ Housing costs are absurd
- ♦ I am satisfied but plan to move because of high cost.
- ♦ I do not like renting an apartment
- ♦ I live in an "employee housing" area of Vail -- all transients
- ♦ I love the community but not where I live.
- ♦ I make the same \$\$ (waitress) I did when I moved here in 1982.
- ♦ I rent a room in a house which is fine. However, I cannot afford my own home which is not good.
- ♦ I wish I could afford acreage in Eagle
- ♦ I wish there were more recycling drop offs
- ♦ I work 60 hours a week to live in the lowest priced neighborhood
- ♦ I would like to own my own residence
- ♦ I would rather not live in a mobile home, but my spouse will not move
- ♦ I-70 noise and traffic
- ♦ I-70 traffic and noise
- ♦ I'd like to be able to buy
- ♦ Illegals
- ♦ Increased crime in the area (robberies, parking problems)
- ♦ It will change when Ginn builds his project
- ♦ It would be nice to have a yard or a duplex with no roommates
- ♦ It's a "fixer upper" and I have no money or skills to do so
- ♦ It's great but we rent. When our lease is up I don't know what we will do.
- ♦ It's great in Edwards
- ♦ It's too small; high rent; poor heating system equals huge electric bill
- ♦ It's very expensive to live here
- ♦ Just dissatisfied with county commissioners. We voted to not have home rule and childcare.
- ♦ Lack of childcare available
- ♦ Lack of modern community features, like a sidewalk
- ♦ Lack of office space
- ♦ Lack of parking in town of Eagle. Lack of noise control.
- ♦ Landlord does not take care of the property
- ♦ Landlord is too money hungry. Have paid for space and it's wasted money.
- ♦ Leadership of Eagle County schools is very poor.



- ♦ Limited parking, other homes have multiple families living in them
- ♦ Loss of sense of community due to 2nd home owners
- ♦ Lot size, house size, and home owner is an ass
- ♦ Loud neighbors
- ♦ Loud neighbors, no respect for others or for property
- ♦ Low economy; unused cars in parking lot; trash; high population neighbors
- ♦ Maintenance
- ♦ Many condos have 4+ people and who leave glass bottles on cars
- ♦ Marketing/development company
- ♦ Media, travel
- ♦ Messy neighbors; too many people in one house
- ♦ Mortgage too high
- ♦ Multiple families buying one house and have 10-12 people and 4-6 cars at the house
- ♦ My neighbors (same building) are very nasty
- ♦ My next door neighbor is trashy! We have to call the cops a lot.
- ♦ My residence is part of a poor HOA and I have no yard
- ♦ My town home has been poorly built
- ♦ Need a bigger home
- ♦ Need more low cost housing for people that live and work here
- ♦ Need rec center within town limits
- ♦ Needs to be updated -- new entry to neighborhood, landscaping, sidewalks, etc
- ♦ Neighbor with a dump truck recently moved in
- ♦ Neighbors are not friendly like when I was growing up
- ♦ Neighbors are not interested in spending money to improve roads
- ♦ Neighbors don't take care of property. Overcrowded complex.
- ♦ Neighbors have caused problems in the past (one unit only)
- ♦ Neighbors have unsightly homes/yards; Red Cliff mismanagement of funds
- ♦ Nightclub (Rumpus Room) has brought noise and late-night traffic
- ♦ No amenities and nearest grocery store and service station are 27 miles away
- ♦ No amenities in Gypsum
- ♦ No covenants, poor construction
- ♦ No dogs on bike trails in winter
- ♦ No garage
- ♦ No Hallmark, video store, department store, Marshall's, TJ Maxx, big shoe stores
- ♦ No outside storage allowed or provided for
- ♦ No place for kids to play; laundry (not enough for all the apartment)
- ♦ No privacy and close neighbors
- ♦ No sense of community
- ♦ No space
- ♦ Noise of interstate
- ♦ Not Eagle Co.
- ♦ Not enough events to bring people together (building a neighborhood)
- ♦ Not enough police presence to combat drugs in area
- ♦ Not in "city limits" of Eagle
- ♦ Not much sense of neighborhood
- ♦ Not satisfied with size of home

- ♦ Old rundown, small for growing family, expensive
- ♦ Older home, needs renovation
- ♦ Our place is small and we cannot afford to buy a larger home
- ♦ Outside Eagle City limits, pay significantly more for utilities
- ♦ Over-building of homes
- ♦ Overpopulated, too much trash, not enough parking, poor maintenance of common areas
- ♦ Parking issues on street; small lot; quality of housing structure
- ♦ Parking of snowmobiles, 4 wheelers in front yards is not enforced
- ♦ People are not very friendly
- ♦ People in county offices are too worried about letting in any more second home owners (weak)
- ♦ People on crack and cross street trash all over lawn; harassment; total scum
- ♦ Prairie dogs destroying landscaping
- ♦ Public transportation
- ♦ Quality of construction
- ♦ Real Estate
- ♦ Rental unit with no insulation; appliances always failing; bad parking
- ♦ Residence is good.
- ♦ Residence too small for growing family; too many stairs for baby; need fenced yard for dogs
- ♦ Residence too small, bedrooms too small, tiny kitchen & dining area
- ♦ Safety; security
- ♦ Schools, inadequate in neighborhood, drive them elsewhere
- ♦ Summer seasonal construction workers make me feel unsafe
- ♦ Temporary residents with no community connection beyond drinking.
- ♦ The home owners association threatens the quality of life here
- ♦ The middle school and up system is not great
- ♦ The neighborhood could be supervised by local sheriff or police more often
- ♦ The trouble that surrounds the condo complex with tenants
- ♦ The zoning restrictions and the amount of junk in yards
- ♦ There are lots of irresponsible renters living here too - in the other town homes.
- ♦ There is no community involvement. If something is done for the community, no one supports it.
- ♦ They never keep the roads in good driving condition
- ♦ They wait for problems to happen at the Avon Center. The Avon police department has nothing better to do.
- ♦ Too expensive
- ♦ Too expensive
- ♦ Too expensive and no shopping in Eagle
- ♦ Too expensive to stay
- ♦ Too expensive, too many housing association rules, too far from work
- ♦ Too expensive; poor schools
- ♦ Too many absent landlords nearby. Gypsum has no consolidated downtown.
- ♦ Too many children, illegals, graffiti, and crime
- ♦ Too many dogs
- ♦ Too many illegals here with nothing being done
- ♦ Too many new people and taxes
- ♦ Too many part-time residents, loss of "community"
- ♦ Too many people live in trailers or condos by us

- ♦ Too many renters short term, so too much noise, not enough permanent residents
- ♦ Too many rules and restrictions
- ♦ Too many seasonal rentals, not enough permanent residents
- ♦ Too many street lights; transfer tax
- ♦ Too much building
- ♦ Too much emphasis on "big is better"; wasteful with tax money
- ♦ Too much growth, high cost of living. Can't afford to live here.
- ♦ Too much growth; poor planning; too expensive
- ♦ Too much traffic on Valley Road
- ♦ Too much vehicle traffic
- ♦ Town council wants too much growth, pushes out older residents or makes them uncomfortable
- ♦ Town planning
- ♦ Traffic
- ♦ Traffic and lack of funds to improve anywhere except Broadway
- ♦ Traffic, over-development, insufficient infrastructures
- ♦ Transient; empty second homes; overpriced; I-70; prefer to live alone but too expensive
- ♦ Trashy neighborhood
- ♦ Travel distance to work and town
- ♦ Unfinished homes and no permits pulled for construction
- ♦ Unkind neighbors
- ♦ Unsustainable growth, not smart growth
- ♦ Vail has no sense of community. I can't wait to buy a house in Eagle or Edwards.
- ♦ Vail is losing permanent residents and becoming just a place for second homes
- ♦ Vail needs a rec center
- ♦ Value not worth the rent paid
- ♦ Very dirty, no security, Eagle Police don't care
- ♦ Very few families with children, potable water not always available (2 1/2 years on boil order 2/3/04)
- ♦ Walk to Basalt businesses is very nice, more development needed
- ♦ Water problems in park and too many people, no privacy
- ♦ We are very concerned with the increase in crime in Gypsum
- ♦ We don't own it
- ♦ We live on Bellflower Dr just past Vail incorporated and we need more ordinance enforcement
- ♦ We rent
- ♦ We would rather have a real home and not a mobile home (it's all we can afford)
- ♦ Will probably move out of area when Gypsum grows too big
- ♦ Would be nice to buy land for reasonable price
- ♦ Would like to own my home
- ♦ Young transient people, party type crowd

Other community you might choose

---

- ♦ Aspen
- ♦ Aspen
- ♦ Aspen
- ♦ Aspen
- ♦ Aspen
- ♦ Aspen

- ♦ Avon
- ♦ Bachelor Gulch
- ♦ Boulder, Niwot
- ♦ Carbondale
- ♦ Carbondale
- ♦ Carbondale
- ♦ Cordillera
- ♦ Denver
- ♦ Denver
- ♦ Denver
- ♦ Denver
- ♦ Eagle
- ♦ Eagle Unincorporated
- ♦ Elsewhere
- ♦ Garfield County
- ♦ Garfield County
- ♦ Glenwood
- ♦ Glenwood
- ♦ Glenwood
- ♦ Glenwood Springs
- ♦ Glenwood Springs or Buena Vista
- ♦ Grand Junction
- ♦ Grand Junction
- ♦ Grand Junction
- ♦ Grand Junction
- ♦ Hawaii
- ♦ Klamath Falls, OR
- ♦ Lake Creek
- ♦ Lake Creek
- ♦ Lake Creek
- ♦ Lake Creek
- ♦ Lake Creek
- ♦ Leadville
- ♦ Montana
- ♦ New Castle
- ♦ Out of area/state
- ♦ Out of county
- ♦ Out of state
- ♦ Out of state
- ♦ Out of state
- ♦ Out of state
- ♦ Out of state
- ♦ Out of the county
- ♦ Pagosa Springs
- ♦ Paonia
- ♦ Pitkin County
- ♦ Routt County

- ♦ Rural Brush Creek
- ♦ Singletree
- ♦ Singletree
- ♦ Singletree
- ♦ Singletree
- ♦ Singletree or Riverwalk
- ♦ Snowmass
- ♦ Some other state or Steamboat
- ♦ Someplace convenient, but I didn't hear I-70
- ♦ Stagecoach (Steamboat Springs)
- ♦ Steamboat
- ♦ Sweetwater
- ♦ Towards Leadville
- ♦ Warmer area
- ♦ West
- ♦ Wildridge

Why do you want to buy a home? (other)

---

- ♦ 2 car garage
- ♦ A quieter place
- ♦ Affordable
- ♦ Better design
- ♦ Better home
- ♦ Bigger yard
- ♦ Build equity
- ♦ Build equity
- ♦ Build equity and credit
- ♦ Buy duplex with a yard
- ♦ Closer to schools
- ♦ County buying our home by threatened Imminent Domain
- ♦ Customize more
- ♦ Equity
- ♦ Equity
- ♦ Find a better built home
- ♦ For equity!
- ♦ Have a garage
- ♦ Have land
- ♦ Health reasons
- ♦ Housing stability and investment
- ♦ I need a yard for my dogs
- ♦ Investment
- ♦ Investment
- ♦ Investment
- ♦ Investment
- ♦ Investment
- ♦ Investment

- ♦ Investment property
- ♦ Investment/equity
- ♦ Larger, newer
- ♦ Less maintenance
- ♦ Live alone
- ♦ Looking for more children in the neighborhood
- ♦ Lower monthly fees
- ♦ Make money
- ♦ More land
- ♦ Move away from present environment
- ♦ Newer home
- ♦ Nicer
- ♦ Out of I-70 corridor
- ♦ Private yard
- ♦ Purchase non-deed-restricted property
- ♦ Recreation
- ♦ Remodel
- ♦ Rental property
- ♦ Save money
- ♦ Save on capital gains
- ♦ Security
- ♦ Settle into community
- ♦ Single family
- ♦ So I will not have so much noise
- ♦ So tired after 22 years of constantly having to move for cheaper rent
- ♦ Stop paying out rent, have a tax write off
- ♦ Stop paying rent
- ♦ Stop wasting money in rent \$1700/mo
- ♦ Stronger/smaller community; walkable
- ♦ Take advantage of tax law
- ♦ Tax benefits and appreciation
- ♦ To be able to buy land which you can't in Vail
- ♦ To build a custom home
- ♦ To build own home
- ♦ To buy in
- ♦ To cash out
- ♦ To feel more part of community
- ♦ To find a less expensive place to retire to. Cost of living is too high here.
- ♦ To have a garage
- ♦ To have more living security
- ♦ To have more property, yard etc
- ♦ To have our own home and not worry
- ♦ To keep from having more than 250k in Capital Gains
- ♦ To live in a better, more traditional community
- ♦ To live in Vail
- ♦ To not have room mates

- ♦ To own
- ♦ To own a home
- ♦ To own a home
- ♦ To own and not rent
- ♦ To own home I live in
- ♦ To own instead of rent
- ♦ To own my first home
- ♦ To pay my own mortgage
- ♦ To purchase a home that is not deed-restricted
- ♦ To quit throwing away money in rent
- ♦ To stop paying rent
- ♦ Two year tax break
- ♦ Views
- ♦ Want a yard
- ♦ Want new
- ♦ Want to own rather than rent.
- ♦ We'd like to build our own larger lot, less busy street, in the same neighborhood
- ♦ Yard

#### Comments about deed-restricted home purchase

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- ♦ "Stuck" in deed-restricted housing
- ♦ 3.5 percent for the life of the home is just keeping people from being able to move up
- ♦ As an investor, deed-restricted does not fit my needs.
- ♦ Bad investment too government controlled
- ♦ Deed-restricted are majority young first time home buyer
- ♦ Deed-restricted housing hurts the poor. After the transfer tax its almost the same as renting. Give them love % and let them gain income equity.
- ♦ Deed-restricted housing presents all real estate risks with no upside gain market fall (market fall=I lose; market gain=I don't).
- ♦ Deed-restricted is the only way I can afford something here. Appreciation should be more than 3.5%.
- ♦ Deed-restricted is great, but what type of deed restriction
- ♦ Deed-restricted is not a best investment.
- ♦ Deed restriction needs to be more flexible and not include having 3-4 people in residence
- ♦ Deed restrictions are a poor investment for owners and the communities.
- ♦ Deed restrictions don't apply to those of us who already own homes worth \$1,000,000
- ♦ Deed restrictions hurt the people who need property appreciation most!
- ♦ Deed restrictions limit the growth per \$ amount.
- ♦ Deed-restricted homes do not help anyone trying to get ahead in real estate -- they just perpetuate the situation
- ♦ Deed-restriction means equity controlled so you can never move up
- ♦ Does not help equity -- ruins
- ♦ Don't like construction and prefer free market approach
- ♦ Free market real estate is one of the few ways employed person can make significant money in this valley
- ♦ Good option for first time buy, but not good long-term option

- ♦ I can invest my money other places to make more than 3.5%. I understand deed restriction but that is too low.
- ♦ I do not think messing with the free market works.
- ♦ I have lost money on upgrades to the home due to bad construction
- ♦ I would expect to find a better place for the same price.
- ♦ I would not consider it due to lack of appreciation potential
- ♦ If I could buy a nicer place in a nicer community I would consider deed-restricted properties
- ♦ If I was temp. -- this is great but since I am long term I need to be able to keep up w/ everyone else
- ♦ If it was my first home in the area, that would make a difference.
- ♦ Is a joke
- ♦ Just impossible to get in to Miller Ranch
- ♦ Like the VA restriction I have now
- ♦ Living in community where value goes up a lot, is not worth only 3.5%
- ♦ Need to see type and quality of residence
- ♦ Never
- ♦ Never! Bad idea, poor investment!
- ♦ No more than \$225,000, may change if I ever had children
- ♦ Not willing to put that much money toward a non-investment
- ♦ Only an idiot would do this
- ♦ Only if it is single-family, not a unit
- ♦ Part of the importance of owning a home is the investment
- ♦ Prefer not but if I could actually buy something for that price
- ♦ Real estate is an investment
- ♦ Realistically I know a single-family house would never sell for my price range
- ♦ This is the only way my son/family can afford it; my son and family are trying to move to Glenwood/New Castle area
- ♦ This valley needs affordable single-family homes that are not deed-restricted
- ♦ Unknown how this process works
- ♦ Want opportunity to benefit from full market appreciation
- ♦ Will probably look at gated community
- ♦ With value appreciation in the county I would not want to be penalized
- ♦ Would NEVER buy deed-restricted
- ♦ Would prefer not to resort to deed-restricted housing
- ♦ Yes, if I could ever qualify for one
- ♦ Yes, it will get you in the game, but won't appreciate enough to move up
- ♦ You can't keep up with the crazy prices with deed restrictions. It is crazy how over extended this valley is, thanks to the obscenely wealthy!

Where will you move upon retirement? Move elsewhere in Eagle County: (other)

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- ♦ Edwards
- ♦ More rural

Other important consideration in selecting current residence

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- ♦ 2-car garage
- ♦ Acreage, zoning, weather
- ♦ ADA compliant places, wheelchair ADA



- ♦ Affordability
- ♦ Affordability
- ♦ Affordability
- ♦ Affordability of land to build on
- ♦ Affordability, there isn't anything nice/decent for a couple with great jobs for less than \$300,000.
- ♦ Affordable
- ♦ Affordable and big enough
- ♦ Agricultural
- ♦ Allowed my dog - most important
- ♦ Appreciation / equity
- ♦ Availability
- ♦ Away from I-70 noise
- ♦ Away from major thoroughfares -- 70, 6, 24
- ♦ Being young homeowners, there wasn't much in our price range
- ♦ Bike paths, parks, rec centers, noise
- ♦ Can't hear I-70; proximity to open space; natural landscape -- feeling of being rural without being remote
- ♦ Character of community; more open space
- ♦ Character of home
- ♦ Close to bus stop
- ♦ Close to family
- ♦ Closer to school, want kids to be able to walk
- ♦ Community
- ♦ Cost
- ♦ Cost
- ♦ Cost
- ♦ Cost
- ♦ Cost of rent most important
- ♦ Cost was primary, no choice after that to not be forced to have multiple roommates
- ♦ Cost!
- ♦ Disability accessibility
- ♦ Distance to my child's school
- ♦ Distance to town, more distance is a plus.
- ♦ Dog friendly
- ♦ Dog-friendly house and neighborhood
- ♦ Everyone lives here all year around. That was very important to feel this was a real community.
- ♦ Family community and friends
- ♦ FHA housing 40/0 down payment
- ♦ Four wheeling access
- ♦ Friends; neighbors
- ♦ Future property values
- ♦ Golf
- ♦ Good controls on building and basic community rules i.e. dogs, noise, etc
- ♦ Got us into market
- ♦ Have non-auto access to goods and services, restaurants
- ♦ HOA

- ♦ Horse property
- ♦ I am a dog owner.
- ♦ I have been in my current place of residence 21 years. How important the following factors are not would be useful. For instance bus/shuttle service is much more important to me now than it was 21 years ago when you could park I Vail and find a parking space for 2-3 hours to do your errands for free.
- ♦ In Vail
- ♦ It was the first affordable housing project -- not really any choice in location, selection, etc
- ♦ Like the town of Gypsum
- ♦ Liked the location and house
- ♦ Location on river bought when single. Other things would have been very important if married with kids if bought.
- ♦ Location, location, location
- ♦ Location, Upper Burfehs (sp?) Creek
- ♦ Location/neighborhood
- ♦ Long term
- ♦ Low cost
- ♦ Major consideration is selling skiing home via east Vail Chutes. Only considered homes in E. Vail.
- ♦ Mid-valley location
- ♦ Minority gangs and associates crime
- ♦ Money; buy where/what you can afford
- ♦ Must have a swimming pool in the neighborhood
- ♦ Natural beauty
- ♦ No barking dogs
- ♦ No highway noise
- ♦ No I-70 noise
- ♦ No I-70 or airport noise
- ♦ No stairs
- ♦ Noise from I-70
- ♦ Noise from I-70
- ♦ None of the above apply. Have lived in Minturn since 1928.
- ♦ Not a lot of lights in Bellyache, night skies are like being in heaven! Wildlife of all kinds, land and sky. Views! Sun! Wind!
- ♦ Not on main road and away from I-70
- ♦ On river, larger lot
- ♦ Open space
- ♦ Open space, views, security
- ♦ Open space; resale; views
- ♦ Outdoor space at home
- ♦ Owning land vs. townhome
- ♦ People
- ♦ Pet friendly
- ♦ Pet friendly
- ♦ Pets allowed
- ♦ Price discount
- ♦ Price of rent
- ♦ Price per square foot, better quality of construction, no interstate noise

- ◆ Price was #1.
- ◆ Privacy
- ◆ Privacy
- ◆ Privacy; safety
- ◆ Property taxes; quality of lifestyle
- ◆ Property value
- ◆ Proximity to Denver for some work
- ◆ Proximity to neighbors
- ◆ Proximity to other family
- ◆ Quality of Environment
- ◆ Quality of life, away from population
- ◆ Quiet neighborhood
- ◆ Quiet, peaceful
- ◆ Quiet, rural; great views
- ◆ Raising a child/cost
- ◆ Real estate, value/appreciation
- ◆ Recreation
- ◆ River
- ◆ Rural setting extremely important
- ◆ Safe community
- ◆ Safe neighborhood, mostly free of cars where the kids can ride their bikes
- ◆ Safety
- ◆ Safety
- ◆ Sense of place in Rocky Mountain eco region
- ◆ Sense of safety
- ◆ Serenity
- ◆ Shopping
- ◆ Sidewalks; neighborhood with stability of residents (families)
- ◆ Size of yard, style of house, size
- ◆ Small town atmosphere
- ◆ Solitude, diversity of neighbors; moved here 30 years ago, priorities have changed
- ◆ Space
- ◆ Sun i.e. not in deep east or west Vail
- ◆ There were only three properties in my price range in Eagle County at the time I purchased
- ◆ To be left alone by Government
- ◆ Value per cost
- ◆ Very important for us to live in TOV
- ◆ View
- ◆ View, surroundings
- ◆ View, washer and dryer, 3 bedrooms
- ◆ Wanted rural community; large parcels; not developed; lots of wildlife/nature
- ◆ We bought what we could afford and what was available in 1985. We are now retired and won't be able to upgrade. We would like to put in new windows, etc., but are quite afraid of high permit fees and builder costs considering we get no rebate on our rentals to Vail residents/workers.
- ◆ We built in 1972. No way we could get what we have now.
- ◆ We have five acres and still enjoy hunting, camping, golfing, etc

- ◆ Weather
- ◆ Yard
- ◆ Yard for pets
- ◆ Yard/land

Other important item in your choice for housing

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- ◆ Acreage
- ◆ Age & quality of housing
- ◆ Air conditioning
- ◆ Basement
- ◆ Basement
- ◆ Business and RV parking
- ◆ Close to river
- ◆ Clubhouse
- ◆ Community gathering place
- ◆ Covenants
- ◆ Daytime quiet
- ◆ Deed-restricted
- ◆ Dog park
- ◆ Easy access to shopping and recreation without driving
- ◆ Economical utilities
- ◆ Fenced yard
- ◆ Fitness facilities
- ◆ Garage
- ◆ Getting away from interstate noise
- ◆ Golf
- ◆ Golf and river
- ◆ Green design, travel less, cut down on air pollution
- ◆ Grill allowed on deck
- ◆ Guard house, gated community
- ◆ Homeowner Association
- ◆ Horse property
- ◆ Hot tub
- ◆ Hot tub
- ◆ Investment return
- ◆ Isolation
- ◆ Little traffic
- ◆ Lot a lot of traffic
- ◆ Low crime
- ◆ Mud room and sink
- ◆ NA -- thought B-4 Avon Edwards, etc were here
- ◆ National Forest access
- ◆ National Forest Service land accessible
- ◆ Near community pool
- ◆ Nearby rental units for extra income
- ◆ Neighborhood pool

- ◆ No association fees
- ◆ No busy streets near, private
- ◆ No children
- ◆ No condos next door
- ◆ No covenants
- ◆ No covenants/HOA fees
- ◆ No immediate neighbors
- ◆ No restrictions on fencing
- ◆ No short term rentals
- ◆ No traffic lights
- ◆ Noise control
- ◆ Noise levels
- ◆ Number of bedrooms
- ◆ Open space
- ◆ Outside storage
- ◆ Park ATV on site
- ◆ Parking
- ◆ Parking for guests
- ◆ Parks
- ◆ Pool
- ◆ Pool
- ◆ Pool and Jacuzzi
- ◆ Private acreage
- ◆ Quiet neighborhood
- ◆ Rec center/pool
- ◆ Recreation
- ◆ Recycling on site
- ◆ Rural
- ◆ Rural
- ◆ Rural setting, space
- ◆ Safe neighborhood
- ◆ Secluded lot
- ◆ Security
- ◆ Security and fire protected
- ◆ Snow removal, playground, open space
- ◆ Three parking spaces and good sq footage
- ◆ Transportation service
- ◆ Type of neighbors
- ◆ Utilities included
- ◆ View
- ◆ View
- ◆ Views, quiet
- ◆ Water access
- ◆ Wind/power, solar/power, green buildings HVAC materials, etc
- ◆ Workout, pool

Other job category

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- ♦ Accounting
- ♦ Admin Assistant
- ♦ Administration
- ♦ Air travel
- ♦ Airport
- ♦ Airport
- ♦ Architecture
- ♦ Architecture
- ♦ Assistant golf course super.
- ♦ Babysitter
- ♦ Building center
- ♦ Buy overstocked items
- ♦ Cashier and sales associate
- ♦ Clerical
- ♦ Clerical
- ♦ Construction; Hair Salon
- ♦ Consultant
- ♦ Consultant
- ♦ Corporate Group Events
- ♦ Customer service at airport
- ♦ Delivery driver
- ♦ Development of orthopedic products
- ♦ Dog walker; private art lessons
- ♦ Dry cleaners
- ♦ Elevator Service/Repair
- ♦ Event marketing event planner
- ♦ Finance -- Property Management
- ♦ Firefighter
- ♦ Flooring sales
- ♦ Full time mom; Engineer
- ♦ Golf course
- ♦ Golf development
- ♦ Guests services/ski school
- ♦ Homeowner Assoc. Management
- ♦ Hotel -- spa
- ♦ House cleaning
- ♦ House cleaning
- ♦ Human Resources at Vail Valley Jet Center
- ♦ Interior design
- ♦ Interior design
- ♦ Interior design
- ♦ Investment management
- ♦ Landlord
- ♦ Landscape
- ♦ Landscape

- ♦ Laundry
- ♦ Low voltage design
- ♦ Lumberyard receiving
- ♦ Management
- ♦ Marketing
- ♦ Massage therapist
- ♦ Massage therapist
- ♦ Massage therapist
- ♦ Minister, TV host
- ♦ Missionary
- ♦ Mommy
- ♦ Mother
- ♦ Non profit
- ♦ Non profit agency
- ♦ Non-profit case worker
- ♦ Non-profit manager
- ♦ Nonprofit organization
- ♦ Oil and gas
- ♦ On-site managers
- ♦ Owner sand/gravel pit
- ♦ Pastor
- ♦ Pastor
- ♦ Pastor
- ♦ Photographer
- ♦ Property management
- ♦ Property management
- ♦ Property management
- ♦ Radio (layoff)
- ♦ Ranch
- ♦ Ranch hand
- ♦ Ranch manager
- ♦ Rancher
- ♦ Rancher
- ♦ Ranching
- ♦ Ranching
- ♦ Ranching
- ♦ Real Estate
- ♦ Real Estate
- ♦ Resort -- spa
- ♦ Retired
- ♦ Retired
- ♦ Rodeo (professional)
- ♦ Sales
- ♦ Sales -- dental assistant
- ♦ Sales; Real Estate
- ♦ Salon owner

- ◆ Self employed - ranch services
- ◆ Self storage
- ◆ Service industry - private airport
- ◆ Ski resort
- ◆ Snowplow
- ◆ Temp staffing
- ◆ Temporary labor
- ◆ Transportation
- ◆ Union Pacific Railroad
- ◆ Volunteer
- ◆ Volunteer activities
- ◆ Wholesale plumbing and heating
- ◆ Woodworking

Other work location

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- ◆ Aspen
- ◆ Aspen
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- ◆ Aspen
- ◆ Aspen
- ◆ Aspen, Basalt
- ◆ Aspen, Basalt
- ◆ Aspen, Carbondale
- ◆ Aspen/Basalt
- ◆ Basalt
- ◆ Basalt
- ◆ Basalt
- ◆ Basalt
- ◆ Basalt
- ◆ Basalt, Aspen
- ◆ Carbondale
- ◆ Carbondale



- ◆ Cordillera
- ◆ Cordillera
- ◆ Denver
- ◆ Dotsero
- ◆ Eagle/Vail
- ◆ Eagle-Vail
- ◆ Eagle-Vail
- ◆ Eagle-Vail
- ◆ Eagle-Vail
- ◆ Eagle-Vail
- ◆ Eagle-Vail
- ◆ Eagle-Vail
- ◆ Eby Creek
- ◆ Glenwood Springs
- ◆ Grand Junction
- ◆ International
- ◆ Massachusetts
- ◆ Minturn
- ◆ Minturn
- ◆ Minturn
- ◆ Minturn
- ◆ Minturn
- ◆ Minturn
- ◆ Minturn
- ◆ Minturn
- ◆ Minturn
- ◆ Nanny/caretaker
- ◆ New Castle
- ◆ Ouray (?) Co
- ◆ Out of state
- ◆ Parachute
- ◆ Pitkin
- ◆ Pitkin
- ◆ Pitkin
- ◆ Pitkin County
- ◆ Pitkin County
- ◆ Pitkin County
- ◆ Pitkin County (Basalt)
- ◆ Routt
- ◆ Snowmass
- ◆ Snowmass
- ◆ Telecommute
- ◆ Twin Lakes
- ◆ Walcott
- ◆ Wolcott
- ◆ Wolcott

- ♦ Wolcott
- ♦ World wide

Work mode of travel (other)

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- ♦ Air travel
- ♦ Airlines
- ♦ Airplane
- ♦ Airplanes
- ♦ Car -- winter / walk -- summer
- ♦ Company vehicle
- ♦ Employer offers shuttle service
- ♦ Home
- ♦ Home office
- ♦ Home office
- ♦ Home office
- ♦ Home office, no commute
- ♦ I fly
- ♦ In home office
- ♦ Jog
- ♦ Live on location -- no travel to work
- ♦ Motorcycle in summer, car in winter
- ♦ Occasionally carpool
- ♦ Plane
- ♦ Plane
- ♦ Truck
- ♦ Try to bike when possible
- ♦ Walk
- ♦ Walk in warmer weather, drive in winter
- ♦ Work at home
- ♦ Work out of home

Are you looking to leave your current employment in the next two years? (other)

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- ♦ Anything is possible
- ♦ Either place; with affordable housing
- ♦ Full time homemaker
- ♦ Having a child
- ♦ Hope to attend college
- ♦ If we can't afford a home, we will have to leave.
- ♦ May have to leave work to find more affordable housing/schooling
- ♦ Self
- ♦ Transferring outside Eagle County
- ♦ Travel a bit, then get job
- ♦ Undecided
- ♦ Where live leads me
- ♦ Will be transferred

Additional comments or suggestions

- ♦ 1) Need to motivate business owners to provide employee housing; 2) discourage "fly" on local housing market; 3) an Eagle County railroad track for county-wide transpiration
- ♦ A better bus system in the Valley, lot more affordable housing is needed.
- ♦ A larger quantity of affordable housing (deed-restricted) is needed. The last lottery at Miller Ranch had 35 applicants and I was only around 15th with eight years in the valley. Also, true affordable housing is \$150K-250K, not over \$300K like some current ones available.
- ♦ A single person with a year round salaried position should be able to afford a residence without having to have a roommate (renter)
- ♦ A transit system would be an incredible benefit for all guests, residents and employers. Would solve huge housing problems and eliminate accidents and D.U.'s. Kids would have more freedom and the community would grow economically, not to mention save energy!
- ♦ Additional housing opportunities should be included in urban growth boundaries only. Density is better than sprawl.
- ♦ Additional low-cost (senior, senior assisted living and low income families)
- ♦ Additional senior housing
- ♦ Adopt commercial linkage and exclusionary zoning requirements for all new development. Follow the lead of the Town of Vail.
- ♦ Affordable deed-restricted housing is the only way I stayed in the valley. I am very pleased with Miller Ranch. At this point if I had not bought I would have left the valley. I have a well paying professional job. This is my employer's greatest struggle with retention. We are routinely short staffed due to lack of affordable housing.
- ♦ Affordable for the amount of money people make in this area with one job, not two. Affordable for year round locals.
- ♦ Affordable homeownership (let alone rentals) is quickly becoming an unreachable goal for the middle class in the Roaring Fork Valley. Even at a low cost (subsidized housing) quality of material and lifestyle is utmost important.
- ♦ Affordable housing
- ♦ Affordable housing (single family) is really only available west of Edwards
- ♦ Affordable housing for me does not mean sharing a condo with 3 other seasonal employees. I want a "piece of grass" of my own to raise kids. You can't do that sharing space with "drunken ski bums." I am leaving after 6 years of unaffordable living.
- ♦ Affordable housing for the average person
- ♦ Affordable housing in Eagle County is extremely important for the workers bees of the valley
- ♦ Affordable housing is important and has not been adequately addressed in the past 17 years that I have lived in this county.
- ♦ Affordable housing is needed but should not be made available to any illegal immigrants. An acceptable level of English should be required to those immigrants it is made available to in order to improve the standards in local schools. As a legal immigrant, I believe I have the right to make such comments. Teachers, firefighters and police should be given priority for affordable housing.
- ♦ Affordable housing is one of the biggest issues facing Eagle County. If I can't afford to buy a place in the next 3 years, then I will leave Eagle County.
- ♦ Affordable housing is very important, but you can't put developers out of business
- ♦ Affordable housing would be nice. \$400,000 is not affordable, maybe something nice in the \$200,000 range.

- ♦ Affordable/deed-restricted housing is great and a necessity in this community. However, it doesn't help people like us. We make too much to qualify for affordable units, yet not enough money to afford a market price single-family home without being forced to Eagle and Gypsum. There is a huge local "middle class" population that is being left out. At this rate there will be no locals left in Vail or Avon within the next 10 years.
- ♦ Allow smaller lots -- 5, 10 or 15 acres lots
- ♦ An extreme lack of entry level housing for young (20's to 30's) people.
- ♦ As a homeowner in Eagle-Vail, I don't think I could sell my house and move up to a bigger one with the equity I've made. I don't know who can afford \$700,000+ houses in this valley or who buys them, certainly none of my employed friends who have worked here 10+ years in Eagle County.
- ♦ As a professional employer in the valley, my number one problem with getting and keeping good employees is the cost of housing
- ♦ As working class (police officer and daycare teacher) we love the area in which we live. But we are saddened by the fact that we will never be able to afford to buy a house in this county, specifically in the Edwards-Minturn area.
- ♦ As you can see from my answers, we will move from this area soon. The sole reason is the high cost of living in the "Vail" valley.
- ♦ Basalt has a lack of rental units
- ♦ Basalt should be part of Pitkin County
- ♦ Beaver Creek parking authority needs to be nice to locals
- ♦ Because taxes are so high and prices are so high our other two sons had to move out of Basalt. Our last son is still at home because he can't afford anything.
- ♦ Because the Federal Government owns 85% of the land in Eagle County, the opportunity for affordable housing is almost non-existent
- ♦ Being an old person in this community I'm not too concerned but these young people that are brought in love in horrible conditions (housing provided short time) "furnished." Emp. Housing is a joke and they should be ashamed of themselves.
- ♦ Better grocery shopping; specialty foods (i.e., Whole Foods); better restaurants; quality, affordable retail
- ♦ Better pay for cost of living
- ♦ Better quality construction
- ♦ Bought property 18 years ago, lived in Vail 20 years, here 10 years. Was one of last working Vail residents to afford land/home/built. So much has changed in interstructure (infrastructure?) costs and building costs. Some type of income scale should be devised to sell lands for affordable building, single or multiple? The workforce has changed in large numbers due to demand for all kinds of service needs. More affordable/interest individuality needs to be in place. Scale investment to ownership over time!
- ♦ Bring down the property taxes or I will have to sell and leave the valley
- ♦ Buffalo Ridge is a supposed low income housing. It has become a slum!!! Someone should report them to HUD housing.
- ♦ Build more deed-restricted housing! Very few locals could afford to buy a free market house or condo these days without having four other roommates.
- ♦ Build more, we are so glad we were able to buy. We hope more families can have the opportunity.
- ♦ Build train; housing along transportation route; high density; close (walking distance) to everything
- ♦ Can low-income purchasers really afford green building? I think not. Let's control energy -- stop heating the pavements, walkways, and driveways. How can one even look at efficient housing if they heat their driveways at a cost of \$5,000 per month in utilities. How efficient is that cost in the overall "green" building.

- ♦ Concern is taxes and continual spending by county commissioners and higher value of home and raising taxes because of it
- ♦ Consideration should be made for a single working man to qualify for housing offered by our community. I am seeking affordable housing.
- ♦ Control lot rent
- ♦ Cost of housing and utilities stymie a family's ability to save for future, college costs. Health insurance becomes an "optional expenditure." It is shameful!
- ♦ Cost of living increases are too high for the actual pay received in valley -- my actual pay is the same as it was 10 yrs ago
- ♦ Cost of living price - out of control, high taxes and insurance
- ♦ County commissioners have no clue what they are doing -- they try to reinvent the wheel! Look at other communities at their solutions -- the ones that work!
- ♦ County housing and towns need to make it easier for private sector to do housing and support the ones that have done it better, not just business advice like Gazunis likes to do
- ♦ Create more open space and landscaping in high density projects
- ♦ Create more open space and slow growth.
- ♦ Current housing costs would make it very difficult to purchase a home in the Eagle Valley. More affordable housing is needed for the Valley.
- ♦ Daughter age 22 needs to be able to own a place of her own, but very unlikely with the price of housing. More deed-restricted employee housing?
- ♦ Deed restriction is fine but the segregation hurts those married couples that want to buy but can't afford to. It makes you feel penalized.
- ♦ Developer should be held responsible for bike trails, parks, school sites, and road access to new development. All power lines should be buried. But we do need more affordable lots for young people
- ♦ Developers and builders should add housing products to reflect the aging population. More main floor masters, less stairs, smaller homes such as cluster or patio homes.
- ♦ Developers need to provide low cost housing as a requisite when building large scale developments and not be allowed to buy their way out these obligations
- ♦ Did we actually pay someone to create this?
- ♦ Do not overcrowd the valley. Consider quality construction and energy efficiency. No more "gated" communities. We are all the same community. More reasonable priced homes for locals. We have enough vacation properties. Get rid of Wal-Mart! Support local business!
- ♦ Do something that's needed for local people not illegal immigrants. The housing you have is not close to accommodate local people that work. People that make up this work force get one room.
- ♦ Do something to make housing prices for year round locals less expensive to purchase
- ♦ Do we have an Eagle County representative in Basalt? Do they go to the Master Plan Basalt meetings?
- ♦ Do what you can to encourage families to stay here while mitigating the effects of second home owners and their pressures on an already expensive real estate market
- ♦ Don't forget all the other expenses like daycare, \$1000 per month, gas \$60 per week, utilities \$125 month, car payment \$300 per month, food \$400 per month, car insurance \$200 per month, medical insurance \$250 per month, phone \$25 per month, trash \$25 per month. It doesn't leave much to live off and be part of the affordable housing calculation.
- ♦ Don't see how anyone can afford to live in Eagle County with today's rent and prices of homes. Thank God we lived here all our lives and was able to purchase our home when we did. Course the taxes we pay are more now a month than our 1st mortgage was per month! Eagle Co. is running the ones that have been here for over 30 years out - making room for the high dollar people! Money talks, B-S walks!!
- ♦ Don't worry so much about whether or not a house would go to a second home owner. That's prejudice.

- ♦ Due to family size, we had to move from a town home in Edwards. We tried to get into Miller Ranch and for years tried to get into Vail affordable housing. Unfortunately nothing was available until after we had purchased in Eagle.
- ♦ Eagle County concentrates on the I-70 corridor. We're ignored in the Roaring Fork Valley (Aspen area).
- ♦ Eagle County does not consider the common folk, only the wealthy and illegal Mexicans
- ♦ Eagle county has "out priced" itself for the middle class family. The county has turned into 2nd home owners and greedy real estate investors. This is why a lot of us "professional" people are moving and buying homes outside of Eagle County.
- ♦ Eagle County is a nice area to live but cost of living is too high. We have been stuck in townhouses and duplexes. Anywhere else we could afford a larger, better quality single-family home. Better to live somewhere else and just come back for visits.
- ♦ Eagle County is overpriced for real estate compared to the wages offered
- ♦ Eagle County is very soon going to loose all of the middle class and therefore loose community feeling. The only people left will be par time renters for ski season and the very wealthy that own summer houses. Goodbye Vail and Beaver Creek!
- ♦ Eagle County needs to extend the housing program for low income families like Miller Ranch. They need to do this instead of soccer fields and parks that are covered with snow 6 months out of the year. Hundreds of people need decent places to live, so why the doesn't the government build more houses like Miller Ranch? It works great especially for the price.
- ♦ Eagle County needs two items: 1) Mass transit using existing railroad tracks. 2) County wide effort for employer housing both owned and rentals.
- ♦ Eagle County seriously needs to look at their lack of quality for housing opportunities for employee housing. Learn to share.
- ♦ Eagle Ranch/Eby Creek -- improve bus system -- use smaller bus/vans in local communities so kids are safe to go into town since there is not a bike path in all areas
- ♦ Employee housing requirements to builders
- ♦ Enforce immigration, limit low income housing
- ♦ Even for professionals, it is hard to find quality and affordability
- ♦ Even making \$100,000 a year we can only afford an interest only mortgage in this community
- ♦ Even with a good (well paid) job buying a house is insurmountable to most locals who do not already own. "Affordable" is a ridiculous term. It's all too high. We will lose all the young, healthy, productive people in our community and only have old timers and 2nd homeowners. Very sad.
- ♦ Finance affordable housing on the back of the extremely rich pouring into these valleys in the next 20 years. Charge it as a tax, a fee or whatever works. Tell 'em, that's the cost of moving to the mountains, now.
- ♦ Financial assistance for struggling long-time local first-home buying program!!
- ♦ Focus on Eagle County full time families. Keep taxes low, child care available and encourage a sense of community.
- ♦ For a single adult it is impossible to own in Eagle County on one income. I would have to have several jobs on my current salary to live there. Compared to other cities the wages are high but too low to service (or live) on Eagle County. The cost of housing keeps going high and even if I retire unless my residence is paid off I could not afford to live in Eagle County.
- ♦ For the health of this community, especially commerce, affordable housing is absolutely necessary. Scarcity of affordable housing will send workers out of the country, where they will spend their money, further depleting the local economy. A solution must be found. Good luck.
- ♦ Free property tax for seniors like grand county
- ♦ Future senior citizen housing needs

- ◆ Get rid of one percent transfer tax -- undue burden on sellers! Better enforcement of town codes! Too many neighborhoods are a mess.
- ◆ Give property tax credits to individual home owners to encourage private ownership. Eagle County should not spend tax dollars for "socialist" programs i.e. daycare.
- ◆ Good, well-kept, affordable housing is not even a real option for those who want to live and work in Eagle County and it should be
- ◆ Government needs to consider how much its regulations are contributing to the high cost of housing
- ◆ Government should help facilitate housing but not be in the building and operation of housing.
- ◆ Government should not be in the housing business nor childcare. Housing and childcare are not government services, in others places it is called welfare.
- ◆ Growth does not have to happen all at once. Eagle County needs to slow down before the construction companies build themselves out of the valley.
- ◆ Habitat for Humanity is great but one year ago they built a home and advertised it in the Vail Daily how great it was to see a Spanish woman with citizenship who married a man from Mexico with a resident green card with a very huge family. I know US citizens who have tried for a home in the same situation but was declined help. It still pisses me off to watch this hardcore activity keeping a blind eye to US citizens.
- ◆ Had we not bought land 15+ years ago and then built our own home, we would not be able to purchase a home in Eagle County. We feel strongly that existing homeowners should not subsidize housing for first-time homebuyers.
- ◆ Have common green areas required for all new buildings, no tall buildings, think some are too tall as is, would like work done to make I-70 less noisy for town residents (suggestion: brims, quieter surface, tree line on both sides of I-70)
- ◆ Have large corporations pay more with taxes, housing, etc, because they are the ones to benefit. As a retired person, I do not give a crap whether people have housing or not. Just do not tax me anymore.
- ◆ Having multiple families in a single-family home. It makes our neighborhood look poor and drives down property value. The bad thing is our bylaws don't allow it but they still get the loan with two families on the title. The banks don't check the bylaws.
- ◆ Highway noise is a major problem I many places in the Vail Valley, especially around Vail.
- ◆ Home owner's associations are ruining the quality of life for everyone in this country. We don't need lawyers sticking their noses in our backyards and houses. Abolish HOA. We're planning to move away from them forever.
- ◆ Housing cost nearly impossible for single adult to purchase their own home
- ◆ Housing development at current rate will ruin the uniqueness and specialness of the area. Water is a huge issue that is being ignored. Housing programs for middle class are only ones that should be encouraged. Current housing options are influencing in a very negative way the work force that is available in the area. There are plenty of multimillion dollar homes. We need affordable housing that offers some quality of life for the American middle class.
- ◆ Housing has been hard to get and a financial burden for the past 34 years that we lived in Eagle County.
- ◆ Housing in Eagle County is very expensive. My son is making \$52,000 per year as a golf superintendent and cannot afford housing. This is a good example of way young people. I am a retired educator, but must still work part time because it costs so much to live in our area. I still like the area. Many older people have moved away.
- ◆ Housing is very expensive. I did not choose to live where I live because I like it. I live here out of desperation, it's all I can afford. All of our money is spent on housing at the sacrifice of everything else.
- ◆ Housing is very expensive in this area, and it is very hard for young couples to get into decent home.

- ♦ Housing is way too expensive for what you actually get. I would love to buy a three bedroom home with two bathrooms in Edwards, Eagle or Gypsum for under \$400,000, but I know it's impossible.
- ♦ Housing needs more adequate parking. Rent and mortgage prices are out of control making it almost impossible for average residents to purchase or make a living and still enjoy the valley lifestyle.
- ♦ Housing needs to remain affordable, so the county retains a substantial employee base. Or risk losing employees to competing counties nearby.
- ♦ Housing should be affordable for all those who live in Eagle County
- ♦ I am 77, I wish we had some kind of retirement home - all my friends feel the same.  
I am a nanny for my daughter and my husband is the caretaker for her property so our circumstances are unusual. I would like to see an assisted living facility and a full nursing home available here.
- ♦ I am a single parent living at home with my parents and three younger siblings and niece. I'm trying to make a living for me and my son, but it's near to impossible to afford anything out here. There's no affordable housing in Eagle or Gypsum.
- ♦ I am a single professional that has been trying to buy a home between Vail and Edwards for two years. I have been unable to make this happen and it is becoming more difficult with each passing month. Real estate is going up much faster than salaries.
- ♦ I am a skilled technology worker and still can't afford a house in the county. The price of housing will most likely cause my departure.
- ♦ I am an advocate to high density housing developments to solve/address housing needs
- ♦ I am moving out of the county due to lack of affordable housing
- ♦ I am not satisfied with public school choices
- ♦ I am retired and live in Eagle Seminar Apts.
- ♦ I am so glad I was able to buy a home in 1990 because I couldn't even afford to rent in Eagle County today, let alone buy, because restaurant pay has not changed in 25 years - still make the same, too many restaurants.
- ♦ I am sure most agree, but housing is too expensive. I was fortunate to buy mine before the gondola in Avon raised prices or else I would not be able to buy the place I live in today. I was lucky to get my foot in the market and have made some nice equity, unfortunately everything else went up too and I can't afford to move if I wanted to. For others it's even worse because they don't even have that first home in order to afford this place I had to buy in an undesirable, overcrowded neighborhood or else not buy because it was all that I could afford.
- ♦ I am trying to raise a family here. Affordable single-family homes is important to me. But all the new affordable housing projects are for renters and T.O.V. employees.
- ♦ I bought my place in 1992 for \$94,500. A top, vaulted unit, with 2 bedrooms and 2 baths and a loft. A corner unit in the same building with lots of similarities in the same building sold for \$350,000 a few months ago. I could not afford to buy today.
- ♦ I do not like the influx of Spanish speaking workers especially illegals. I do not like having tax dollars go to provide illegals with jobs, health insurance, low cost housing, free food, daycare and especially taking jobs or requiring English speaking Americans to be bilingual to understand them or to be bilingual to get a job. This is not right.
- ♦ I do not think there is such a thing as affordable housing. We have owned our home since 1946, but with taxes going up, cost of groceries, electric, gas, sewer, water, telephone, cable, we are going broke.
- ♦ I don't have any housing needs. I feel for those who need less noise, adequate parking, more space, privacy, better law enforcement, etc. This will never happen in the five county high country without a joint effort by county, town, employers, utilities, and transportation. See what Las Vegas and Nevada are doing about employment housing.
- ♦ I don't think Government should be in the housing business



- ♦ I feel there is a great need for affordable housing
- ♦ I have applied for six Miller Ranch resale units none of which I have gotten. I can't afford to buy anything in the valley. Housing here is a nightmare, it may force me to move away.
- ♦ I hope that RRC does a better job with this analysis than the one you did for the town of Vail. Try not to "bake" the numbers too much.
- ♦ I just wish the cost of buying a home was not so expensive
- ♦ I live in Eaglebend apartments and am a single female. Costs for single person housing keep rising. In 1.5 years living in my apartment, the rent has gone up twice. Considering I do not have roommates I think this is excessive. Secondly, pets are no longer allowed here so at the end of my current lease, I've been told I will have to move. This is incredibly inconvenient as it is becoming increasingly difficult to find housing in Eagle County that allows pets. We may be putting in a new dog park, but where can dog owners live if they cannot afford to buy?
- ♦ I love living here but find the price of housing outrageous! Especially in the past four years cost has gone up. I'm a single woman who works hard, but how am I supposed to be able to afford \$500,000+ for 1/2 duplex!? It's crazy -- deed-restricted has even gone crazy -- Eagle Ranch 1/2 duplex is \$387,000 Deed-restricted!!! What? A mortgage on that amount at 6 percent is \$2300 per month -- \$27,600 per year!! Just for the mortgage!! How can I do this!? (It's very frustrating, I can see why people leave.)
- ♦ I love living in Eagle Ranch
- ♦ I moved to Eagle four years ago from Edwards. I purchased a modest home (less than 2000 sf) with \$100,000 down payment and I could not afford to live here without supplementing my income. My house has since appreciated another \$200,000 putting the price far beyond my reach if I were to purchase it today.
- ♦ I moved to Vail 20 years ago. Employee housing that was affordable was minimal. Today, 30 years late, it still is. So much for governmental programs!
- ♦ I own a seasonal business in Vail. I wish I could own five acres with a small house that was reasonable, but it isn't.
- ♦ I really hope this gets solved! Lived here 18 years and consider Vail home. I hope it stays that way. Thank you.
- ♦ I received housing assistance, total of rent \$1,200.00
- ♦ I think it is extremely difficult to buy or rent due to expenses. Most employment does not compensate for the high price of living.
- ♦ I think it is important to consider a program that allows employees to participate in the benefits of the real estate market here. People have been able to get ahead in the past and it's the only way to get ahead now. Price caps create a permanent underclass where people are unable to move into the free market.
- ♦ I think that a couple of questions regarding highway noise would be helpful
- ♦ I think the community at Miller Ranch was a very good plan. To have more housing at affordable prices and not be totally shoddy in building, with rules against renting and a sense of community and pride is my idea of paradise.
- ♦ I think there is a very strong need for more affordable housing that young people can buy. We are the future here and we work hard to make the Valley what it is, but that can't happen if we can't afford to live here.
- ♦ I want to retire here but probably can't afford to. I want my mother to come here -- no facility for that.
- ♦ I was fortunate to buy in Minturn when I did. Now it's too late for an average family to buy a single-family home in Eagle Country (esp. up-valley). There are just too many rich people with 2nd, 3rd, or even 4th homes in this county, and it's very sad.

- ♦ I was restricted to a rather small unit due to my household size of one. But if my mother comes to live with me and my brother and sister-in-law come to visit the space would be strained. If mom does come, I still would need minimally 3 bedrooms and probably an additional bath.
- ♦ I we weren't doing such a large development, we wouldn't have to worry about more "employee" housing. Bigger is not necessarily better. Not only that, what is left for the visitor that's "affordable"?
- ♦ I will probably move out of Eagle County because of the housing expenses/shortage. As a 30 year old professional, I cannot afford to buy a house here. I think second homeowners should be taxed if this is not their primary residence.
- ♦ I wish I could afford to buy a home in Eagle County
- ♦ I would bus to work (Gypsum to Vail) but bus schedule is not conducive to my work schedule. I must be at work at 6am and the bus would get me there at 6:45am.
- ♦ I would like to see a greater variety of housing options, especially in the lower price ranges
- ♦ I would like to see more sub 500K housing developments being built to meet local needs rather than second home owners. There is a lack of housing options for middle income households.
- ♦ I would love the opportunity to rent/own my own place. Buffalo Ridge is too loud and crime ridden. Rents are astronomical. I cannot afford \$950-1000 to rent a one bedroom/studio. For the 50 and older crowd, roommate situations are old. One would like to live independently without breaking the bank. At this rate, I will need to relocate if I ever want to retire.
- ♦ I would love to buy a home, but nothing is affordable for a single person!
- ♦ I would not be considered your average citizen.
- ♦ I would not put taxes on residential building or expansion of current home
- ♦ I would prefer living in a duplex that was not part of a homeowners association i.e. more like a single-family dwelling. I would like to see more of this type of affordable housing rather than large complexes.
- ♦ I-70 noise on Hackamore Rd in Singletree is ridiculous
- ♦ I'd like to see the area grow in a planned way with more shopping available, especially in the area of groceries, produce, and clothing. Downtown Eagle is too small to accommodate the growing population. Additional areas should be well planned, attractive, and accessible.
- ♦ If Government would keep their hands off housing, the market would have already dealt with it. When you raise my taxes to subsidize low income housing, you have removed the responsibility of the employer as well as my choice to support long term nondeed-restricted housing. Economics 101.
- ♦ If housing costs continue to rise as fast as they have been, in ten years employers will have to pay \$16-20 per hour to afford \$1000 per month for rent. Currently most make \$10-12 per hour and spend approximately \$650 per month (seasonal employees) who will wait on the rich people. We will have to resort to more foreign help.
- ♦ If I can't find affordable housing I will be forced to leave Eagle County
- ♦ If I didn't have my home paid for I couldn't live here. I couldn't afford to rent an apartment here with what I make.
- ♦ If it is not for Miller Ranch I would not be able to work or live in Eagle County. I have been here for over 13 years and grew up in Colorado. Thank you Miller Ranch.
- ♦ If the availability of housing for workers cannot be improved soon in Eagle County, I am sorry to say will lose two more worker bees
- ♦ If the rich in Vail want to retain the level of service that they expect, the cost of housing in Vail needs to stay low. It needs to stay the same or decrease.
- ♦ If there are waiting lists for deed-restricted residences and shortage of seasonal workers it clearly indicates that there is a housing shortage. What is the point of working so hard if there is nothing to show for it in the end.

- ♦ If there is a green building community - i.e. town homes or houses with a park for dogs and a community garden, I'll pay whatever to live there. It's very important in our developing society. If I can find one elsewhere, I'll probably move.
- ♦ If you don't have one million dollars Eagle County does not care about you. They import poor workers to replace all locals.
- ♦ I'll be glad to move out of this trailer park and into a truck and camper so I can move to a real town with people that care more for others than just themselves and their trophy homes
- ♦ Illegal aliens should not be allowed to rent or buy a residence.
- ♦ I'm just lucky I was able to purchase FHA housing in Edwards 14 years ago. What may be called affordable housing -- sometimes isn't. Miller Ranch is a wonderful community and is I guess affordable to Eagle County's standards.
- ♦ I'm pretty sure it will never meet my needs
- ♦ I'm stuck here for the next 4 years. Guess I should be thankful I can afford my 10' x 12' cell with no closets, no pets. It beats having 3-8 roommates as I did my 1st year. But Avon is too transient, too young and bar oriented. There is no real sense of community. I have tried volunteering and a few churches.
- ♦ In general, the cost of housing is just absurd, crazy and very difficult for the middle class to afford. It's a good thing I bought 3 years ago.
- ♦ In the 5 years that I have been here I have paid aprox \$51,000 in rent and \$36,000 in mortgage payments on my house in a different state. I wish that I could have found a place here that was affordable enough to sell my house and make mortgage payments here to build up equity in property here in the Vail Valley.
- ♦ In this area is impossible to buy year by year of any property because always is more expensive
- ♦ It appears that the county wants to continue to raise taxes and drive retired people out of homes that they have worked their entire life for
- ♦ It is darn expensive
- ♦ It is difficult for kids that have grown up in Eagle County, cannot afford to live here. Real-estate prices are sky-high and out of reach. Wages have not kept pace with real estate prices or the cost of gas. The only housing that is built in Eagle County is for rich, second-home owners
- ♦ It is frustrating to know that I will never be able to afford a house with a yard in this community
- ♦ It is not the government's job to mandate employee or low income affordable housing
- ♦ It is obvious that there is not a lot of affordable places to own here. Even medical professionals are moving in and out of here because they cannot afford to be here. Down valley is now out of the average person's price range. This is a problem.
- ♦ It is way too hard on a person's health, trying to keep up with Vail's economy. You work yourself to death to be here and really never live here the way you should.
- ♦ It is way too much money to live here, but we love it
- ♦ It is wrong wrong wrong to trample on the civil liberties and freedoms of the responsible and the productive, forcing them to have a bigger "carbon footprint." (AKA help destroy the environment) so that power can be filtered through fat, sticky, fingers of the government, who then reward people who can't afford to love here with what I have made large sacrifices for. People who can't afford to live here should move!!
- ♦ It remains a problem to hire new employees because a lack of housing
- ♦ It was almost impossible to buy our home. If we did not know everyone in this town, who helped us, it never would have happened. Very sad situation for your citizens.
- ♦ It would be beneficial if the county and town building codes allowed for more lock off usage of property to accommodate seasonal workers

- ♦ It would be fantastic to see retirement communities in Eagle County. I don't suppose I will ever see it.
- ♦ It would be great to eliminate that eyesore trailer park in Edwards and the one at Dotsero and provide affordable housing for workers. Otherwise, people who work in Eagle Co will be living elsewhere.
- ♦ It would be great to have an assisted living place in this area
- ♦ It would be great to live closer to work. However, Vail Resorts does not pay enough to live in Vail.
- ♦ It would be nice if the town bus would come up Buffer Creek Rd
- ♦ Keep encouraging environmentally sound building practices and energy efficient, alternative use energy homes
- ♦ Keep it affordable
- ♦ Keep the focus on schools. We need families to stay vibrant.
- ♦ Love Red Sky Ranch
- ♦ Lower home prices. Eagle Ranch is so overpriced. Over one million for a cracker box! Give me a break! Everything is \$200,00 over priced!
- ♦ Make affordable housing that's affordable i.e. less than \$250,000. Tax homeowners who don't reside in Eagle County full time and contribute that to schools, housing, daycare, transportation, bike paths. Also tax golf courses with the same intentions.
- ♦ Make BLM, Forest service or developer give a %of acreage. Get with older construction personnel who will donate time and expertise. Remove lawyer driven insurance expenditures, go with builder risk. Keep soft costs to a minimum. Give contractors for "affordable" projects incentives through reduced fees.
- ♦ Miller Ranch is great. If only there could be another similar place for new families to live in this end of the county so they don't have to commute from Eagle and Gypsum. We feel like the lucky few who can live in Avon/Eagle-Vail.
- ♦ Miller Ranch was an answer to our prayers. We would not have stayed in the valley much longer if it weren't for our purchase here.
- ♦ More affordable housing for single parents and assistance for homes
- ♦ More apartments - what wrong with them?
- ♦ More communities like Miller Ranch! Ownership options very important.
- ♦ More deed-restricted housing developments. "Affordable" in Eagle County is currently close to a half million dollars. Regular working class individuals cannot afford these costs. Under \$300,000 for a 4 bedroom home is more affordable. Housing assistance programs cannot help those who make \$85,000.
- ♦ More help for senior citizens on housing, health care, utilities and recreation.
- ♦ More housing for school teachers, county workers, police and fire employees. Reward the people that are protecting and creating a safe community. The housing should be tied to their employment.
- ♦ More inexpensive housing is needed to support service sector!
- ♦ More parking availability and more sidewalks would be nice
- ♦ More parking needed at Vail Village, Lionshead, Ford Park, get the cars parked on Frontage Rd in structures. A rec center in Vail - I drive to the Avon Rec Center to work out. Affordable housing is the most important thing to me.
- ♦ More rental housing is needed and restricted deeded housing to keep young families in Vail
- ♦ More single-family and more parking availability
- ♦ More single family home affordable housing
- ♦ More small affordable housing and neighborhoods
- ♦ More zero-lot-line small unattached homes for retirees
- ♦ Most people that live in the El Jebel/Basalt area commute to Aspen. This was ignored in this survey.

- ♦ My daughter has to live with me because it's too expensive to have her own place or she would have to live in tight quarters with lots of roommates. I don't think my children will ever be able to purchase property here.
- ♦ My daughter moved out of our home 3 years ago and is now 22, married and expecting their first child. They live in a 1 bedroom garage apartment in Eagle and cannot get into anything larger due to increased costs. Chances are they will never be able to afford to buy in this county. I find this outrageous and unacceptable.
- ♦ My family and I have lived in Basalt since 1986. Given current home values we could not move into Basalt given our financial situation at that time.
- ♦ My husband and I are 61 and 62. We will have to move out of Eagle County because of housing costs. That means away from grandchildren. We can not afford housing on social security money.
- ♦ My needs are met
- ♦ My son would love to purchase his own place instead of paying way too high on rentals
- ♦ My suggestion to help the housing need in Eagle is to start a shuttle service within town out to airport (Gateway) and to and from Gypsum
- ♦ Need 1 bedrooms or studios for single to rent/buy for under \$1000 a month. There are many single adults in this valley that would like a small residence of their own and not have to rent a lock-off or a bedroom in someone else's home.
- ♦ Need affordable housing that is more available to legal residents to this country
- ♦ Need bus transportation in Wildridge
- ♦ Need more affordable housing for workers in Vail
- ♦ Need more affordable s. family traditional homes that are not deed-restricted
- ♦ Need more affordable single family homes. Need more employee housing. Would like to see a whole area cater more to "Middle Class America." Stop allowing large/expensive homes to be built. Where will the working class live?
- ♦ Need more amenities in Gypsum
- ♦ Need more homes for "upper middle class" -- nice four to five bedroom homes that are less than \$1 million
- ♦ Need more housing in all prices ranges for employees
- ♦ Need more realistic affordable housing for full year round family residents
- ♦ Need to house more local workers. Add to diversity of local residents.
- ♦ No affordable housing (Government subsidized). We can't afford more taxes for subsidized housing or childcare. If you can't afford to live here leave. Either wages will go up or costs will come down.
- ♦ No home rule. No childcare. No illegal immigration.
- ♦ Not housing bus transportation. United needs more completion at Eagle airport. Prices are not competitive. Major improvements in air service has been seen since 1999, however, high speed rail to Denver would be very useful.
- ♦ Of course we would like a bigger more private house for less money but we are also pleased with the appreciation of our house. On the whole we are very happy and do not plan any drastic changes.
- ♦ Once quiet communities are being infused with people who don't care about others around them. I have lived all over Eagle County and find this everywhere I go. These noise problems and the disregard for others and property is reason enough for people to move.
- ♦ One and two bedroom condos that adults can buy
- ♦ Other adults living in the home can not afford to live on their own or purchase homes because prices have really gone up

- ♦ Our children can barely pay rent on lousy, average apartments, and they can't afford to buy anything either. Rental complexes here run by corporations with no parking, cars get booted if parked too long at \$50 fee to unboot. Mexican managers treat whites very meanly. Our kids are frustrated, but want to live where they grew up.
- ♦ Our households needs are met but we worry about young families, people in public service jobs, small business owners. We want to live in a community that includes people from all walks of life. We're concerned too much is skewed to the high end, part time resident.
- ♦ Our needs are met. Do not force developers to build 30 percent of square footage for employee housing -- not a socialist government.
- ♦ Parking in Vail for employees. Improved public transportation from Eagle to Vail for all times, not everyone works 9-5.
- ♦ Pay more attention to the Basalt, El Jebel area
- ♦ People need to live within their means. We are low income and adjust our needs and wants accordingly. We don't make monthly payments thus don't pay interest.
- ♦ Please address El Jebel part of Eagle County
- ♦ Please do not turn this place into a low cost ghetto and ruin it! This place is a haven for illegals.
- ♦ Please make more affordable housing. I want to buy in the area.
- ♦ Prices are absurd!!
- ♦ Prices are insane, but I am lucky enough to be able to afford to live here
- ♦ Probably more senior citizen housing is needed. It is growing each day and year.
- ♦ Provide free tree to plant in
- ♦ Proximity and access to bicycle paths or lanes is very important to me  
Public transportation that includes a rail service throughout the valley would reduce overall housing costs and allow people who work in Vail to access down valley housing without expensive (and polluting) commutes. Up valley housing costs is my primary concern in living in Eagle County.
- ♦ Quit catering to illegals with multiple children. We're tired of trying to survive and paying for other people.
- ♦ Quit increasing taxes for open space, we have enough open space. Or, if you want more open space, don't complain about high real estate prices and don't do affordable housing. Open space and affordable housing is contradictory.
- ♦ RA Nelson should never be able to build for Eagle County
- ♦ Raise wages not lower housing costs
- ♦ Real estate investment is the best way to improve your standard of living in Eagle County. Deed-restricted housing oppresses Eagle County employees. Focus on tax breaks and guaranteed loans.
- ♦ Real estate is far too expensive here, especially in Vail for an average worker to afford. It is cause enough to ensure transience as most folks move on realizing that home ownership is impossible. This leaves Vail an empty heartless shell hell bent on profit, construction, or investment turnover rather than community or depth.
- ♦ Recall Arn Menconi
- ♦ Reduce property tax...less housing growth
- ♦ Reduce the illegals and much of your problem(s) will be solved
- ♦ Seasonal employment housing must be addressed. Year leases do not benefit seasonal employees.
- ♦ Second home owners are driving the cost of housing up. Eagle County should consider a higher tax levy for second home owners.
- ♦ Second homeowners should pay more taxes to discourage them from buying property just sitting and just sitting on it. This way workers could live here. After all most of our town's income is in sales tax and if more people were here year round we would have more money.

- ♦ So important to have a full spectrum of housing opportunities for year-round residents, not just resort labor. Need to think about the physical attributes of good "communities" and "neighborhoods" so that people will want to (and are able to) stay here. No office space in Vail -- too bad!
- ♦ So-called affordable housing is affordable to who? Even though we could qualify for a larger home, we save for retirement and have other expenses. Wages in this valley have not kept pace. We want to have small acreage for horses and that is why we will leave this area.
- ♦ Some of these question didn't make sense #34, #15.
- ♦ Stop building. Have a moratorium. Build worker housing up in Beaver Creek.
- ♦ Stop creating jobs by building second homes and the affordable housing problem will take care of itself. No affordable housing should be built in out of town locations. Dotsero, Wolcott, Battle Mountain should not be developed. It would greatly aggravate many problems in Eagle County.
- ♦ Stop letting developers continue to rape this Valley!!! No more construction!! Clean out Mexicans!!
- ♦ Streets need to be bigger to accommodate big hay trucks and horse trailers for people who live south of Eagle. How can we maintain our rural quality of life if you design us out.
- ♦ Supposed "affordable housing" costs too much for most individuals in the valley to get into. Deed restrictions also hinder any owner to ever get ahead. Each year the value of their house becomes less and less compared to other houses in the valley.
- ♦ Thank you for doing this survey to gather information to help us all out in the future. I work for the Town of Minturn and unfortunately can not afford to buy in this county. I will probably have to relocate to Leadville after my one year lease is up.
- ♦ Thank you for your concerns
- ♦ The American dream of owning a home is tough here. The employee shortage is the unskilled workers. Professionals can earn better money and can buy into condos, etc. The large corporations seem to lock up available employee housing and it leaves the small businessman in a tough spot. Had I not bought my home in 1990 I probably couldn't get into a home now.
- ♦ The cost of housing is outrageous in Eagle County and it is very likely that we will be forced to buy outside of Eagle County
- ♦ The cost of housing is outrageous. We have two adult children with very good jobs and they will not be able to purchase homes in Eagle County. They do not want to leave the area, but may not be able to stay.
- ♦ The county should run the housing for the entire county. They should administer the programs for the towns so people have one source for finding affordable housing units. Not all deed-restricted homes should be priced capped they should also be market drive with an initial discount like the Brett Ranch program from VA etc.
- ♦ The development in Eagle County is out of control. The unchecked development has turned Vail Valley into just another suburb of a major city - no charm, no personality. I moved to the mountains to get away from strip malls and big boxes but the lax zoning in the county has followed the money and brought them in . Stop ruining our mountains!!  

The economy of this Valley is hard to judge. On the one hand it is too expensive but on the other if you can get into something it's doable and you stand to make money if you sell. What can be done to better this situation? We should jack the prices up on the gapers and second home owners while discounting locals more on real estate.
- ♦ The HOAs are sky rocketing due to lack of property management companies. Electric is too high. No assistance with huge HOA and utilities. Mortgages could be doable, but other fees make it unaffordable.
- ♦ The housing inflation that has gone on the last 10 years- homes build for \$150,000 selling for \$330,000. Vacant lots that sold originally for 20,000-30,000 now selling for over \$100,000 unless you bought 10-12 years ago is it very hard to afford to buy now.

- ♦ The lack of "affordable" single-family homes (not located in Gypsum) is a bit worrisome. For those of us who own a condo and would like to upgrade, it's quite a huge leap in mortgage payments. It could potentially force a large part of middle age/class families to move away.
- ♦ The lack of availability of affordable housing in Eagle County is ridiculous! When we look for places to live the rentals are trashed, ugly, small and we barely make enough to pay the rent each month. And forget buying a house. With the money we earn at all three of our jobs I doubt we will ever be able to buy a house! This place is overrun by rich second homeowners and normal people like us suffer!
- ♦ The needs for the employees and low income individuals in Eagle County are great and likely to get worse.
- ♦ The only thing I want from Vail Valley is a good Alzheimer care unit for my wife who is currently in Denver
- ♦ The only way we are able to live in Eagle County within reasonable distance is through a subsidized housing arrangement with an employer. We will not stay in Eagle County permanently because we can only own 1/2 our home. Our employer owns the other 1/2. Our salary and mortgage payment includes an interest only mortgage arrangement with our employer. I don't know what the solution is but housing is simply too expensive here. We make good money and couldn't buy any kind of home without help.
- ♦ The rich get richer, the poor get poorer. In other words, the wealthy are exalting sales figures.
- ♦ The school district is a mess! Avon -- all Hispanic, privates expensive and still unavailable, charters unavailable, and Stone Creek needs funding, public is horrible. Education is more of a concern than housing.
- ♦ The ski industry should provide housing or more housing to meet their needs
- ♦ There are a lot of people who would like to live here, but cannot afford it. Many teachers, who I work with, leave due to high cost of living. Teachers cannot teach and work a second job and be effective at both.
- ♦ There are about 20 people across the street. I've seen them smoking crack in their driveway. They get high and give people a hard time. Trash all over windows coverings on side of building. Explains everything. Please find out why they moved their gas fire place unit and threw it in the trash? For a meth lab? Can you please bust the meth heads across the street in the Vail Commons!
- ♦ There can never be housing affordable to the common laborer work force with the price of land so high in the county
- ♦ There is little, if any, of the type of retirement property I am looking for (5-10 acres for horses) in Eagle County, which is why I will leave Eagle County after 27 years
- ♦ There is no affordable housing in Eagle County
- ♦ There is no such thing as affordable rental housing in Eagle County unless it is 6 people in two bed category. My needs are very well met because I bought property in Red Cliff in 1966. The mortgage is a home equity mortgage.
- ♦ There is not enough affordable housing. Affordable housing should have amenities and be a well maintained, safe, and beautiful community.
- ♦ There is really no availability for us. It is just way too high priced to consider ever living here. There isn't any availability. It's all too expensive.
- ♦ There isn't anything available on our price range
- ♦ There isn't available housing in the Valley. We will move within 5 years. I am a single parent with 4 kids.
- ♦ There needs to be affordable housing. Quit hiring illegals.
- ♦ There needs to be assisted living housing and full care housing in the Eagle area. I had to visit my father in Carbondale which is an hour drive from my house. This county needs to stop talking about it and just do it.



- ♦ There needs to be low cost housing for professional families in upscale units with better parking, i.e. 3 cars per 3 bedroom unit - on the Vail bus route. We are all service people with limited available housing.
- ♦ There needs to be more day care options for children under 2 years in the Eagle/Gypsum area. We like the idea of having more shopping options in the area.
- ♦ This is a free market and country. The rich will stay and keep moving here, the poor and those not willing to pay so much for so little will move away. We will move away within a year.
- ♦ This is a waste of time and money. Is this so Eagle County can overdevelop and use more land? Don't spend any more tax money.
- ♦ This is the biggest issue facing the valley for long-term sustainability. We are having our first child in six months and are very concerned about space and affordability of moving to a larger residence.
- ♦ This survey does not even come close to helping identify the problem with housing in Eagle County. Tell the commissioners that building in Eagle County is too costly, mostly because of the way the county approves new developments.
- ♦ This survey is not really directed at our family. We are satisfied with our current housing and are lucky. However, we started out in the valley working many jobs, renting, saving and were able to buy and then work our way up. We struggled to make that first down payment but somehow did it. If we would have bought a deed-restricted home, we would not have what we have today. Down payment assistance is fabulous, but deed restriction doesn't work, it only keeps people real estate-poor forever. Help people build equity!
- ♦ This survey, again, reiterates that the Eagle County along the I-70 corridor still sees the Basalt area as, in your words, "Other Eagle County."
- ♦ This was a waste of time and tax payers money -- life is not perfect. If you don't like where you live, I say move. Seems like you're pandering to some groups. Could that be possible?
- ♦ To increase
- ♦ Too expensive
- ♦ Too expensive. I can't afford \$2000 a month for mortgage.
- ♦ Too many high end housing and not enough \$250,000-500,000 range. More flexibility on the style and construction of housing.
- ♦ Too many rich idiots
- ♦ TOV and county commissioners are not listening, there is too much waste. Bear containers are not necessary and don't justify cost.
- ♦ Town of Eagle needs to buy property west of Gerrard Park next to Eagle River and add it to the park system
- ♦ Towns must support local employee housing thru deed restrictive housing incentives to developers. Time is running out, do all you can now or locals will be "commuting" too far and quality of employees will go down.
- ♦ Unless it is federally subsidized, there will be no affordable housing as the market dictates otherwise
- ♦ Unlikely any government entity would be of assistance for our housing needs. We own 1) duplex home in East Vail 2) duplex (both sides) in 7th Ave historic district in Denver 3) another duplex (both sides) which is rental property in Denver. Five homes total.
- ♦ Very expensive to live here. Hard to get paid for work done. We are contractors.
- ♦ Very hard to buy in. In another year, wouldn't be able to afford where I live now.
- ♦ Very limited space, not enough affordable housing, need affordable housing to raise children in this peaceful neighborhood
- ♦ Wages for middle class families to offset housing costs. I could stay home two to three days a week with our son if housing costs were more reasonable.
- ♦ Way too expensive! Could buy same quality house elsewhere for half the price.

- ◆ We all just need places that are affordable but not dumps. Nothing special, just a more than decent place to live. It's unbelievable how many homeless people are in the valley. This is Vail!! For crying out loud!
- ◆ We are barely scraping by because housing is ridiculous. I'm sick of paying taxes for all the illegals.
- ◆ We are extremely disappointed to hear that Avon is allowing another high-end housing development on the north side of I-70. They should consider a place for the families that live here. Do something more like Eagle Ranch where there are still multi-million dollar homes along with single-family homes below \$800,000. We are a family with important jobs, nurse and police, and we might be stuck in 1,000 sq ft forever.
- ◆ We are finding it difficult to move from a town home to a duplex because of costs
- ◆ We are fortunate enough to get the last good deal in Minturn
- ◆ We are in the service industry and find it very frustrating that we can't afford more than our 768 sq ft apt. We are a family of three and it is very difficult to live in Eagle County. Also, we are not interested in deed-restricted housing as it makes it nearly impossible to ever improve our housing situation.
- ◆ We are losing our middle class in Eagle, CO. It's unnerving how expensive things are getting besides housing.
- ◆ We are lucky to have found a home we could afford before the last boom. If we moved here today, we would not be able to buy a home.
- ◆ We are not the norm. Our children grew up here and cannot afford to own homes here.
- ◆ We are very fortunate to have been able to buy an old home in Red Cliff when prices were under \$100K for a decent size yard and home. Now the same homes are over \$400K and we will likely never have neighbors with young children and regular jobs. The sense of community is less every year. Where else could we live?! Selling only means moving out of state and we never want to do that.
- ◆ We believe in affordable housing for families that want to live in Eagle County. Not necessarily for seasonal workers - new construction should build a percentage for employee housing.
- ◆ We bought our East Vail condo thinking we would sell in a few years and move into something a tad larger in East Vail. Our son attends VMS so we want to stay close. But now everything is way too expensive to upgrade. In a condo we will stay.
- ◆ We can take care of our own housing needs and do not need any help from the county
- ◆ We could never afford to leave and come back. I doubt we would retire here as it is very unlikely our kids could afford to live here.
- ◆ We could not afford our home if we wanted to buy it today. Our children (college graduates) can't afford to live here. Where will our community "heroes" live?
- ◆ We do not feel this is a government problem. I would support mill levy county wide to help emergency service personnel and teachers. Please have a plan first before asking for funds.
- ◆ We don't need big box stores, this is not Denver. Eagle County has gone downhill. Keep the county out of my business. Don't waste money on open space. Too many sheriffs. Towns should not charge for trash and other services.
- ◆ We feel that it is gov. job to take care of their employee housing needs. It is not tax payers job to take care of community needs. Let free market take care of it.
- ◆ We have found the cost of living extremely high. We moved here from San Francisco area and my husband has a great job and the only way we could afford our house was with equity from past homes.
- ◆ We have made sacrifices to our lifestyle, amount of free time, where we work, etc. We are not for tax funded housing of people who have moved here wanting their lifestyle to be subsidized because it is more difficult to buy a nice house than where they came from. We worked multiple jobs, long hours and made lifestyle sacrifices to buy our home. If others want to buy they can make it happen if they are willing to sacrifice. Nothing worth having is free!

- ♦ We have many large and small businesses employing illegal immigrants who are taking up housing, driving the bar of education so low, and using services intended for legal US citizens! Get ICE up here so we can get our community health care and schools back to the taxpayers who pay for those services! Lower to middle income wages are being held down by illegal labor. I am living this first hand!
- ♦ We have plenty of overpriced real estate in Eagle County. Affordable housing does not start at \$500,000 for a single-family home. Affordable to whom?
- ♦ We like the small town atmosphere. There are too many people moving to Eagle and the traffic, etc is ridiculous. No big boxes wanted.
- ♦ We like to walk/bicycle around our community/valley but few places are pedestrian friendly, i.e., no sidewalks or shoulders alongside the road. It is somewhat of a disappointment.
- ♦ We live in Chatfield Corners in Gypsum -- excellent community! The major problem in Eagle County is to own a home you need two incomes or be wealthy. Also the cost of homes, while beneficial to the homeowner, makes it very difficult to get into a home.
- ♦ We live in Dotsero as it was the only place we could afford a single-family home. We'd like to move closer to schools, stores and restaurants, but the housing prices are twice what we paid for our current home and up. There was a home in Cotton Ranch, that was just appraised over 1 million. How can we compete with that? Soon the valley will be too expensive for families to live in. Only those houses that squish together multiple families into their living space will be able to stay.
- ♦ We live in ECSD sponsored housing at Maloit Park. Without the housing opportunity we could not afford to live here and raise our family.
- ♦ We live in Willits, a beautiful, safe neighborhood within walking distance to parks, stores and other amenities
- ♦ We love Miller Ranch and hope more housing similar to our neighborhood are built. This location is perfect for our family. We are one of the few families that do not like Eagle.
- ♦ We moved from Leadville 17 yrs ago to be closer to work. We want to buy a home but affordable options are Leadville or Gypsum. Miller Ranch housing and Vail housing too small. My trailer is large.
- ♦ We need a change. There's no reason why I have to rent and have roommates to afford to live here when I have a full time job.
- ♦ We need a lot more affordable housing in the Avon/Edwards area
- ♦ We need a lot more two bedroom units for rent or for sale and how about a nice local dog park
- ♦ We need more affordable housing
- ♦ We need more affordable housing. Please include Spanish versions with original mailing to cater to local demographics.
- ♦ We need more affordable ownership housing. With us we are at the point of wanting to start a family, which is difficult given the limited amount of affordable family housing. More communities like Miller Ranch are needed -- a lot more.
- ♦ We need more options in the \$200,000-300,000 range for people to get into the housing market, and for responsible professionals, close/in Vail especially -- clean, quiet, private town homes for example
- ♦ We need some affordable SFR with more than two bedrooms. Also need to keep better control over the way the homes are being built. Very poor quality of home being produced. Just slapping them together for the money!
- ♦ We need to keep our taxes low so we can afford to stay here in the Vail/Eagle River Valley. We should also tax second home owners who do not reside in Eagle County more than six months a year. This could offset our growing budget.
- ♦ We need to look into grandfathering in farms that lay within changing zones so older folks and long term residents are not taxed off their property

- ♦ We not only need to take care of young people but also make it affordable for our long term residents and seniors to be able to stay
- ♦ We own two condos in a four-unit building, our son owns one (3rd), and a cousin owns the other (4th). One of ours and our sons condo is rented out full time to Vail workers. This is a part of our income and helps the housing supply in Vail. We get no credit for this. We do most of the maintenance. Thank you for asking!
- ♦ We pay a price to live here. That is why within four years I plan on retiring to the Grand Junction area. Young families cannot afford to stay, but are wanting to do so. All of upper valley residents are moving to Eagle and Gypsum. Where are our kids to go?
- ♦ We purchased 20 years ago and are satisfied with our situation
- ♦ We severely need more affordable housing. Even modulars go for over \$300,000. We are young college-educated, job-holding married couple and we cannot afford to buy anything. We most likely will move out of the area when it's time for children (3-5 years). we love it here so we'd be sad to leave.
- ♦ We were fortunate enough to buy when things were still affordable, if not, probably all of these answers would be different, i.e. we'd live Down Valley, not as thrilled with the community, would have longer commutes, etc. Thank you for surveying I hope you get many responses that truly reflect the challenges many folks in the county face.
- ♦ We would have left the valley without Miller Ranch. Thank you Tom Stone.
- ♦ We would have never been able to purchase a home if we hadn't had help from a family member
- ♦ We would like housing for only 65 and older in Eagle County with services available if necessary. Amenities that would be helpful would be to own the condo, have meals (some) available, wheelchair accessible, social hall, and activities.
- ♦ We would like to fence a portion of our yard for our dogs. We would like more families to move back to Vail.
- ♦ What is attractive about the mid-valley we are losing. Way too much suburban looking sprawl. The area will lose its appeal and then all those houses being built will be unwanted.
- ♦ When letting night clubs take over restaurant liquor license you should be checking with the actual residents. Our quiet neighborhood now is filled with trash and drag racing up and down the street. The so called restaurant doesn't start till 10pm and quits at 2am. It has not been a welcome addition for those of us that work early in the morning and are kept up late at night. "The Rumpus Room" is not a good addition to Edwards community. It has brought more trash, underage drinking, drugs and noise way over the allowed noise limit!
- ♦ When we moved here we were appalled at the quality of construction, lack of UBC code enforcement, lack of code knowledge by building inspectors, spoiled general contractors, poor work ethic, disregard for public safety, lack of middle class, while the scenery and outdoor activities are great, local governing bodies and elected officials are backward at best, criminal at worst! Not a valley you can be proud to live in.
- ♦ When we moved to Eagle County, we moved west to Eagle (city) so we could afford to buy something. Then when we saved (through sacrifice and hard work, multiple jobs) we bought in Edwards. Hard to purchase in Eagle County but because of that it helps as an investment.
- ♦ Wildridge needs to have some sort of public transportation.
- ♦ Will have to leave area on retirement. I absolutely cannot afford area after I retire.
- ♦ With all the high end real estate development going on, we local wage earners are seeing our property taxes go up way faster than inflation. Our taxes went up 40% last year. I expect increases, but there should be a max limit on the yearly percentage increase close to the real CPI, or somewhat higher, but not 40%. Why build new employee housing when Vail keeps losing its existing workers who can't afford to live here and have to move away from Vail?

- ♦ With housing limits for regular folks so restricted more deed restrictions might help; tax part time (home owners, residents) more
- ♦ Work on more senior citizens residential housing. My needs are met but many working class people can't afford housing in this county.
- ♦ Would like to buy a house, but the only available are huge trophy homes that start over a half a million dollars. I just need a small house to live and hang my hat. I can't afford the prices in Eagle County, so I'm living in a highly Hispanic community to survive. I'm scared to walk alone with all the crime.
- ♦ Would like to find affordable housing without deed restrictions
- ♦ You cannot afford to buy a larger place in this valley on one income. Not much available for the 'working class.' Why do foreign workers get to pay way less in rent and pay \$30/year to store items when storage for locals is \$50 a month?
- ♦ You did not ask a question about moving in the next 2-5 years because we need to decrease our monthly mortgage payments.
- ♦ You didn't ask about taxation. We find it totally equitable that only property owners are taxed locally for schools. It is not fair that homeowners are responsible and cannot afford this "contribution." Some can barely make their mortgages, many can't. There should be more balance in support of the education system particularly considering those who have no children.

Category	Program & Housing Produced	Program Description	Implementation and Funding	Opportunities, Constraints & Considerations
<b>Rental Programs</b>	Rent/Utility assistance  Housing assistance, not production	Provides grants to income-qualified renters for rent and/or utility payments.	Potential for an expanded role for the County Housing Department	Assists very low income households – those that make trade offs between rent and food/medication/other necessities.
	Income-restricted rentals (tax credit, USDA, HOME, etc)  Typically multi-family, rentals (60% AMI or lower)	Offers quality housing at below-market rental rates for income-qualified renters (typically income restricted for households earning below 30% and up to 60% AMI). This may also include rentals that are age-restricted for seniors and that are disability restricted/accessibile.	Private, non-profit and government development programs; State Division of Housing (HOME and CDBG funds).  The Towns and County can encourage developers to pursue tax credit and other options for low-income rentals through expedited application processes, assistance with state agency applications for grants/funding and deferred payment of development fees/fee rebates, for example.	Mixed income developments will mitigate the perception of “low-income” housing projects and will increase options for low-income residents. Rental housing should be encouraged in areas near community services and accessible transit routes  Tax credit financing is available to private sector developers, as well as non-profits and housing authorities, although these developments have been difficult to put together in mountain communities because of relatively high wages.
	Rental rehabilitation  Does not produce new housing, but makes units inhabitable/ suitable for occupancy/ energy efficient, etc.; rentals	Explore options to provide low-interest loans to or otherwise encourage landlords to upgrade older rental properties. Alternative opportunities to purchase rental properties, renovate and re-lease at below-market/income-restricted rates	Home Improvement Loan Program, non-profit assistance	Makes use of existing, older housing stock. Improves “façade” of community by upgrading/renovating older areas of town. Improves energy efficiency of homes/reduces energy costs.
	<b><u>Sweat-equity and fixer-upper programs</u></b>  Typically ownership units for 60 to 120% AMI households – but depends on needs in area.	New homes locals can own, built in part by themselves, volunteers and family. Program options could also encourage acquisition of older homes and renovation through sweat equity. Both new home production and existing home renovation potential.	Habitat for Humanity  USDA Section 523 Mutual Self-Help Housing program	Opportunity to use and renovate existing housing stock to improve occupancy and suitability of existing units. Satisfaction with being involved in own home construction.
	<b><u>Low-interest rehabilitation loans</u></b>  Housing assistance, not new home production, renovate existing housing stock.	Low-interest loans to make needed health and safety improvements to owner-occupied housing for seniors and lower income households. Support rehabilitation loan programs that can be available to first-time homebuyers.	Rehab Loan Program	Makes use of existing, older housing stock. Improves overall community by upgrading/renovating older areas of town. Improves energy efficiency of homes/reduces energy costs.

Category	Program & Housing Produced	Program Description	Implementation and Funding	Opportunities, Constraints & Considerations
Rental Programs	<p><b><u>Permanently affordable housing (deed-restricted)</u></b></p> <p>Typically ownership units for 80 to 120% AMI households – but depends on needs in area. Single family, multi-family or mixed-use</p>	Units sold at below market prices for income-qualified buyers. Appreciation of these homes is limited to ensure permanent affordability upon turnover of the unit to a new income-qualified buyer, thereby creating a supply of permanently affordable ownership units.	Typically produced through housing requirements such as inclusionary zoning or linkage programs, or products provided through non-profit and government programs.	Deed-restricted homes provide households that are normally priced out of the housing market with an opportunity to purchase a home, build equity and establish themselves in the community.
	<p>Loan assistance</p> <p>Housing assistance, not production</p>	May include grants or no-interest or low-interest loans to cover closing costs for income-qualified buyers; education programs of the loan process; work with local lenders to tailor loan programs to local needs.	Eagle County Housing Department, local banks, Fannie Mae, CARHOF and the State Division of Housing may be sources of funds	Needs funding source/lender agreements. Helps renters take the first step toward homeownership.
	<p>Down payment assistance</p> <p>Housing assistance, not production</p>	Provides grants or no-interest or low-interest loans to buyers to cover down payment costs. Programs may have time limits to determine grant versus loan – e.g. if home is occupied for over five years, it's a grant; if resold within 5 years, it's a loan.	Eagle County Housing Department and same potential sources of funds as loan assistance	Down payment assistance will help renters take the first step toward homeownership. Needs funding source/lender agreements.
Other Programs	<p>Land Banking</p> <p>All types of units</p>	Identify key sites for future housing development that are either currently publicly owned or that could/should be purchased for future housing development. Develop workable designs for future housing projects on these properties when needed.	May be federal or state grants or loans available	Adjacent landowners may object. Incorporates affordable housing into community development plans. Requires continued public education about intended development plans for sites.

Category	Program & Housing Produced	Program Description	Implementation and Funding	Opportunities, Constraints & Considerations
Production Incentives	<p><u>Annexation Policies</u></p> <p>Produces multi-family and single-family homes, variety of income ranges, typically ownership.</p>	<p>With cooperative policies between the County and local municipalities, developers may seek annexation to acquire and/or increase development potential. Because municipalities have broad discretion with annexations, policies can require the provision of affordable housing.</p>	<p>Develop and enforce an annexation policy and affordable housing requirements. No outside funding needed.</p>	<p>Level of effectiveness dependent upon annexation opportunities. Program may not be popular among adjacent landowners.</p>
	<p><u>Fee Rebate</u> (this is NOT a fee waiver)</p> <p>Applicable to all types of housing production (owner, renter, etc)</p>	<p>Rebate of development fees to the developer of affordable housing. Value used to subsidize housing development.</p>	<p>Local government can identify a source of funds that is appropriate for affordable housing, such as general fund revenues, and establish a pot to pay the fees for the developer.</p>	<p>Still provides needed revenue to the city/county for services/other required fees; revenue shortfalls for rebates may occur.</p>
	<p>Streamlined/ expedited approval process</p> <p>Applicable to all type of housing production (owner, renter, etc)</p>	<p>Developments proposing substantial public benefit by incorporating affordable housing may be placed through a streamline/expedited approval process to decrease the costs and time of production of the project to the developer. This may include reduced pre-meeting plat costs, "front of the line" status, city/county cooperation to expedite needed inspections/help with state applications for funding (where needed – e.g., CHFA), etc.</p>	<p>Establish specific criteria and procedure, administer program.</p>	<p>Developers often express costs and time incurred during the approval process to greatly limit their ability to provide more affordable housing; need to set realistic targets for streamlining (not every step of the process can be streamlined); public education needed for the justifications of streamlining; may not be popular among adjacent landowners</p>



Category	Program & Housing Produced	Program Description	Implementation and Funding	Opportunities, Constraints & Considerations
Production Incentives	Flexible Planned Development options  Applicable to all types of housing production (owner, renter, etc)	Permits modification of certain zoning requirements (setbacks, lot size, etc.) in exchange for improved development design (incorporated for example mixed-use development, open space, etc.). There may be a minimum affordable housing requirement that would need to be met for these developments. May incorporate aspects of density bonuses and streamlined approval.	Not applicable	Improved design and livability potential for new subdivisions; incorporates affordable units with market units to integrate housing design; public education of new development designs needed; may not be popular with adjacent landowners. Consider changes in ordinances that not only encourage development of permanently affordable housing, but also make it feasible for the private market to provide lower priced market-rate units.
	Accessory Units  Small rental units, serves singles, seasonals, couples	Optional, small second units attached to or within single family units.	Administration of zoning and deed restrictions.	Should be deed restricted. Income and occupancy difficult to enforce.
Production Mandates	Inclusionary Zoning Requirements  Typically ownership units; single-family or multi-family; typically for 80% to 120% AMI households, but dependent on local needs	Mandatory inclusion or set aside of affordable housing units (usually the same type or similar to other units in development). Program may allow cash-in-lieu, land-in-lieu, purchase/renovation of existing units or off-site housing as an option for compliance.	Administration of zoning and deed restrictions. Allocation of cash-in-lieu and/or land-in-lieu if collected.	Integrates free-market and income restricted housing. Places burden on residential developer to provide housing (which may be passed on to the free-market consumer). Locational issues include transportation impacts and achieving a desirable socio-economic mix within developments. Perception that deed restricted units may affect value of free market units.
	Residential Employee Generation Mitigation  Same as above	Requirement for residential development to provide housing or fees-in-lieu for some portion of employment positions created by the development (residential services, etc.)	Administration of zoning and/or deed restrictions. Allocation of funds, if collected.	When mitigation is provided on-site, attention must be provided to locational issues and compatibility of housing. If fees collected, acts as a revenue source for housing programs.
	Commercial Employee Generation Mitigation  Same as above	Zoning provisions that require commercial development (lodge, retail, industry, etc), to provide funds or housing to meet some portion of seasonal and/or long-term employment generated by new development (15% to 60% range common).	Administration of zoning and/or deed restrictions. Allocation of funds, if collected.	Possible mass and scale consequences. Site suitability issue -- short-term accommodations would be located differently than long-term worker housing. If fees collected, acts as a revenue source for housing programs. Combined residential and commercial mitigation shares the housing burden across both types of development.

Category	Program & Housing Produced	Program Description	Implementation and Funding	Opportunities, Constraints & Considerations
Revenue Generation	<p>Fees-based Programs (Impact fees, fees-in-lieu of housing production, etc.)</p> <p>Applicable to all types of housing production (owner, renter, etc)</p>	<p>Dedicated fee-based funding sources that can be used for housing programs. Examples include impact fees, business license fees, etc. Could also include the <u>voluntary real estate transfer fee.</u></p>		<p>Tendency to use funds for low and moderate income groups. Middle income needs might not be met (unless complemented with other programs). Spreads burden beyond just the development community.</p>
	<p><b><u>Tax-based Programs (sales tax, lodging tax, etc.)</u></b></p> <p>Applicable to all types of housing production (owner, renter, etc)</p>	<p>Augment housing fund with dedicated tax-based funding sources. Options include sales tax, housing excise tax, head tax, property tax, recreation activities tax, luxury tax, lodging tax, etc.</p>		<p>Tendency to use funds for low and moderate income groups. Middle income needs might not be met (unless complemented with other programs). Spreads the burden for local housing beyond just the development community. Tourism can help pay for impacts.</p>
Collaboration/Public Resources	<p><b><u>Partnerships between public, non-profit and private entities</u></b></p> <p>Applicable to all types of housing production (owner, renter, etc)</p>	<p>A variety of methods exist for public and private entities to jointly develop affordable housing. The focus of these efforts would be to leverage public resources.</p>		<p>Potential exists to involve private sector entities, both large and small, to develop housing solutions. Eagle County has a wide array of existing non-profit and private activity in local housing mitigation – pooling resources could make programs even more effective.</p>