

Final Report

San Miguel County Housing Needs Assessment

The Economics of Land Use



Prepared for:

San Miguel Regional Housing Authority

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1. INTRODUCTION

Purpose

The San Miguel Regional Housing Authority (SMRHA) contracted Economic & Planning Systems (EPS) and RRC Associates (RRC) to provide a Housing Needs Assessment for San Miguel County. There is a well-recognized deficit of affordable housing for the local workforce. To address this deficit, the County and local jurisdictions have established goals, programs, policies, and funding sources that have collectively created a sizeable inventory of local housing. Previously completed Housing Needs Assessments have played an integral role in informing these policy decisions and have served to guide the direction of the local programs. This current study updates past data sets and provides an understanding of how recent trends have affected current housing targets.

It should be noted that a regional needs assessment is not an affordable housing strategy. The two differ as an assessment documents conditions, trends, and identifies targets. The need is expressed in terms of an existing deficit (catch-up) and a forecasted deficit based on growth projections (keep-up). These targets are general in nature and form the parameters for a strategy. An affordable housing strategy then builds on the assessment and is used to define specific production plans, often within a five-year planning horizon. The strategy includes a clear evaluation of locations by jurisdiction, timing of projects accounting for market absorption, balance of tenure, and a strategy to address financial gaps.

In terms of this Housing Needs Assessment, the following report provides a summary of housing needs and conditions in San Miguel County with greater clarity about a range of factors affecting the supply and demand for housing—such as employment growth, housing production, commuting trends, job holdings, etc. It also provides estimates on the depth of need, both in terms of existing and projected. The sections that are included are as follows:

- **Summary of Findings** – This section provides a summary of key conclusions and recommendations that the County and local jurisdictions can pursue to help alleviate the existing housing deficits and provide the community with additional affordable housing options.
- **Economic and Demographic Framework** – This section provides a comprehensive documentation of the context in San Miguel County, which then informs the current need for housing.
- **Housing Trends and Conditions** – A summary of the production of market rate and affordable dwelling units as well as other key metrics related to pricing and availability of both market rate and affordable housing options.
- **Summary of Survey Findings** – EPS has partnered with RRC to develop, distribute, and analyze household, employer, and commuter surveys. These surveys were distributed to households, employers, and commuters and therefore reflect a broad spectrum of options represented in the region. Results have been tabulated to isolate San Miguel County residents from the larger set of responses, depending on the issue, with the full set of responses listed in some cases. For most of the survey analysis, the pool of respondents has

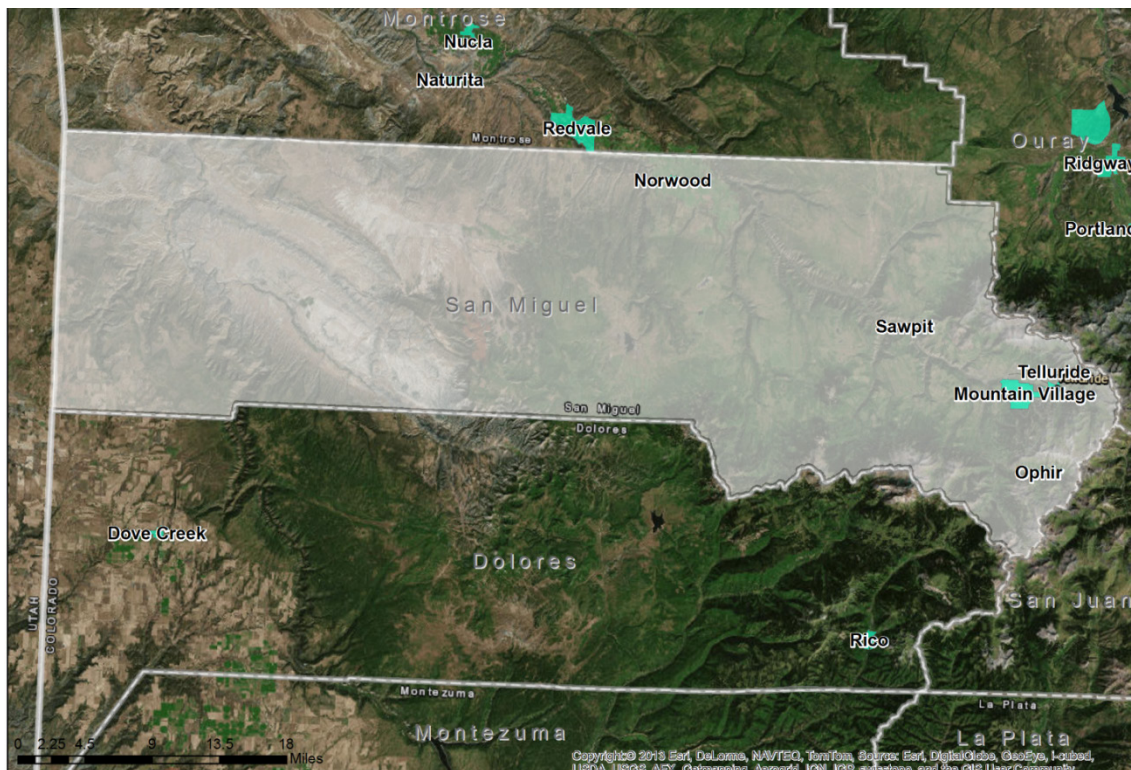
been limited to San Miguel County residents. Many of the same questions have been included from previous efforts, and results from the 2011 survey effort are listed next to current results to show trends.

- **Housing Gaps and Housing Need** – Based on the framework and survey results summarized in other sections of this report, the analysis summarizes key housing issues in San Miguel County and provides an estimate of existing housing gaps and quantifies the current and future need for additional housing.
- **Summary of Prior Studies** – This component of the study documents key findings from previous housing studies and provides the historical backdrop for the current evaluation.

Study Area

The focus of this study is on the housing needs of residents, employees, and employers in San Miguel County, shown in **Figure 1**. As noted earlier, the report relies on the survey data set for San Miguel County residents for much of the report. Residents of outlying communities such as Ridgway, Nucla, Naturita, and others have been captured via commuter surveys or distribution of the household survey, and responses have been included to address broader regional issues. Special consideration is also given to the Telluride Region, which represents the largest population and employment center in the County, shown in **Figure 2**.

Figure 1
San Miguel County



2. SUMMARY OF FINDINGS

1. The Telluride Region is expected to continue its economic growth.

Since the end of the recession and through 2016, employment growth in San Miguel County has averaged 150 new jobs per year and the County economy has expanded with a total of 900 new jobs since 2010. This growth contrasts the contraction that occurred following the Great Recession, in which total employment contracted at 1.4 percent per year and the region lost nearly 1,015 jobs from the peak in 2007 to the trough in 2010. Accordingly, additional housing will be needed to support future economic activity and without additional local housing and a corresponding workforce, the local economy will be limited.

The forecasted rate of expansion, 1 percent per year, is realistic given the relatively large base upon which growth will occur. Moreover, the rate projected spans a 10-year horizon and is adequately modest to accommodate a contraction during this time horizon. That said, the State's Department of Local Affairs forecasts the next decade at 2.7 percent annually. Historically, employment has expanded at 2.8 percent annually (1990 to 2016). If actual growth rates are higher than the 1 percent projection, housing need will increase.

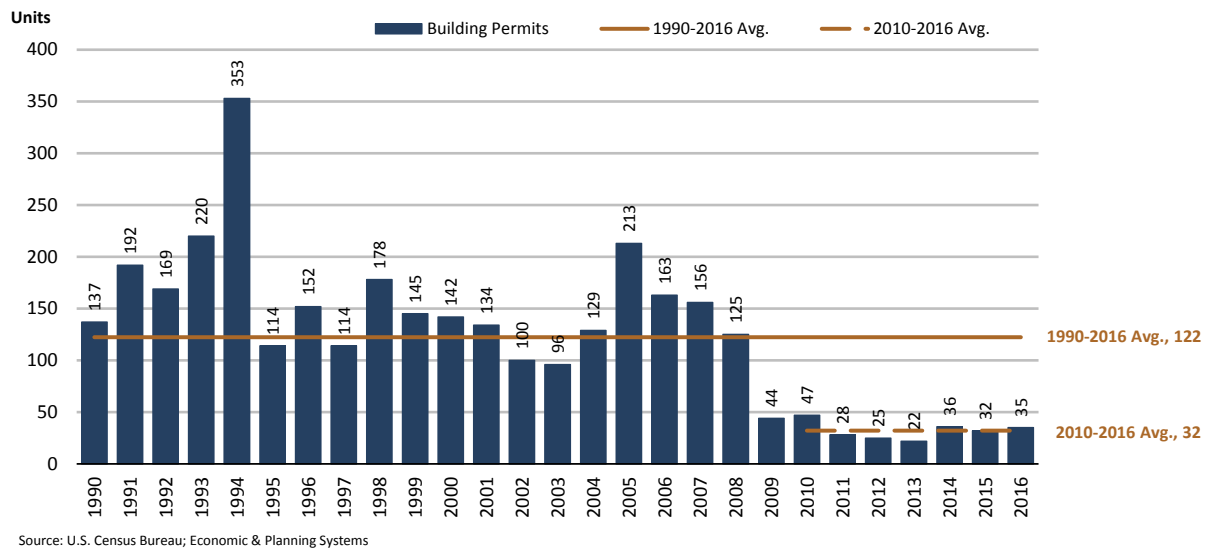
2. The growth in the community has been substantial. Population growth since 2010 has averaged 107 new people per year in the County. The larger population has increased pressure on the housing market, with the following implications:

- **Housing Costs:** Ownership and Rental—the average sales price in San Miguel County is currently (as of Q2 2018) just under \$1.5 million. Rental rates for market rate units range from \$1,600 per month (based on survey data) upwards to \$2,500 per unit, based on current listings.
- **Job Holdings:** The housing pressure has also increased the number of jobs people hold in the region. On average, employees hold 15 percent more jobs per person than previously recorded in 2011.
- **Commuting Trends:** The tighter housing market conditions have driven commuting numbers to their highest levels. The cohort of commuting employees from outside of the County now accounts for 30 percent of total employment, up from 19 percent in 2000 and 25.4 percent in 2004.

3. Following the Great Recession there was a significant decline in building activity throughout San Miguel County. Building activity has been slow to recover and remains below pre-recession averages.

Between 1990 and 2016, the number of building permits issued in San Miguel County averaged 122 (**Figure 3**). Following the Great Recession (December 2007 to June 2009), building came to a virtual standstill and has been slow to recover. Between 2010 and 2015, building permits have averaged 32 units per year.

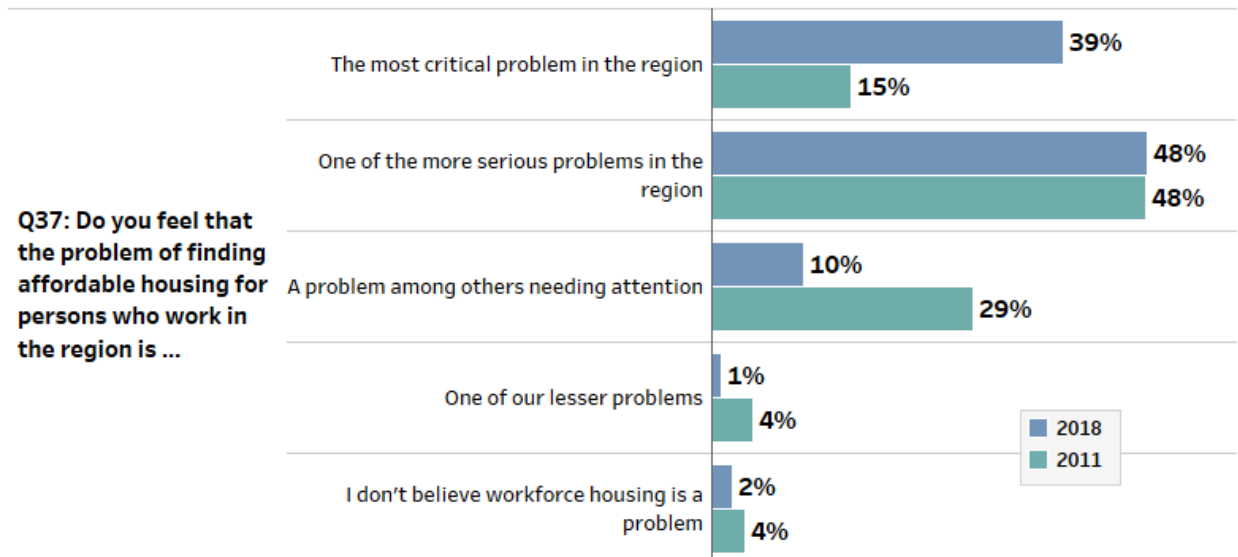
Figure 3
Residential Construction Activity, San Miguel County, 1990-2016



4. The community-wide perception of the affordable housing issue as a critical problem has risen to a new high.

The number of residents who believe affordable housing is the most critical problem in the region has significantly increased between 2011 and 2018 as 39 percent of residents believe that affordable housing is the most critical issue in region (up from 15 percent in 2011).

Figure 4
Affordable Housing Issue



Source: SMRHA Household Survey. (Data for San Miguel County residents only)

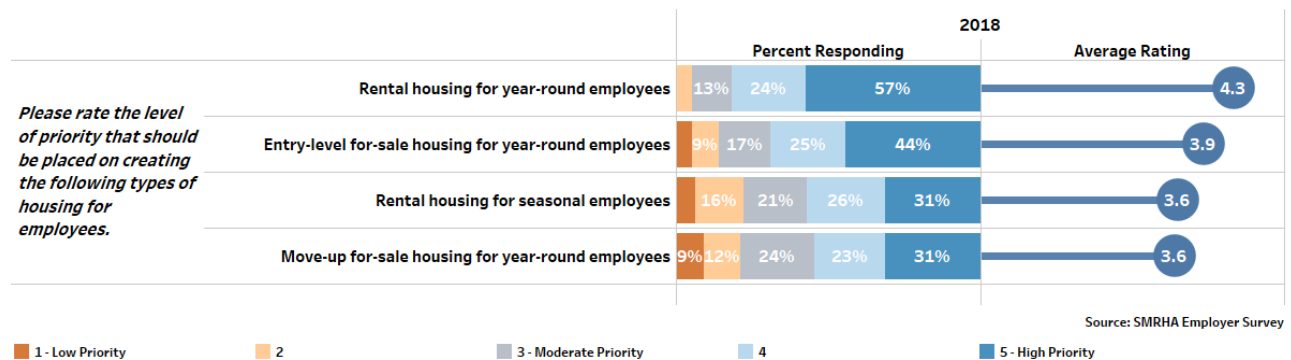
5. The rental housing supply is particularly constrained.

It is common to find tight market conditions in communities similar to those in the Telluride Region. However, it is unusual to see the very low number of available units, several months prior to the peak winter season. Current vacancy rates are running at just 2.5 percent for deed restricted housing. Vacancy rates for market rate rental housing are also reported to be at all-time lows.

6. Employers are concerned about the lack of available housing.

Based on data from the employer survey, it is estimated that there are currently 150 unfilled jobs, largely attributed to the lack of available housing. While all employee segments are critical to the community, the following ranking by employers should be used in planning future projects.

**Figure 5
Employee Housing Prioritization**



7. The community can view the existing supply of affordable units that are priced competitively for both local owners and renters as a success. Similarly, the administrative operations and regional organization are good elements that will serve long-term community needs.

The evaluation of gaps shows the historic investments in properties, both rental and ownership, geared to lower income households. The gap analysis shows a greater proportion of units at the lower end of the spectrum, based on a comparison of the distribution of household income to the distribution of housing costs.

8. The current housing need in San Miguel County is defined by the existing deficit (catch-up) and the projected need over the next 10 years (keep-up).

Current catch-up need for housing is estimated by evaluating potential housing demand from the number of unfilled jobs, as reported by employers, and the number of in-commuters who would prefer to move into the County. Total catch-up housing need is estimated at 441 units (64 units from unfilled jobs and 377 from in-commuters).

In addition to current deficits, the study anticipated growth—which is used to forecast the keep-up need. Between 2016 (the most recent year with accurate employment estimates) and 2026, total employment in the County is estimated to increase jobs by 760, which is estimated to translate to demand for an additional 325 housing units.

Many factors affect the catch up and keep up targets, including commuting ratios, employment ratios, rate of loss of existing inventory to seasonal residents, and job growth. It is important to note that the keep-up target is based on a 1 percent growth rate, which falls below the state estimate of 2.7 percent and the historic rate of 2.8 percent.

The study also captured preferences for location, tenure, and unit type. While household preferences are important (and shown in detail in the study), the parameters that are the most indicative of need reflect existing tenure split (60/40 for owner/renter households) and employment distribution (38/36/26 for the Town of Telluride/Mountain Village/County-Other).

9. *The next step for the Telluride Region is to build upon this housing needs assessment and develop affordable housing strategies.*

These strategies should provide specificity for a five-year horizon, based on community requirements, existing plans in place, and stakeholder input, and should evaluate locational options in each of the three jurisdictions. It will be important to account for the trends of new income-restricted housing to be generated against the units lost through conversions to seasonal residents. Additional specificity, if possible, should be provided with details regarding targets, absorption, timing, and ways to close financial gaps.

3. *ECONOMIC AND DEMOGRAPHIC FRAMEWORK*

This section provides a summary of economic and demographic trends and conditions in San Miguel County. This section addresses current conditions, historic trends, and forecasted changes in the County's population and general household characteristics.

Population

- The current population of San Miguel County is estimated at 8,266. Telluride and Mountain Village represent 31.7 and 17.6 percent of the total population, respectively. Norwood, Ophir, and Sawpit combined represent 10 percent of the total population and the remaining 40.8 percent is made up of residents living in unincorporated San Miguel County (**Table 1**).
- Between 1980 and 2016, the population of San Miguel County has increased by 2.6 percent per year or 134 people per year. The majority of this growth occurred in Telluride, Mountain Village, and unincorporated areas of the County. The most dramatic growth occurred between 1990 and 2000. Since 2000, the annual growth rate has declined (**Figure 6**) from very high rates of growth during the 1990's.
- Population growth since 2010 has averaged just 1.4 percent per year or 107 people per year in the County as a whole. Throughout the County, growth rates have been relatively consistent between incorporated and unincorporated areas (**Table 2**).
- The Colorado Department of Local Affairs (DOLA) has forecasted the population of San Miguel County to increase from 8,266 in 2017 to 11,742 in 2030, an increase of 2.7 percent per year or 267 people per year. Based on the available supply of developable parcels this forecast is likely too optimistic. To bracket population estimates in 2030 and to provide a potentially more realistic estimate of future population, EPS has developed an independent forecast based in historic growth rates since 2010. The EPS forecast estimates the population of the County to increase from 8,266 in 2017 to 9,804 in 2030, a growth rate of 1.3 percent per year or 118 people per year (**Table 3** and **Figure 6**).

Figure 6
Historic Population Trend (DOLA), 1990-2016

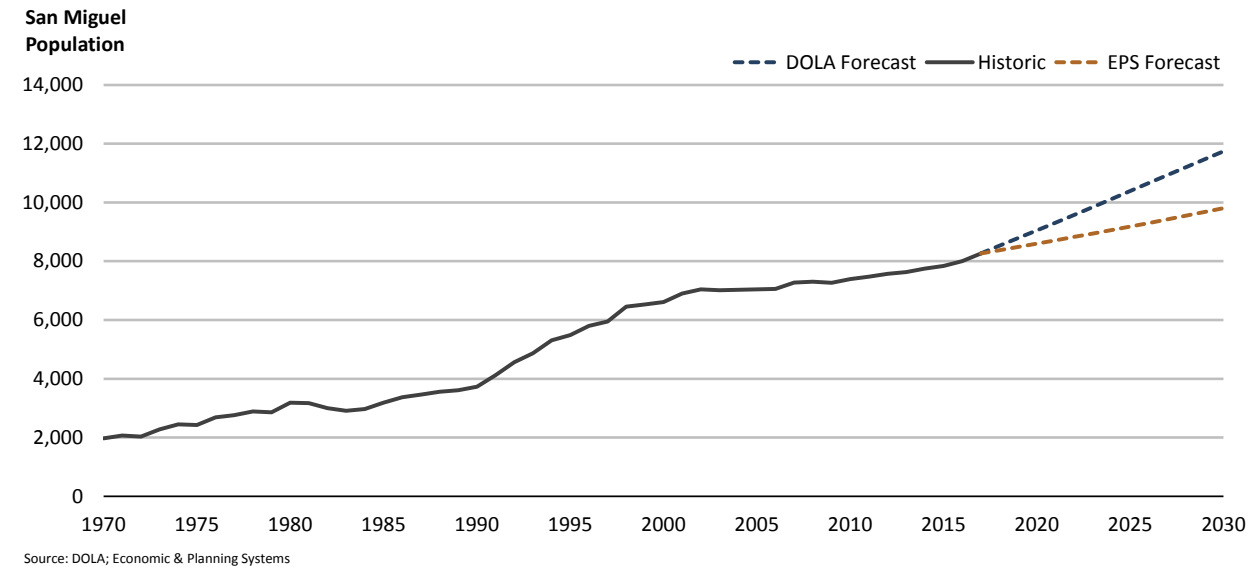


Table 1
Population Estimate, ACS 5-Year, 2016

Description	DOLA Estimate 2017	% of Total
San Miguel County	8,266	100.0%
Telluride	2,621	31.7%
Mountain Village	1,451	17.6%
Norwood	580	7.0%
Ophir	200	2.4%
Sawpit	45	0.6%
Unincorporated Area	3,369	40.8%

Source: U.S. Census Bureau, 2012-2016 American Community Survey 5-Year Estimates;
Economic & Planning Systems

Table 2
Historic Population Trend (DOLA), 1980-2016

Description	1980	1990	2000	2010	2016	1980-2016			2010-2016		
						Total	Ann. #	Ann. %	Total	Ann. #	Ann. %
San Miguel County											
Telluride	1,047	1,309	2,253	2,319	2,537	1,490	41	2.5%	218	36	1.5%
Mountain Village	0	0	992	1,313	1,404	852 [1]	41 [1]	4.5% [1]	91 [1]	15 [1]	1.1% [1]
Norwood	478	429	447	517	561	83	2	0.4%	44	7	1.4%
Ophir	38	69	114	180	194	156	4	4.6%	14	2	1.3%
Sawpit	41	36	25	40	44	3	0	0.2%	4	1	1.6%
Unincorp. Area	<u>1,588</u>	<u>1,764</u>	<u>2,784</u>	<u>2,987</u>	<u>3,260</u>	<u>1,672</u>	<u>46</u>	<u>2.0%</u>	<u>273</u>	<u>46</u>	<u>1.5%</u>
Total	3,192	3,607	6,615	7,356	8,000	4,808	134	2.6%	644	107	1.4%

[1] 1995 to 2016

Source: DOLA; Economic & Planning Systems

Table 3
Population Forecast (DOLA), 2017-2040

Year	EPS Forecast		DOLA Forecast	
	Population	# Change	Population	# Change
2017	8,266	266	8,266	266
2018	8,376	109	8,530	264
2019	8,486	111	8,791	261
2020	8,598	112	9,050	259
2021	8,712	114	9,312	262
2022	8,827	115	9,577	265
2023	8,943	117	9,845	268
2024	9,062	118	10,117	272
2025	9,181	120	10,391	274
2026	9,302	121	10,664	273
2027	9,425	123	10,934	271
2028	9,550	124	11,204	270
2029	9,676	126	11,473	269
2030	9,804	128	11,742	269
Total Change	1,537		3,476	
Ann. #	118		267	
Ann. %	1.3%		2.7%	

Source: DOLA; Economic & Planning Systems

Household Characteristics

- The most current figures published by the U.S. Census Bureau estimate the number of households in San Miguel at 3,258 in 2016. The average household size in the County is estimated at 2.37 people per household (**Table 4**).
- There are an estimate 6,706 housing units in San Miguel County. Of these units, roughly 3,258 or 48.5 percent are estimated to be occupied and 3,448 or 51.4 percent are estimated to be vacant.
- The median income in the County is estimated at \$58,170 in 2016. Roughly 44 percent of households earned less than \$50,000 per year while 56 percent earned more than \$50,000 per year (**Table 5** and **Figure 7**).

Table 4
Household Characteristics, ACS 5-Year, 2016

Description	Housing Units				Households	Avg. HH Size
	Total	Occupied	Vacant	% of Total		
San Miguel County	6,706	3,258	3,448	51.4%	3,258	2.37
Mountain Village	1,934	630	1,304	67.4%	630	2.45
Norwood	283	254	29	10.2%	254	2.80
Ophir	74	74	0	0.0%	74	2.34
Sawpit	19	14	5	26.3%	14	2.21
Telluride	2,020	848	1,172	58.0%	848	2.33
Unincorporated Area	2,376	1,438	938	39.5%	1,438	0.00

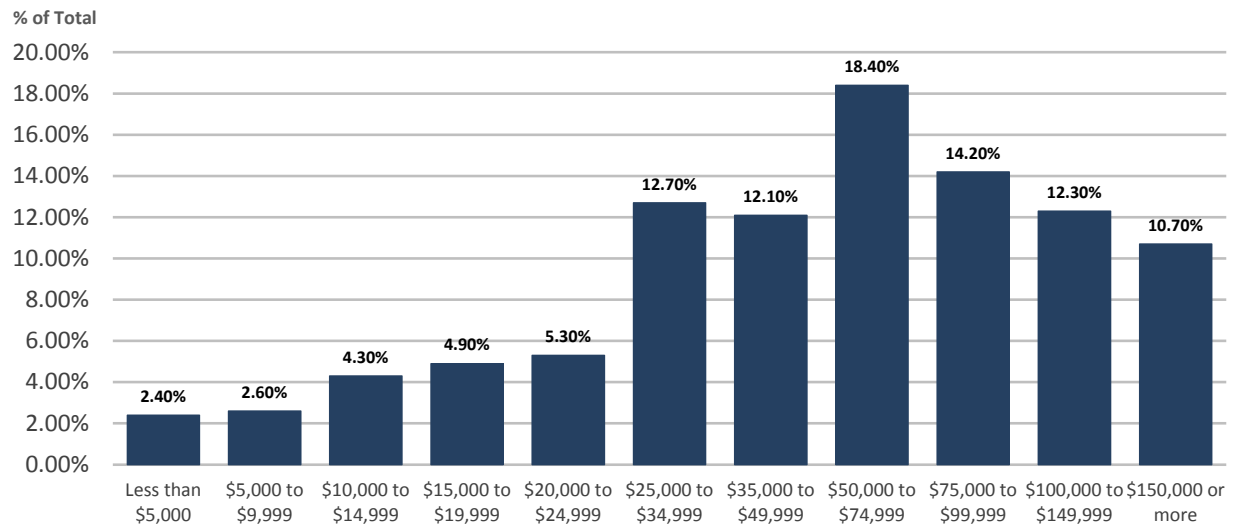
Source: U.S. Census Bureau, 2012-2016 American Community Survey 5-Year Estimates; Economic & Planning Systems

Table 5
Household Income Distribution, ACS 5-Year, 2016

Description	Amount
Less than \$5,000	2.40%
\$5,000 to \$9,999	2.60%
\$10,000 to \$14,999	4.30%
\$15,000 to \$19,999	4.90%
\$20,000 to \$24,999	5.30%
\$25,000 to \$34,999	12.70%
\$35,000 to \$49,999	12.10%
\$50,000 to \$74,999	18.40%
\$75,000 to \$99,999	14.20%
\$100,000 to \$149,999	12.30%
\$150,000 or more	10.70%
Median HH Income	\$58,170

Source: U.S. Census Bureau, 2012-2016 American Community Survey 5-Year Estimates: Economic & Planning Systems

Figure 7
Household Income Distribution, ACS 5-Year, 2016



Source: Household Characteristics, ACS 5-Year, 2016; Economic & Planning Systems

Employment

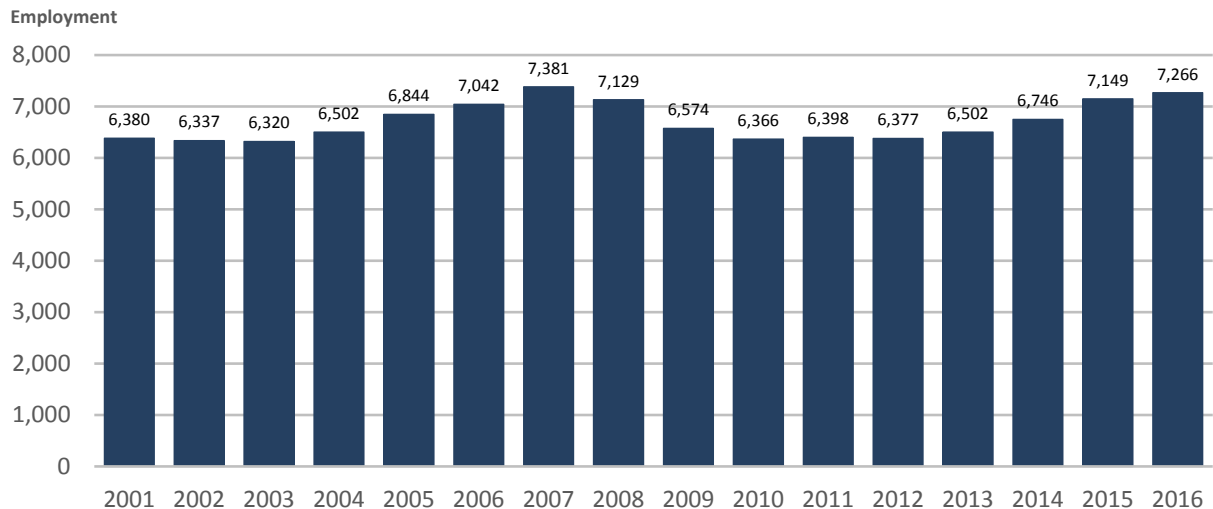
- Total employment in San Miguel County is estimated at just over 7,266 jobs (**Table 6** and **Figure 8**).
- Between 2005 and 2010, total employment decreased at 1.4 percent per year or nearly 100 jobs per year. While employment in the County increased between 2005 and 2007, there were significant losses in employment between 2007 and 2010 that were the result of the Great Recession (**Table 6** and **Figure 8**).
- Since the end of the recession, employment growth in San Miguel County has averaged roughly 2.2 percent per year or 150 new jobs per year (**Table 6** and **Figure 8**). Since 2010, the lowest level of employment in the recent past, the County economy has expanded with a total of 900 new jobs. More recent data are currently unavailable from the Department of Local Affairs, but the positive growth trends have not changed and current employment levels are expected to be higher than those stated for 2016.
- The largest employment sectors in San Miguel County are driven by the local tourism industry with recreation, accommodation and food services, and retail trade representing roughly 36 percent of total employment in the County. Combined these three sectors employ roughly 2,600 employees. Construction and public administration also represent relatively large employment sectors with 686 and 829 employees, respectively (**Figure 9**).
- Growth in tourism and recreation has driven the majority of the employment growth in San Miguel County. Recreation and accommodation and food services represent nearly 60 percent of the total employment growth since 2010. Between 2010 and 2016, employment in arts, entertainment, and recreation increased by 206 jobs; accommodation and food services increased by 262 jobs; and retail increased by 58 jobs (**Figure 10**).
- Similar to statewide trends, there was a significant contraction in construction employment in San Miguel County. Between 2010 and 2016, the construction sector lost a total 122 jobs. Many of these jobs were lost between 2008 and 2010 and the sector has been slow to recover. There were also losses in the information sector, which lost approximately 29 jobs between 2010 and 2016 (**Figure 10**).
- Current unemployment levels are at historic lows and are averaging roughly 3.0 percent. Rates at this level have not been seen since prior to the recession in 2007 and 2008 (**Figure 11**).

Table 6
Employment, San Miguel County, 2005-2016

Description	2005	2010	2016	2005-2010			2010-2016		
				Total	Ann. #	Ann. %	Total	Ann. #	Ann. %
Agriculture, Forestry, Fishing and Hunting	109	113	118	4	1	0.7%	5	1	0.7%
Mining, Quarrying, and Oil and Gas Extraction	0	0	0	0	0	---	0	0	---
Utilities	7	9	7	2	0	5.2%	-2	0	-4.1%
Construction	1,089	808	686	-281	-56	-5.8%	-122	-20	-2.7%
Manufacturing	132	111	169	-21	-4	-3.4%	58	10	7.3%
Wholesale Trade	42	33	43	-9	-2	-4.7%	10	2	4.5%
Retail Trade	486	474	532	-12	-2	-0.5%	58	10	1.9%
Transportation and Warehousing	55	52	48	-3	-1	-1.1%	-4	-1	-1.3%
Information	143	96	67	-47	-9	-7.7%	-29	-5	-5.8%
Finance and Insurance	152	89	112	-63	-13	-10.2%	23	4	3.9%
Real Estate and Rental and Leasing	627	554	677	-73	-15	-2.4%	123	21	3.4%
Professional, Scientific and Technical Services	411	402	471	-9	-2	-0.4%	69	12	2.7%
Management of Companies and Enterprises	3	0	8	-3	-1	-100.0%	8	1	---
Admin and Support and Waste Mgmt and Rem Svcs	276	264	349	-12	-2	-0.9%	85	14	4.8%
Educational Services	96	114	154	18	4	3.5%	40	7	5.1%
Health Care and Social Assistance	217	222	284	5	1	0.5%	62	10	4.2%
Arts, Entertainment, and Recreation	451	608	814	157	31	6.2%	206	34	5.0%
Accommodation and Food Services	1,142	1,025	1,287	-117	-23	-2.1%	262	44	3.9%
Other Services, except Public Administration	496	516	577	20	4	0.8%	61	10	1.9%
Public Administration	789	833	829	44	9	1.1%	-4	-1	-0.1%
Total Jobs	6,844	6,366	7,266	-478	-96	-1.4%	900	150	2.2%

Source: DOLA; Economic & Planning Systems

Figure 8
San Miguel County Employment, 2001-2016



Source: DOLA; BLS; Economic & Planning Systems

Figure 9
San Miguel County Largest Sectors, 2016

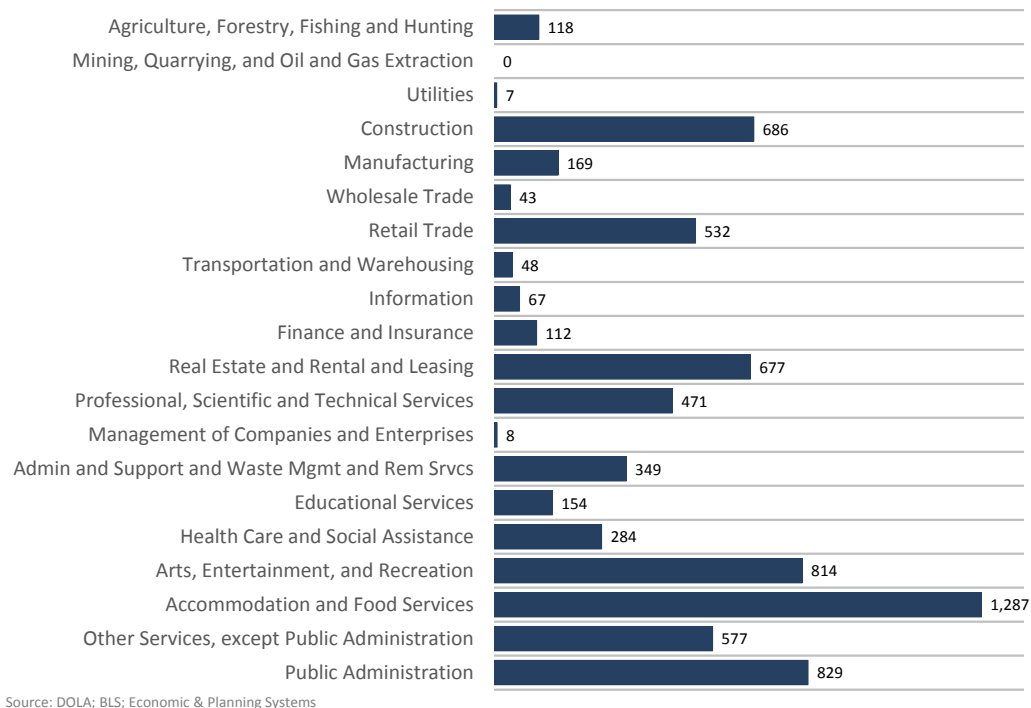


Figure 10
San Miguel County Employment Change, 2010-2016

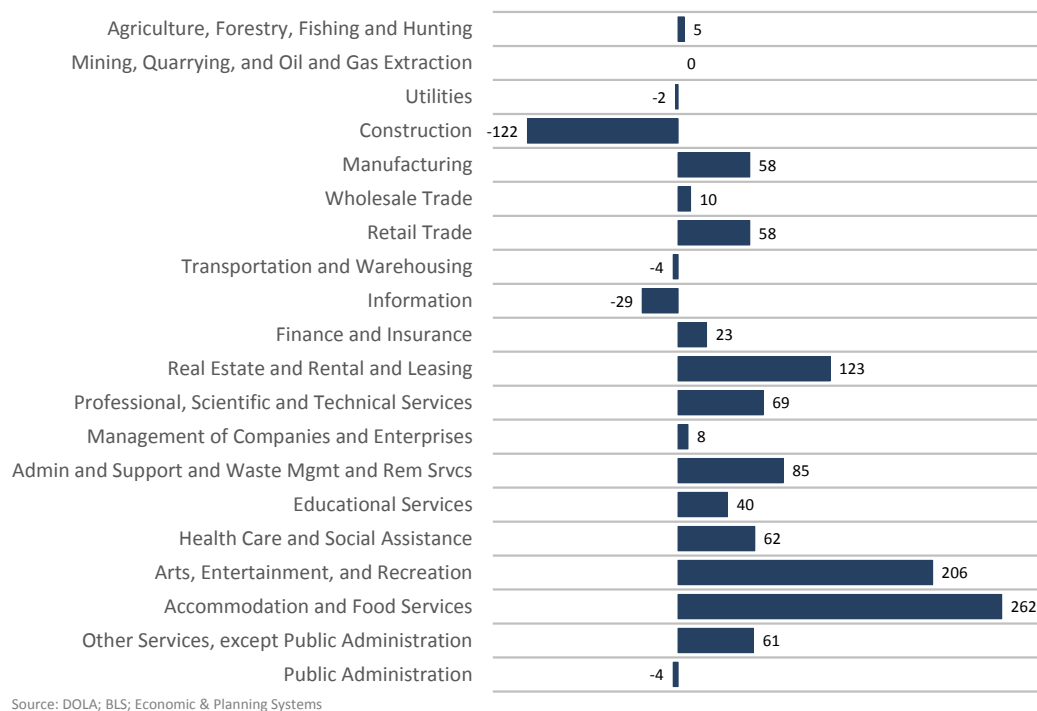
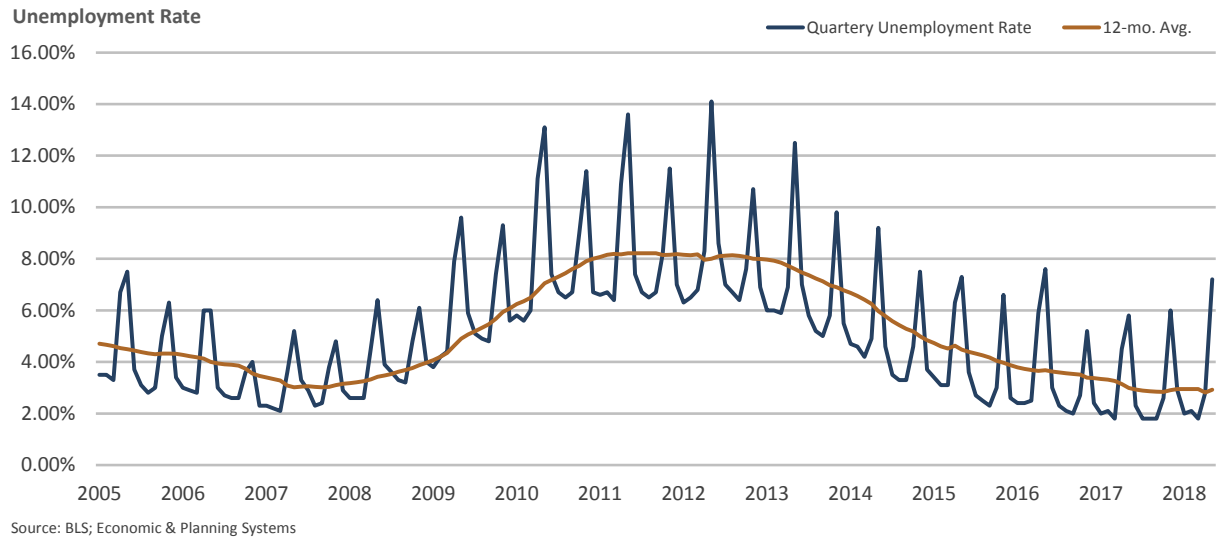


Figure 11
San Miguel County Unemployment, 2005-2018



Regional Employment Trends

Employment in mountain communities can be classified based on three broad categories that include: Construction, Guest Oriented, and Local Oriented. Tracking employment in each of these categories since the peak in employment leading up to the Great Recession provides an indication of the level of recovery in specific counties. To show the change in total employment in San Miguel County and Colorado, this analysis provides an employment index that tracks employment levels from 2005 to 2016. The index is calculated by dividing total employment in 2005 by employment in each subsequent year and multiplying by 100. For example, the employment index in 2010 is calculated by dividing 6,844 (2005 employment) by 6,366 (2010 employment) and multiplying by 100, which equals roughly 93.

- **Total Employment** – In Colorado, total employment reached pre-recession levels between 2013 and 2014 and has continued to grow at a steady pace. While the recovery in San Miguel County has generally followed the recovery in other parts of Colorado, growth rates have lagged behind the state average (**Figure 12**).
- **Construction Employment** – In Colorado—and specifically in mountain communities—the construction industry was one of the hardest hit by the Great Recession. Across the state, construction employment levels still lag behind pre-recession levels. San Miguel County construction employment is at approximately 50 percent of pre-recession level. It is unlikely that construction will reach pre-recession levels in the near-term (**Figure 13**).
- **Guest Oriented Employment** – In Colorado and in San Miguel County, guest oriented employment experienced the smallest decline and the fastest recovery in employment following the Great Recession. In San Miguel County, guest-oriented employment is roughly 30 percent higher than it was at its previous peak in 2006 (**Figure 14**).
- **Local Oriented Employment** – Local oriented employment includes employment not directly linked to tourism, recreation, or construction. In Colorado, these sectors surpassed pre-recession levels between 2011 and 2012 and have experienced strong growth since. Local oriented employment in San Miguel County has lagged behind growth rates in the state and has just recently reached pre-recession levels (**Figure 15**).

Table 7
Employment Distribution by Type, 2017 (Q1)

Description	San Miguel County	Colorado
Local Oriented	40%	71%
Guest Oriented	54%	23%
Construction	6%	6%
Total	100%	100%

Source: BLS: Economic & Planning Systems

Figure 12
Employment Index, All Sectors, 2005-2016

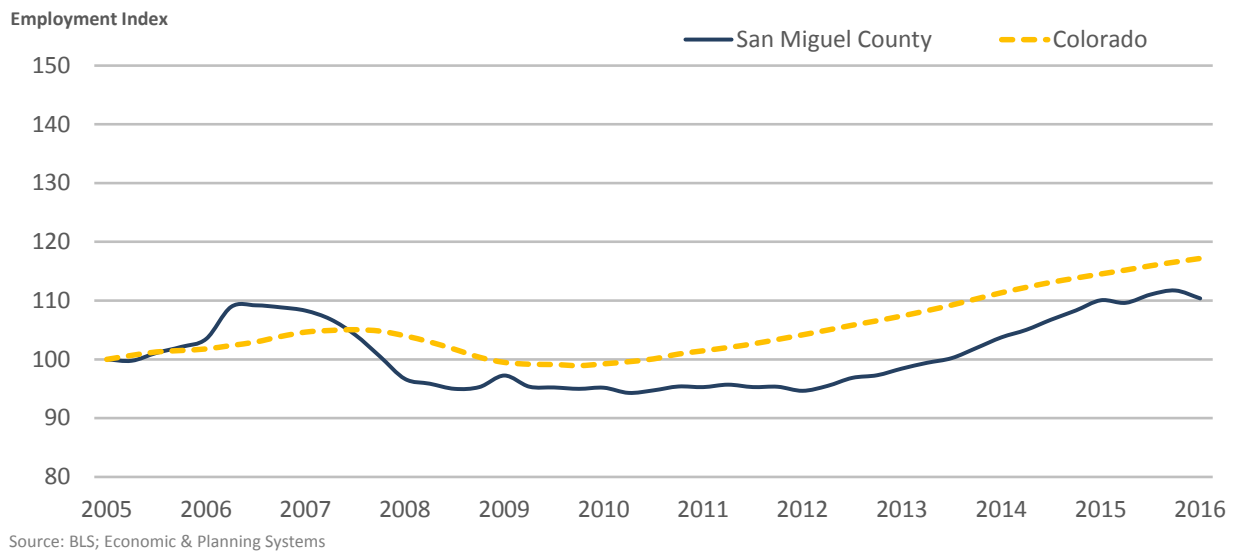


Figure 13
Employment Index, Construction, 2005-2016

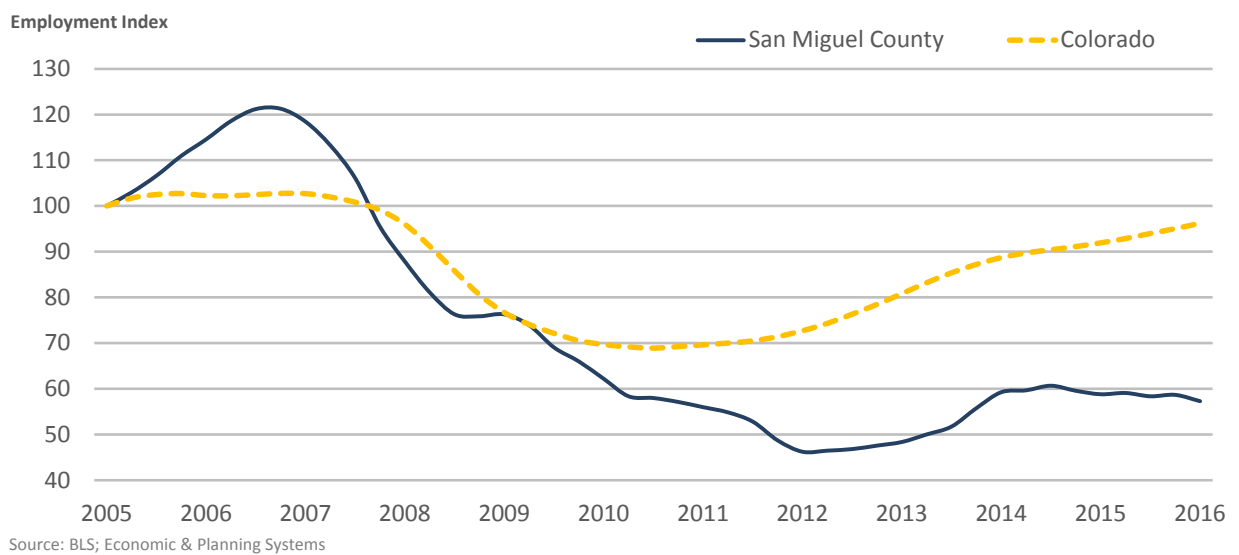


Figure 14
Employment Index, Guest Oriented, 2005-2016

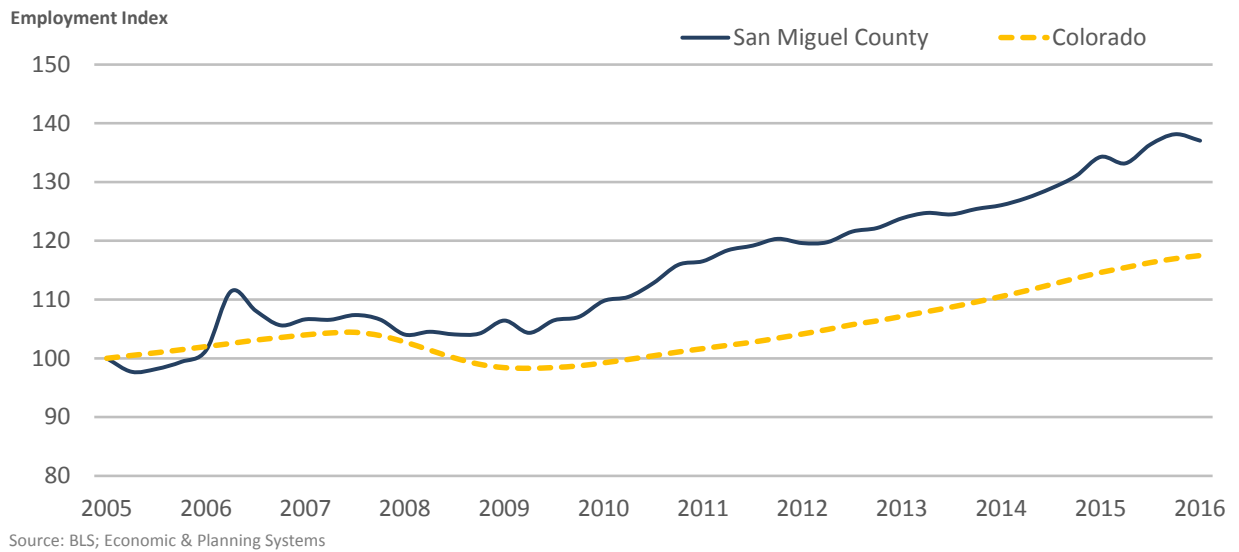
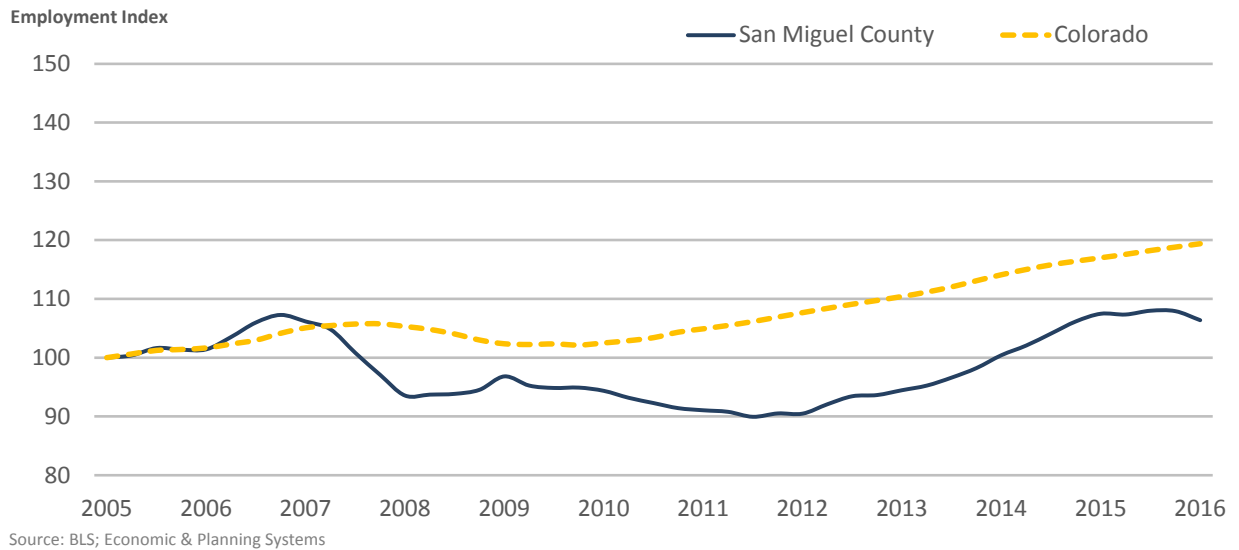


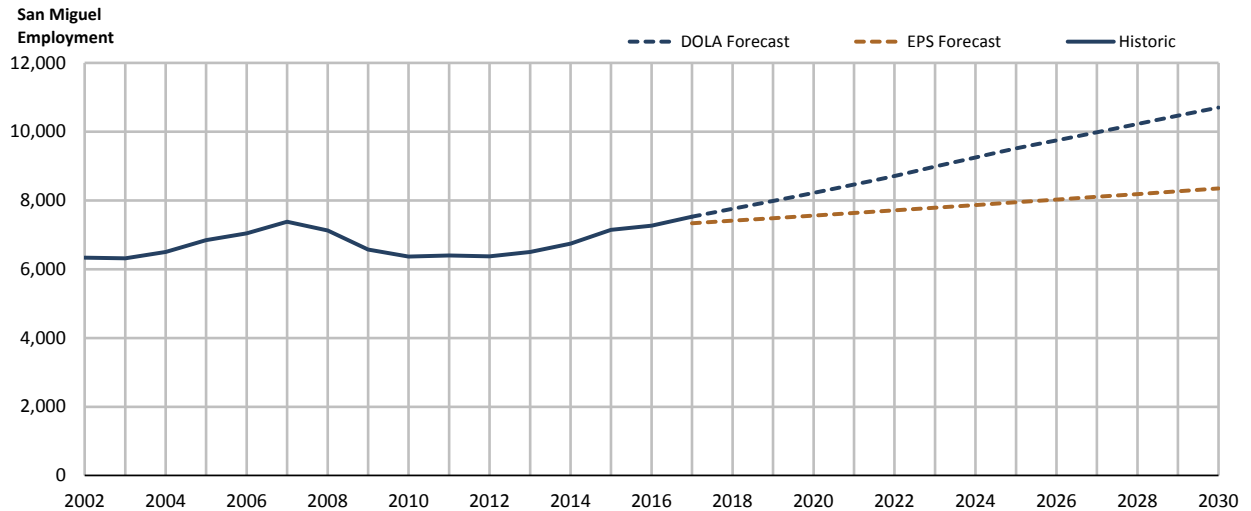
Figure 15
Employment Index, Local Oriented, 2005-2016



Employment Forecast

- DOLA has forecasted total employment in the County to increase from 7,266 in 2016 to 10,703 in 2030, which equates to a 2.7 percent annual increase or 244 new employees per year. This forecast is likely unrealistic based on the available supply of developable areas in San Miguel County (**Figure 16** and **Table 8**).
- Based on a review of historic trends since 2002, EPS has developed a forecast to bracket the estimate of total employment in 2030. Based on a 1.0 percent annual growth rate or an increase of 78 employees per year, total employment in the County is estimated at 8,352 in 2030 (**Figure 16** and **Table 8**).

Figure 16
Employment Forecast (DOLA), 2016-2030



Source: DOLA; Economic & Planning Systems

Table 8
Employment Forecast, 2016-2030

Year	EPS Forecast		DOLA Forecast	
	Employment	# Change	Employment	# Change
2016	7,266	---	7,266	---
2017	7,339	73	7,529	263
2018	7,412	73	7,758	229
2019	7,486	74	7,986	228
2020	7,561	75	8,220	234
2021	7,637	76	8,464	244
2022	7,713	76	8,711	247
2023	7,790	77	8,987	275
2024	7,868	78	9,251	264
2025	7,947	79	9,516	265
2026	8,026	79	9,747	232
2027	8,106	80	9,984	237
2028	8,188	81	10,225	240
2029	8,269	82	10,468	243
2030	8,352	83	10,703	235
Total	1,013		3,174	
Ann. #	78		244	
Ann. %	1.0%		2.7%	

Source: DOLA; Economic & Planning Systems

Average Wages

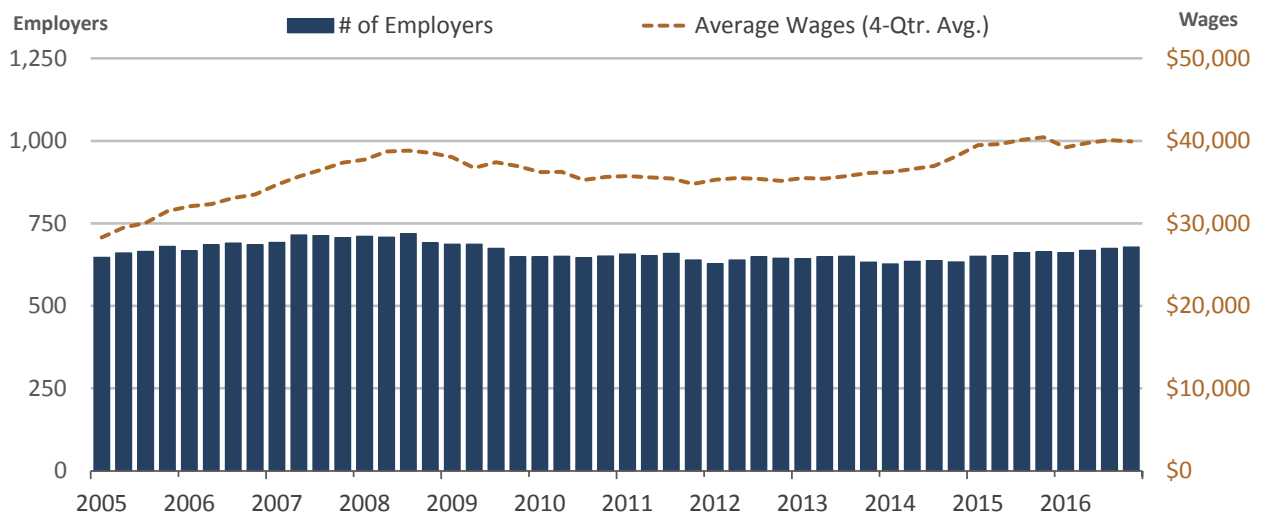
- Average wages in San Miguel County were estimated at \$39,936 in 2016 (**Table 9**).
- Wages have increased by nearly \$768 per year or a rate of 2.2 percent per year since 2005 (**Table 9**). Since 2010, wages have increased by \$719 per year or 1.9 percent annually.
- The number of private employers has remained relatively constant between 2010 and 2016. In 2016, the total number of private employers in San Miguel County was estimated at 670, which represents an increase of roughly 21 employers compared to 2010 (**Table 9** and **Figure 17**). Nevertheless, these employers were growing, given the net increase of 900 new jobs from 2010 to 2016.

Table 9
Change in Average Wages and Number of Private Employers, 2005-2016

Description	# of Employers	Average Wages
2005	663	\$31,486
2006	682	\$33,501
2007	707	\$37,349
2008	707	\$38,545
2009	674	\$36,946
2010	649	\$35,620
2011	652	\$34,788
2012	640	\$35,165
2013	643	\$36,101
2014	633	\$38,129
2015	657	\$40,443
2016	670	\$39,936
2005-2016		
Total	7.3	\$8,450
Ann. #	0.7	\$768
Ann. %	0.1%	2.2%
2010-2016		
Total	21.5	\$4,316
Ann. #	3.6	\$719
Ann. %	0.5%	1.9%

Source: BLS; Economic & Planning Systems

Figure 17
Average Wages and Private Employers, 2005-2016



4. HOUSING TRENDS AND CONDITIONS

This section provides a summary of trends and conditions in the housing market in San Miguel County. Conditions relating to market rate and deed restricted housing are provided. In addition, availability and pricing of for-sale and rental housing is summarized.

Development Trends

- Between 1990 and 2016, the number of building permits issued in San Miguel County averaged 122. There was a significant increase in the number of permits issued between 1991 and 1994 and between 2005 and 2008 (**Figure 18**).
- As was the case in many mountain communities, building came to a virtual standstill during and after the Great Recession (December 2007 to June 2009) and has been slow to recover. Between 2010 and 2015, building permits have averaged 32 units per year (**Figure 18**).
- There has been an even more pronounced reduction in the number of multifamily building permits issued. Between 1990 and 2016, multifamily permits represented roughly 34 percent of all residential building activity. Between 2010 and 2016, multifamily units have represented 10 percent of all building activity (**Figure 19**).
- Between 2010 and 2016, there have been 30 occupied units added in the County. During this same period there were 255 seasonal units (or vacant units as the Census classifies them) added to the regional housing supply. Thus, the ratio of change is nearly 9:1 of new vacant units to new local housing units. Due the size of the base, the overall percentage of seasonal and local housing units has remained relatively unchanged with a near 50/50 split between 2010 and 2016 (**Table 10**).
- When viewing only the pool of occupied housing units, the split between renters and owners has changed. The number of owner occupied housing units has dropped five percentage points from 64 percent to 59 percent of total occupied housing inventory. Conversely, the number of renter occupied housing units has increased five percentage points from 36 percent to 41 percent of total inventory (**Table 10**).

Figure 18
Residential Construction Activity, San Miguel County, 1990-2016

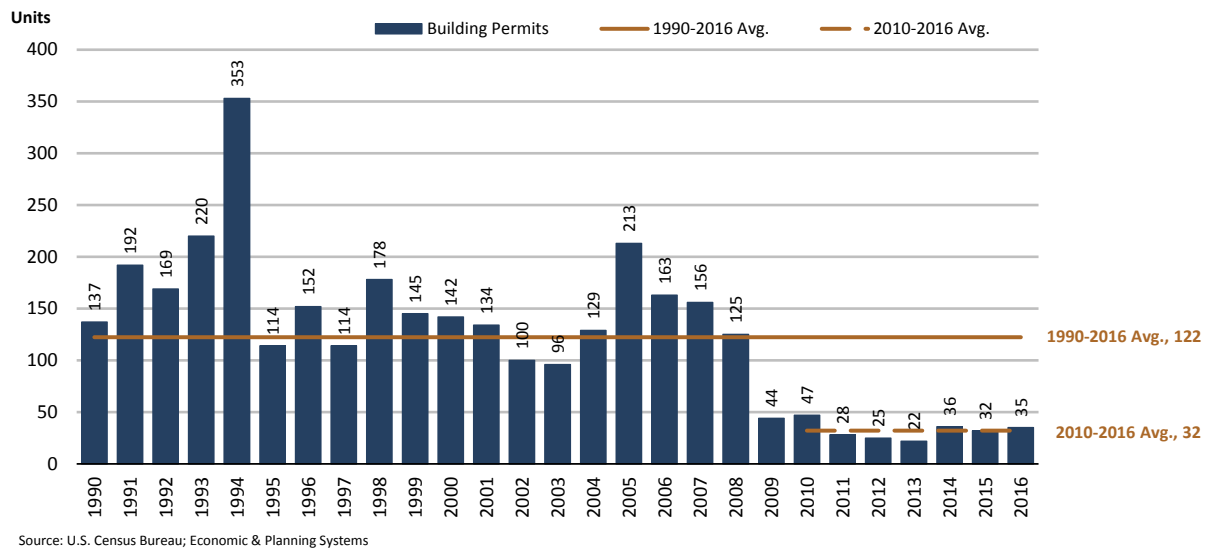
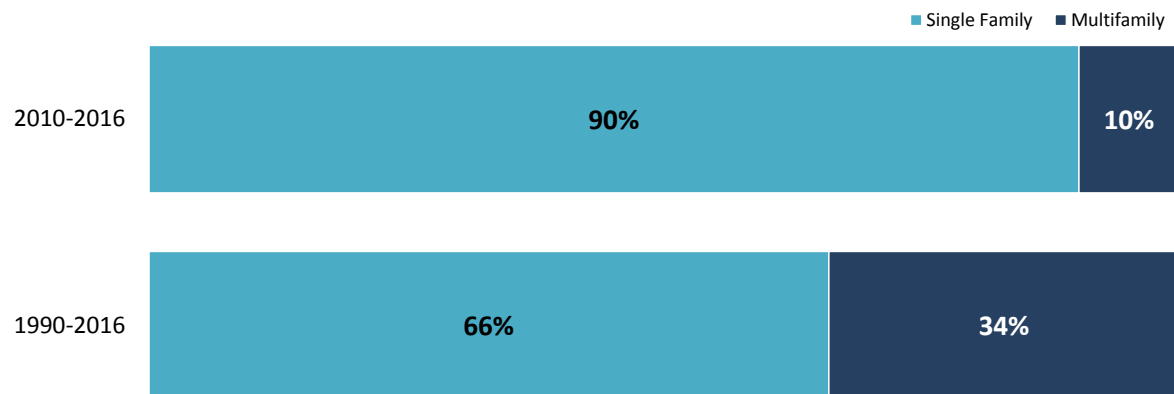


Figure 19
Single Family vs Multifamily Construction, San Miguel County, 1990-2016



Source: U.S. Census Bureau; Economic & Planning Systems

Table 10
Housing Units by Tenure, 2010 and 2016

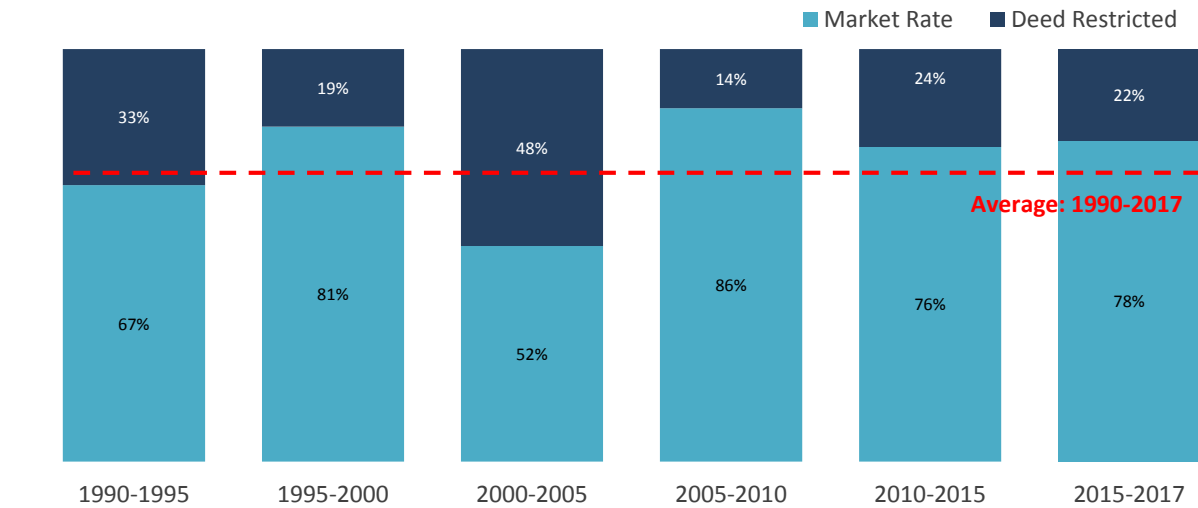
Description	2010	2016	2010-2016		
			Total	Ann. #	Ann. %
Housing Units					
Occupied Units	3,228	3,258	30	5	0.2%
Vacant Housing Units	<u>3,193</u>	<u>3,448</u>	<u>255</u>	<u>43</u>	<u>1.3%</u>
Total	6,421	6,706	285	48	0.7%
Occupied % of Total	50.3%	48.6%			
Vacant % of Total	49.7%	51.4%			
Occupied Housing Units					
Renter Occupied	1,151	1,326	175	29	2.4%
Owner Occupied	<u>2,077</u>	<u>1,932</u>	<u>-145</u>	<u>-24</u>	<u>-1.2%</u>
Total Occupied Units	3,228	3,258	30	5	0.2%
Renter % of Occ.	35.7%	40.7%			
Owner % of Occ.	64.3%	59.3%			

Source: U.S. Census Bureau; Economic & Planning Systems

Deed Restricted Housing

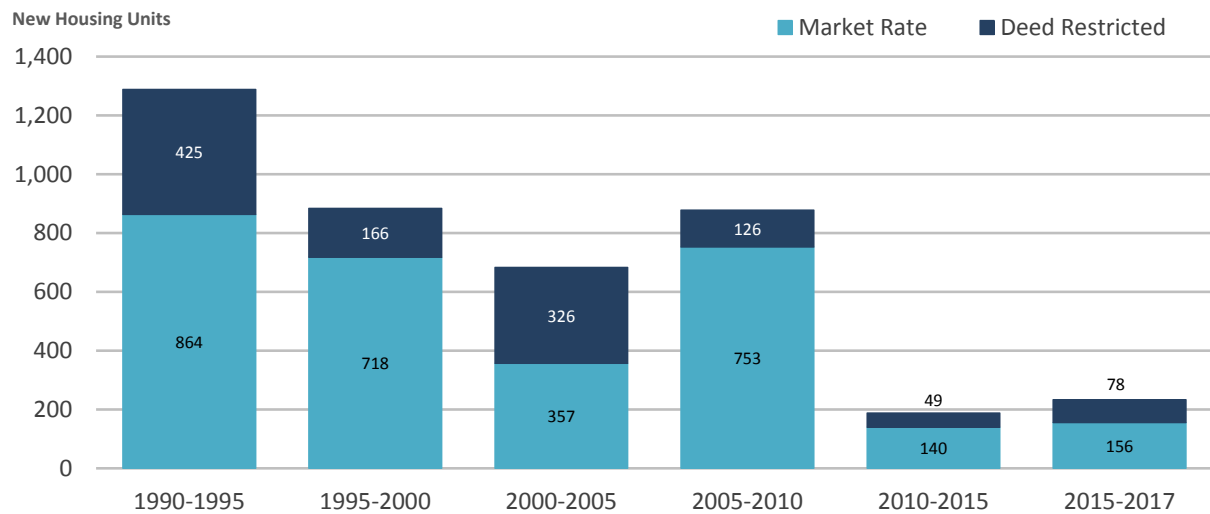
- As a percent of total development, deed restricted has ranged from 14 percent to nearly 50 percent for each five year period between 1990 and 2017. Between 1990 and 2010, deed restricted housing has represented 28 percent of the total number of units added on an annual basis. Since 2010, that has dropped to 23 percent of total (**Figure 20**).
- Similar to the level of construction activity of market rate housing units, the number of deed restricted units added on an annual basis dropped in the recent past and is lower than historical averages. Between 1990 and 2010, there was an average of 261 deed restricted units added every five years. Since 2010, there has been average of 41 deed restricted units added every five years (**Figure 21**).
- Between 2011 (the year of the last regional housing needs assessment study) and 2017, Telluride and Mountain Village have added the greatest number of deed restricted housing units. Telluride has added 74 units and Mountain Village has added 22 units. Areas in unincorporated San Miguel County have added five units. Collectively, all jurisdictions within the County have added 101 units since 2011 (**Table 11** and **Figure 22**).
- The split between rental and ownership for deed restricted units in Telluride is approximately 32 percent ownership and 78 percent rental; in Mountain Village 15 percent of units are ownership and the balance of 85 percent are rental; and in unincorporated San Miguel County 93 percent of units are ownership. In San Miguel County as a whole, 37 percent of deed restricted units are ownership and 63 percent are rental (**Figure 23**).
- The majority of rental deed restricted housing in the County are studios, 1-bedroom units, and 2-bedroom units. In Telluride, approximately 51 percent of units are 1-bedroom units and 33 percent of units are 2-bedroom and 3-bedroom (**Table 12**).
- In Mountain Village, there are a higher proportion of studio units. Approximately 56 percent of total units are studios, 22 percent are 1-bedroom units, and 20 percent are 2-bedroom units (**Table 12**).
- Vacancy rates for rental deed restricted units are low. In Telluride, current rental vacancy rates (as of July 31, 2018) for affordable rental properties averaged just 1.3 percent. That estimate includes two vacant units at Boarding House—which just recently opened—and one unit at Shandoka. In Mountain Village, there were 13 vacant units at Big Billies, which will undoubtedly be leased by Tell-Ski staff (**Table 13**). Thus, the Telluride Region has a total of 16 vacant rental units in income restricted properties and is essentially operating at full occupancy.

Figure 20
Number of Units as percent of Total, San Miguel County, 1990-2017



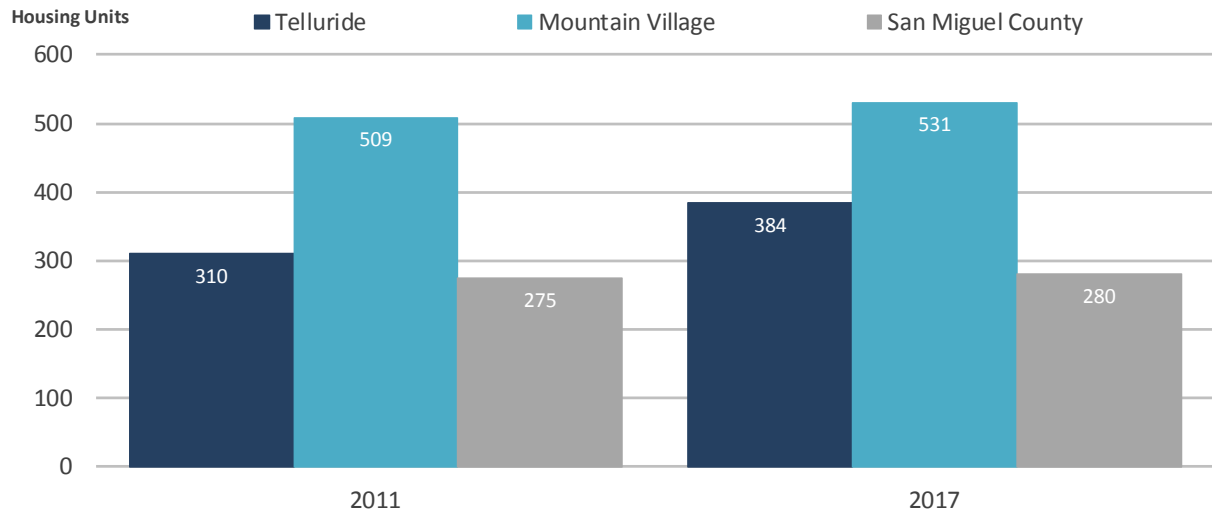
Source: U.S. Census Bureau; SMRHA; Economic & Planning Systems

Figure 21
Development Activity, San Miguel County, 1990-2017



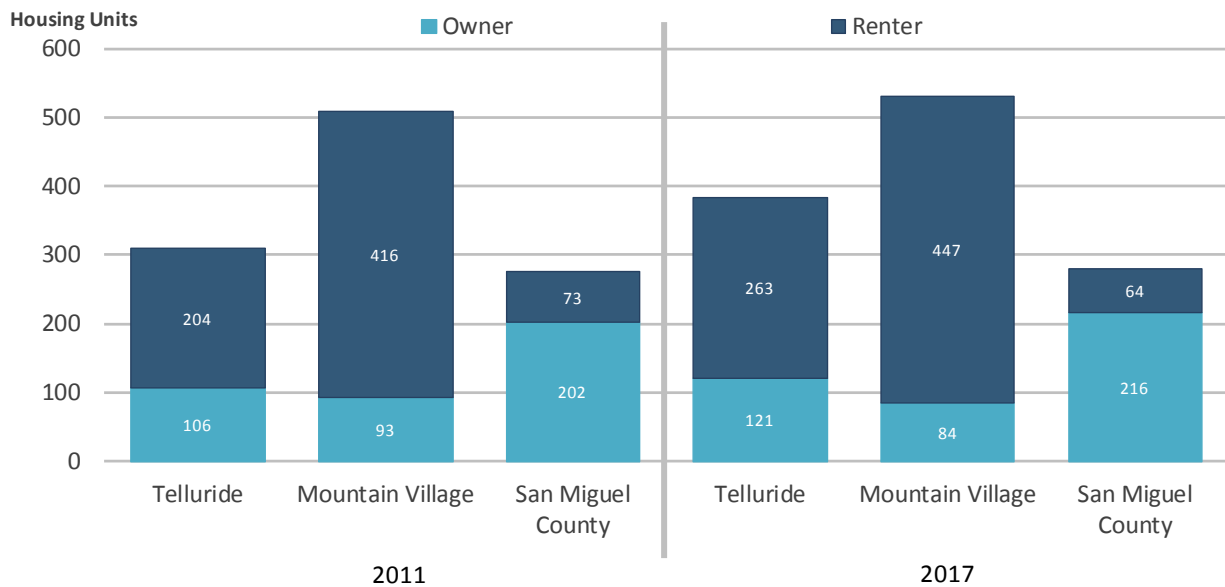
Source: U.S. Census Bureau; SMRHA; Economic & Planning Systems

Figure 22
Deed Restricted Housing Inventory by Location, San Miguel County, 2011-2017



Source: SMRHA; Rees Consulting; Economic & Planning Systems

Figure 23
Deed Restricted Housing Inventory by Tenure, San Miguel County, 2011-2017



Source: SMRHA; Rees Consulting; Economic & Planning Systems

Table 11
Change in Deed Restricted Inventory, 2011 to 2017

Description	2011	2017	Change
Telluride	310	384	74
Mountain Village	509	531	22
Unincorp. SMC	<u>275</u>	<u>280</u>	<u>5</u>
Total	1,094	1,195	101

Source: SMRHA; Economic & Planning Systems

Table 12
Deed Restricted Rental Inventory, 2018

Description	Studio	1 BR	2 BR	3 BR	4 BR	Total Units
Telluride						
Creekside	0	20	6	0	0	26
Shandoka	0	43	57	27	7	134
Virginia Placer	6	12	0	0	0	18
Boarding House ^[1]	<u>0</u>	<u>32</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>32</u>
Subtotal	6	107	63	27	7	210
% of Total	3%	51%	30%	13%	3%	100%
Mountain Village						
Big Billies	147	0	0	0	0	147
Hotel Madeline	1	6	3	0	0	10
Mountain View Apts	0	5	25	0	0	30
Village Court Apts	<u>78</u>	<u>78</u>	<u>52</u>	<u>12</u>	<u>0</u>	<u>220</u>
Subtotal	226	89	80	12	0	407
% of Total	56%	22%	20%	3%	0%	100%
Total	232	196	143	39	7	617
% of Total	38%	32%	23%	6%	1%	100%

^[1]18 single occupancy and 14 double occupancy rooms

Source: SMRHA; Economic & Planning Systems

Table 13
Deed Restricted Rental Vacancy, 2018

Description	Total Units	Vacant	Percent
Telluride			
Creekside	26	0	0.0%
Shandoka	134	1	0.7%
Virginia Placer	21	0	0.0%
Boarding House [1]	<u>46</u>	<u>2</u>	<u>4.0%</u>
Subtotal	227	3	1.3%
Mountain Village			
Big Billies	147	13	8.8%
Hotel Madeline	10	0	0.0%
Mountain View Apts	30	0	0.0%
Village Court Apts	<u>222</u>	<u>0</u>	<u>0.0%</u>
Subtotal	409	13	3.2%
Total	636	16	2.5%

[1] Represents 18 single units and 14-double occupancy rooms

Source: SMRHA; Economic & Planning Systems

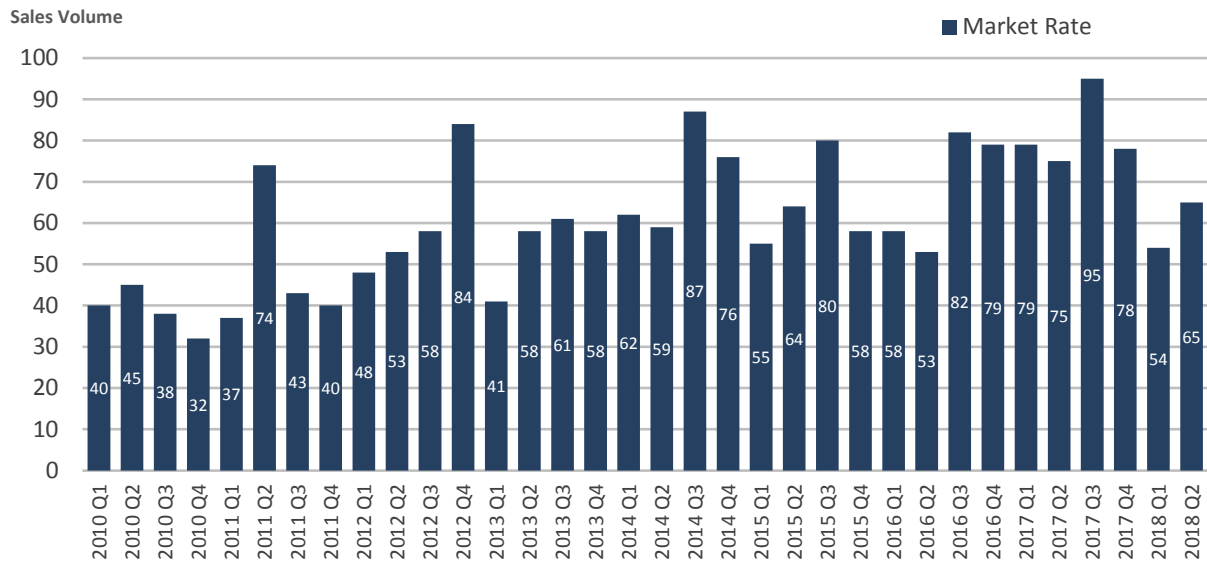
5. HOUSING COSTS

This section provides a summary of current housing costs in San Miguel County. Pricing and cost data is summarized for market rate, deed restricted, for-sale, and rental units.

Market Rate Ownership

- Since 2010, there has been an average of 61 sales per quarter or 245 sales per year in San Miguel County. Since 2016, sales volume has averaged 72 sales per quarter or nearly 290 sales per year (**Figure 24**).
- Roughly half of homes sold since 2013 were priced for households earning over 250 percent of the area median income (AMI). The remaining half of sales were relatively evenly distributed across households earning more than 31 percent AMI up to 250 percent AMI (**Figure 25**).
- The average sales price in San Miguel is currently (as of Q2 2018) just under \$1.5 million. This is approximately \$250,000 less than pre-recession levels but represents a recovery of approximately \$500,000 per unit when compared to average sales prices in 2011 and 2012. Average prices in Mountain Village were just over the County average, while average prices in Telluride were roughly 25 percent lower than the countywide average. Average prices in other areas of San Miguel County were estimated at just over \$500,000 per unit (**Figure 26**).
- As of Q2 2018, the average price per square foot for market rate sales was estimated at just over \$600 per square in San Miguel County. The average price foot in Telluride was estimated at approximately \$775 per square foot and the average price in Mountain Village matched the countywide average of \$600 per square foot. The average price in other areas of San Miguel County was estimated at \$275 per square foot (**Figure 27**).
- Examples of market rate product sold at prices affordable to households earning less than 100 percent of AMI include very small studios with limited kitchen facilities. They are typically condominiums designed and marketed for guests.

Figure 24
Market Rate For-Sale Housing Sales Volume, San Miguel County, 2010-2018



Source: FlexMLS; Economic & Planning Systems

Figure 25
Market Rate Sales Distribution by AMI, San Miguel County, 2013-2018

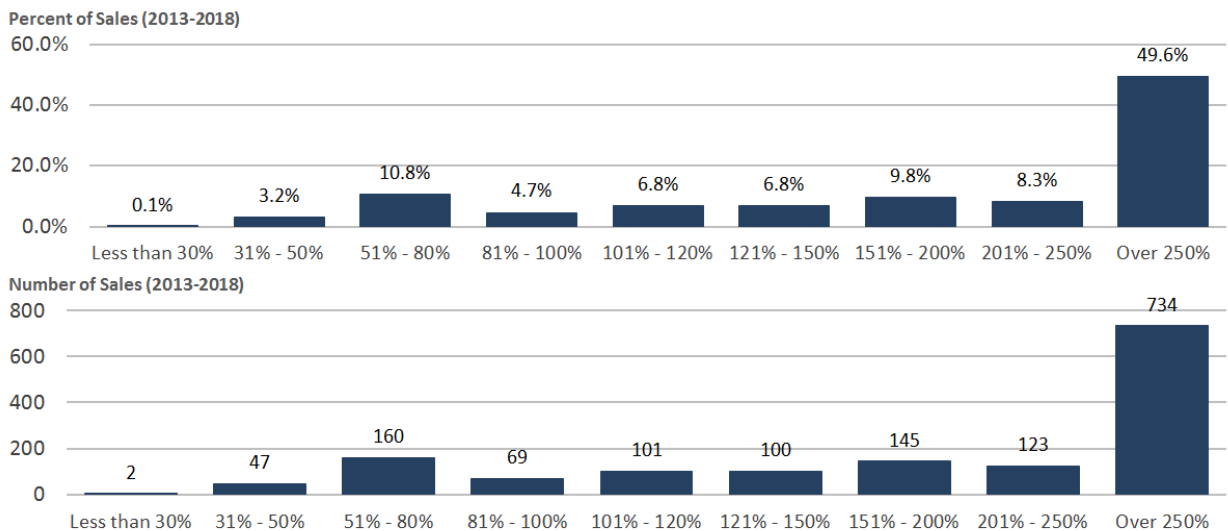
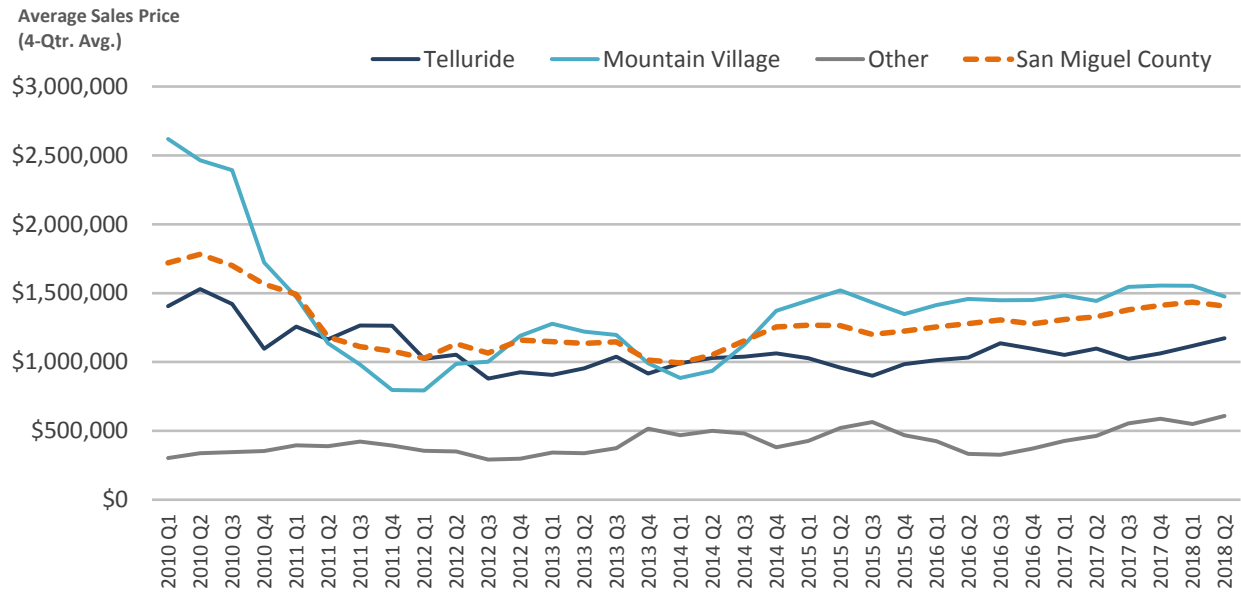
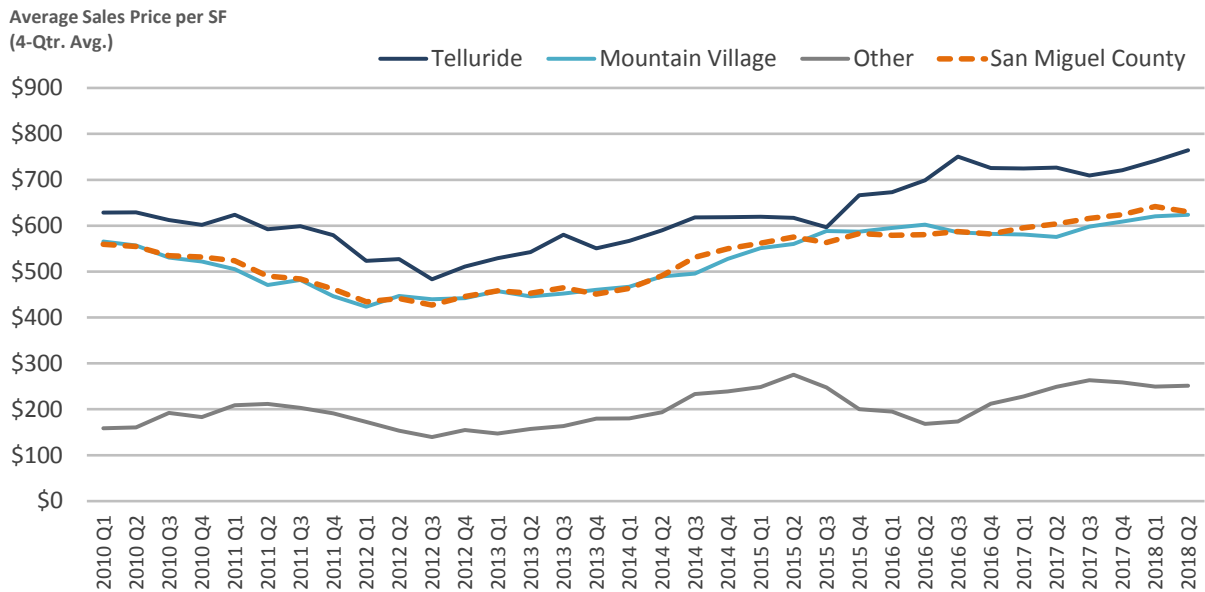


Figure 26
Market Rate Avg. Sales Price, San Miguel County, 2010-2018



Source: FlexMLS; Economic & Planning Systems

Figure 27
Market Rate Avg. Sales Price per Sq. Ft., San Miguel County, 2010-2018

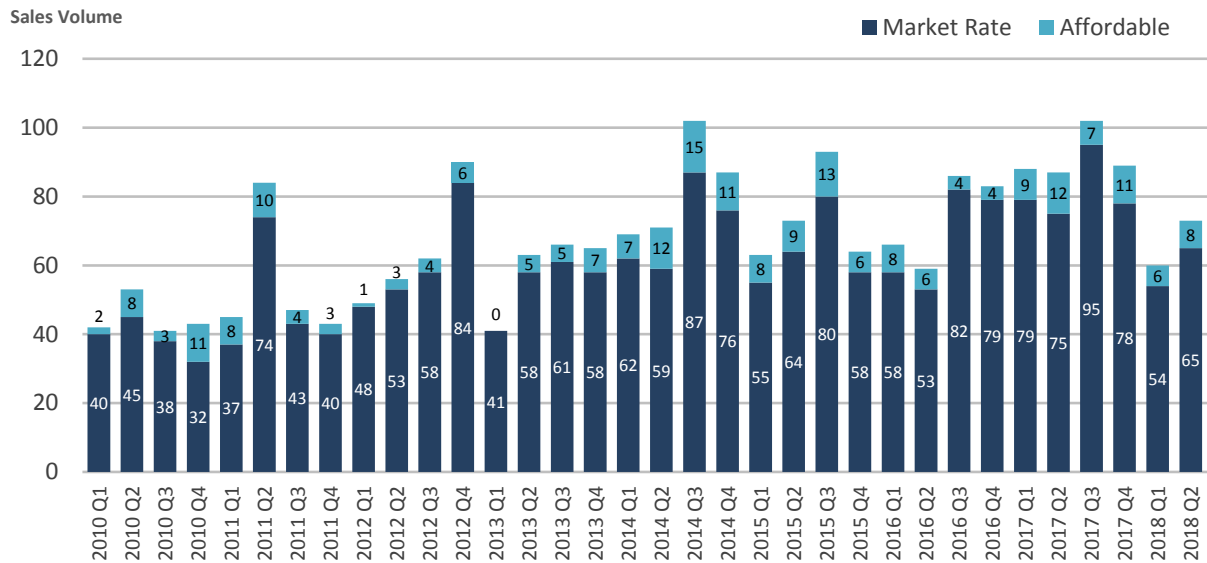


Source: FlexMLS; Economic & Planning Systems

Deed Restricted Ownership

- Historically, deed restricted sales have represented roughly 10 percent of total sales on an annual and quarterly basis. Since 2010 there has been an average of approximately 7 deed restricted sales per quarter or 28 sales per year (**Figure 28**).
- The majority of deed restricted sales were affordable to households earning between 51 percent and 120 percent of AMI. Between 2013 and 2018, approximately 30 percent of sales were affordable for households earning between 51 percent and 80 percent AMI, 25 percent of sales were affordable for households earning between 81 percent and 100 percent AMI, and 17 percent of sales were affordable for households earning between 101 percent and 120 percent AMI (**Figure 29**).
- Generally, the sales price of deed restricted homes is approximately 30 percent of the price of market rate homes in San Miguel County. In Q2 2018, the average sales price of a deed restricted home in San Miguel County was estimated at just over \$400,000 per unit. Current average home prices for deed restricted housing has not yet reached pre-recession averages of over \$500,000 per unit (**Figure 30**). It is important to note that for this data point, the deed restricted sales includes all types of restrictions, including those with price caps and those that float with the market based on local employment requirements.
- On a price per square foot basis, the average price of a deed restricted home is approximately 55 percent of the average for market rate homes. Current prices in San Miguel County are estimated just under \$350 per square foot. This is approximately 55 percent higher than pre-recession levels (**Figure 31**).
- Between 2007 and 2017, approximately 36 percent of total deed restricted sales occurred in Lawson Hill (SMC R-1), 39 percent of sales were properties in Telluride, 24 percent of sales were properties in Mountain Village, and 2 percent of sales were properties located in other areas (**Table 14**).
- Since 2015, the highest average sales price was for deed restricted units was located in Lawson Hill. Average prices in Lawson Hill average \$376,000 per unit. Average prices in Mountain Village were just slightly lower than prices in Lawson Hill at an average of nearly \$340,000 per unit. Average sales prices in Telluride were approximately \$230,000 per unit (**Table 15**).
- In 2017, there were 137 applicants for deed restricted housing. Of these applicants, approximately 43 percent were for ownership units and 57 percent were for rental units. Nearly 15 percent of all applications were for ownership units priced at less than 80 percent AMI. There were approximately twice as many applications for rental units priced at less than 80 percent AMI (**Table 16**).

Figure 28
For-Sale Housing Sales Volume, San Miguel County, 2010-2018(Q2)



Source: FlexMLS; Economic & Planning Systems

Figure 29
Deed Restricted Sales Distribution by AMI, San Miguel County, 2013-2018

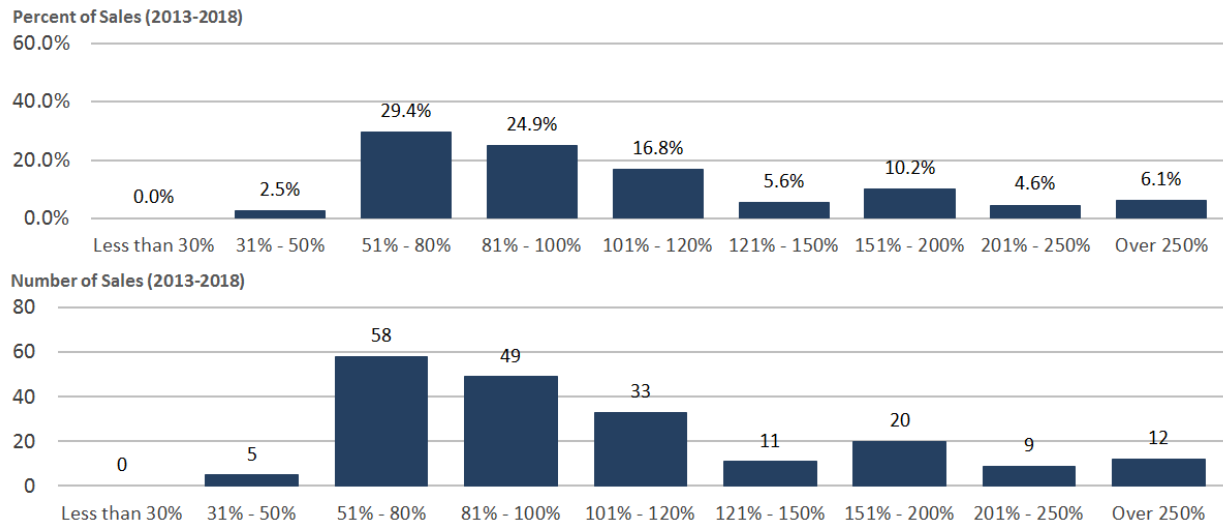
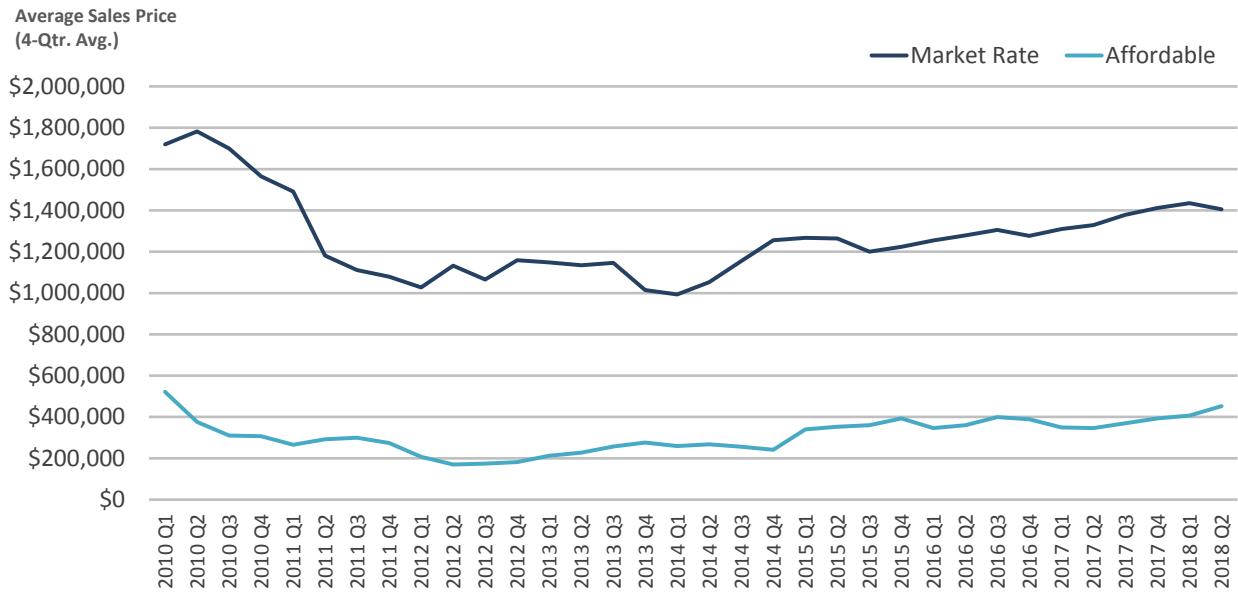
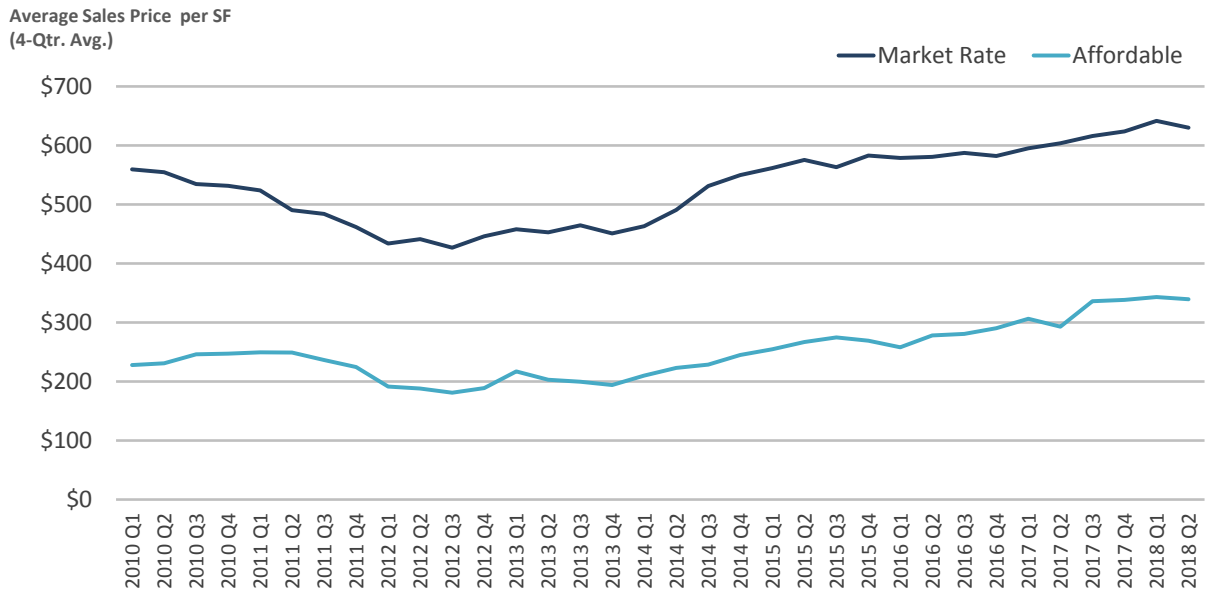


Figure 30
Sales Price, Market Rate and Affordable, San Miguel County, 2010-2018



Source: FlexMLS; Economic & Planning Systems

Figure 31
Price per Sq. Ft., Market Rate and Affordable, San Miguel County, 2010-2018



Source: FlexMLS; Economic & Planning Systems

Table 14
Deed Restricted Sales, 2007-2017

Description	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2007-2017		
												Average	Total	% of Total
SMC R-1	22	4	4	3	3	3	12	12	25	13	17	11	118	36%
SMC Price Capped	1	0	0	0	0	0	0	0	1	1	1	0	4	1%
Telluride	7	4	13	16	19	5	2	22	10	9	22	12	129	39%
Telluride EDU	0	1	0	0	0	0	0	0	0	1	0	0	2	1%
Mountain Village	16	7	6	3	4	1	6	13	8	10	4	7	78	24%
Total	46	16	23	22	26	9	20	47	44	34	44	30	331	100%

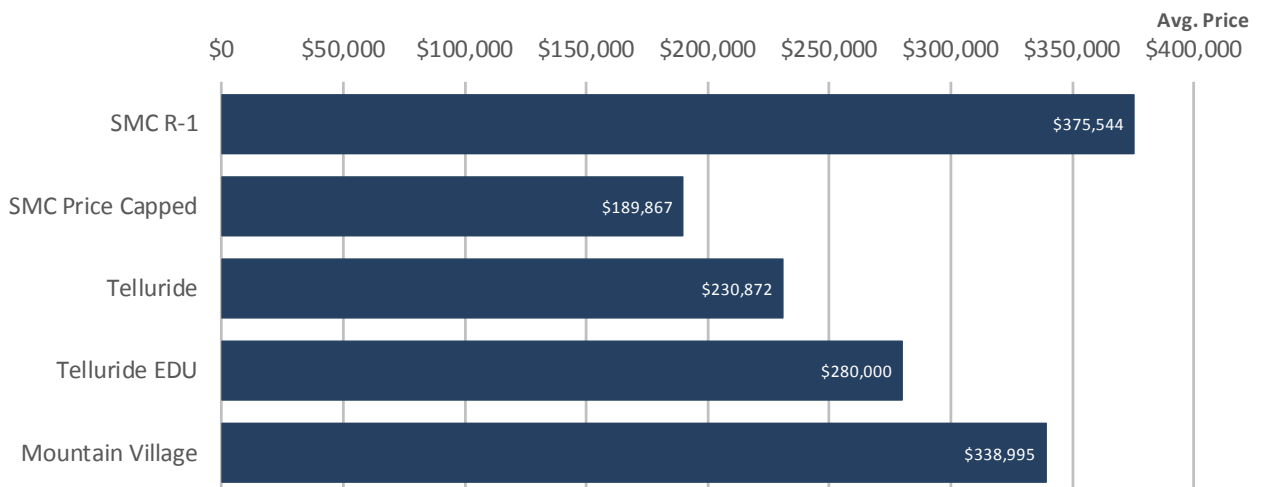
Source: SMRHA 2017 Annual Report; Economic & Planning Systems

Table 15
Deed Restricted Price by Location, 2007-2017

Description	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	Average	
												'07-'17	'15-'17
SMC R-1	\$340k	\$370k	\$319k	\$308k	\$503k	\$206k	\$274k	\$256k	\$278k	\$408k	\$441k	\$337k	\$376k
SMC Price Capped	\$317k	N/A	N/A	N/A	N/A	N/A	N/A	N/A	\$111k	\$247k	\$212k	\$222k	\$190k
Telluride	\$164k	\$193k	\$275k	\$253k	\$255k	\$216k	\$217k	\$217k	\$248k	\$182k	\$263k	\$226k	\$231k
Telluride EDU	N/A	\$440k	N/A	N/A	N/A	N/A	N/A	N/A	N/A	\$280k	N/A	\$360k	\$280k
Mountain Village	\$433k	\$515k	\$273k	\$375k	\$342k	\$110k	\$294k	\$320k	\$253k	\$436k	\$328k	\$334k	\$339k

Source: SMRHA 2017 Annual Report; Economic & Planning Systems

Figure 32
Deed Restricted Average Price by Location, 2015-2017



Source: SMRAH 2017 Annual Report; Economic & Planning Systems

Table 16
Deed Restricted Applicants, 2017

Description	SMC	Telluride	Mountain Village	Total	% of Total
Purchase					
Less than 80%	6	13	2	21	15.3%
80%-100%	4	5	1	10	7.3%
100.1%-120%	4	6	1	11	8.0%
120.1%-180%	5	3	2	10	7.3%
Over 180%	<u>4</u>	<u>3</u>	<u>0</u>	<u>7</u>	<u>5.1%</u>
Subtotal	23	30	6	59	43.1%
Rent					
Less than 80%	17	17	14	48	35.0%
80%-100%	2	6	5	13	9.5%
100.1%-120%	2	4	4	10	7.3%
120.1%-180%	2	2	2	6	4.4%
Over 180%	<u>0</u>	<u>1</u>	<u>0</u>	<u>1</u>	<u>0.7%</u>
Subtotal	23	30	25	78	56.9%
Total	46	60	31	137	

Source: SMRHA 2017 Annual Report; Economic & Planning Systems

Market Rate Rental

- Based on a review of market rate listings posted on Zillow and Craigslist, there were a limited number of market rate units available for rent. Between June and July of 2018 there were 12 listings in the Telluride Region and seven listings outside of the Telluride Region (**Table 17**).
- Current rental rates for market rate units are approximately \$2,500 per unit or \$2.46 per square foot in the Telluride Region. The average rental rate per bedroom, a common metric in mountain communities, was \$1,560 per bed (**Table 17**).
- Outside the Telluride Region, average market rate rental rates are approximately \$1,500 per unit or \$0.99 per square foot. The average rental rate per bedroom was \$488 per bed (**Table 17**).
- The rents identified in the survey fall well below those identified in the research conducted in the summer of 2018. Based on a review of market rate listings posted on Zillow and Craigslist, there were a limited number of market rate units available for rent. Between June and July of 2018 there were 12 listings in Telluride and seven listings outside of the Telluride Region (**Table 17**).
- It is likely that the survey included a broader section of the community, including renter households with established long-term situations. Additionally, the research shown below reflects a limited number of units (given that there were a very limited number of available rentals) and is likely to include those at the 'top of the market.' Regardless, all the data indicate that market rate options are at least twice the cost of the existing, income restricted inventory.
- Current rental rates for market rate units are approximately \$2,500 per unit or \$2.46 per square foot in Telluride. The average rental rate per bedroom, a common metric in mountain communities, was \$1,560 per bed. Outside Telluride, average market rate rental rates are approximately \$1,500 per unit or \$0.99 per square foot. The average rental rate per bedroom was \$488 per bed.

Table 17
Market Rate Rental Rates, 2018

Description	Sample Size	Size (SF)	Price per Month	Price per SF	Rent per Bed
Telluride Region					
1-Bed	7	694	\$1,832	\$2.52	\$1,832
2-Bed	2	778	\$2,738	\$3.59	\$1,369
3-Bed	1	2,500	\$2,800	\$1.12	\$933
4-Bed	2	2,506	\$4,448	\$1.84	\$1,112
Average		1,203	\$2,500	\$2.46	\$1,560
Subtotal	12				
Outside Telluride Region					
1-Bed	1	500	\$850	\$1.70	\$850
2-Bed	2	975	\$825	\$0.88	\$413
3-Bed	2	1,200	\$1,038	\$0.88	\$346
4-Bed	2	2,485	\$1,900	\$0.69	\$475
Average		1,644	\$1,484	\$0.99	\$488
Subtotal	7				
Overall Average		1,375	\$2,160	\$1.89	\$1,119
Total	19				

Source: Craigslist; Zillow; Economic & Planning Systems

Deed Restricted Rental

- **Creekside** – Rental rates range from \$645 for 1-bedroom units to \$1,349 for 2-bedroom units.
- **Shandoka** – Rental rates range from \$838 for 1-bedroom units to \$1,648 for 4-bedroom units.
- **Virginia Placer** – Rental rates range from \$700 for a tiny home to \$1,430 for a 2-bedroom unit.
- **Boarding House** – The Boarding House is a recently completed shared unit development in Telluride; rental rates range from \$385 for a double room to \$450 for a single room.
- **Big Billies** – Rental rates average \$688 per unit for studios.
- **Village Court** – Rental rates range from \$680 per unit for a studio to \$1,215 for a 3-bedroom unit.

Table 18
Deed Restricted Rental Rates, 2018

Unit Type	Telluride				Mountain Village	
	Creekside	Shandoka	Virginia Placer	Boarding House	Big Billies	Village Court
Studio	-	-	\$850	-	\$688	\$680
1 Bedroom	\$645 - 985	\$838 - 872	-	-	-	\$845
2 Bedroom	\$725 - 1,349	\$1,115 - 1,150	\$1,400 - 1,430	-	-	\$1,040
3 Bedroom	-	\$1,435 - 1,541	-	-	-	\$1,215
4 Bedroom	-	\$1,616 - 1,648	-	-	-	-
Single Room	-	-	-	\$450	-	-
Double Room	-	-	-	\$385	-	-
Tiny Home	-	-	\$700	-	-	-

Source: SMRHA; Economic & Planning Systems

Housing Cost Interviews

EPS completed a number of interviews with local property managers and real estate professionals. A summary of key takeaways and consistent themes heard from multiple individuals is summarized below.

- Management companies noted that the market pressure in the Telluride region is beginning to impact housing prices in outlying areas
- New hires are discouraged by the lack of available housing and will turn down jobs
- Difficult to hire workers with desired skills and talent
- Difficult to find workers for late night shifts due to employee's long commutes
- Easier to find a rental after living in the Region for a few years – landlords want to rent to locals
- Long term rental supply is shrinking – older properties are purchased and converted into upscale, seasonal homes
- The community is very aware of the housing issue and the impact it has on the local workforce and would like to see solutions
- Rental management staff report that locals feel as if they are getting pushed out
- Businesses/employers will provide carpools to alleviate burden on personal vehicles and make the commute less onerous.

6. HOUSEHOLD SURVEY

This section provides a summary of the 2018 Household Survey. A summary of the key findings is provided below. Specific findings regarding household characteristics, household income, housing cost, housing satisfaction, and housing preferences are summarized.

There were a total of 3,850 surveys mailed out to residents living in San Miguel County, Ridgway, and Nucla/Naturita, as shown in **Table 19**. There were a total of 806 survey responses which represents a response rate of 20.9 percent. This rate is strong, particularly for recent community surveys in which the response rate has been trending downward. Hitting above 20 percent response rate is strong and somewhat unusual.

Table 19
2018 Household Survey Responses

Description	# of Responses	% of Total
Telluride	221	27.4%
Lawson Hill	21	2.6%
Mountain Village	82	10.2%
Ilium, Ophir, Placerville, Sawpit	77	9.6%
Norwood	97	12.0%
Other San Miguel County	76	9.4%
Ouray	3	0.4%
Ridgway	77	9.6%
Other Ouray County	3	0.4%
Nucla / Naturita	69	8.6%
Rico	29	3.6%
Montrose	8	1.0%
Redvale	13	1.6%
Other	7	0.9%
No response	<u>23</u>	<u>2.9%</u>
Total	806	100.0%
Total Surveys Mailed	3,850	
Response Rate	20.9%	

Source: RRC; 2018 Household Survey; Economic & Planning Systems

Household Characteristics

- A significant share of local residents live in deed restricted housing. Based on 2018 survey data, 33 percent of San Miguel County (SMC) resident owners live in a deed restricted unit (up from 27 percent in 2011 survey) and 40 percent of SMC renters live in a unit with employment or income qualifications (**Figure 33**).
- Separately, 6 percent of residents say their employer provides or subsidizes their housing (similar to 8 percent in 2011).
- Among SMC resident renters, 24 percent have applied to live in deed restricted rental housing in the past 12 months, and 15 percent have applied to purchase (or been registered in the applicant pool for) deed restricted for-sale housing.
- The proportion of adult renters living alone has significantly decreased since 2011 (41 percent in 2011 to 27 percent in 2018), while the number of unrelated renters living together has increased (15 percent in 2011 to 20 percent in 2018) and the number of couples renting with children increased (10 percent in 2011 to 15 percent in 2018) (**Figure 35**).
- The number of employees per household has also increased in almost every age group. For respondents between the age of 25 and 34, the average number of jobs per household increased from 1.2 to 1.4 between 2011 and 2018 (**Figure 36**).
- For households that did participate in this survey, the average household size was larger than in past studies. This has, at least partially, contributed to reported higher household incomes. However, there are other factors such as increasing average wages and greater number of jobs per employee that have also contributed to higher household incomes.

Figure 33
Housing Type (Q1)

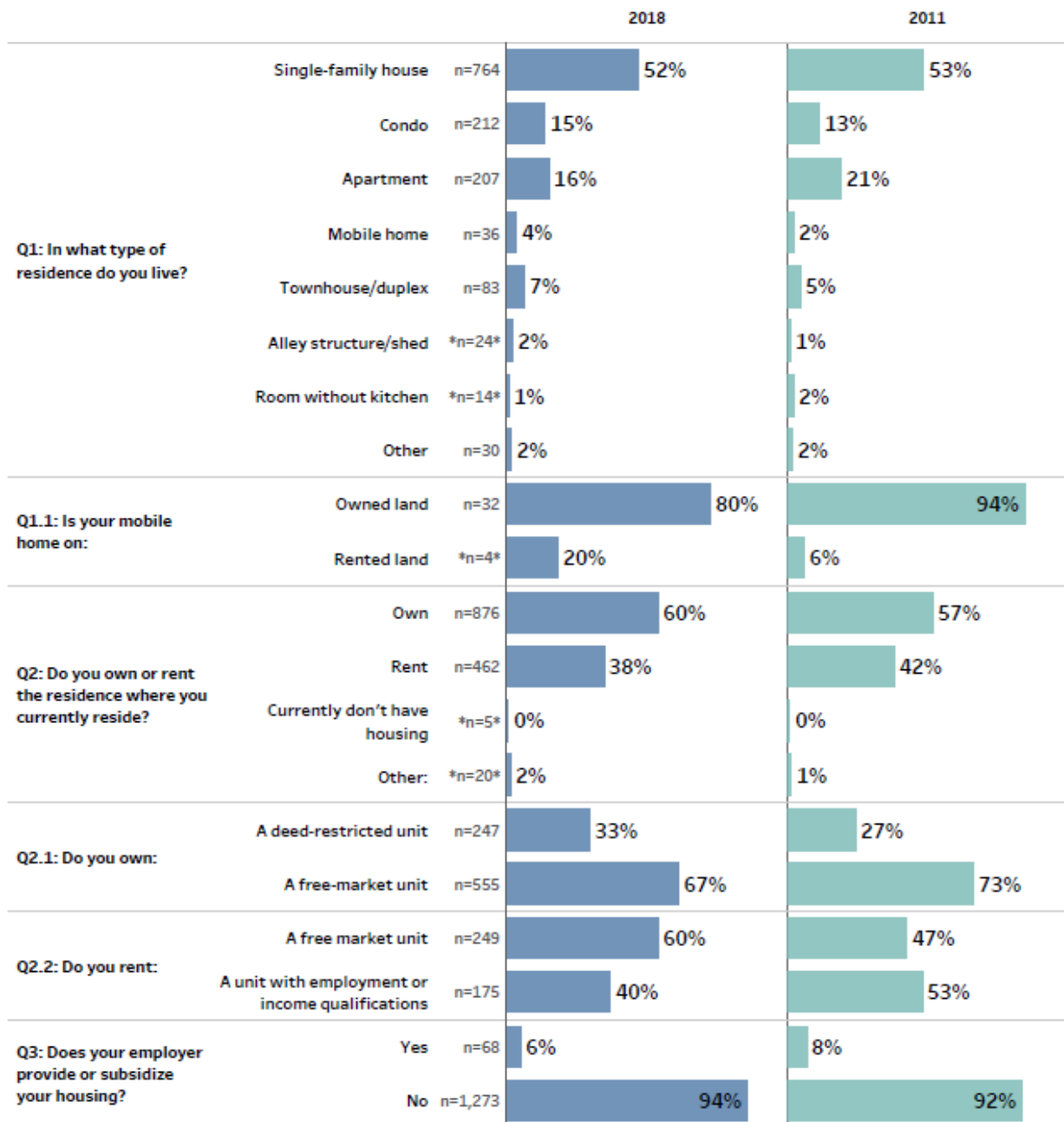
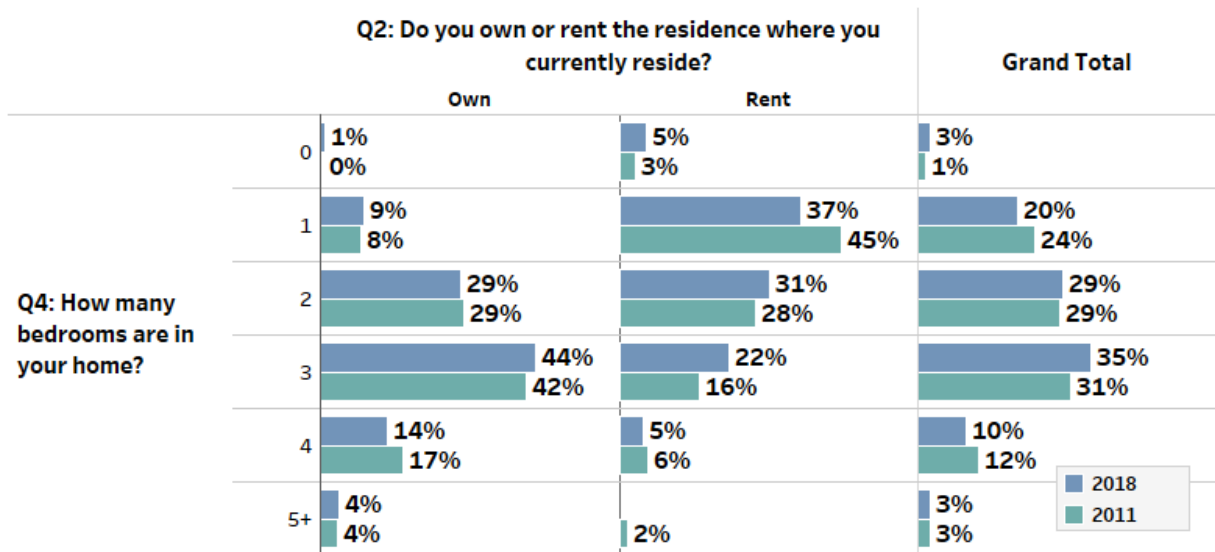
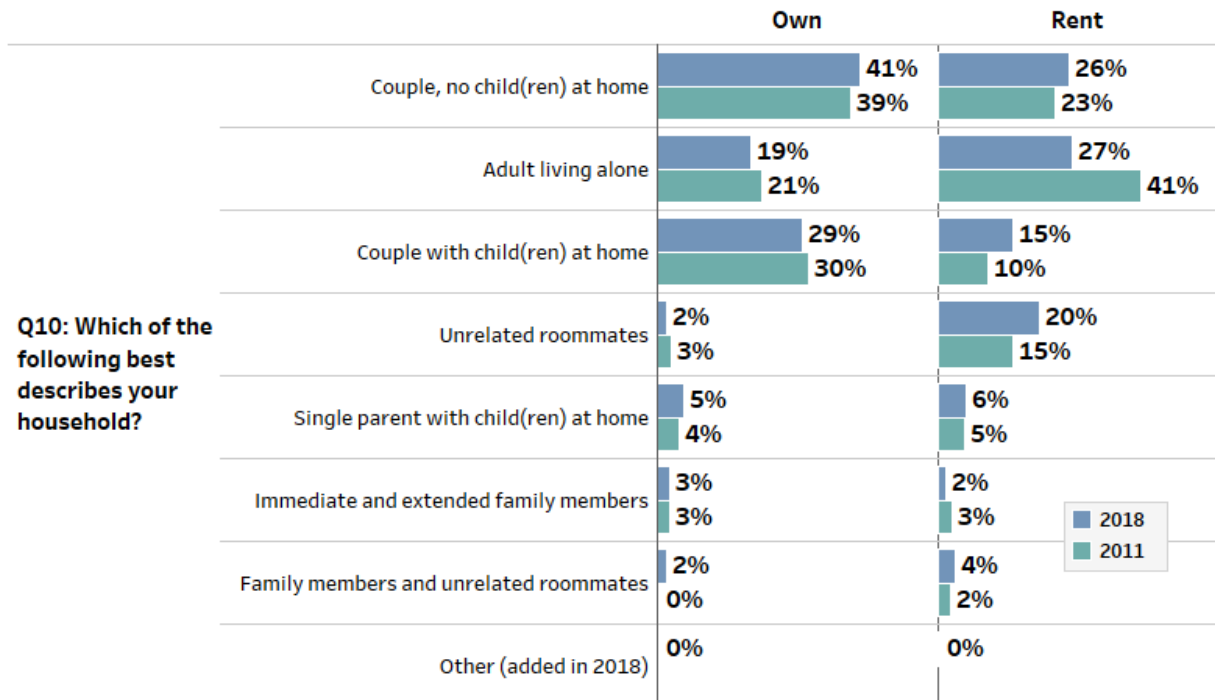


Figure 34
Number of Bedrooms (Q4)



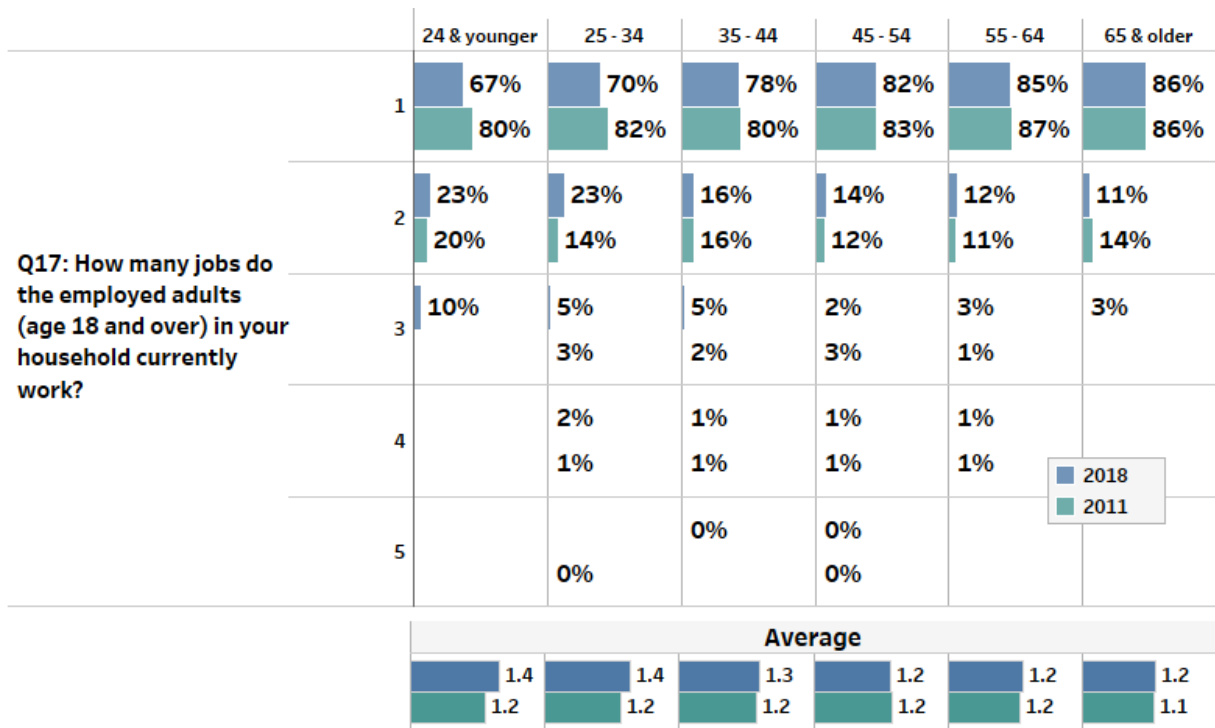
Source: SMRHA Household Survey. (Data for San Miguel County residents only)

Figure 35
Household Composition, Renter and Owner Households (Q10)



Source: SMRHA Household Survey. (Data for San Miguel County residents only)

Figure 36
Employees per Household (Q17)

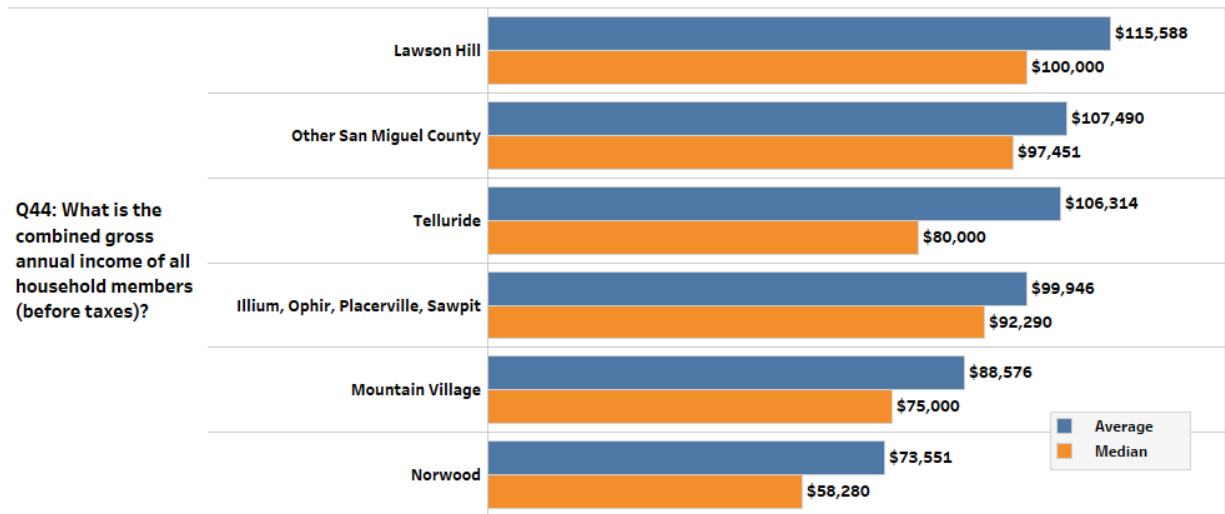


Source: SMRHA Household Survey. (Data for San Miguel County residents only)

Household Income

- In 2018, SMC residents living in Lawson Hill had a median household income of \$100,000 per year, the highest median household income in the County. The lowest reported median household in the County was in Norwood which was \$58,280 per year. The median household income in Telluride was approximately \$80,000 per year (**Figure 37**).
- Between 2011 and 2018, there was a significant decrease in the number of renter households that earned between \$25,000 and \$34,999. During this period households earning between \$25,000 and \$34,999 decreased from 38 percent of all renter households to just 21 percent of all renter households. There were general increases in the number of renters earning between \$35,000 and \$149,999 per year. The distribution of annual household incomes for owner households has remained relatively constant between 2011 and 2018 (**Figure 38**).
- Household income, as noted previously, has increased from a median of \$50,000 per year to \$80,000 per year (2011 to 2018), which translates to 7.0 percent annually. This has outpaced wage income advances of 1.9 percent annually for the same time period. As was previously noted, the significant growth in household income identified in the household survey is at least partially a result of a higher average household size.

Figure 37
Average and Median Gross Household Income by Area (Q44), 2018



Source: SMRHA Household Survey. (Data for San Miguel County residents only)

Figure 38
Gross Household Income (Q44)

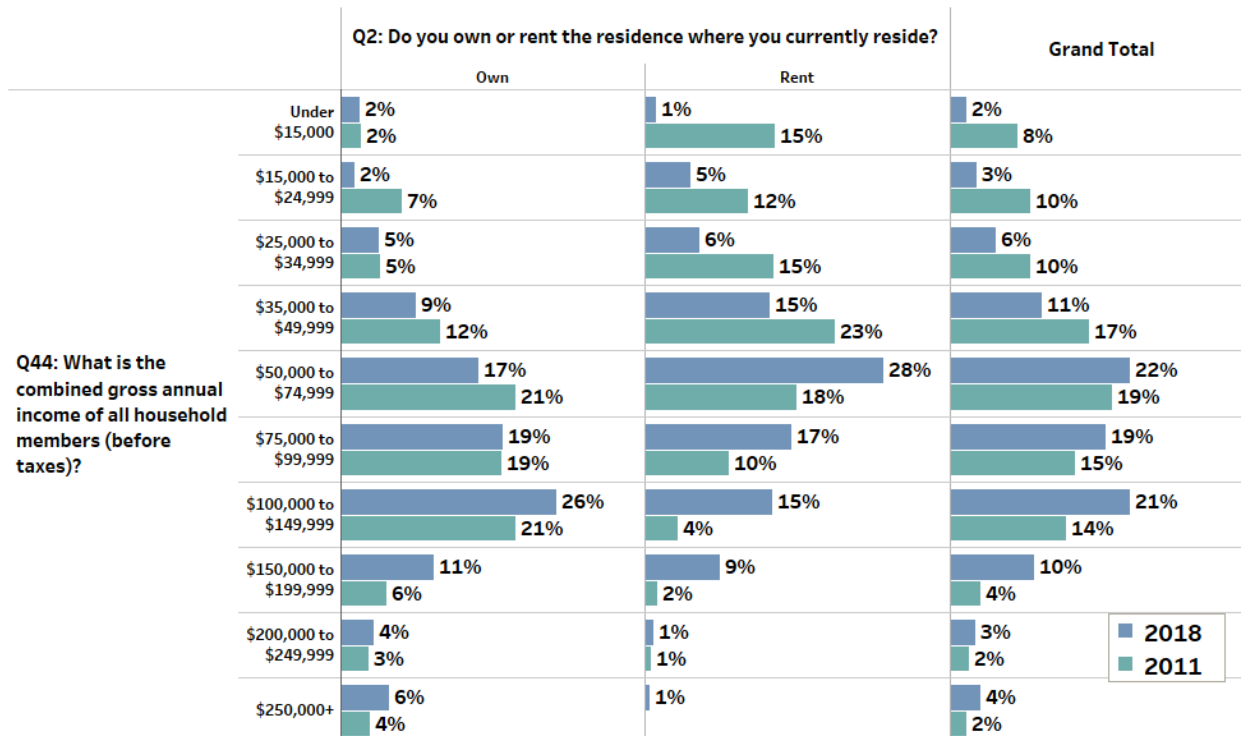
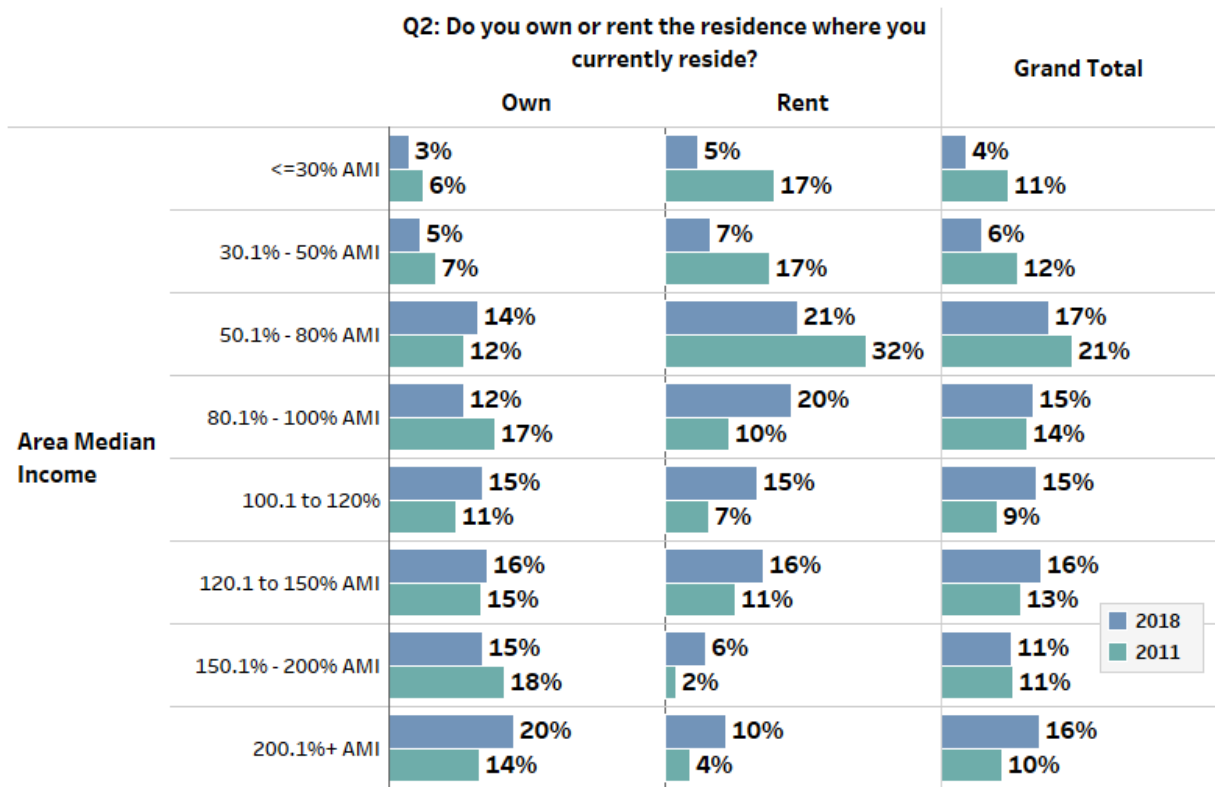


Figure 39
Area Median Income (AMI) by Renter and Owner Households



Source: SMRHA Household Survey. (Data for San Miguel County residents only)

Housing Cost

- Households spending over 30 percent of their annual household income on housing costs are considered to be cost burdened.
- In 2011, approximately 43.8 percent of households were considered cost burdened. In 2018, the number of households that are considered to be cost burdened has dropped to 23 percent of total (**Table 20**).
- In San Miguel County, the areas with the highest number of households that are cost burdened include Norwood (31 percent), other areas of San Miguel County (28 percent), Telluride (24 percent), and Ilium, Ophir, Placerville, and Sawpit (23 percent). In Mountain Village and Lawson Hill only 14 percent of households reported that they spent over 30 percent of their household income on housing costs (**Table 21**). Households in Nucla/Naturita were extremely cost burdened with an average of 37 percent of households spending over 30 percent of their household income on housing costs.
- For renter households, housing costs were most expensive in Telluride and Mountain Village. In Telluride the average rent in 2018 for a market rate unit was \$1,686 per month (up from \$1,435 per month in 2011) and in Mountain Village the average rent was \$1,916 per month (up from \$1,735 per month in 2011) (**Figure 40**).
- For units with employment or income qualifications, rental rates were roughly half of market rates in most areas across San Miguel County. Rental rates for income qualified units were \$974 per month in Telluride and \$820 per month in Mountain Village (**Figure 40**).
- For households that want to purchase a home, the majority (54 percent) would be willing to pay between \$200,000 and \$399,000. Based on survey responses, respondents would be willing to pay an average of \$372,435 per unit (**Table 22**).
- Survey respondents would be willing to pay the most (\$482,644 per unit) for a home in unincorporated areas of San Miguel County and the least for homes in Nucla and Naturita (\$156,667). Respondents would be willing to pay an average of \$390,496 per unit for a home in Telluride and \$380,765 for a home in Mountain Village (**Figure 42**).
- For rental units, survey respondents would be willing to pay up to \$1,638 per month for units in unincorporated areas of San Miguel County. In Telluride and Mountain Village, average desired rental rates drop to \$1,298 per month and \$1,113 per month, respectively (**Figure 43**).

Table 20
Housing Payment as a Percentage of Income, 2011 and 2018

Description	2011	2018	Change
Under 20%	29.6%	48.9%	19.3%
20-29.9%	26.6%	28.1%	1.5%
30-34.9%	9.2%	7.7%	-1.5%
35-39.9%	8.7%	4.3%	-4.4%
40-49.9%	9.6%	5.2%	-4.4%
50%+	<u>16.3%</u>	<u>5.8%</u>	<u>-10.5%</u>
Total	100.0%	100.0%	0.0%
Total cost burdened	43.8%	22.9%	-20.9%

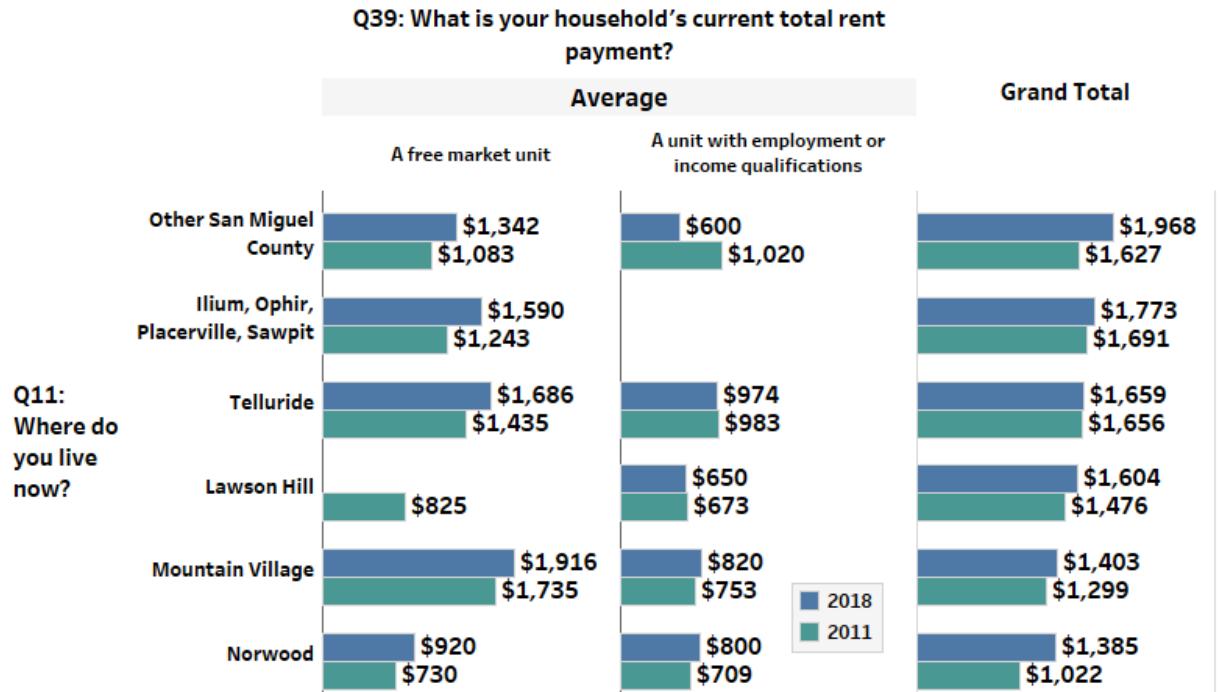
Source: SMRHA Household Survey; RRC; Economic & Planning Systems

Table 21
Housing Payment as a Percentage of Income by Area, 2018

Description	Telluride	Lawson Hill	Mountain Village	Illium, Ophir, Placerville, Sawpit	Norwood	Other San Miguel County	Ridgway area	Nucla / Naturita	Rico	Redvale
Under 20%	43%	71%	57%	51%	46%	45%	53%	50%	52%	50%
20-29.9%	33%	14%	29%	26%	23%	27%	33%	13%	39%	33%
30-34.9%	6%	7%	4%	11%	6%	18%	6%	21%	4%	0%
35-39.9%	4%	0%	4%	4%	5%	5%	2%	0%	0%	0%
40-49.9%	7%	7%	3%	4%	5%	5%	2%	0%	4%	0%
50%+	<u>6%</u>	<u>0%</u>	<u>3%</u>	<u>4%</u>	<u>15%</u>	<u>0%</u>	<u>5%</u>	<u>17%</u>	<u>0%</u>	<u>17%</u>
Total	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
Average	25%	18%	21%	23%	29%	23%	21%	29%	17%	23%
Median	22%	15%	19%	20%	22%	23%	20%	21%	20%	19%
Total cost burdened	24%	14%	14%	23%	31%	28%	15%	37%	9%	17%

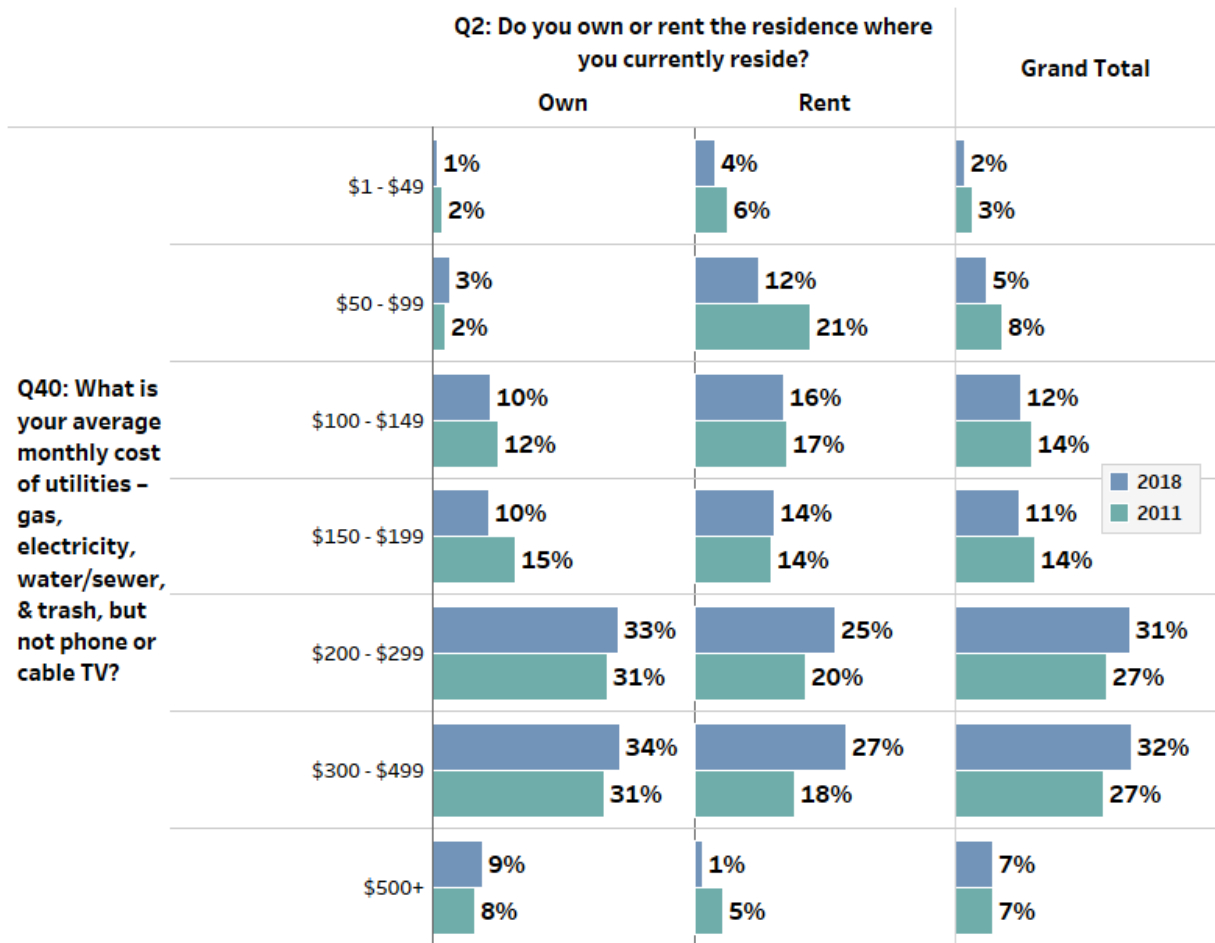
Source: SMRHA Household Survey; RRC; Economic & Planning Systems

Figure 40
Household Rent Payment (Q11)



Source: SMRHA Household Survey. (Data for San Miguel County residents only)

Figure 41
Household Utility Payments (Q40)



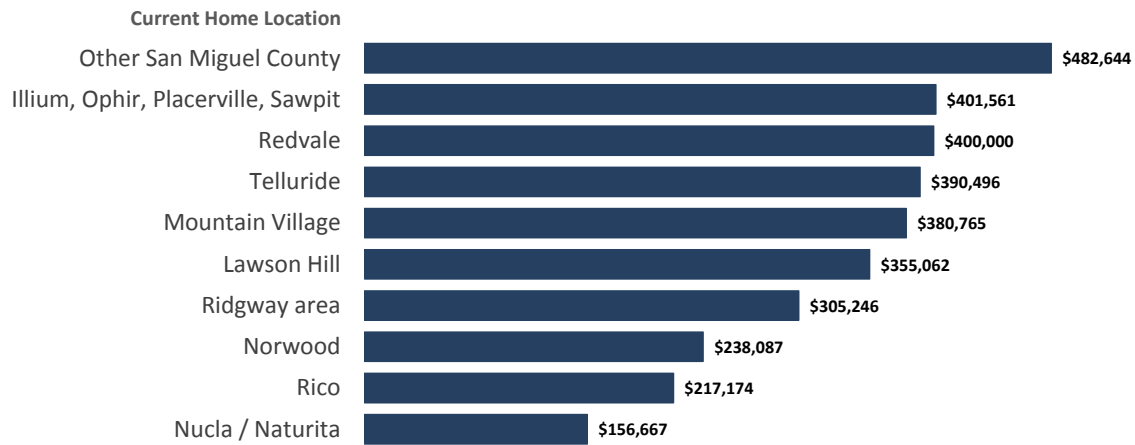
Source: SMRHA Household Survey. (Data for San Miguel County residents only)

Table 22
Willingness to pay for households that want to purchase a home, 2018

Description	Ownership Households	Renter Households	All Households
Price not to exceed:			
Less than \$100,000	3%	1%	2%
\$100,000 - 199,999	0%	9%	5%
\$200,000 - 299,999	22%	32%	29%
\$300,000 - 399,999	28%	23%	25%
\$400,000 - 499,999	17%	15%	16%
\$500,000 or more	<u>30%</u>	<u>21%</u>	<u>23%</u>
Total	100%	100%	100%
Average	\$395,251	\$366,340	\$372,435
Median	\$366,816	\$300,000	\$350,000

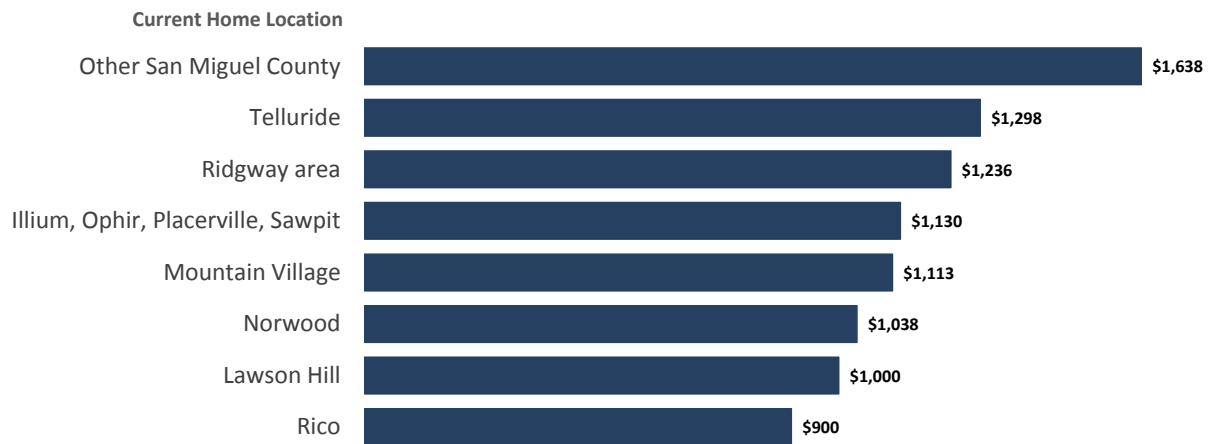
Source: SMRHA Household Survey; RRC; Economic & Planning Systems

Figure 42
Average Prices Desired by Residents Who Want to Live in Different Home, 2018



Source: SMRHA Household Survey; RRC; Economic & Planning Systems

Figure 43
Average Rents Desired by Residents Who Want to Live in Different Home, 2018



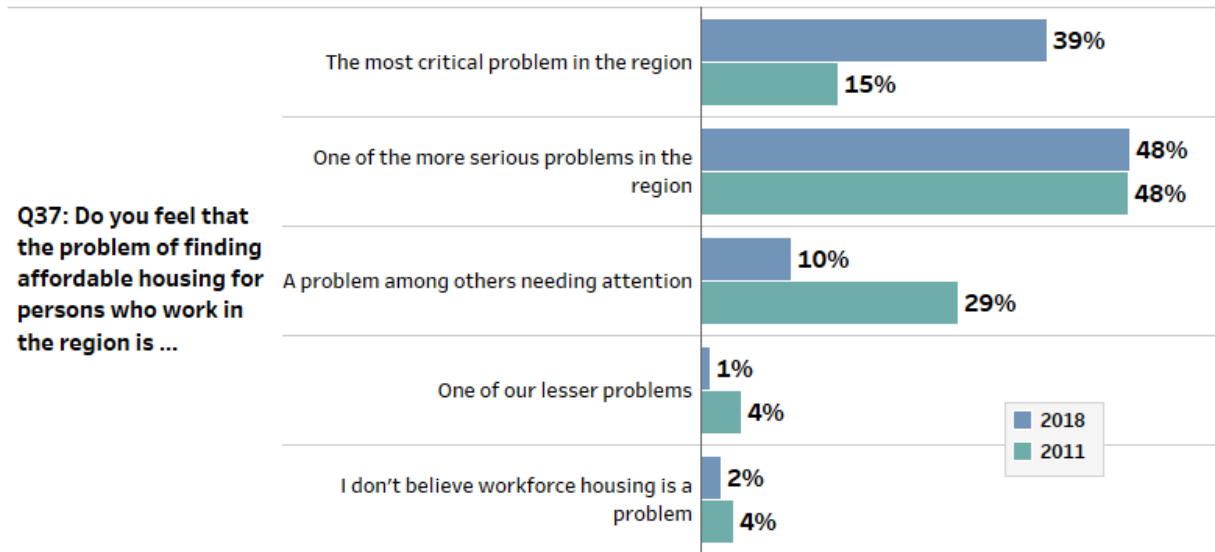
Source: SMRHA Household Survey; RRC; Economic & Planning Systems

Housing Satisfaction and Preference

- The number of residents who believe affordable housing is the critical problem in the region has significantly increased between 2011 and 2018. Thirty-nine percent of residents believe that affordable housing is the most critical issue in the region (up from just 15 percent in 2011) (**Figure 44**). Those living in Telluride and Mountain Village were more likely to state that finding affordable housing was the most critical issue in the region (**Figure 45**).
- Concerning their own existing housing, most 2018 owners are “very satisfied” (46 percent) or “satisfied” (38 percent) with their housing, while 16 percent are not satisfied or very dissatisfied (**Figure 46**). Renters are much less likely to be very satisfied (21 percent), more likely to be satisfied (48 percent), and more likely to be not satisfied or very dissatisfied (31 percent). Altogether, the share who are very satisfied has dipped since 2011 (from 55 percent to 46 percent), with more satisfied, and more not satisfied.
- The leading reason for dissatisfaction among owners and renters in 2018 is “too expensive” (26 percent and 34 percent respectively). Twenty-two percent of renters in 2018 indicated “poor maintenance” a reason for dissatisfaction (compared to 37 percent in 2011) followed by high utility bills (17 percent compared to 9 percent of owners) (**Figure 49**).
- Most renters express moderate interest in living in Shandoka and Village Court in the future, while Big Billies receives a disproportionately low level of interest from prospective renters. The responses regarding all rental properties suggest opportunities for improvements to rental housing developments. (**Figure 52**).
- Over the next five years, most SMC residents want to stay in their current home (61 percent), which represents an increase from 55 percent in 2011 (**Figure 54**). Among renters wanting to move, 56 percent want to buy, while 44 percent want to rent (**Figure 50**).
- Among the renters who want to rent, financial barriers to buying are the top reasons they want to rent, including “housing I want and can afford is not available” (65 percent) and “I do not have a down payment” (55 percent). Other factors in preferring to rent include “renting is cheaper” (33 percent), “can’t qualify for a mortgage” (27 percent), “economic future is uncertain” (23 percent), etc. (**Figure 51**).
- Most residents say the community they are living in is their first choice location, although substantial minorities express a preference to living in other communities (except for residents of Telluride, 95 percent of whom prefer to live in Telluride, versus just 5 percent who would prefer to live elsewhere) (**Figure 57**).
- It is important to recognize that most renters plan to be long-term members of the community. Two-thirds of responding renters (66 percent) have lived in the area at least five years, and 79 percent of renters plan on living in the area at least another five years. A significant portion of existing residents see themselves as living in the Telluride Region for the next 20+ years.
- The most important housing unit features include in-unit washers and dryer, on-site wireless service, and private yard and/or outdoor space (**Figure 59**). Ability to have pets stands out for renters. There was relatively conformity between owners and renters in terms of the importance of specific features.

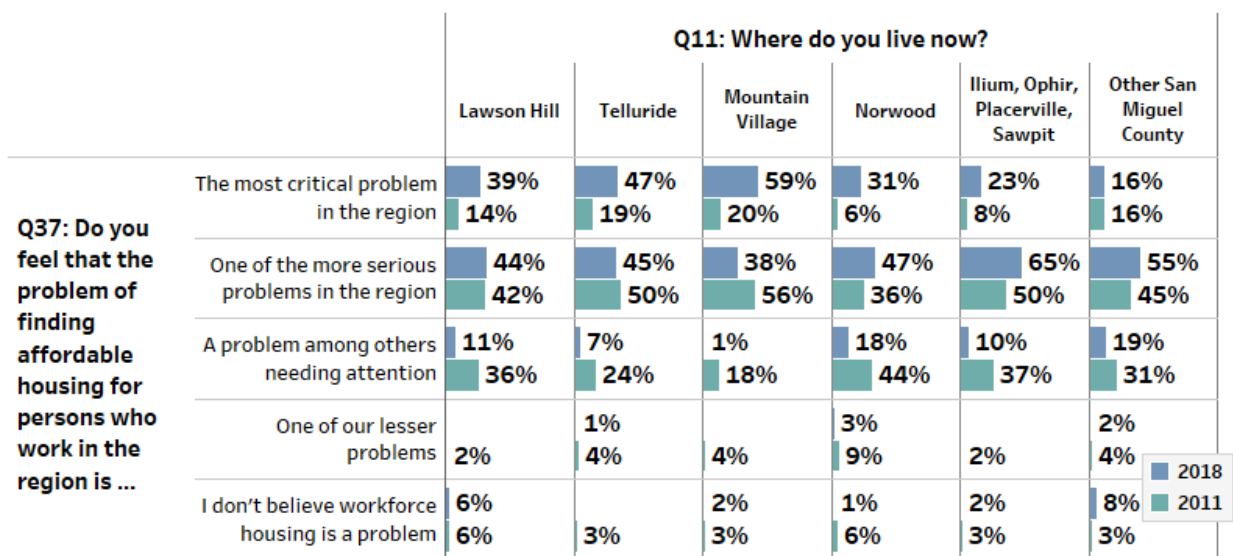
- When asked what features would warrant paying an additional 10 percent more per month, survey respondents rated the ability to walk and/or bike to work, the ability to walk and/or bike to shops/restaurants/entertainment, and the ability to cut commute time in half the highest. There were, however, differences in the preferences of renters and owners. Renters had a greater willingness to have the ability to walk/bike to work or various amenities than owners (**Figure 60**).

Figure 44
Affordable Housing Issue (Q37)



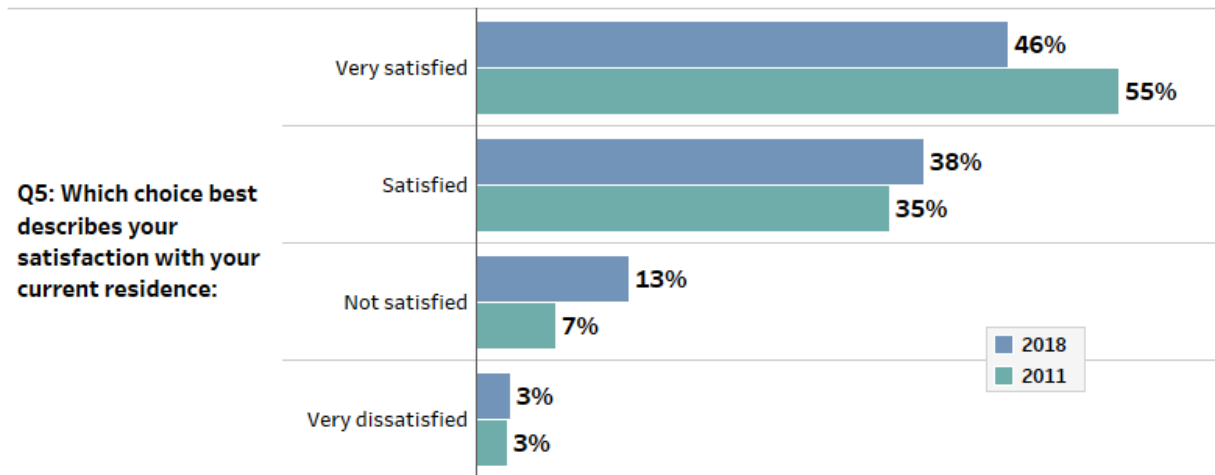
Source: SMRHA Household Survey. (Data for San Miguel County residents only)

Figure 45
Affordable Housing Issue by Area (Q37)



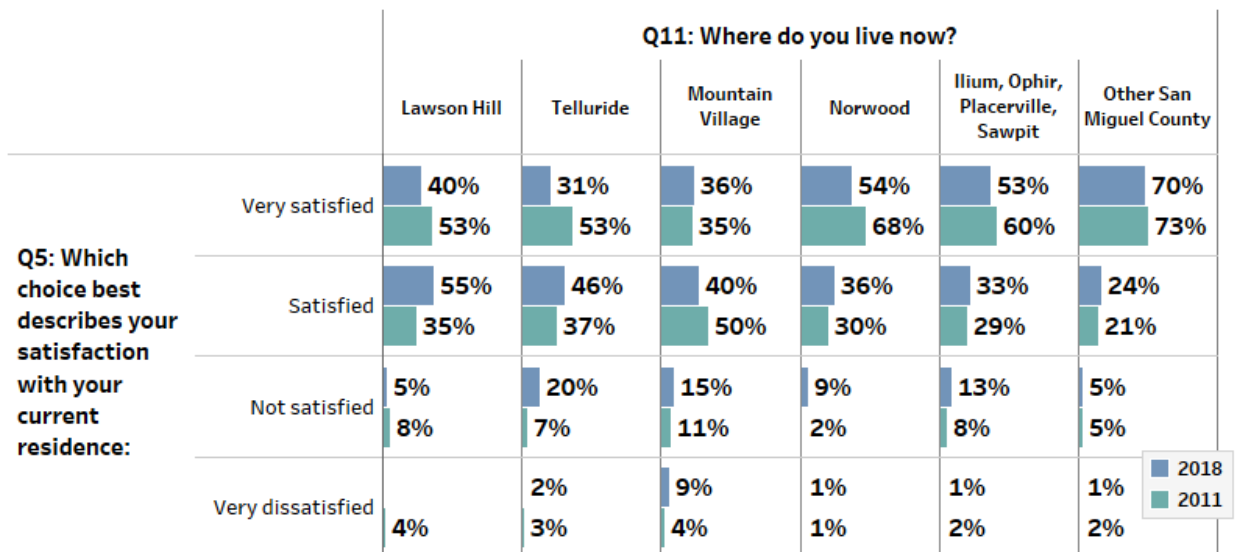
Source: SMRHA Household Survey. (Data for San Miguel County residents only)

Figure 46
Current Housing Satisfaction (Q5)



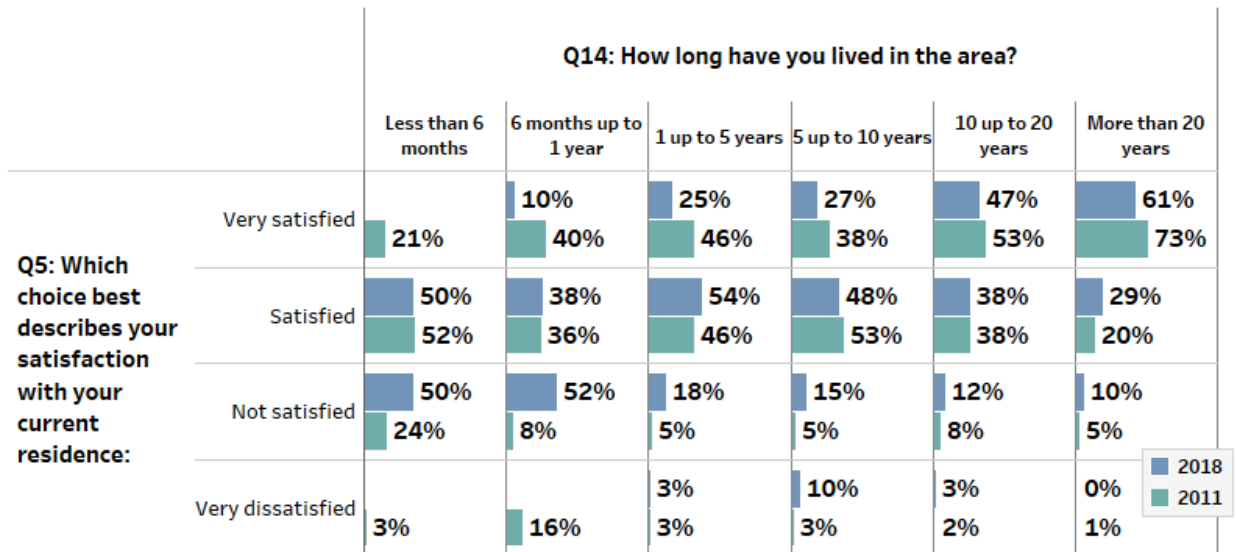
Source: SMRHA Household Survey. (Data for San Miguel County residents only)

Figure 47
Current Housing Satisfaction by Location (Q5)



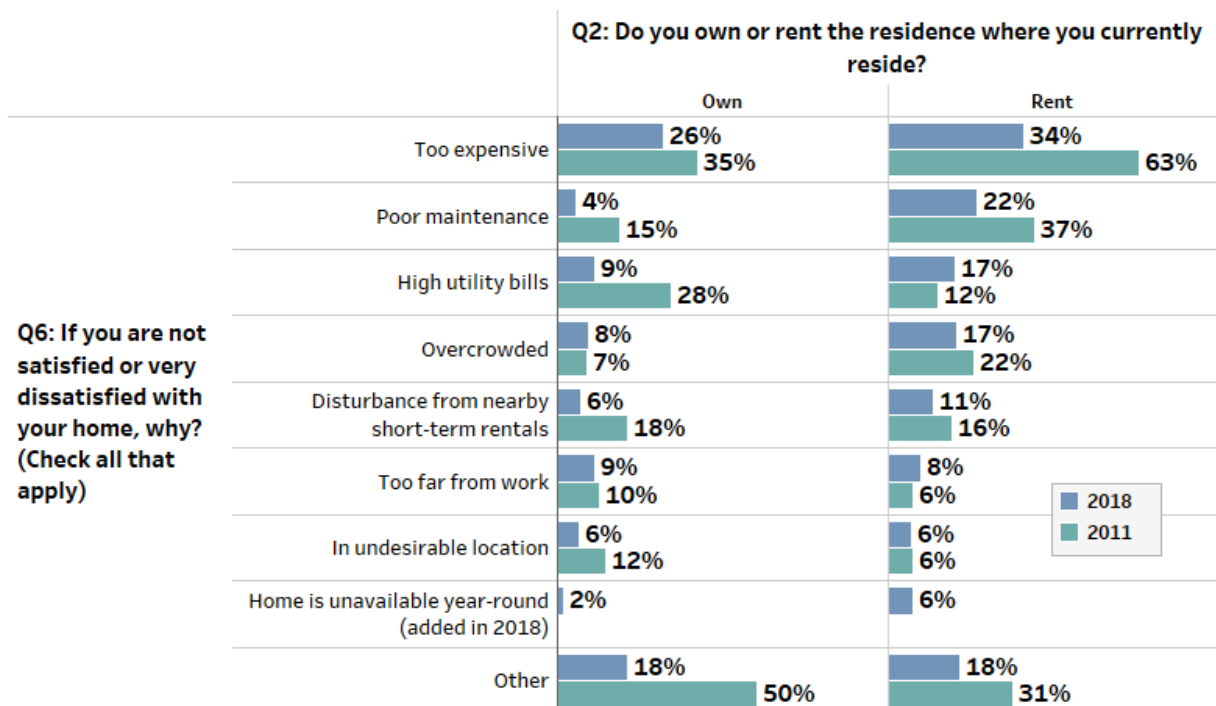
Source: SMRHA Household Survey. (Data for San Miguel County residents only)

Figure 48
Current Housing Satisfaction by Length of Residence (Q5)



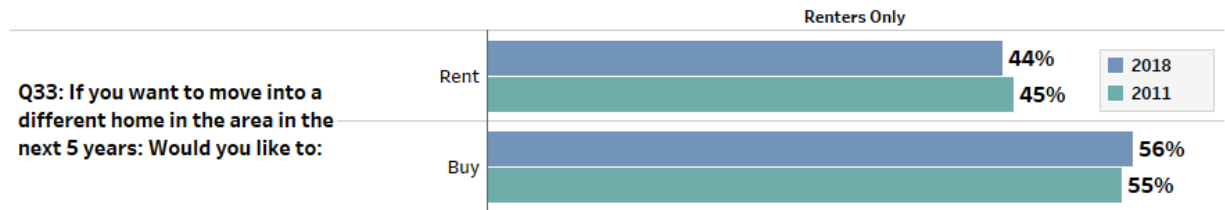
Source: SMRHA Household Survey. (Data for San Miguel County residents only)

Figure 49
Current Housing Satisfaction Reasoning (Q6)



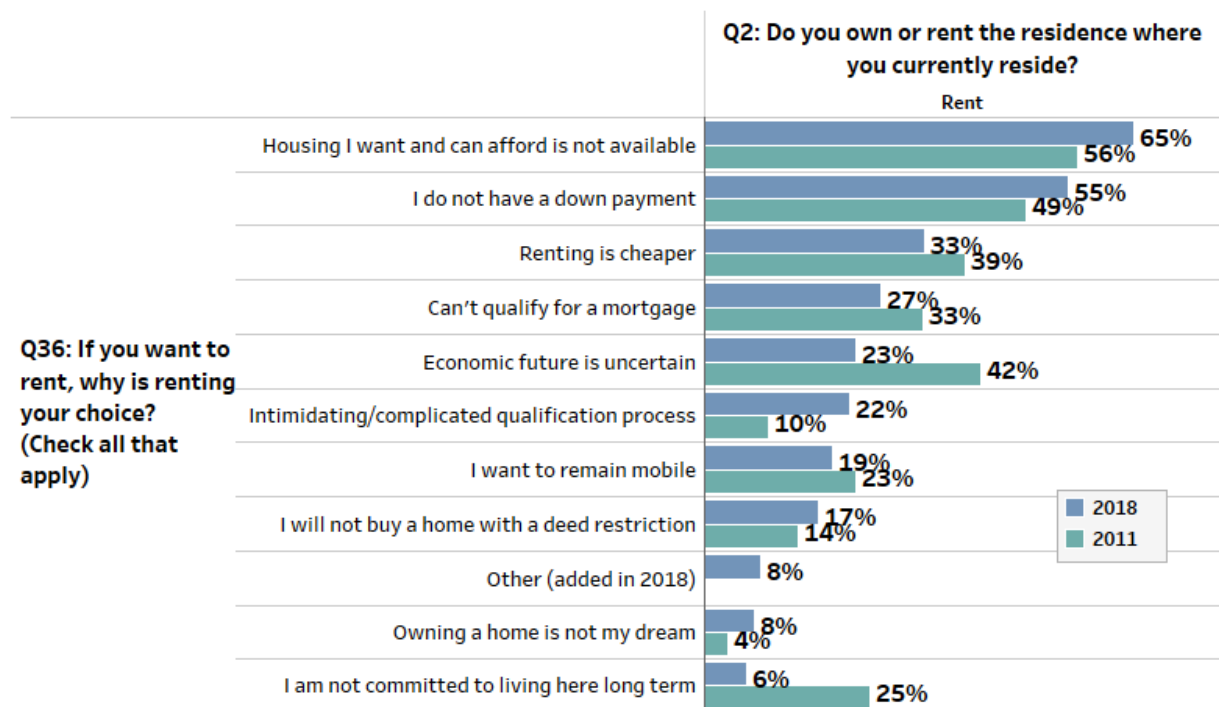
Source: SMRHA Household Survey. (Data for San Miguel County residents only)

Figure 50
Movers Buy vs Rent Preference (Renters) (Q33)



Source: SMRHA Household Survey. (Data for San Miguel County residents only)

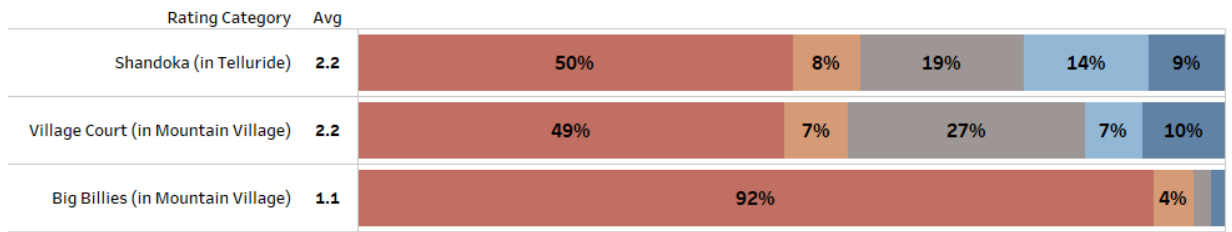
Figure 51
Renters Reasoning for Continuing to Rent (Q36)



Source: SMRHA Household Survey. (Data for San Miguel County residents only)

Figure 52
Interest in Deed Restricted Housing Developments (Q31)

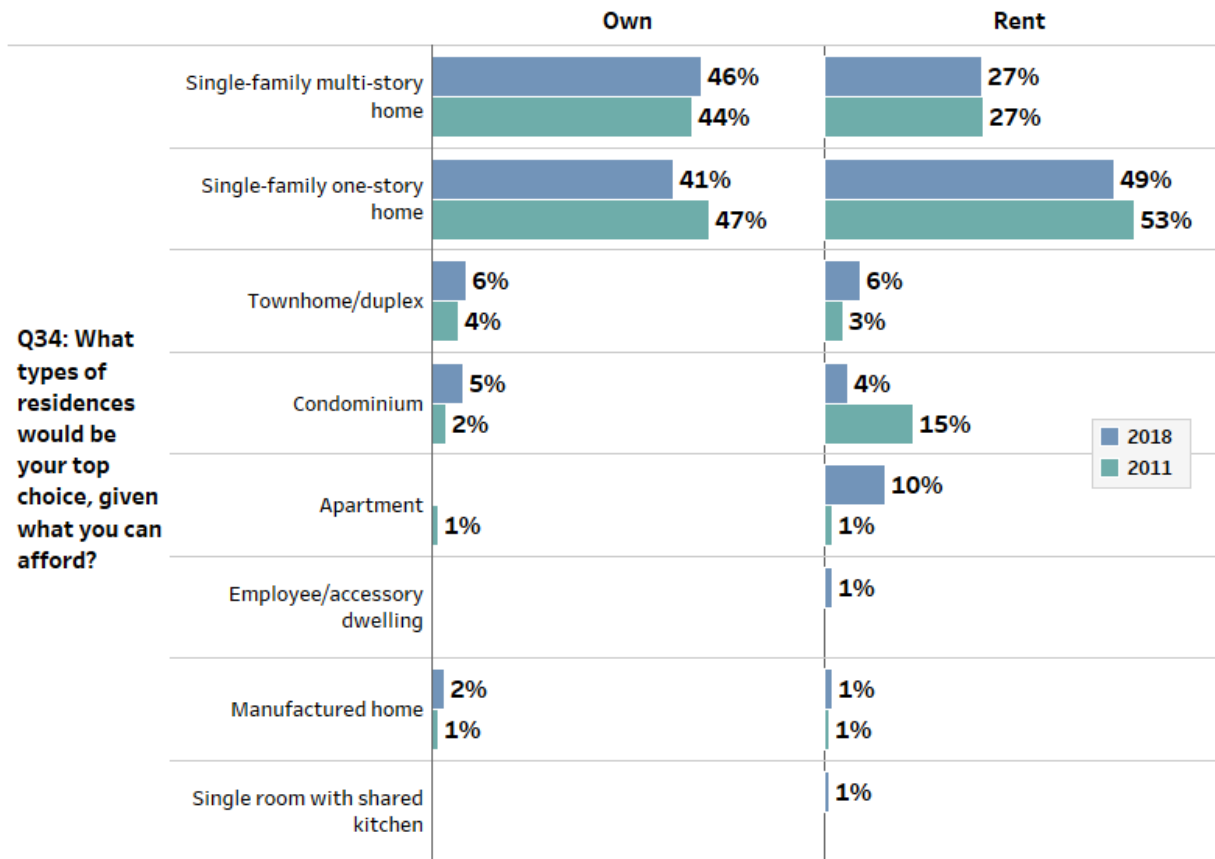
Q31.1: (If currently rent) How interested would you be in living in these rental properties in the future?



Source: SMRHA Household Survey. (Data for San Miguel County residents only)

1 - Not at all Interested 2 3 - Moderately Interested 4 5 - Extremely Interested

Figure 53
Housing Preference by Type (Q34)



Source: SMRHA Household Survey. (Data for San Miguel County residents only)

Figure 54
Want to Move in Five Years (Q32)

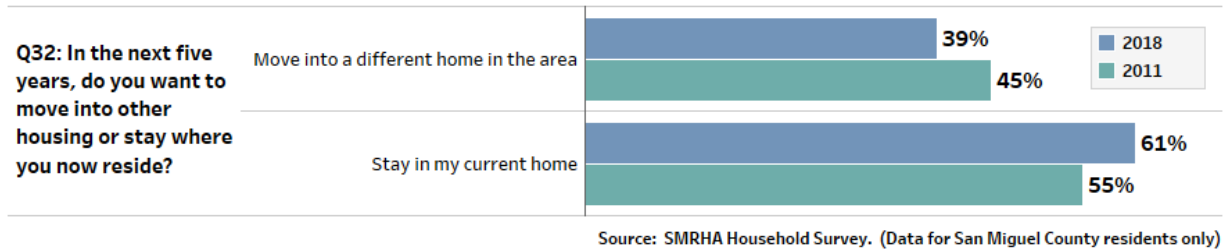


Figure 55
Number of Bedrooms Preference (Q34)

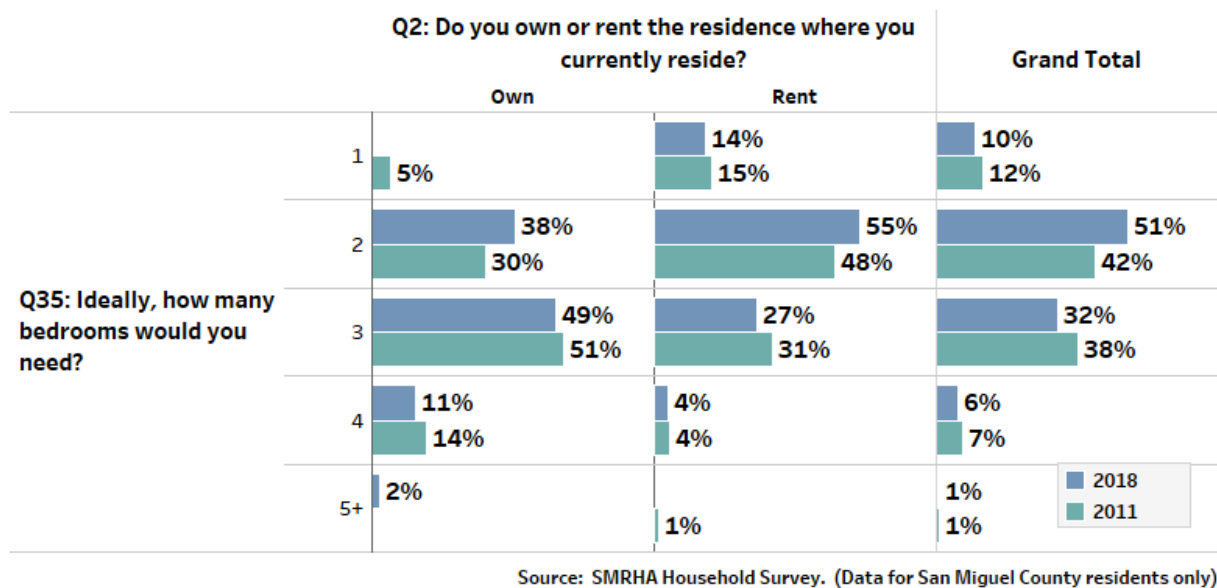


Figure 56
Number of Bathrooms Preference (Q34)

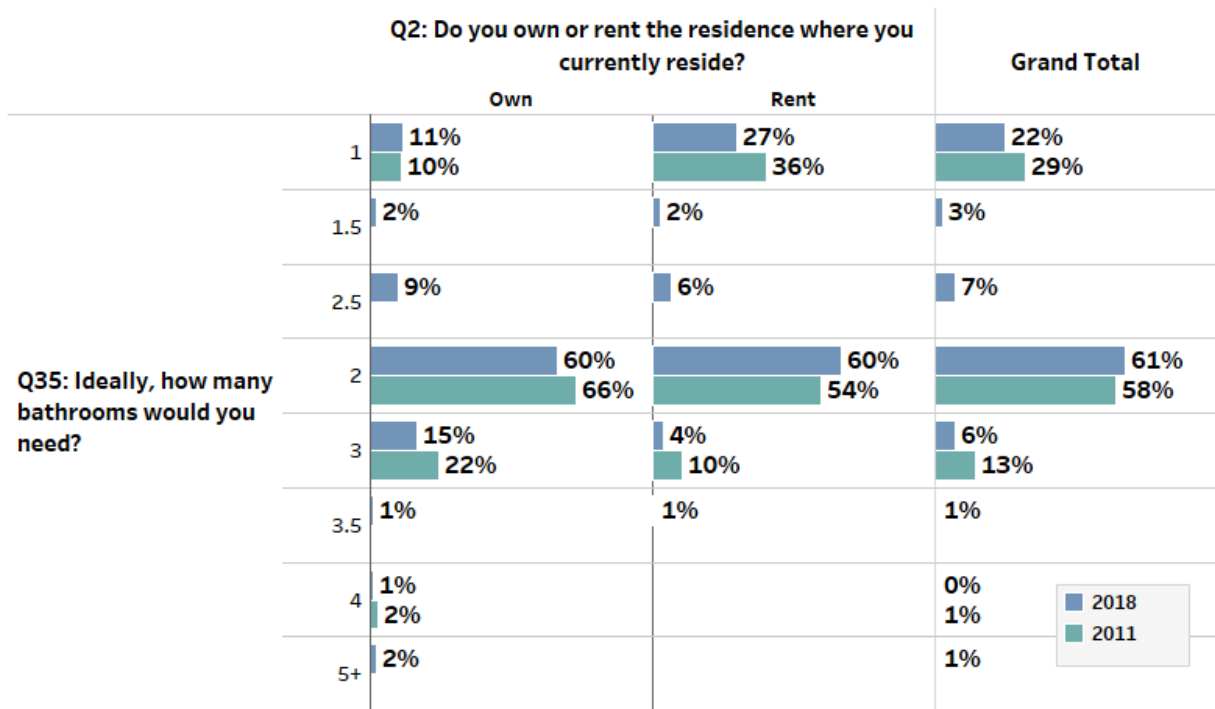


Figure 57
Housing Location Preference by Current Location (Q11)

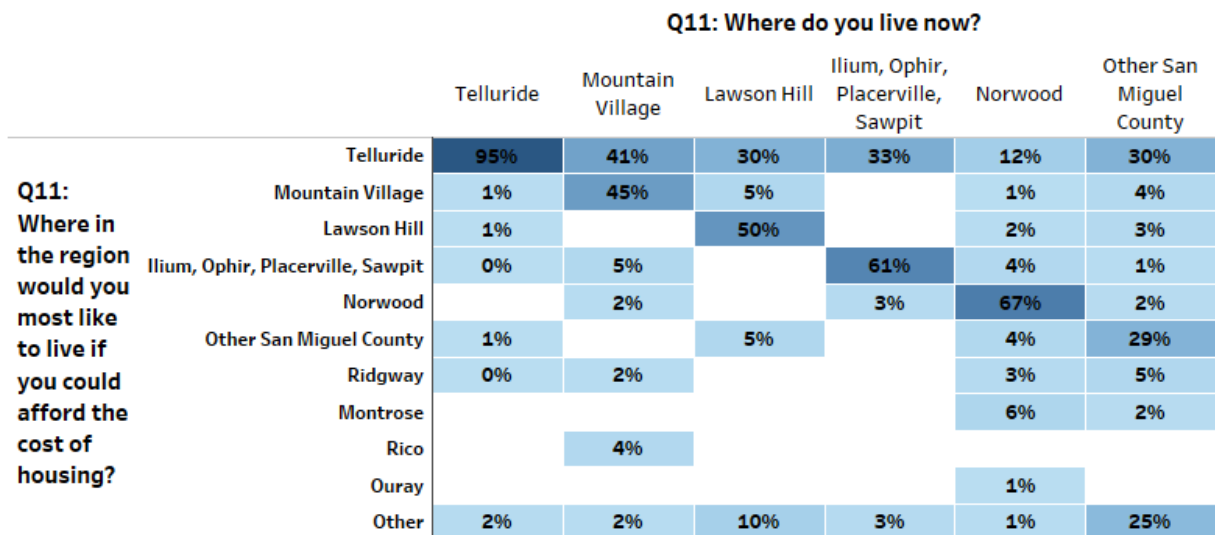


Figure 58
Housing Preference by Unit Type and Tenure (Q6)

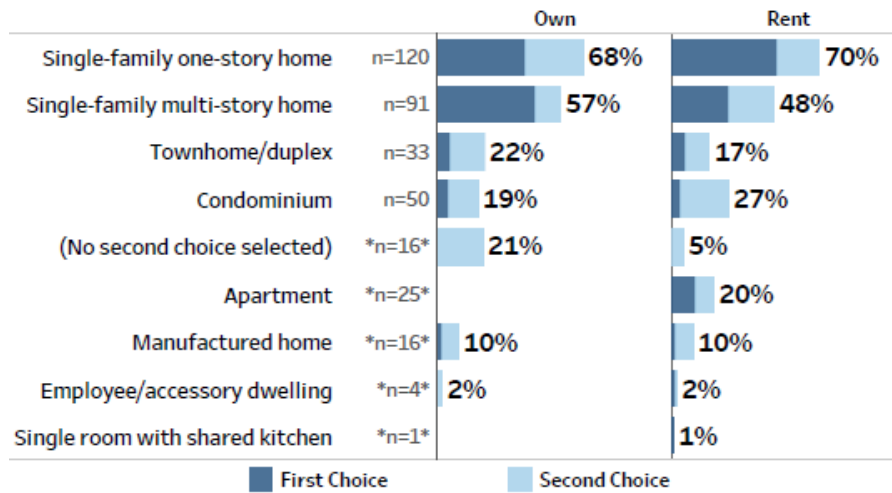


Figure 59
Importance of Features (Q27)

Q27: For you and your household, how important are the following items in your choice for housing?

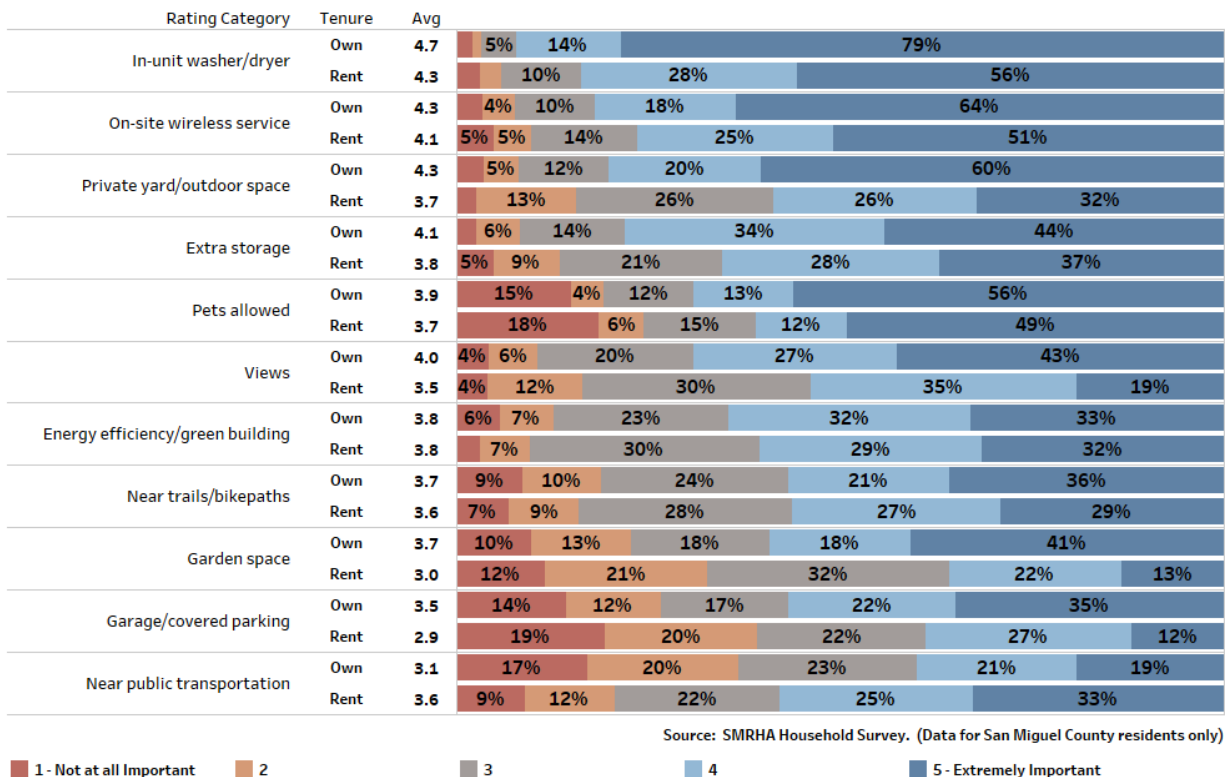
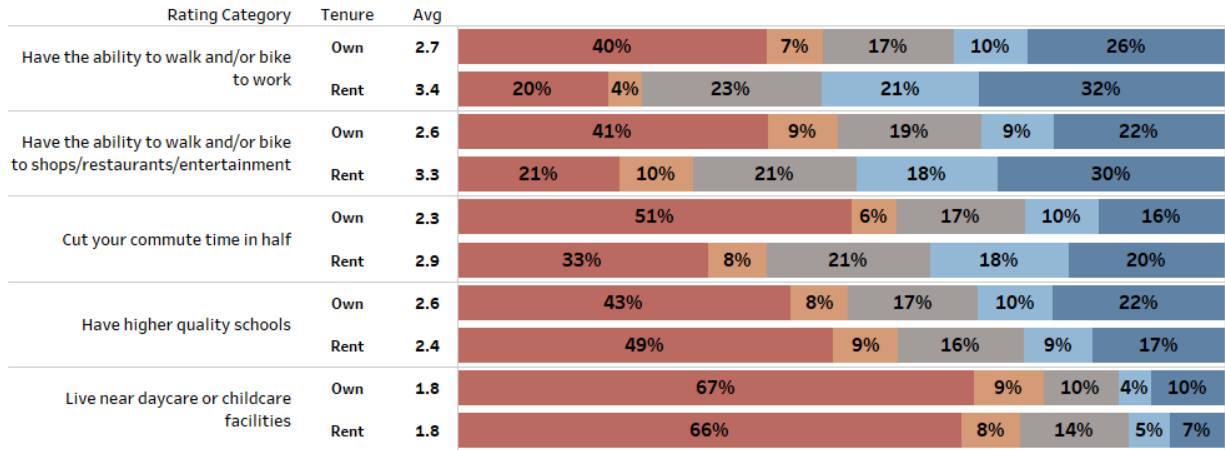


Figure 60
Willingness to Pay for Amenities (Q28)

Q28: On a scale of 1 to 5 where 1 is "not very likely" and 5 is "very likely," how likely are you to pay 10% more per month on housing to achieve the following?



Source: SMRHA Household Survey. (Data for San Miguel County residents only)

1 - Not Very Likely 2 3 - Moderately Likely 4 5 - Very Likely

7. EMPLOYER SURVEY

This section provides a summary of the 2018 Employer Survey. An overall situational assessment is provided along with employer perspectives on potential affordable housing solutions.

There were 771 employer survey invites distributed via email and 113 distributed via the USPS for a total of 884 invites distributed. There were 137 responses to the employer survey, which represents a response rate of approximately 15.5 percent.

Overall Situational Assessment

- Housing needs are pressing and appear to have gotten worse since 2011 when the last survey was completed (and the region was in midst of recession).
- An increased share of employers say affordable housing for local residents is the “most critical problem in the area” (32 percent in 2018 vs. 11 percent in 2011) or “one of the more serious problems” (47 percent vs. 42 percent). Fewer state that it is a moderate problem, one of our lesser problems, or not a problem (21 percent vs. 46 percent) (**Figure 64**).
- In 2018, 24 percent of San Miguel employers were unable to fill one or more jobs during the previous winter. In 2011, 17 percent of employers were unable to fill one or more jobs during the previous year.
- Most San Miguel employers say their ability to find and retain qualified employees has declined/gotten harder over the past three years (41 percent) or stayed about the same (33 percent); 1 percent say it has improved/gotten easier, and 25 percent don’t know/say this is not applicable (there was no comparable question in 2011) (**Figure 65**).
- 63 percent of employers say the lack of available affordable housing is one of their primary challenges in recruiting and retaining employees, and 32 percent say transportation/long commutes are a challenge. Only 22 percent of employers say they have no challenges in recruiting/retaining employees (**Figure 67**).
- A majority of employers say it is “5 – very difficult” (on a 1-5 scale) for employees at all levels to find affordable housing in the region, ranging from 51 percent of upper management employees to 73 percent of retail/service clerks (**Figure 68**).
- Looking ahead, over the next five years, more employers anticipate increasing their number of employees (34 percent) than reducing their headcount (2 percent), while 51 percent anticipate staying about the same and 13 percent don’t know. This anticipated growth is likely to further increase employee housing demand (**Figure 66**).

Potential Affordable Housing Solutions

- Relatively few responding employers currently provide housing (10 percent) or other types of housing assistance (6 percent) to employees, similar to findings in 2011.
- When asked if they would be willing to assist with the provision of affordable/employee housing in the future, 16 percent of employers say yes, while larger shares say no (31 percent) or are uncertain (54 percent), similar to results observed in 2011.
- Among those employers who say they would be willing to assist, the largest share say they would provide housing assistance for year-round employees (81 percent), followed by seasonal employees in ski season (50 percent) and seasonal employees in summer season (44 percent).
- Regarding priorities for creating housing for employees, on a 1-5 scale where 5=high priority, the largest share rate rental housing for year-round employees as a 5-high priority (57 percent), followed by entry-level for-sale housing for year-round employees (45 percent), move-up for-sale housing for year-round employees (32 percent), and rental housing for seasonal employees (31 percent).

Figure 61
Business Location (Q1)

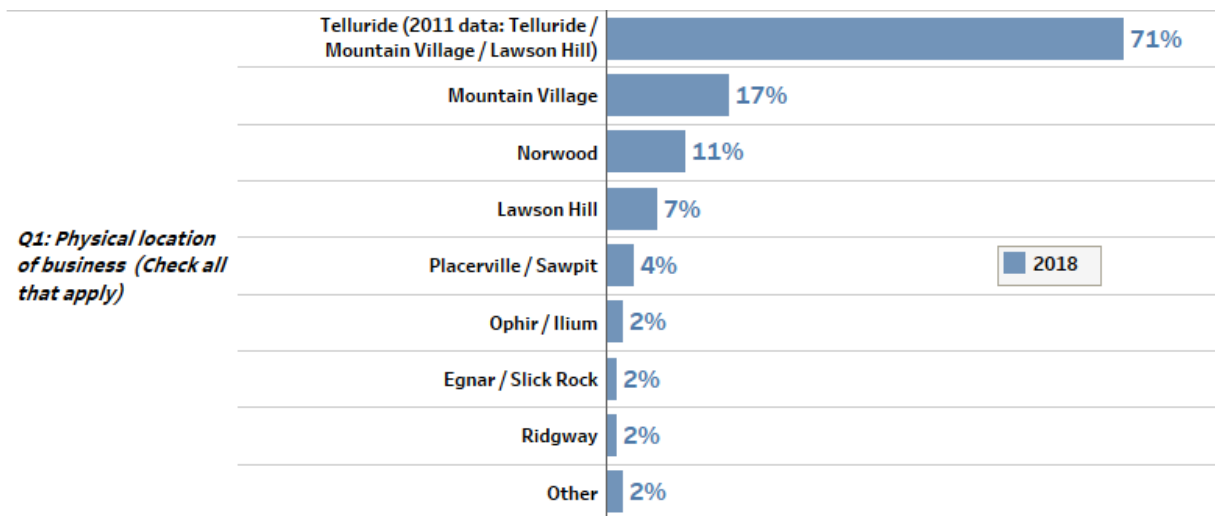


Figure 62
Employee Home Location by Place of Work

Place of Residence	Place of Work				
	Telluride, Mountain Village, Lawson Hill	Ophir / Ilium / Placerville / Sawpit	Norwood	Egnar / Slick Rock	All employers with a presence in San Miguel Co.
Telluride / Mountain Village / Lawson Hill	49%	19%	17%	32%	48%
Ophir / Ilium / Placerville / Sawpit	8%	9%	8%	7%	8%
Norwood	13%	25%	27%	34%	14%
Egnar / Slick Rock	1%	7%	6%	1%	1%
Rico / Dolores / Cortez	4%	4%	4%	3%	4%
Ridgway / Ouray / Montrose	20%	23%	22%	12%	19%
Nucla / Naturita / Redvale / Bedrock / Paradox	2%	5%	8%	6%	3%
Elsewhere in region	3%	8%	8%	4%	3%

Source: SMRHA Employer Survey; RRC; Economic & Planning Systems

Figure 63
Employee Home Location (Q5)

		Average # of Employees	Total Employees	Percent of Employees
Q5: To the best of your knowledge, where do your employees live?	Telluride/ Mountain Village/ Lawson Hill	13.7	1,535	48%
	Ridgway/ Ouray/ Montrose	5.4	608	19%
	Norwood	4.3	480	15%
	Ophir/ Ilium/ Placerville/ Sawpit	2.2	248	8%
	Rico/ Dolores/ Cortez	1.1	121	4%
	Nucla/ Naturita/ Redvale/ Bedrock/ Paradox	0.8	93	3%
	Egnar/ Slick Rock	0.3	29	1%
	Elsewhere in region	0.8	89	3%
	Grand Total	28.6	3,203	100%

2018

Figure 64
Affordable Housing Issue (Q16)

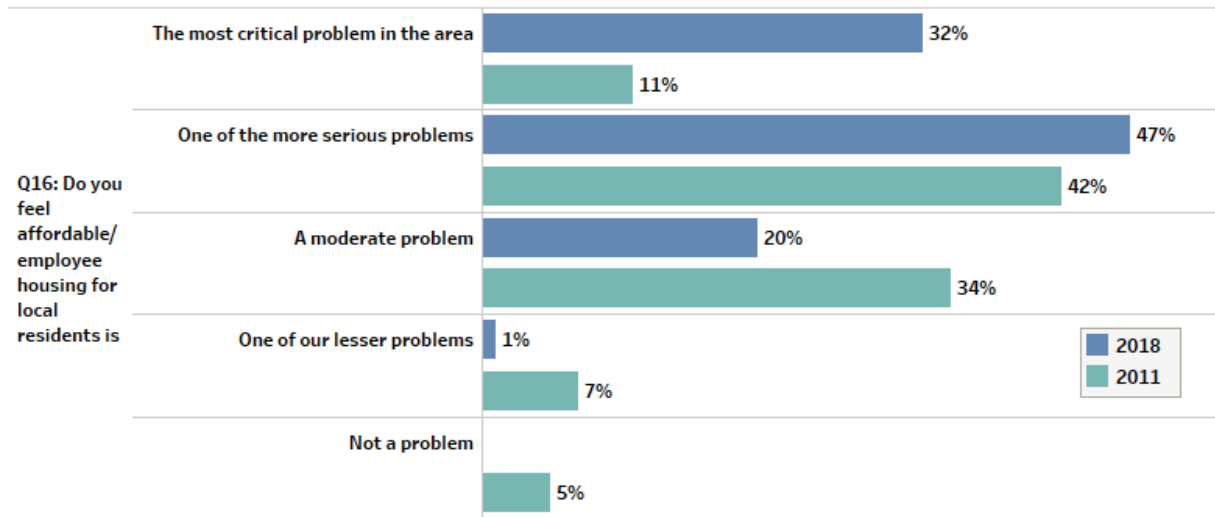


Figure 65
Affordable Housing Impact on Hiring (Q10)

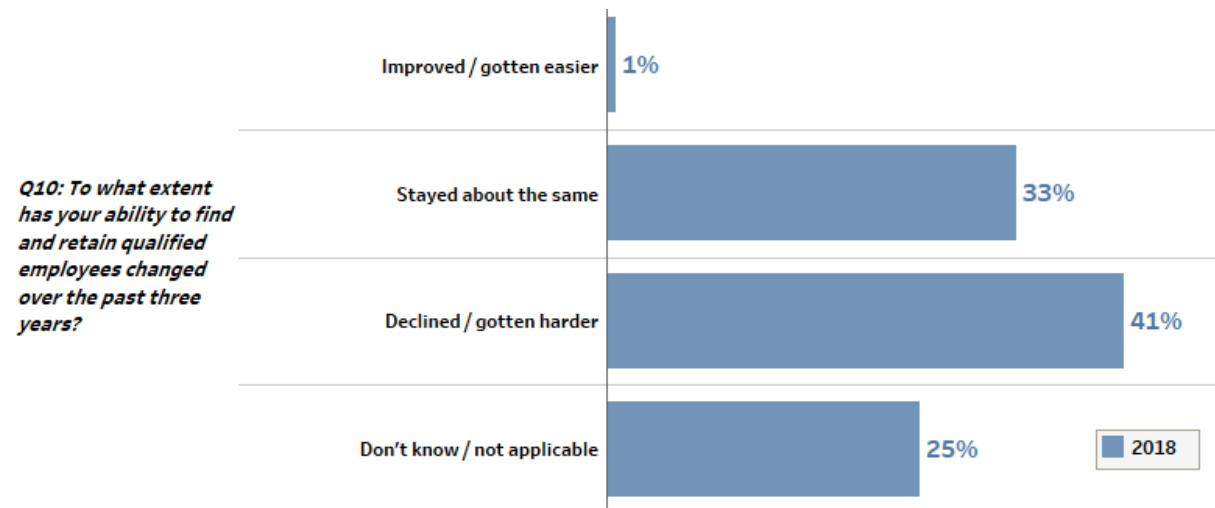


Figure 66
Five Year Plan (Q12)

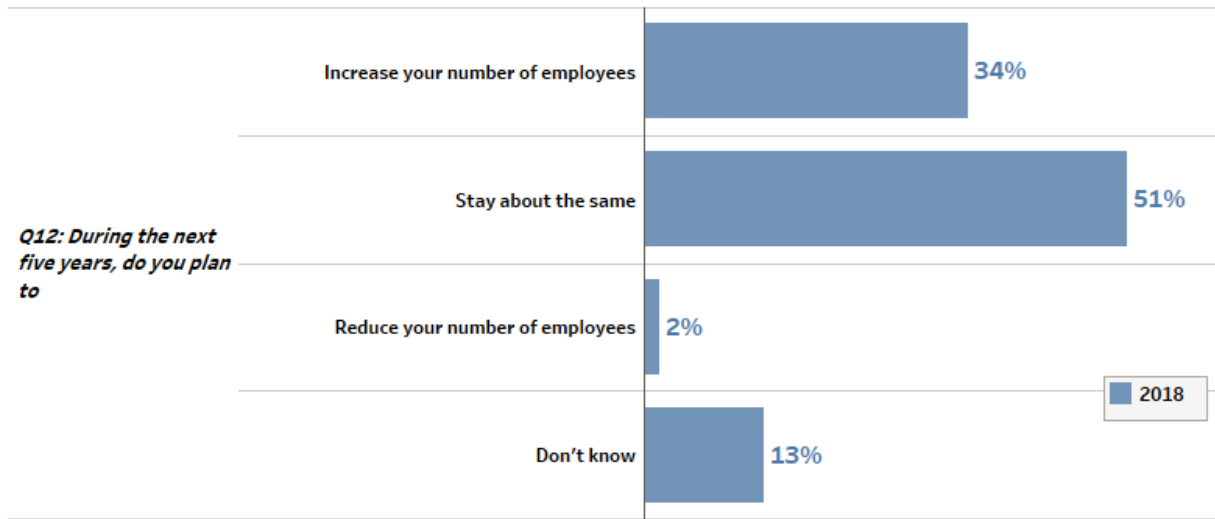


Figure 67
Hiring Challenges (Q11)

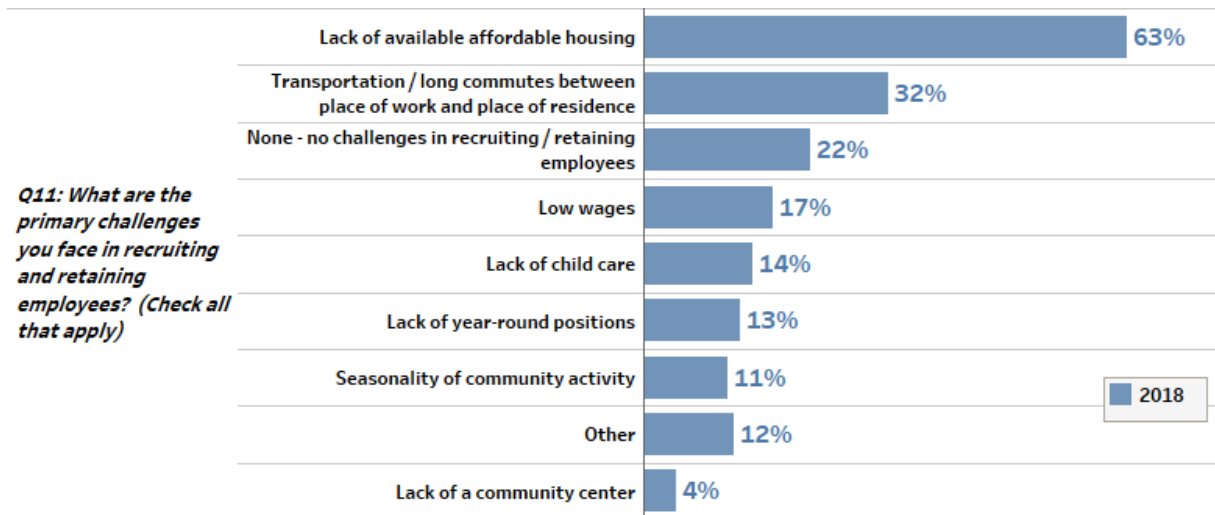


Figure 68
Employee Housing Challenge (Q14)

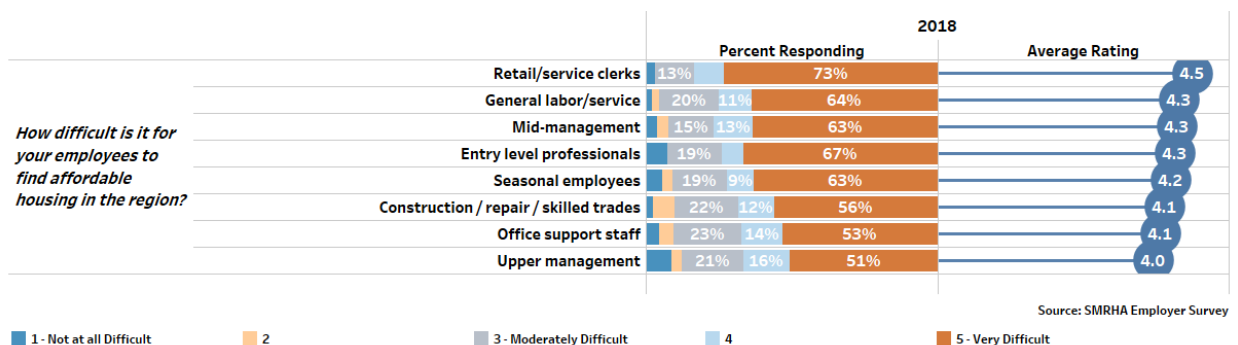


Figure 69
Employee Housing Prioritization (Q23)

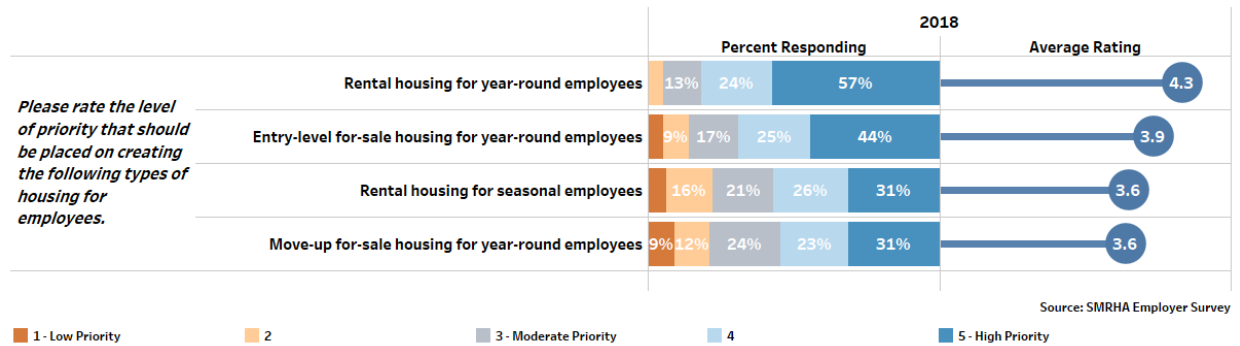


Figure 70
Affordable Housing Impact on Employee Performance (Q15)

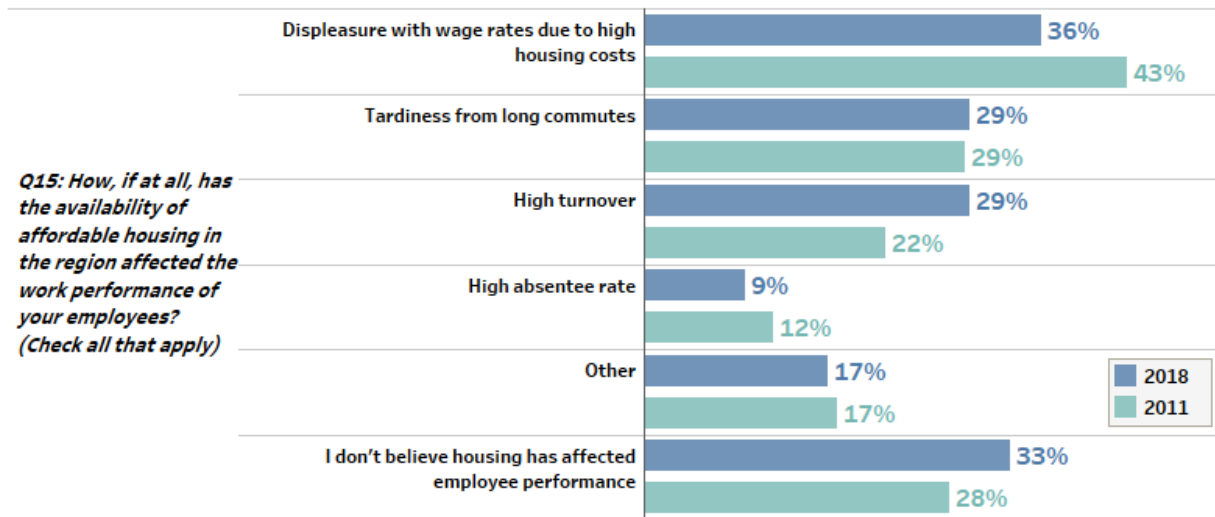
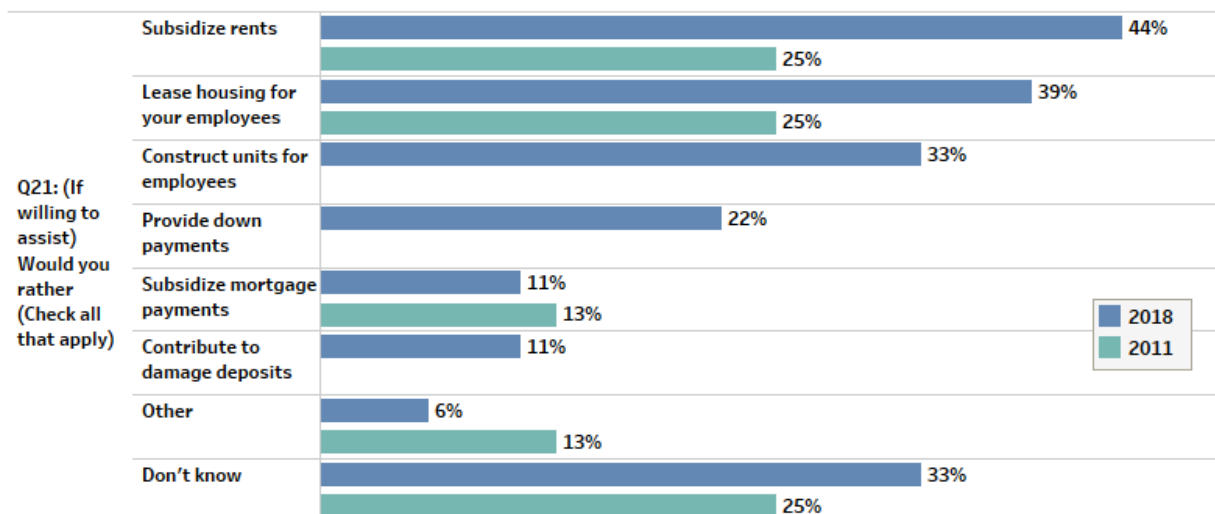


Figure 71
Willingness to Assist (Q21)

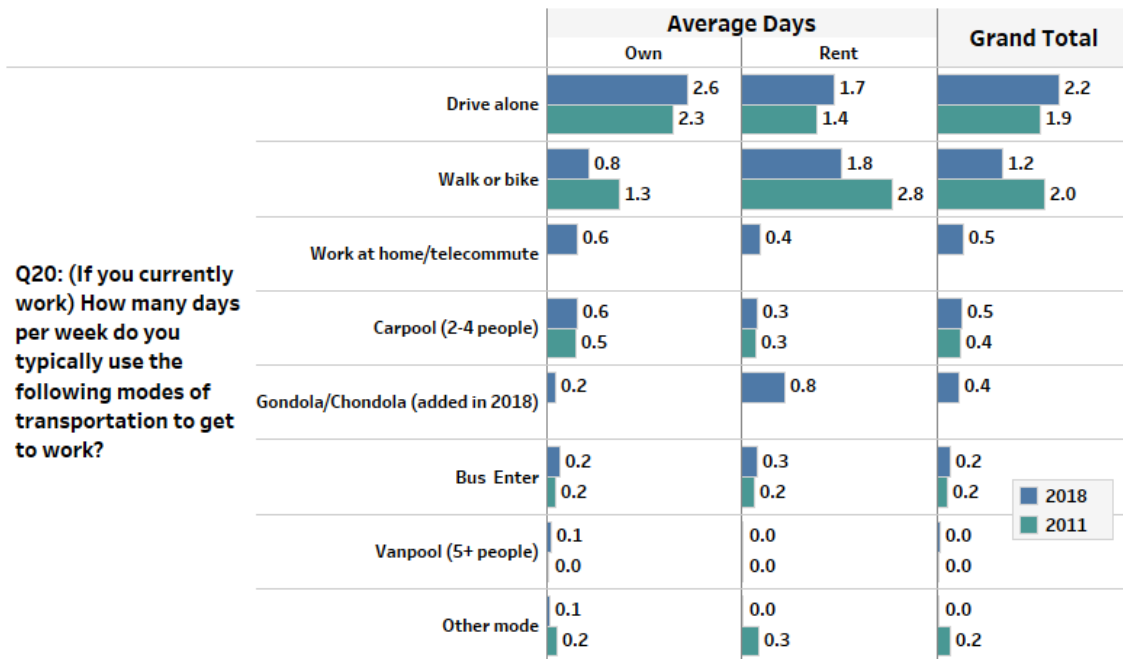


8. RESIDENT AND EMPLOYEE COMMUTING OVERVIEW

This section provides a summary of regional resident and employee commuting trends and conditions. An overview of commuting methods, times, travel distances, and reasons for commuting is provided in the section that follows.

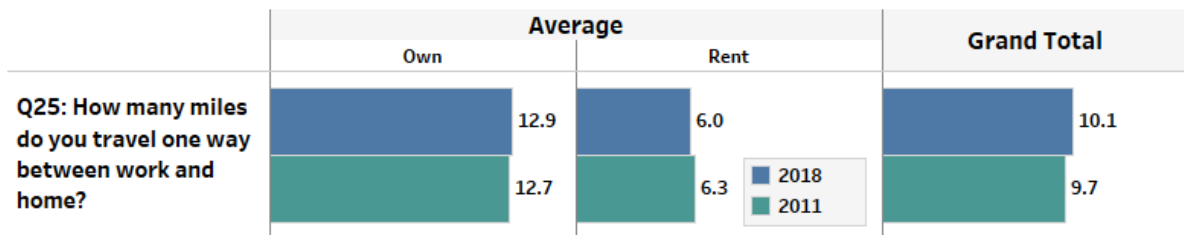
- 50 percent of SMC residents who work commute at least five miles one-way to work. Among those who commute more than five miles one-way, most cite the price of housing (59 percent) as a reason why they don't live and work in the same community, ahead of such other factors as 'Preferred type of home is unavailable in community where I work' (30 percent), 'Community character/prefer where I live now' (30 percent), and 'Don't mind the commute (25 percent).'
 (Figure 73 and Figure 74).- In 2000, the SMC Housing Needs Assessment identified 19 percent of employees commuting from outside the County. This number increased to 25.4 percent in 2004 based on a detailed study conducted on housing for the Town of Telluride. The 2011 Housing Needs Assessment identified a decrease in the commuting rate to 15.5 percent of total employees, a reflection of the impact of the Great Recession. In 2018, the number of in-commuters has increased to nearly 30 percent of total regional employees, which reflects the expansion of the economy and the lack of housing options.
- Between 2011 and 2018, there was an increase in the number of days employees drove to work alone and a decrease in the number of days that employees walked or biked to work (Figure 72). On average, survey respondents drove alone to work 2.2 days per week, walked or biked to work 1.2 days per week, and used an alternative mode of travel 1.6 days per week.
- A modest 8 percent of respondents say their employer provides/subsidizes their transportation, similar to 2011 (9 percent).
- 44 percent of survey respondents indicated a general willingness to use transit to commute to and from work, if it were made available. Renters had a greater willingness than owners (Figure 76).

Figure 72
Primary Modes of Transportation (Q20)



Source: SMRHA Household Survey. (Data for San Miguel County residents only)

Figure 73
Work and Home Travel Distance (Q25)



Source: SMRHA Household Survey. (Data for San Miguel County residents only)

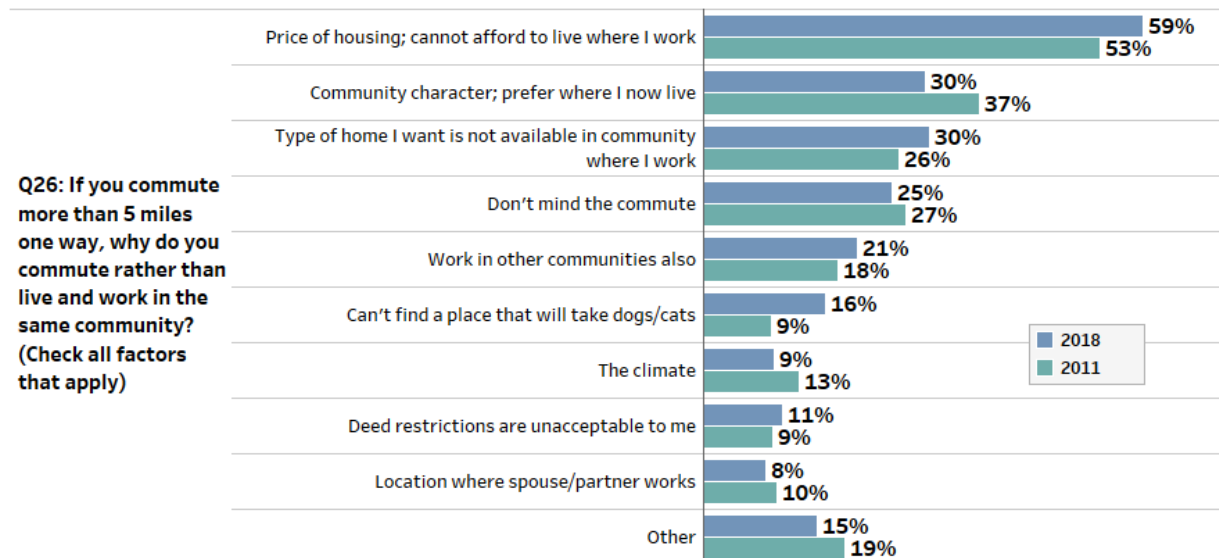
Table 23
Employees by Home Location, 2018

Place of residence of employee:	Total Employees	% of Total
San Miguel County		
Telluride / Mountain Village / Law:	1,592	47.6%
Ophir / Ilium / Placerville / Sawpit	261	7.8%
Norwood	477	14.3%
Egnar / Slick Rock	33	1.0%
Subtotal	2,363	70.7%
Outside San Miguel County		
Rico / Dolores / Cortez	141	4.2%
Ridgway / Ouray / Montrose	647	19.4%
Nucla / Naturita / Redvale / Bedro	98	2.9%
Elsewhere in region	94	2.8%
Subtotal	980	29.3%
Total Employees	3,343	100.0%
Total In-Commuters	980	29.3%

Note: Sample size = 106

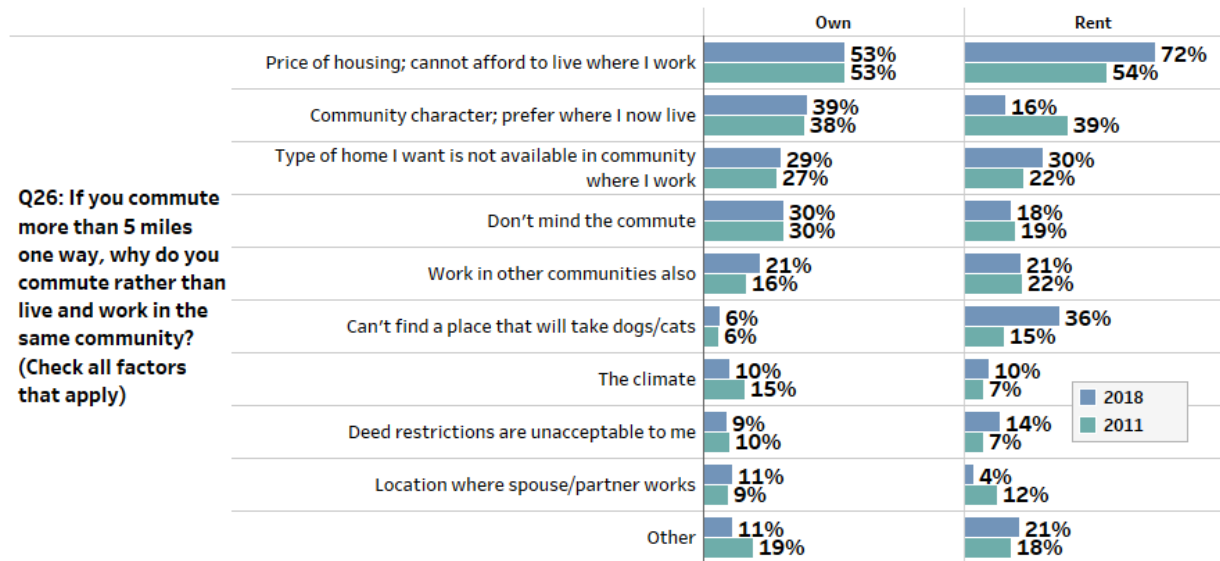
Source: RRC; 2018 Employer Survey; Economic & Planning Systems

Figure 74
Reason for Commuting (Q26)



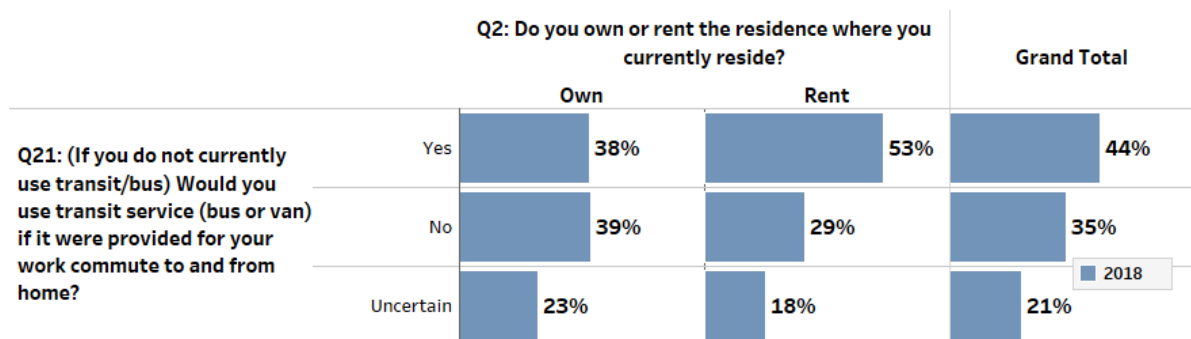
Source: SMRHA Household Survey. (Data for San Miguel County residents only)

Figure 75
Reason for Commuting by Tenure (Q26)



Source: SMRHA Household Survey. (Data for San Miguel County residents only)

Figure 76
Willingness to Use Transit (Q21)



Source: SMRHA Household Survey. (Data for San Miguel County residents only)

9. *HOUSING GAPS AND HOUSING NEED*

This section provides a summary of the housing gaps and the existing and projected housing need in San Miguel County. The housing gap analysis is used to identify the concentration of housing demand by income and housing cost. The housing need analysis is used to quantify the existing and future need for housing by type and location in San Miguel County.

Housing Gaps

The housing gaps analysis compares housing costs to incomes to determine alignment and misalignment. Area median incomes (AMI) are compared to rental rates and average sales prices in San Miguel County. San Miguel household income data is estimated based on data gathered through 2018 Household Survey, rental rates are also based on information collected through the Household Survey, and average home price data is based on information collected through the Multiple Listing Service (MLS).

The purpose is to compare the distribution of households and their ability to pay for housing to the cost of housing that is available. The analysis is expressed as a percent of the area median income (AMI) and is used to understand where the concentration of need is.

Rental Housing Gaps

Housing gaps in rental housing are estimated by comparing household incomes to average rental rates in San Miguel County. For market rate housing, housing gaps exist for households earning over 100 percent AMI. These gaps are common in many markets as households in this income range are more likely to buy and as a result the market provides fewer rental options at this price point.

For deed restricted housing, there is a proportionally higher amount of housing under 80 percent AMI and housing gaps exist over 80 percent AMI, with the largest gaps between 80 and 150 percent AMI. Again, this represents conditions in other comparable communities that have policies in place that prioritize rental housing for low income households, as is the case in San Miguel County.

Ownership Housing Gaps

Housing gaps between owner incomes and average sales prices are based on actual sales and are summarized for deed restricted housing and market rate housing. For market rate ownership housing, gaps exist for housing priced under 200 percent AMI. The largest market rate ownership gaps are for households earning between 80 and 120 percent AMI.

For deed restricted housing, the housing gap disappears for households earning between 50 and 120 percent AMI and housing gaps exist on the low and high end of the income spectrum. The most severe housing gaps exist for households earning between 120 and 150 percent AMI.

The data reflect the success of the community in building a sizeable inventory of affordable homes. Very few communities can report a net positive gap for households earning between 80 and 120 percent of AMI. Building on the existing success of the past, additional product should be targeted at this traditional segment (50 to 120 percent AMI) and also expanded to address incomes between 120 and 200 percent of AMI.

Table 24
Gaps in Rental Housing

Description	< 30%	31% - 50%	51% - 80%	81% - 100%	101% - 120%	121% - 150%	151% - 200%	> 200%
Rental Rates								
Low	\$0	\$542	\$903	\$1,445	\$1,806	\$2,168	\$2,709	\$3,613
High	\$542	\$903	\$1,445	\$1,806	\$2,168	\$2,709	\$3,613	max
Market Rate								
Renter AMI's	5.4%	6.9%	20.8%	20.0%	14.6%	16.2%	6.2%	10.0%
Rental Rates	1.2%	20.7%	29.3%	20.7%	9.8%	11.0%	4.9%	2.4%
Gap	-4.2%	13.8%	8.5%	0.7%	-4.9%	-5.2%	-1.3%	-7.6%
Deed Restricted								
Renter AMI's	5.4%	6.9%	20.8%	20.0%	14.6%	16.2%	6.2%	10.0%
Rental Rates	11.5%	51.9%	26.9%	7.7%	1.9%	0.0%	0.0%	0.0%
Gap	6.2%	45.0%	6.2%	-12.3%	-12.7%	-16.2%	-6.2%	-10.0%

Source: Household and Commuter Surveys; Economic & Planning Systems

Table 25
Gaps in Ownership Housing

Description	< 30%	31% - 50%	51% - 80%	81% - 100%	101% - 120%	121% - 150%	151% - 200%	> 200%
Sales Prices								
Low	\$0	\$70,748	\$142,031	\$248,955	\$320,238	\$391,520	\$498,444	\$676,651
High	\$70,748	\$142,031	\$248,955	\$320,238	\$391,520	\$498,444	\$676,651	max
Market Rate								
Owner AMI's	3.3%	5.2%	14.1%	11.7%	15.0%	15.5%	15.0%	20.2%
Sold Units (5 yrs)	0.1%	3.1%	13.0%	7.0%	8.0%	6.6%	9.8%	52.3%
Gap	-3.2%	-2.1%	-1.1%	-4.7%	-7.0%	-8.9%	-5.2%	32.1%
Deed Restricted								
Owner AMI's	3.3%	5.2%	14.1%	11.7%	15.0%	15.5%	15.0%	20.2%
Sold Units (5 yrs)	0.0%	2.5%	29.4%	24.9%	16.8%	5.6%	10.2%	10.7%
Gap	-3.3%	-2.6%	15.4%	13.1%	1.7%	-9.9%	-4.9%	-9.5%

Source: Household and Commuter Surveys; Economic & Planning Systems

Housing Need

Housing need is estimated based on the current need for housing that is driven by the number of unfilled jobs and in-commuters and the future need for housing that is driven by employment growth in San Miguel County.

Existing Need

Existing need, or “catch-up,” is derived from the number of unfilled jobs and the number of long distance in-commuters that would like to move closer to their employment location. Housing need from unfilled jobs is estimated by starting with the number of unfilled jobs, as reported by employers in the 2018 Employer Survey, and discounted by the number of jobs per employee (1.50 jobs per employee) and the number of employees per household (1.56 employees per household). Total housing need from unfilled jobs is estimated at 64 units, as shown in Error! Reference source not found..

To calculate housing need from in-commuters, the total number of in-commuters—980, which includes commuters from outside San Miguel County—is multiplied by the percentage who would like to move into the County (60 percent, based on survey responses) and discounted by the number of employees per household (1.56 employees per household). Total need from in-commuters is estimated at 377 units. Combined, need from unfilled jobs and in-commuters is estimated at 441 housing units, as shown in Error! Reference source not found..

Table 26
Housing Need based on Unfilled Jobs and In-Commuting

Description	2011	2018
Unfilled Jobs		
Total unfilled jobs	126	150
Jobs per employee	1.31	1.50
Additional employees needed	96	100
Employees per household	1.60	1.56
Additional housing units needed	60	64
In-Commuters [1]		
Total in-commuters	745	980
% Want to move	56%	60%
# Want to move	417	588
Employees per household	1.60	1.56
Additional housing units needed	260	377
Total Additional Housing Units Needed	320	441

[1] Includes local employees living outside of San Miguel County.

Source: Household and Commuter Surveys; Economic & Planning Systems

Based on information collected through the 2018 Household Survey, it is possible to further parse housing need by tenure, type, and area, as shown in **Table 27**, **Figure 77**, **Figure 78**, and **Figure 79**. Estimated need by housing tenure is based on current conditions in the County, need by type and area are estimated based on the stated preferences of survey respondents. Need by area is also calculated based on the existing distribution of employees in the County.

There has been an ongoing “catch-up” need for housing that has been documented through previously completed housing studies. In 2011, the estimated “catch-up” need for housing was estimated at 320 housing units. The current estimated housing need in 2018 is roughly 38 percent higher than estimated need in 2011.

Table 27
Current Need by Type

Description	% of Total	Amount
Housing Need by Tenure [1]		
Rental	40.0%	176
Ownership	<u>60.0%</u>	<u>265</u>
Subtotal	100.0%	441
Housing Need by Type [2]		
Single-Family	78.0%	344
Condominium	5.0%	22
Apartment	7.0%	31
Townhome / Duplex	6.0%	26
Other	<u>4.0%</u>	<u>18</u>
Subtotal	100.0%	441
Housing Need by Area (Emp. Dist.) [3]		
Telluride	37.7%	166
Mountain Village	35.8%	158
Norwood	4.6%	20
Other	<u>21.9%</u>	<u>97</u>
Subtotal	100%	441
Housing Need by Area [4]		
Telluride	49.0%	216
Norwood / Placerville Area	24.0%	106
Mountain Village	11.0%	49
Other San Miguel County	11.0%	49
Lawson Hill	3.0%	13
Ridgway	1.0%	4
Outside San Miguel County	1.0%	4
Nucla / Naturita	<u>0.0%</u>	<u>0</u>
Subtotal	100.0%	441

[1] Current reported distribution of housing tenure types

[2] Preferred home type for SMC residents

[3] Based employee distribution in the county (2015).

[4] Preferred home location for SMC residents.

Source: Household and Commuter Surveys; Economic & Planning Systems

Figure 77
Existing Housing Need by Location and Tenure, 2018

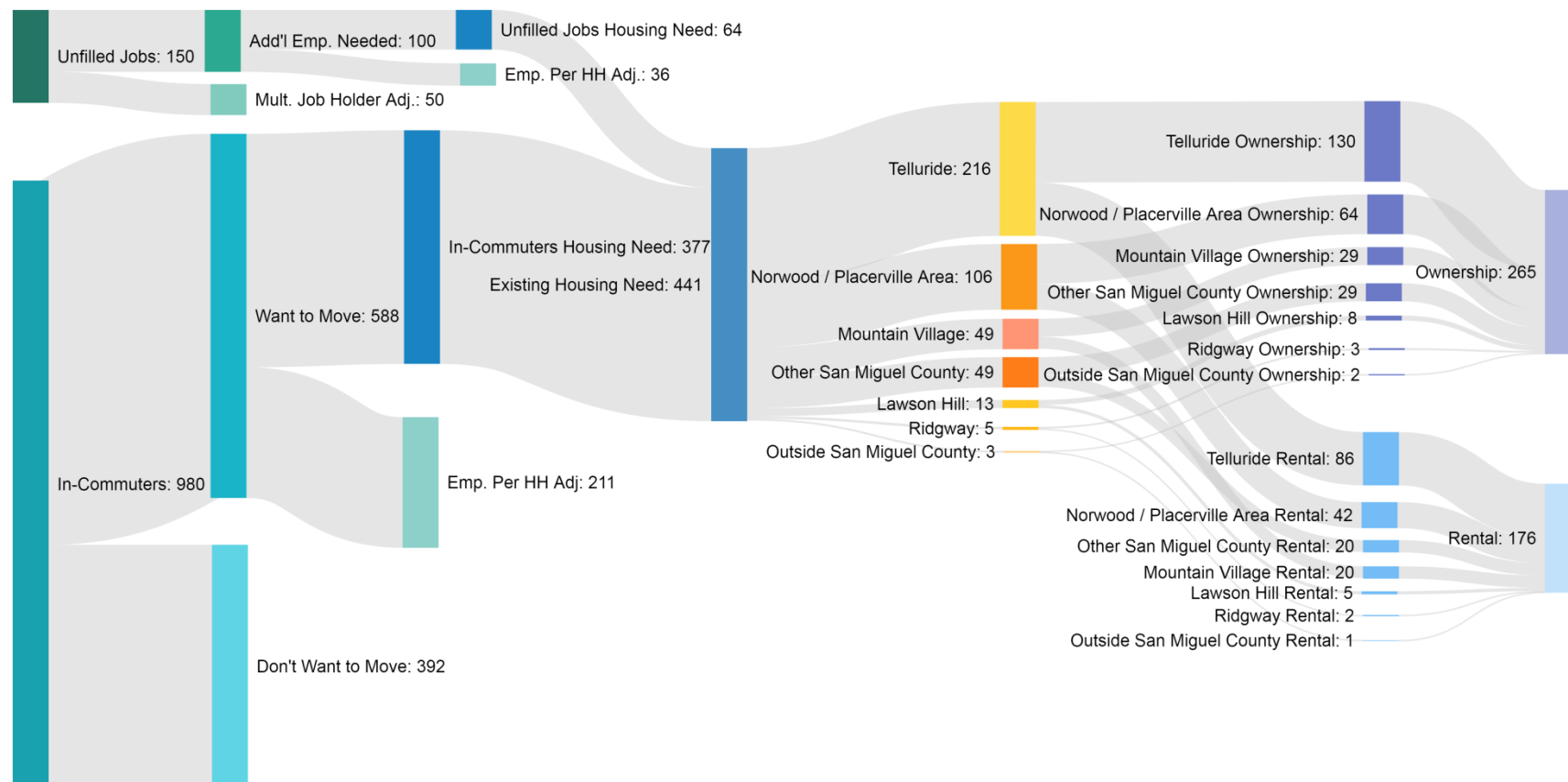


Figure 78
Existing Housing Need by Housing Type, 2018



Figure 79
Existing Housing Need by Employment Distribution, 2018



Forecasted Need

Future housing need is estimated based on forecasted employment growth between 2016 (the most recent year of employment data) and 2026. Over this period, employment is estimated to increase at roughly 1.0 percent per year, resulting in an additional 760 new jobs. Discounting for multiple job holders and the average number of employees per household, results in an estimated need for 325 housing units between 2016 and 2026, as shown in **Table 28**. Under a higher growth scenario, such as DOLA's forecast of 2.7 percent growth per year, need for additional housing units could increase as high as 948 units.

Based on the results of the 2018 Household Survey and the current distribution of employees throughout the County, forecasted need can also be broken out by tenure, type, geographic area, and employment type, as shown in **Table 29**, **Figure 80**, **Figure 81**, and **Figure 82**.

Table 28
Demand from Employment Growth, 2016-2026

Description	Amount
Employment Forecast	
Ann. Forecasted Growth Rate	1.00%
Employment (2016)	7,266
Employment (2026)	8,026
New Jobs	760
Employee Forecast	
Jobs per Employee	1.50
Additional Employees	507
Household Forecast	
Employees per household	1.56
Additional housing units needed	325

Source: Household and Commuter Surveys; Economic & Planning Systems

Table 29
Demand from Employment Growth by Type, 2016-2026

Description	% of Total	Amount
Housing Need by Tenure [1]		
Rental	40.0%	130
Ownership	<u>60.0%</u>	<u>195</u>
Subtotal	100.0%	325
Housing Need by Type [2]		
Single-Family	78.0%	253
Condominium	5.0%	16
Apartment	7.0%	23
Townhome / Duplex	6.0%	19
Other	<u>4.0%</u>	<u>13</u>
Subtotal	100.0%	325
Housing Need by Area (Preference) [3]		
Telluride	49.0%	159
Norwood / Placerville Area	24.0%	78
Mountain Village	11.0%	36
Other San Miguel County	11.0%	36
Lawson Hill	3.0%	10
Ridgway	1.0%	3
Outside San Miguel County	1.0%	3
Nucla / Naturita	<u>0.0%</u>	<u>0</u>
Subtotal	100.0%	325
Housing Need by Area (Emp. Dist.) [4]		
Telluride	37.7%	122
Mountain Village	35.8%	116
Norwood	4.6%	15
Other	<u>21.9%</u>	<u>71</u>
Subtotal	100%	325
Housing Need by Sector [5]		
Recreation/Entertainment	23.7%	77
Other occupation	19.4%	63
Professional Services, Real Estate, and Finance	19.3%	63
Bar, Restaurant, and Lodging	12.8%	42
Retail sales	11.3%	37
Health Care	8.4%	27
Construction	5.1%	17
Education and Child Care	0.0%	0
Government	<u>0.0%</u>	<u>0</u>
Subtotal	100.0%	325

[1] Current reported distribution of housing tenure types

[2] Preferred home type for SMC residents

[3] Preferred home location for SMC residents.

[4] Based employee distribution in the county (2015).

[5] Based on 2026 employment forecast by sector.

Source: Household and Commuter Surveys; Economic & Planning Systems

Figure 80
Future Housing Need by Location and Tenure, 2016-2026

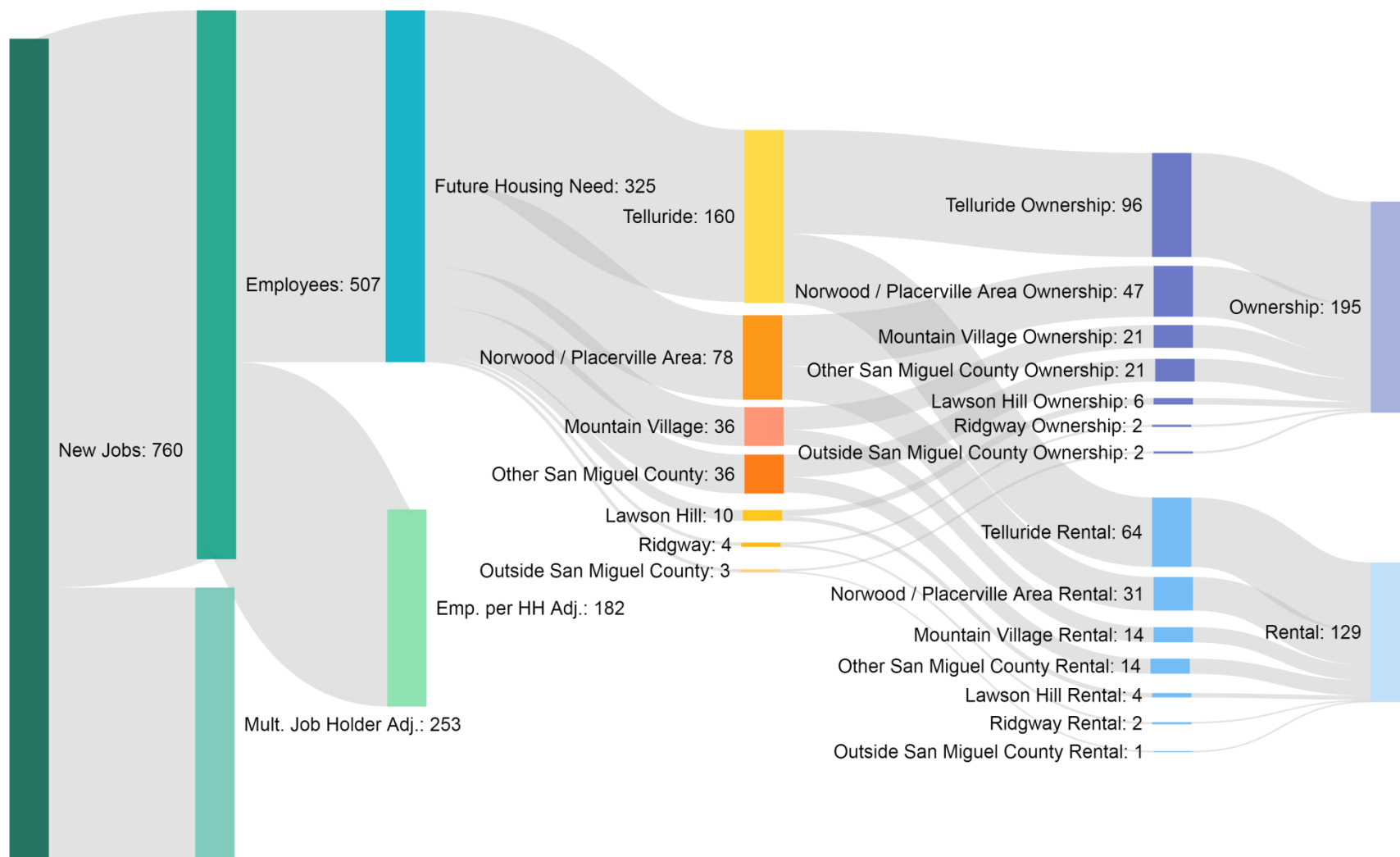


Figure 81
Future Housing Need by Housing Type, 2016-2026

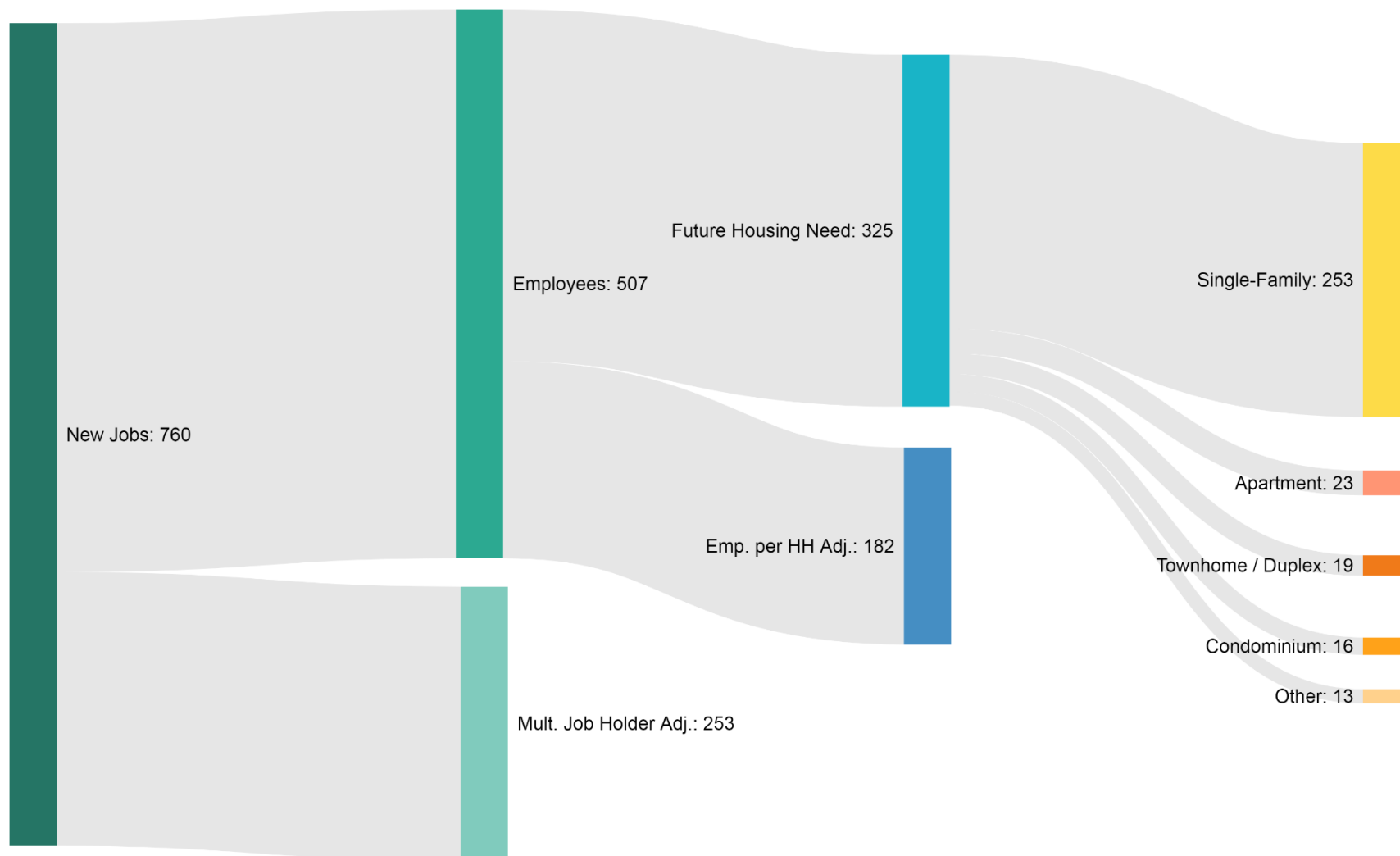
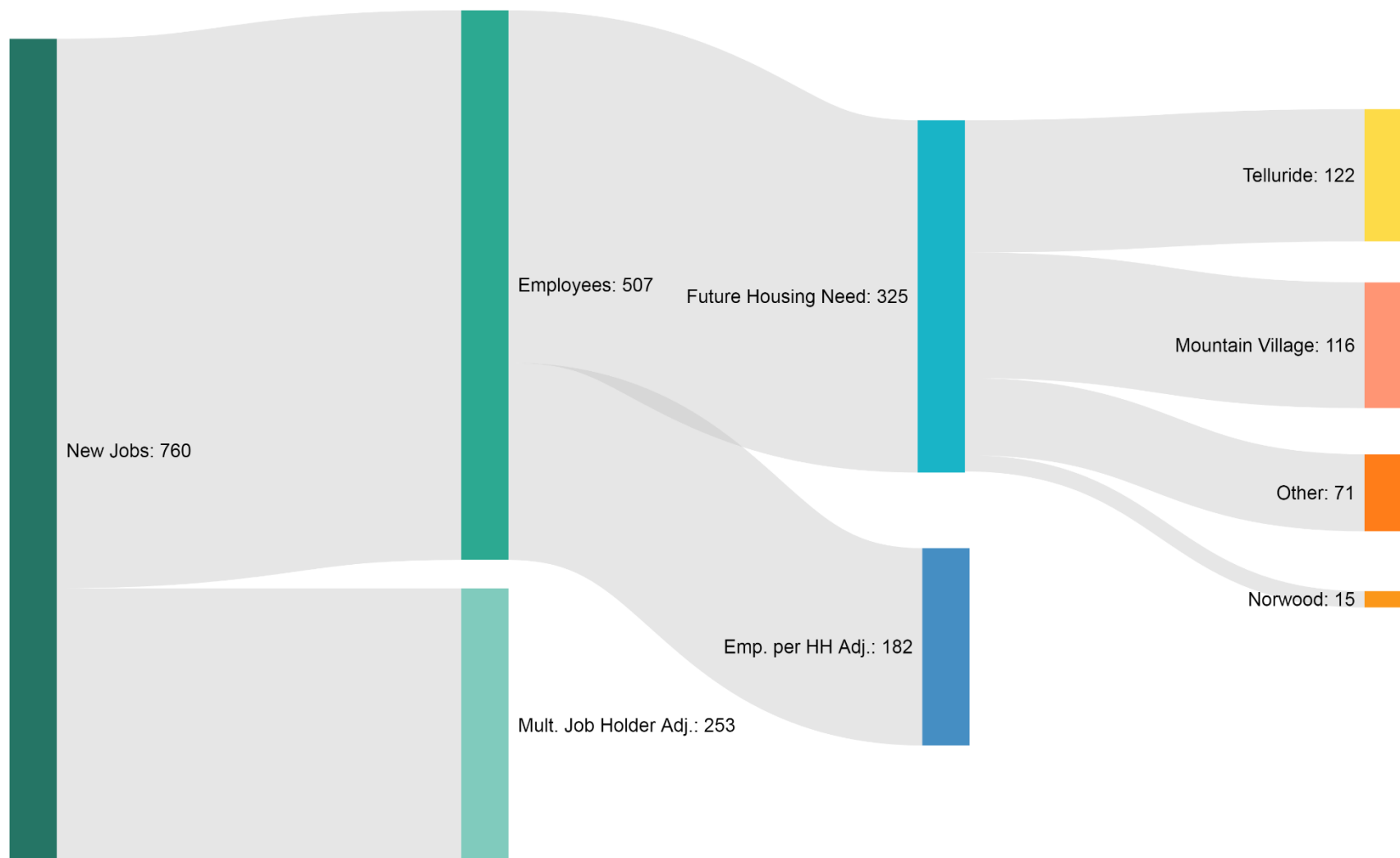


Figure 82
Future Housing Need by Employment Distribution, 2016-2026



Housing Need vs. Housing Demand

It is important to note the difference between stated housing need and actual housing demand. Housing need can be defined as the theoretical number of units that reflect the stated and calculated preference for housing. Housing demand is the actual number of units that the market will absorb as they are produced. Typically, actual housing demand is less than stated housing need, based on the following factors:

- Timing of product development and a given household's readiness to move often do not align.
- Unit type is a significant factor. Many households that are included in 'need' calculations are unwilling to move into units that are smaller and/or denser than what they prefer and thus would not be included in 'demand.'
- The loan qualification process eliminates many households that would be candidates for home ownership for any number of reasons.
- Regional factors play a role with a certain percentage of employees will simply not interested in living in San Miguel County or the Telluride Region.
- Deed restrictions on ownership units factor into demand. Some households would rather purchase a market rate unit in an outlying community, rather than one locally that comes with deed restrictions.

10. SUMMARY OF PRIOR STUDIES

To inform the work completed as part of this study, EPS reviewed and documented the information included in prior efforts. This information provides a comprehensive overview of the work completed in the past and established a solid foundation for the current study. The data and information obtained was analyzed to identify how the housing inventory, gap, and need have changed over time.

The following studies were reviewed to inform the analysis and recommendations included in this report.

- 2000 San Miguel Housing Needs Assessment
- 2004 Telluride Affordable Housing Strategic Plan
- 2008 Telluride Regional Housing Demand Analysis
- 2011 Ouray and San Miguel Counties Regional Housing Needs Assessment

The housing gaps and targets identified in the past were used as a starting point for the gap analysis completed in this study. A brief summary of previous studies is included to identify the key findings and housing analysis of the community at each point in time.

San Miguel Housing Needs Assessment (2000)

The San Miguel Housing Needs Assessment was conducted in 2000 by Rees Consulting to document the housing conditions, specifically the affordable housing supply. Household, employer, and commuter surveys were administered for the study and interviews were conducted with local real estate professionals, builders/developers, elected officials, and town staff.

The following provides a high level summary of the study's key findings:

- The assessment concluded that between 230 and 388 additional housing units were needed to bring housing demand and supply to a relative equilibrium.
- Results of the household survey determined that the majority of residents (97 percent) felt that finding affordable housing for people who work in San Miguel County is a problem.
- An estimated 715 households were burdened by the cost of the housing in which they reside, which directly impacted local employment.
- 60 percent of the employers reported unfilled jobs. During ski season there were 545 unfilled jobs and 714 unfilled jobs over the summer.
- There is an unmet demand for homeownership.

Telluride Affordable Housing Strategic Plan (2004)

The Telluride Affordable Housing Strategic Plan was completed in 2004 by EPS. The report is broken into five sections: affordable housing demand analysis; housing supply analysis; identification of housing needs; funding sources; and site identification.

The following provides a high level summary of the study's key findings:

- The net affordable housing need in 2004 was between 147 and 466 housing units based on a 60 percent target and 70 percent target, respectively.
- The potential supply of affordable housing units included the development of deed restricted housing, completion of partially built out developments, mitigation programs, and employee occupied free market units.
- There were an estimated 192 units that were lost to gentrification which also contributed to the reduction in the supply of affordable homes.
- Based on job growth and the existing shortfall, the estimated housing need by 2020 was between 1,096 and 1,573 housing units. It is important to note that need does not translate to actual demand on a one-to-one basis. By considering the impact of the market, the projected net demand of affordable housing units by 2020 was between 470 and 948 units.
- The plan identified the development potential of specific parcels to accommodate the existing and future housing demand. A proposed action plan included development goals in five-year increments through 2020.
- The study also evaluated the gap in demand and supply of housing for deed restricted renter and ownership households. Generally, regional deficits were concentrated in the rental market and ownership markets at 80 to 120 percent of AMI as well as the 120 percent and higher levels, as shown in **Table 30**. The greatest surplus was in rental units priced for households earning less than 60 percent of AMI.

Table 30
Telluride Region Deed Restricted Housing Gap, 2004

AMI Level	Owner	Renter
0%-60%	-2%	20%
60%-80%	17%	20%
80%-120%	6%	-12%
Over 120%	-29%	-20%

Source: Economic & Planning Systems

Telluride Regional Housing Demand Analysis (2008)

The Telluride Regional Housing Demand Analysis was conducted in 2008 by EPS. The scope of this study was to address the housing demand in the context of regional market conditions. The report focused on market supply, market demand, and market opportunities.

The following provides a high level summary of the study's key findings:

- Due to the substantial rental inventory produced to date, the focus should be on ownership projects.
- Optimal projects should include a mix of income levels and focus on larger units to balance the current inventory.
- A large percentage of the renter population cannot afford market rate units.
- Market rate for-sale housing was expected to appreciate at high annual rates, leaving a small percentage of market rate housing affordable for local workers.
- The net affordable housing need considers job growth, the historic deficit, and future deed restricted unit construction resulting in a deficit of 222 units.
- Because regional need does not translate directly to demand, future housing market absorption was projected at 30 to 35 units annually.
- Most local rental projects are used to address the needs below 80 percent of AMI. Therefore, the housing inventory for household incomes between 81 and 120 percent of AMI should be targeted for additional housing supply.
- The gap analysis, as shown in **Table 31**, had the largest gap at the lower income levels with 30 to 60 percent of AMI at 30 percent and 61 to 80 percent of AMI at 10 percent.

Table 31
Telluride Region Deed Restricted Housing Gap, 2008

AMI Level	Gap
31%-60%	-30%
61%-80%	-10%
81%-100%	-6%
101%-120%	1%
121%-150%	4%
151%-200%	5%
Over 200%	36%

Source: Economic & Planning Systems

Ouray and San Miguel Counties Regional Housing Needs Assessment (2011)

The Regional Housing Needs Assessment for Ouray and San Miguel Counties was conducted in 2011 by Rees Consulting and RRC Associates. The objectives were to update the affordable housing gap, test absorption scenarios, define the impacts of the commuter population, and to recommend strategies to guide decision making and local policy. Household, employer, and commuter surveys were administered for the study and interviews were conducted with town and County staff, mortgage lenders, realtors, property managers, transit operators, major employers, and non-profit organizations.

The following provides a high level summary of the study's key findings:

- In San Miguel County, the existing housing deficit was 320 units based on unfilled jobs and in-commuters.
- As a result of unfilled jobs, 60 units were needed to attract employees and 260 units were needed to house in-commuters who wanted to move into the County.
- Additional demand was identified for 2015 due to new job growth. The demand was 76 to 479 additional housing units, of which about half should be built in Telluride.
- The report included an action plan base on opinions about affordable housing from key stakeholders, analyst's recommendations, and an affordable housing development model that estimated the inventory to be developed by 2015.
- Gaps were identified for free market units up to the 200 to 250 percent AMI range based on sales the previous five years, as shown in **Table 32**. The gap extends to the 250 percent and over AMI category when the units listed for sale were examined. For deed restricted housing, the gap based on units sold in the previous five years was in the low-income households.

Table 32
San Miguel County Deed Restricted Housing Gap, 2011

AMI Level	Owner	Renter
30% or Less	-4.2%	-5.7%
30.1%-50%	-6.2%	30.0%
50.1%-80%	6.0%	2.4%
80.1%-100%	-13.9%	-0.9%
100.1%-120%	10.3%	-7.4%
120.1%-150%	10.8%	-
150.1%-200%	-1.6%	-
200.1%-250%	-0.6%	-
Over 250%	-0.5%	-

Source: RRC; Rees; Economic & Planning Systems

The study's recommendations included:

- Developing a comprehensive database of affordable housing inventory;
- Expanding the San Miguel Regional Housing Authority to serve Ouray County;
- Offering emergency housing assistance to provide funds to help with mortgage payments;
- A housing rehabilitation program to serve renters and owners;
- Leveraging funding from the Colorado Division of Housing and CHFA to develop more rental units in Telluride;
- Monitoring the number of mortgage lenders to insure mortgage availability is adequate;
- Efficiently summarizing the different types of deed restrictions in a document for the public to easily understand;
- Revisions and procedural changes to housing guidelines and deed restrictions should be considered to reduce the number of variances processed;
- Collaborating with economic development organizations to develop funding sources.

Prior Study Summary

Each report between 2000 and 2011 estimated an existing housing deficit for that period.

Table 33 summarizes the affordable housing deficit at each point in time. The range from the 2000 report is based on 9 percent and 39 percent of commuter households who might move to San Miguel County. The range from the 2004 report is based on a 60 percent and 70 percent target of employees living locally.

Table 33
Housing Deficit from Previous Reports

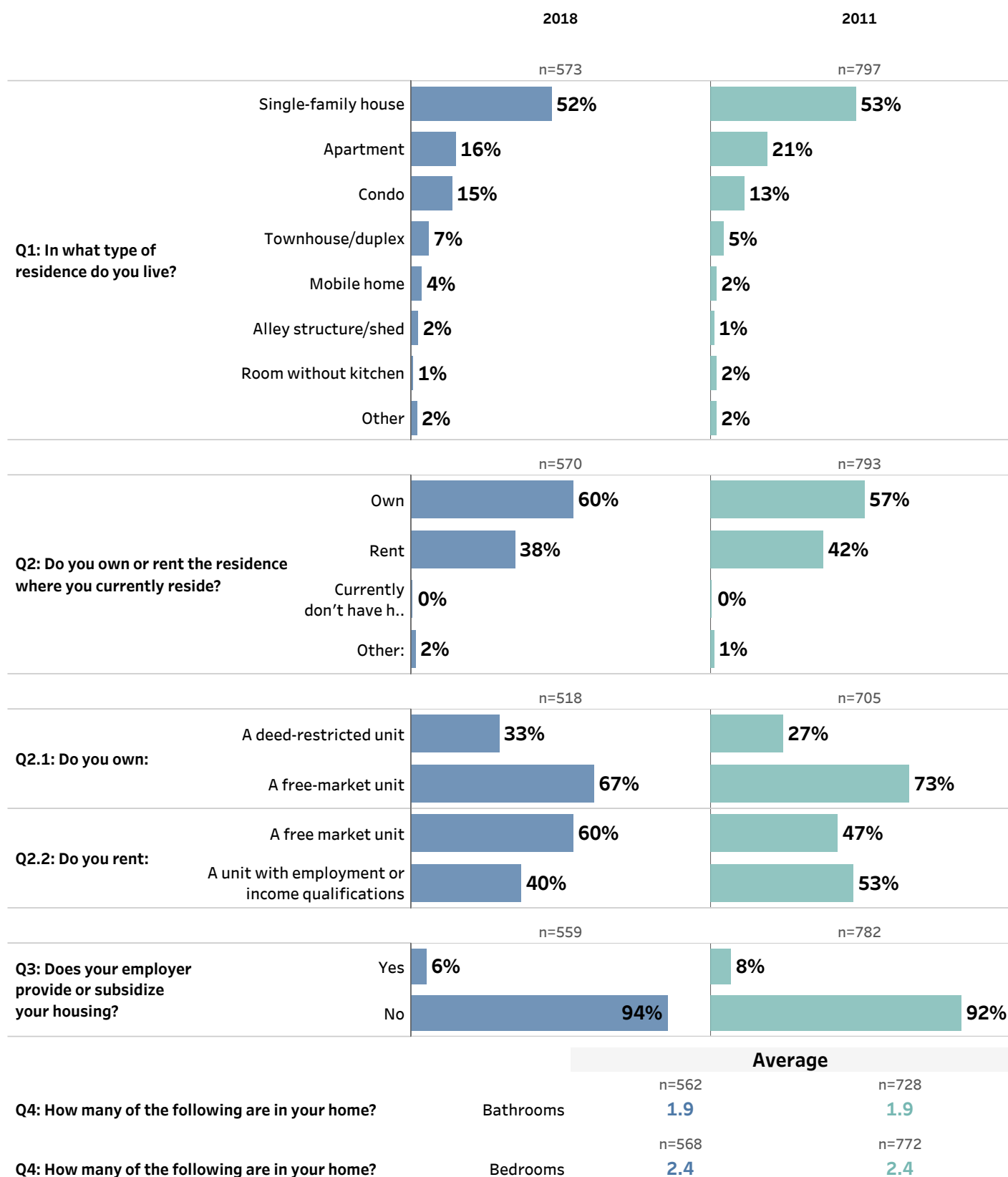
Description	2000	2004	2008	2011
Housing Deficit	230-388	147-466	222	320

Source: Rees; RRC; Economic & Planning Systems

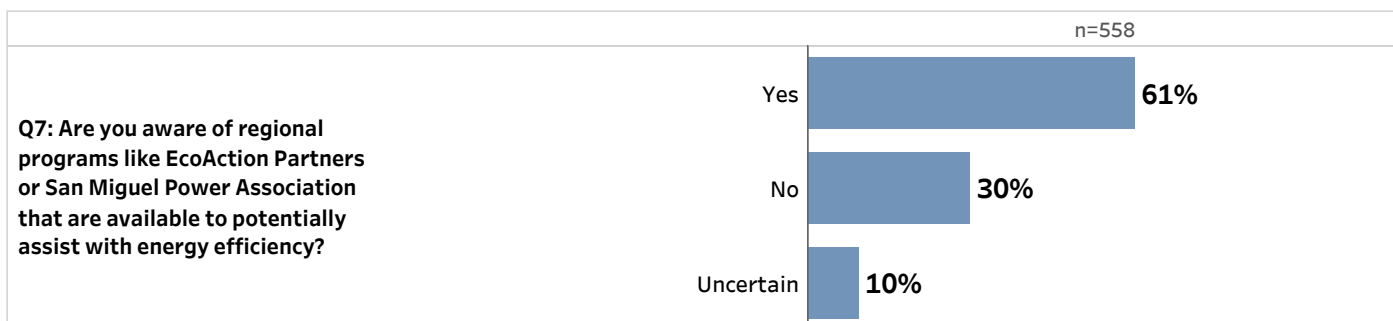
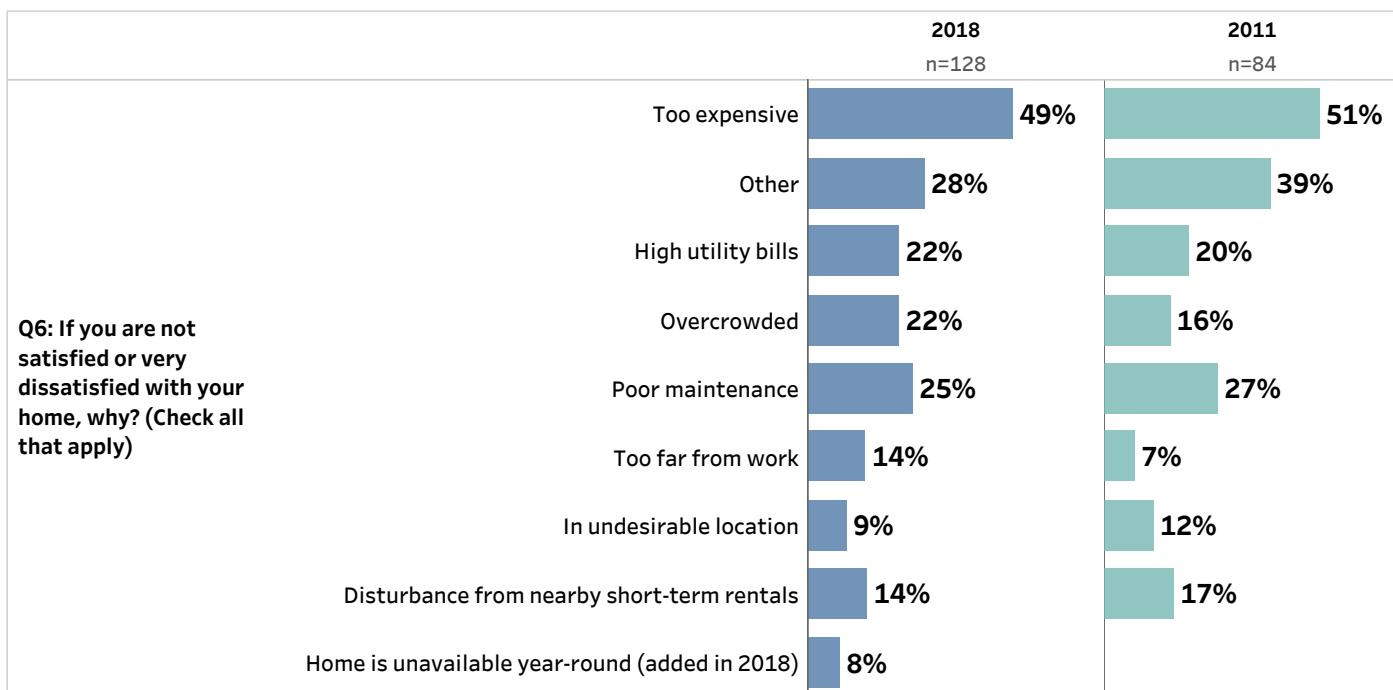
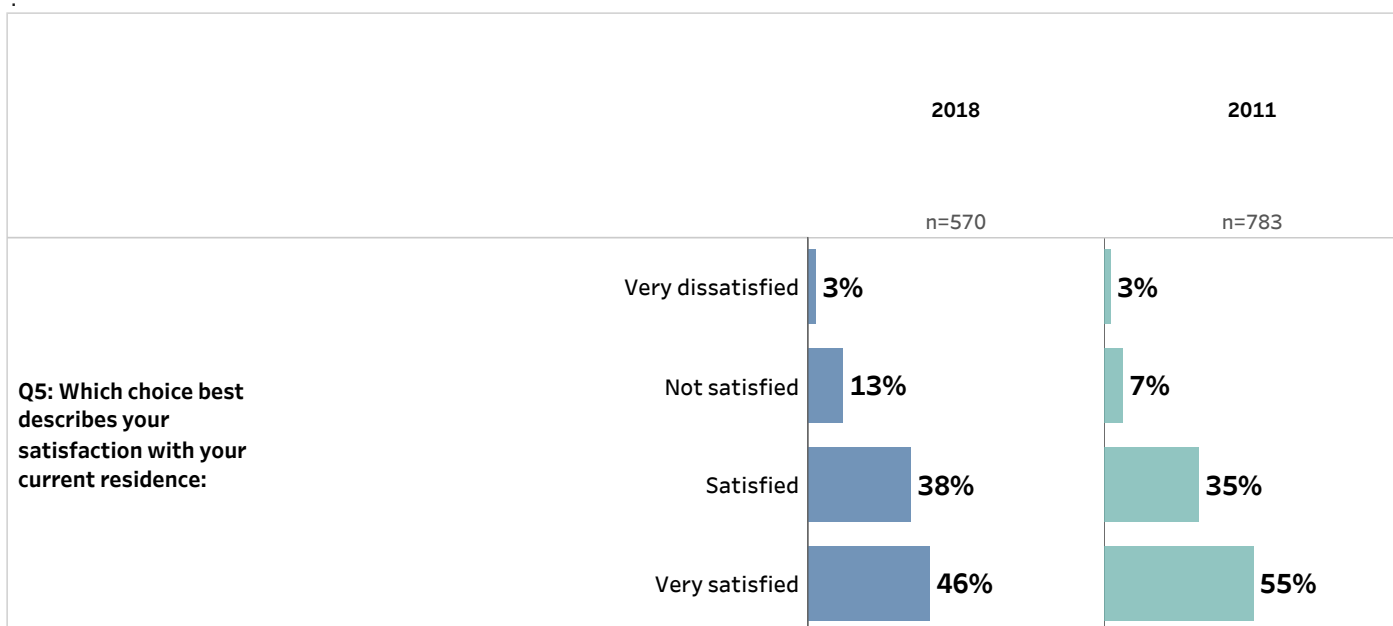


2018 Household Survey

About Your Home | 2018 vs. 2011 San Miguel Only



About Your Home, Continued | 2018 vs. 2011 San Miguel Only

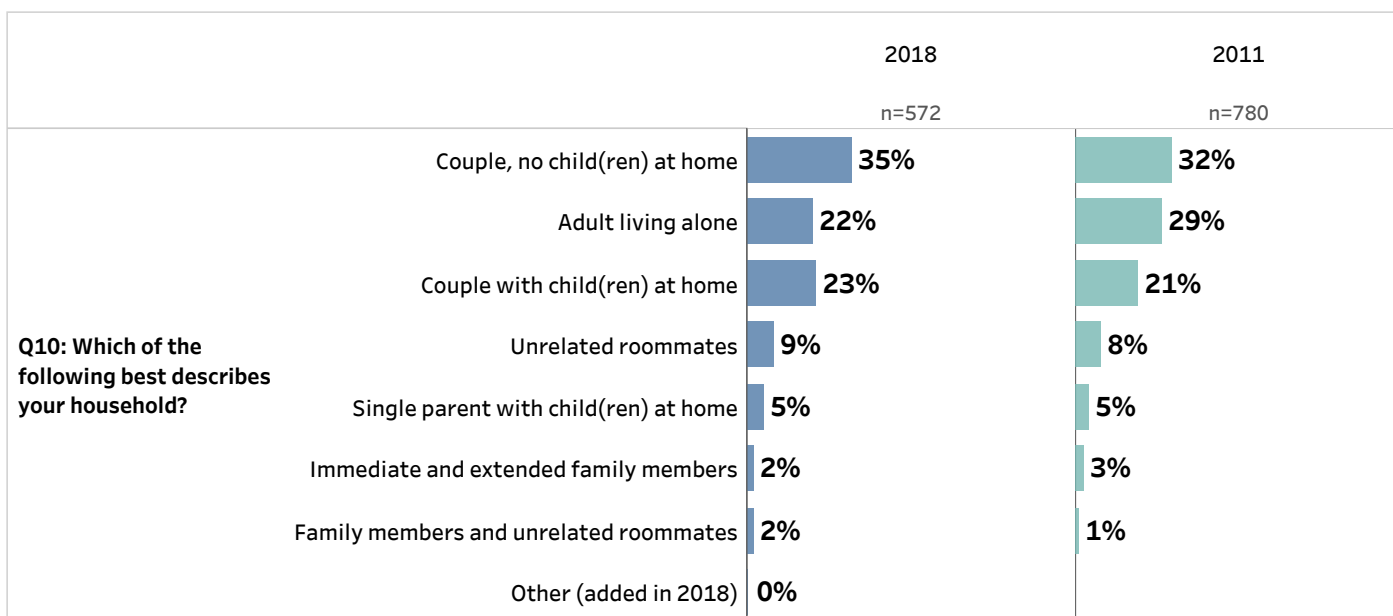
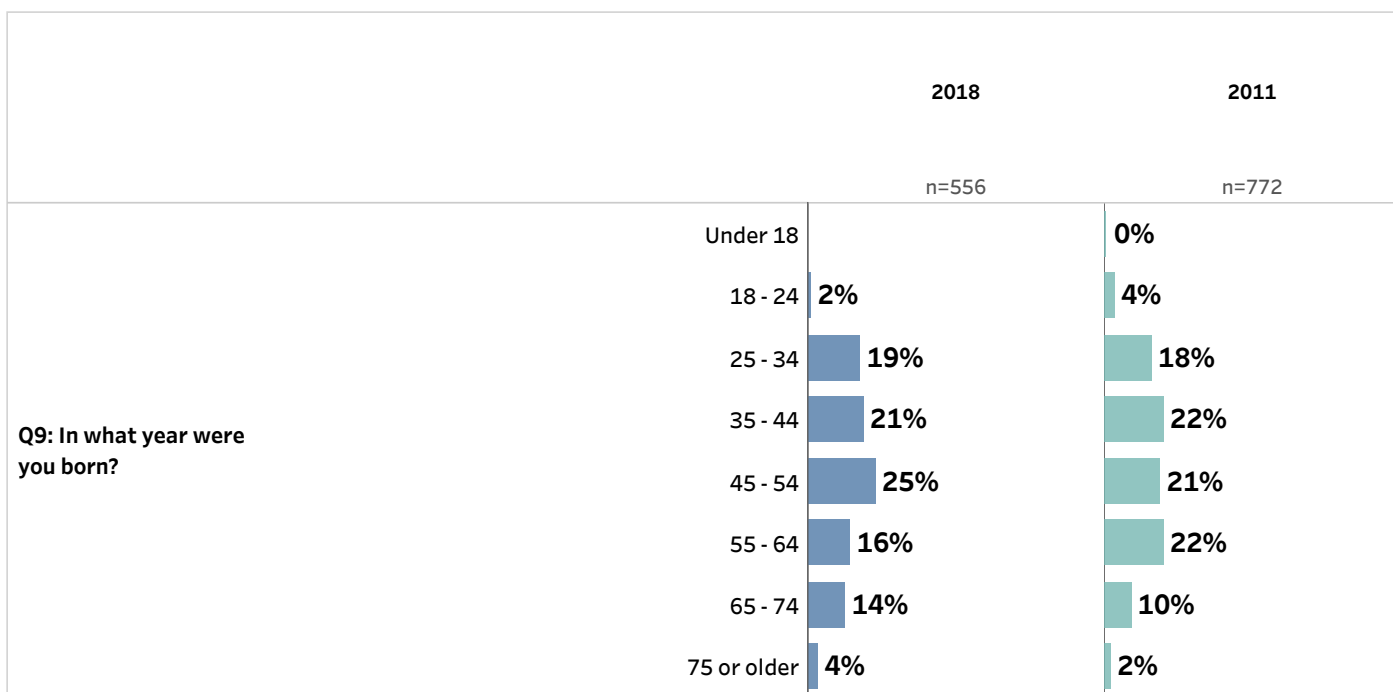


About Your Household | 2018 vs. 2011 San Miguel Only

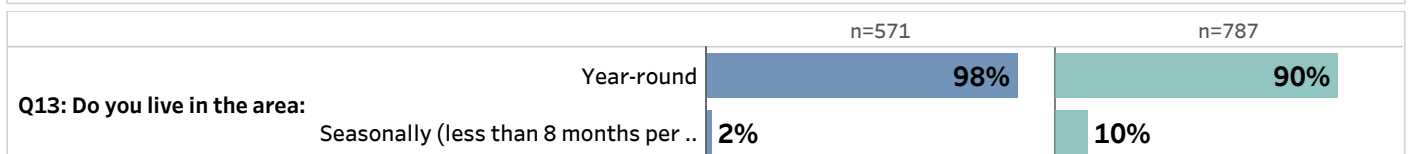
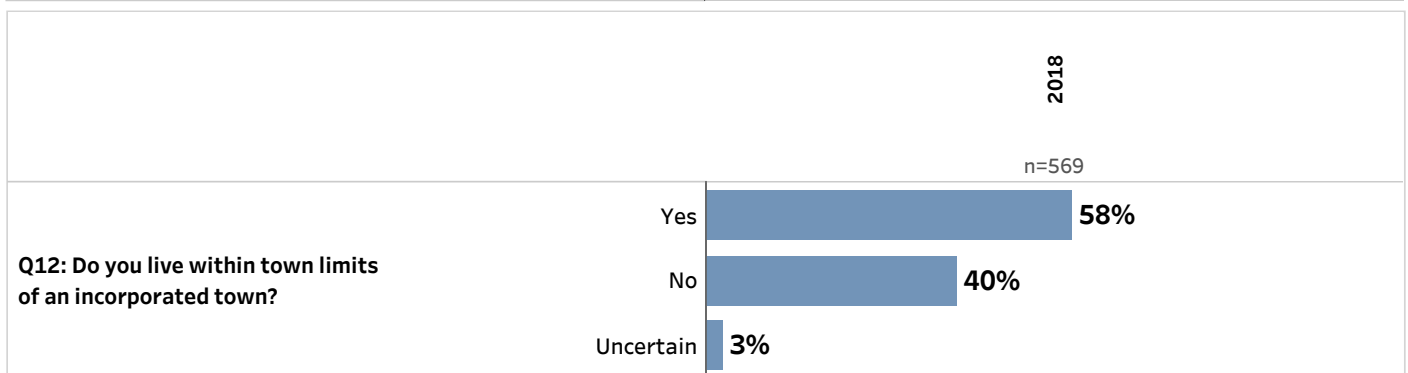
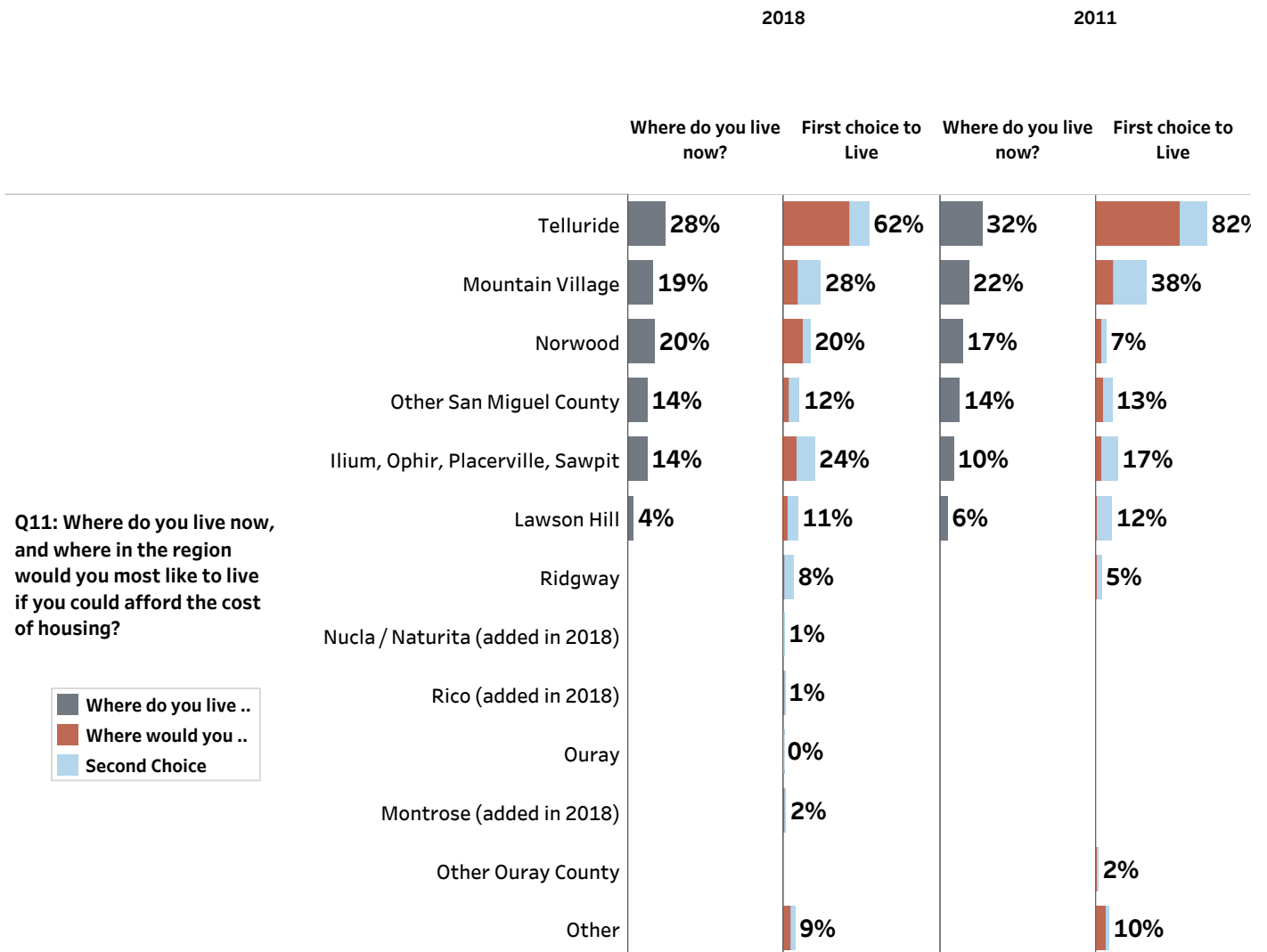


	Average	
	n=571	n=792
Q8: How many people live in your household, including yourself?	2.4	2.1

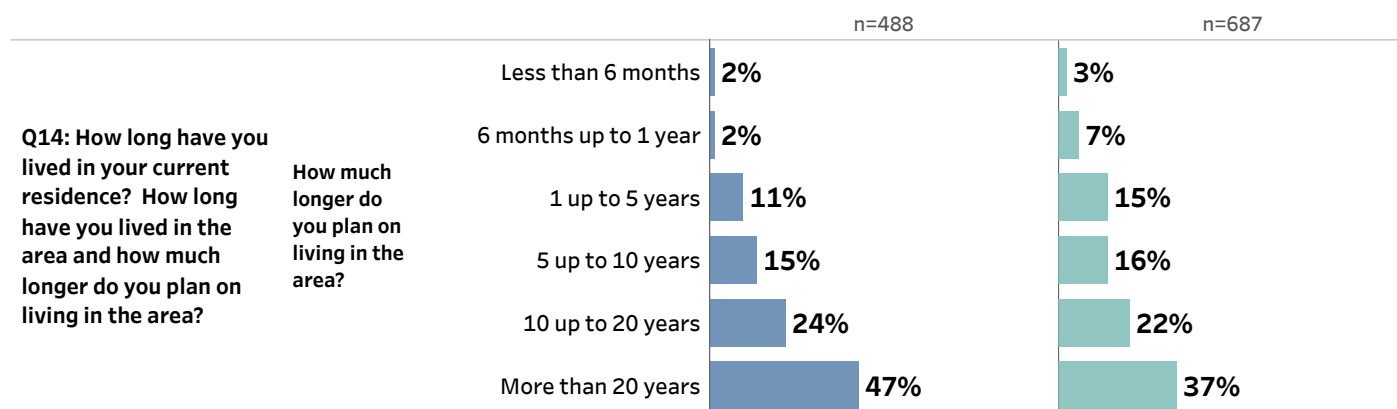
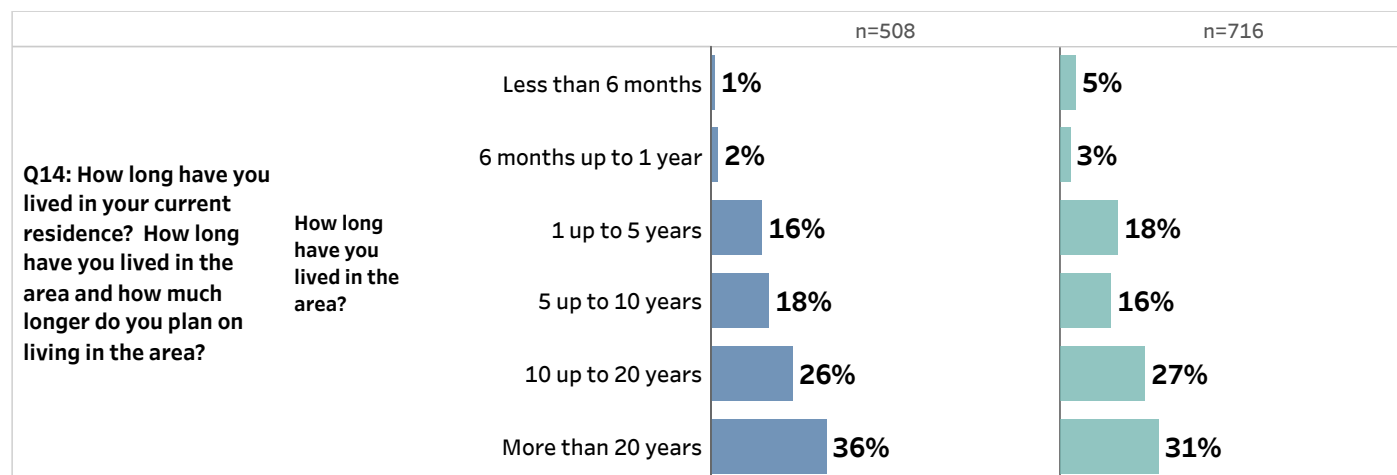
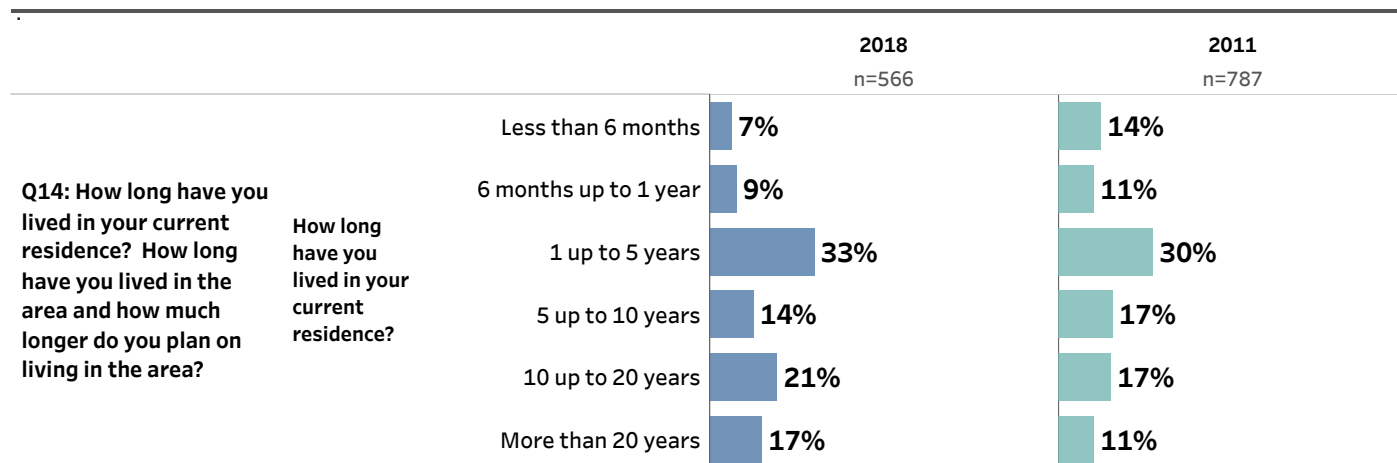
	n=572	n=792
Q8.1: How many of these persons are under the age of 18?	0.5	0.4



About Your Household, Continued | 2018 vs. 2011 San Miguel Only



About Your Household, Continued | 2018 vs. 2011 San Miguel Only



Employment and Commuting | 2018 vs. 2011 San Miguel Only



		Average	
		n=564	n=696
Q16: Including yourself, how many adults (age 18 and over) in your household are in the following categories?	Employed	1.6	1.4
	Not employed by choice (e.g., homemaker, student, volunteer, etc.)	0.1	0.0
	Retired	0.2	0.1
	Unemployed and looking for work	0.0	0.1

		2018	2011
		n=566	n=696
Q16.1: Are ALL people in household retired, unemployed, or not employed by choice?	Yes	16%	
	No	84%	100%

		Average	
		n=564	n=696
Q17: How many jobs do the employed adults (age 18 and over) in your household currently work?	YOU (ADULT #1)		
	Full-time jobs (> 30 hrs/week)	0.9	0.9
	Part-time jobs (< 30 hrs/week)	0.5	0.5
TOTAL JOBS		1.5	1.4

Q17: How many jobs do the employed adults (age 18 and over) in your household currently w..	OTHER ADULT (#2)	Full-time jobs (> 30 hrs/week)	0.9	0.8
		Part-time jobs (< 30 hrs/week)	0.5	0.4
		TOTAL JOBS	1.4	1.2

Q17: How many jobs do the employed adults (age 18 and over) in your household currently w..	OTHER ADULT (#3)	Full-time jobs (> 30 hrs/week)	0.9	0.9
		Part-time jobs (< 30 hrs/week)	0.6	0.5
		TOTAL JOBS	1.5	1.4

		n=463	n=629
Q18: How would you describe your employment? (Check all that apply)	None of the above (added in 2018)	30%	
	I work as much as I want to work	31%	43%
	I am primarily self-employed	30%	38%
	I work primarily or exclusively out of my home	20%	21%
	I am under-employed and need additional work	3%	17%
	I am retired or not employed by choice (added in 2018)	2%	

		2018			2011		
		YOU	ADULT #2	ADULT #3	YOU	ADULT #2	ADULT #3
Q19: Please indicate your current occupation and that of other workers in your household (Check all that apply)	Recreation/entertainment/ski area	15%	17%	27%	17%	16%	32%
	Government (town, county, state, federal, special district ..	15%	12%	5%	11%	8%	6%
	Bar, restaurant	11%	15%	29%			
	Education and child care (teacher, day care provider)	9%	8%	14%	9%	7%	2%
	Retail sales	7%	11%	17%			
	Hotel/lodge front desk or management	8%	3%	7%			
	Construction, maintenance, repair services	14%	19%	4%	15%	19%	16%
	Management, professional, legal, banking, accounting, arc..	22%	16%	17%	21%	17%	2%
	Health care and emergency services (police officer, firefigh..	8%	6%		9%	7%	2%
	Other occupation	19%	13%	12%	16%	16%	19%
	Housekeeping for hotel/lodge/home properties	2%	3%				
	Retail sales, bar/restaurant, hotel/lodge (2011 only)				21%	24%	38%
	Retired or not employed by choice	1%	3%	2%			
	Sales and administration (2011 only)				5%	4%	

Employment and Commuting, Continued | 2018 vs. 2011 San Miguel Only



		Average	
		2018	2011
		n=372	n=554
Q20: (If you currently work) How many days per week do you typically use the following modes of transportation to get to work?	Drive alone	2.2	1.9
	Walk or bike	1.2	2.0
	Work at home/telecommute	0.5	
	Carpool (2-4 people)	0.5	0.4
	Gondola/Chondola (added in ..	0.4	
	Bus Enter	0.2	0.2
	Other mode	0.0	0.2
	Vanpool (5+ people)	0.0	0.0

		n=400	
Q21: (If you do not currently use transit/bus) Would you use transit service (bus or van) if it were provided for your work commute to and from home?	Yes	47%	
	No	31%	
	Uncertain	22%	

		Arrival time at work	Departure time from work	Arrival time at work	Departure time from work
Q22: At what time do you typically arrive at and depart from your primary job? (Enter time and check AM or PM)	Before 7:00 AM	8%	2%	10%	4%
	7:00-7:59 AM	21%		25%	0%
	8:00-8:59 AM	36%	0%	39%	1%
	9:00-9:59 AM	21%		15%	
	10:00-10:59 AM	5%		4%	
	11:00-11:59 AM	0%	1%	2%	0%
	12:00-12:59 PM	1%	0%	1%	1%
	1:00-1:59 PM	1%	0%	0%	0%
	2:00-2:59 PM	1%	1%	1%	2%
	3:00-3:59 PM	3%	5%	1%	7%
	4:00-4:59 PM	2%	13%	2%	20%
	5:00-5:59 PM	0%	47%	1%	37%
	6:00-6:59 PM		13%		14%
	After 7:00 PM		16%	1%	13%

Employment and Commuting, Continued | 2018 vs. 2011 San Miguel Only



		2018 n=438	2011 n=644
Q23: Does your employer provide/subsidize your transportation?	Yes	8%	7%
	No	92%	93%

		WHERE YOU WORK	WHERE OTHERS WORK	WHERE YOU WORK	WHERE OTHERS WORK
Q24: Where do you and other adults in your household work? (Check all that apply)	Telluride	65%	63%	59%	56%
	Mountain Village	34%	42%	36%	37%
	Ridgway	5%	1%	2%	3%
	Norwood	12%	10%	11%	10%
	Nucla / Naturita (added in 2..	2%	2%		
	Other San Miguel County	9%	7%	9%	9%
	Ililium, Ophir, Placerville, Sa..	9%	10%	6%	8%
	Lawson Hill	8%	9%	7%	6%
	Other	6%	7%	8%	14%
	Montrose (added in 2018)	2%	2%		
	Ouray	1%	0%	1%	1%
	Other Ouray County	1%	1%	1%	1%
	Rico	1%	0%		

Average

n=412

n=516

Q25: How many miles do you travel one way between work and home?

10.1

9.7

		n=189	n=242
Q26: If you commute more than 5 miles one way, why do you commute rather than live and work in the same community? (Check all factors that apply)	Price of housing; cannot afford to live where I work	59%	62%
	Type of home I want is not available in community where I work	33%	26%
	Community character; prefer where I now live	32%	32%
	Don't mind the commute	28%	27%
	Can't find a place that will take dogs/cats	15%	10%
	Work in other communities also	19%	15%
	The climate	10%	12%
	Other	11%	15%
	Deed restrictions are unacceptable to me	7%	12%
	Location where spouse/partner works	7%	9%

Housing Preferences | 2018 vs. 2011 San Miguel Only



Q27: For you and your household, how important are the following items in your choice for housing?

Rating Category	Crosstab by Calc	N=	Avg					
In-unit washer/dryer	2018	n=530	4.5	<div><div></div><div></div><div></div></div> 7%	<div><div></div><div></div><div></div></div> 19%	<div><div></div><div></div><div></div><div></div><div></div></div> 70%		
	2011	n=766	4.4	<div><div></div><div></div><div></div></div> 10%	<div><div></div><div></div><div></div></div> 19%	<div><div></div><div></div><div></div><div></div><div></div></div> 65%		
Private yard/outdoor space	2018	n=533	4.1	<div><div></div><div></div><div></div></div> 8%	<div><div></div><div></div><div></div></div> 17%	<div><div></div><div></div><div></div></div> 22%	<div><div></div><div></div><div></div><div></div><div></div></div> 50%	
	2011	n=767	4.0	<div><div></div><div></div><div></div></div>	<div><div></div><div></div><div></div></div> 16%	<div><div></div><div></div><div></div></div> 26%	<div><div></div><div></div><div></div><div></div><div></div></div> 47%	
Extra storage	2018	n=526	4.0	<div><div></div><div></div><div></div></div> 7%	<div><div></div><div></div><div></div></div> 17%	<div><div></div><div></div><div></div></div> 32%	<div><div></div><div></div><div></div><div></div><div></div></div> 41%	
	2011	n=760	3.9	<div><div></div><div></div><div></div></div>	<div><div></div><div></div><div></div></div> 22%	<div><div></div><div></div><div></div></div> 33%	<div><div></div><div></div><div></div><div></div><div></div></div> 36%	
On-site wireless service	2018	n=528	4.3	<div><div></div><div></div><div></div></div>	<div><div></div><div></div><div></div></div> 11%	<div><div></div><div></div><div></div></div> 21%	<div><div></div><div></div><div></div><div></div><div></div></div> 59%	
	2011	n=760	3.6	<div><div></div><div></div><div></div></div> 15%	<div><div></div><div></div><div></div></div> 8%	<div><div></div><div></div><div></div></div> 20%	<div><div></div><div></div><div></div></div> 18%	<div><div></div><div></div><div></div><div></div><div></div></div> 40%
Energy efficiency/green building	2018	n=530	3.8	<div><div></div><div></div><div></div></div>		<div><div></div><div></div><div></div></div> 26%	<div><div></div><div></div><div></div></div> 30%	<div><div></div><div></div><div></div><div></div><div></div></div> 33%
	2011	n=758	3.9	<div><div></div><div></div><div></div></div>		<div><div></div><div></div><div></div></div> 23%	<div><div></div><div></div><div></div></div> 37%	<div><div></div><div></div><div></div><div></div><div></div></div> 31%
Views	2018	n=533	3.8	<div><div></div><div></div><div></div></div> 9%	<div><div></div><div></div><div></div></div> 24%	<div><div></div><div></div><div></div></div> 29%	<div><div></div><div></div><div></div><div></div><div></div></div> 34%	
	2011	n=757	3.9	<div><div></div><div></div><div></div></div>	<div><div></div><div></div><div></div></div> 21%	<div><div></div><div></div><div></div></div> 36%	<div><div></div><div></div><div></div><div></div><div></div></div> 32%	
Pets allowed	2018	n=529	3.8	<div><div></div><div></div><div></div></div> 16%	<div><div></div><div></div><div></div></div> 13%	<div><div></div><div></div><div></div></div> 12%	<div><div></div><div></div><div></div><div></div><div></div></div> 53%	
	2011	n=759	3.8	<div><div></div><div></div><div></div></div> 14%	<div><div></div><div></div><div></div></div> 14%	<div><div></div><div></div><div></div></div> 14%	<div><div></div><div></div><div></div><div></div><div></div></div> 51%	
Near trails/bikepaths	2018	n=526	3.6	<div><div></div><div></div><div></div></div> 8%	<div><div></div><div></div><div></div></div> 10%	<div><div></div><div></div><div></div></div> 25%	<div><div></div><div></div><div></div></div> 23%	<div><div></div><div></div><div></div><div></div><div></div></div> 33%
	2011	n=758	3.7	<div><div></div><div></div><div></div></div> 8%	<div><div></div><div></div><div></div></div> 7%	<div><div></div><div></div><div></div></div> 20%	<div><div></div><div></div><div></div></div> 32%	<div><div></div><div></div><div></div><div></div><div></div></div> 31%
Garage/covered parking	2018	n=525	3.3	<div><div></div><div></div><div></div></div> 16%	<div><div></div><div></div><div></div></div> 15%	<div><div></div><div></div><div></div></div> 19%	<div><div></div><div></div><div></div></div> 24%	<div><div></div><div></div><div></div><div></div><div></div></div> 27%
	2011	n=762	3.4	<div><div></div><div></div><div></div></div> 12%	<div><div></div><div></div><div></div></div> 13%	<div><div></div><div></div><div></div></div> 25%	<div><div></div><div></div><div></div></div> 21%	<div><div></div><div></div><div></div><div></div><div></div></div> 29%
Garden space	2018	n=529	3.4	<div><div></div><div></div><div></div></div> 10%	<div><div></div><div></div><div></div></div> 16%	<div><div></div><div></div><div></div></div> 23%	<div><div></div><div></div><div></div></div> 20%	<div><div></div><div></div><div></div><div></div><div></div></div> 30%
	2011	n=761	3.3	<div><div></div><div></div><div></div></div> 18%	<div><div></div><div></div><div></div></div> 11%	<div><div></div><div></div><div></div></div> 24%	<div><div></div><div></div><div></div></div> 23%	<div><div></div><div></div><div></div><div></div><div></div></div> 24%
Near public transportation	2018	n=526	3.3	<div><div></div><div></div><div></div></div> 14%	<div><div></div><div></div><div></div></div> 16%	<div><div></div><div></div><div></div></div> 22%	<div><div></div><div></div><div></div></div> 22%	<div><div></div><div></div><div></div><div></div><div></div></div> 24%
	2011	n=758	3.3	<div><div></div><div></div><div></div></div> 15%	<div><div></div><div></div><div></div></div> 10%	<div><div></div><div></div><div></div></div> 26%	<div><div></div><div></div><div></div></div> 26%	<div><div></div><div></div><div></div><div></div><div></div></div> 23%

1 - Not at all Important 2

3

4

5 - Extremely Important

2018

n=500

Q27.1: Would you be very likely to pay 20% or more to achieve any of the categories listed above?

Yes

23%

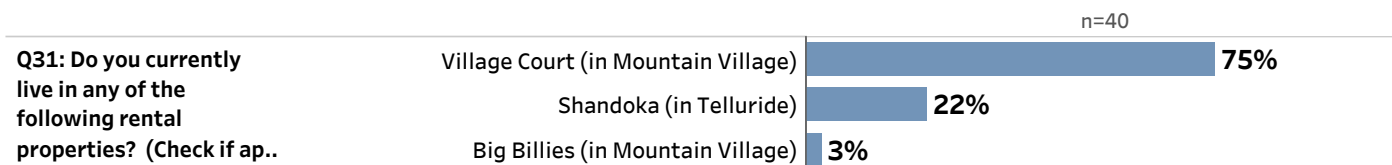
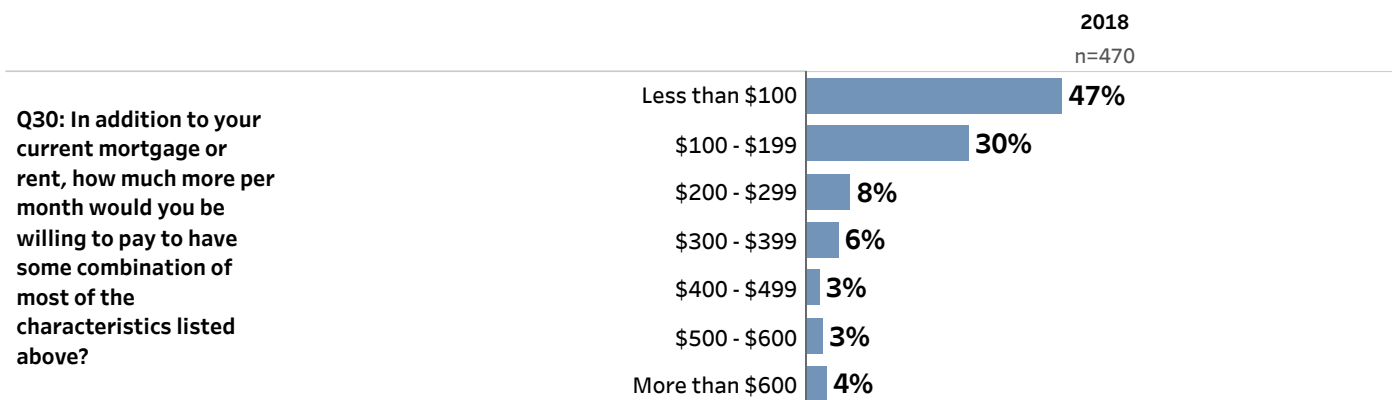
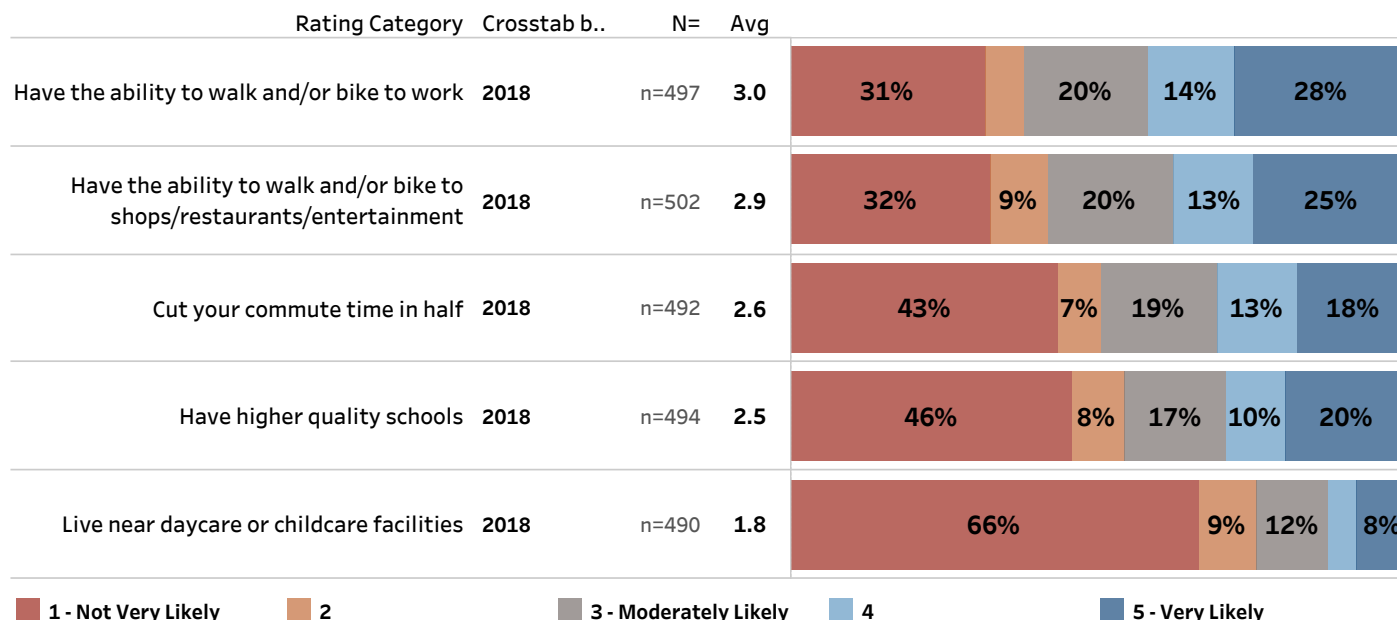
No

77%

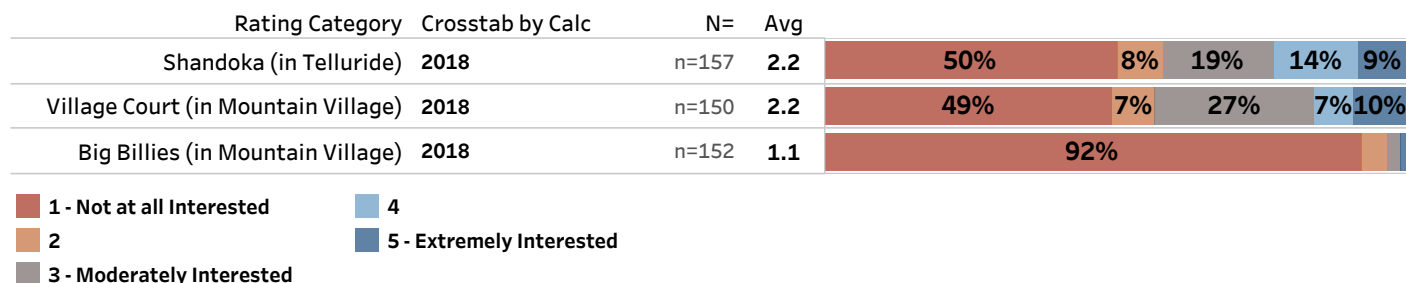
Housing Preferences, Continued | 2018 vs. 2011 San Miguel Only



Q28: On a scale of 1 to 5 where 1 is "not very likely" and 5 is "very likely," how likely are you to pay 10% more per month on housing to achieve the following?



Q31.1: how interested would you be in living in these rental properties in the future?



Housing Preferences, Continued | 2018 vs. 2011 San Miguel Only



	2018 n=533	2011 n=762
Q32: In the next five years, do you want to move into other ..	Move into a different home in the area 39%	45%
	Stay in my current home 61%	55%

	2018 n=189	2011 n=265
Q33: If you want to move into a different home in the area in the next 5 years: Would you like to:	Buy 55%	37%
	Rent 27%	36%
	Checked both buy and rent (pa.. 18%	27%

	Average	
Q33: Buy, for a price not to exceed:	n=133 \$372,435	n=180 \$281,543
Q33: Rent, for a monthly payment not to exceed:	n=79 \$1,207	n=152 \$957

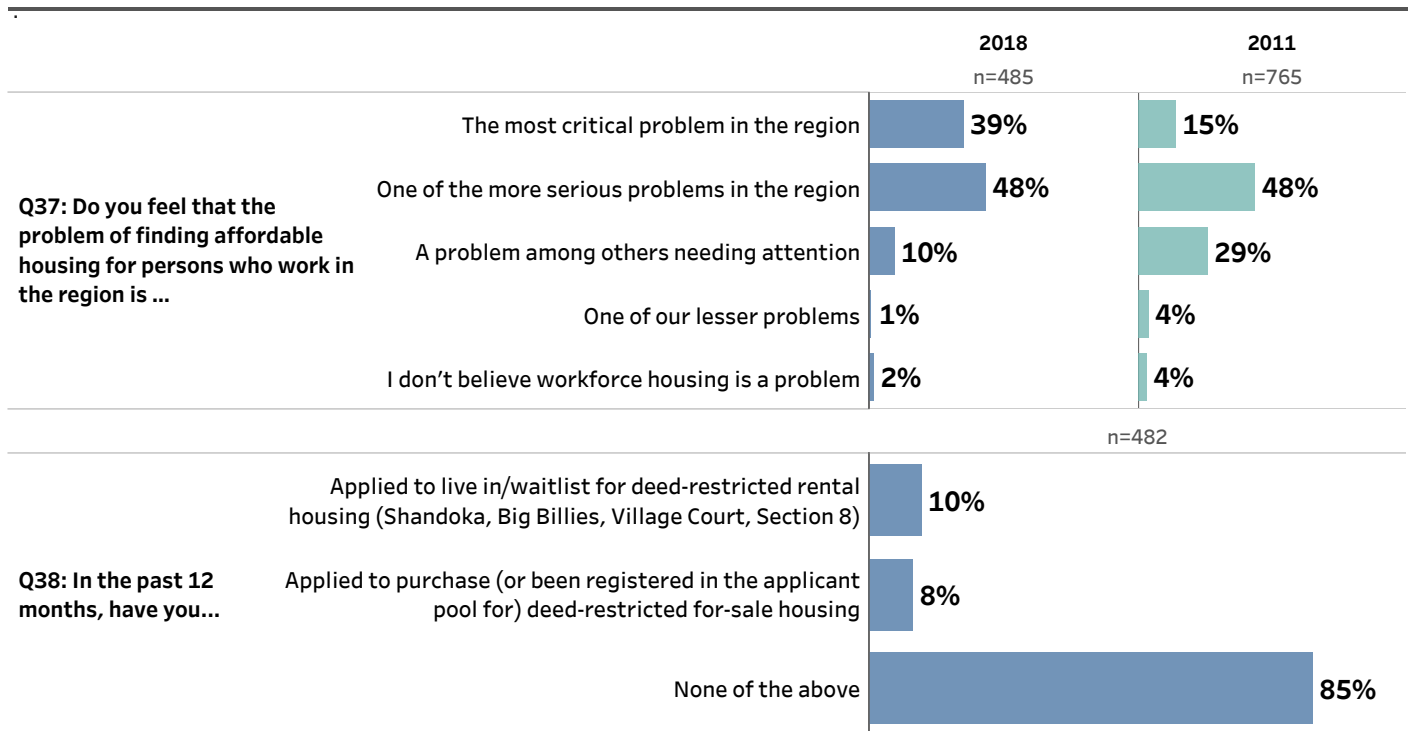
	2018 n=185	2011 n=224	2011 n=228
Q34: What types of residences would be your top choice, given what you can afford?	Single-family one-story home 70%	52%	27%
	Single-family multi-story home 50%	32%	33%
	Townhome/duplex 19%	3%	10%
	Condominium 25%	11%	6%
	(No second choice selected) 10%		14%
	Apartment 14%	1%	5%
	Manufactured home 10%	1%	3%
	Employee/accessory dwelling 2%		1%
	Single room with shared kitchen 0%		0%

	Average	
Q35: Ideally, how many bedrooms and bathrooms would you need?	2018 Bathrooms 1.9	2011 1.9
	Bedrooms 2.4	2.4

Q36: If you want to rent, why is renting your choice? (Check all that apply)	Housing I want and can afford is not available 63%	55%
	I do not have a down payment 49%	46%
	Renting is cheaper 32%	40%
	Can't qualify for a mortgage 24%	32%
	Economic future is uncertain 22%	43%
	I want to remain mobile 20%	23%
	Intimidating/complicated qualification process 20%	10%
	I will not buy a home with a deed restriction 17%	15%
	I am not committed to living here long term 10%	24%
	Other (added in 2018) 9%	
	Owning a home is not my dream 7%	4%

Source: SMRHA Household Survey. (Data for San Miguel County residents only)

Housing Preferences, Continued | 2018 vs. 2011 San Miguel Only



Cost of Living | 2018 vs. 2011 San Miguel Only



				Average	
		2018	2011		
		n=513	n=730		
Q39: Do you pay rent or mortgage?	No, mortgage is paid off	15%	11%	Rent or mortgage per month	\$1,607 \$1,469
	No, do not pay rent or mortgage	6%	6%		
	Yes, paying a rent or mortgage	79%	84%		
		n=168			
Q40: Are utilities included in rent?	Yes	33%		Utilities per month	\$255 \$240
	No	67%			
		n=498			
Q41: Do you pay an HOA fee?	Yes	32%		HOA per month	\$236
	No	68%			
		2018	2011		
		n=518	n=783		
Q42: Are you currently at risk of default on your mortgage or rent payments	Yes – I am at risk of default on my mortgage or at risk of falling behind on my rent	3%	9%		
	Yes – I am currently in default on my mortgage or behind on my rent	1%	3%		
	No	96%	88%		
		Average			
		n=212	n=253		
Q43: How much does your household spend per month on car payments?		\$466	\$438		
		Average			
		n=462	n=562		
Q44: What is the combined gross annual income of all household members (before taxes)?		\$95,945	\$68,488		

Appendix: Open-Ended Comments

San Miguel Regional Housing Resident Survey

Table of Contents

Other: Do you own or rent the residence where you currently reside?.....	1
Other: If you are not satisfied or very dissatisfied with your home, why?	1
Other: Where do you live now?	2
If you checked other occupation above, please describe:.....	2
If you entered a number in other mode above, please describe the mode:	5
If you checked other location above, please specify:	5
Other: If you commute more than 5 miles one way, why do you commute rather than live and work in the same community?	5
Other: If you want to rent, why is renting your choice?.....	6
Do you have any additional comments or suggestions on local housing issues?	6

Other: Do you own or rent the residence where you currently reside?

Caretake
caretaker
Family property. Probate
HOA owned
housing provided by spouses employer
Job provides
Rent from ex-in laws with threat of eviction
in home -- no business space
Last Dollar PUD
Last Dollar Subdivision

Other: If you are not satisfied or very dissatisfied with your home, why?

Ability to live in space is attached to current employer
Being evicted to short term rent
Can't have dogs
Could be kicked out anytime
Eviction / teardown 04/2018
expensive, small
It's a studio
It's a truck
It's mfg. house
Mold in unit and rotten windows. poor attitude of property manager. poor parking and enforcement of the parking rules
Neighbors too close - personal issue
No bedroom, basement level
no windows, bad sound proofing
Noisy: Poorly sound-proofed
not enough room to grow as a family
not secure-owner may sell at any time
Old cloth wiring, asbestos siding, no closet space, and old plumbing that needs to be replaced
only available for 11 months
Small
Smokers smoke right outside my windows and I have a heart condition. So o basically can NEVER open my windows and even closed smoke still gets in.
TO SMALL
Too many restrictions
too small
Too small, HOA special assessment was assessed.
Too small, no washer dryer connections

Unstable

Other: Where do you live now?

Economic swings
Aldasoro
Delta
Dolores, but close to Rico
Eider Creek
Eider Creek
Hastings Mesa
Hillside
Log Hill, Ridgway zip code
Mesa
Redvale
Redvale
Redvale
Redvale
Ski Ranches
Ski Ranches
Ski Ranches
Ski Ranches
Two Rivers

If you checked other occupation above, please describe:

Ag/cattle
Airport
Alternative medicine
Architect
Art
Artist
artist
bakery
Brewer
Church job
coach, custom framing
Consultant
Consultant
Cook
Dog Walker

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Engineer
equine caretaker
Event Planner
Event production
Family support services
Farming/ranching
Festival and Graphic design
festivals. catering
Fire&EMS
Forestry
Freelance writer
Front desk health care
Graphic Design
Graphic Design/ Web Development
Gymnastics coach and film festival
Health care non profit
Historical Museum
Hockey referee
Human resources
I am a contract cleaner for the post office
I am responsible for the daycare of my elderly mother who is blind, deaf, diabetic, chronic pain, etc...I can not work and care for her needs as well. So I do yard sales or temp work, when I can.
Interior design
International Development
land surveyor and business owner
Landscaper
Librarian
Librarian, own a small business, work for nonprofits
Manager of Quality Assurance
Marketing, public relations
massage therapist
Massage therapist
Massage therapist/spa concierge
Massage Therapy
media
Mining
Minister
Non profit
Nonprofit
Nonprofit
Non-Profit
non-profit, cleaner, mom

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Non-profit. Massage. Yoga
Non-Profit/Arts
Office Assistant
office clerk
Office work at utility
Outreach
Outside sales
Owner of floral company
Owns manufacturing business
Pet care
pilot
Power plant
Print and packaging company
Psychotherapist
Public Policy Consultant
ranch
Rental Assistance
Researcher
Sanitation; ranching
seamstress
self employed engineer
Self employed landscaper
self employeed
Service and sales - ECOLAB
Service Industry: Dry Cleaning & Laundry
Service: Dry Cleaning & Laundry
Snow removal
Student
Transportation
Transportation
truck driver
Utility - gas company
Utility Company Employee
Wedding planner
wedding planning, ref hockey, coach figure skating, coach skate pe, coach adult skate classes
works over the phone, not sure what exactly
Yoga teacher

If you entered a number re: other commute mode, please describe the mode:

Hitch
I commute 4 - 5 days a week. I drive in the winter and bike in the summer
n/a
work at home

If you checked other location re: place of work, please specify:

Across US
all over
All over county
Anywhere in the world
Bedrock
Cortez
Cortez/Dolores
Delta
Delta, Redvaile
Denver/Remote
Hastings Mesa
in the home
Montezuma county
out of state
Out of state, currently.
Outside Ouray County
Salida
Shiprock
Ski Ranches
Ski Ranches
Southwest CO
Utah
varies out of town work
various
WESTER SLOPE
work from home

Other: If you commute more than 5 miles one way, why do you commute rather than live and work in the same community?

Can't find available housing in Telluride that is within budget
Construction business, need large shop

Go where needed
I like the outdoor play more
Illium isn't in town and there isn't a bus system that goes there
Kids in Tell Schools
Live where I work
Love to live in Rico
Manage multiple properties around area
Moved to family ranch. Family heritage.
Na
Need my vehicle; multiple destinations in any given day
Need to haul supplies and tools
No jobs in Rico
Own home
p/u and d/o
Poor employer choices
sales job requires travel for work
Telluride pays more than anywhere else
There are no businesses in Redvale
Work in a 100-mile radius

Other: If you want to rent, why is renting your choice?

can no longer afford to live here and rents expensive, have to move too often due to only 6 mo or so rentals available, town closed 4 mo per year.....
i don't want the responsibility
I work here seasonally, Winter only
Might be going back to graduate school and unsure of career options in Telluride
My partner wants to build a home
Over qualified to purchase'
Potentially taking time in near future to travel in summers

Do you have any additional comments or suggestions on local housing issues?

Place of Residence	Comment
Illium, Ophir, Placerville, Sawpit	Employers need to pay more! Allow trailers and RVs in county.
Illium, Ophir, Placerville, Sawpit	Extremely difficult to find affordable housing for 2 people and a dog. I have not applied to any affordable housing rentals since none allow pets and no affordable homes have been for sale in our price range.
Illium, Ophir, Placerville, Sawpit	I am in a great situation because I was able to build my house 20 years ago - The working class cannot afford to live in telluride or even in the outlying areas - there is just nothing affordable - my employers struggle to hire competent people when

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	renting can cost as much as 60% of their salary - it is a sad situation we are in.
Ilium, Ophir, Placerville, Sawpit	I feel that there are too many restrictions on Deed Restricted Units. People should be allowed to have Dogs and rent their place if they are leaving for a week vacation on sites like Air B and B. It is not fair that we can not rent our place a couple times of year when we are gone. It is still so expensive to live in Deed Restricted Units and this would help out the locals so much. I own my own place and can't have a dog, even though everyone in this town has dogs. It is just not fair and has made it impossible to find people who would want to buy my home as they all have dogs. I am all for the financial and employment requirements but dog and short term rental issues are too much.
Ilium, Ophir, Placerville, Sawpit	I know there is a need. We were lucky to be able to buy and build our own house, but that also came with a lot of work and sacrifice. I believe if you want to make the housing you want work, then you can.
Ilium, Ophir, Placerville, Sawpit	I think it's important to build housing where the work is or provide adequate public transportation from cluster housing (Sawpit, San Bernardo, Ophir, Rico, MTD). Second homeownership without rental availability is a huge problem. Rentals are disappearing rapidly because of second homeowners buying for vacations and investments. How in the heck does a community handle that problem. Dark neighborhoods are depressing, creating "donut holes" in the fabric of our community. Does there need to be increased designated deed restricted housing created in T-ride and MTV? Thanks for the survey and the opportunity to comment. Hope it helps.
Ilium, Ophir, Placerville, Sawpit	I wish our homes in Ilium would allow us to build on so we would not have to move down valley (because that would be the only place we could afford) when our family grows. This means we will be even farther away from town!
Ilium, Ophir, Placerville, Sawpit	If I hadn't owned a condo in the region prior to buying our home we couldn't have afforded the down payment. All my friends are being pushed out of Telluride in order to get a more "adult" home.
Ilium, Ophir, Placerville, Sawpit	If lots were not so expensive more people would build spec homes
Ilium, Ophir, Placerville, Sawpit	It took us almost 20 years to save up for a single family. We raised a boy in a small apartment for 20 years. It was not a great place, but we had a dog and it was affordable. Now we drive a lot more and have unreliable internet and have to have a roommate but all in all we feel happy. Just took forever.
Ilium, Ophir, Placerville, Sawpit	Please allow working communities (Lawson, Two Rivers, etc.) to own dogs. I hear Aldosoro and Mtn Village have bought their way out of this rule, but working class people can't afford that option. We love dogs, too! Please allow homeowners to responsibly have a dog in their family!
Ilium, Ophir, Placerville, Sawpit	Please make this a local priority and get all govt entities to participate
Ilium, Ophir, Placerville, Sawpit	Regarding the car payments question and gross annual income question: I do not know what my 2 housemates pay or what they earn. I have no car payment; I make \$44,200 annually.
Ilium, Ophir, Placerville, Sawpit	The household information is for me only. I don't know what my roommates make per year. I currently pay two months of the winter that I won't be here. I would love to find reliable, single occupancy housing in Telluride from November to April 1 for under 700. Tiny houses for ski area employees? Thanks
Ilium, Ophir,	We desperately need homes for young families. The county government needs to take

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Placerville, Sawpit	a more active leadership approach. We need better career/job opportunities and better infrastructure. Much of the county is "third world."
Lawson Hill	Even though we make good money and have a deed restricted home we live in a very small space and cannot have things that we would like - nor can we afford to upgrade to a bigger nicer place as the prices have gone insane on deed restricted units - we could not afford to pay what the homes are selling for today
Lawson Hill	I recently saw a statistic that 50 percent of the residences are unoccupied most of the year. Energy use in unoccupied housing--refrigerators and ghost lights, etc... Class divide in housing. Dogs in Lawson Hill. Discriminatory/lack of deed restriction enforcement.
Lawson Hill	Is there a way to label or name these housing surveys? I feel like I fill one out every few months and they overlap.
Lawson Hill	<u>Stop subsidizing housing!</u> You only hurt those who have worked hard to get where they are. Living here is a choice, not a right. If subsidized, develop down valley/Norwood and pump up the bus system like every other community in the U.S.
Lawson Hill	The number above does not include our roommate. I don't know what his income is.
Montrose	Make it less difficult for people to get in to. Also the more housing available the better
Mountain Village	Affordable is NOT \$800K-\$1M! Ridiculous! These homes should not be deed restricted! We feel there is no affordable "next step" 3+ bedroom in the area for our family. And our special assessment is killing us.
Mountain Village	Employees make the resort a successful function. if we can not be accommodated in housing and employment, we seek elsewhere to live and work, a loss of great employees who refuse to settle and move around in search of reasonable, firm housing. I came here for my career with the Town of Mountain Village, have been here going on 2 years, and at this point I am considering leaving behind my opportunities here due to housing affects and costs. I cant afford the groceries here so I have to travel which is also another expense it takes to survive here. I have spent a lot of money trying different housing, that the deposits, availability and offers don't satisfy my needs which are minimal. I work hard and would like a comfortable, well maintained place to call home that is affordable.
Mountain Village	Housing is so incredibly stressful here. Even though we live in a tiny studio where we really can't have friends over or store outdoor gear or have both our cars parked I, I feel so so lucky to live in VCA. It is affordable, conveniently located, and stable. Watching my friends stress over housing is difficult. It's so competitive and, once you find housing, often uncertain in its stability. Additionally, as a young adult thinking towards the future, a life in Telluride long term doesn't really seem feasible. While living in a studio apartment is now cheap and fine, as I get older and more established in my field, I really aspire to live in an affordable place with a full kitchen and room for friends to come over and maybe a dog. However, I feel I would have to just be ridiculously lucky to attain that in Telluride or Mountain Village. I just see no way for lower/middle class young people to be able to have a long term life in Telluride the way things are now. Furthermore, I am disgusted by the growing economic divide in this community; the differences between the haves and have nots, especially when it comes to housing, is stark and I am certain is antithetical to a cohesive, functioning community. I also am disgusted by the fact that ~50% of housing units in San Miguel County are considered vacant, especially when you consider that ~50% of households spend 30% or more on their mortgage or rent. Finally, I worry about the segregating

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	effects the housing crisis exacerbates between the white and Latino communities. In sum, the housing crisis negatively affects the community beyond the workforce. I'd also posit that workforce concerns won't be solved by just improving housing but by also providing increased job stability, living wages, and health benefits (aka basic human rights). I'd love to see more affordable housing built, in addition to policy reform to decrease number of VRBOs and Airbnbs and new condominiums for the rich.
Mountain Village	I am a CPA that has lived in town for about 15 years. We are moving because there is nothing that meets my criteria and is somewhat reasonably priced. I feel like there is a real shortage of options for young professionals. We are very sad to be leaving the valley but having a home that we feel like we are proud of with some sort of small outside space is very important to myself, my husband and our 2 huskies.
Mountain Village	I am a young professional (teacher) with aspirations of owning some type of property, and possibly starting a family. Those goals seem far-fetched due to the housing situation in Telluride. I am very active in the community and committed to staying here. It would be great if there were more options besides VCA where I have lived for all 8 years of my residence.
Mountain Village	I am dependent on public transportation
Mountain Village	I moved here in 2009. I was able to afford housing in Telluride at that time. Rent has easily doubled since 2009. Unfortunately my wages have not doubled. I love this area and my job, I fear that I may not be able to afford to live here much longer. I am very passionate about my job and all the opportunities this area has to offer. I'd love to continue to live here and start a family/buy a house however that seems pretty far fetched at this point.
Mountain Village	Let the owners of the Boulders or Springcreek units buy out of their deed restrictions and use the money to build more affordable units.
Mountain Village	Let Village Court park in the big MV garage, and build more apartments where we park now. Then add another level to the MV parking garage.
Mountain Village	More housing options needed for people living with disabilities.
Mountain Village	no
Mountain Village	stuck in a one bedroom at the VCA have a 10month old child and another one on the way we can not get a two bed room unit while the property manager has moved one person by themselves into a two bed room unit and we are still stuck in a one bed room unit we apparently do not meet the requirements of being able to be moved up on the list when one person with out a family is some how more qualified to live in a two bed room then a 3 person family soon to be a 4 person family also soome how employees of the VCA are all able to be pushed up first on the list for two bedrooms while my wife an i are also town employees and are 15th on the list and there are single people in front of us to be moved into a two bed room before us. also have a serious mold issues in our unit and their fix was too just paint over it and cover it up dont know who is running things in the county but something needs to be done about it and changed
Mountain Village	Thanks for doing this! Glad to see that some people in this town still prioritize housing for workers, even though a small pocket of people are selling this place out from underneath our feet.
Mountain Village	The survey seems more to gauge ability to pay rather than actual demand.
Mountain Village	Young families need affordable houses to buy, not just rent. The affordable house at the Boulders in MV is priced at A MILLION DOLLARS! That is a freaking oxymoron to

	AFFORDABLE HOUSING!
Norwood	97% of Telluride worker bees live in West End, middle of county or other counties to west or north so daily commutes from Nucla area, Norwood, Montrose, and Olathe are a huge issue and expense!
Norwood	A lot of assumptions in the questions that everyone is miserable in their housing choices. Affordable housing is an issue - but not because people don't like where they live but more because this area is simply and expensive place to live. There is only one road to Telluride with traffic throughout the day - but the buses only run for 'office hours'. Many of the employees in Telluride do not work 8-5 or 9-6 jobs. Even with the deed restricted housing - it's not really affordable unless you make over \$140k per year or more. OR are willing to drive to work. There are ZERO safe options to ride a bike to Telluride after the Round-a-bout. Although I know many who do risk their lives to ride their bikes.
Norwood	Affordable housing is outrageous and slim. I had to move to Redvale because it was all I could find.
Norwood	Cost of living in Telluride is prohibitive
Norwood	I don't think this survey applies to me as I've lived in the same house 52 years and plan to die here. This house has never had a mortgage.
Norwood	I love Norwood and don't mind staying here. I don't think Telluride will ever be a place I can afford. It would be nice to have more housing for the working class that don't make a lot of money.
Norwood	I think improving broadband access in places like Norwood could relieve some of the housing stress in Telluride
Norwood	It is frustrating to see folks just moving to town and moving into 'affordable' town projects when long time locals and community members are told there are over year long wait lists. Housing like shamrocks is in poor shape with mold issues and overcrowded. Even so- I would live there if I could get a place. It's hard to know that even if I put in an application the likelihood to obtain a rental is at least a year out. Yet somehow- I meet folks that just rolled into town that move in to these places. Not sure how that kind of thing happens.
Norwood	Moved to Norwood 30 years ago so we could afford to live and work in San Miguel County
Norwood	Need more handicapped accessible housing and more home health and assisted living services in Norwood and West End
Norwood	Norwood, RICO are great places to build affordable house, cheaper, both has access to public transportation. These areas could use a boost \$\$ wise anyway. People should not be stuck on looking or building in Telluride. Unless Telluride is going to allow building of many more houses, other communities could help
Norwood	Please build for families, not just singles, couples or roommate situations. Think about this in depth. Way too many one bedroom and two bedrooms being build (seems like just for numbers; please build less, but build practically, again for families - we're the ones working the career jobs locally). If you make it impossible for us to live here, we will have to move away - I cannot count how many of my friends this has happened to in the last decade. Part of the character of telluride, and why the people who visit and spend their money choose telluride, is because of the locals. They want to feel like a local - this means eat where the locals eat, ski where we ski, hike where we hike etc (we can't really afford to shop locally either). If you push us all out of town, we will

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	stop being in town except for working hours - then Telluride will lose its charm. We'll get more of the Aspen-ites for sure, and that may be the direction some are pushing us, but we will lose our current demographic and town will become more of a ghost town in the shoulder seasons. if you want year round vibrancy, you have to make it so the locals can live in town. (This current council (prior) and now too hopefully has made tremendous strides to address this issue and that is appreciated.) Also, please note when building multi bedroom units, multi baths are appreciated too. A 3 bdrm unit needs 2 baths for that many people.
Norwood	Put a trailer park in the valley floor
Norwood	RV/tiny home park would be useful for short-term. Building costs are high here just like food, because of remoteness; people should expect to pay more.
Norwood	Speaking for my children, there is no place affordable for them on Wright's Mesa or surrounding areas. Rents are more than 1/4 of their incomes, if anyplace is available.
Norwood	The County needs to rezone to create more 5 acre lots in the west end. 40 acres are not desirable/affordable choices.
Norwood	We had a very difficult time moving to the area which ultimately cost us living in the town we wanted to originally. We now both live and try to work full time in Norwood instead of telluride.
Norwood	We live very prudently. Most people can not live as we do and thus are struggling to find housing. We are constantly asked if we can rent living space. But codes prevent us from doing so. We can only rent for office space.
Nucla / Naturita	Almost all in the Nucla/Naturita area need to be torn down and rebuilt. I am so glad we were able to build our home. Our area does need assistant living that is affordable for those that will not or are not able to leave, but should not live on their own.
Nucla / Naturita	I rent two apartments for VERY cheap under my garage, so that people (workers) can make it in this town
Nucla / Naturita	Local and state governments should stay out of housing. All they want to do is tax locals to build cheap housing for illegal foreign nationals to displace the local work force.
Nucla / Naturita	Local housing means local jobs. More attention needs to be paid to developing jobs in the commuter communities like Norwood, Nucla, Naturita, Rico, Dolores, etc. not just Telluride.
Nucla / Naturita	Only way I am making it is with 3 working adults. Daily cost adds up and is never considered. Food cost here is so much more medical care for anything major is an added cost. It adds up and makes things hard. One job just cut hours. One is busy and great in summer and crazy slow and hard in winter and one steady job.
Nucla / Naturita	Resort towns and tourism are all consuming and produce nothing. As long as they thrive, the housing crisis will not be solved.
Other	Build it and they will come
Other Ouray County	Recommend co-housing be considered to lower cost for teachers and other public employees (fire, EMS, etc.) who serve their communities. Pricing should be at 60% or less than single family homes of similar size and location.
Other San Miguel County	Housing in our region is critical to recruit and retain staff for our shops and restaurants. But they also need to be paying staff a living wage, which is the conundrum...we know what increasing salaries cost. Need stable year-round employment - some sort of industry.
Other San Miguel	Housing/transportation is a serious issue. Others are medical center, school,

San Miguel Regional Housing Resident Survey

County	environmental standards.
Other San Miguel County	i support improvements on housing for legal Americans - but not at all for illegal.
Other San Miguel County	If the region does not solve the housing issue, Telluride/MV will have no employees or services to remain viable communities
Other San Miguel County	Loosen the deed restricted owner housing requirements. If the purpose is for people to live and work within the county, where their clientele live shouldn't make a difference. Make the purpose of the deed restricted housing to get people who want to live in the community all year and contribute to our community through taxes
Other San Miguel County	More large scale apartments like Doka and VCA. Nice work with new deed restricted - keep it going.
Other San Miguel County	Proximity and availability of health care will likely determine how long we can continue to live in SM County
Other San Miguel County	SMRHA inconsistent with upholding some guidelines
Other San Miguel County	We were fortunate to have purchased property 30 years ago, but we saved housing costs by actually constructing our own home/studio. However, I understand and sympathize with how difficult it is for working people in the region to afford housing in such a tight market.
Other San Miguel County	You're all doing an amazing job! Thank you for your concern.
Ouray	it was so hard to find a place to live with two dogs, took me two months to find a place to rent and it is 47 miles away from work.
Ouray	Our family is new to the area. I work in Telluride. My wife is a teacher and would love to find a teaching job in Telluride, but there is no way we can afford a single family home with a yard (for dogs) in Telluride. So she is not even applying for jobs up there. We are temporarily renting a house in Ouray. We plan to buy a house and will likely live closer to Montrose, and I will eventually work from home more to avoid the long commute. We want to buy a house a.s.a.p, but deed restricted housing requires us to work here for too long before we can even apply - so that's out. Also, deed restricted units where there is a cap on what you can earn on resale make no financial sense. We are not even considering those homes.
Redvale	Rent too expensive for young families, plus utilities, and daycare if needed
Rico	Need more 3bdr
Ridgway	Affordable housing has to start with the county lowering tap fees etc.
Ridgway	Build deed restricted housing (control buying and selling price). Do not lower/compromise building codes as this leads to substandard housing.
Ridgway	Housing would not be as much of a problem if the transportation problem was solved. Employers could start their own worker transport if they worked together on cost.
Ridgway	I don't currently have an ADU with a garage below. However, if there is an incentive to build one, I will strongly consider it. I will rent out long term to Ridgway residents.
Ridgway	I'm moving to Montrose because I'll never be able to afford to buy a free-market place in Telluride. I do not want anything deed-restricted. Even if I could afford Telluride, I'd rather take my money elsewhere and get more bang for my buck. I don't love Telluride so much that I would grossly overspend on a tiny little condo. I want a yard and a guest bedroom or two for family and friends. I'd gladly take a pay cut to have that quality of life. Telluride is overrated and you couldn't pay me to live there. Currently, I commute

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	2+ hours per day to work in Telluride and my commute is not subsidized in any way. I'm going to leave a good job with good pay for the sake of my mental health. WORTH IT.
Ridgway	Keep up the great work! Would love to see a synthesis/analysis of the survey results.
Ridgway	Lack of affordable housing is not the only problem in the area, the lack of public transportation should also be addressed. The traffic through Ridgway at 'rush hour' is horrendous! Soon we'll need a 4 lane highway from Montrose to Telluride - yuck!
Ridgway	Make secondary structures available by motivating owners. Reduce use of auxiliary housing for short term.
Ridgway	No.
Ridgway	Ouray county needs political will for housing and an authority that works toward affordable housing goals
Ridgway	Thank you for your work on this!
Ridgway	The majority of short term renters have a disconnect to the community, i.e., let their dogs run, don't pick up dog poop, drive fast in neighborhoods
Ridgway	We NEED affordable housing in Ouray County and suggest the town of Ridgway use some of its existing land to build on.
Ridgway	We need affordable housing in Ouray County!
Ridgway	We need to have more affordable renting options!
Ridgway	We purchased in Ouray County because there was no housing we could afford or qualify for in the area. We would love to live in the area if we could. \$400,000 is not affordable. Working with the utility my income is not qualified and would not fit in the deed restriction box without exception. Our children go to school in telluride and our friends live there. We live an hour away and travel because we have to.
Ridgway	We struggled years working hard to live and raise our kids here. Anyone would have liked housing to be more affordable at anytime. I am sad about what our town has turned into. We moved here years ago because we loved living in this mountain community. Now catering to tourists and people who can't appreciate how we live. Come and destroy our lands in the name of entertainment.
Telluride	A half bath more would be great
Telluride	Adjust the local deed restricted rules to better suit our economy rather than aligning with the nation wide ones.
Telluride	An option might be to create place(s) that do not have as much parking and uses that space for parking for more residential units. Stop providing for what people 'want' but actually what people will 'need'. Beds and baths and roofs over heads rather than all the perks. Less yards and garages and more units to live in to house the most people.
Telluride	As a single young professional, I feel that I am at a disadvantage for current housing requirements. My student loans, car payment, health insurance premiums, and general living expenses in Telluride take up so much of my income, yet I still do not qualify for affordable housing as a single person earning over 50k. I have been on a professional trajectory since moving to Telluride and I feel like I have to either stop my current career path or ask for less money so I can afford to live here, which makes so sense.
Telluride	As long as Telluride is a destination ski resort, housing will be an issue (given the inherent limitations involved in living in and near a tiny box canyon) and we must do the best we can but we must accept that we can't do everything.

San Miguel Regional Housing Resident Survey

Telluride	Being forced to camp out for a while helps remind people whether they really want to live here or not
Telluride	Beyond the need for housing that is affordable, we also need to address the problem of mid tier home pricing. There are plenty of people who would want to move out of currently restricted housing to something with a lesser restriction at a higher price point but there is nothing in the \$400,000-\$800,000 range. And for individuals making a living on their own without other support networks Anything beyond 500,000 tends to not be attainable. I would love to see some sort of a step up program in place so that families can live in the restricted homes, and then eventually move to some sort of a hybrid deed restricted free market situation in an affordable price range. I feel like failures way too many talented individuals because they cannot figure out a way to financially make this all work
Telluride	Cannot fix it in Telluride - start building in Norwood or down valley and expand transit
Telluride	Critically need more options and lower to moderate income options. As of now I will be leaving in 6-12 months due to this issue.
Telluride	Have a studio, no kitchen. Would love to have a 1BR 1BA. Been in Telluride 20 years but rent is too high to continue living here. Would love to have just 1 job as I am getting older.
Telluride	I am not opposed to subsidized employee housing but I do not feel that I benefit from it it any way and I do not want to pay for subsidizing Ski Area, T-ride Sports, etc.
Telluride	I applied for the Virginia Placer units. Make the basic requirements to qualify for application for deed restricted units more stringent! Reward people who have lived and worked in this community for at least 3+ years. It is really not hard to live here for 1 year and work at least 1400 hours. People come and go all the time, but those who have stable/permanent careers and who have made contributions to this community ought to be given preference.
Telluride	I don't like duplexes; no garage/shop
Telluride	I don't see how this survey will improve housing choices. Governments rationalize their decisions and do what they please; e.g. the town's mind-boggling decision to continue to heavily subsidize for sale 'affordable' housing, in spite of the crying need for rental housing. Among many other variables, the town and county HAs must consider that the ownership program, in addition to its poor economics, guarantees every greater discrepancy between 'affordable' ownership and free market properties. No amount of new rules will obviate this problem, where rental housing, permanently in public ownership, can respond to need and economics. The ownership program also fundamentally discriminates against ski bums, waitress, and kitchen help, especially the immigrant population.
Telluride	I feel like the income limit should be greater, especially for 2 people. It's so low, I had to get a cosigner for my loan from the bank to qualify. I currently live with my significant other, however if we get married will I get kicked out of my one bedroom place because our income together of 120,000/year is over the income limit for my unit? It's scary that both of us may need to find a new place to live if we decide to get married.
Telluride	I feel that purchasing a home is not an option for me at any point of my life if I choose to remain here. I live pay check to pay check as a professional fully employed with benefits who also works 2-3 part time jobs as well as care-taking the larger home to which my unit is attached. Car payments and groceries take up anything I would like to

	put into savings. My utilities are included in my rent. I do not have to have a roommate. My condition is enviable by many here and I consider myself very lucky. However, as someone who lives here year round and intends to live here for the long term, I have to come to terms with the fact that I will never be able to own my own property or live in a unit that has features such as outdoor space, guest rooms, or more than 500 square feet. Verdict is still out, but I'd like to see better options for locals and fewer empty mansions.
Telluride	I have a daughter who currently rents a home, and will have to find housing when the home sells. The online short term rentals are taking away the long term rentals. I moved 11 times in 10 years, looking for affordable housing. The service people need housing.
Telluride	I have a room that I'd like to rent to part-time employees. I would like to have that option.
Telluride	I have lived in the area for over 30 years, and do not/cannot pay for others housing. I camped for 6 years while I built my first mesa home. To put the burden on current home owners who have huge mortgages and children is not ethical. We all would like a deed restricted penthouse, walking distance to the G and of course an ocean view, but that's not going to happen. We cannot build housing for all the people in the world who would like to live here! How about charging an empty unit tax on second home/condo owners who keep their units empty. Keep in mind that when a local built this house, he made housing for employees. The recent trend to consider building houses creates an added need for employee housing doesn't make any sense. If this was true then the worst thing the town could do is build housing.
Telluride	I sure hope they'll pave and provide parking, including bikes (outside of Coonskin lot) for all the Virginia Placer housing tenants!
Telluride	I think the affordable housing issue is critical to creating a community. If workers cannot live where they work how can they be expected to give their time and energy to making a community strong. Not to mention that when ownership is lost, stewardship is also lost. If you work in the town of Telluride but live outside of town you can no longer have a say in town government, voting rights are lost and even though you are an integral part of keeping the community running your sense of responsibility and stewardship is taken away.
Telluride	I work from home for a company based in Grand Junction. I wish there was a way for me to qualify for deed restriction housing, because as of now, I do not. All of my money goes into the town of Telluride (food, rent, local businesses, ect), however, so I think that this needs to be changed.
Telluride	I would love to see more single family affordable housing provided such as the gold run houses. The effort made by the SMRHA is great for 'seasonal workers' but the recent spruce apartments were suited most for non-families other than the 3rd story unit.
Telluride	I would love to see some affordable units that are above ground, or have windows that don't look straight at a wall and aren't cavernous. Perhaps even maybe something on the sunnyside?
Telluride	If you want people to work low income jobs (restaurants, ski resort), you need to provide affordable housing.
Telluride	If you've owned your home for 20+ years, exempt those folks from tax hikes so as not to force out people who have paid their dues and want to enjoy and afford living in

	their existing home. Don't replace a mortgage payment with a tax bill.
Telluride	It sure would be great to be able to live in a place that was maintained better and were people could be put with other like minded. At 45 dealing with a bunch of loud ski bums staying for a season is frustrating. The rent goes up every year and wages stay stagnant.
Telluride	Its time for the town of Telluride to better spend its money by building larger, higher density complexes outside of town. We need more cooperation between the town, MV and County. Subsidizing the cost by almost half for 8 units in town is silly. For example, why cannot the town sell a commercial lot in town that they own to the highest bidder and use that money to work with the county on 50+ units at Eider Creek? That starts to make a dent in the problem. We are creating an entitled base of Locals who think they have the right to live in the center of town at someone else's expense. Why are we publicly showing lotteries? This should be private as not to unnecessarily hurt the losers.
Telluride	keep condos and short-term rentals off of main street. There should be some kind of cap on what can be charged for long term rental units. i.e., it should not be permissible to rent a 300 sqft 'studio' without even a kitchen for \$2500/mo simply because 'someone' will pay it.
Telluride	Keep Senior Housing options on your 'to do' list.
Telluride	Lack of affordable housing is the single biggest threat to our way of life here in Telluride. There are more houses that sit empty for most of the year than are lived in. Even more disturbing is that some of the owners of these houses put them on AirBnB for more per night than I pay in rent for a month! Granted I am very lucky with my housing situation presently, it could disappear overnight much like many other affordable spots recently. I think some of the rules that have been adopted in the past are helpful to this situation, some are somewhat contrived. I really like HARC, in that they preserve the character of our town. But there needs to be some sort of bribe stop in the system, not allowing big money to break the rules. Deed restricted units are a good idea, but the rules therein need to be adjusted. Like being able to rent out the units, but at no profit for the owner would be nice. Thanks for reaching out to the people on this very important issue. If there is no place for the service employees to live in town, we'll have to widen the spur sooner!
Telluride	Medical care in Telluride needs improvement and this is the most important issue concerning housing
Telluride	My boyfriend and I want to be long-term locals here and raise a family; however, the cost to purchase a home for a family is becoming more unrealistic and unattainable because of the millionaire second homeowners.
Telluride	Need more affordable housing. We have people come in to my place of work who have a job in Telluride but can not find housing. Some have moved here to take jobs in town, only to find the housing impossible.
Telluride	Need more places to purchase for long time locals. Type of housing isn't as important as a place I can own. I think this would take more pressure off the rental market for more seasonal workers.
Telluride	No residential on Main St.
Telluride	Our dream would be to buy affordable housing on the east end of town. Would suggest building more affordable housing single-family homes (3 bedrooms) past what is already there (near the cemetery, towards the mine.) There are SO many young

	families who want to make Telluride home, but buying free-market is absolutely impossible. We currently pay VERY high rent, but can not afford to buy unless there was a deed-restricted opportunity. Also suggest that SMRHA considers re-evaluating the maximum salary earnings to qualify to purchase deed-restricted. We work multiple jobs to be able to afford renting in Telluride, but could never afford to buy free-market. SMRHA should be more realistic about cost of living when setting salary caps for deed-restricted homes. The goal should be to not punish those who work hard and make a decent living....we need young professionals in this community. And we need young families.
Telluride	People that live in affordable housing rentals for 8+ years should get an additional entry in housing lotteries
Telluride	Please provide more housing for lower income individuals. I believe I overqualify and thus won't apply, whereas people who make over \$175K as a couple have low income housing units. Need to be more strict at time of purchase but not kick out those who end up working from home for out of area businesses.
Telluride	Rentals are ridiculous high especially for the value and outdated homes and condos are. Landlords don't care they are just greedy and no because of the lack of housing they ask for outrageous prices. I work 3 jobs just to pay my portion of rent.
Telluride	Restrict or utilize limited permits for short term rentals (Airbnb, vrbo), reward private owners for long term rentals. Discourage changing properties from livable spaces to investment properties by 2nd homeowners or investors; closely scrutinize development applications and plans. Utilize alleyway shacks as studios or living solutions. Continue development of affordable housing in immediate vicinity of towns and near public transportation. Expand public transportation opportunities; develop regional system with other commuter communities.
Telluride	RHA needs to stop treating owners of deed-restricted housing as criminals. Please have some respect and treat all of us with dignity. Also, my home needs capital replacement items not allowed per price cap.
Telluride	Seriously take 2 to 10 acres of the valley floor, develop efficient housing, new hospital, school, rec center etc. Stop trying to develop in the dark/worst parts of town, or by packing every living inch into some of the most valuable land left in telluride. Sell that land to private developers to pay for efficient housing elsewhere. 1 % of the valley floor could solve all housing issues in the area plus benefit infrastructure/and services.
Telluride	Stop allowing non-residents to buy/build homes they only use for vacation rentals to make money off of.
Telluride	Stop demolishing the few available rental properties that remain in Telluride. I have lost 3 rentals that I lived in because the owner tore down the house to build a new mansion that nobody lives in.
Telluride	Telluride can't build 'out' to make room for more affordable housing, we are going to have to bite the bullet and build up! from our answers, it would seem that we as a family don't use public transport because the questions were about commuting to work, but my kids use the galloping goose every day to get to school or to visit friends around town and we use it to come back home after skiing.
Telluride	The current structure suggests that self employment income must come from clients that live in town - yet Telluride is built and run on out of town and tourist dollars. It is unrealistic to expect that we can grow as self employed people and not strive to capture out of town dollars to survive.

Telluride	The deed restriction program is a trap. We have owned our deed restricted home for a long Time and the value has decreased significantly, to the point that we cannot refinance it for enough to upgrade some of the wear and tear after many years. The houses are not selling for their value, and because of the deed restriction are now appraising for less than what it would cost to actually build it, which doesn't make sense. A change in the way this program works needs to be made. It is easier to get in because it is 'affordable' but you can't get out without losing your biggest investment, so it feels like a rental where the landlord can't afford to maintain it because of the declining value. Yes, it is a place to live, but the investment is not smart. Unfortunately, the buyers of deed restriction are not always saavy investors. The San Miguel County Commissikners have made exceptions in order to make it work for sellers, but that has corrputed the program. It's kind of mess.
Telluride	The management and rules for affordable housing are not realistic or concerned about maintaining a community. I owned a deed restricted condo in town for 11 years and was forced to sell because I struggled for a bit after my father unexpectedly passed. I have seen blatant disrespect on the part of the THA, SMRHA, and Town Council to numerous locals who did not successfully navigate the myriad of rules for affordable housing. My suggestion is to look WAY outside of the box that you have imposed on yourself and the inhabitants, and understand that to maintain a community you have to respect the ebb and flow of life. My suggestion would be to simply rent to people who can't afford the free market and eliminate home ownership of affordable housing. I don't think it works. Selling a home to an individual and then not providing the dignities and privacy of home ownership gives false hope and defeats the purpose of owning. I now know that I never really 'owned' my home, and was simply judged unworthy by a cast of characters that showed how little they cared about my health and well being. Good luck, you can do a LOT better. The rich will never really make this place a community, even though they make the decisions. Sad. Telluride is going in the wrong direction and the people that really made it are leaving by the day. I too, after my experience, don't see adding too many years to my 14 here.
Telluride	The reality is that we will always have a housing issue/shortage!
Telluride	The tiers may need to be revisited for deed restriction housing. When those income parameters were instituted health insurance was \$250 per month for myself and SO. The same plan is now \$1200 per month for myself and \$1000 per month for my SO. The deductible went from combined \$2500 to \$6300 each. So the income allowance needs to nor'easter to reflect this ridiculous increase in health insurance costs.
Telluride	The Town of Telluride is building as much affordable housing as it can. Other municipalities, and especially private developers need to step up their contributions.
Telluride	The working population that never gets talked about or helped or addressed is the 'professional' population, who don't qualify for subsidized housing yet can't compete on the open market. We lose valuable professionals frequently because of housing issues, and Telluride will likely lose two more, as we cannot afford to buy and therefore can't have secure housing in the long term. This is a real problem.
Telluride	Too much for deed restricted, not enough for free market.
Telluride	Transportation is a huge part of this issue. Montrose MUST be included in the SMART plan.
Telluride	We have reached the breaking point. If I lose my current housing (I rent a backhouse in the Ski Ranches and the property is for sale), I may have to leave Telluride

	permanently after 11 years.
Telluride	While prioritizing building new affordable housing units be sure to continue to maintain existing buildings and apartments for their long term viability. Be more lenient about seasonable employees in terms of 4 or 6 month leases to give them more of a chance to establish themselves in town before moving here full time instead of forcing a long commute which makes integrating into a small community more challenging. Keep the focus of affordable housing in the town limits of Telluride to maintain the 'full' nature of this community, instead of a town of empty second homes and employees commuting down the valley floor. More bike racks. Implement the most current green construction practices to help make the construction of and living in these buildings as environmentally friendly as we can realistically do.
Telluride	While transit is a big piece of the puzzle, and there are many pros and cons to living in some of the satellite areas and commuting in to the TOT or MV for work, I think it is critical to continue to develop affordable housing within the Town of Telluride and Mountain Village - especially deed-restricted housing available for purchase. It's critical that we maintain a local community that lives in and is invested in the community where they work.
Telluride	Would like to have seen the town construct an inventory of single family units. All and all, I believe they have done a good job on the projects they have done.
Telluride	Would love better bus transportation from Norwood and Placerville and would consider living out in the sunny belt!
Telluride	Would love to have Open Houses when new projects are built. It would be nice to see what is currently being Made available.
Telluride	Yes telluride should be ashamed at the lack of housing for the less than millionaires considering affordable housing is available in aspen, Vail, EVERYWHERE ELSE BESIDES TELLURIDE. Yet we wonder why service sucks all over town.
Telluride	You are doing a great job!
Telluride	You guys keep doing a great job with what you have to work with
n/a	It is not the government's business to provide housing or to ask such questions. Lest we forget the USSR was the United Soviet SOCIALIST Republic, the Nazis were National SOCIALISTS. It does not work!!! The USA is not the United Socialists of America. Feel the burn.
n/a	It needs to be a priority as does spaces for local businesses. Thanks for putting this survey together.
n/a	Lazy people should not expect to be able to live in Telluride.
n/a	Not happy about housing going in. Half property should have been donated to town for kids bike riding.
n/a	Requalification process is difficult. I renew during shoulder season (October) and may or may not have qualification for work. Self-employed during that season.
n/a	What about a place for mom! Ha!



2018 Employer Survey

San Miguel Employer Survey 2018

		Is business present in San Miguel Co?			
		Yes		No	
		Year of Survey		Year of Survey	
		2018	2011	2018	2011
Physical location of business	Telluride (2011 data: Telluride / Mountain Village / Lawson Hill)	72%	82%		
	Norwood	11%	21%		
	Mountain Village	17%			
	Ouray		1%		67%
	Ridgway	1%	3%	33%	43%
	Lawson Hill	7%			
	Placerville / Sawpit	4%	3%		
	Ophir / Ilium	2%	4%		
	Other	1%	3%	67%	5%
	Egnar / Slick Rock	2%	4%		
TOTAL		117%	121%	100%	114%
	n =	127	72	3	21
Please describe your type of business:	Other	12%	17%	20%	24%
	Retail trade (grocery, sporting goods, etc)	8%	17%		19%
	Professional, scientific, technical services (legal, accounting, architecture, etc)	17%	4%	20%	5%
	Construction	13%	11%		
	Real estate / property management	13%	6%	20%	5%
	Bar/restaurant	3%	15%	20%	
	Hotel / lodging	6%	7%		14%
	Government (excluding public schools)	6%	7%		10%
	Amusement, arts, entertainment, recreation	7%	1%		5%
	Health care/social assistance (medical, dental, ambulatory, psychiatric, shelters, etc)	7%	1%		
	Finance/banking/insurance	2%	7%		
	Other services (personal, daycare, auto repair, information/ publishing, etc)	4%	1%		5%
	Educational services (schools, training programs, etc)	1%	3%		10%
	Transportation/warehousing/utilities		3%		5%
	Manufacturing	1%		20%	
	Wholesale trade	1%			
TOTAL		100%	100%	100%	100%
	n =	127	72	5	21
(If hotel / lodging property) How many lodging units do you have?	21		17%		
	22		17%		
	26		17%		
	32				33%
	33	17%			33%
	37		17%		
	52				33%
	59	17%			
	60	17%			
	63	17%	17%		
	130	17%			
	255		17%		
	400	17%			
TOTAL		100%	100%		100%
Average		124.2	70.7	.	39.0
Median		61.5	31.5	.	33.0
n =		6	6	0	3

San Miguel Employer Survey 2018

		Is business present in San Miguel Co?			
		Yes		No	
		Year of Survey		Year of Survey	
		2018	2011	2018	2011
(If property management business) How many total rooms/units do you manage?	0	22%			
	6	11%			
	13	11%			
	28	11%			
	35	11%			
	150	11%			
	300	11%			
	350	11%			
TOTAL		100%			
Average		98.0	.	.	.
Median		28.0	.	.	.
n =		9	0	0	0
What is the approximate gross square footage of floor area your business occupies?	0 sq ft	4%	2%		7%
	1-999 sq ft.	52%	24%	67%	27%
	1,000-2,499 sq ft.	21%	39%	33%	20%
	2,500-4,999 sq ft.	11%	12%		27%
	5,000-9,999 sq ft.	3%	10%		7%
	10,000+ sq ft.	9%	12%		13%
TOTAL		100%	100%	100%	100%
Average		6,132	3,378	583	6,981
Median		750	1,600	600	2,000
n =		113	49	3	15

11 Aug 18

Source: RRC Associates

San Miguel Employer Survey 2018

Summer Employee Count		Is business present in San Miguel Co?			
		Yes		No	
		Year of Survey		Year of Survey	
		2018	2011	2018	2011
Year-round, full-time	0	10%	11%		15%
	1-4	64%	44%	100%	41%
	5-9	11%	14%		11%
	10-24	7%	15%		19%
	25-49	2%	5%		7%
	50-99	2%	6%		7%
	100+	4%	6%		
TOTAL		100%	100%	100%	100%
Average		12.3	18.5	1.0	11.9
Median		2.0	4.0	1.0	3.0
n =		122	66	3	27
Year-round, part-time	0	51%	42%	33%	22%
	1-4	37%	39%	67%	52%
	5-9	6%	11%		7%
	10-24	2%	6%		19%
	25-49	3%	2%		
	100+	1%			
TOTAL		100%	100%	100%	100%
Average		3.1	2.8	.7	4.8
Median		.0	1.0	1.0	2.0
n =		122	66	3	27
Summer seasonal, full-time	0	77%	73%	67%	81%
	1-4	16%	8%	33%	4%
	5-9	2%	6%		15%
	10-24	2%	6%		
	25-49	2%	3%		
	50-99		5%		
	100+	1%			
TOTAL		100%	100%	100%	100%
Average		3.4	5.9	.3	1.0
Median		.0	.0	.0	.0
n =		122	66	3	27

11 Aug 18
Source: RRC Associates

San Miguel Employer Survey 2018

Summer Employee Count		Is business present in San Miguel Co?			
		Yes		No	
		Year of Survey		Year of Survey	
		2018	2011	2018	2011
Summer seasonal, part-time	0	69%	77%	67%	59%
	1-4	22%	11%	33%	19%
	5-9	4%	2%		7%
	10-24	2%	6%		7%
	25-49	3%	5%		7%
TOTAL		100%	100%	100%	100%
Average		2.1	2.8	.3	4.0
Median		.0	.0	.0	.0
n =		122	66	3	27
Total Summer Employees	1-4	56%	30%	100%	26%
	5-9	14%	24%		19%
	10-24	13%	18%		33%
	25-49	8%	8%		
	50-99	3%	8%		22%
	100+	6%	12%		
TOTAL		100%	100%	100%	100%
Average		20.8	30.1	2.3	21.8
Median		4.0	9.0	2.0	11.0
n =		122	66	3	27

11 Aug 18

Source: RRC Associates

San Miguel Employer Survey 2018

<i>Winter Employee Count</i>		Is business present in San Miguel Co?			
		Yes		No	
		Year of Survey		Year of Survey	
		2018	2011	2018	2011
Year-round, full-time	0	10%	12%		12%
	1-4	63%	43%	100%	42%
	5-9	11%	13%		12%
	10-24	5%	15%		19%
	25-49	3%	4%		8%
	50-99	3%	6%		8%
	100+	4%	6%		
TOTAL		100%	100%	100%	100%
Average		12.8	18.2	1.0	12.4
Median		2.0	4.0	1.0	3.5
n =		116	67	3	26
Year-round, part-time	0	48%	43%	33%	19%
	1-4	40%	39%	67%	54%
	5-9	4%	10%		8%
	10-24	4%	6%		19%
	25-49	3%	1%		
	100+	1%			
TOTAL		100%	100%	100%	100%
Average		3.3	2.7	.7	5.0
Median		1.0	1.0	1.0	2.0
n =		116	67	3	26
Seasonal, full-time	0	78%	76%	67%	100%
	1-4	12%	6%	33%	
	5-9	3%	6%		
	10-24	3%	4%		
	25-49	3%	3%		
	50-99		3%		
	100+	1%	1%		
TOTAL		100%	100%	100%	100%
Average		7.1	12.3	.3	.0
Median		.0	.0	.0	.0
n =		116	67	3	26

11 Aug 18
Source: RRC Associates

San Miguel Employer Survey 2018

<i>Winter Employee Count</i>		Is business present in San Miguel Co?			
		Yes		No	
		Year of Survey		Year of Survey	
		2018	2011	2018	2011
Seasonal, part-time	0	72%	79%	67%	96%
	1-4	21%	6%	33%	
	5-9	3%	4%		
	10-24	2%	6%		4%
	25-49	3%	1%		
	50-99		1%		
	100+	1%	1%		
TOTAL		100%	100%	100%	100%
Average		5.1	7.1	.3	.8
Median		.0	.0	.0	.0
n =		116	67	3	26
Total Winter Employees	1-4	53%	31%	100%	38%
	5-9	16%	21%		19%
	10-24	13%	21%		19%
	25-49	8%	10%		12%
	50-99	3%	6%		12%
	100+	7%	10%		
TOTAL		100%	100%	100%	100%
Average		28.3	40.5	2.3	18.2
Median		4.0	9.0	2.0	7.0
n =		116	67	3	26

11 Aug 18
Source: RRC Associates

San Miguel Employer Survey 2018

<i>Employee Living Location (Numeric)</i>		Is business present in San Miguel Co?			
		Yes		No	
		Year of Survey		Year of Survey	
		2018	2011	2018	2011
Telluride / Mountain Village / Lawson Hill	0	16%	19%	50%	100%
	1-4	54%	17%	50%	
	5-9	13%	19%		
	10-24	6%	14%		
	25-49	6%	6%		
	50-99	2%	14%		
	100+	3%	11%		
TOTAL		100%	100%	100%	100%
Average		13.7	48.6	.5	.0
Median		2.0	8.5	.5	.0
n =		112	36	2	8
Ophir / Ilium / Placerville / Sawpit	0	64%	94%	100%	100%
	1-4	28%			
	5-9	3%			
	10-24	3%	3%		
	25-49	2%			
	50-99	1%	3%		
TOTAL		100%	100%	100%	100%
Average		2.2	2.6	.0	.0
Median		.0	.0	.0	.0
n =		112	36	2	8
(Added in 2018) Rico / Dolores / Cortez	0	83%		100%	
	1-4	13%			
	5-9	2%			
	10-24	1%			
	50-99	1%			
TOTAL		100%		100%	
Average		1.1	.	.0	.
Median		.0	.	.0	.
n =		112	0	2	0

11 Aug 18
Source: RRC Associates

San Miguel Employer Survey 2018

<i>Employee Living Location (Numeric)</i>		Is business present in San Miguel Co?			
		Yes		No	
		Year of Survey		Year of Survey	
		2018	2011	2018	2011
Norwood	0	63%	83%	100%	100%
	1-4	27%	8%		
	5-9	2%	3%		
	10-24	5%	3%		
	25-49	1%	3%		
	50-99	2%			
	100+	1%			
TOTAL		100%	100%	100%	100%
Average		4.3	1.9	.0	.0
Median		.0	.0	.0	.0
n =		112	36	2	8
(Added in 2018) Nucla / Naturita / Redvale / Bedrock / Paradox	0	86%		100%	
	1-4	9%			
	5-9	4%			
	10-24	1%			
	25-49	1%			
TOTAL		100%		100%	
Average		.8	.	.0	.
Median		.0	.	.0	.
n =		112	0	2	0
Egnar / Slick Rock	0	97%	97%	100%	100%
	1-4	2%	3%		
	25-49	1%			
TOTAL		100%	100%	100%	100%
Average		.3	.1	.0	.0
Median		.0	.0	.0	.0
n =		112	36	2	8

11 Aug 18

Source: RRC Associates

San Miguel Employer Survey 2018

<i>Employee Living Location (Numeric)</i>		Is business present in San Miguel Co?			
		Yes		No	
		Year of Survey		Year of Survey	
		2018	2011	2018	2011
Ridgway / Ouray / Montrose	0	69%	97%	50%	13%
	1-4	21%	3%	50%	25%
	5-9	4%			13%
	10-24	2%			13%
	25-49	3%			13%
	50-99	1%			25%
	100+	1%			
TOTAL		100%	100%	100%	100%
Average		5.4	.0	.5	24.0
Median		.0	.0	.5	13.0
n =		112	36	2	8
Elsewhere in region	0	88%	97%	100%	88%
	1-4	7%	3%		
	5-9	2%			
	10-24	3%			13%
	25-49	1%			
TOTAL		100%	100%	100%	100%
Average		.8	.1	.0	1.4
Median		.0	.0	.0	.0
n =		112	36	2	8
Total Employees	1-4	57%	28%	100%	25%
	5-9	15%	22%		13%
	10-24	11%	14%		25%
	25-49	8%	8%		13%
	50-99	3%	14%		25%
	100+	6%	14%		
TOTAL		100%	100%	100%	100%
Average		28.6	53.2	1.0	25.4
Median		4.0	10.5	1.0	14.5
n =		112	36	2	8

11 Aug 18
Source: RRC Associates

San Miguel Employer Survey 2018

Employee Living Location (Percent)		Is business present in San Miguel Co?			
		Yes		No	
		Year of Survey		Year of Survey	
		2018	2011	2018	2011
Telluride / Mountain Village / Lawson Hill	0%	16%	19%	50%	100%
	1-15%	3%			
	16-30%	5%			
	31-45%	5%			
	46-60%	15%			
	61-75%	15%	3%		
	75-90%	8%			
	100%	33%	78%	50%	
TOTAL		100%	100%	100%	100%
Average		61.1%	79.9%	50.0%	0.0%
Median		70.0%	100.0%	50.0%	0.0%
n =		113	36	2	8
Ophir / Ilium / Placerville / Sawpit	0%	63%	94%	100%	100%
	1-15%	21%	3%		
	16-30%	7%			
	31-45%	3%			
	46-60%	4%			
	61-75%	2%			
	100%	1%	3%		
TOTAL		100%	100%	100%	100%
Average		8.4%	3.0%	0.0%	0.0%
Median		0.0%	0.0%	0.0%	0.0%
n =		113	36	2	8
Rico / Dolores / Cortez	0%	81%		100%	
	1-15%	14%			
	16-30%	2%			
	31-45%	1%			
	75-90%	1%			
	100%	1%			
TOTAL		100%		100%	
Average		3.1%	.	0.0%	.
Median		0.0%	.	0.0%	.
n =		113	0	2	0
Norwood	0%	61%	83%	100%	100%
	1-15%	20%	3%		
	16-30%	6%			
	31-45%	3%			
	46-60%	4%			
	100%	6%	14%		
TOTAL		100%	100%	100%	100%
Average		12.0%	14.3%	0.0%	0.0%
Median		0.0%	0.0%	0.0%	0.0%
n =		113	36	2	8

11 Aug 18
Source: RRC Associates

San Miguel Employer Survey 2018

<i>Employee Living Location (Percent)</i>		Is business present in San Miguel Co?			
		Yes		No	
		Year of Survey		Year of Survey	
		2018	2011	2018	2011
Nucla / Naturita / Redvale / Bedrock / Paradox	0%	86%		100%	
	1-15%	10%			
	16-30%	2%			
	31-45%	1%			
	46-60%	1%			
	61-75%	1%			
TOTAL		100%		100%	
Average		2.1%	.	0.0%	.
Median		0.0%	.	0.0%	.
n =		113	0	2	0
Egnar / Slick Rock	0%	97%	97%	100%	100%
	1-15%	2%	3%		
	100%	1%			
TOTAL		100%	100%	100%	100%
Average		1.0%	0.0%	0.0%	0.0%
Median		0.0%	0.0%	0.0%	0.0%
n =		113	36	2	8
Ridgway / Ouray / Montrose	0%	67%	97%	50%	13%
	1-15%	14%			
	16-30%	11%			
	31-45%	1%			
	46-60%	4%			
	61-75%	1%			
	100%	2%	3%	50%	88%
TOTAL		100%	100%	100%	100%
Average		8.8%	2.8%	50.0%	87.5%
Median		0.0%	0.0%	50.0%	100.0%
n =		113	36	2	8
Elsewhere in region	0%	88%	97%	100%	88%
	1-15%	7%	3%		
	16-30%	2%			
	31-45%	1%			
	46-60%	1%			
	100%	2%			13%
TOTAL		100%	100%	100%	100%
Average		3.4%	0.0%	0.0%	12.5%
Median		0.0%	0.0%	0.0%	0.0%
n =		113	36	2	8

11 Aug 18
Source: RRC Associates

San Miguel Employer Survey 2018

English Speaking Employee Count		Is business present in San Miguel Co?	
		Yes	No
		Year of Survey	Year of Survey
		2018	2018
% Speak English as their primary language	0%	3%	
	16-30%	2%	
	31-45%	3%	33%
	46-60%	4%	
	61-75%	2%	
	75-90%	10%	
	91-99%	4%	
	100%	72%	67%
TOTAL		100%	100%
Average		89.7%	77.8%
Median		100.0%	100.0%
n =		115	3
% Speak English well or very well as their secondary language	0%	77%	67%
	1-15%	10%	
	16-30%	5%	
	31-45%	1%	33%
	46-60%	5%	
	100%	2%	
TOTAL		100%	100%
Average		6.8%	11.1%
Median		0.0%	0.0%
n =		115	3
% Do not speak English well or do not speak English at all	0%	88%	67%
	1-15%	5%	
	16-30%	3%	
	31-45%		33%
	46-60%	2%	
	61-75%	1%	
	100%	1%	
TOTAL		100%	100%
Average		3.5%	11.1%
Median		0.0%	0.0%
n =		115	3

11 Aug 18
Source: RRC Associates

San Miguel Employer Survey 2018

		Is business present in San Miguel Co?	
		Yes	No
		Year of Survey	Year of Survey
		2018	2018
Number of currently unfilled full-time jobs	0	77%	100%
	1	12%	
	2	4%	
	3	2%	
	5	1%	
	6	2%	
	23	1%	
TOTAL		100%	100%
Average		.7	.0
n =		121	2
Number of currently unfilled part-time jobs	0	79%	50%
	1	13%	50%
	2	3%	
	3	1%	
	4	3%	
	8	1%	
	10	1%	
TOTAL		100%	100%
Average		.5	.5
n =		116	2
Total number of currently unfilled jobs	0	69%	50%
	1	14%	50%
	2	5%	
	3	3%	
	4	3%	
	5	1%	
	6	1%	
	9	1%	
	10	1%	
	11	1%	
	13	1%	
	23	1%	
TOTAL		100%	100%
Average		1.1	.5
n =		121	2

11 Aug 18
Source: RRC Associates

San Miguel Employer Survey 2018

		Is business present in San Miguel Co?			
		Yes		No	
		Year of Survey		Year of Survey	
		2018	2011	2018	2011
Were you unable to fill any jobs during this past winter? (2018 survey) / Have you been unable to fill jobs during the past year? (2011 survey)	Yes	24%	17%	25%	18%
	No	76%	83%	75%	82%
TOTAL		100%	100%	100%	100%
	n =	120	70	4	28
(If yes, unable to fill a winter job) How many jobs went unfilled?	0	14%			
	0		10%		
	1	24%	10%		67%
	2	28%	30%		
	3	7%	10%		
	4	7%			
	5	7%			33%
	7	7%			
	8		10%		
	10	7%	20%		
	15		10%		
TOTAL		100%	100%		100%
Average		2.8	5.3	.	2.3
n =		29	10	0	3

11 Aug 18

Source: RRC Associates

San Miguel Employer Survey 2018

		Is business present in San Miguel Co?			
		Yes		No	
		Year of Survey		Year of Survey	
		2018	2011	2018	2011
How many people, in your estimation, could not accept a job or left your employment in the past 12 months because they lacked affordable housing?	0	62%	70%	100%	92%
	1	14%	6%		
	2	8%	7%		
	3	4%	1%		4%
	4	2%	3%		
	5	3%	3%		
	6	2%			4%
	7	2%			
	8	1%			
	10	2%	3%		
	15		3%		
	20		1%		
	25	1%			
	30		1%		
	50	1%			
TOTAL		100%	100%	100%	100%
Average		1.7	2.0	.0	.3
n =		120	67	2	26
To what extent has your ability to find and retain qualified employees changed over the past three years?	Declined / gotten harder	42%			
	Stayed about the same	34%			
	Improved / gotten easier			33%	
	Don't know / not applicable	24%		67%	
TOTAL		100%		100%	
	n =	125		3	

11 Aug 18

Source: RRC Associates

San Miguel Employer Survey 2018

		Is business present in San Miguel Co?	
		Yes	No
		Year of Survey	Year of Survey
		2018	2018
What are the primary challenges you face in recruiting and retaining employees?	Lack of available affordable housing	63%	33%
	Transportation / long commutes between place of work and place of residence	32%	
	None - no challenges in recruiting / retaining employees	22%	33%
	Low wages	17%	
	Lack of child care	14%	
	Lack of year-round positions	13%	
	Other	12%	33%
	Seasonality of community activity	11%	
	Lack of a community center	4%	
TOTAL		187%	100%
	n =	119	3

11 Aug 18
Source: RRC Associates

San Miguel Employer Survey 2018

		Is business present in San Miguel Co?	
		Yes	No
		Year of Survey	Year of Survey
		2018	2018
During the next five years, do you plan to:	Increase your number of employees	34%	
	Reduce your number of employees	2%	33%
	Stay about the same	51%	33%
	Dont know	13%	33%
TOTAL		100%	100%
	n =	125	3
(If increase or reduce) By how many employees?	1	23%	
	2	47%	
	3	14%	
	5	5%	
	8	7%	
	10	5%	
TOTAL		100%	
Average		2.8	.
n =		43	0
Approximately how many of your employees will be retiring in the next five years?	0	70%	50%
	1	13%	50%
	2	10%	
	4	1%	
	5	3%	
	8	2%	
	10	1%	
	17	1%	
TOTAL		100%	100%
Average		.9	.5
n =		118	2

11 Aug 18
Source: RRC Associates

San Miguel Employer Survey 2018

<i>How difficult is it for your employees to find affordable housing in the region?</i>		Is business present in San Miguel Co?	
		Yes	No
		Year of Survey	Year of Survey
		2018	2018
Seasonal employees	1 - Not at all Difficult	6%	
	2	4%	
	3 - Moderately Difficult	19%	
	4	9%	
	5 - Very Difficult	63%	
TOTAL		100%	
Average		4.2	.
n =		54	0
Retail/service clerks	1 - Not at all Difficult	3%	
	3 - Moderately Difficult	13%	
	4	10%	
	5 - Very Difficult	73%	
TOTAL		100%	
Average		4.5	.
n =		30	0
General labor/service	1 - Not at all Difficult	2%	
	2	2%	
	3 - Moderately Difficult	21%	
	4	12%	
	5 - Very Difficult	63%	100%
TOTAL		100%	100%
Average		4.3	5.0
n =		43	1

11 Aug 18

Source: RRC Associates

San Miguel Employer Survey 2018

<i>How difficult is it for your employees to find affordable housing in the region?</i>		Is business present in San Miguel Co?	
		Yes	No
		Year of Survey	Year of Survey
		2018	2018
Construction / repair / skilled trades	1 - Not at all Difficult	3%	
	2	8%	
	3 - Moderately Difficult	23%	
	4	13%	
	5 - Very Difficult	55%	100%
TOTAL		100%	100%
Average		4.1	5.0
n =		40	1
Office support staff	1 - Not at all Difficult	5%	
	2	5%	
	3 - Moderately Difficult	23%	
	4	14%	
	5 - Very Difficult	53%	
TOTAL		100%	
Average		4.1	.
n =		64	0
Entry level professionals	1 - Not at all Difficult	7%	
	3 - Moderately Difficult	19%	
	4	7%	
	5 - Very Difficult	67%	
TOTAL		100%	
Average		4.3	.
n =		54	0

11 Aug 18

Source: RRC Associates

San Miguel Employer Survey 2018

<i>How difficult is it for your employees to find affordable housing in the region?</i>		Is business present in San Miguel Co?	
		Yes	No
		Year of Survey	Year of Survey
		2018	2018
Mid-management	1 - Not at all Difficult	4%	
	2	4%	
	3 - Moderately Difficult	15%	
	4	13%	
	5 - Very Difficult	63%	
TOTAL		100%	
Average		4.3	.
n =		52	0
Upper management	1 - Not at all Difficult	9%	
	2	4%	
	3 - Moderately Difficult	21%	
	4	16%	
	5 - Very Difficult	50%	100%
TOTAL		100%	100%
Average		3.9	5.0
n =		56	1
Other	1 - Not at all Difficult	14%	
	3 - Moderately Difficult	14%	
	4	14%	
	5 - Very Difficult	57%	
TOTAL		100%	
Average		4.0	.
n =		14	0

11 Aug 18

Source: RRC Associates

San Miguel Employer Survey 2018

		Is business present in San Miguel Co?			
		Yes		No	
		Year of Survey		Year of Survey	
		2018	2011	2018	2011
How, if at all, has the availability of affordable housing in the region affected the work performance of your employees?	Displeasure with wage rates due to high housing costs	36%	43%		18%
	I don't believe housing has affected employee performance	33%	28%	50%	61%
	Tardiness from long commutes	29%	29%		11%
	High turnover	29%	22%		11%
	Other	17%	17%	50%	14%
	High absentee rate	9%	12%		4%
TOTAL		153%	151%	100%	118%
	n =	109	69	2	28
Do you feel affordable/employee housing for local residents is:	Not a problem		4%		7%
	One of our lesser problems	1%	6%		10%
	A moderate problem	21%	31%		41%
	One of the more serious problems	47%	44%	50%	38%
	The most critical problem in the area	32%	14%	50%	3%
TOTAL		100%	100%	100%	100%
	n =	117	70	2	29
Do you provide housing or housing assistance to any of your employees?	No	84%	81%	100%	83%
	Yes, provide housing and/or housing assistance (2011)		19%		17%
	Yes - provide housing	10%			
	Yes - provide other type(s) of housing assistance	6%			
TOTAL		101%	100%	100%	100%
	n =	109	72	2	24

11 Aug 18
Source: RRC Associates

San Miguel Employer Survey 2018

To how many employees of the following types do you provide HOUSING?		Is business present in San Miguel Co?
		Yes
		Year of Survey
		2018
Year-round employees	0	20%
	1	30%
	4	20%
	6	10%
	8	10%
	10	10%
TOTAL		100%
Average		3.5
n =		10
Seasonal employees in summer season	0	80%
	1	10%
	14	10%
TOTAL		100%
Average		1.5
n =		10
Seasonal employees in ski season	0	80%
	3	10%
	14	10%
TOTAL		100%
Average		1.7
n =		10

11 Aug 18

Source: RRC Associates

San Miguel Employer Survey 2018

<i>To how many employees of the following types do you provide OTHER HOUSING ASSISTANCE?</i>		Is business present in San Miguel Co?		
		Yes		No
		Year of Survey		Year of Survey
		2018	2011	2011
Year-round employees	0		23%	
	1	17%	15%	75%
	2	17%	8%	25%
	4	33%	8%	
	5		8%	
	6		8%	
	11		8%	
	12		8%	
	16		8%	
	18	17%		
	30	17%	8%	
TOTAL		100%	100%	100%
Average		9.8	6.8	1.3
n =		6	13	4
Seasonal employees in summer season	0	100%	77%	100%
	1		8%	
	10		8%	
	30		8%	
TOTAL		100%	100%	100%
Average		.0	3.2	.0
n =		6	13	4
Seasonal employees in ski season	0	100%	77%	100%
	1		8%	
	7		8%	
	30		8%	
TOTAL		100%	100%	100%
Average		.0	2.9	.0
n =		6	13	4

11 Aug 18

Source: RRC Associates

San Miguel Employer Survey 2018

		Is business present in San Miguel Co?			
		Yes		No	
		Year of Survey		Year of Survey	
		2018	2011	2018	2011
In the future, would you be willing to assist with the provision of affordable/employee housing?	Yes	16%	13%		21%
	No	31%	30%		38%
	Uncertain	54%	57%	100%	42%
TOTAL		100%	100%	100%	100%
	n =	114	70	2	24
Would you rather...	Subsidize rents	44%	25%		40%
	Lease housing for your employees	39%	25%		
	Don't know	33%	25%		20%
	Construct units for employees	33%			40%
	Provide down payments	22%			
	Subsidize mortgage payments	11%	13%		
	Contribute to damage deposits	11%			
	Other	6%	13%		
TOTAL		200%	100%		100%
	n =	18	8		5
For what types of employees would you provide housing assistance?	Year-round employees	81%	100%		100%
	Seasonal employees in ski season	50%	22%		
	Seasonal employees in summer season	44%	11%		
TOTAL		175%	133%		100%
	n =	16	9		5

11 Aug 18
Source: RRC Associates

San Miguel Employer Survey 2018

<i>Please rate the level of priority that should be placed on creating the following types of housing for employees</i>		Is business present in San Miguel Co?	
		Yes	No
		Year of Survey	Year of Survey
		2018	2018
Rental housing for year-round employees	2	5%	
	3 - Moderate Priority	13%	33%
	4	25%	
	5 - High Priority	57%	67%
TOTAL		100%	100%
Average		4.3	4.3
n =		112	3
Rental housing for seasonal employees	1 - Low Priority	7%	
	2	16%	
	3 - Moderate Priority	21%	50%
	4	26%	
	5 - High Priority	31%	50%
TOTAL		100%	100%
Average		3.6	4.0
n =		107	2
Entry-level for-sale housing for year-round employees	1 - Low Priority	5%	50%
	2	9%	
	3 - Moderate Priority	17%	
	4	24%	50%
	5 - High Priority	45%	
TOTAL		100%	100%
Average		4.0	2.5
n =		111	2

11 Aug 18

Source: RRC Associates

San Miguel Employer Survey 2018

<i>Please rate the level of priority that should be placed on creating the following types of housing for employees</i>		Is business present in San Miguel Co?	
		Yes	No
		Year of Survey	Year of Survey
		2018	2018
Move-up for-sale housing for year-round employees	1 - Low Priority	8%	50%
	2	12%	
	3 - Moderate Priority	25%	
	4	23%	50%
	5 - High Priority	32%	
TOTAL		100%	100%
Average		3.6	2.5
n =		106	2
Other	1 - Low Priority	32%	
	2	12%	
	3 - Moderate Priority	24%	100%
	4	9%	
	5 - High Priority	24%	
TOTAL		100%	100%
Average		2.8	3.0
n =		34	1

11 Aug 18

Source: RRC Associates

Appendix: Open-Ended Comments

San Miguel Regional Housing Employer Survey

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Do you have any other comments or suggestions regarding affordable housing for employees in San Miguel County?	3

Physical location of business - Other

in home -- no business space
Last Dollar PUD
Last Dollar Subdivision

Please describe your type of business - Other

author and book sales
Bakery Deli
beauty and health
carpet cleaning and upholstery
Carpet cleaning/Installation
entrepreneur
Fire/EMS
Forestry Contractor
HOA Management
Interior Design
Landscaping
legal
Prof. services
Regional food purveyor
restaurant
Wholesale/retail herbal medicine

What are the primary challenges you face in recruiting and retaining employees? (Other)

Economic swings
HIGH cost of living
just me
Kids think that Telluride is a high paying environment - it's hard to get entry level employees that don't want experienced level wages.
lack of cultural menu
lack of quality personel
Let's remember lot of people moved here to smoke pot legally, clogging up our employee housing, and not really wanting to work. Nobody is taking this in account so far.
Not a lot of qualified workers
not skilled in my field
rate of wages
self employed / no employees

Unqualified
variable part time work load

Please describe the 'Other' type(s) of employees (re: employee groups' difficulty in finding affordable housing)

All
Fire fighter/EMS
I own multiple businesses. The wages here are not low, they are ridiculously high for the quality of employees. This is not a low wage community. It's misleading on your questionnaire.
Restaurant servers and cooks
restaurant staff

How, if at all, has the availability of affordable housing in the region affected the work performance of your employees? (Other)

Forces them into long commutes, valuable time away from families, large gas expenses, large carbon footprint
hire remote admin support more often
Housing should have nothing to do with employee performance
I have created a business model that does not rely on having employees
Inability to take job because can't find housing
long commutes in bad weather
long days with the commute plus work hours
Low Morale
Morale for friends looking
overall stress for all in community... thus I moved to ridgway... better vibe/less frenetic
stressful situations
tardiness is occasional-- not often
Understaffing places pressure on everyone and reduces quality to customers

Do you provide housing or housing assistance to any of your employees? (Yes - Other types of housing assistance)

condos for relocated employees
Ff cDown payment Assistance only for 1st time buyer after 2yrs and housing allowance for Law enforcement
For management we provide COLA (Cost of living allowance)
Help pay cost of living
housing allowance for some positions
mitigation

pay higher wages

(If willing to assist) Would you rather: (other)

Get priority in a lottery

Please describe the 'Other' type(s) of employee housing you rated above

All employees
Employee housing more consistent with the modern economy, such as locals housing that would allow for more tech/entrepreneurial professionals to build the economy in Telluride.
Employees own housing
Housing for low income, retired, disabled
If you watched social media for a minute last fall - people could not find basic housing - even rental rooms were near impossible to find. If we are going to bring people in to work in the service industry, rental housing is a must! I can understand homeowners wanting short term rentals for the investment side - so that shouldn't be on them. Instead there should be more housing available such as small apartments, or dorm style apartments - with a dining hall.
Live work space, but its hard because when you provide assistance for one person on commercial rental space/owner space it creates unfair competition for someone who pays market rate.
Move-up for-sale housing for year round residents who work in the community whose earnings and savings increase as they age but still can't afford free market. Not necessarily needing more space.
Move-up housing for reasons beyond increasing family size such as financial success large enough to put you out of your current, lesser valued home, for a greater value property instead of just being forced out into free market housing that is still out of reach financially.

Do you have any other comments or suggestions regarding affordable housing for employees in San Miguel County?

Affordable 'for - sale' housing - but not deed restricted - should be a priority. This is critical to recruit and retain mid - upper level management positions where the candidates generally have families and are not willing to rent, don't qualify for deed - restriction and can't afford current market value homes in Telluride or MV.
Affordable housing is crucial to a strong economy in this county. If workers are pushed out due to houses being bought up by people who do not have intentions of spending even half of the year here, we are creating more traffic to bring people in to work, wasting time and resources to provide resort town services to homeowners who do not live here (Telluride) full time. These homeowners do not consistently contribute to the economy other than property taxes. We need people both living and working in this town so that businesses are not so reliant on the pulses of tourists and homeowners. An ability to keep/ attain employees is not the issue. It's customer base that has to cut their spending so significantly that my business sales are negatively effected at precise times of the year.
Any proposed housing developments should be explored in the surrounding county areas, i.e. Down Valley, Norwood, etc. to get the most 'bang for the buck' rather than building close to Telluride. There will still be plenty of those who complain about the distance but beef up the bus system and the problem is solved.

San Miguel Regional Housing Employer Survey

As employees are here longer, they really do want to have ownership in a home. Just like the rest of the world.
As much as I love working in Placerville, I've had to take a job elsewhere because I and my family can't afford to live here. Housing from Norwood to Telluride is a joke. In Norwood, low income housing is \$1000.00 a month.
Build more employee housing. Stop harassing people that already own in the hope that you can make them sell to someone else. Just because someone has worked hard and gotten a pay raise or gotten married and increased their household income doesn't mean they should loose their home especially when there is no where else to go.
Coordination and working together between governments and major employers is key.
Develop a sewer system down valley so secondary units can be utilized as rentals
Employers would love the opportunity to secure a housing unit or two under the business to then fill with its own employees. This would be a major benefit. It's not that we want to pay their rent, by to have housing to offer would make it easier to secure staff when housing is a problem.
Housing Authority, regional governments and (new) housing trust should work with owners of live-work lots in Lawson Hill to figure out what it will take to create housing on those properties that have remained unbuilt for 20+ years (and not for lack of trying)!
Housing has been a problem here for as long as I can remember. The hard working locals can't even afford to live in the place they work. If we could built affordable housing instead luxury condos I think it would greatly benefit the town. We all understand how critical tourism and top dollar expenses are to our little community but I think it's time we took care of ourselves. Put US first for a change. Once WE are doing well enough we can support the town even further, creating an even BETTER environment for tourism and economy building.
Housing is a huge concern in Telluride however, question 19 is highly concerning. The local government has little awareness of what it truly takes for businesses to make it here. Housing should not be the burden of a business now or ever.
I am self-employed. No employees & I am not an employee. I don't want to pay for other business & gov't (school) employees. Telski, T-Sports, etc.
I am sharing my resident in order to get workers to complete projects.
I am very concerned that I will be able to continue to run a business here. I have had an ad in the paper for a month for employees and have had very few applicants. My wages are very high for my industry. But even with high wages, employees can't find anywhere to live.
I have been a CPA in town for the past 9 years and I cannot find acceptable housing for myself to grow into. I have a small condo now but there is no reasonable place for my family to expand into so we are moving. I have been in the Telluride valley for the past 15 years but sadly there is no space for me to grow into so me and my business are leaving.
I know the current situation is not sufficient, but I wonder how to monitor the longer term, if tenants have increased wages or no longer work in the county. I would not be in favor of lining the north side of the valley floor with affordable housing. I dream that Council can develop something that is affordable to build in Idarado, rather than spend so much money building in difficult locations.
I think y'all are doing a great job creating new housing consistently and please keep up the good work!
If SMART put some emphasis on running busses at other times (evenings for restaurant workers) that would help - then folks could find housing in surrounding areas and not have to navigate dangerous roads at night. And, See #20
It seems certain community and workforce people are giving more priority than other community members who may have been here longer. How can we better allow and support community members in affordable housing to plan and save for retirement?

San Miguel Regional Housing Employer Survey

It should be a high priority
Large employers need to do more to support housing. It can't be a purely governmental issue to solve which it has been until recently when TSG got into the housing game.
Mandate the occupancy of caretaker units
need more opportunity for good quality, affordable, housing for professional families with kids .Not so much focus on seasonal employee housing
need more pet friendly rentals
Need to take into consideration employees who then become retirees but want to stay in the area.
no
NONE
Norwood still seems like a great option for employee housing and public transportation if I were asked.
Our three major governments and TSG need to work together. We subsidize such a small number of units in the town of Telluride at a high cost when the town of Telluride needs to sell the land and work with the county to build at Eider Creek or with 10 miles. We need 80 units at a time, not 8. Don't we all want to live in the center of town regardless of deed restriction? When you ask if I would pay for affordable housing, I already do with my town of Telluride taxes and my personal real estate transfer taxes on numerous transactions. The rules for ownership need to be simplified. But I'm trying to make a go at buying free market at a huge cost, does affordable housing for my competitors put me at a disadvantage?
please describe affordable, it is not 495k We need more very entry level ownership housing (125) k or so
Please explore options throughout the county and not just in Telluride or MV. We need more options down valley as well.
separate from Society Turn Business Center, I provide housing for 8 local workers in 3 units, one of which is deed restricted. I have made a point to never house my employees but other employees - less awkward when they stop working for you. Every business owner should provide some long turn rental housing regardless if it is a positive cash flow.
SMRHA should not provide this housing. Employers should. Senior housing is a governmental obligation.
Thank you for taking action!! I hope this information becomes very helpful!
The biggest strain is among high-level management staff seeking a higher quality of life, and under financial stress due to the high cost of housing.
The cost to build is the main issue. Developer returns are not adequate. Need to perform a **study on why materials and labor to build are so high for this area to see if there is a creative way to lower this cost while still maintaining our building standards.
The Guidelines need to continue to adapt to a changing global economy, including telecommuting, internet businesses, etc.
The local governments are not doing enough to ensure availability of long-term housing. Through taxing short term rentals and incentivising free market apartments (increasing density), we could have more residents in Town.
The more that are able to live here, the better the economy is. Montrose is booming because so many live down there.
The ski resort should do more along with mtn. village
The system for housing is flawed because it appears to be subjective. Approvals are made for purchasing housing for some, but not for others, and not consistent. There are always exceptions, but not for everyone. Enforcement is selective. The decisions made have had a negative financial impact on more than one deed-restricted owner. Housing is a big issue, and careful thought should be given to all decisions that impact an family's biggest investment and expense. It feels like the process is designed to cause financial distress, not assistance.

San Miguel Regional Housing Employer Survey

The town is squandering its funds on ownership housing while seriously neglecting rental housing, especially for lower end workers.
This topic is often discussed and debated with no trust realistic programs or projects to address the issue. Boarding houses and dorm styled apartments are not normally conducive to a family home. The action must be a reasonable abode for an employee and their family.
Transportation!
Very difficult to get new developments approved
Wages need to increase. They are stagnant compared to the escalation in housing and construction costs.
We are lucky that we have had all but one of our employees for more than 10 years. Probably not the typical case.
We don't need owner occupied deed restricted housing. We need affordable apartments. For owner occupied, we need track homes in Norwood as well as apartments.
We don't owe it to people to house them here...
We need more high density affordable rental housing within a 10-20 mile radius of town.
We need more year round rentals and affordable deed restricted housing!
We need more, and I think all available areas in town that could become affordable housing should. Let's maintain a local community in town, otherwise we lose our culture and the value of the Telluride experience will become less rich for tourists and second home owners too.
We no longer own property in Telluride or San Miguel County. We've owned a home in Ridgway for 22 years, we now use as a home office. We've expanded our work/ architecture service several states.
We provide elevated compensation to either offset commuting or local cost of living