

EAGLE COUNTY REGIONAL HOUSING NEEDS ANALYSIS

Data Summary and Initial Findings
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Note: data and findings are in draft form, and subject to change prior to final report

SUMMARY OF FINDINGS (1)

- The upper valley, mid valley, and down valley communities have different characteristics and roles in the regional housing landscape, and a diverse set of strategies will be needed to best address regional housing needs.
- Resorts and tourism heavily influence the housing market in the county. About 40% of all housing units are vacant as second homes or vacation rentals.
- The County's population is growing slowly, with growth concentrated in down-valley communities.
- The population is aging, mirroring broader trends across the state and the country.
- Younger population and families are increasing in down-valley communities.
- Overall employment in the County is 70% wage and salary jobs, 30% proprietors.
- Around half of Eagle County employees are in-commuters.
- While Recreation, Retail, Construction, and Accommodation/Food remain the largest employment industries, the biggest employment growth between 2010 and 2022 was in the Health Care and Social Assistance and Administrative and Waste sectors,

SUMMARY OF FINDINGS (2)

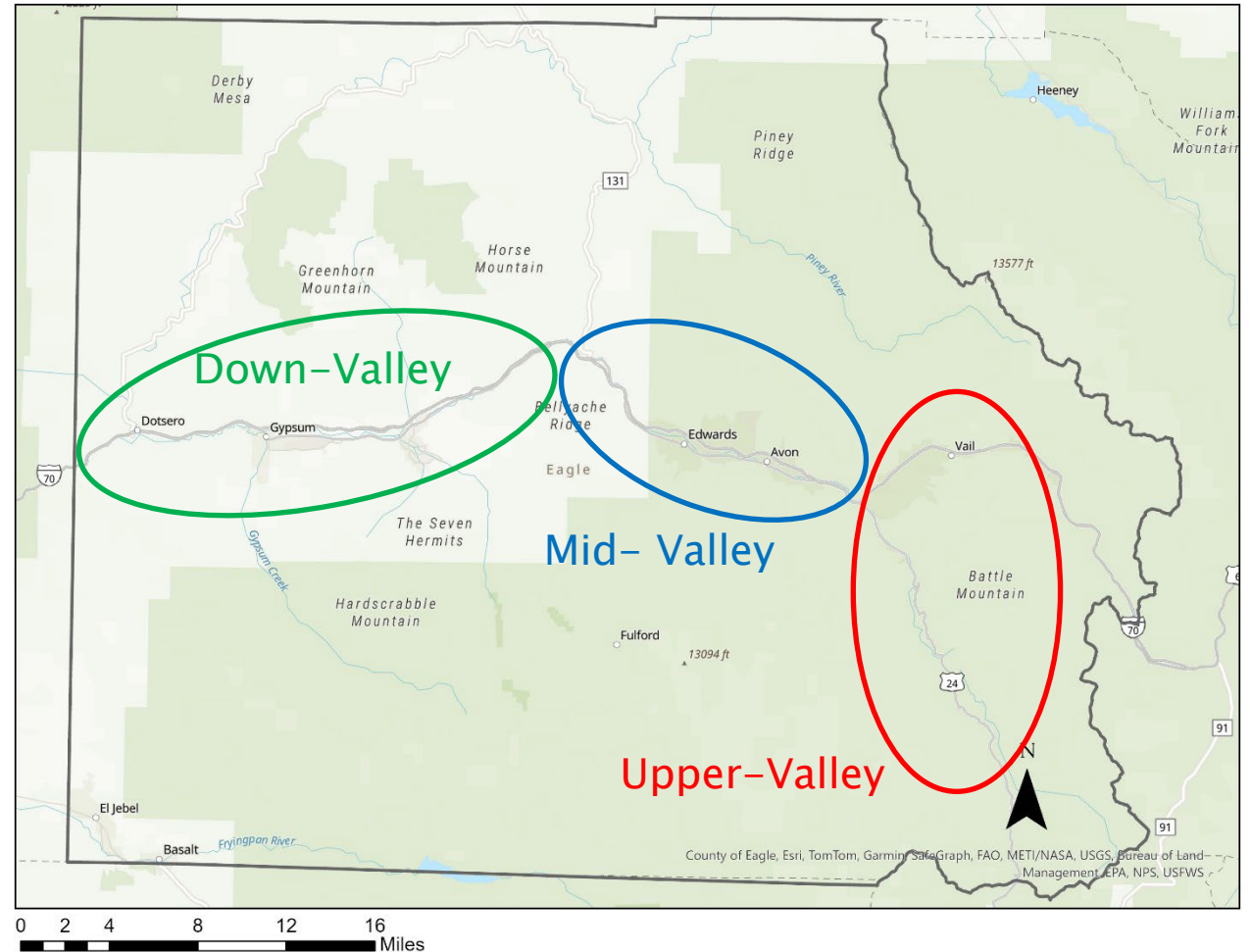
- The median household income in Eagle County is around \$100,000 per year. However, 6 of the ten top occupations in the county have median wages below \$50,000/year,
 - This likely indicates a combination of residents not working local jobs and/or multiple earners working multiple jobs
- Median home sale price has increased dramatically in Eagle County, especially since 2019. The median home price in Eagle County was over \$1.3 million in 2023.
- In some cases, homeownership is unaffordable for households earning up to 300% AMI.
- When affordability is considered in terms of median wages, there is a need to work between 3.7 and 10.5 jobs to afford to buy the median-priced home in a community.
- Rent data is challenging to capture; while available data shows that rent growth has not been as dramatic as growth in sale prices, interview and focus group feedback indicate a tight and volatile rental market.
- Affordability metrics indicate the challenges of living in a 1-person household in the county.

SUMMARY OF FINDINGS (3)

- Survey data provides deeper context for housing needs, challenges, and preferences of residents, with housing affordability and stability key factors.
- Current housing assistance programs, while helpful for those utilizing them, may be confusing for residents and real estate professionals.
- In addition to inventory needs, programmatic and other support needs will be important to help residents create and maintain safe and stable living conditions

STUDY AREA AND SUBAREAS

- Much of this data is analyzed by jurisdiction and by sub-region within the Eagle River Valley
- We defined valley regions as follows:
 - Upper Valley: Vail, Minturn, Red Cliff
 - Mid-Valley: Avon, Edwards, Beaver Creek (when data available)
 - Down-Valley: Eagle, Gypsum, Dotsero (when data available)



DATA SOURCES

- Census (population and households)
- ACS (demographics, housing inventory, housing affordability)
- DOLA (demographics, housing inventory, housing affordability)
- MLS (home sale prices)
- OEWS (jobs by occupation, wages)
- JobsEQ (jobs by industry, wages)
- LEHD (commuting)
- Zillow (rental postings)
- Facebook (rental postings)
- Interviews
- Community survey
- Employer survey

Recognizing challenges with Census and American Community Survey (ACS) data for Eagle County, this study has utilized an array of data sources to paint the best picture possible of local conditions

DEMOGRAPHIC TRENDS

KEY DEMOGRAPHIC FINDINGS

- Substantial variation in nearly all demographic and housing characteristics across the Eagle Valley
 - Differences up–valley, mid–valley, and down–valley
 - Growth is primarily taking place down–valley (particularly in Eagle and Gypsum)
- About 40% of housing units county–wide are vacant (vacation rentals, second homes, etc.)
 - Inventory of housing units has increased despite stable population and decreasing household size in some areas
- The population over age 65 has increased over time
 - Consistent with many communities across the state
- Household income has increased since 2015, after slow growth 2010–2015
 - This growth was concentrated in 2– and 3–person households
 - Income for 1–person households has grown more slowly than income overall

POPULATION AND HOUSING CHARACTERISTICS

Area	Characteristics
Vail	Few family households, with smaller household size, older residents, predominantly white, mostly owners, many second homes/vacation rentals
Minturn	Stable population and housing units, fewer young residents, high household income, mostly owners
Red Cliff	Stable population and housing units, lower household income, older residents, mostly owners, few second homes/vacation rentals
Avon	Half renters, half owners, large increase in housing prices, high growth in housing units, large population of working-age adults
Edwards	Mostly owners, large increase in housing prices, demographics representative of Eagle County overall
Eagle	Many family households with larger household size, young residents, mostly owners, few second homes/vacation rentals
Gypsum	Many family household with larger household size, majority Hispanic/Latino residents, more young residents, high growth in housing units, mostly owners, few second homes/vacation rentals

POPULATION

- Eagle County had 55,300 residents in 2022.
- The county grew slowly between 2010 and 2022, adding 3,200 new residents (0.5% average annual growth).
- Most population growth occurred down-valley in Eagle and Gypsum. While other communities declined over this time period, Eagle and Gypsum accounted for 76% of net population growth in the county.
- All other growth occurred in the unincorporated county .

Eagle County Population, 2010-2022

Description	2010	2015	2022	2010-2022		
				Total	Ann. #	Ann. %
Vail	5,285	5,113	4,804	-481	-40	-0.8%
Minturn	1,027	1,007	1,025	-2	0	0.0%
Red Cliff	266	237	254	-12	-1	-0.4%
Avon	6,422	5,972	5,978	-444	-37	-0.6%
Eagle	6,483	6,847	7,488	1,005	84	1.2%
Gypsum	6,472	6,961	7,927	1,455	121	1.7%
Basalt (part)	2,917	2,674	2,909	-8	-1	0.0%
<u>Unincorp. Area</u>	<u>23,185</u>	<u>23,970</u>	<u>24,906</u>	<u>1,721</u>	<u>143</u>	<u>0.6%</u>
Eagle County Total	52,057	52,781	55,291	3,234	270	0.5%

Source: Colorado Department of Local Affairs, Economic & Planning Systems

HOUSEHOLDS

- Eagle County had just over 20,000 households in 2022.
- The number of households county-wide grew slowly from 2010–2022, at a rate of 0.4% annually.
 - This is a slightly slower rate than population growth, indicating that these may be larger households
- Household growth was higher down-valley than other areas of the County.
- Together, Gypsum and Eagle accounted for 62% of net household growth in Eagle County between 2010–2022.

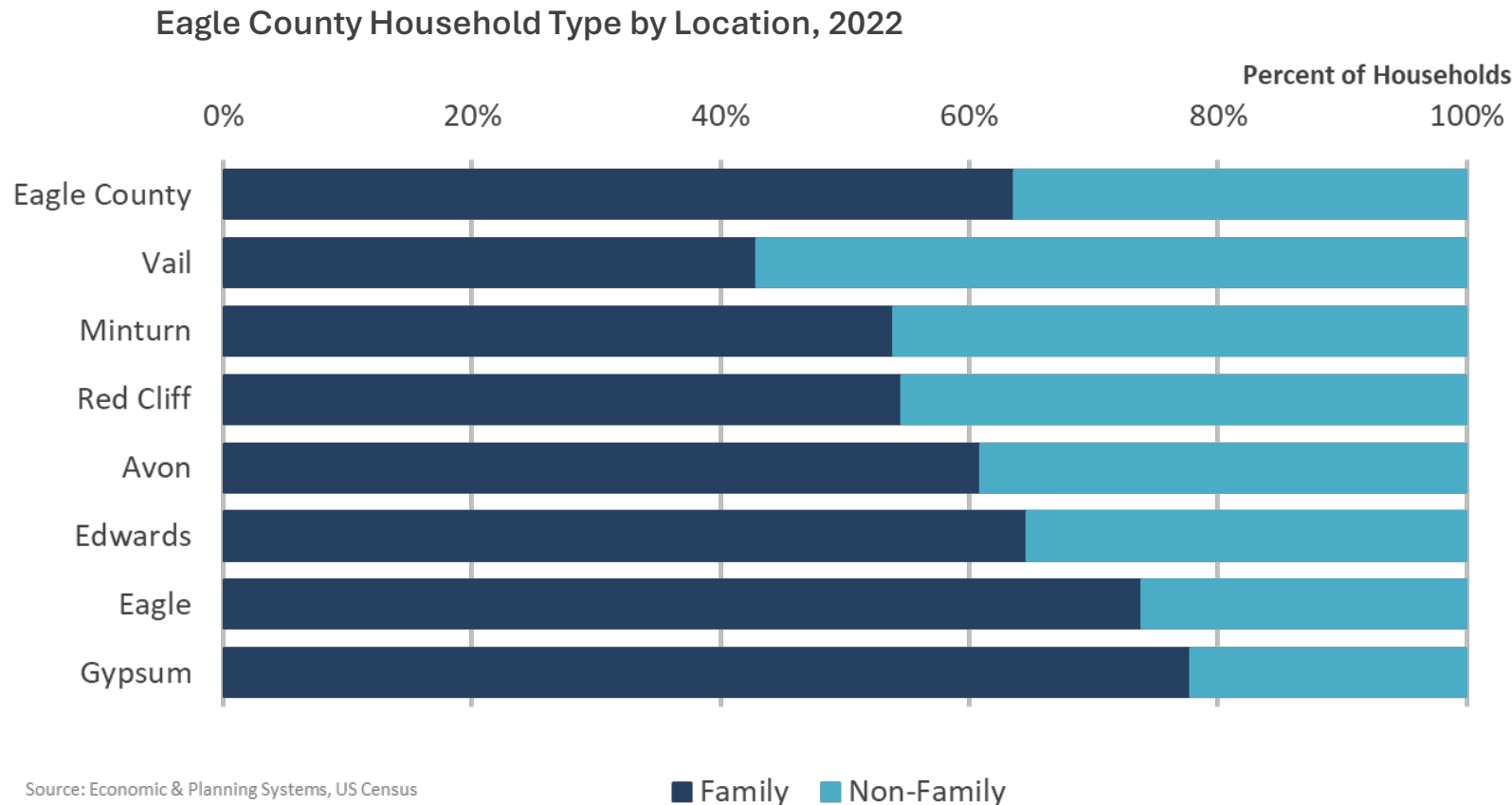
Eagle County Households, 2010-2022

Description	2010	2015	2022	2010-2022		
				Total	Ann. #	Ann. %
Vail	2,604	2,380	2,370	-234	-20	-0.8%
Minturn	420	386	386	-34	-3	-0.7%
Red Cliff	117	91	121	4	0	0.3%
Avon	2,321	2,213	2,245	-76	-6	-0.3%
Edwards	3,642	3,227	3,824	182	15	0.4%
Eagle	2,183	2,089	2,370	187	16	0.7%
Gypsum	2,009	1,963	2,351	342	29	1.3%
Other	<u>5,940</u>	<u>5,491</u>	<u>6,417</u>	<u>477</u>	<u>40</u>	<u>0.6%</u>
Eagle County Total	19,236	17,840	20,084	848	71	0.4%

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

HOUSEHOLD TYPE

- The Census Bureau classifies households as “family” (related household members) and “non-family” (unrelated household members – e.g. roommates)
- About two-thirds of households in Eagle County are family households.
- The family/non-family split varies across the valley
 - Down-valley communities have a greater share of family households than mid- or up-valley.
 - Less than half of households in Vail are family households, which is typical of resort communities (e.g. Aspen is 42% family, Telluride is 46% family)



HOUSEHOLD TYPE

- Although up-valley communities have a smaller share of family households, this share has been increasing since 2010.
- Over this same time, the share of non-family households grew in Edwards and Eagle.
- Both types of households grew between 2015–2022, but non-family households grew more, especially down-valley.
- This is often tied to changes in tenure, as non-family households are more likely to live in rental housing
 - However in this housing context, homeowners having roommates is also common

Eagle County Household Type by Location, 2010-2022

Description	2010	2015	2022	Change in Family/ Non-Family Split	
				2010 - 2015	2015-2022
Share of Family Households					
Eagle County	62%	65%	64%	2.4%	-1.1%
Vail	35%	38%	43%	3.0%	4.7%
Minturn	54%	53%	54%	-1.2%	1.3%
Red Cliff	56%	49%	55%	-7.0%	5.1%
Avon	55%	58%	61%	3.6%	2.7%
Edwards	68%	69%	65%	1.6%	-4.6%
Eagle	76%	80%	74%	3.8%	-6.3%
Gypsum	79%	76%	78%	-3.3%	1.7%
Share of Non-Family Households					
Eagle County	38%	35%	36%	-2.4%	1.1%
Vail	65%	62%	57%	-3.0%	-4.7%
Minturn	46%	47%	46%	1.2%	-1.3%
Red Cliff	44%	51%	45%	7.0%	-5.1%
Avon	45%	42%	39%	-3.6%	-2.7%
Edwards	32%	31%	35%	-1.6%	4.6%
Eagle	24%	20%	26%	-3.8%	6.3%
Gypsum	21%	24%	22%	3.3%	-1.7%

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

HOUSEHOLD SIZE

- Household size is both an indicator of housing demand (size of unit) as well as affordability (how many people are needed in a household to afford housing)
- Households are generally larger down-valley, which aligns with other housing and population trends.

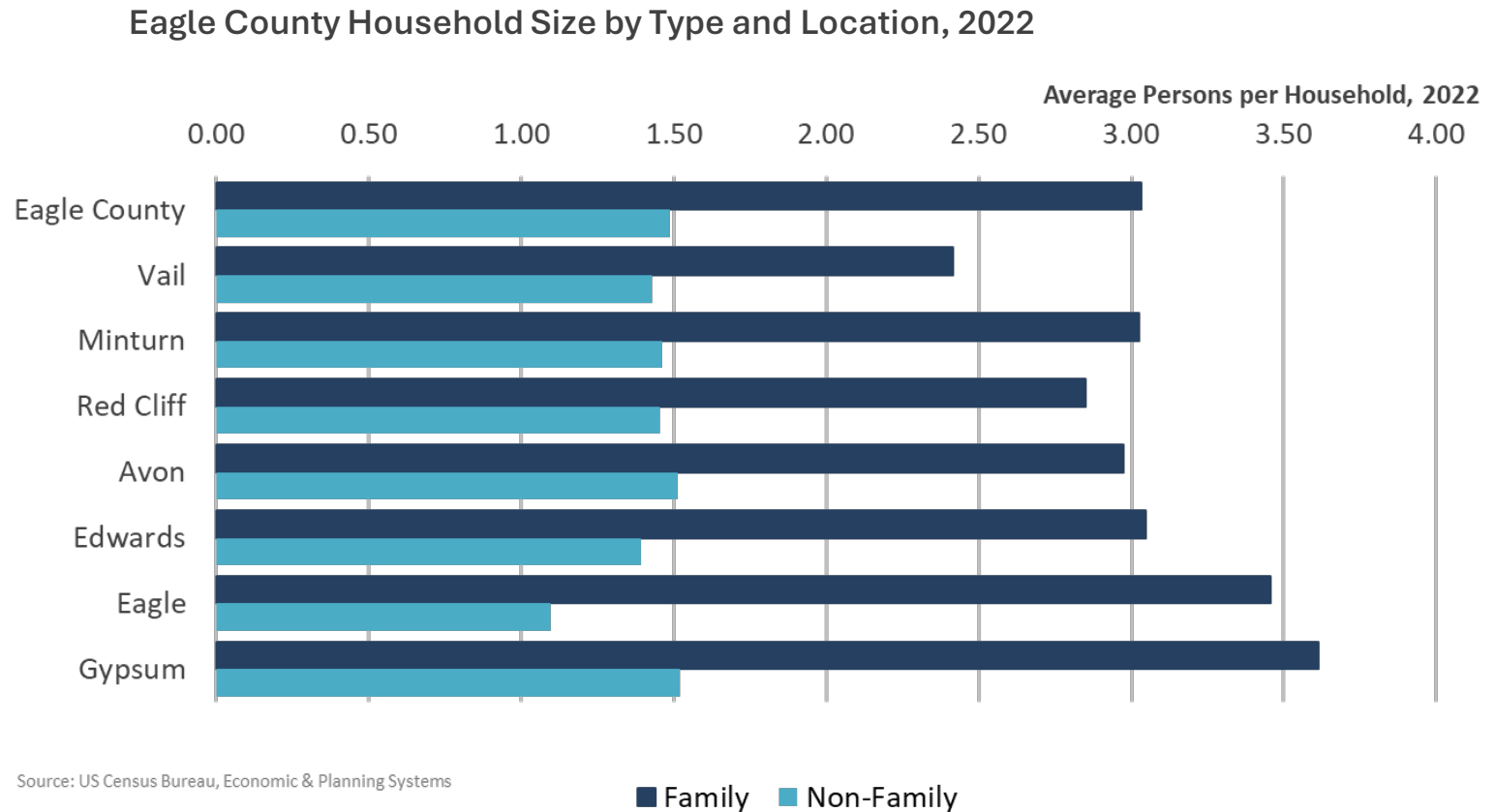
Eagle County Average Household Size, 2010-2022

Description	2010	2015	2022
Eagle County	2.71	2.94	2.77
Vail	2.04	2.23	2.04
Minturn	2.45	2.72	2.53
Red Cliff	2.28	3.07	2.41
Avon	2.78	2.90	2.72
Edwards	2.82	3.03	2.80
Eagle	2.96	3.11	3.12
Gypsum	3.22	3.41	3.53

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

HOUSEHOLD SIZE BY TYPE

- In general, non-family households (roommates) are smaller than family households
 - This data may not align with anecdotes about multiple-roommate households
- Non-family households are smallest in Eagle (just over 1.0 person per household), and are around 1.5 persons per household across the rest of the valley
- Family households are bigger down-valley (around 3.5 persons) than mid- and up-valley.



POPULATION BY AGE

- The median age countywide was 38.3 years in 2022, only slightly older than the statewide median of 37.7 years
- Median age has increased since 2010 across the county, with increases ranging from 1.3 years in Eagle to 14.1 years in Vail.
- The median age is generally lower down-valley, aligning with other housing and population trends.

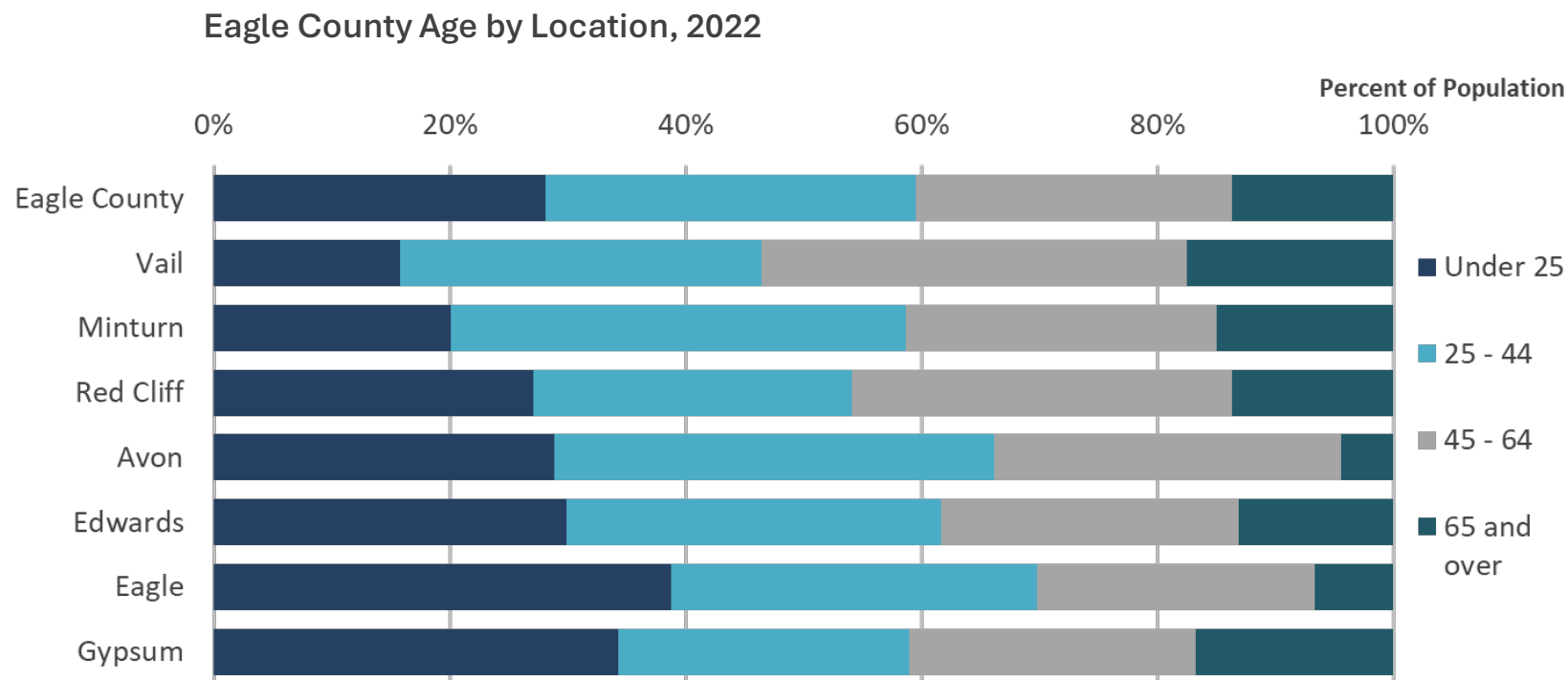
Eagle County Median Age by Location, 2010-2022

Description	2010	2015	2022	2010-2015			2015-2022		
				Total	Ann. #	Ann. %	Total	Ann. #	Ann. %
Eagle County	34.0	35.6	38.3	1.6	0.3	0.9%	2.70	0.39	1.0%
Vail	35.0	40.2	49.1	5.2	1.0	2.8%	8.90	1.27	2.9%
Minturn	36.1	41.5	38.1	5.4	1.1	2.8%	-3.40	-0.49	-1.2%
Red Cliff	38.5	40.3	42.6	1.8	0.4	0.9%	2.30	0.33	0.8%
Avon	31.1	31.4	34.8	0.3	0.1	0.2%	3.40	0.49	1.5%
Edwards	34.9	34.2	37.5	-0.7	-0.1	-0.4%	3.30	0.47	1.3%
Eagle	33.8	36.0	35.1	2.2	0.4	1.3%	-0.90	-0.13	-0.4%
Gypsum	31.3	36.3	38.5	5.0	1.0	3.0%	2.20	0.31	0.8%

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

POPULATION BY AGE

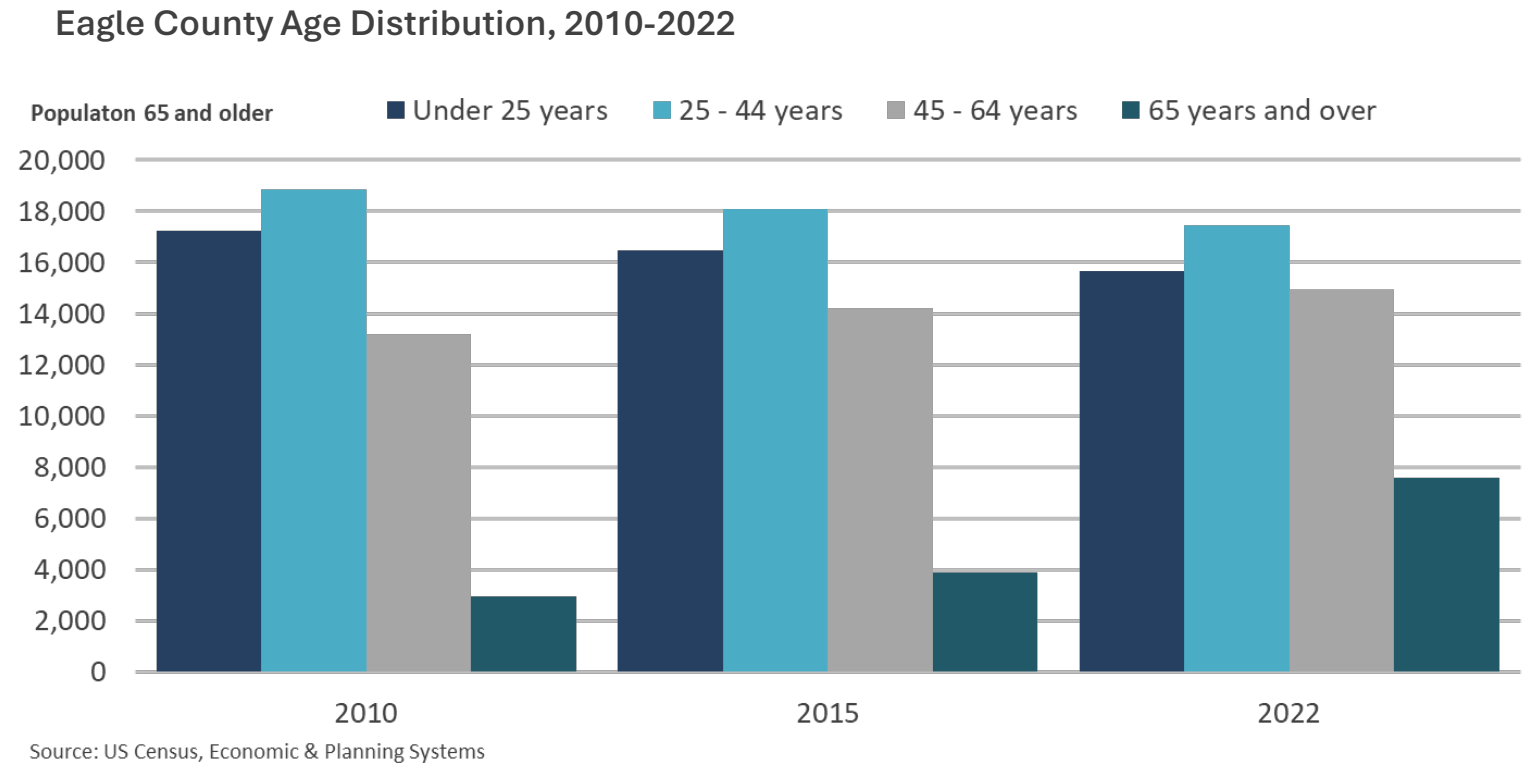
- Young people make up a greater share of the population in down-valley communities, which aligns with broader trends of mountain “host towns” becoming older and more affluent
- The greater share of young residents down-valley is congruent with larger household sizes and more family households in that area



Source: Economic & Planning Systems, US Census

CHANGING AGE DISTRIBUTION

- Population of seniors has increased since 2010, both in absolute numbers and as the share of the population.
- The share of the population 65 and older increased from 6% to 14% over this time period.
- At the same time, the population under age 45 has decreased, from 69% of the population in 2010 to 59% in 2022.



HISPANIC/LATINO POPULATION

- While the share of population that identified as Hispanic/Latino has been stable since 2010, at about 30% of county population, this group has moved within the valley
- Between 2010 and 2022 there was an increase in the share of Hispanic population down-valley in Gypsum and Eagle, with a decrease mid and up-valley

Eagle County Population Percent Hispanic by Location, 2010-2022

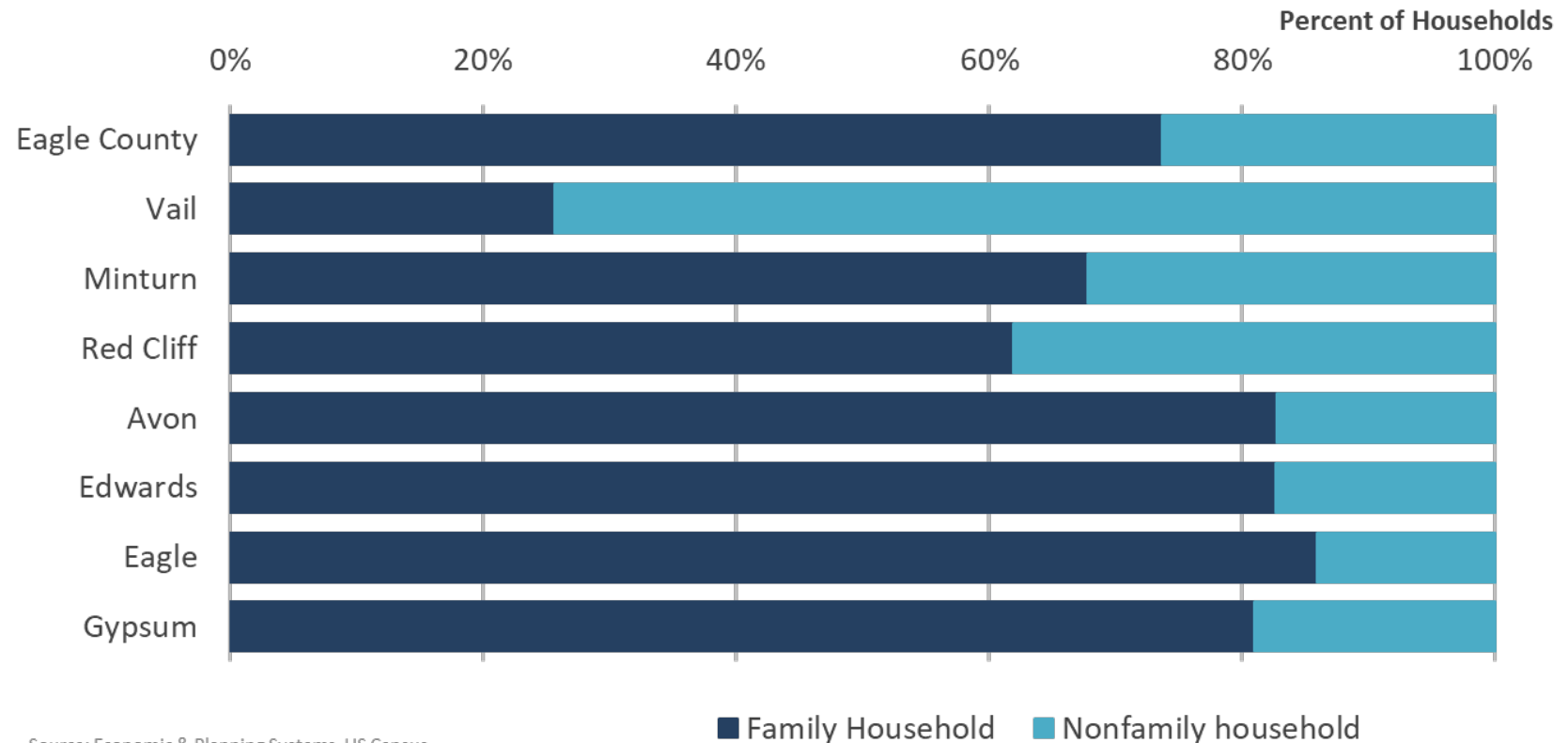
Description	2010	2015	2022	2010-2015			2015-2022		
				Total	Ann. #	Ann. %	Total	Ann. #	Ann. %
Share Hispanic or Latino (any race)									
Eagle County	30%	30%	29%	0%	0%	0.0%	-1%	0%	-0.3%
Vail	7%	3%	3%	-4%	-1%	-14.4%	0%	0%	0.3%
Minturn	34%	28%	20%	-6%	-1%	-3.8%	-8%	-1%	-4.8%
Red Cliff	38%	50%	26%	12%	2%	5.8%	-24%	-3%	-9.1%
Avon	49%	44%	33%	-5%	-1%	-2.1%	-11%	-2%	-4.1%
Edwards	31%	34%	31%	3%	1%	1.9%	-3%	0%	-1.4%
Eagle	22%	18%	27%	-5%	-1%	-4.5%	10%	1%	6.5%
Gypsum	45%	46%	59%	1%	0%	0.6%	13%	2%	3.5%

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

HISPANIC/LATINO HOUSEHOLDS

- The characteristics of Hispanic/Latino households in the valley vary compared to the overall population
- More Hispanic households are family households (75% compared to 64% of households overall)
- Geographic characteristics are also different – for example, Vail has a smaller share of Hispanic family households than its overall population

Eagle County Household Type by Location (Hispanic Households), 2022



MIGRATION

- Migration patterns shifted from 2011–2015 to 2016–2020 (the most recent year of data with origin location)
- Between 2011 and 2015, there was minimal net in-migration to the county (101 net in-migrants), and in-migration was about even between Colorado communities (1,350 new residents) and out of state (1,400 new residents)
- From 2016 to 2020, this pattern flipped. The county saw significant net in-migration (over net new 2,000 residents), with more coming from Colorado (2,650) than out of state (1,900)
 - Most new residents to Eagle County from Colorado, came from the Front Range

Eagle County Migration, 2011-2020

	In-Migration		Out-Migration		Net Migration	
	2011-2015	2016-2020	2011-2015	2016-2020	2011-2015	2016-2020
Colorado	1,354	2,658	2,071	1,861	-717	797
Front Range	487	1,172	1,177	1,095	-690	77
Adjacent Counties	257	719	587	541	-330	178
Rest of Colorado	610	767	307	225	303	542
Out of State	1,407	1,893	589	606	818	1,287
South	291	691	161	238	130	453
West	575	548	267	175	308	373
Midwest	298	365	51	136	247	229
East	243	289	110	57	133	232
Total	2,761	4,551	2,660	2,467	101	2,084

Source: Colorado Department of Local Affairs, Economic & Planning Systems

HOUSING UNITS

- Avon, Eagle, and Gypsum accounted for 74% of all housing units added in Eagle County between 2010–2022.
- Housing growth continued up-valley despite losing residents, an indication that these new units are likely to be second homes or vacation rentals.

Note: SDO housing numbers for 2022 are nearly 1,300 units higher than ACS 5-year estimates; these numbers are based on the decennial Census and updated annually with local data

Eagle County Housing Units, 2010-2022

Description	2010	2015	2022	2010-2022		
				Total	Ann. #	Ann. %
Housing Units						
Vail	6,974	7,138	7,331	357	30	0.4%
Minturn	523	532	566	43	4	0.7%
Red Cliff	118	126	139	21	2	1.4%
Avon	3,483	3,519	4,175	692	58	1.5%
Eagle	2,456	2,503	2,796	340	28	1.1%
Gypsum	2,207	2,322	3,177	970	81	3.1%
Basalt (part)	1,318	1,320	1,593	275	23	1.6%
<u>Unincorp. Area</u>	<u>13,731</u>	<u>13,903</u>	<u>14,556</u>	<u>825</u>	<u>69</u>	<u>0.5%</u>
Eagle County Total	30,810	31,363	34,333	3,523	294	0.9%

Source: Colorado State Demographer's Office, Economic & Planning Systems

OCCUPIED HOUSING UNITS

- An occupied housing unit is equivalent to a household – in a community like Eagle County, the occupancy rate gives an indication of second homeownership (how many units are not occupied year-round)
- In 2022 Eagle County overall had an occupancy rate of 61% – about 20,000 households and 34,000 housing units
- Occupancy patterns vary throughout the valley
 - Nearly all housing units down-valley are occupied by households – Eagle and Gypsum have occupancy rates of over 90%.
 - Only one-third of housing units in Vail are occupied, indicating many second homes or vacation rentals.
 - From 2010 to 2022, the share of occupied units decreased the most in Minturn (from 80% to 69%) and Avon (64% to 56%)

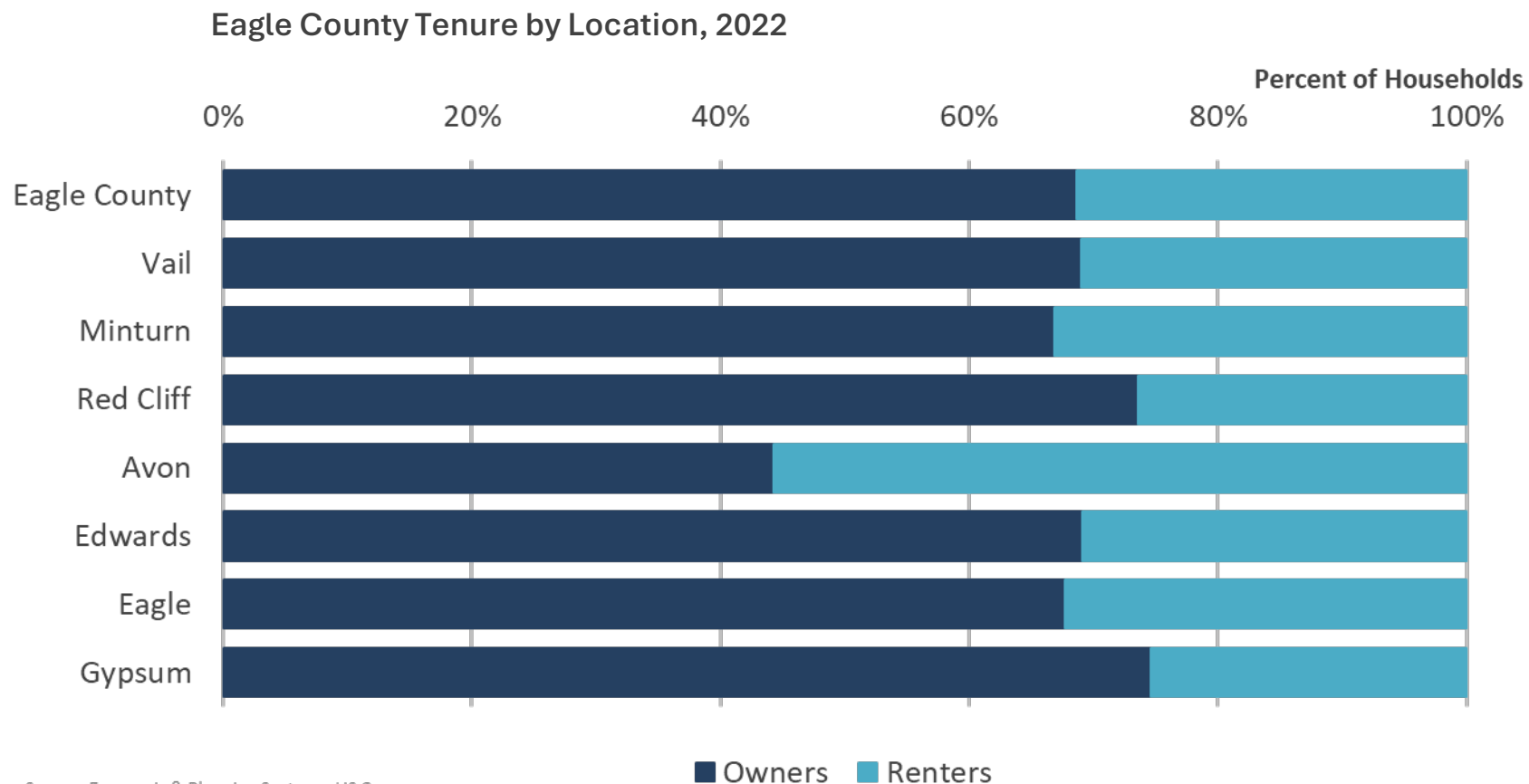
Eagle County Occupied Housing Units as Percent of Total, 2010-2022

Description	2010	2015	2022
Eagle County	61%	57%	61%
Vail	36%	33%	33%
Minturn	80%	73%	69%
Red Cliff	83%	75%	81%
Avon	64%	55%	56%
Edwards	69%	60%	71%
Eagle	90%	85%	94%
Gypsum	91%	93%	93%

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

HOUSING TENURE

- Owner/renter splits (of occupied housing units) were relatively similar throughout the valley in 2022, with approximately one-third renters and two-thirds owners.
- The exception is Avon, with 56 percent of the population renting (the highest percentage of any community).



Source: Economic & Planning Systems, US Census

HOUSING TENURE

- Between 2010 and 2022, renter population declined up-valley in Vail and Minturn – all other communities saw small increases in the population of renters (note that these are likely within the margin of error).
- Trends between 2010–2015 and 2015–2022 are markedly different – while most communities saw declines in the first half of the decade, since 2015 communities have grown, with more significant growth in owner-occupied housing than rental

Eagle County Tenure by Location, 2010-2022

Description	2010	2015	2022	2010-2015			2015-2022		
				Total	Ann. #	Ann. %	Total	Ann. #	Ann. %
Owner-Occupied									
Eagle County	12,343	11,974	13,774	-369	-74	-0.6%	1,800	257	2.0%
Vail	1,264	1,465	1,634	201	40	3.0%	169	24	1.6%
Minturn	192	161	258	-31	-6	-3.5%	97	14	7.0%
Red Cliff	90	63	89	-27	-5	-6.9%	26	4	5.1%
Avon	1,092	891	993	-201	-40	-4.0%	102	15	1.6%
Edwards	2,694	2,158	2,642	-536	-107	-4.3%	484	69	2.9%
Eagle	1,477	1,678	1,605	201	40	2.6%	-73	-10	-0.6%
Gypsum	1,508	1,495	1,753	-13	-3	-0.2%	258	37	2.3%
Renter-Occupied									
Eagle County	6,893	5,866	6,310	-1,027	-205	-3.2%	444	63	1.0%
Vail	1,340	915	736	-425	-85	-7.3%	-179	-26	-3.1%
Minturn	228	225	128	-3	-1	-0.3%	-97	-14	-7.7%
Red Cliff	27	28	32	1	0	0.7%	4	1	1.9%
Avon	1,229	1,322	1,252	93	19	1.5%	-70	-10	-0.8%
Edwards	948	1,069	1,182	121	24	2.4%	113	16	1.4%
Eagle	706	411	765	-295	-59	-10.3%	354	51	9.3%
Gypsum	501	468	598	-33	-7	-1.4%	130	19	3.6%
Total Occupied Units	19,236	17,840	20,084	-1,396	-279	-1.5%	2,244	321	1.7%

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

HOUSING TENURE

- When looked at by share of owner/renter, there was an overall decline in the share of renters in Eagle County, from 36% in 2010 to 31% in 2022.
- These trends have occurred alongside trends of income changes, which may give an indication of the nature of the change, and also reflect new development that has been built during this time period

Eagle County Tenure by Location, 2010-2022

Description	2010	2015	2022	Change in Owner/Renter Split	
				2010 - 2015	2015-2022
Owners					
Eagle County	64%	67%	69%	3.0%	1.5%
Vail	49%	62%	69%	13.0%	7.4%
Minturn	46%	42%	67%	-4.0%	25.1%
Red Cliff	77%	69%	74%	-7.7%	4.3%
Avon	47%	40%	44%	-6.8%	4.0%
Edwards	74%	67%	69%	-7.1%	2.2%
Eagle	68%	80%	68%	12.7%	-12.6%
Gypsum	75%	76%	75%	1.1%	-1.6%
Renters					
Eagle County	36%	33%	31%	-3.0%	-1.5%
Vail	51%	38%	31%	-13.0%	-7.4%
Minturn	54%	58%	33%	4.0%	-25.1%
Red Cliff	23%	31%	26%	7.7%	-4.3%
Avon	53%	60%	56%	6.8%	-4.0%
Edwards	26%	33%	31%	7.1%	-2.2%
Eagle	32%	20%	32%	-12.7%	12.6%
Gypsum	25%	24%	25%	-1.1%	1.6%

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

MEDIAN HOUSEHOLD INCOME

- According to the US Census, median household income in Eagle County was just under \$100,000 in 2022.
- According to survey data, median household income was \$110,000 in 2024.
- Median household income is highest in Minturn and Eagle, and lowest in Red Cliff.
- According to Census data, household income grew much faster from 2015 to 2022 (4.6% per year) than from 2010 to 2015 (0.2% per year)
- Note that household income (all earners, all income sources) is not the same as salary/wages

Eagle County Median Household Income, 2010-2022

Description	2010	2015	2022	2010-2015			2015-2022		
				Total	Ann. #	Ann. %	Total	Ann. #	Ann. %
Eagle County	71,337	72,214	98,887	877	175	0.2%	26,673.00	3,810.43	4.6%
Vail	64,859	67,833	96,667	2,974	595	0.9%	28,834.00	4,119.14	5.2%
Minturn	74,891	63,947	103,333	-10,944	-2,189	-3.1%	39,386.00	5,626.57	7.1%
Red Cliff	54,750	68,125	74,688	13,375	2,675	4.5%	6,563.00	937.57	1.3%
Avon	51,781	48,022	85,817	-3,759	-752	-1.5%	37,795.00	5,399.29	8.6%
Edwards	83,261	74,347	89,399	-8,914	-1,783	-2.2%	15,052.00	2,150.29	2.7%
Eagle	72,138	78,066	101,373	5,928	1,186	1.6%	23,307.00	3,329.57	3.8%
Gypsum	71,932	88,698	99,726	16,766	3,353	4.3%	11,028.00	1,575.43	1.7%

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

HOUSEHOLD INCOME BY SOURCE

- The composition of household income helps in understanding the nature of current conditions and change in a community
- Income typically comes from 3 sources – wage & salary (i.e. a paycheck), investments (stocks, bonds, real estate, etc), and transfer receipts (government benefits, like social security)
- Since 2010, wages have declined as a share of personal income in Eagle County, from 61% to 53%
- At the same time, transfer receipts have remained stable, while investment income has increased from 32% to 41%
- This indicates that new residents may not be working in the county (or not relying on employment for their income)
- Additionally, an increase in the share of income from transfer receipts often comes with an aging population. The lack of this pattern here indicates that the county’s aging population is either still working or relying on investment income, and not receiving significant government benefits

Eagle County Household Income by Source 2010-2022

Description	2010	2015	2022
Income Source			
Wage & Salary	61%	57%	53%
Investment Income	32%	37%	41%
<u>Transfer Receipts</u>	<u>7%</u>	<u>6%</u>	<u>6%</u>
Total	100%	100%	100%

Note: Dollars are not inflation-adjusted
Source: Bureau of Economic Analysis; Economic & Planning Systems

HOUSEHOLD INCOME BY SIZE

- Since 2010, household income has increased most slowly for 1–person households
- Since 2015, income growth has been concentrated in 2– and 3–person households
- The rate of this growth is important to keep in mind when considering the rate of housing cost growth

Note: data only available at county level

Eagle County Median Household Income by Household Size, 2010-2022

Description	2010	2015	2022	2010-2015			2015-2022		
				Total	Ann. #	Ann. %	Total	Ann. #	Ann. %
1-Person Households	40,359	42,829	43,167	2,470	494	1.2%	338	48	0.1%
2-Person Households	79,620	86,626	119,105	7,006	1,401	1.7%	32,479	4,640	4.7%
3-Person Households	86,076	80,982	129,646	-5,094	-1,019	-1.2%	48,664	6,952	7.0%
4-Person Households	82,391	91,779	103,708	9,388	1,878	2.2%	11,929	1,704	1.8%

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

1-PERSON HOUSEHOLDS

- 1-person households have fewer economic resources to spend on housing and may struggle more to find an affordable unit.
- While the number of 1-person has increased across the county since 2010, changes have been uneven.
- Most growth in 1-person households has occurred down-valley, possibly indicating that these households have been priced out up-valley.

1-Person Households in Eagle County, 2010-2022

Description	2010	2015	2022	2010-2015			2015-2022		
				Total	Ann. #	Ann. %	Total	Ann. #	Ann. %
Eagle County	4,269	4,295	5,128	26	5	0.1%	833	119	2.6%
Vail	933	985	945	52	10	1.1%	-40	-6	-0.6%
Minturn	124	109	104	-15	-3	-2.5%	-5	-1	-0.7%
Red Cliff	33	28	39	-5	-1	-3.2%	11	2	4.8%
Avon	552	745	569	193	39	6.2%	-176	-25	-3.8%
Edwards	679	669	997	-10	-2	-0.3%	328	47	5.9%
Eagle	356	190	561	-166	-33	-11.8%	371	53	16.7%
Gypsum	272	314	340	42	8	2.9%	26	4	1.1%

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

EMPLOYMENT TRENDS

KEY EMPLOYMENT FINDINGS

- Eagle County has approximately the same number of jobs as residents (of all ages and life stages), and 30% of employment is sole proprietors
 - This indicates a strong reliance on multiple jobholders and in-commuters
- Employment is steady in Eagle County's top job sectors (accommodation & food services, retail, arts entertainment & recreation, construction), but growth is occurring primarily in other sectors (health care & social assistance, administrative & waste services)
- While employment patterns in Eagle County are still seasonal, seasonality has decreased over time.

JOB GROWTH

- Eagle County had 34,000 jobs in 2022, growth of 6,500 jobs since 2010 (24% job growth)
- There are currently almost as many jobs in the county as population, indicating a significant need for in-commuting, since not all population is in the labor force
 - On average in Eagle County, there are 1.3 jobs per individual and 2.4 jobs per household
- Biggest growth between 2010 and 2022 was in the Health Care and Social Assistance and Administrative and Waste sectors.
- Employment in top industries grew slower than overall employment, but jobs remain stable
- Overall employment is made up of 70% wage and salary jobs (this table) and 30% proprietors
 - This split has remained relatively consistent since 2010

Eagle County Job Growth, 2010 – 2022

Description	2010	2022	2010-2022 Total Growth	Percent of Total Job Growth
Industry				
Accommodation and Food Services	6,676	7,272	596	9.1%
Retail Trade	2,994	3,507	513	7.8%
Construction	2,666	3,464	798	12.2%
Arts, Entertainment, and Recreation	3,434	3,419	-15	-0.2%
Health Care and Social Assistance	1,856	3,394	1,538	23.4%
Administrative and Waste Services	1,354	2,909	1,555	23.7%
Real Estate and Rental and Leasing	1,360	1,674	314	4.8%
Public Administration	1,413	1,585	172	2.6%
Educational Services	1,279	1,522	243	3.7%
Professional and Technical Services	1,032	1,462	430	6.6%
Other	3,397	3,814	417	6.4%
Eagle County Total	27,461	34,022	6,561	100%

Source: Colorado Department of Labor and Employment, Economic & Planning Systems

EMPLOYMENT SECTORS

- The top employment sectors in the county are accommodation and food services (21% of jobs), retail trade (10%), construction (10%), and arts, entertainment & recreation (10%), and health care & social assistance (10%). These sectors combine for 60% of county employment.
- Biggest growth between 2010 and 2022 was in the Health Care and Social Assistance and Administrative and Waste Services sectors.
 - The Health Care and Social Assistance sector grew from 1,900 jobs to 3,400 jobs in occupations such as home health care, dentistry, medicine, and social services
 - The Administrative and Waste Services sector grew from 1,400 jobs to 2,900 jobs in occupations such as office administration, facilities maintenance, and waste collection.

Eagle County Top Employment Sectors, 2010 - 2022

Description	2010	2015	2022
Accommodation and Food Services	24%	24%	21%
Retail Trade	11%	11%	10%
Construction	10%	10%	10%
Arts, Entertainment, and Recreation	13%	13%	10%
Health Care and Social Assistance	7%	7%	10%
Administrative and Waste Services	5%	6%	9%
Real Estate and Rental and Leasing	5%	5%	5%
Public Administration	5%	5%	5%
Educational Services	5%	4%	4%
Professional and Technical Services	4%	4%	4%
Other	12%	12%	11%
Eagle County Total	100%	100%	100%

Source: Colorado Department of Labor and Employment, Economic & Planning Systems

OCCUPATIONS AND WAGES

- Another way to look at employment data is occupations – what types of jobs do people have.
- The top occupations in Eagle County are food and beverage serving, construction trades, and retail sales.
- Median wages for the top ten occupations range from \$37,000 (food and beverage serving) to \$112,800 (healthcare diagnosing or treating)
- Six of the top ten occupations have median wages below \$50,000/year.
- Overall median wage in Eagle County for all occupations was \$52,900.

Eagle County Top Occupations and Wages, 2024

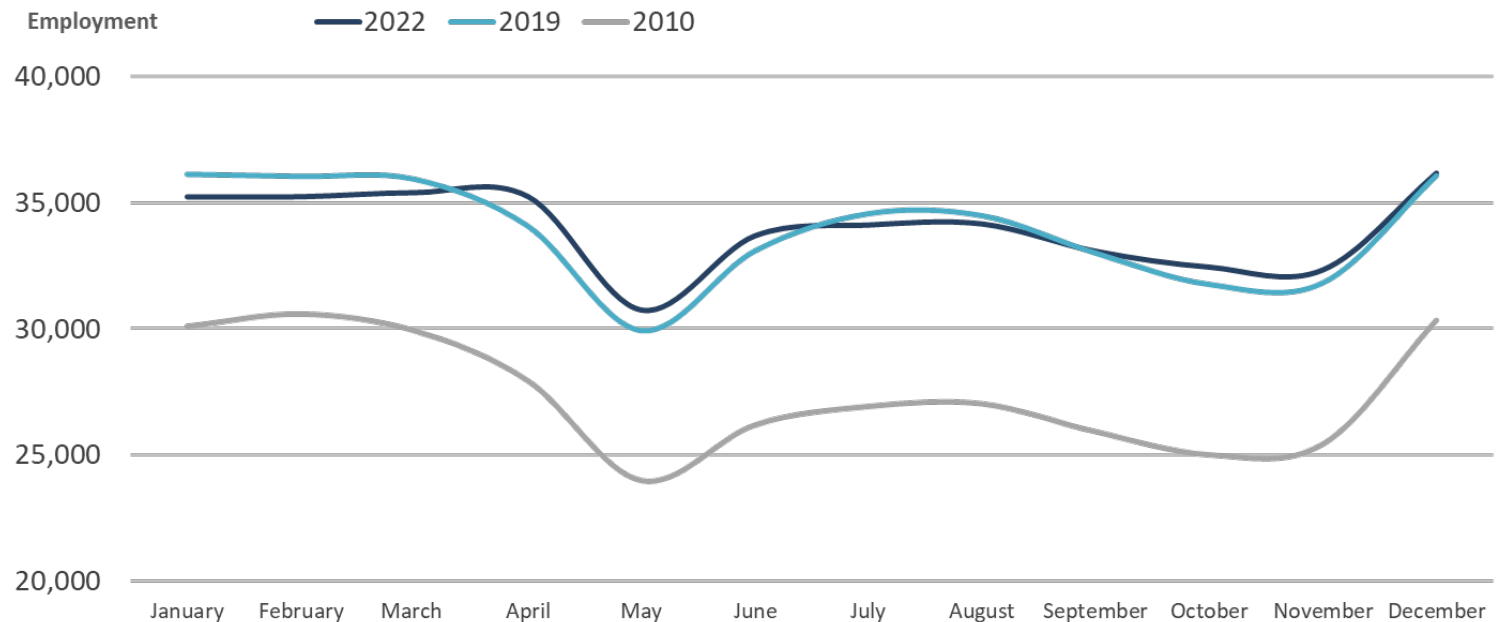
Description	Employment	Entry Level	Median	Experienced
Food and Beverage Serving Workers	3,010	\$31,700	\$37,000	\$50,600
Construction Trades Workers	2,446	\$42,500	\$56,900	\$68,400
Retail Sales Workers	2,265	\$33,800	\$40,700	\$48,600
Building Cleaning and Pest Control Workers	1,655	\$34,200	\$41,000	\$47,100
Cooks and Food Preparation Workers	1,584	\$34,500	\$40,500	\$48,100
Business Operations Specialists	1,514	\$48,400	\$76,400	\$101,400
Information and Record Clerks	1,456	\$36,400	\$44,200	\$52,500
Healthcare Diagnosing or Treating Practitioners	1,211	\$82,700	\$112,800	\$187,100
Other Management Occupations	1,167	\$72,700	\$112,500	\$145,600
Grounds Maintenance Workers	1,104	\$39,400	\$49,300	\$54,400
Top Ten Occupations (Average)	17,413	\$37,357	\$48,100	\$59,529

Source: JobsEQ, Economic & Planning Systems

EMPLOYMENT SEASONALITY

- Employment in Eagle County is highest during the winter months (December to April), with an additional smaller peak in the summer.
- There has been growth in summer employment (June to September) since 2010, with the summer peak getting closer to the winter peak
- Seasonal trends have become less pronounced since 2010

Eagle County Seasonal Employment, 2010-2022

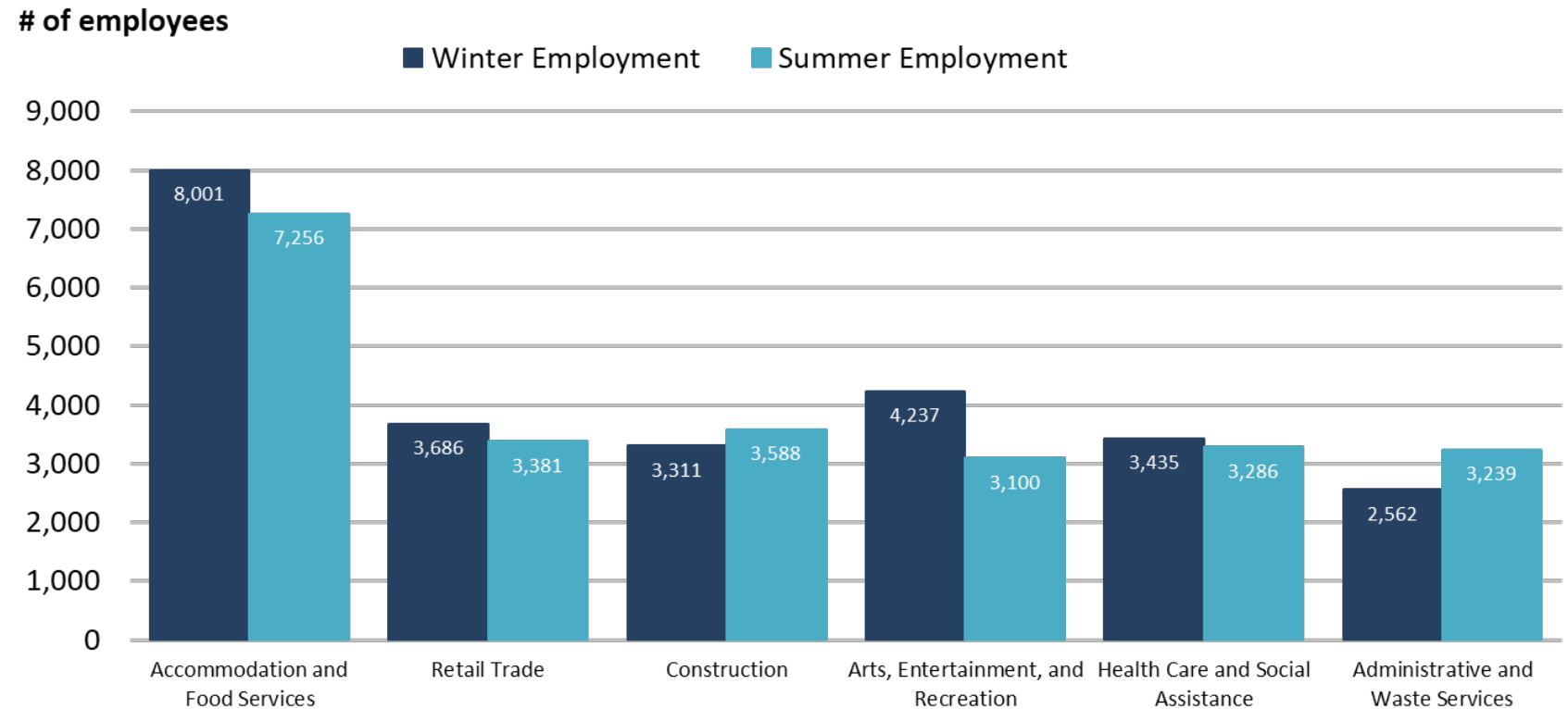


Source: Colorado Department of Labor and Employment, Economic & Planning Systems

EMPLOYMENT SEASONALITY BY INDUSTRY

- Accommodation and Food Services and Arts, Entertainment, and Recreation employment peaks with ski season.
- Administrative and waste services includes outdoor jobs such as landscaping and facilities services, which peak in the summer months.

Eagle County Seasonal Employment by Top Industries, 2022



Source: Colorado Department of Labor and Employment, Economic & Planning Systems

EMPLOYMENT SEASONALITY BY INDUSTRY

- Of the top 6 employment industries in the county, Arts, Entertainment, and Recreation has the most significant seasonal employment changes – this is to be expected in a community with multiple ski resorts
- Most industries have seen the magnitude of seasonal employment swings decrease since 2010

Eagle County Seasonal Employment, 2010-2022

Description	Winter			Summer		
	2010	2019	2022	2010	2019	2022
Industry						
Accommodation and Food Services	7,779	8,785	8,001	6,204	7,830	7,256
Retail Trade	3,204	3,937	3,686	2,877	3,522	3,381
Construction	2,460	3,167	3,311	2,884	3,524	3,588
Arts, Entertainment, and Recreation	4,494	4,535	4,237	2,884	3,400	3,100
Health Care and Social Assistance	1,893	2,541	3,435	1,810	2,568	3,286
Administrative and Waste Services	1,116	2,338	2,562	1,636	3,019	3,239
Other	8,840	10,355	10,225	8,231	9,939	9,910
Total	29,787	35,659	35,458	26,525	33,800	33,758

Source: Colorado Department of Labor and Employment, Economic & Planning Systems

Note: Winter is defined as December - April. Summer is defined as June - September.

COMMUTING

- Commuting data is difficult to capture – these data points may change as we incorporate additional sources
- According to LEHD (US Census), just over half of Eagle County employees commute from another county
- A majority of employed Eagle County residents work in the county
- One-third of Eagle County employees commute less than 10 miles
- Another third of Eagle County employees live 50+ miles away from their place of work
 - This number likely includes remote workers, and may capture local employees with an employer’s official “location” outside of the county
 - Analysis on locations of in- and out-commuters is ongoing

Eagle County Commuting Characteristics, 2021

Description			
Total Eagle County Employees			
Living and Working in Eagle County		14,570	48%
Commuting into Eagle County		15,685	52%
Total Eagle County Employed Population			
Living and Working in Eagle County		14,570	57%
Community out of Eagle County		10,987	43%

Source: LEHD, Economic & Planning Systems

Eagle County Commute Length, 2021

Commute Length			
Total Eagle County Employees			
Less than 10 miles		10,628	35%
10 to 24 miles		4,752	16%
24 to 50 miles		3,752	12%
Greater than 50 miles		11,123	37%

Source: LEHD, Economic & Planning Systems

HOUSING MARKET TRENDS

KEY MARKET FINDINGS

- Median home sale price has increased dramatically in Eagle County, especially since 2019
- Price increases have been most dramatic in the mid-valley
- Rent growth has not been as dramatic as home price growth, although rent data is challenging to capture
- There are differences in the rental markets for locals and out-of-town renters
- There is significant variation in housing types constructed across the valley

SALES VOLUME

- Sales volume hit a high in 2020 and has been decreasing since then.
- Condos and single-family residences remain the most commonly sold home type.

Eagle County Sales by Type, 2015-2023

Description	2015	2016	2017	2018	2019	2020	2021	2022	2023	2015-2023 Median
Condominium	371	436	431	433	451	588	663	437	301	436
Duplex	152	154	172	162	168	227	167	129	97	162
Single Family Residence	350	372	408	425	412	516	413	327	215	408
Townhouse	151	190	167	167	234	248	248	155	101	167
Triplex	3	1	2	1	2	2	6	0	2	2
Total Sales	1,027	1,153	1,180	1,188	1,267	1,581	1,497	1,048	716	1,180

Source: MLS, Economic & Planning Systems

SALES BY LOCATION

- There was a county-wide slowdown in sales in 2023 compared to 2015–2022 across the county
- Sales volume has increased down-valley over time

Eagle County Sales by Location, 2015-2023

Description	2015	2016	2017	2018	2019	2020	2021	2022	2023	2015-2023 Median
Eagle County Total	1,027	1,153	1,180	1,188	1,268	1,584	1,497	1,048	716	1,180
Vail	252	267	237	253	287	350	353	203	153	253
Minturn	15	13	14	18	18	24	14	18	3	15
Red Cliff	3	4	3	3	5	13	11	9	4	4
Avon	192	269	227	225	241	305	264	186	115	227
Beaver Creek	75	86	89	111	111	117	138	74	49	89
Edwards	247	256	286	235	266	354	295	193	155	256
Eagle	140	150	145	167	156	179	178	160	102	156
Gypsum	97	99	168	164	177	197	164	138	97	164
Other	6	9	11	12	7	45	80	67	38	12

Source: MLS, Economic & Planning Systems

Note: Analysis excludes mobile homes, ranches, and highest and lowest 5% of sales. Deed-restricted homes are included.

MEDIAN SALE PRICE BY LOCATION

- Median sale price countywide has been over \$1 million since 2021. Median prices in Edwards (including Arrowhead and Cordillera) and Beaver Creek were over \$2 million in 2023.
- Largest price increases have been seen mid-valley – prices increased by 20% between 2019 and 2023
- Only 2 communities (Red Cliff and Gypsum) have a median sale price below \$1 million

Eagle County Median Sale Price by Location, 2015-2023

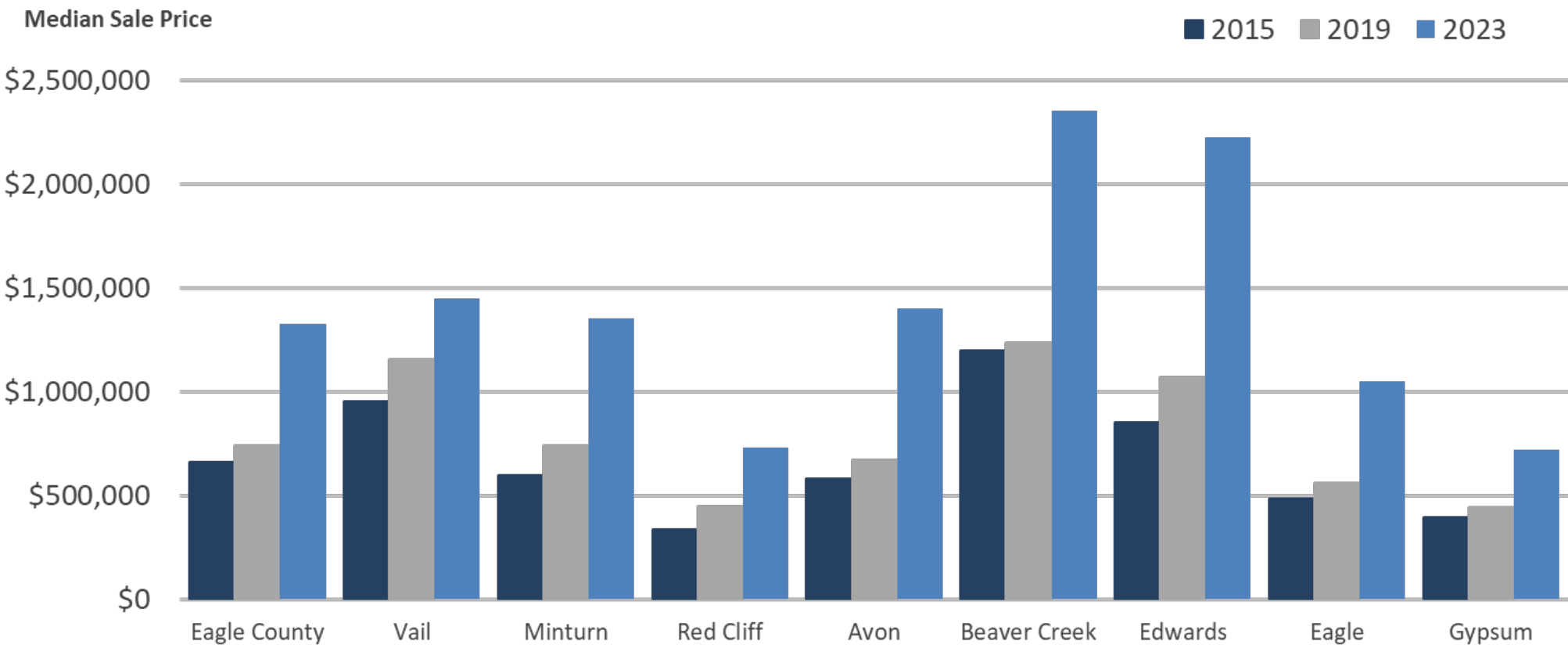
Description	2015	2016	2017	2018	2019	2020	2021	2022	2023	2015-2019			2019-2023		
										Total	Ann. #	Ann. %	Total	Ann. #	Ann. %
Eagle County	\$659,000	\$672,500	\$651,000	\$704,110	\$740,000	\$891,250	\$1,000,000	\$1,120,000	\$1,325,033	\$81,000	\$20,250	\$0	\$585,033	\$146,258	16%
Vail	955,000	887,500	1,025,000	1,024,500	1,155,000	1,170,000	1,600,000	1,600,000	1,450,400	200,000	50,000	5%	295,400	73,850	6%
Minturn	600,000	650,000	599,000	713,500	742,225	709,000	827,500	1,137,500	1,350,000	142,225	35,556	5%	607,775	151,944	16%
Red Cliff	337,800	411,000	535,000	479,000	450,000	515,000	430,000	715,000	730,000	112,200	28,050	7%	280,000	70,000	13%
Avon	583,750	590,000	595,000	610,000	673,000	850,000	794,000	889,500	1,400,000	89,250	22,313	4%	727,000	181,750	20%
Beaver Creek	1,200,000	1,287,500	1,470,000	1,330,000	1,237,500	1,300,000	1,499,500	2,125,000	2,350,000	37,500	9,375	1%	1,112,500	278,125	17%
Edwards	850,000	875,000	845,000	975,000	1,072,500	1,412,500	1,505,000	1,685,000	2,225,000	222,500	55,625	6%	1,152,500	288,125	20%
Eagle	485,650	519,000	525,000	580,000	562,500	659,000	836,185	1,074,500	1,049,000	76,850	19,213	4%	486,500	121,625	17%
Gypsum	397,000	402,000	399,750	456,250	444,000	499,000	520,000	675,000	720,000	47,000	11,750	3%	276,000	69,000	13%

Source: MLS, Economic & Planning Systems

Note: Analysis excludes mobile homes, ranches, and highest and lowest 5% of sales. Deed-restricted homes are included.

CHANGE IN MEDIAN SALE PRICE

Eagle County Median Sale Price by Location, 2015-2023



Source: MLS, Economic & Planning Systems

Note: Analysis excludes mobile homes, ranches, and highest and lowest 5% of sales. Deed-restricted homes are included.

ANNUAL PRICE GROWTH

- Housing prices have increased significantly since 2015, but this growth has not occurred evenly over time
- Prices grew at a higher annual rate between 2019 – 2023 (15.7% per year) than from 2015 – 2019 (2.9% per year)
- In mid–valley communities, home prices grew by over 20% per year between 2019 and 2023, compared to 3% – 6% per year prior to 2019

Eagle County Median Sale Price Growth Rates, 2015-2023

Description	Growth Rate of Median Housing Sale Price		
	2015 - 2023	2015 - 2019	2019 - 2023
Eagle County	9.1%	2.9%	15.7%
Vail	5.4%	4.9%	5.9%
Minturn	10.7%	5.5%	16.1%
Red Cliff	10.1%	7.4%	12.9%
Avon	11.6%	3.6%	20.1%
Beaver Creek	8.8%	0.8%	17.4%
Edwards	12.8%	6.0%	20.0%
Eagle	10.1%	3.7%	16.9%
Gypsum	7.7%	2.8%	12.8%

Source: MLS, Economic & Planning Systems

Note: Analysis excludes mobile homes, ranches, and highest and lowest 5% of sales. Deed–restricted homes are included.

MEDIAN SALE PRICE PER SQUARE FOOT BY LOCATION

- Looking at sale price per square foot can help normalize for home sizes
- Median price per square foot has more than doubled in the county since 2015, from \$344 to \$752
- In Avon, price per square foot tripled from 2015 to 2023
- In most communities, the growth rate has been much higher since 2019 than 2015–2019, with average annual growth ranging from 11% in Red Cliff to 23% in Avon

Eagle County Median Sale Price/Sq. Foot by Location, 2015-2023

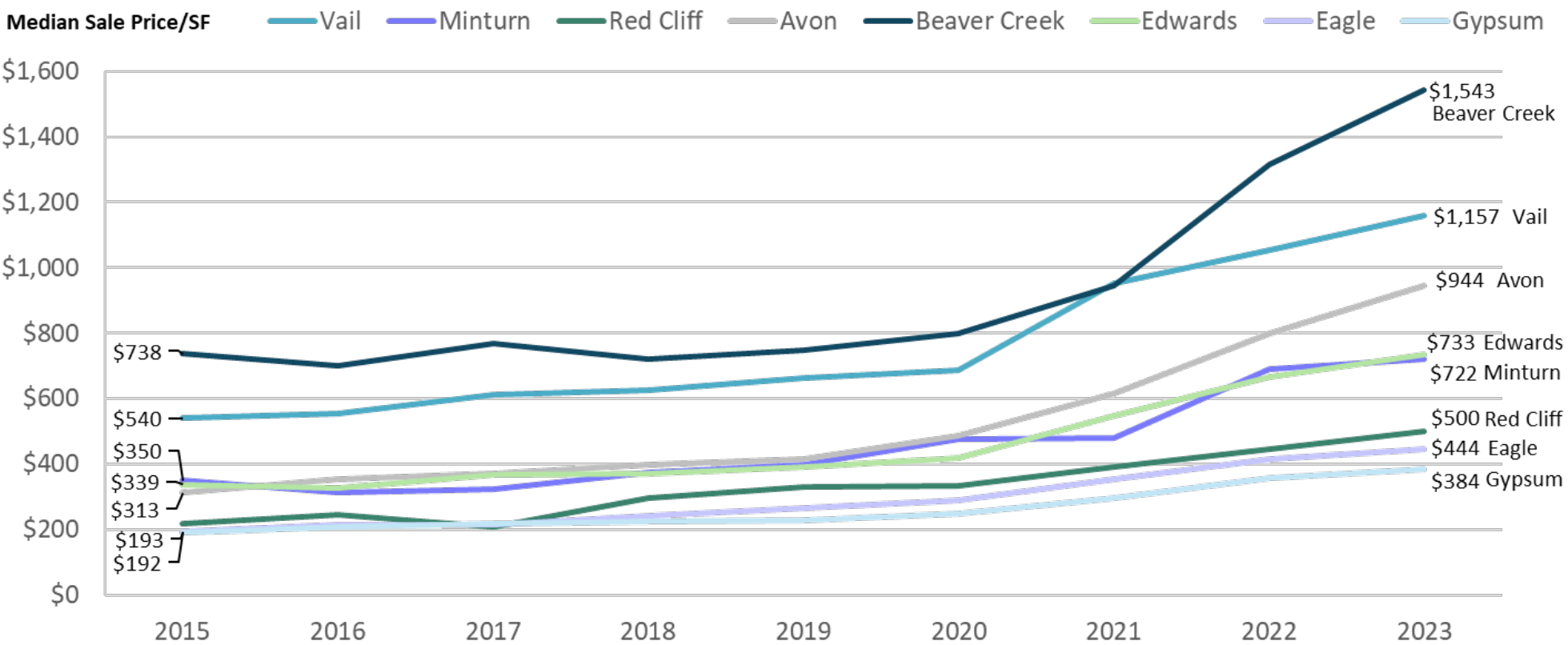
Description	2015	2016	2017	2018	2019	2020	2021	2022	2023	2015-2019			2019-2023		
										Total	Ann. #	Ann. %	Total	Ann. #	Ann. %
Eagle County	\$344	\$355	\$368	\$384	\$415	\$449	\$582	\$679	\$752	\$71	\$18	5%	\$337	\$84	16%
Vail	540	555	611	625	662	686	952	1,054	1,157	121	30	5%	496	124	15%
Minturn	350	312	323	373	397	477	480	689	722	47	12	3%	325	81	16%
Red Cliff	218	244	207	295	330	334	393	445	500	112	28	11%	170	42	11%
Avon	313	354	373	397	417	486	614	800	944	104	26	7%	527	132	23%
Beaver Creek	738	699	770	720	747	798	944	1,316	1,543	9	2	0%	796	199	20%
Edwards	339	326	369	373	391	417	549	666	733	52	13	4%	342	86	17%
Eagle	193	214	214	243	264	289	354	415	444	71	18	8%	180	45	14%
Gypsum	192	209	217	226	227	249	295	356	384	35	9	4%	157	39	14%

Source: MLS, Economic & Planning Systems

Note: Analysis excludes mobile homes, ranches, and highest and lowest 5% of sales. Deed-restricted homes are included.

MEDIAN SALE PRICE PER SQUARE FOOT BY LOCATION

Eagle County Median Sale Price/Sq. Foot by Location, 2015-2023



Source: MLS, Economic & Planning Systems

Note: Analysis excludes mobile homes, ranches, and highest and lowest 5% of sales. Deed-restricted homes are included.

MEDIAN SALE PRICE BY TYPE

- Housing costs vary by the type of home being sold
- Duplexes became the most expensive housing type starting in 2022
 - Majority of duplexes sold in these years are in resort communities with median size of 2,526 sq. ft.
- In 2023, the median sale price for all home types was over \$1 million – condos crossed that threshold in 2023, townhouses in 2022
 - Since 2019, sales prices have growth fastest for condos (16% per year) and townhomes (21% per year)

Eagle County Median Sale Price by Type, 2015-2023

Description	2015	2016	2017	2018	2019	2020	2021	2022	2023	2015-2019			2019-2023		
										Total	Ann. #	Ann. %	Total	Ann. #	Ann. %
Condominium	\$664,500	\$588,500	\$583,000	\$650,000	\$665,000	\$710,000	\$860,000	\$935,000	\$1,200,000	\$500	125	0%	\$535,000	133,750	16%
Duplex	\$748,500	\$857,500	\$841,000	\$850,000	\$985,000	\$1,150,000	\$1,350,000	\$1,589,000	\$1,750,000	\$236,500	59,125	7%	\$765,000	191,250	15%
Single Family Residence	\$685,000	\$829,500	\$671,500	\$742,500	\$862,900	\$1,152,001	\$1,450,000	\$1,325,000	\$1,312,500	\$177,900	44,475	6%	\$449,600	112,400	11%
Townhouse	\$500,000	\$515,450	\$541,250	\$590,000	\$616,750	\$700,000	\$795,000	\$1,040,000	\$1,325,065	\$116,750	29,188	5%	\$708,315	177,079	21%

Source: MLS, Economic & Planning Systems

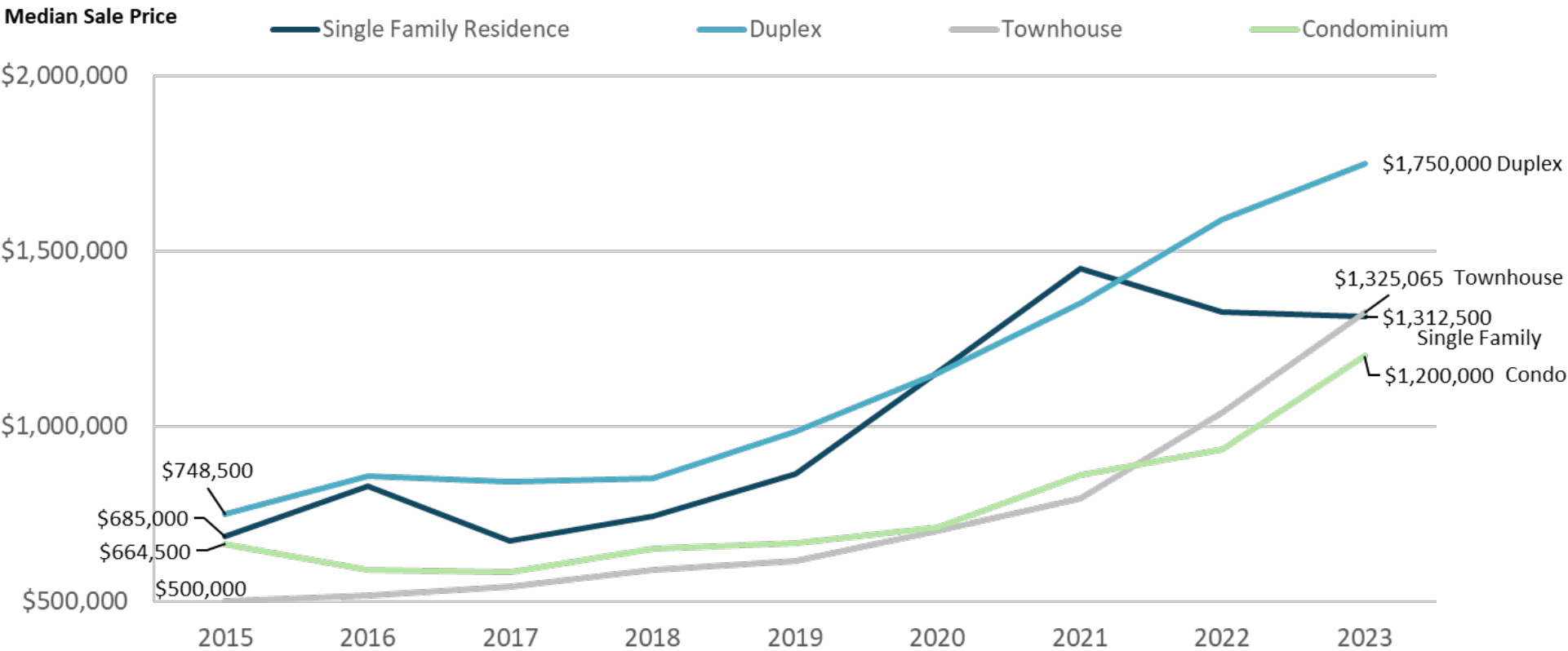
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Note: Analysis excludes mobile homes, ranches, and highest and lowest 5% of sales. Deed-restricted homes are included.

MEDIAN SALE PRICE BY TYPE

Eagle County Median Sale Price by Type, 2015-2023

2019 was an inflection point in sales price growth – since Covid, prices have been increasing at faster rates than they were before



Source: MLS, Economic & Planning Systems

Note: Analysis excludes mobile homes, ranches, and highest and lowest 5% of sales. Deed-restricted homes are included.

MEDIAN SALE PRICE PER SQUARE FOOT BY TYPE

- Although condos are the least expensive housing type overall, since 2015 they have consistently been the most expensive per square foot
- Similar to overall sales prices, the per-square-foot price of condos and townhomes has been increasing faster than duplexes and single family homes since 2019
- The per-square-foot price of condos increased by an average of \$135 per year between 2019 and 2023

Eagle County Median Sale Price/Sq. Foot by Type, 2015-2023

Description	2015	2016	2017	2018	2019	2020	2021	2022	2023	2015-2019			2019-2023		
										Total	Ann. #	Ann. %	Total	Ann. #	Ann. %
Condominium	\$544	\$520	\$565	\$590	\$616	\$680	\$811	\$930	\$1,157	72	18	3%	541	135	17%
Duplex	\$299	\$342	\$348	\$365	\$395	\$419	\$514	\$625	\$688	95	24	7%	293	73	15%
Single Family Residence	\$243	\$263	\$250	\$264	\$291	\$323	\$426	\$460	\$508	48	12	5%	218	54	15%
Townhouse	\$304	\$296	\$321	\$349	\$350	\$390	\$434	\$603	\$733	46	12	4%	383	96	20%

Source: MLS, Economic & Planning Systems

Note: Analysis excludes mobile homes, ranches, and highest and lowest 5% of sales. Deed-restricted homes are included.

MEDIAN SALE PRICE PER SQUARE FOOT BY TYPE

- The largest increases in price per square foot were in the mid-valley and upper-valley, particularly for condos and townhomes
- Down-valley, price per square foot increased at a similar rate for all housing types

Eagle County Median Sale Price/Sq. Foot by Type and Location, 2015-2023

Description	2015	2016	2017	2018	2019	2020	2021	2022	2023	2015-2019			2019-2023		
										Total	Ann. #	Ann. %	Total	Ann. #	Ann. %
Up-Valley															
Condominium	\$787	\$699	\$677	\$692	\$702	\$729	\$1,293	\$1,138	\$1,202	-85	-21	-3%	500	125	14%
Duplex	\$445	\$501	\$645	\$585	\$637	\$648	\$808	\$880	\$1,092	191	48	9%	456	114	14%
Single Family Residence	\$482	\$466	\$439	\$519	\$588	\$590	\$634	\$787	\$736	106	26	5%	148	37	6%
Townhouse	\$445	\$438	\$473	\$546	\$502	\$555	\$782	\$882	\$1,064	58	14	3%	561	140	21%
Mid-Valley															
Condominium	\$495	\$470	\$465	\$508	\$569	\$661	\$729	\$879	\$1,214	74	19	4%	645	161	21%
Duplex	\$293	\$312	\$343	\$365	\$378	\$393	\$502	\$637	\$716	85	21	7%	338	84	17%
Single Family Residence	\$345	\$326	\$368	\$359	\$411	\$410	\$550	\$678	\$695	66	16	4%	284	71	14%
Townhouse	\$297	\$305	\$338	\$366	\$363	\$425	\$536	\$639	\$739	66	17	5%	376	94	19%
Down-Valley															
Condominium	\$294	\$296	\$334	\$348	\$369	\$404	\$436	\$483	\$614	75	19	6%	245	61	14%
Duplex	\$207	\$218	\$229	\$261	\$247	\$254	\$287	\$405	\$390	40	10	4%	144	36	12%
Single Family Residence	\$185	\$203	\$213	\$225	\$233	\$254	\$318	\$391	\$386	49	12	6%	153	38	13%
Townhouse	\$209	\$227	\$238	\$243	\$252	\$267	\$308	\$343	\$423	42	11	5%	171	43	14%

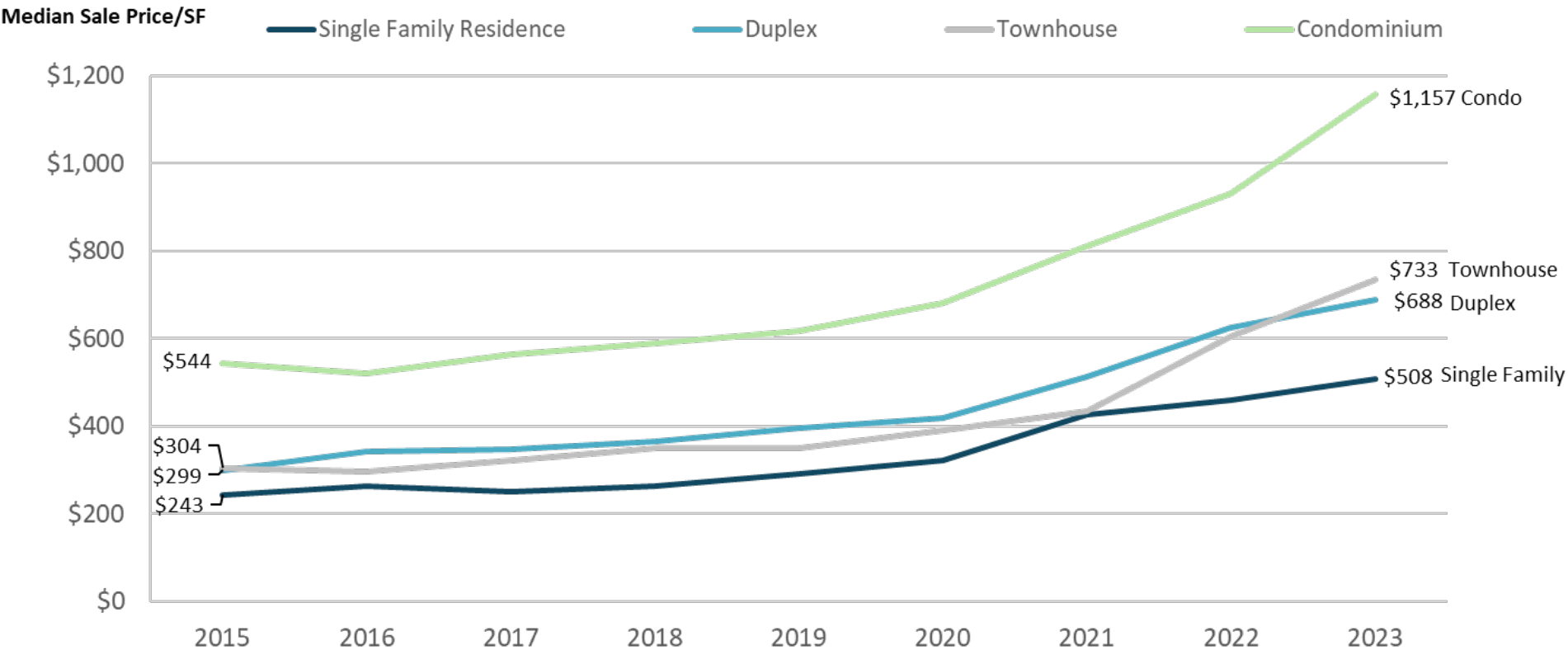
Source: MLS, Economic & Planning Systems

Note: Analysis excludes mobile homes, ranches, and highest and lowest 5% of sales. Deed-restricted homes are included.

MEDIAN SALE PRICE PER SQUARE FOOT BY TYPE

Eagle County Median Sale Price/Sq. Foot by Type, 2015-2023

Condos are typically smaller units, and so higher per-square-foot costs are expected



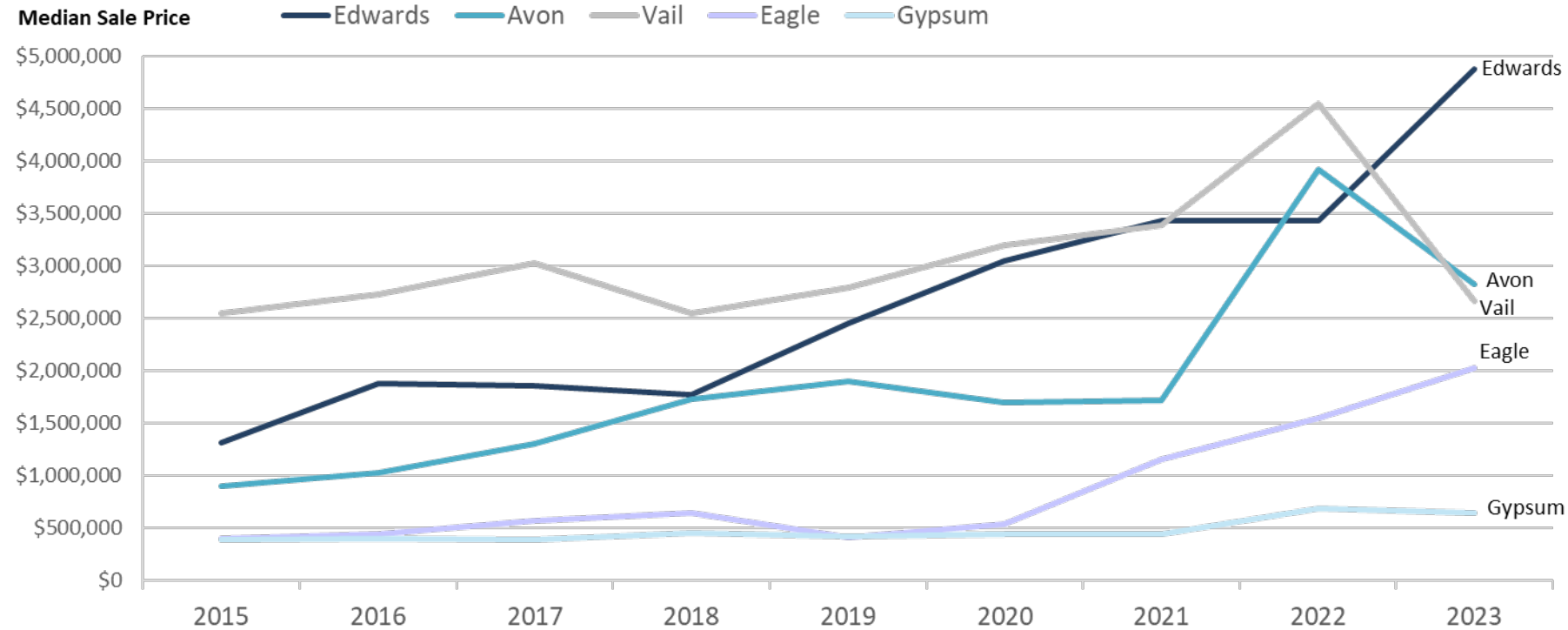
Source: MLS, Economic & Planning Systems

Note: Analysis excludes mobile homes, ranches, and highest and lowest 5% of sales. Deed-restricted homes are included.

MEDIAN SALE PRICE – NEWER HOMES

- For this analysis, “new” homes are those sold within 5 years of construction
- In 2023, prices for new builds jumped in Edwards and Eagle, while prices of new builds remained lower in Gypsum.
- Only 75 homes less than five years old sold across Eagle County in 2023, leading to data volatility.

Eagle County Home Price for Newer Homes, 2015-2023



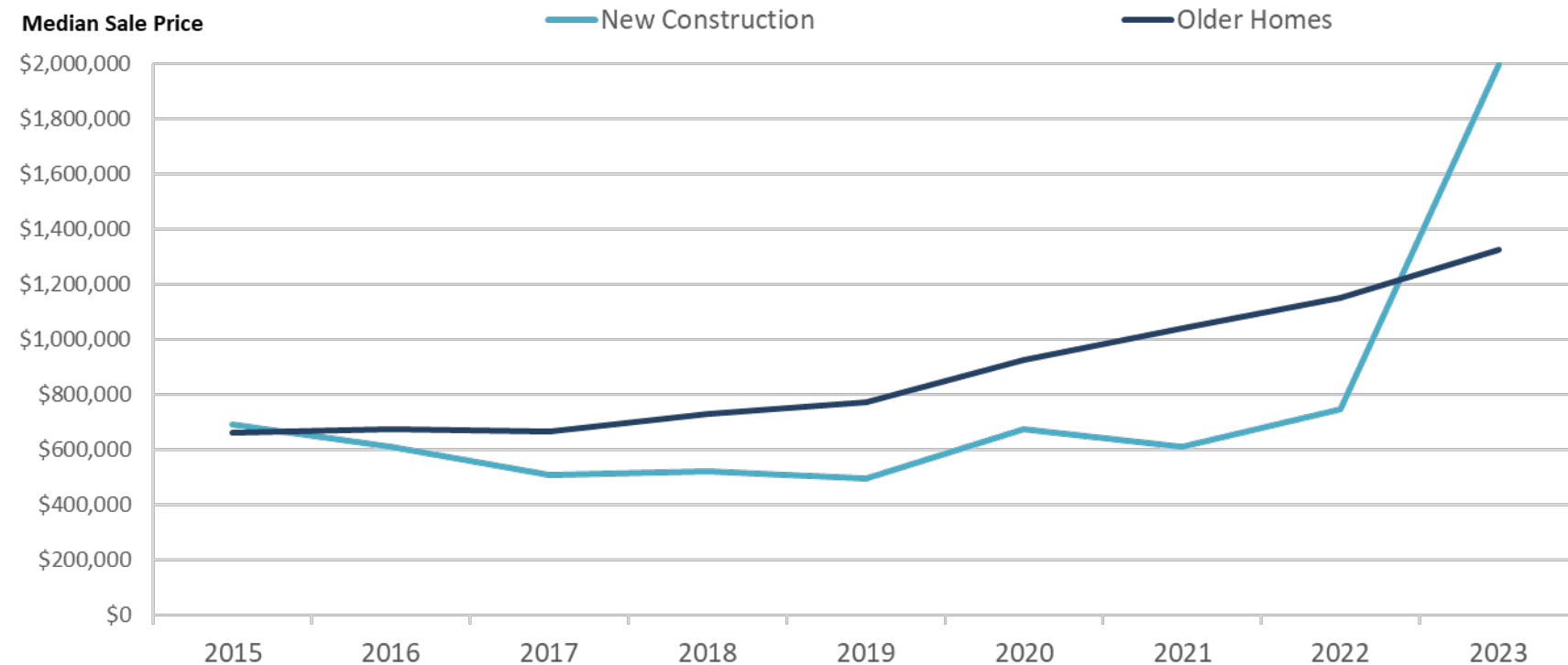
Source: MLS, Economic & Planning Systems

Note: Analysis excludes mobile homes, ranches, and highest and lowest 5% of sales. Deed-restricted homes are included. Older homes are those 5 years old or more, newer homes are five years old and under at time of sale.

MEDIAN SALE PRICE BY AGE

- Until 2023, new builds tended to be cheaper than homes 5+ years old.
 - This may be related to the size and location of homes being sold
- New builds tend to be down-valley, where housing prices are cheaper, while older homes were sold in Vail and Beaver Creek.

Eagle County Median Sale Price by Age of Home, 2015-2023



Source: MLS, Economic & Planning Systems

Note: Analysis excludes mobile homes, ranches, and highest and lowest 5% of sales. Deed-restricted homes are included. Older homes are those 5 years old or more, newer homes are five years old and under.

MEDIAN RENT BY LOCATION

- Rent data is challenging to get – utilize Census, community survey, online listings, and landlord/property manager interviews
- Census data is consistent with survey data, which reports average rent of \$1,924 and median rent of \$1,800 in Eagle County
- Data shows large rent increases, particularly in the mid-valley
 - Note that data is 5-year ACS, representing a 5-year average of responses
- Interviews and focus group feedback note that per-bedroom rent is between \$1,500 and \$2,000
 - Analysis of rental rates is ongoing

Eagle County Median Rent by Location, 2010-2022

Description	2010	2015	2022	2010-2015			2015-2022		
				Total	Ann. #	Ann. %	Total	Ann. #	Ann. %
Eagle County	\$1,225	\$1,272	\$1,868	\$47	\$9	0.8%	596	85	5.6%
Vail	1,266	1,249	1,625	-17	-3	-0.3%	376	54	3.8%
Minturn	1,259	1,148	2,181	-111	-22	-1.8%	1,033	148	9.6%
Red Cliff	1,297	1,550	1,800	253	51	3.6%	250	36	2.2%
Avon	1,231	1,122	1,731	-109	-22	-1.8%	609	87	6.4%
Edwards	1,346	1,343	1,870	-3	-1	0.0%	527	75	4.8%
Eagle	1,058	1,478	1,612	420	84	6.9%	134	19	1.2%
Gypsum	1,229	1,201	1,741	-28	-6	-0.5%	540	77	5.4%

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

ONLINE RENTAL LISTINGS

- Rental properties are primarily listed on Zillow and Facebook
 - Some property managers also send listings directly to email lists
- Rentals listed on Zillow primarily target out-of-town groups looking for ski season rentals
- Locals appear to find housing on Facebook Marketplace or Eagle County Facebook groups
 - Interview and focus group feedback has noted that some people have stopped posting listings on Facebook because the magnitude of responses they receive is overwhelming
- Zillow and Facebook listings often limit number of adults that can live in a unit
- Listings often specify whether they're seeking a long-term or ski season tenant

Eagle County Rental Listings, 2024

Location	Facebook			Zillow		
	Number of Listings	Median Rent	Rent per Sq. Ft.	Number of Listings	Median Rent	Rent per Sq. Ft.
Eagle County	25	\$1,600	\$3.80	122	\$4,500	\$3.81
Vail	5	\$1,500	--	42	\$5,900	\$4.52
Avon	10	\$1,900	\$4.40	33	\$5,000	\$3.94
Edwards	3	\$1,500	--	11	\$7,750	\$3.29
Eagle	4	\$2,275	\$3.06	23	\$3,275	\$3.32
Gypsum	3	\$1,350	--	13	\$2,600	\$3.19

Source: Economic & Planning Systems, Zillow, Facebook

RENT PER BEDROOM

- Many Facebook listings are for one bedroom in a house with roommates
- Average price/bedroom is highest in mid-valley
- According to local property managers, the typical rental price per bedroom is \$1,000 – \$1,500 in Eagle County

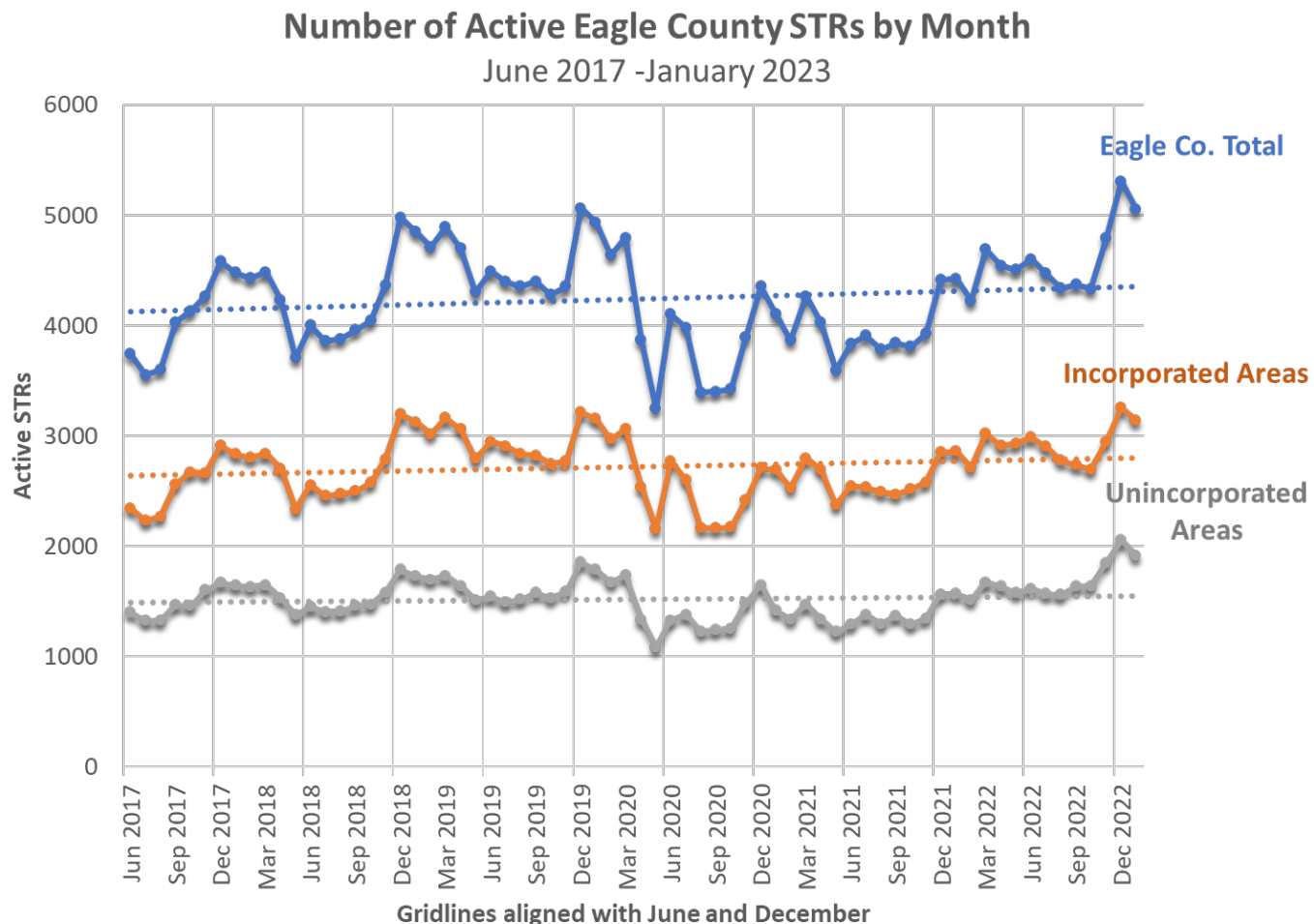
Eagle County Per-Bedroom Rent, 2024

Location	Median Rent per Bedroom		
	Facebook	Zillow	Survey
Eagle County	\$1,500	\$2,000	\$1,197
Vail	\$1,500	\$2,800	\$1,300
Avon	\$1,625	\$1,833	\$1,200
Edwards	\$1,500	\$2,250	\$1,200
Eagle	\$1,450	\$1,600	\$1,100
Gypsum	\$1,350	\$1,500	\$1,200

Source: Economic & Planning Systems, Zillow, Facebook, RRC Associates

SHORT TERM RENTALS

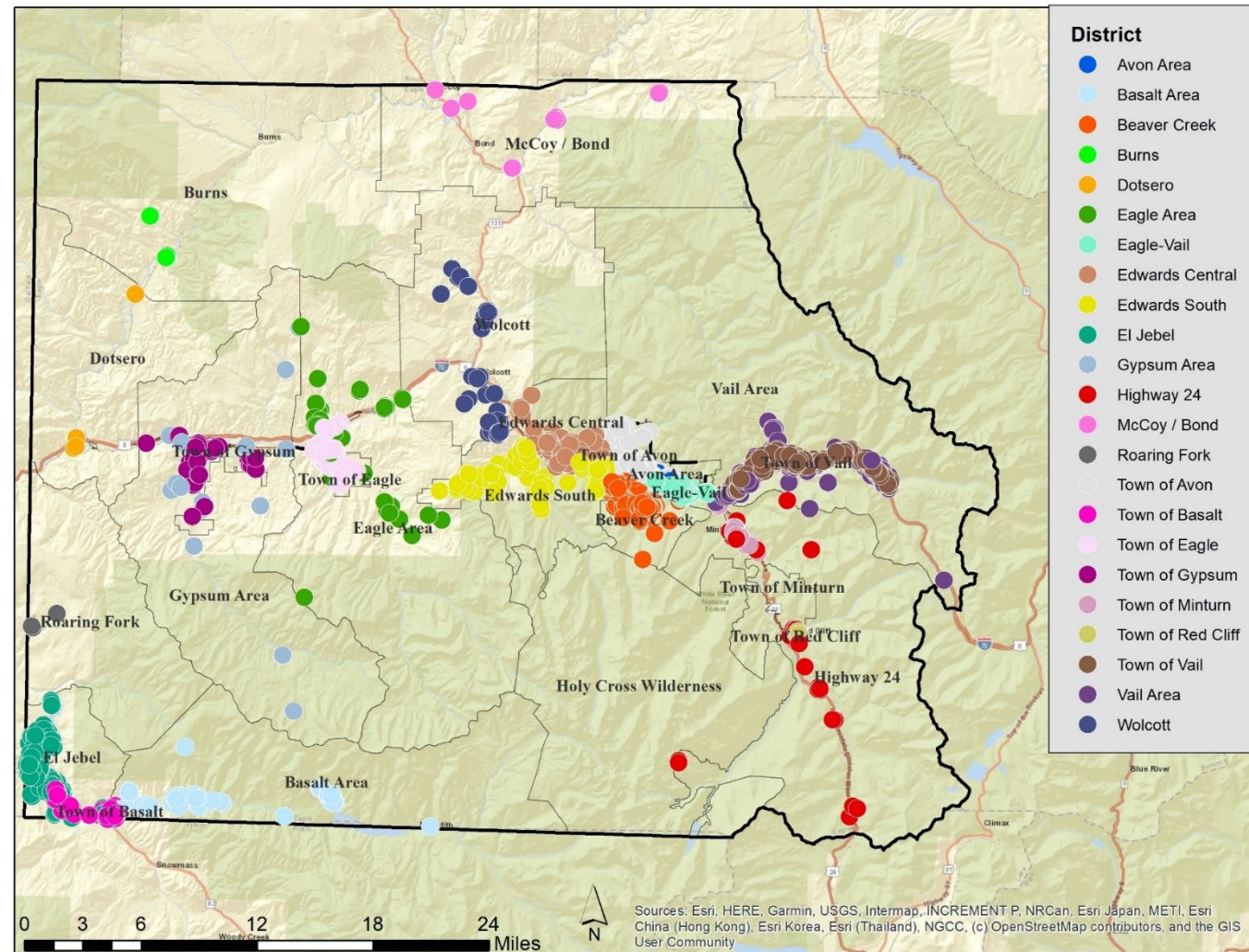
- Eagle County had around 5,000 STRs in 2022
 - This accounted for about one-seventh of all housing units
- In general, the share of STRs of total housing units has been relatively consistent since 2017 (comprehensive data is not available prior to then)



SHORT TERM RENTAL LOCATIONS

- STRs are concentrated in resort areas in the mid-valley and upper-valley
- The largest concentration of STRs is in the Beaver Creek and Edwards area, which had over 1,000 STRs as of December 2022

Eagle County Short-Term Rental Locations, 2022



RECENT DEVELOPMENT BY LOCATION

- There were over 2,100 residential building permits issued in Eagle County between 2015 and 2023
- Permit numbers peaked in 2017–2018, with over 300 per year
- Most permits were issued in down-valley communities and in the unincorporated county, with these areas accounting for 72% of total permit activity
- Numbers have fluctuated since 2020; 2023 was the lowest since 2015
 - May be related to economic trends, but also site availability

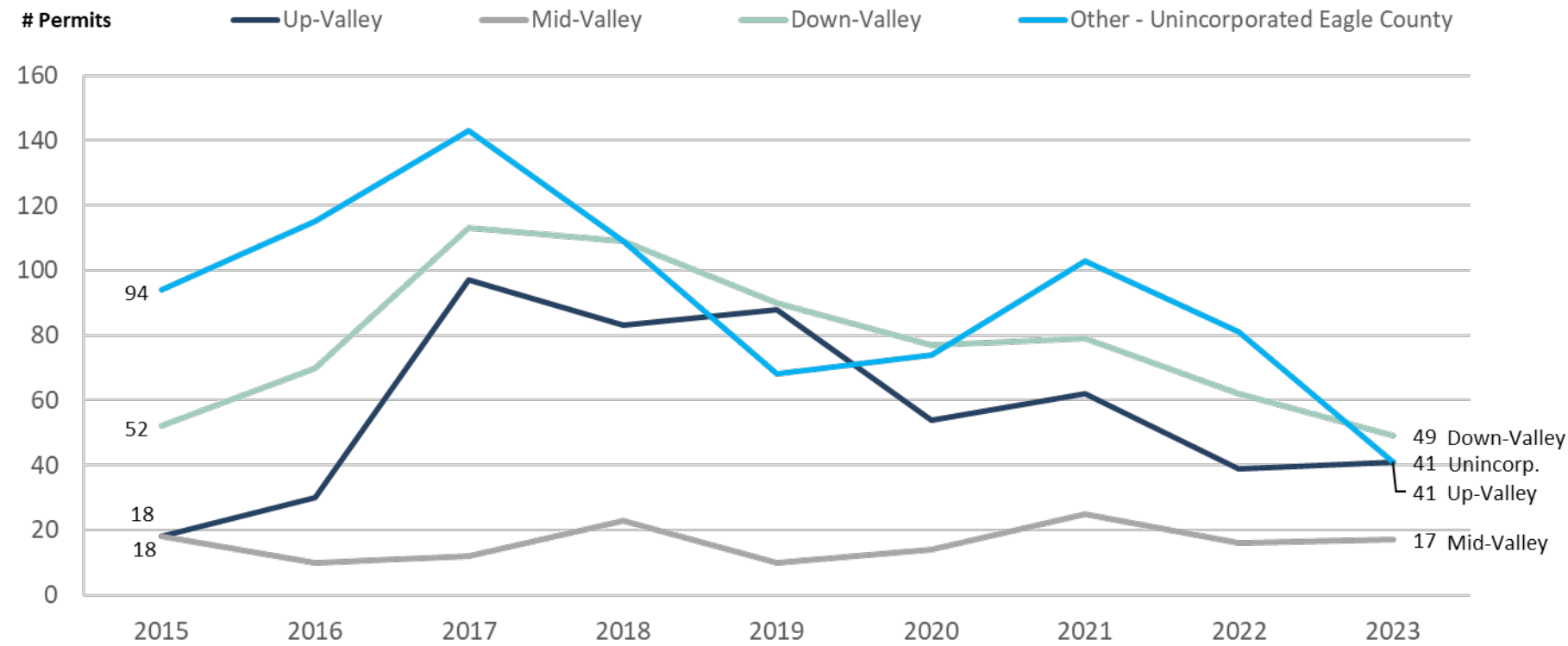
Eagle County Building Permits by Location, 2015-2023

Description	2015	2016	2017	2018	2019	2020	2021	2022	2023	2015-2023	
										Total	Ann. #
Vail	18	30	97	83	88	54	62	39	41	512	64
Minturn	6	3	1	1	4	2	6	2	3	28	4
Red Cliff	2	0	4	2	3	0	2	0	2	15	2
Avon	10	7	7	20	3	12	17	14	12	102	13
Eagle	15	29	41	48	21	12	16	20	20	222	28
Gypsum	37	41	72	61	69	65	63	42	29	479	60
Unincorporated Eagle Co.	94	115	143	109	68	74	103	81	41	828	104
Total	182	225	365	324	256	219	269	198	148	2,186	273

Source: Local planning offices, Economic & Planning Systems

RECENT DEVELOPMENT BY LOCATION

Development activity is influenced by a number of factors, particularly land and development site availability



Source: Local Planning Offices, Economic & Planning Systems

RECENT DEVELOPMENT BY TYPE

- Single family homes made up the largest share of permits issued, at 45% of total permits. Single-family was the largest share of permits issued in every year from 2015–2023.
- The large decline in mobile home permits may be due to declines in mobile home construction or because more mobile home permits are being recorded as permits for modular homes

Eagle County Building Permits by Type, 2015-2023

Description	2015	2016	2017	2018	2019	2020	2021	2022	2023	2015-2023	
										Total	Ann. #
Single Family	101	100	119	93	105	121	131	123	72	965	121
Duplex	39	31	61	85	64	45	61	37	32	455	57
Modular	17	45	63	52	46	25	24	14	8	294	37
Multifamily	11	25	60	50	33	13	10	8	18	228	29
Mobile Home	10	21	48	8	3	5	2	1	0	98	12
Townhome/Condo	0	0	4	30	3	4	31	10	15	97	12
Other	4	2	9	3	2	2	6	3	2	33	4
Total	182	224	364	321	256	215	265	196	147	2,170	271

Note: Some permits lack type information.

Source: Local planning offices, Economic & Planning Systems

RECENT MULTIFAMILY DEVELOPMENT

- CoStar provides data on purpose-built apartments (not condos or townhomes/single family homes that are rented)
- According to this data, there have been 904 rental units constructed in the county since 2010
- Very low vacancy rate for new developments – average of 2.0% excluding The Pike, which is leasing up (which entails a higher vacancy rate)
- Only one rent-restricted development (150 units) is reflected in the data, all other development is market rate

Eagle County Multifamily Developments, 2010-2024

Development Name	Address	Town	Affordable/ Market Rate	Year Built	Number of Units	Vacancy Rate	Average Asking Rent	
							One Bedroom	Two Bedroom
The Pike	40 Mt. Eve Rd	Eagle	Market Rate	2024	216	53.8%	\$2,695	\$3,316
Fox Hollow	22 Murray Rd	Edwards	Market Rate	2024	27	0.5%	--	--
The Piedmont	5471 E Beaver Creek Blvd	Avon	Market Rate	2021	240	6.7%	\$3,241	\$4,221
Spring Creek Apartments	750 Sunny Ave	Gypsum	Rent Restricted	2020	150	0.1%	\$1,186	\$1,408
N/A	33975 US Hwy 6	Edwards	Market Rate	2020	5	1.5%	--	--
6 West Apartments	32532 Highway 6	Edwards	Market Rate	2019	120	0.4%	\$2,146	\$2,861
Lion's Ridge	1265 N Frontage Rd W	Vail	Market Rate	2015	114	0.0%	\$1,632	\$2,452
First Chair	600 W Lionshead Cir	Vail	Market Rate	2010	32	4.6%	--	--
Total/Average					904	8.4%	\$2,180	\$2,852

Source: CoStar, Economic & Planning Systems

AFFORDABILITY ANALYSIS

AFFORDABILITY METRICS AND DEFINITIONS

- “Affordable” housing is typically defined as housing that costs no more than 30% of a household’s gross monthly income
 - For ownership housing, this includes mortgage principal, interest, property taxes, and insurance
 - For rental housing, this includes monthly rent payments (not utilities, internet, or other additional costs)
- Households paying more than 30% of their income towards housing are considered “cost burdened” – those paying over 50% are considered “severely cost burdened”
- How much a household can afford will depend on the size of the household (number of wage earners) and the income earned by all household members
- In many high-cost communities, residents will work multiple jobs to increase their income, and/or live with multiple roommates (or families) to spread housing costs over multiple earners
 - In data, this may show up as housing appearing more affordable, while not reflecting desired community conditions
 - Area Median Income (AMI) metrics reflect household income (all wage earners, all jobs) and not wages or salaries on their own
- The ownership affordability analysis assumes 6.0% interest rate, 5% down payment, 30-year loan term, \$300/month HOA fees, \$3,000/year home insurance, and average 2023 property tax rates by community
 - HOA fees are based on survey data, home insurance rates are based on conversations with a local professional, property tax rates are from the Eagle County assessor’s office, and other inputs are standard.

KEY AFFORDABILITY FINDINGS

- Home prices increased dramatically starting in 2020, and homeownership is out of reach for many households
- Based on the data analyzed, rental housing remains more affordable for 2-person households earning median income
 - Rental data does not always align with feedback from interviews and focus groups
 - Rental affordability analysis is ongoing
- Single-person households struggle the most with affordability. No homes sold in Eagle County in 2023 were affordable for a 1-person household earning median income
- Down-valley communities tend to be slightly more affordable but are still out of reach for 2-person median-income households

RENTAL AFFORDABILITY

- The table below shows the maximum rent households can afford for a range of household sizes and income levels
- 1–person households earning less than median income (100% AMI) will struggle to find rental housing in Eagle County
- The typical price per bedroom in Eagle County is \$1,500, meaning a bedroom in a shared house is not affordable to a 1–person household

Note: rent data is challenging to obtain, and this analysis should be considered a draft. As additional data is gathered through interviews and focus groups, the rental affordability analysis will be refined

Description	30% AMI	40% AMI	50% AMI	60% AMI	Income Level 70% AMI	80% AMI	90% AMI	100% AMI	110% AMI	120% AMI
1-person Household										
Household Income	\$12,950	\$17,267	\$21,584	\$25,900	\$30,217	\$34,534	\$38,850	\$43,167	\$47,484	\$51,800
Maximum Supportable Rent	\$324	\$432	\$540	\$648	\$755	\$863	\$971	\$1,079	\$1,187	\$1,295
2-person Household										
Household Income	\$35,732	\$47,642	\$59,553	\$71,463	\$83,374	\$95,284	\$107,195	\$119,105	\$131,016	\$142,926
Maximum Supportable Rent	\$893	\$1,191	\$1,489	\$1,787	\$2,084	\$2,382	\$2,680	\$2,978	\$3,275	\$3,573
3-person Household										
Household Income	\$38,894	\$51,858	\$64,823	\$77,788	\$90,752	\$103,717	\$116,681	\$129,646	\$142,611	\$155,575
Maximum Supportable Rent	\$972	\$1,296	\$1,621	\$1,945	\$2,269	\$2,593	\$2,917	\$3,241	\$3,565	\$3,889

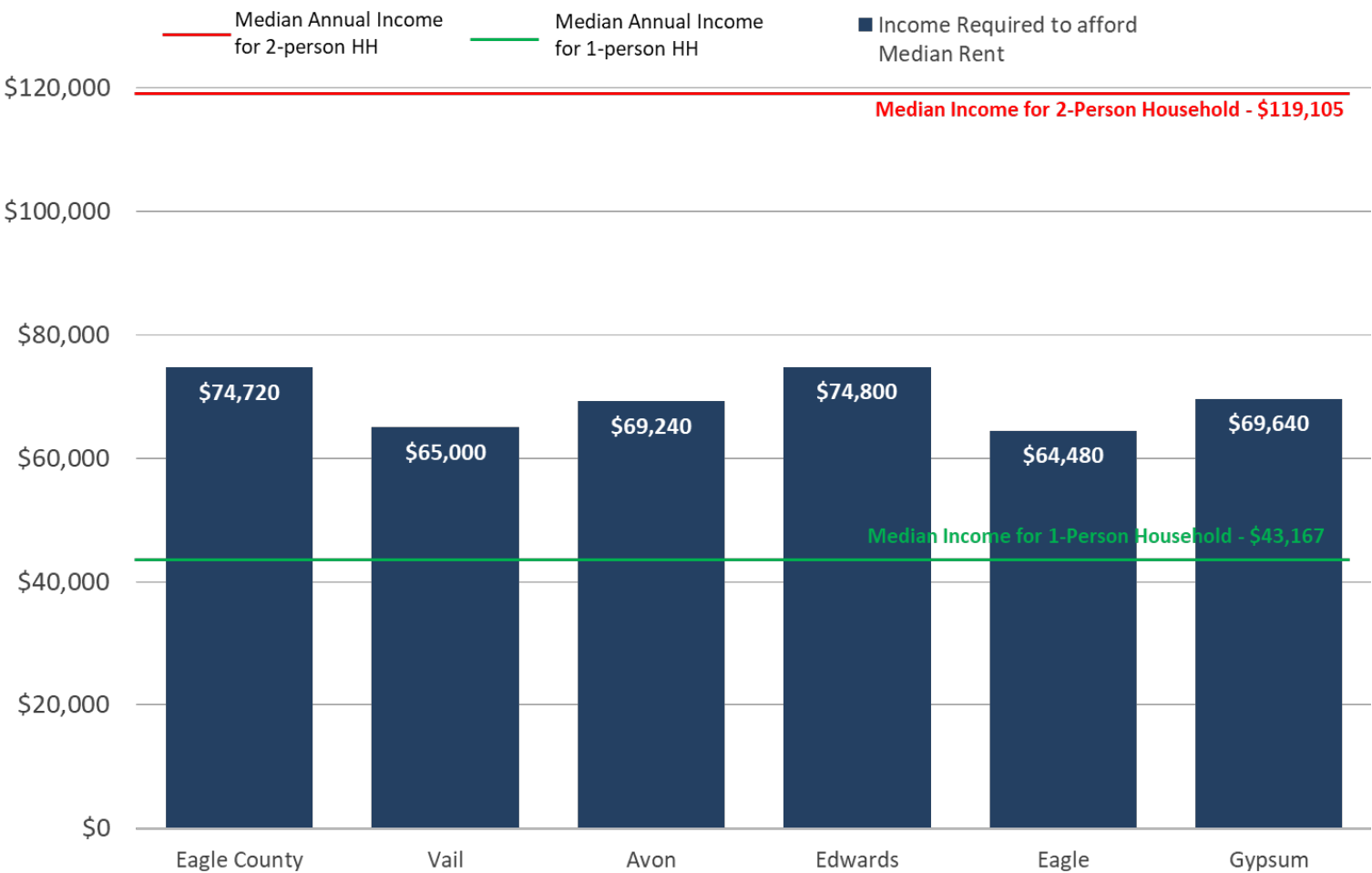
Source: Economic & Planning Systems, Eagle County, MLS, U.S. Census Bureau

RENTAL AFFORDABILITY – HOUSEHOLD INCOME

There is no community in the County where a 1–person household earning 100% AMI can afford the median rent (ACS rent)

This data indicates that it is challenging to live affordably in Eagle County as a 1–person household. Many people will double up (or more) out of necessity

Eagle County Income Needed by Location, 2022



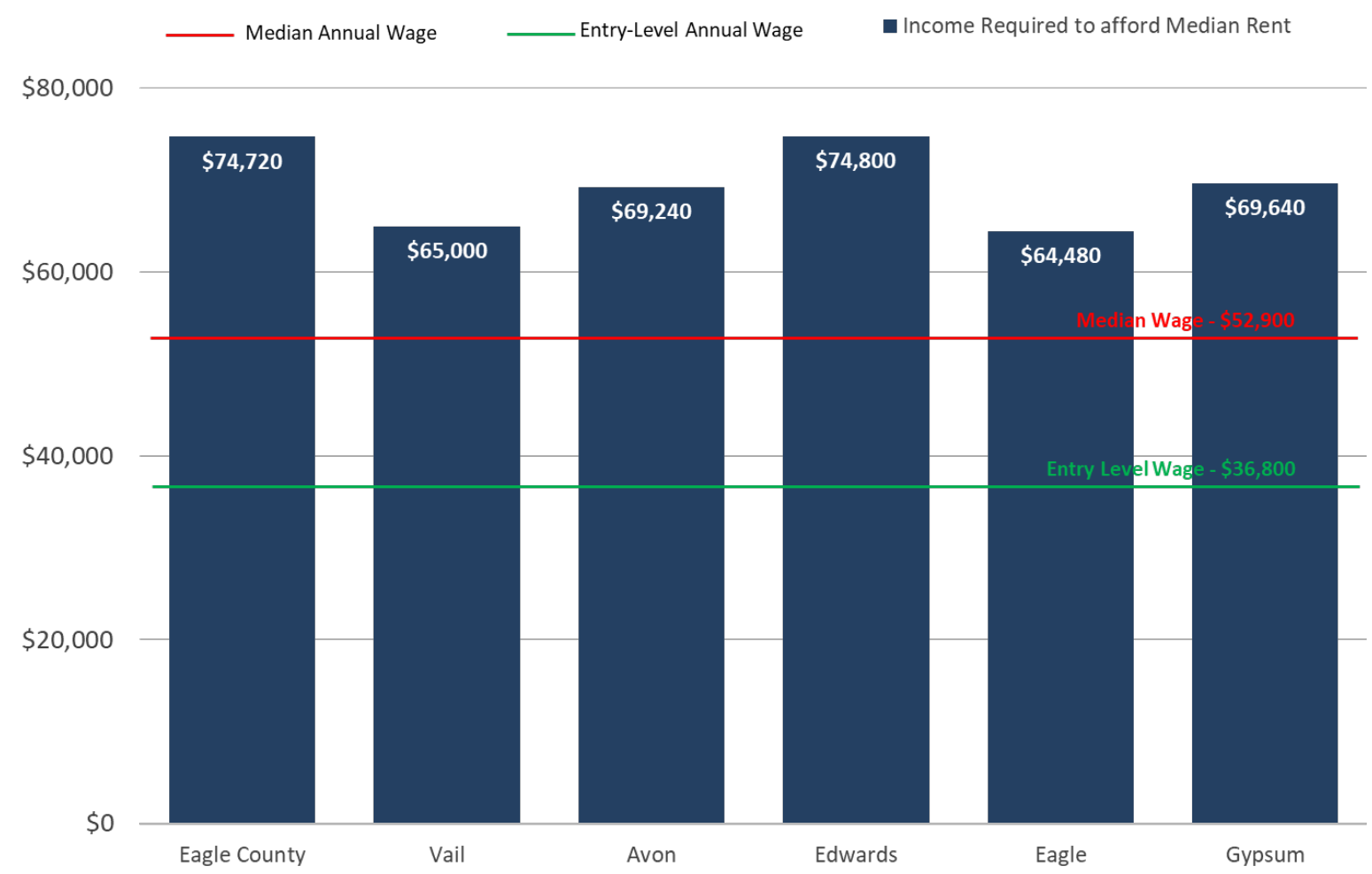
Source: U.S.Census Bureau, Economic & Planning Systems

RENTAL AFFORDABILITY – WAGES

When affordability is looked at by wage (instead of household income), entry-level earners with one job would need to earn at least \$30,000 more per year to afford a unit anywhere in Eagle County.

Although the gap is smaller for workers earning median wage, a unit is still not affordable with only one job.

Eagle County Income Needed by Location, 2022



Source: U.S.Census Bureau, JobsEQ, Economic & Planning Systems

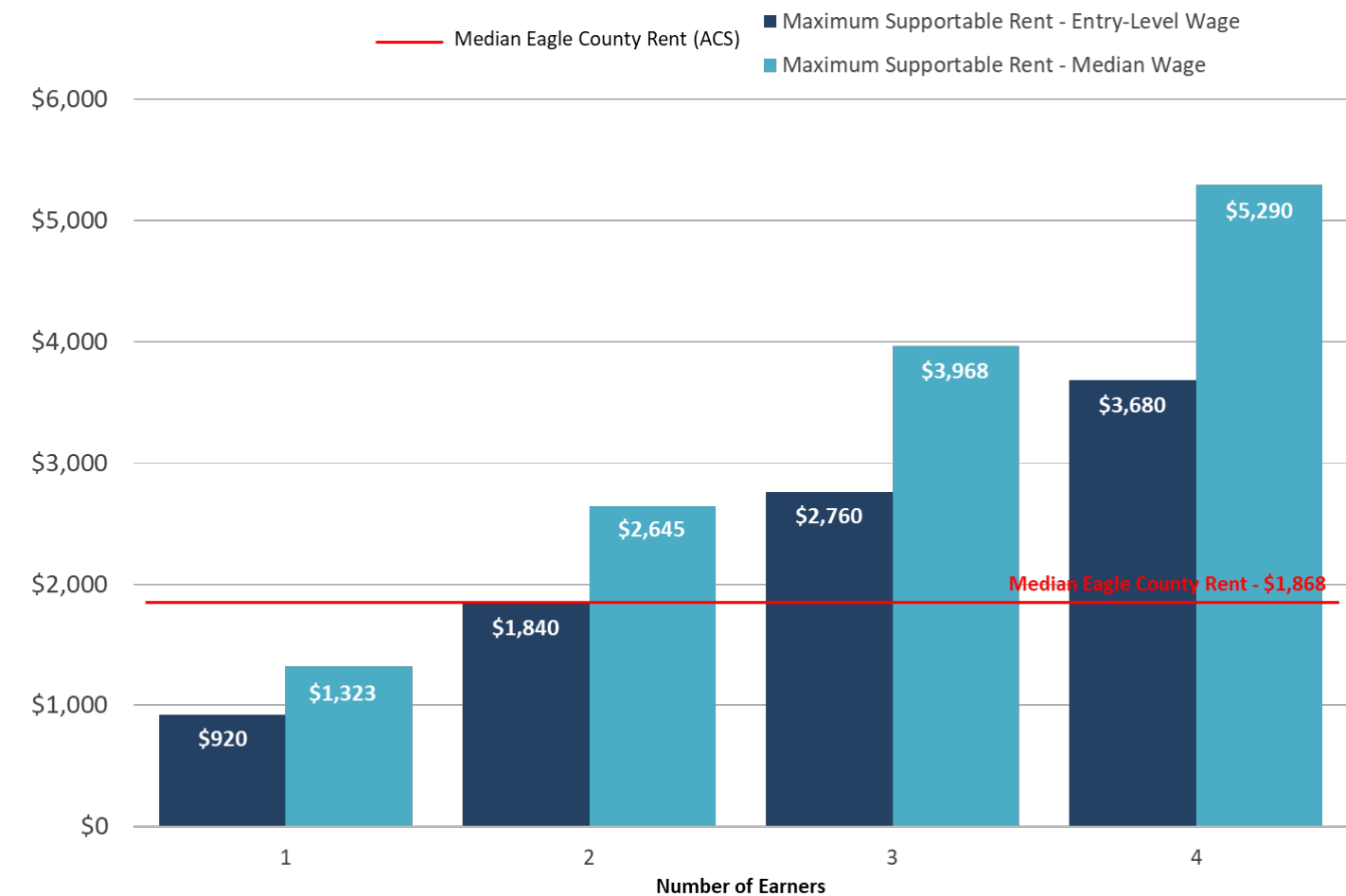
RENTAL AFFORDABILITY – WAGES

A household earning entry-level or median wages would need at least two earners to afford median rent.

This means many workers may need to double up with a roommate or work multiple jobs.

Eagle County Income Needed by Location, 2022

Affordable Rental Price



Source: U.S. Census Bureau, JobsEQ, Economic & Planning Systems

OWNERSHIP AFFORDABILITY

- The affordability gap for homeowners expanded dramatically starting in 2020
- Only 24 homes were sold in 2023 that were affordable for a 2–person household earning 100% AMI
- No homes sold in Eagle County in 2023 were affordable for a 1–person household earning median income

Availability of Homes by Household Size and Income Level, 2023

Percent of Homes Sold at Supportable Purchase Price	Income Level									
	30% AMI	40% AMI	50% AMI	60% AMI	70% AMI	80% AMI	90% AMI	100% AMI	110% AMI	120% AMI
1-person household	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
2-person household	0%	0%	0%	0%	0%	0%	0%	1%	2%	3%
3-person household	0%	0%	0%	0%	0%	0%	1%	1%	3%	5%

Source: MLS, Eagle County Assessor, U.S. Census Bureau, Eagle County Economic & Planning Systems

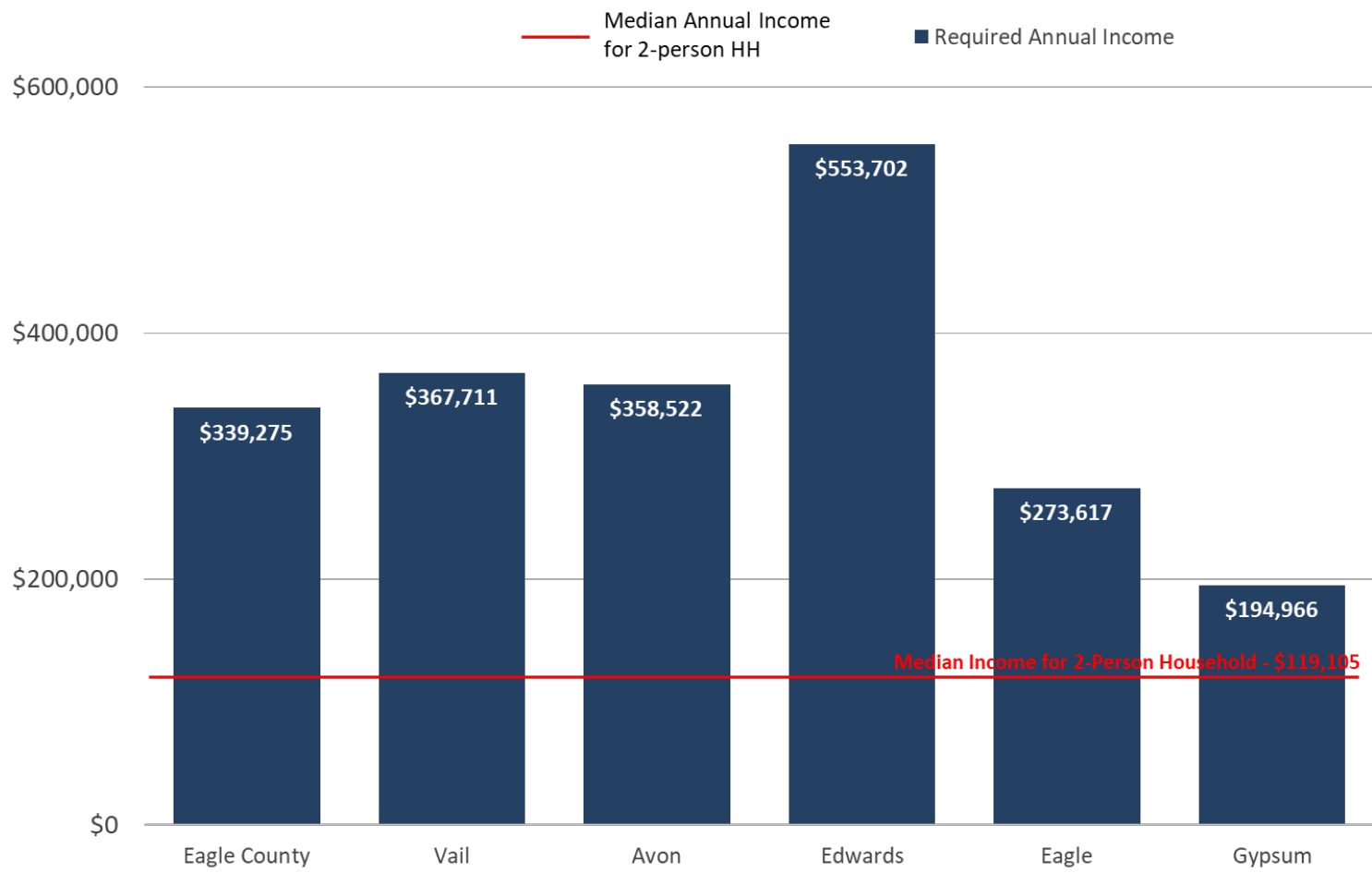
OWNERSHIP AFFORDABILITY

A 2-person household earning the Eagle County median income cannot afford the median-priced home in any community

While a 2-person household earning 160% AMI can afford the median priced home in Gypsum, in all other communities a household needs to earn over 200% AMI to afford market-rate housing.

In Avon, Vail, and Edwards this grows to over 300%

Eagle County Income Required to Purchase by Location, 2023

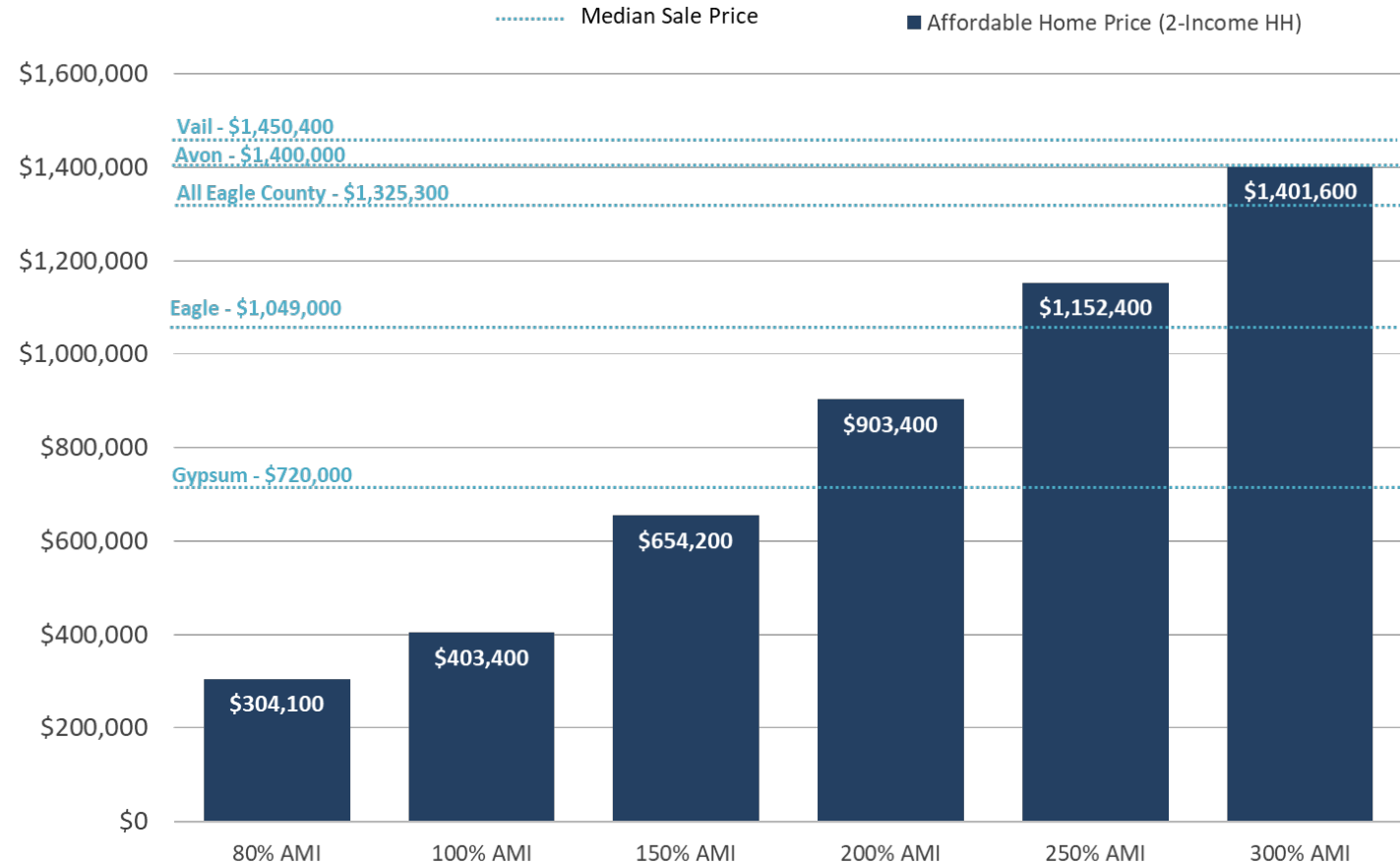


Source: MLS, U.S. Census Bureau, Economic & Planning Systems

OWNERSHIP AFFORDABILITY

- The homeownership affordability gap varies by community.
- Even at 200% AMI, there is a \$421,900 gap between affordable purchase price for a 2-person household and the Eagle County median home price.
- Avon is only affordable to 2-person households making 300% of AMI, and Vail remains unaffordable even at 300% AMI.

Eagle County Affordability Gap by Location, 2023

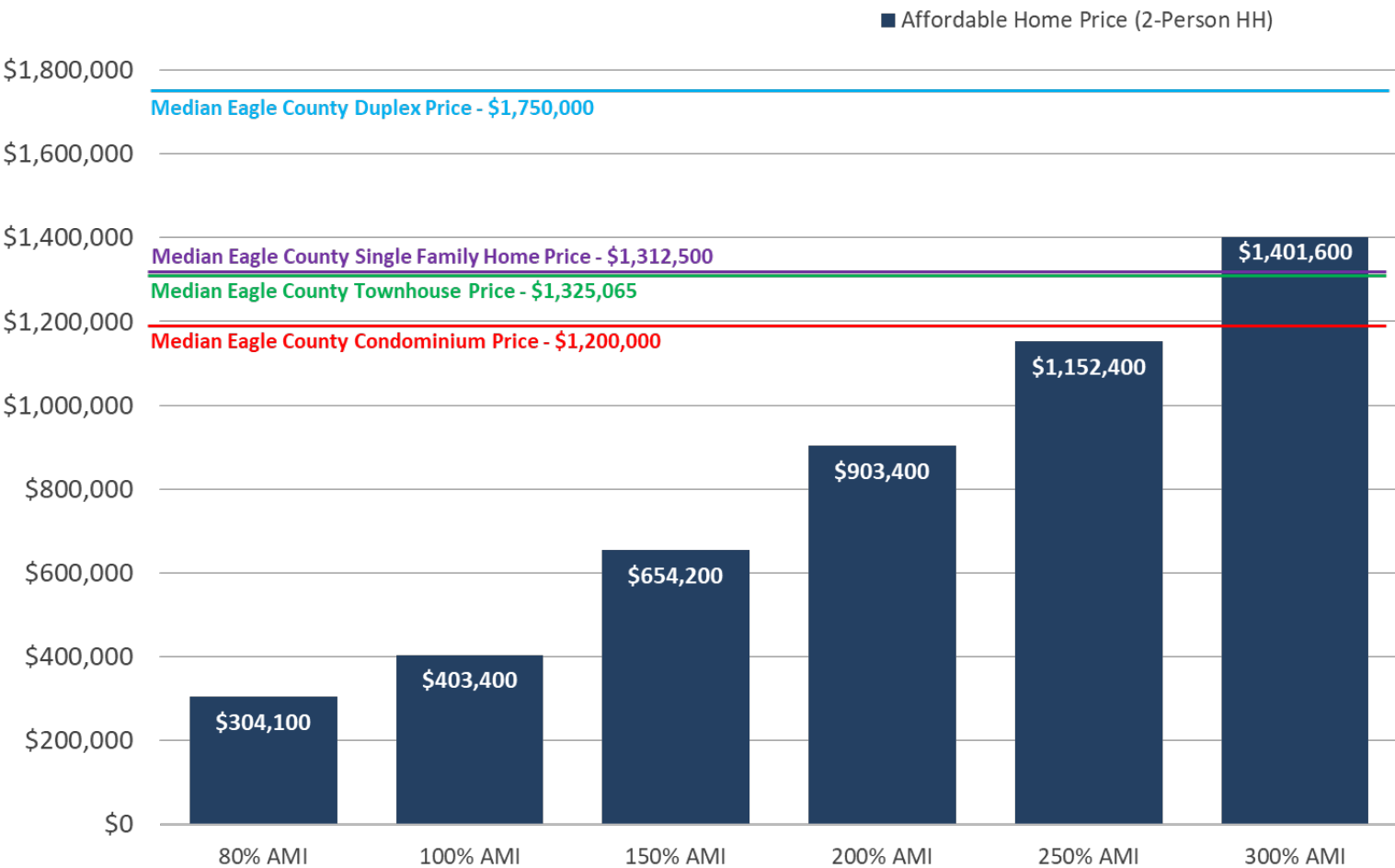


Source: MLS, U.S. Census Bureau, Economic & Planning Systems

OWNERSHIP AFFORDABILITY BY TYPE

- While condos are the most affordable housing type in Eagle County, they are still out of the reach of households making less than 260% of AMI.
- Single family homes, condos, and townhouses each require around 260%–280% of AMI to afford.
- Most duplexes sold in Eagle County are sold in resort areas, resulting in a very high median price. A 2–person household would need to make 370% of AMI to afford a median-priced duplex.

Eagle County Affordability Gap by Type, 2023

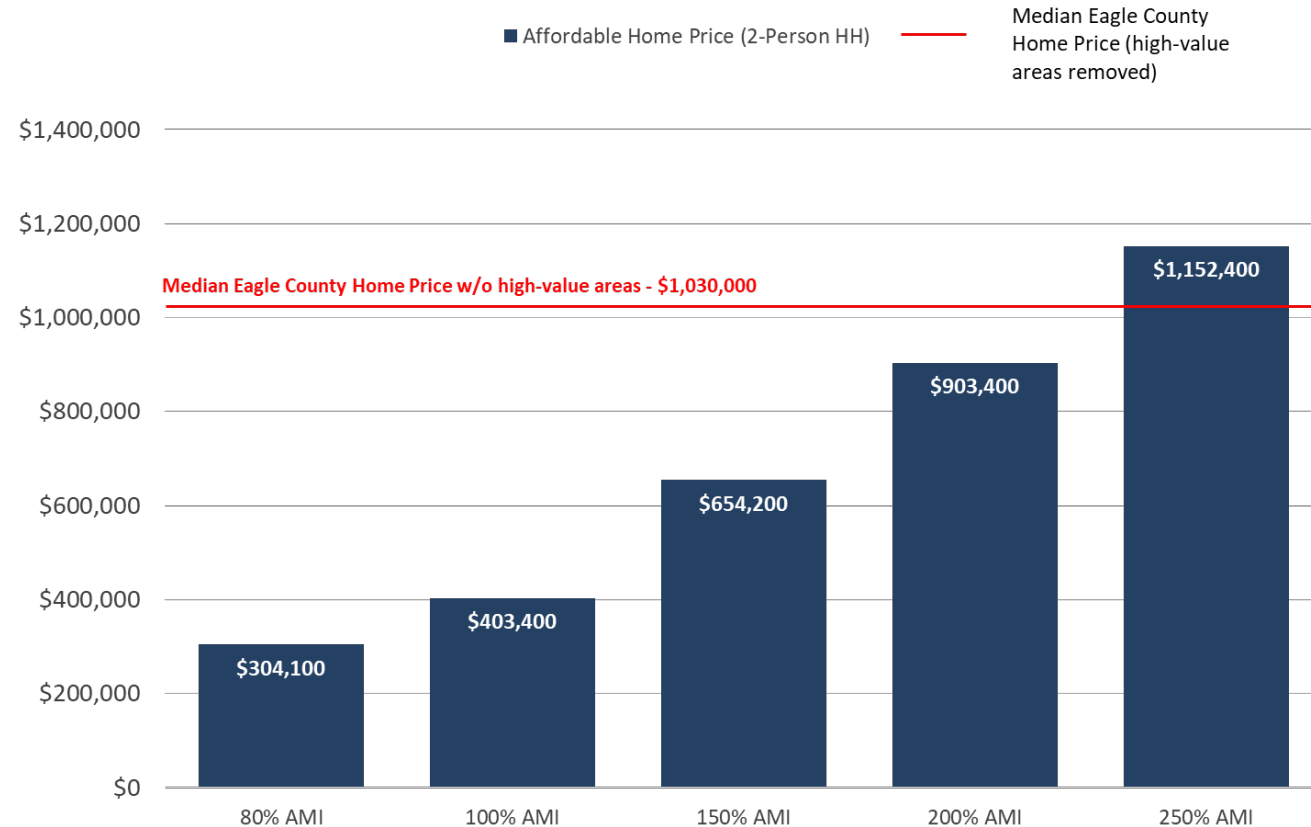


Source: MLS, U.S. Census Bureau, Economic & Planning Systems

OWNERSHIP AFFORDABILITY – HIGH-VALUE AREAS REMOVED

- Eagle County home prices can be skewed by high-value areas near resorts or with many second homes.
- These areas include Beaver Creek, Arrowhead, Cordillera, and many parts of Vail where most home sales are not to locals.
- Even if high-value areas are excluded from the affordability analysis, the median home price in Eagle County is still above \$1 million.

Eagle County Affordability Gap excluding Resort Areas, 2023



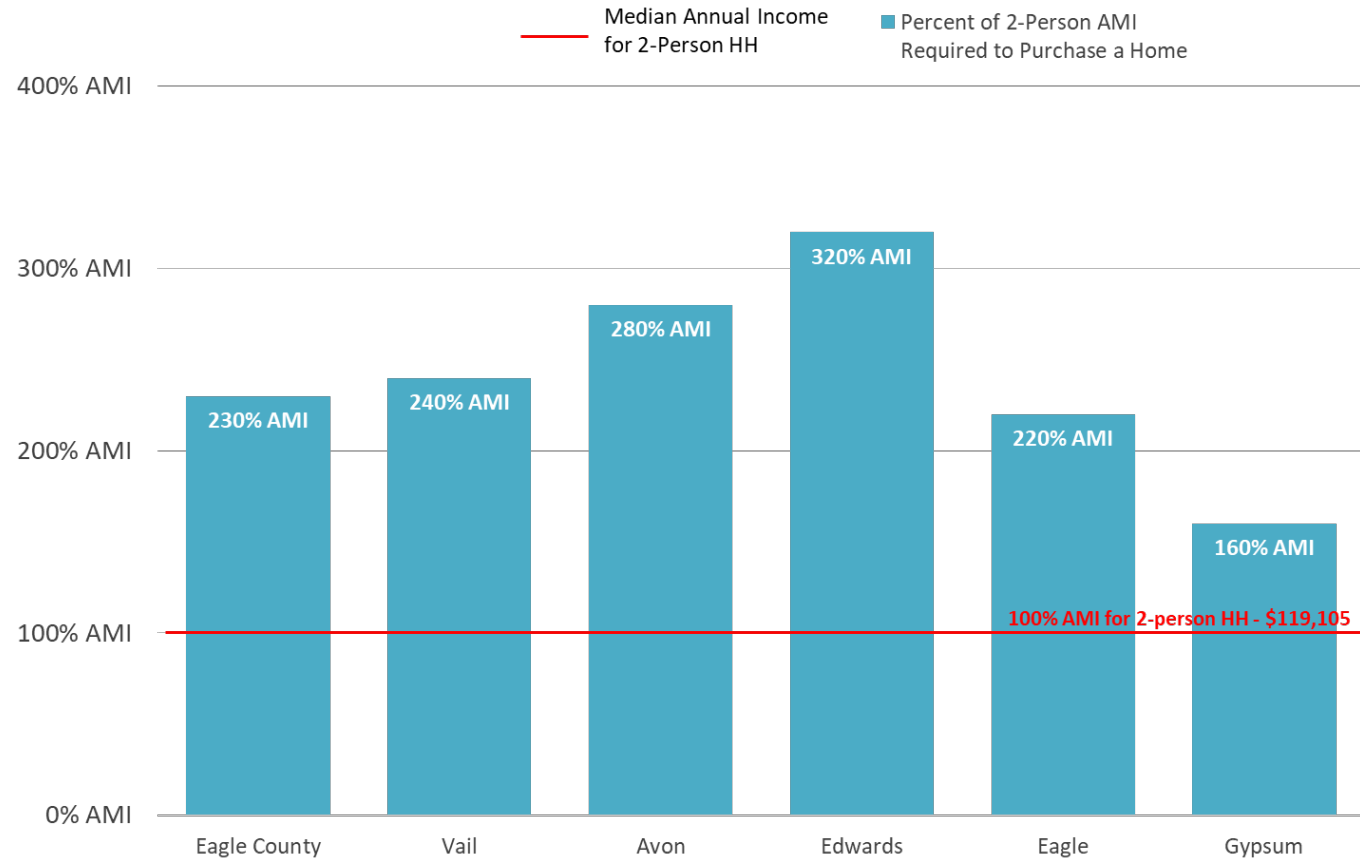
Source: MLS, U.S. Census Bureau, Economic & Planning Systems

Excludes Arrowhead, Bachelor Gulch, Booth Creek, Bueffehr Creek, Cascade Village Glen, Colorow Squaw Creek, Cordillera, Highland Meadows, Frost Creek, Lake Creek Valley, Lionshead, Mountain Star, Potato Patch, Vail Golf Course, and Vail Village.

OWNERSHIP AFFORDABILITY – HIGH-VALUE AREAS REMOVED

- Prices in Edwards, Avon, and Vail are more affordable once high-value areas are excluded.
- However, required incomes are still 2–3 times higher than area median income for a 2-person household.
- This indicates that unaffordability in these areas is not driven solely by vacation homes and tourism.

Eagle County Affordability Gap by Location excluding High-Value Areas, 2023



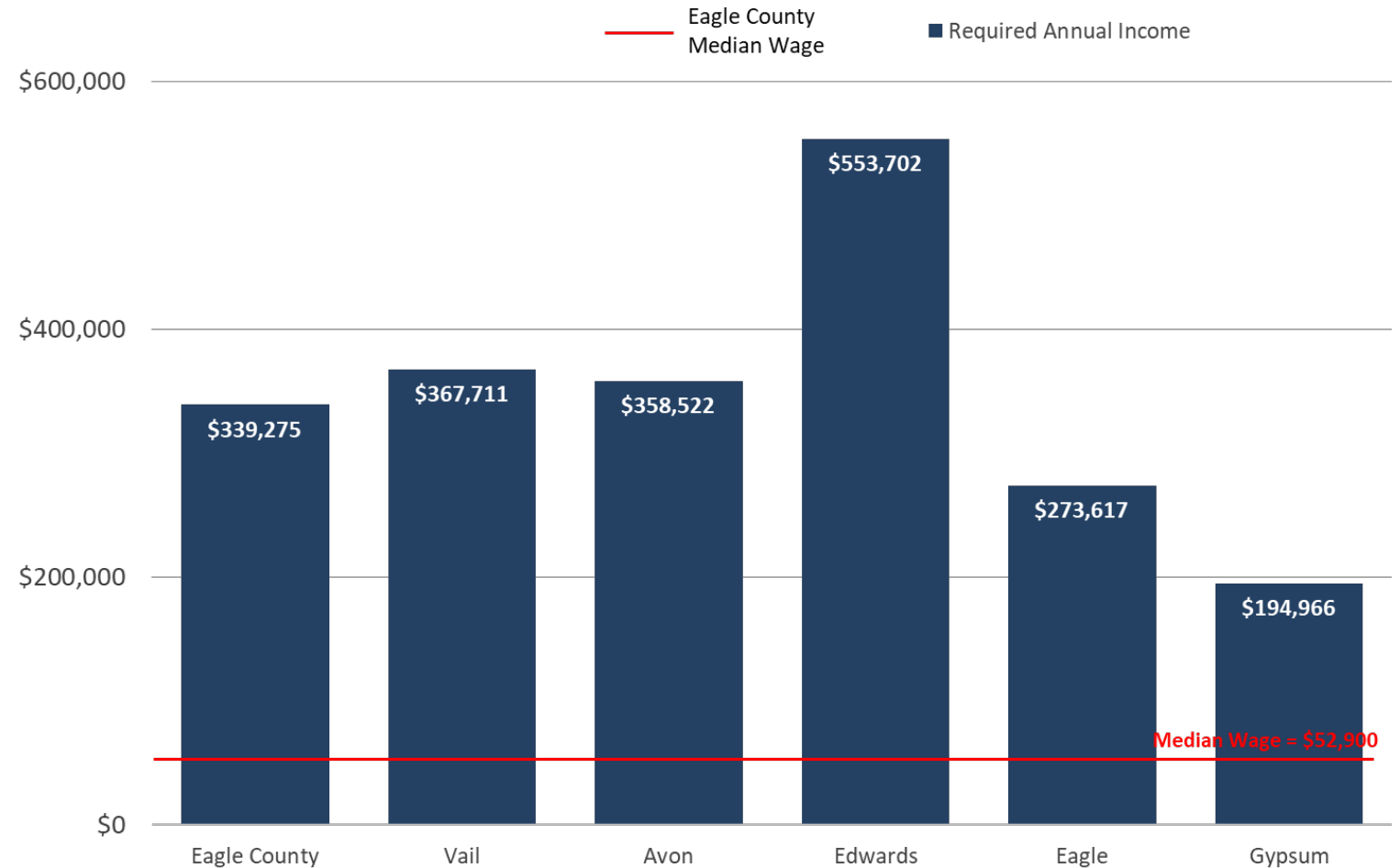
Source: MLS, U.S. Census Bureau, Economic & Planning Systems

Excludes Arrowhead, Bachelor Gulch, Booth Creek, Bueffehr Creek, Cascade Village Glen, Colorow Squaw Creek, Cordillera, Highland Meadows, Frost Creek, Lake Creek Valley, Lionshead, Mountain Star, Potato Patch, Vail Golf Course, and Vail Village.

OWNERSHIP AFFORDABILITY – WAGES

- As noted previously, household income does not always relate well to local salaries/wages
- Homeownership is an even larger challenge when measured by median wage. The 2022 median annual wage in Eagle County was \$52,900, which is approximately \$285,000 less than the wage needed to purchase a median-priced home in the county.

Eagle County Affordability Gap by Wages and Location, 2023



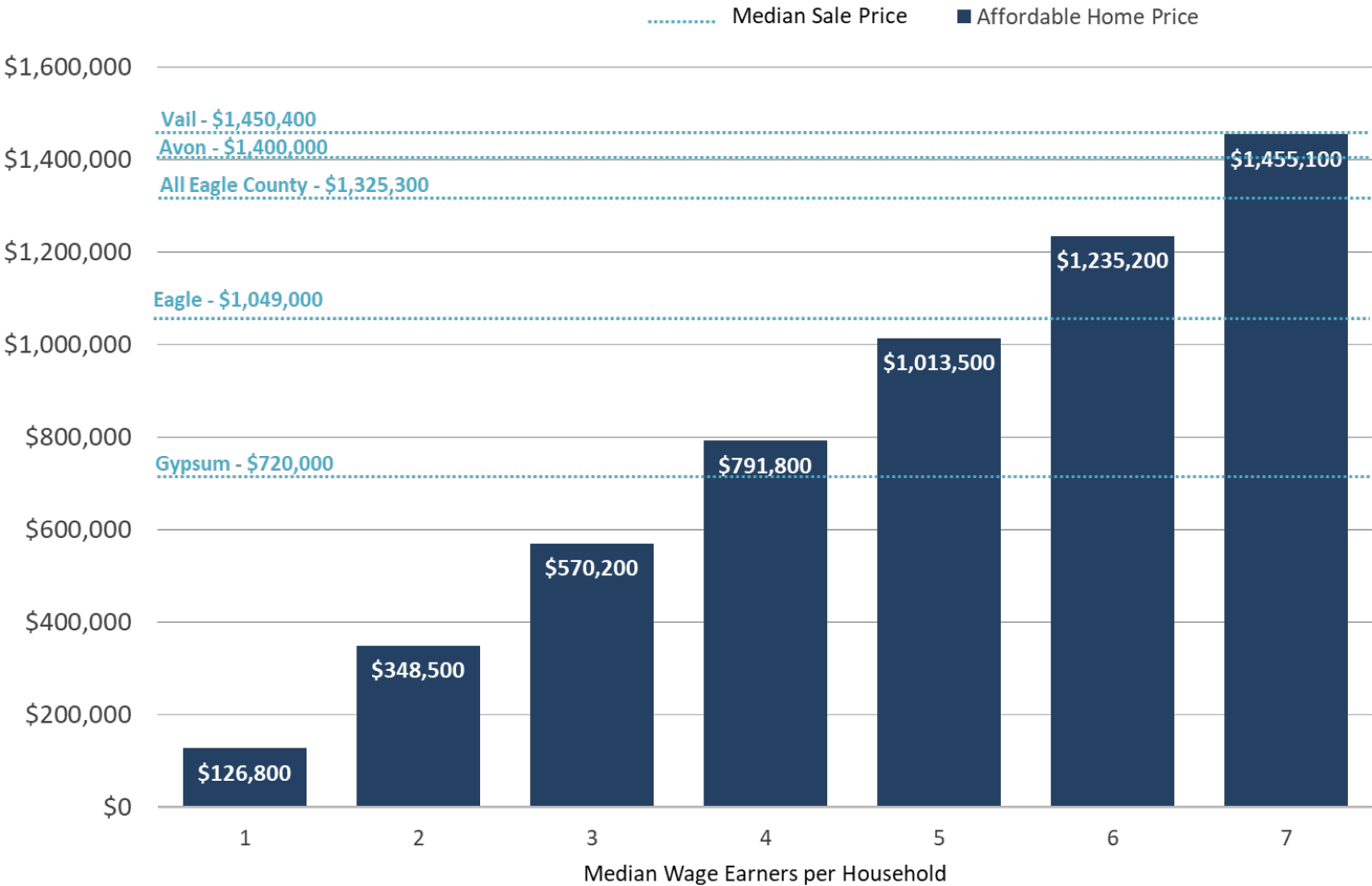
Source: MLS, JobsEQ, Economic & Planning Systems

OWNERSHIP AFFORDABILITY – WAGES

To afford the median priced home in Eagle County, a household needs an income equivalent to 6.4 full-time jobs paying median wage of \$52,900/year.

As a result, homeowners may take on roommates or work extra jobs to afford a home.

Eagle County Affordability Gap by Wages and Location, 2023

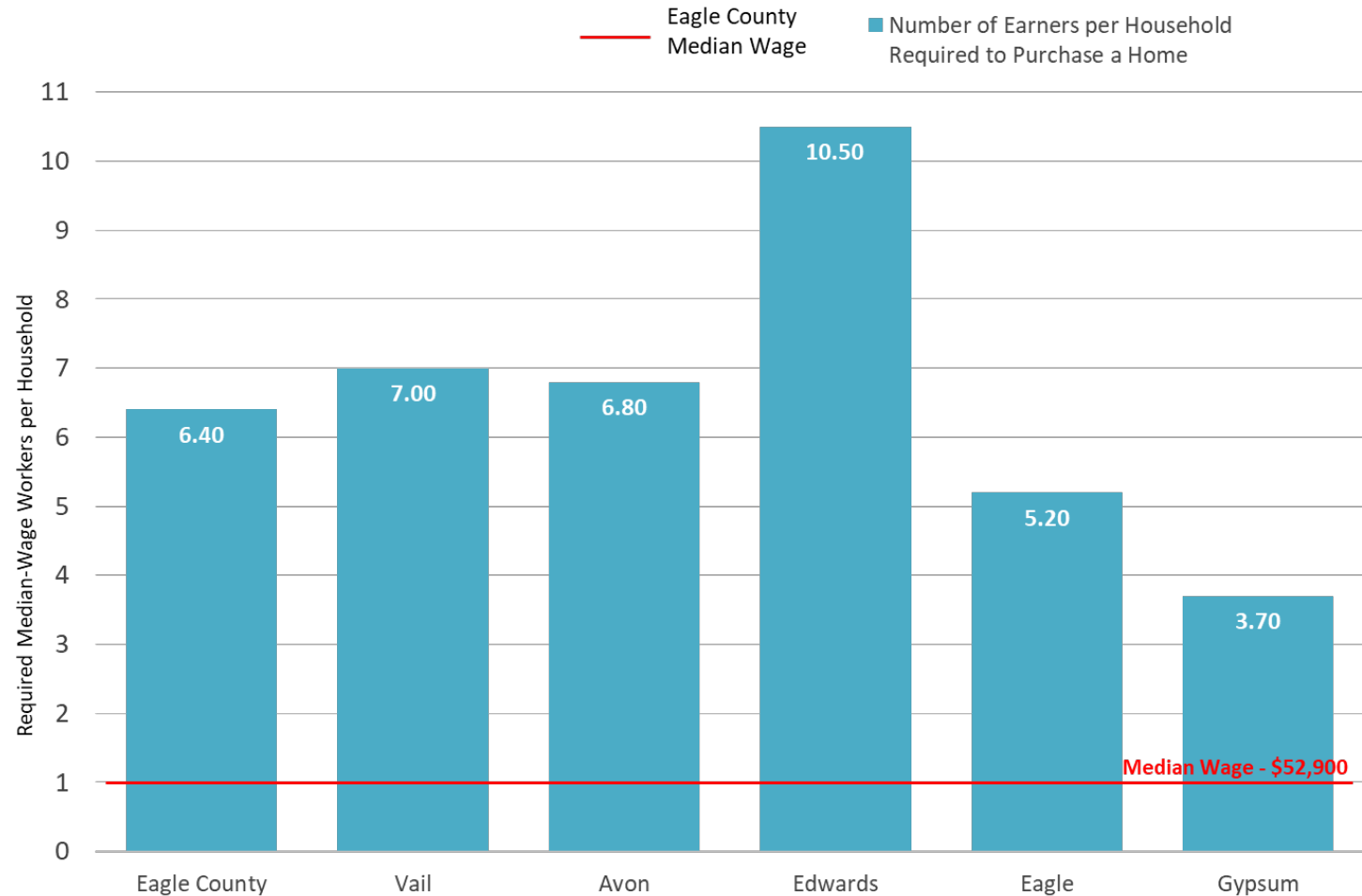


Source: MLS, JobsEQ, Economic & Planning Systems

OWNERSHIP AFFORDABILITY – WAGES

- Even in Gypsum, the most affordable community in Eagle County, a household would need 3.7 full-time workers earning median annual wage of \$52,900 to afford a median-priced home.
- In Edwards, which includes resort areas, a household would need 10.5 full-time workers.

Eagle County Affordability Gap by Wages and Location, 2023

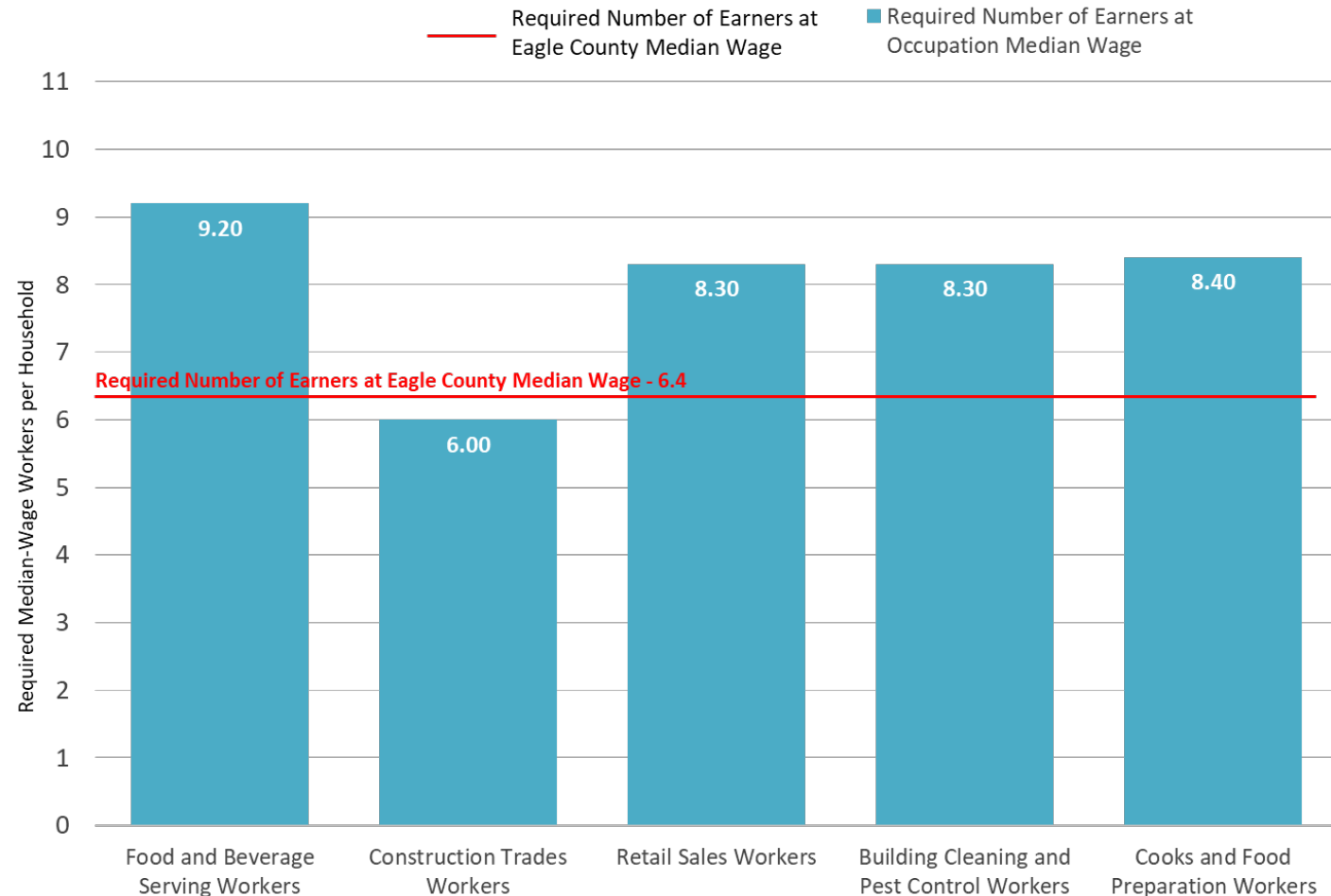


Source: MLS, JobsEQ, Economic & Planning Systems

OWNERSHIP AFFORDABILITY – OCCUPATION

- Four of the top five occupations in Eagle County pay median wages below the overall Eagle County median of \$52,900
 - Workers in these occupations struggle even more to find an affordable home
- For example, a worker needs 9.2 full-time jobs in the Food and Beverage serving sector to afford the median-priced home

Eagle County Required Number of Earners by Occupation, 2023



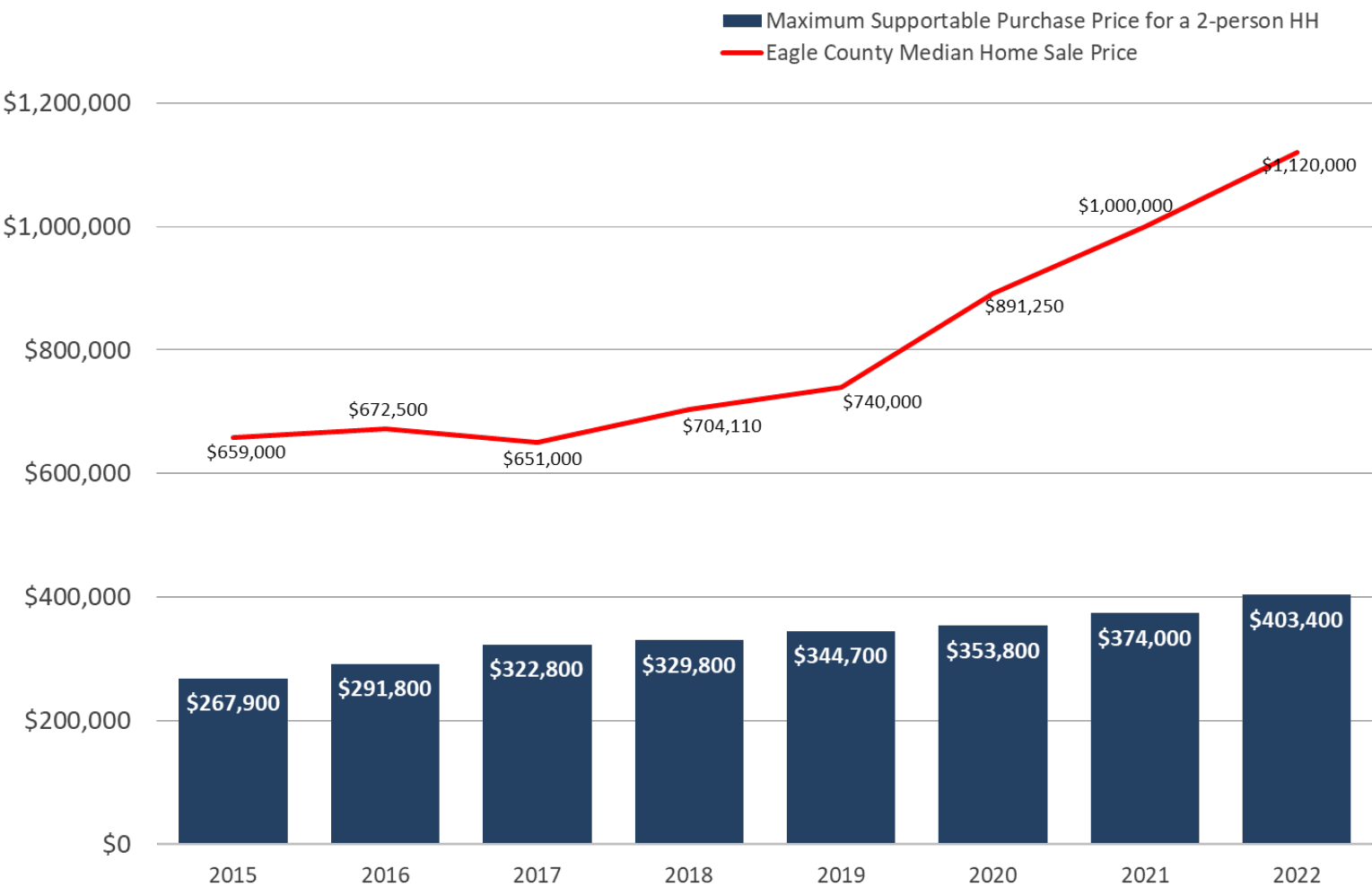
Source: MLS, JobsEQ, Economic & Planning Systems

OWNERSHIP AFFORDABILITY OVER TIME

Homeownership has long been a challenge for Eagle County communities. However, the magnitude of this challenge increased significantly beginning in 2019/2020

In 2015, the gap between what a 2-person household earning 100% AMI could afford and the median purchase price was approximately \$450,000. In 2020 that gap was about \$636,000, and by 2022 had grown to over \$700,000

Eagle County Affordability Gap, 2015-2022



Source: MLS, U.S. Census Bureau, Economic & Planning Systems

EXISTING AFFORDABLE HOUSING PROGRAMS

Eagle County currently has multiple affordable housing programs operated at county, town, and development level.

In addition to the programs on the right, there are multiple developments such as Eagle Ranch and Miller Ranch that have location-specific deed restrictions.

Deed-restricted homes are more affordable for households, especially once assistance is factored in, but still remain too expensive for many residents

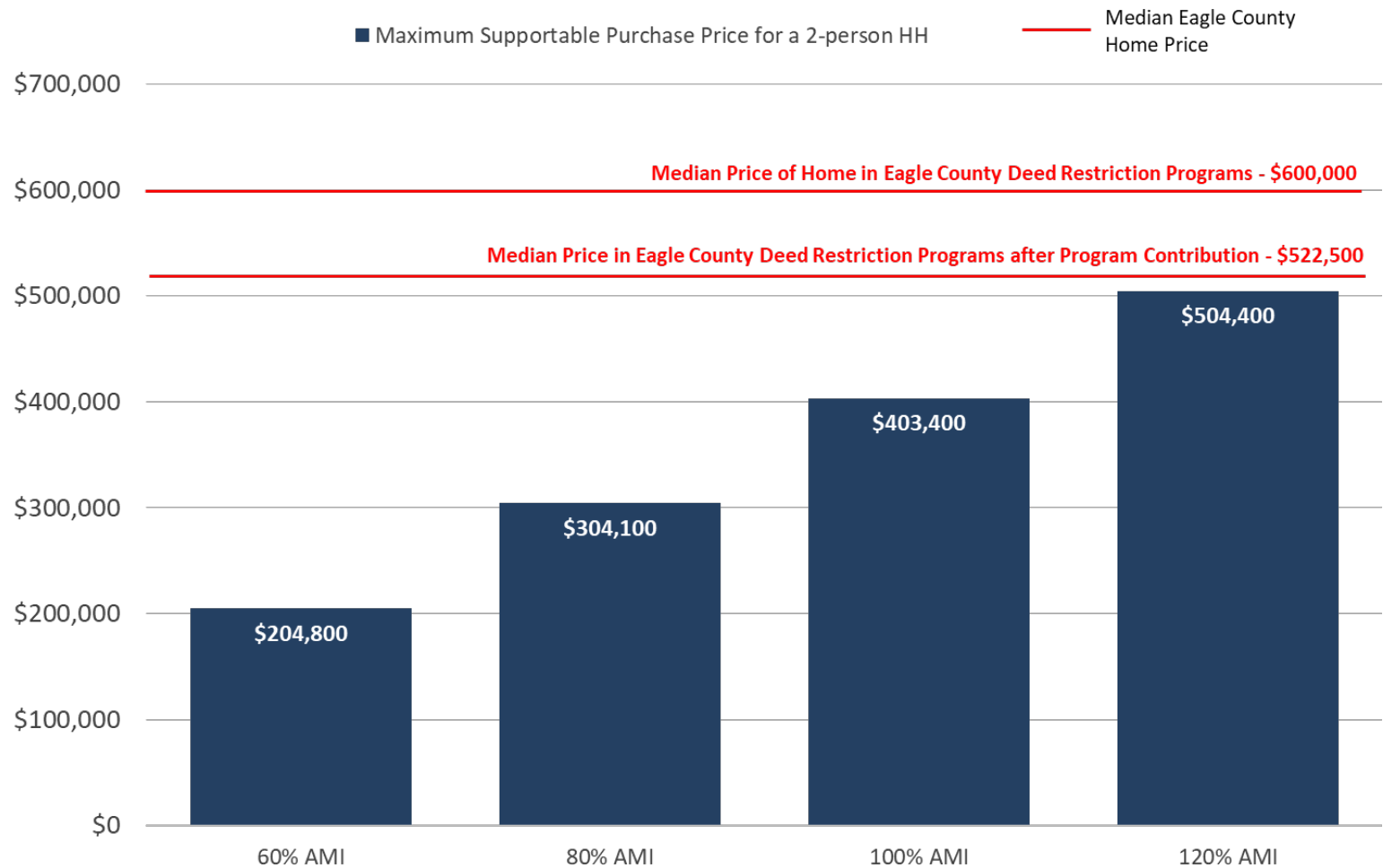
Program	Location	Type	Description
Eagle County Good Deeds	Eagle County	Deed Restriction Program	Buyers receive payment at the time of sale in exchange for placing a deed restriction on their property. The deed restriction either limits ownership to Eagle County employees or imposes an appreciation cap.
Eagle County Loan Fund	Eagle County	Loan Assistance	Fund that contributes up to 5% of loan value for homebuyers using conventional, RD, VA, or FHA mortgages.
Additional Eagle County Down Payment Assistance Programs	Eagle County	Down Payment Assistance	Buyers who are Eagle County residents or employees can borrow funds for down payments, closing costs, and prepaid expenses related to home purchases.
Aid for ADUs	Eagle County	ADU incentive	Homeowners may receive up to \$100,000 to build an ADU. In exchange, the owner must lease the ADU to an Eligible Household at a monthly rental rate that does not exceed 100% of AML.
Lease to Locals	Eagle County	Long-term rental incentive	Property owners receive one-time cash incentives to convert their vacant or short-term rental properties into rentals available for seasonal leases of five months or longer, or for long-term leases of 12 months or more.
Rental Funds	Eagle County	Rental Assistance	Provides up to two months worth of rental payments to locally employed, full-time, year-round renters starting a new 12-month lease within Eagle County.
Mi Casa Avon	Town of Avon	Deed Restriction Program	Buyers receive payment in exchange for placing a deed restriction on their property. The deed restriction limits ownership to Eagle County employees. There is no price appreciation cap.
Avon Community Housing	Town of Avon	Deed Restriction Program	The Town of Avon offers more than 60 workforce deed-restricted housing units for eligible buyers, each subject to different deed restrictions.
Vail InDEED	Town of Vail	Deed Restriction Program	Buyers or existing owners receive payment in exchange for placing a deed restriction on their property. The deed restriction limits ownership to Eagle County employees. There is no price appreciation cap.
Town of Vail Buy-Down	Town of Vail	Deed Restriction Program	Town of Vail purchases a unit and places a deed restriction on it before reselling at a subsidized price. The deed restriction limits ownership to Eagle County employees.
Town of Vail Employee Housing Units (EHU)	Town of Vail	Community Housing	The Town of Vail has five community developments that are available for Eagle County employees to purchase via community housing lotteries.
Town of Vail Employee Housing Program	Town of Vail	Down Payment Assistance	Eligible employees of the Town of Vail can receive down payment assistance to purchase a primary residence.

Source: Valley Home Store, Economic & Planning Systems

DEED-RESTRICTED HOUSING OWNERSHIP

These programs generally work for households earning 120% AMI or above

Eagle County Affordability Gap for Deed-Restricted Housing, 2015-2023

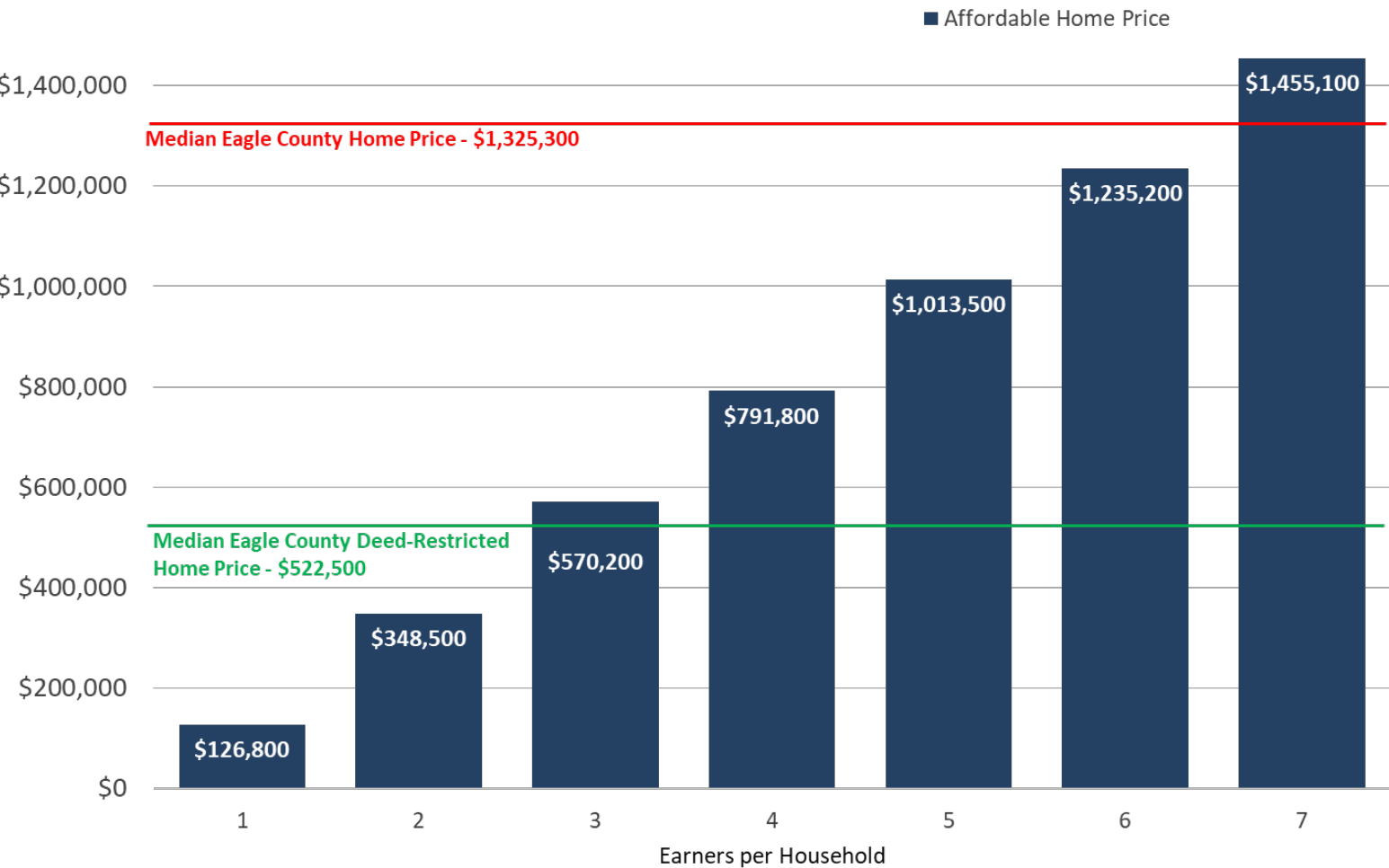


Source: MLS, U.S. Census Bureau, Economic & Planning Systems

OWNERSHIP AFFORDABILITY – DEED RESTRICTED – WAGES

- Deed restriction programs may provide a better option for workers earning median wages.
- Although a household would still need 2.8 full-time median wage jobs to afford a median-priced deed-restricted home, this is significantly less than the 6.4 jobs needed for all homes.

Eagle County Affordability Gap for Deed-Restricted Housing by Wages, 2015-2023



Source: MLS, JobsEQ, Economic & Planning Systems

OUTREACH

SURVEY AND INTERVIEWS

OUTREACH OVERVIEW

- Key part of the process is community and stakeholder outreach
- Three pronged effort
 - Survey
 - Interviews
 - Focus groups – Community focus groups are scheduled for October 22–24 and 29–30, with additional follow-up interviews as needed

INTERVIEWS

EPS conducted seven interviews with local stakeholders in the real estate, rental and insurance markets as well as representatives from large local employers. Several key themes emerged from the interviews:

- The housing market in the Eagle Valley grew dramatically during the COVID-19 pandemic.
- Construction costs are very high, so builders prioritize higher-margin luxury homes.
- When local homeowners sell, they tend to either move down-valley or leave Eagle County altogether to find housing that is more affordable.
- In the rental market, landlords prefer long-term local tenants. They keep rent below market rate to keep a good local tenant, then bring rent back to market rate when a unit turns over.
- Landlords are curious about partnering with employers to provide employee housing.
- Although some real estate and rental professionals are familiar with current deed restriction and down payment assistance programs, there is confusion about how they work and who can apply.

SURVEY

- In late winter and spring 2024, a community survey (residents and employees) was fielded to better understand housing conditions and needs in Eagle County
- Alongside this community survey, an employer survey was also conducted to document employer housing needs and partnership/program opportunities
- Survey data is largely consistent with other data points we collected
- This section goes through
 - Methodology
 - Household / Employee Survey Results
 - Profiles of Key Segments
 - Profiles by Housing Tenure and Place of Residence
 - Employer Survey Results

METHODOLOGY

1. 2024 Eagle River Valley Household/Employee Survey

- Mailback, online and in-person outreach to Eagle River Valley residents & workers in winter/spring 2024
 - Mail-out to 8,000 Eagle River Valley households
 - Bilingual in-person contacts by Habitat for Humanity at The Community Market and elsewhere
 - Publicity by study partners; Facebook ads; survey distribution by employers to employees
- Received 2,749 usable responses (2,343 survey completes & 396 partial completes)
 - 399 responses in Spanish, 2,350 responses in English
- Results have been weighted by housing tenure, householder age, householder Hispanic origin, and household size within zip; and by zip; to match Eagle River Valley 2018–22 Census demographics (American Community Survey)

2. 2024 Eagle River Valley Employer Survey

- Mailback and online outreach to Eagle River Valley employers in winter/spring 2024
 - Mail-out to 1,500 employers
 - Publicity by study partners and Vail Valley Partnership
- Received 183 usable responses (176 survey completes & 7 partial completes)

SELECTED HOUSEHOLD / EMPLOYEE SURVEY RESULTS: BY POPULATION SEGMENT

POPULATION SEGMENTS

- Based on survey results, 8 “resident profiles” were created to use a lens to examine results and understand how housing needs vary across different resident groups
 - Young renters (anyone who rents and is aged 34 and under)
 - Living with roommates (anyone living with unrelated roommates)
 - Families with children (any couples or single parents with children 18 and under)
 - Subset: Families with young children (limited to families with children aged 9 and under)
 - Hispanic/Latino respondents (anyone who completed the survey in Spanish + anyone who self-identified as Hispanic)
 - Older adults (anyone aged 55+)
 - Current residents of employee housing
 - Current residents of deed-restricted housing
- To ensure comprehensive reporting, 2 additional groups are included in the analysis (
 - Other households with children (includes families with unrelated roommates)
 - All other

HOME LOCATION

		Overall	Key Population Segments									
			Young renters	Live with roommates	Live in employer-provided housing	Live in deed-restricted housing	Hispanic/Latino	Older adults (aged 55+)	Families with children	Families with young children	Other family HHs with children	All other
Where do you live now (closest community)?	Upper Valley (Vail & Hwy 24)	<div><div></div></div> 14%	<div><div></div></div> 15%	<div><div></div></div> 15%	<div><div></div></div> 23%	<div><div></div></div> 19%	<div><div></div></div> 8%	<div><div></div></div> 16%	<div><div></div></div> 8%	<div><div></div></div> 8%	<div><div></div></div> 6%	<div><div></div></div> 15%
	Mid Valley (Eagle-Vail to Wolcott)	<div><div></div></div> 42%	<div><div></div></div> 47%	<div><div></div></div> 53%	<div><div></div></div> 51%	<div><div></div></div> 48%	<div><div></div></div> 51%	<div><div></div></div> 40%	<div><div></div></div> 40%	<div><div></div></div> 37%	<div><div></div></div> 48%	<div><div></div></div> 40%
	Lower Valley (Eagle to Dotsero)	<div><div></div></div> 40%	<div><div></div></div> 33%	<div><div></div></div> 29%	<div><div></div></div> 17%	<div><div></div></div> 31%	<div><div></div></div> 38%	<div><div></div></div> 40%	<div><div></div></div> 50%	<div><div></div></div> 51%	<div><div></div></div> 43%	<div><div></div></div> 41%
	Other (Colo River & out of county)	<div><div></div></div> 4%	<div><div></div></div> 5%	<div><div></div></div> 4%	<div><div></div></div> 9%	<div><div></div></div> 2%	<div><div></div></div> 4%	<div><div></div></div> 4%	<div><div></div></div> 3%	<div><div></div></div> 4%	<div><div></div></div> 3%	<div><div></div></div> 4%
TOTAL		100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
	n =	2,614	326	283	113	286	548	773	699	422	104	509

18 Sep 24

Source: RRC Associates

Data weighted by housing tenure, householder age, householder Hispanic origin, and household size within zip; and by zip; per 2018-22 ACS

Cells 5+ PPT greater than the overall are **GREEN** filled | Cells 5 PPT or less than the overall are **RED** filled

HOUSEHOLD COMPOSITION

<i>Household composition</i>		Overall	Key Population Segments									
			Young renters	Live with roommates	Live in employer-provided housing	Live in deed-restricted housing	Hispanic/Latino	Older adults (aged 55+)	Families with children	Families with young children	Other family HHS with children	All other
Which of the following best describes your household?	Couple, no child(ren) at home	35%	35%		24%	24%	14%	56%				59%
	Couple with child(ren) at home	26%	13%		24%	28%	37%	11%	81%	85%		7%
	Adult living alone	14%	12%		23%	18%	7%	21%				24%
	Unrelated roommates	7%	22%	67%	12%	6%	7%	3%				
	Single parent with child(ren) at home	7%	5%		8%	14%	16%	2%	19%	15%		1%
	Immediate and extended family members	5%	4%		4%	4%	10%	4%			65%	5%
	Family members and unrelated roommates	4%	6%	33%	3%	4%	7%	2%			35%	
	Other:	2%	2%		3%	2%	2%	1%				3%
TOTAL		100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
n =		2,640	330	293	117	285	551	798	716	435	106	494

18 Sep 24

Source: RRC Associates

Data weighted by housing tenure, householder age, householder Hispanic origin, and household size within zip; and by zip; per 2018-22 ACS

Cells 5+ PPT greater than the overall are **GREEN** filled | Cells 5 PPT or less than the overall are **RED** filled

TOTAL PEOPLE IN HOUSEHOLD

		Overall	Key Population Segments									
			Young renters	Live with roommates	Live in employer-provided housing	Live in deed-restricted housing	Hispanic/Latino	Older adults (aged 55+)	Families with children	Families with young children	Other family HHs with children	All other
Total people in household (calculated from number of people by age group)	1	<div><div></div></div> 13%	<div><div></div></div> 11%	<div><div></div></div> 1%	<div><div></div></div> 17%	<div><div></div></div> 15%	<div><div></div></div> 5%	<div><div></div></div> 19%	<div><div></div></div> 2%	<div><div></div></div> 3%	<div><div></div></div> 1%	<div><div></div></div> 24%
	2	<div><div></div></div> 42%	<div><div></div></div> 43%	<div><div></div></div> 28%	<div><div></div></div> 34%	<div><div></div></div> 35%	<div><div></div></div> 22%	<div><div></div></div> 62%	<div><div></div></div> 9%	<div><div></div></div> 6%	<div><div></div></div> 3%	<div><div></div></div> 61%
	3	<div><div></div></div> 17%	<div><div></div></div> 17%	<div><div></div></div> 30%	<div><div></div></div> 22%	<div><div></div></div> 20%	<div><div></div></div> 18%	<div><div></div></div> 9%	<div><div></div></div> 31%	<div><div></div></div> 32%	<div><div></div></div> 7%	<div><div></div></div> 7%
	4	<div><div></div></div> 15%	<div><div></div></div> 11%	<div><div></div></div> 19%	<div><div></div></div> 12%	<div><div></div></div> 14%	<div><div></div></div> 22%	<div><div></div></div> 5%	<div><div></div></div> 35%	<div><div></div></div> 33%	<div><div></div></div> 17%	<div><div></div></div> 6%
	5	<div><div></div></div> 7%	<div><div></div></div> 7%	<div><div></div></div> 8%	<div><div></div></div> 10%	<div><div></div></div> 5%	<div><div></div></div> 14%	<div><div></div></div> 2%	<div><div></div></div> 15%	<div><div></div></div> 15%	<div><div></div></div> 26%	<div><div></div></div> 1%
	6	<div><div></div></div> 3%	<div><div></div></div> 6%	<div><div></div></div> 8%	<div><div></div></div> 4%	<div><div></div></div> 7%	<div><div></div></div> 10%	<div><div></div></div> 1%	<div><div></div></div> 5%	<div><div></div></div> 6%	<div><div></div></div> 32%	<div><div></div></div> 1%
	7	<div><div></div></div> 1%	<div><div></div></div> 1%	<div><div></div></div> 2%		<div><div></div></div> 0%	<div><div></div></div> 3%	<div><div></div></div> 0%	<div><div></div></div> 1%	<div><div></div></div> 2%	<div><div></div></div> 4%	
	8	<div><div></div></div> 1%	<div><div></div></div> 0%	<div><div></div></div> 1%	<div><div></div></div> 1%	<div><div></div></div> 0%	<div><div></div></div> 1%	<div><div></div></div>	<div><div></div></div> 1%	<div><div></div></div> 2%	<div><div></div></div> 3%	<div><div></div></div> 0%
	9	<div><div></div></div> 0%	<div><div></div></div> 1%	<div><div></div></div> 0%		<div><div></div></div> 1%	<div><div></div></div> 1%	<div><div></div></div> 0%	<div><div></div></div> 1%	<div><div></div></div> 1%	<div><div></div></div> 2%	
	10	<div><div></div></div> 0%	<div><div></div></div> 2%	<div><div></div></div> 2%		<div><div></div></div> 1%	<div><div></div></div> 1%	<div><div></div></div> 0%	<div><div></div></div> 0%	<div><div></div></div> 0%	<div><div></div></div> 2%	
	11	<div><div></div></div> 0%	<div><div></div></div> 0%	<div><div></div></div> 1%		<div><div></div></div> 0%	<div><div></div></div> 0%	<div><div></div></div>	<div><div></div></div>	<div><div></div></div>	<div><div></div></div> 2%	
	12	<div><div></div></div> 0%				<div><div></div></div> 0%	<div><div></div></div> 1%	<div><div></div></div>	<div><div></div></div> 0%	<div><div></div></div> 0%		
	13	<div><div></div></div> 0%	<div><div></div></div> 0%	<div><div></div></div> 0%			<div><div></div></div> 0%	<div><div></div></div>	<div><div></div></div>	<div><div></div></div>		
	14	<div><div></div></div> 0%				<div><div></div></div>	<div><div></div></div> 0%	<div><div></div></div>	<div><div></div></div> 0%	<div><div></div></div>		
	16	<div><div></div></div> 0%		<div><div></div></div> 0%		<div><div></div></div> 0%	<div><div></div></div> 0%	<div><div></div></div>	<div><div></div></div> 0%	<div><div></div></div> 0%	<div><div></div></div> 1%	
	17	<div><div></div></div> 0%	<div><div></div></div> 1%	<div><div></div></div> 0%		<div><div></div></div>	<div><div></div></div> 1%	<div><div></div></div>	<div><div></div></div> 0%	<div><div></div></div> 0%	<div><div></div></div> 1%	<div><div></div></div>
TOTAL		100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
Average		2.9	3.1	3.7	2.8	3.1	4.1	2.2	3.9	4.1	5.6	2.0
n =		2,583	323	285	114	274	536	789	716	435	106	472

Cells 5+ PPT greater than the overall are **GREEN** filled | Cells 5 PPT or less than the overall are **RED** filled

NUMBER OF WORKERS & RETIREES IN HOUSEHOLD

		Overall	Key Population Segments										
			Young renters	Live with roommates	Live in employer-provided housing	Live in deed-restricted housing	Hispanic/Latino	Older adults (aged 55+)	Families with children	Families with young children	Other family HHs with children	All other	
Including yourself, how many adults in your household are employed?	0	<div><div></div></div> 14%	<div><div></div></div> 3%	<div><div></div></div> 3%	<div><div></div></div> 4%	<div><div></div></div> 6%	<div><div></div></div> 7%	<div><div></div></div> 32%	<div><div></div></div> 3%	<div><div></div></div> 2%	<div><div></div></div> 4%	<div><div></div></div> 11%	
	1	<div><div></div></div> 24%	<div><div></div></div> 18%	<div><div></div></div> 6%	<div><div></div></div> 32%	<div><div></div></div> 29%	<div><div></div></div> 26%	<div><div></div></div> 28%	<div><div></div></div> 26%	<div><div></div></div> 27%	<div><div></div></div> 10%	<div><div></div></div> 27%	
	2	<div><div></div></div> 47%	<div><div></div></div> 52%	<div><div></div></div> 38%	<div><div></div></div> 43%	<div><div></div></div> 47%	<div><div></div></div> 39%	<div><div></div></div> 32%	<div><div></div></div> 60%	<div><div></div></div> 62%	<div><div></div></div> 29%	<div><div></div></div> 54%	
	3	<div><div></div></div> 10%	<div><div></div></div> 13%	<div><div></div></div> 28%	<div><div></div></div> 11%	<div><div></div></div> 14%	<div><div></div></div> 15%	<div><div></div></div> 7%	<div><div></div></div> 7%	<div><div></div></div> 6%	<div><div></div></div> 30%	<div><div></div></div> 6%	
	4	<div><div></div></div> 3%	<div><div></div></div> 7%	<div><div></div></div> 14%	<div><div></div></div> 3%	<div><div></div></div> 2%	<div><div></div></div> 8%	<div><div></div></div> 1%	<div><div></div></div> 2%	<div><div></div></div> 1%	<div><div></div></div> 21%	<div><div></div></div> 1%	
	5	<div><div></div></div> 1%	<div><div></div></div> 4%	<div><div></div></div> 5%	<div><div></div></div> 5%	<div><div></div></div> 1%	<div><div></div></div> 2%	<div><div></div></div> 1%	<div><div></div></div> 1%	<div><div></div></div> 1%	<div><div></div></div> 3%	<div><div></div></div> 0%	
	6	<div><div></div></div> 1%	<div><div></div></div> 2%	<div><div></div></div> 4%	<div><div></div></div> 1%		<div><div></div></div> 2%			<div><div></div></div> 0%	<div><div></div></div> 0%	<div><div></div></div> 2%	<div><div></div></div> 0%
	7	<div><div></div></div> 0%	<div><div></div></div> 0%	<div><div></div></div> 0%		<div><div></div></div> 0%	<div><div></div></div> 1%			<div><div></div></div> 0%	<div><div></div></div> 0%		
	8	<div><div></div></div> 0%	<div><div></div></div> 0%	<div><div></div></div> 1%	<div><div></div></div> 1%	<div><div></div></div> 0%	<div><div></div></div> 1%			<div><div></div></div> 0%	<div><div></div></div> 0%	<div><div></div></div> 1%	
	10	<div><div></div></div> 0%	<div><div></div></div> 0%			<div><div></div></div> 0%				<div><div></div></div> 0%	<div><div></div></div> 0%		
	12	<div><div></div></div> 0%	<div><div></div></div> 0%	<div><div></div></div> 0%			<div><div></div></div> 0%					<div><div></div></div> 1%	
TOTAL		100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	
Average		1.7	2.3	2.8	2.0	1.9	2.1	1.2	1.9	1.9	2.9	1.6	
n =		2,573	323	284	113	271	527	789	701	424	104	480	
Including yourself, how many adults in your household are retired?	0	<div><div></div></div> 81%	<div><div></div></div> 99%	<div><div></div></div> 91%	<div><div></div></div> 97%	<div><div></div></div> 94%	<div><div></div></div> 96%	<div><div></div></div> 54%	<div><div></div></div> 97%	<div><div></div></div> 98%	<div><div></div></div> 80%	<div><div></div></div> 84%	
	1	<div><div></div></div> 9%	<div><div></div></div> 0%	<div><div></div></div> 7%		<div><div></div></div> 5%	<div><div></div></div> 4%	<div><div></div></div> 20%	<div><div></div></div> 2%	<div><div></div></div> 1%	<div><div></div></div> 12%	<div><div></div></div> 7%	
	2	<div><div></div></div> 10%	<div><div></div></div> 1%	<div><div></div></div> 2%	<div><div></div></div> 3%	<div><div></div></div> 1%	<div><div></div></div> 1%	<div><div></div></div> 25%	<div><div></div></div> 1%	<div><div></div></div> 1%	<div><div></div></div> 8%	<div><div></div></div> 9%	
	3	<div><div></div></div> 0%						<div><div></div></div> 0%			<div><div></div></div> 1%		
	10	<div><div></div></div> 0%						<div><div></div></div> 0%					
TOTAL		100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	
Average		0.3	0.0	0.1	0.1	0.1	0.1	0.7	0.0	0.0	0.3	0.2	
n =		2,573	323	284	113	271	527	789	701	424	104	480	

Cells 5+ PPT greater than the overall are **GREEN** filled | Cells 5 PPT or less than the overall are **RED** filled

18 Sep 24

Source: RRC Associates

Data weighted by housing tenure, householder age, householder Hispanic origin, and household size within zip; and by zip; per 2018-22 ACS

TOTAL JOBS HELD BY HOUSEHOLD MEMBERS

		Key Population Segments										
		Overall	Young renters	Live with roommates	Live in employer-provided housing	Live in deed-restricted housing	Hispanic/Latino	Older adults (aged 55+)	Families with children	Families with young children	Other family HHs with children	All other
Total jobs held by household members (excluding households with no workers)	1	21%	14%	6%	29%	21%	24%	32%	21%	21%	10%	21%
	2	40%	38%	26%	35%	40%	37%	39%	47%	47%	20%	42%
	3	19%	21%	26%	11%	19%	17%	19%	17%	16%	26%	17%
	4	11%	14%	19%	15%	10%	14%	5%	8%	8%	28%	12%
	5	4%	6%	11%	3%	4%	4%	3%	4%	4%	8%	4%
	6	2%	3%	6%	3%	2%	2%	1%	2%	1%	5%	2%
	7	1%	2%	3%	3%	2%	1%		1%	0%	2%	1%
	8	1%	2%	3%		0%	0%	1%	0%	0%		1%
	9	0%	1%	1%	1%				0%		1%	
	10	0%			1%	0%	0%		1%	0%		
	12	0%	0%				0%		0%	0%		
TOTAL		100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
Average		2.5	2.9	3.5	2.6	2.6	2.6	2.1	2.4	2.4	3.3	2.5
n =		2,234	320	270	114	248	483	569	669	403	98	419

18 Sep 24

Source: RRC Associates

Data weighted by housing tenure, householder age, householder Hispanic origin, and household size within zip; and by zip; per 2018-22 ACS

Cells 5+ PPT greater than the overall are **GREEN** filled | Cells 5 PPT or less than the overall are **RED** filled

MONTHLY RENT/MORTGAGE

		Overall	Key Population Segments									
			Young renters	Live with roommates	Live in employer-provided housing	Live in deed-restricted housing	Hispanic/ Latino	Older adults (aged 55+)	Families with children	Families with young children	Other family HHS with children	All other
What is your household's current total monthly rent or mortgage payment?	\$0 - do not pay rent or mortgage, or mortgage paid off	<div><div></div><div></div></div> 23%	<div><div></div><div></div></div> 10%	<div><div></div><div></div></div> 14%	<div><div></div><div></div></div> 24%	<div><div></div><div></div></div> 10%	<div><div></div><div></div></div> 13%	<div><div></div><div></div></div> 44%	<div><div></div><div></div></div> 12%	<div><div></div><div></div></div> 11%	<div><div></div><div></div></div> 20%	<div><div></div><div></div></div> 16%
	\$1 - \$499	<div><div></div><div></div></div> 1%	<div><div></div><div></div></div> 1%	<div><div></div><div></div></div> 1%	<div><div></div><div></div></div> 2%	<div><div></div><div></div></div> 1%	<div><div></div><div></div></div> 1%	<div><div></div><div></div></div> 0%	<div><div></div><div></div></div> 1%	<div><div></div><div></div></div> 1%	<div><div></div><div></div></div> 2%	<div><div></div><div></div></div> 0%
	\$500 - \$999	<div><div></div><div></div></div> 3%	<div><div></div><div></div></div> 3%	<div><div></div><div></div></div> 3%	<div><div></div><div></div></div> 8%	<div><div></div><div></div></div> 8%	<div><div></div><div></div></div> 3%	<div><div></div><div></div></div> 5%	<div><div></div><div></div></div> 2%	<div><div></div><div></div></div> 2%	<div><div></div><div></div></div> 2%	<div><div></div><div></div></div> 2%
	\$1,000 - \$1,499	<div><div></div><div></div></div> 9%	<div><div></div><div></div></div> 11%	<div><div></div><div></div></div> 7%	<div><div></div><div></div></div> 13%	<div><div></div><div></div></div> 17%	<div><div></div><div></div></div> 14%	<div><div></div><div></div></div> 7%	<div><div></div><div></div></div> 8%	<div><div></div><div></div></div> 8%	<div><div></div><div></div></div> 9%	<div><div></div><div></div></div> 10%
	\$1,500 - \$1,999	<div><div></div><div></div></div> 17%	<div><div></div><div></div></div> 22%	<div><div></div><div></div></div> 11%	<div><div></div><div></div></div> 23%	<div><div></div><div></div></div> 26%	<div><div></div><div></div></div> 33%	<div><div></div><div></div></div> 9%	<div><div></div><div></div></div> 22%	<div><div></div><div></div></div> 24%	<div><div></div><div></div></div> 16%	<div><div></div><div></div></div> 17%
	\$2,000 - \$2,499	<div><div></div><div></div></div> 16%	<div><div></div><div></div></div> 18%	<div><div></div><div></div></div> 18%	<div><div></div><div></div></div> 16%	<div><div></div><div></div></div> 16%	<div><div></div><div></div></div> 17%	<div><div></div><div></div></div> 12%	<div><div></div><div></div></div> 19%	<div><div></div><div></div></div> 21%	<div><div></div><div></div></div> 18%	<div><div></div><div></div></div> 20%
	\$2,500 - \$2,999	<div><div></div><div></div></div> 11%	<div><div></div><div></div></div> 13%	<div><div></div><div></div></div> 11%	<div><div></div><div></div></div> 5%	<div><div></div><div></div></div> 8%	<div><div></div><div></div></div> 8%	<div><div></div><div></div></div> 9%	<div><div></div><div></div></div> 12%	<div><div></div><div></div></div> 10%	<div><div></div><div></div></div> 10%	<div><div></div><div></div></div> 13%
	\$3,000 - \$4,999	<div><div></div><div></div></div> 17%	<div><div></div><div></div></div> 20%	<div><div></div><div></div></div> 30%	<div><div></div><div></div></div> 9%	<div><div></div><div></div></div> 11%	<div><div></div><div></div></div> 8%	<div><div></div><div></div></div> 11%	<div><div></div><div></div></div> 19%	<div><div></div><div></div></div> 20%	<div><div></div><div></div></div> 16%	<div><div></div><div></div></div> 18%
\$5,000+	<div><div></div><div></div></div> 4%	<div><div></div><div></div></div> 3%	<div><div></div><div></div></div> 5%	<div><div></div><div></div></div>	<div><div></div><div></div></div> 2%	<div><div></div><div></div></div> 3%	<div><div></div><div></div></div> 3%	<div><div></div><div></div></div> 4%	<div><div></div><div></div></div> 3%	<div><div></div><div></div></div> 7%	<div><div></div><div></div></div> 3%	
TOTAL		100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
Average		\$1,871	\$2,118	\$2,376	\$1,403	\$1,825	\$1,815	\$1,381	\$2,195	\$2,165	\$2,045	\$2,064
Median		\$1,800	\$2,000	\$2,350	\$1,600	\$1,700	\$1,707	\$1,098	\$2,100	\$2,000	\$2,000	\$2,000
n =		2,230	305	232	94	240	429	772	583	355	82	376

18 Sep 24

Source: RRC Associates

Data weighted by housing tenure, householder age, householder Hispanic origin, and household size within zip; and by zip; per 2018-22 ACS

Cells 5+ PPT greater than the overall are **GREEN** filled | Cells 5 PPT or less than the overall are **RED** filled

SELECTED MONTHLY HOUSING COSTS

		Overall	Key Population Segments									
			Young renters	Live with roommates	Live in employer-provided housing	Live in deed-restricted housing	Hispanic/Latino	Older adults (aged 55+)	Families with children	Families with young children	Other family HHs with children	All other
Sum of selected monthly housing costs - rent/mortgage, HOA fees & utilities	\$0	<div><div></div></div> 5%	<div><div></div></div> 7%	<div><div></div></div> 11%	<div><div></div></div> 17%	<div><div></div></div> 4%	<div><div></div></div> 8%	<div><div></div></div> 4%	<div><div></div></div> 3%	<div><div></div></div> 3%	<div><div></div></div> 12%	<div><div></div></div> 6%
	\$1 - \$249	<div><div></div></div> 2%	<div><div></div></div> 3%	<div><div></div></div> 2%	<div><div></div></div>	<div><div></div></div> 1%	<div><div></div></div> 1%	<div><div></div></div> 2%	<div><div></div></div> 1%	<div><div></div></div> 1%	<div><div></div></div> 1%	<div><div></div></div> 2%
	\$250 - \$499	<div><div></div></div> 5%	<div><div></div></div> 3%	<div><div></div></div> 3%	<div><div></div></div> 6%	<div><div></div></div> 2%	<div><div></div></div> 3%	<div><div></div></div> 9%	<div><div></div></div> 3%	<div><div></div></div> 3%	<div><div></div></div> 2%	<div><div></div></div> 2%
	\$500 - \$749	<div><div></div></div> 6%	<div><div></div></div> 1%	<div><div></div></div> 2%	<div><div></div></div> 3%	<div><div></div></div> 3%	<div><div></div></div> 3%	<div><div></div></div> 14%	<div><div></div></div> 3%	<div><div></div></div> 3%	<div><div></div></div> 5%	<div><div></div></div> 4%
	\$750 - \$999	<div><div></div></div> 3%	<div><div></div></div> 1%	<div><div></div></div> 2%	<div><div></div></div> 5%	<div><div></div></div> 2%	<div><div></div></div> 1%	<div><div></div></div> 5%	<div><div></div></div> 2%	<div><div></div></div> 1%	<div><div></div></div> 1%	<div><div></div></div> 3%
	\$1,000 - \$1,499	<div><div></div></div> 9%	<div><div></div></div> 8%	<div><div></div></div> 5%	<div><div></div></div> 11%	<div><div></div></div> 10%	<div><div></div></div> 9%	<div><div></div></div> 14%	<div><div></div></div> 4%	<div><div></div></div> 4%	<div><div></div></div> 4%	<div><div></div></div> 5%
	\$1,500 - \$1,999	<div><div></div></div> 12%	<div><div></div></div> 19%	<div><div></div></div> 9%	<div><div></div></div> 18%	<div><div></div></div> 23%	<div><div></div></div> 23%	<div><div></div></div> 9%	<div><div></div></div> 14%	<div><div></div></div> 15%	<div><div></div></div> 6%	<div><div></div></div> 9%
	\$2,000 - \$2,499	<div><div></div></div> 15%	<div><div></div></div> 18%	<div><div></div></div> 15%	<div><div></div></div> 22%	<div><div></div></div> 21%	<div><div></div></div> 23%	<div><div></div></div> 11%	<div><div></div></div> 17%	<div><div></div></div> 17%	<div><div></div></div> 21%	<div><div></div></div> 18%
	\$2,500 - \$2,999	<div><div></div></div> 13%	<div><div></div></div> 16%	<div><div></div></div> 13%	<div><div></div></div> 8%	<div><div></div></div> 11%	<div><div></div></div> 10%	<div><div></div></div> 8%	<div><div></div></div> 15%	<div><div></div></div> 17%	<div><div></div></div> 13%	<div><div></div></div> 18%
	\$3,000 - \$4,999	<div><div></div></div> 24%	<div><div></div></div> 20%	<div><div></div></div> 30%	<div><div></div></div> 10%	<div><div></div></div> 18%	<div><div></div></div> 16%	<div><div></div></div> 19%	<div><div></div></div> 31%	<div><div></div></div> 31%	<div><div></div></div> 25%	<div><div></div></div> 27%
\$5,000+	<div><div></div></div> 6%	<div><div></div></div> 3%	<div><div></div></div> 8%	<div><div></div></div>	<div><div></div></div> 5%	<div><div></div></div> 4%	<div><div></div></div> 6%	<div><div></div></div> 6%	<div><div></div></div> 4%	<div><div></div></div> 11%	<div><div></div></div> 6%	
TOTAL		100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
Average		\$2,343	\$2,236	\$2,562	\$1,577	\$2,301	\$2,140	\$2,009	\$2,697	\$2,652	\$2,555	\$2,519
Median		\$2,230	\$2,100	\$2,500	\$1,686	\$2,100	\$2,000	\$1,600	\$2,562	\$2,560	\$2,366	\$2,500
n =		2,288	319	247	95	245	445	793	595	361	85	382

18 Sep 24

Source: RRC Associates

Data weighted by housing tenure, householder age, householder Hispanic origin, and household size within zip; and by zip; per 2018-22 ACS

Cells 5+ PPT greater than the overall are **GREEN** filled | Cells 5 PPT or less than the overall are **RED** filled

HOUSING COSTS AS A PERCENTAGE OF INCOME

		Key Population Segments										
		Overall	Young renters	Live with roommates	Live in employer-provided housing	Live in deed-restricted housing	Hispanic/Latino	Older adults (aged 55+)	Families with children	Families with young children	Other family HHs with children	All other
Ratio of selected housing costs (rent/mortgage, HOA fees and utilities) to household income	0%	6%	8%	14%	17%	4%	9%	4%	3%	3%	14%	7%
	0.1 - 9.9%	17%	7%	11%	10%	8%	5%	30%	11%	9%	4%	11%
	10 - 19.9%	22%	15%	22%	20%	19%	13%	21%	24%	24%	15%	27%
	20 - 29.9%	23%	28%	18%	19%	26%	16%	19%	22%	23%	19%	29%
	30 - 39.9%	13%	19%	17%	19%	17%	13%	9%	14%	15%	7%	13%
	40 - 49.9%	7%	7%	5%	3%	7%	13%	7%	10%	9%	8%	6%
	50 - 99.9%	9%	11%	10%	5%	13%	20%	7%	11%	11%	19%	6%
	100%+	3%	5%	3%	5%	6%	10%	3%	4%	4%	13%	1%
TOTAL		100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
Median		21.9%	26.3%	21.6%	21.3%	27.1%	34.7%	16.7%	25.2%	25.7%	27.1%	21.5%
n =		2,013	271	187	92	225	367	687	549	328	72	340

18 Sep 24

Source: RRC Associates

Data weighted by housing tenure, householder age, householder Hispanic origin, and household size within zip; and by zip; per 2018-22 ACS

Cells 5+ PPT greater than the overall are **GREEN** filled | Cells 5 PPT or less than the overall are **RED** filled

MONTHLY CHILDCARE EXPENSES

		Overall	Key Population Segments									
			Young renters	Live with roommates	Live in employer-provided housing	Live in deed-restricted housing	Hispanic/Latino	Older adults (aged 55+)	Families with children	Families with young children	Other family HHs with children	All other
Child care expenses per month	\$1 - \$99	2%	5%			4%	3%		2%	2%		
	\$100 - \$199	5%	10%		17%	11%	8%		6%	6%	5%	9%
	\$200 - \$499	23%	25%	44%	25%	32%	28%	25%	21%	21%	33%	9%
	\$500 - \$999	27%	40%	33%	17%	36%	36%	25%	26%	24%	29%	45%
	\$1,000 - \$1,999	25%	18%	11%	17%	14%	17%	13%	27%	28%	14%	36%
	\$2,000 - \$2,999	13%	3%	6%	17%	4%	5%	25%	13%	14%	14%	
	\$3,000+	5%		6%	8%		3%	13%	5%	4%	5%	
TOTAL		100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
Average		\$1,150	\$637	\$1,744	\$2,582	\$588	\$736	\$1,344	\$1,111	\$1,106	\$1,769	\$755
Median		\$800	\$600	\$550	\$550	\$500	\$580	\$850	\$815	\$900	\$600	\$608
n =		262	40	18	12	28	64	8	216	196	21	11

Cells 5+ PPT greater than the overall are **GREEN** filled | Cells 5 PPT or less than the overall are **RED** filled

ABILITY TO PAY FOR ESSENTIAL EXPENSES

		Overall	Key Population Segments									
			Young renters	Live with roommates	Live in employer-provided housing	Live in deed-restricted housing	Hispanic/Latino	Older adults (aged 55+)	Families with children	Families with young children	Other family HHs with children	All other
Are you able to pay for all your essential expenses each month (e.g. housing, utilities, food, childcare, insurance, loan payments, etc.) without accumulating additional debt?	Yes	<div><div></div></div> 77%	<div><div></div></div> 65%	<div><div></div></div> 66%	<div><div></div></div> 69%	<div><div></div></div> 72%	<div><div></div></div> 59%	<div><div></div></div> 88%	<div><div></div></div> 70%	<div><div></div></div> 71%	<div><div></div></div> 60%	<div><div></div></div> 77%
	No	<div><div></div></div> 13%	<div><div></div></div> 20%	<div><div></div></div> 15%	<div><div></div></div> 13%	<div><div></div></div> 15%	<div><div></div></div> 19%	<div><div></div></div> 6%	<div><div></div></div> 17%	<div><div></div></div> 17%	<div><div></div></div> 19%	<div><div></div></div> 15%
	Uncertain	<div><div></div></div> 10%	<div><div></div></div> 15%	<div><div></div></div> 19%	<div><div></div></div> 17%	<div><div></div></div> 13%	<div><div></div></div> 22%	<div><div></div></div> 5%	<div><div></div></div> 13%	<div><div></div></div> 13%	<div><div></div></div> 21%	<div><div></div></div> 7%
TOTAL		100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
	n =	2,250	328	239	96	236	427	784	587	358	85	378

18 Sep 24

Source: RRC Associates

Data weighted by housing tenure, householder age, householder Hispanic origin, and household size within zip; and by zip; per 2018-22 ACS

Cells 5+ PPT greater than the overall are **GREEN** filled | Cells 5 PPT or less than the overall are **RED** filled

AGE OF RESPONDENT

		Overall	Key Population Segments									
			Young renters	Live with roommates	Live in employer-provided housing	Live in deed-restricted housing	Hispanic/Latino	Older adults (aged 55+)	Families with children	Families with young children	Other family HHs with children	All other
Age of respondent	17 & under	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
	18 - 24	<div><div></div></div> 2%	<div><div></div></div> 9%	<div><div></div></div> 5%	<div><div></div></div> 6%	<div><div></div></div> 1%	<div><div></div></div> 7%	0%	<div><div></div></div> 1%	<div><div></div></div> 1%	<div><div></div></div> 11%	<div><div></div></div> 1%
	25 - 34	<div><div></div></div> 18%	<div><div></div></div> 90%	<div><div></div></div> 41%	<div><div></div></div> 36%	<div><div></div></div> 25%	<div><div></div></div> 32%	<div><div></div></div> 0%	<div><div></div></div> 13%	<div><div></div></div> 20%	<div><div></div></div> 25%	<div><div></div></div> 11%
	35 - 44	<div><div></div></div> 24%	<div><div></div></div> 0%	<div><div></div></div> 18%	<div><div></div></div> 35%	<div><div></div></div> 33%	<div><div></div></div> 30%	<div><div></div></div> 0%	<div><div></div></div> 43%	<div><div></div></div> 57%	<div><div></div></div> 27%	<div><div></div></div> 47%
	45 - 54	<div><div></div></div> 19%	<div><div></div></div> 0%	<div><div></div></div> 16%	<div><div></div></div> 13%	<div><div></div></div> 22%	<div><div></div></div> 20%	<div><div></div></div> 0%	<div><div></div></div> 34%	<div><div></div></div> 20%	<div><div></div></div> 20%	<div><div></div></div> 40%
	55 - 64	<div><div></div></div> 16%	<div><div></div></div> 0%	<div><div></div></div> 11%	<div><div></div></div> 4%	<div><div></div></div> 12%	<div><div></div></div> 7%	<div><div></div></div> 44%	<div><div></div></div> 8%	<div><div></div></div> 1%	<div><div></div></div> 7%	<div><div></div></div> 0%
	65 - 74	<div><div></div></div> 14%	<div><div></div></div> 0%	<div><div></div></div> 5%	<div><div></div></div> 5%	<div><div></div></div> 6%	<div><div></div></div> 2%	<div><div></div></div> 38%	<div><div></div></div> 1%	<div><div></div></div> 0%	<div><div></div></div> 10%	<div><div></div></div> 0%
	75 - 84	<div><div></div></div> 6%	<div><div></div></div> 0%	<div><div></div></div> 3%	<div><div></div></div> 0%	<div><div></div></div> 1%	<div><div></div></div> 0%	<div><div></div></div> 16%	<div><div></div></div> 0%	<div><div></div></div> 0%	<div><div></div></div> 0%	<div><div></div></div> 0%
	85+	<div><div></div></div> 1%	<div><div></div></div> 0%	<div><div></div></div> 0%	<div><div></div></div> 0%	<div><div></div></div> 0%	<div><div></div></div> 0%	<div><div></div></div> 2%	<div><div></div></div> 0%	<div><div></div></div> 0%	<div><div></div></div> 0%	<div><div></div></div> 0%
TOTAL		100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
Median		47.0	29.0	36.0	36.0	42.0	37.0	66.0	43.0	40.0	38.0	42.0
n =		2,218	331	232	95	237	423	803	582	354	84	345

18 Sep 24

Source: RRC Associates

Data weighted by housing tenure, householder age, householder Hispanic origin, and household size within zip; and by zip; per 2018-22 ACS

Cells 5+ PPT greater than the overall are **GREEN** filled | Cells 5 PPT or less than the overall are **RED** filled

NUMBER OF BEDROOMS

<i>Bedrooms in home</i>		Overall	Key Population Segments									
			Young renters	Live with roommates	Live in employer-provided housing	Live in deed-restricted housing	Hispanic/Latino	Older adults (aged 55+)	Families with children	Families with young children	Other family HHs with children	All other
How many of bedrooms are in your home?	0	1%	3%	0%	4%	1%	1%	0%	0%	1%		2%
	1	11%	26%	5%	22%	15%	15%	7%	4%	5%	2%	14%
	2	25%	42%	32%	34%	44%	34%	16%	25%	29%	19%	25%
	3	36%	23%	40%	27%	34%	40%	38%	40%	39%	48%	34%
	4	18%	5%	17%	8%	5%	7%	28%	20%	18%	16%	16%
	5	7%	1%	5%	3%	1%	3%	10%	8%	7%	16%	8%
	6	1%		1%	1%	0%	0%	2%	2%	1%		1%
	7	0%						0%	0%			1%
	8	0%						0%				
TOTAL		100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
Average		2.9	2.1	2.9	2.3	2.3	2.5	3.2	3.1	3.0	3.2	2.8
n =		2,643	318	276	114	290	560	787	700	425	103	519

18 Sep 24

Source: RRC Associates

Data weighted by housing tenure, householder age, householder Hispanic origin, and household size within zip; and by zip; per 2018-22 ACS

Cells 5+ PPT greater than the overall are **GREEN** filled | Cells 5 PPT or less than the overall are **RED** filled

HOUSING TENURE

<i>Housing tenure</i>		Overall	Key Population Segments									
			Young renters	Live with roommates	Live in employer-provided housing	Live in deed-restricted housing	Hispanic/Latino	Older adults (aged 55+)	Families with children	Families with young children	Other family HHs with children	All other
Do you own or rent your residence?	Own	58%		27%	4%	45%	23%	86%	60%	56%	34%	65%
	Rent with a lease agreement	30%	78%	46%	70%	48%	55%	9%	31%	34%	35%	25%
	Rent without a lease agreement	8%	22%	22%	16%	5%	15%	4%	6%	7%	12%	5%
	I don't rent or own; I am staying with friends or family	2%		4%	2%	1%	4%	0%	2%	3%	14%	3%
	Other:	1%		1%	5%	0%	2%	0%	0%	0%	4%	1%
	Currently don't have housing	1%		1%	2%		1%	0%	0%	0%	1%	1%
TOTAL		100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
n =		2,714	331	293	119	296	576	798	711	433	106	535

18 Sep 24

Source: RRC Associates

Data weighted by housing tenure, householder age, householder Hispanic origin, and household size within zip; and by zip; per 2018-22 ACS

Cells 5+ PPT greater than the overall are **GREEN** filled | Cells 5 PPT or less than the overall are **RED** filled

SATISFACTION WITH CURRENT RESIDENCE

Satisfaction with your current residence		Overall	Key Population Segments									
			Young renters	Live with roommates	Live in employer-provided housing	Live in deed-restricted housing	Hispanic/Latino	Older adults (aged 55+)	Families with children	Families with young children	Other family HHs with children	All other
Which best describes your satisfaction with your current residence?	1 - Very dissatisfied	7%	11%	10%	7%	9%	11%	5%	6%	5%	10%	7%
	2 - Somewhat dissatisfied	11%	20%	15%	14%	15%	17%	4%	12%	15%	16%	11%
	3 - Somewhat satisfied	19%	30%	27%	32%	19%	28%	8%	20%	22%	35%	20%
	4 - Satisfied	30%	26%	25%	25%	33%	30%	25%	36%	37%	24%	32%
	5 - Very satisfied	34%	13%	23%	21%	25%	14%	57%	26%	22%	15%	30%
TOTAL		100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
Average		3.7	3.1	3.4	3.4	3.5	3.2	4.3	3.6	3.5	3.2	3.7
n =		2,517	312	271	111	278	498	757	659	403	93	496

18 Sep 24

Source: RRC Associates

Data weighted by housing tenure, householder age, householder Hispanic origin, and household size within zip; and by zip; per 2018-22 ACS

Cells 5+ PPT greater than the overall are **GREEN** filled | Cells 5 PPT or less than the overall are **RED** filled

REASONS FOR DISSATISFACTION WITH RESIDENCE

		Overall	Key Population Segments									
			Young renters	Live with roommates	Live in employer-provided housing	Live in deed-restricted housing	Hispanic/Latino	Older adults (aged 55+)	Families with children	Families with young children	Other family HHs with children	All other
If dissatisfied or somewhat satisfied with your current residence, why are you not fully satisfied?	Too expensive	49%	59%	52%	33%	46%	56%	34%	52%	50%	42%	50%
	Too small / overcrowded	35%	41%	38%	38%	49%	34%	20%	44%	48%	41%	33%
	Currently rent, prefer to buy	34%	61%	38%	38%	28%	36%	15%	33%	32%	36%	35%
	Needs repairs / poor condition	27%	31%	28%	22%	33%	23%	22%	32%	29%	22%	27%
	Unstable housing situation (e.g., afraid I'll have to move when I do not want to)	21%	33%	35%	41%	22%	22%	11%	17%	13%	27%	22%
	I need to have roommates and would prefer not to	17%	27%	51%	28%	15%	16%	7%	6%	6%	29%	17%
	Disturbance from nearby short-term rentals	15%	15%	17%	16%	12%	7%	20%	14%	13%	10%	18%
	Other:	16%	9%	12%	3%	16%	8%	28%	10%	10%	8%	22%
	Too far from work	10%	12%	7%	3%	5%	9%	8%	10%	14%	10%	11%
	Location or living situation does not feel safe	7%	10%	7%	7%	13%	9%	3%	9%	8%	7%	5%
	Poor access to transit	7%	5%	7%	3%	2%	7%	6%	8%	6%	5%	7%
	Pets not allowed	6%	13%	15%	13%	1%	6%	2%	3%	4%	3%	5%
	Forced to live with my ex because we cannot find or afford separate places to live	3%	3%	1%	1%	3%	2%		4%	3%	3%	5%
TOTAL		249%	319%	308%	245%	245%	236%	174%	242%	237%	244%	259%
	n =	1,052	206	156	69	135	295	180	280	190	59	214

Cells 5+ PPT greater than the overall are **GREEN** filled | Cells 5 PPT or less than the overall are **RED** filled

18 Sep 24

Source: RRC Associates

Data weighted by housing tenure, householder age, householder Hispanic origin, and household size within zip; and by zip; per 2018-22 ACS

EASE OF FINDING HOUSING

<i>Ease of finding housing</i>		Overall	Key Population Segments									
			Young renters	Live with roommates	Live in employer-provided housing	Live in deed-restricted housing	Hispanic/Latino	Older adults (aged 55+)	Families with children	Families with young children	Other family HHs with children	All other
When you last moved within the Eagle River Valley or surrounding region, how hard was it to find housing that met your needs and that you could afford?	Not difficult	20%	4%	9%	13%	12%	12%	37%	15%	10%	13%	21%
	Moderately difficult	31%	21%	29%	28%	25%	24%	37%	32%	31%	28%	31%
	Very difficult	43%	63%	50%	41%	59%	56%	24%	49%	53%	42%	43%
	I have yet to find such housing	5%	12%	13%	19%	3%	9%	2%	4%	5%	17%	6%
TOTAL		100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
n =		2,661	331	290	117	298	567	767	712	432	104	522

18 Sep 24

Source: RRC Associates

Data weighted by housing tenure, householder age, householder Hispanic origin, and household size within zip; and by zip; per 2018-22 ACS

Cells 5+ PPT greater than the overall are **GREEN** filled | Cells 5 PPT or less than the overall are **RED** filled

FUTURE DURATION OF RESIDENCE

		Key Population Segments										
		Overall	Young renters	Live with roommates	Live in employer-provided housing	Live in deed-restricted housing	Hispanic/Latino	Older adults (aged 55+)	Families with children	Families with young children	Other family HHs with children	All other
How much longer do you plan on living in the area?	Under 6 months	2%	5%	3%	4%	3%	2%	2%	1%	1%		2%
	6 – 12 months	3%	5%	3%	9%	4%	3%	2%	1%	1%	3%	4%
	1 – 2 years	8%	15%	17%	13%	6%	8%	5%	5%	5%	7%	8%
	3 – 5 years	13%	21%	19%	20%	16%	15%	10%	12%	11%	14%	14%
	6 – 9 years	9%	9%	10%	13%	6%	10%	9%	9%	6%	9%	8%
	10 – 19 years	17%	9%	13%	13%	13%	15%	22%	19%	19%	16%	17%
	20 or more years	48%	36%	35%	27%	52%	47%	51%	53%	57%	51%	46%
TOTAL		100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
	n =	2,415	316	265	111	271	486	667	649	392	96	490

18 Sep 24

Source: RRC Associates

Data weighted by housing tenure, householder age, householder Hispanic origin, and household size within zip; and by zip; per 2018-22 ACS

Cells 5+ PPT greater than the overall are **GREEN** filled | Cells 5 PPT or less than the overall are **RED** filled

(IF PLANNING TO LEAVE IN 5 YEARS) EXPECTED REASONS FOR LEAVING

		Overall	Key Population Segments									
			Young renters	Live with roommates	Live in employer-provided housing	Live in deed-restricted housing	Hispanic/ Latino	Older adults (aged 55+)	Families with children	Families with young children	Other family HHs with children	All other
If planning on leaving the area in five years or less, why are you likely to leave the area?	Better / more affordable housing opportunities	<div><div></div></div> 59%	<div><div></div></div> 79%	<div><div></div></div> 69%	<div><div></div></div> 70%	<div><div></div></div> 63%	<div><div></div></div> 55%	<div><div></div></div> 41%	<div><div></div></div> 62%	<div><div></div></div> 69%	<div><div></div></div> 60%	<div><div></div></div> 60%
	To be able to buy a home	<div><div></div></div> 34%	<div><div></div></div> 64%	<div><div></div></div> 43%	<div><div></div></div> 48%	<div><div></div></div> 41%	<div><div></div></div> 36%	<div><div></div></div> 9%	<div><div></div></div> 33%	<div><div></div></div> 41%	<div><div></div></div> 40%	<div><div></div></div> 38%
	Better quality of life	<div><div></div></div> 26%	<div><div></div></div> 27%	<div><div></div></div> 24%	<div><div></div></div> 14%	<div><div></div></div> 26%	<div><div></div></div> 26%	<div><div></div></div> 23%	<div><div></div></div> 28%	<div><div></div></div> 27%	<div><div></div></div> 32%	<div><div></div></div> 30%
	Better or different job opportunities	<div><div></div></div> 20%	<div><div></div></div> 28%	<div><div></div></div> 27%	<div><div></div></div> 23%	<div><div></div></div> 27%	<div><div></div></div> 21%	<div><div></div></div> 4%	<div><div></div></div> 24%	<div><div></div></div> 27%	<div><div></div></div> 24%	<div><div></div></div> 26%
	Other:	<div><div></div></div> 16%	<div><div></div></div> 4%	<div><div></div></div> 13%	<div><div></div></div> 4%	<div><div></div></div> 16%	<div><div></div></div> 9%	<div><div></div></div> 27%	<div><div></div></div> 18%	<div><div></div></div> 12%	<div><div></div></div> 8%	<div><div></div></div> 15%
	Retirement	<div><div></div></div> 17%	<div><div></div></div> 1%	<div><div></div></div> 12%	<div><div></div></div> 5%	<div><div></div></div> 8%	<div><div></div></div> 6%	<div><div></div></div> 49%	<div><div></div></div> 5%	<div><div></div></div> 3%	<div><div></div></div> 4%	<div><div></div></div> 7%
	Change in household / family status	<div><div></div></div> 11%	<div><div></div></div> 11%	<div><div></div></div> 8%	<div><div></div></div> 16%	<div><div></div></div> 13%	<div><div></div></div> 17%	<div><div></div></div> 11%	<div><div></div></div> 17%	<div><div></div></div> 12%	<div><div></div></div> 32%	<div><div></div></div> 8%
	Go back to school	<div><div></div></div> 3%	<div><div></div></div> 5%	<div><div></div></div> 5%	<div><div></div></div> 7%	<div><div></div></div> 6%	<div><div></div></div> 5%		<div><div></div></div> 1%	<div><div></div></div> 1%	<div><div></div></div> 8%	<div><div></div></div> 4%
TOTAL		187%	220%	202%	188%	199%	176%	164%	187%	191%	208%	187%
	n =	794	147	123	54	86	149	218	152	93	25	167

18 Sep 24

Source: RRC Associates

Data weighted by housing tenure, householder age, householder Hispanic origin, and household size within zip; and by zip; per 2018-22 ACS

Cells 5+ PPT greater than the overall are **GREEN** filled | Cells 5 PPT or less than the overall are **RED** filled

CONSIDER MOVING

If housing were available that you could afford, would you consider moving within or to the Eagle River Valley in the next 5 years (e.g. for reasons of convenience, economics, or quality of life)?

If housing were available that you could afford, would you consider moving within or to the Eagle River Valley in the next 5 years (e.g. for reasons of convenience, economics, or quality of life)?		Overall	Key Population Segments									
			Young renters	Live with roommates	Live in employer-provided housing	Live in deed-restricted housing	Hispanic/Latino	Older adults (aged 55+)	Families with children	Families with young children	Other family HHs with children	All other
If housing were available that you could afford, would you consider moving within or to the Eagle River Valley in the next 5 years (e.g. for reasons of convenience, economics, or quality of life)?	Yes, if I could BUY a home	<div><div></div></div> 61%	<div><div></div></div> 67%	<div><div></div></div> 57%	<div><div></div></div> 58%	<div><div></div></div> 75%	<div><div></div></div> 69%	<div><div></div><div></div></div> 38%	<div><div></div></div> 72%	<div><div></div></div> 77%	<div><div></div></div> 69%	<div><div></div></div> 69%
	Yes, if I could RENT a home	<div><div></div></div> 3%	<div><div></div></div> 9%	<div><div></div></div> 9%	<div><div></div></div> 10%	<div><div></div></div> 5%	<div><div></div></div> 9%	<div><div></div></div> 2%	<div><div></div></div> 2%	<div><div></div></div> 2%	<div><div></div></div> 7%	<div><div></div></div> 1%
	Yes, if I could BUY OR RENT a home	<div><div></div></div> 11%	<div><div></div></div> 22%	<div><div></div></div> 22%	<div><div></div></div> 25%	<div><div></div></div> 8%	<div><div></div></div> 15%	<div><div></div></div> 7%	<div><div></div></div> 9%	<div><div></div></div> 9%	<div><div></div></div> 13%	<div><div></div></div> 10%
	No	<div><div></div></div> 24%	<div><div></div></div> 2%	<div><div></div></div> 11%	<div><div></div></div> 8%	<div><div></div></div> 12%	<div><div></div></div> 7%	<div><div></div><div></div></div> 53%	<div><div></div></div> 17%	<div><div></div></div> 13%	<div><div></div></div> 12%	<div><div></div></div> 20%
TOTAL		100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
	n =	2,074	330	249	103	241	446	578	576	362	86	371

18 Sep 24

Source: RRC Associates

Data weighted by housing tenure, householder age, householder Hispanic origin, and household size within zip; and by zip; per 2018-22 ACS

Cells 5+ PPT greater than the overall are **GREEN** filled | Cells 5 PPT or less than the overall are **RED** filled

REASONS FOR CONSIDERING MOVING

		Overall	Key Population Segments									
			Young renters	Live with roommates	Live in employer-provided housing	Live in deed-restricted housing	Hispanic/Latino	Older adults (aged 55+)	Families with children	Families with young children	Other family HHs with children	All other
(If you would consider moving) Why would you consider moving to a different home?	To find a less expensive home	<div><div></div></div> 39%	<div><div></div></div> 54%	<div><div></div></div> 50%	<div><div></div></div> 42%	<div><div></div></div> 45%	<div><div></div></div> 56%	<div><div></div></div> 27%	<div><div></div></div> 41%	<div><div></div></div> 40%	<div><div></div></div> 41%	<div><div></div></div> 35%
	To find a larger home	<div><div></div></div> 36%	<div><div></div></div> 36%	<div><div></div></div> 30%	<div><div></div></div> 25%	<div><div></div></div> 50%	<div><div></div></div> 44%	<div><div></div></div> 18%	<div><div></div></div> 52%	<div><div></div></div> 58%	<div><div></div></div> 37%	<div><div></div></div> 39%
	Currently rent, want to buy	<div><div></div></div> 33%	<div><div></div></div> 68%	<div><div></div></div> 45%	<div><div></div></div> 56%	<div><div></div></div> 37%	<div><div></div></div> 43%	<div><div></div></div> 10%	<div><div></div></div> 31%	<div><div></div></div> 31%	<div><div></div></div> 31%	<div><div></div></div> 31%
	To be closer to work	<div><div></div></div> 18%	<div><div></div></div> 27%	<div><div></div></div> 25%	<div><div></div></div> 28%	<div><div></div></div> 17%	<div><div></div></div> 22%	<div><div></div></div> 8%	<div><div></div></div> 19%	<div><div></div></div> 22%	<div><div></div></div> 13%	<div><div></div></div> 18%
	To live in a different community	<div><div></div></div> 15%	<div><div></div></div> 15%	<div><div></div></div> 18%	<div><div></div></div> 18%	<div><div></div></div> 14%	<div><div></div></div> 11%	<div><div></div></div> 14%	<div><div></div></div> 13%	<div><div></div></div> 14%	<div><div></div></div> 6%	<div><div></div></div> 20%
	To live in a more rural setting	<div><div></div></div> 15%	<div><div></div></div> 7%	<div><div></div></div> 11%	<div><div></div></div> 17%	<div><div></div></div> 9%	<div><div></div></div> 5%	<div><div></div></div> 18%	<div><div></div></div> 15%	<div><div></div></div> 13%	<div><div></div></div> 10%	<div><div></div></div> 20%
	To live in or closer to a town	<div><div></div></div> 9%	<div><div></div></div> 13%	<div><div></div></div> 9%	<div><div></div></div> 10%	<div><div></div></div> 7%	<div><div></div></div> 8%	<div><div></div></div> 7%	<div><div></div></div> 8%	<div><div></div></div> 8%	<div><div></div></div> 8%	<div><div></div></div> 12%
	Other:	<div><div></div></div> 10%	<div><div></div></div> 3%	<div><div></div></div> 9%	<div><div></div></div> 4%	<div><div></div></div> 9%	<div><div></div></div> 5%	<div><div></div></div> 17%	<div><div></div></div> 8%	<div><div></div></div> 6%	<div><div></div></div> 3%	<div><div></div></div> 11%
	To find a smaller home	<div><div></div></div> 7%	<div><div></div></div> 1%	<div><div></div></div> 4%	<div><div></div></div> 1%	<div><div></div></div> 2%	<div><div></div></div> 1%	<div><div></div></div> 17%	<div><div></div></div> 4%	<div><div></div></div> 2%	<div><div></div></div> 1%	<div><div></div></div> 6%
	To have better access to transit	<div><div></div></div> 5%	<div><div></div></div> 7%	<div><div></div></div> 8%	<div><div></div></div> 8%	<div><div></div></div> 3%	<div><div></div></div> 6%	<div><div></div></div> 3%	<div><div></div></div> 5%	<div><div></div></div> 4%	<div><div></div></div> 5%	<div><div></div></div> 5%
	To live in senior housing	<div><div></div></div> 6%	<div><div></div></div>	<div><div></div></div> 3%	<div><div></div></div> 3%	<div><div></div></div> 3%	<div><div></div></div> 2%	<div><div></div></div> 20%	<div><div></div></div> 1%	<div><div></div></div>	<div><div></div></div> 4%	<div><div></div></div> 2%
	Prefer to rent	<div><div></div></div> 2%	<div><div></div></div> 4%	<div><div></div></div> 5%	<div><div></div></div> 4%	<div><div></div></div> 0%	<div><div></div></div> 4%	<div><div></div></div> 2%	<div><div></div></div> 1%	<div><div></div></div> 1%	<div><div></div></div> 6%	<div><div></div></div> 1%
TOTAL		194%	236%	218%	216%	196%	206%	161%	195%	199%	165%	200%
	n =	1,767	324	230	95	219	413	436	497	324	78	312

18 Sep 24

Source: RRC Associates

Data weighted by housing tenure, householder age, householder Hispanic origin, and household size within zip; and by zip; per 2018-22 ACS

Cells 5+ PPT greater than the overall are **GREEN** filled | Cells 5 PPT or less than the overall are **RED** filled

MOST IMPORTANT FACTORS WHEN CHOOSING A PLACE TO LIVE

		Overall	Key Population Segments									
			Young renters	Live with roommates	Live in employer-provided housing	Live in deed-restricted housing	Hispanic/Latino	Older adults (aged 55+)	Families with children	Families with young children	Other family HHs with children	All other
Which 3 factors are most important to your household when looking for a place to live?	Cost of housing to buy / rent	57%	77%	62%	71%	64%	55%	45%	55%	57%	60%	61%
	Proximity to my job	35%	46%	47%	48%	42%	45%	25%	35%	38%	34%	31%
	Type of residence (single-family, condo, etc.)	28%	16%	22%	17%	22%	15%	35%	28%	25%	29%	26%
	Community character ('look and feel,' family orientation, etc.)	23%	8%	14%	14%	13%	8%	34%	22%	18%	13%	25%
	Washer/dryer in unit	21%	31%	27%	25%	28%	30%	17%	21%	19%	19%	19%
	Pets allowed	22%	32%	26%	24%	24%	15%	18%	15%	13%	10%	28%
	Garage	18%	11%	16%	7%	14%	10%	26%	13%	12%	13%	22%
	Community amenities (parks, libraries, etc.)	18%	10%	11%	13%	12%	7%	24%	18%	20%	10%	18%
	Proximity to daycare or schools	13%	11%	9%	15%	18%	24%	4%	35%	43%	32%	4%
	Proximity to commercial services (shopping, dining, etc.)	15%	12%	14%	13%	12%	11%	21%	9%	10%	10%	19%
	Proximity to job(s) of other members of my household	12%	13%	9%	15%	12%	18%	8%	16%	18%	19%	14%
	Proximity to alpine skiing	14%	7%	11%	8%	8%	3%	22%	8%	5%	3%	15%
	Proximity to ECO Transit bus service	3%	6%	7%	6%	5%	7%	3%	3%	2%	5%	3%
	Extra storage/locker (if don't have garage)	3%	7%	6%	10%	4%	5%	2%	3%	4%		4%
TOTAL		282%	287%	279%	286%	279%	252%	285%	281%	284%	257%	288%
	n =	2,226	328	258	102	247	446	678	604	373	91	399

Cells 5+ PPT greater than the overall are **GREEN** filled | Cells 5 PPT or less than the overall are **RED** filled

18 Sep 24 Source: RRC Associates

Data weighted by housing tenure, householder age, householder Hispanic origin, and household size within zip; and by zip; per 2018-22 ACS

FORCED TO MOVE

Forced to move		Overall	Key Population Segments									
			Young renters	Live with roommates	Live in employer-provided housing	Live in deed-restricted housing	Hispanic/Latino	Older adults (aged 55+)	Families with children	Families with young children	Other family HHS with children	All other
In the past 5 years, have you had to move out of a home in the Eagle River Valley or the surrounding area when you didn't want to move?	Yes	20%	40%	29%	43%	25%	31%	6%	21%	25%	28%	21%
	No	80%	60%	71%	57%	75%	69%	94%	79%	75%	72%	79%
TOTAL		100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
	n =	2,663	328	287	115	295	569	776	711	431	103	522

18 Sep 24

Source: RRC Associates

Data weighted by housing tenure, householder age, householder Hispanic origin, and household size within zip; and by zip; per 2018-22 ACS

Cells 5+ PPT greater than the overall are **GREEN** filled | Cells 5 PPT or less than the overall are **RED** filled

REASON(S) FORCED TO MOVE

		Overall	Key Population Segments									
			Young renters	Live with roommates	Live in employer-provided housing	Live in deed-restricted housing	Hispanic/Latino	Older adults (aged 55+)	Families with children	Families with young children	Other family HHs with children	All other
What were the reason(s) you had to move?	Big rent increase (How much did the monthly rent go up?)	<div><div></div></div> 35%	<div><div></div></div> 35%	<div><div></div></div> 48%	<div><div></div></div> 27%	<div><div></div></div> 42%	<div><div></div></div> 39%	<div><div></div></div> 25%	<div><div></div></div> 33%	<div><div></div></div> 29%	<div><div></div></div> 33%	<div><div></div></div> 30%
	Owner sold my rental unit	<div><div></div></div> 29%	<div><div></div></div> 26%	<div><div></div></div> 27%	<div><div></div></div> 21%	<div><div></div></div> 26%	<div><div></div></div> 18%	<div><div></div></div> 24%	<div><div></div></div> 25%	<div><div></div></div> 25%	<div><div></div></div> 22%	<div><div></div></div> 40%
	Personal reasons (e.g. divorce, breakup, unsafe living situation, etc.)	<div><div></div></div> 20%	<div><div></div></div> 21%	<div><div></div></div> 21%	<div><div></div></div> 22%	<div><div></div></div> 24%	<div><div></div></div> 20%	<div><div></div></div> 20%	<div><div></div></div> 25%	<div><div></div></div> 23%	<div><div></div></div> 11%	<div><div></div></div> 19%
	Owner turned the unit into a vacation rental	<div><div></div></div> 17%	<div><div></div></div> 21%	<div><div></div></div> 22%	<div><div></div></div> 14%	<div><div></div></div> 17%	<div><div></div></div> 10%	<div><div></div></div> 13%	<div><div></div></div> 10%	<div><div></div></div> 10%	<div><div></div></div> 15%	<div><div></div></div> 23%
	Big increase in other housing costs (e.g. utilities, HOA fees, etc.)	<div><div></div></div> 11%	<div><div></div></div> 9%	<div><div></div></div> 15%	<div><div></div></div> 10%	<div><div></div></div> 15%	<div><div></div></div> 17%	<div><div></div></div> 7%	<div><div></div></div> 14%	<div><div></div></div> 10%	<div><div></div></div> 7%	<div><div></div></div> 2%
	Change in household size (e.g. had children, lost a roommate, etc.)	<div><div></div></div> 10%	<div><div></div></div> 11%	<div><div></div></div> 10%	<div><div></div></div> 14%	<div><div></div></div> 13%	<div><div></div></div> 10%	<div><div></div></div> 4%	<div><div></div></div> 17%	<div><div></div></div> 18%	<div><div></div></div> 11%	<div><div></div></div> 7%
	Owner moved in	<div><div></div></div> 11%	<div><div></div></div> 12%	<div><div></div></div> 16%	<div><div></div></div> 12%	<div><div></div></div> 7%	<div><div></div></div> 10%	<div><div></div></div> 11%	<div><div></div></div> 9%	<div><div></div></div> 8%	<div><div></div></div> 19%	<div><div></div></div> 12%
	Other:	<div><div></div></div> 11%	<div><div></div></div> 11%	<div><div></div></div> 9%	<div><div></div></div> 14%	<div><div></div></div> 15%	<div><div></div></div> 7%	<div><div></div></div> 20%	<div><div></div></div> 9%	<div><div></div></div> 10%	<div><div></div></div> 4%	<div><div></div></div> 8%
	Owner wouldn't commit to a long lease (six months or more)	<div><div></div></div> 10%	<div><div></div></div> 8%	<div><div></div></div> 12%	<div><div></div></div> 8%	<div><div></div></div> 15%	<div><div></div></div> 9%	<div><div></div></div> 5%	<div><div></div></div> 9%	<div><div></div></div> 8%	<div><div></div></div> 11%	<div><div></div></div> 13%
	Could not afford to pay rent / mortgage due to a job or income loss	<div><div></div></div> 9%	<div><div></div></div> 9%	<div><div></div></div> 9%	<div><div></div></div> 12%	<div><div></div></div> 8%	<div><div></div></div> 10%	<div><div></div></div> 13%	<div><div></div></div> 9%	<div><div></div></div> 10%	<div><div></div></div> 11%	<div><div></div></div> 11%
	Changed jobs and could no longer live in employer-provided housing	<div><div></div></div> 7%	<div><div></div></div> 11%	<div><div></div></div> 12%	<div><div></div></div> 12%	<div><div></div></div> 3%	<div><div></div></div> 4%	<div><div></div></div> 5%	<div><div></div></div> 4%	<div><div></div></div> 5%	<div><div></div></div> 7%	<div><div></div></div> 11%
	Pets not allowed	<div><div></div></div> 6%	<div><div></div></div> 8%	<div><div></div></div> 10%	<div><div></div></div> 2%	<div><div></div></div> 8%	<div><div></div></div> 5%	<div><div></div></div> 5%	<div><div></div></div> 3%	<div><div></div></div> 2%	<div><div></div></div> 4%	<div><div></div></div> 5%
	Evicted from home / apartment	<div><div></div></div> 5%	<div><div></div></div> 7%	<div><div></div></div> 6%	<div><div></div></div> 2%	<div><div></div></div> 1%	<div><div></div></div> 10%	<div><div></div></div> 13%	<div><div></div></div> 4%	<div><div></div></div> 4%	<div><div></div></div> 19%	<div><div></div></div> 3%
TOTAL		183%	190%	215%	172%	194%	167%	163%	172%	162%	174%	183%
	n =	527	132	82	48	75	175	43	148	106	27	111

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SECURITY OF HOUSING SITUATION

Security of housing situation		Overall	Key Population Segments									
			Young renters	Live with roommates	Live in employer-provided housing	Live in deed-restricted housing	Hispanic/Latino	Older adults (aged 55+)	Families with children	Families with young children	Other family HHs with children	All other
How secure do you feel in your current housing situation, in terms of your ability to stay in your home (and not be forced to move)	Very secure	48%	16%	27%	14%	39%	25%	68%	46%	43%	32%	50%
	Somewhat secure	29%	43%	30%	41%	40%	36%	20%	33%	35%	33%	28%
	Somewhat insecure	11%	21%	19%	18%	9%	17%	6%	10%	11%	17%	11%
	Very insecure	9%	15%	15%	22%	8%	14%	4%	8%	7%	8%	9%
	Don't know / not sure	3%	5%	8%	2%	3%	7%	1%	2%	2%	7%	1%
	Other:	1%	1%	1%	2%	0%	1%	1%	1%	1%	3%	2%
TOTAL		100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
n =		2,709	329	292	119	298	575	797	715	434	106	532

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RETIREMENT AGE

		Overall	Key Population Segments									
			Young renters	Live with roommates	Live in employer-provided housing	Live in deed-restricted housing	Hispanic/Latino	Older adults (aged 55+)	Families with children	Families with young children	Other family HHs with children	All other
(If age 50 or older) Age when you expect to retire (or if already retired, age when you retired)	30 - 39	1%	20%	3%		2%	5%	0%			10%	1%
	40 - 49	1%	10%	2%				1%	1%			4%
	50 - 54	3%	20%	6%		2%	3%	3%	1%		10%	3%
	55	4%		5%	5%	2%	3%	3%	6%	10%	5%	5%
	56	1%					2%	1%	1%		5%	
	57	1%		2%		2%		1%	1%			2%
	58	1%		3%				1%	1%			3%
	59	1%		2%		2%		2%				1%
	60	9%		9%	15%	7%	7%	7%	16%	21%	14%	10%
	61	2%				2%	2%	2%	1%			1%
	62	6%		2%		10%	9%	6%	4%			6%
	63	3%		2%	5%	2%	2%	3%	1%			1%
	64	1%			5%	2%		2%	2%			
	65	27%	40%	31%	29%	29%	45%	23%	43%	60%	29%	25%
	66	4%		2%		3%		5%	4%	2%		2%
	67	8%		5%	5%	12%	11%	10%	5%		10%	7%
	68	3%		3%	5%		2%	4%	1%			2%
	69	2%		2%			2%	3%				1%
	70	12%	10%	13%	25%	16%	3%	13%	7%		14%	15%
	71	1%			5%			1%				
	72	1%		2%		2%	2%	1%				3%
	73	1%						1%				1%
	74	0%						0%				0%
	75	3%		3%		2%	2%	4%	4%	5%		2%
	76+	4%		6%		5%		4%	1%	2%	5%	4%
TOTAL		100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
Average		64.9	54.0	64.4	65.4	65.3	62.4	65.4	64.2	64.3	60.7	64.3
Median		65.0	57.5	65.0	65.0	65.0	65.0	65.0	65.0	65.0	65.0	65.0
n =		913	10	64	18	58	59	595	142	42	21	139

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RETIREMENT – EXPECTED HOUSING CHANGES

Retirement (respondents age 50 or older)		Overall	Key Population Segments									
			Young renters	Live with roommates	Live in employer-provided housing	Live in deed-restricted housing	Hispanic/Latino	Older adults (aged 55+)	Families with children	Families with young children	Other family HHs with children	All other
When you retire, how likely are you to stay in the region?	1 - Not at all likely	<div><div></div></div> 12%	<div><div></div></div> 18%	<div><div></div></div> 17%	<div><div></div></div> 31%	<div><div></div></div> 13%	<div><div></div></div> 17%	<div><div></div></div> 9%	<div><div></div></div> 11%	<div><div></div></div> 8%	<div><div></div></div> 10%	<div><div></div></div> 15%
	2	<div><div></div></div> 8%	<div><div></div></div> 11%	<div><div></div></div> 12%	<div><div></div></div> 4%	<div><div></div></div> 7%	<div><div></div></div> 7%	<div><div></div></div> 7%	<div><div></div></div> 11%	<div><div></div></div> 9%	<div><div></div></div> 17%	<div><div></div></div> 11%
	3	<div><div></div></div> 13%	<div><div></div></div> 4%	<div><div></div></div> 9%	<div><div></div></div> 4%	<div><div></div></div> 16%	<div><div></div></div> 8%	<div><div></div></div> 12%	<div><div></div></div> 13%	<div><div></div></div> 13%	<div><div></div></div> 7%	<div><div></div></div> 15%
	4	<div><div></div></div> 15%	<div><div></div></div> 25%	<div><div></div></div> 14%	<div><div></div></div> 24%	<div><div></div></div> 13%	<div><div></div></div> 10%	<div><div></div></div> 14%	<div><div></div></div> 20%	<div><div></div></div> 24%	<div><div></div></div> 23%	<div><div></div></div> 17%
	5 - Extremely likely	<div><div></div></div> 41%	<div><div></div></div> 18%	<div><div></div></div> 31%	<div><div></div></div> 20%	<div><div></div></div> 38%	<div><div></div></div> 43%	<div><div></div></div> 50%	<div><div></div></div> 36%	<div><div></div></div> 37%	<div><div></div></div> 33%	<div><div></div></div> 30%
	Don't know / not applicable	<div><div></div></div> 11%	<div><div></div></div> 25%	<div><div></div></div> 16%	<div><div></div></div> 16%	<div><div></div></div> 14%	<div><div></div></div> 15%	<div><div></div></div> 8%	<div><div></div></div> 9%	<div><div></div></div> 10%	<div><div></div></div> 10%	<div><div></div></div> 13%
TOTAL		100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
	n =	1,101	28	99	23	87	139	582	219	79	30	188
When you retire, how likely are you to rent or purchase a smaller home?	1 - Not at all likely	<div><div></div></div> 30%	<div><div></div></div> 12%	<div><div></div></div> 18%	<div><div></div></div> 16%	<div><div></div></div> 27%	<div><div></div></div> 19%	<div><div></div></div> 34%	<div><div></div></div> 18%	<div><div></div></div> 20%	<div><div></div></div> 17%	<div><div></div></div> 37%
	2	<div><div></div></div> 9%	<div><div></div></div> 8%	<div><div></div></div> 14%	<div><div></div></div>	<div><div></div></div> 12%	<div><div></div></div> 4%	<div><div></div></div> 10%	<div><div></div></div> 8%	<div><div></div></div> 7%	<div><div></div></div> 10%	<div><div></div></div> 9%
	3	<div><div></div></div> 14%	<div><div></div></div> 8%	<div><div></div></div> 13%	<div><div></div></div> 8%	<div><div></div></div> 9%	<div><div></div></div> 11%	<div><div></div></div> 13%	<div><div></div></div> 21%	<div><div></div></div> 20%	<div><div></div></div> 10%	<div><div></div></div> 12%
	4	<div><div></div></div> 13%	<div><div></div></div> 24%	<div><div></div></div> 10%	<div><div></div></div> 23%	<div><div></div></div> 7%	<div><div></div></div> 14%	<div><div></div></div> 12%	<div><div></div></div> 20%	<div><div></div></div> 20%	<div><div></div></div> 17%	<div><div></div></div> 10%
	5 - Extremely likely	<div><div></div></div> 15%	<div><div></div></div> 16%	<div><div></div></div> 17%	<div><div></div></div> 16%	<div><div></div></div> 16%	<div><div></div></div> 33%	<div><div></div></div> 13%	<div><div></div></div> 17%	<div><div></div></div> 13%	<div><div></div></div> 31%	<div><div></div></div> 15%
	Don't know / not applicable	<div><div></div></div> 20%	<div><div></div></div> 32%	<div><div></div></div> 27%	<div><div></div></div> 37%	<div><div></div></div> 27%	<div><div></div></div> 19%	<div><div></div></div> 19%	<div><div></div></div> 17%	<div><div></div></div> 19%	<div><div></div></div> 14%	<div><div></div></div> 17%
TOTAL		100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
	n =	990	25	98	23	81	115	502	196	69	29	182

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SENIOR HOUSING

If at least one person is age 65 or older in your household, please indicate how interested you would be in using the following services in the future?

		Key Population Segments										
		Overall	Young renters	Live with roommates	Live in employer-provided housing	Live in deed-restricted housing	Hispanic/Latino	Older adults (aged 55+)	Families with children	Families with young children	Other family HHs with children	All other
Affordable rental housing	1 - Not Interested	53%	44%	36%	14%	33%	54%	56%	25%	25%	47%	54%
	2	5%		7%	14%	14%		5%	10%		3%	7%
	3	6%		4%		10%	5%	6%			7%	4%
	4	4%	11%	11%	14%	10%	5%	4%	15%	25%	7%	2%
	5 - Very Interested	13%	11%	29%	57%	24%	20%	11%	25%	13%	23%	9%
	Don't know / not applicable	19%	33%	14%		10%	15%	18%	25%	38%	13%	24%
TOTAL		100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
	n =	463	9	28	7	21	39	360	20	8	30	43
Rental housing that includes services (meals, transportation, activities)	1 - Not Interested	47%	14%	23%		33%	33%	52%	25%	33%	41%	36%
	2	6%	29%	4%		5%	6%	6%	10%			10%
	3	12%	14%	15%		24%	10%	12%			11%	17%
	4	7%	14%	19%	20%	5%	6%	7%	10%	22%	11%	
	5 - Very Interested	11%		23%	80%	19%	26%	9%	30%	11%	22%	10%
	Don't know / not applicable	17%	29%	15%		14%	19%	15%	25%	33%	15%	28%
TOTAL		100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
	n =	453	7	26	5	21	32	359	20	9	27	40

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SENIOR HOUSING

If at least one person is age 65 or older in your household, please indicate how interested you would be in using the following services in the future?		Overall	Key Population Segments									
			Young renters	Live with roommates	Live in employer-provided housing	Live in deed-restricted housing	Hispanic/Latino	Older adults (aged 55+)	Families with children	Families with young children	Other family HHs with children	All other
Assistance to maintain your home or yard	1 - Not Interested	25%	4%	17%	4%	17%	23%	26%	20%	11%	27%	25%
	2	4%	17%	4%	4%	4%	4%	4%	5%	4%	4%	6%
	3	16%	17%	19%	22%	14%	16%	17%	15%	11%	15%	15%
	4	17%	33%	22%	20%	9%	16%	17%	15%	22%	8%	14%
	5 - Very Interested	27%	44%	80%	35%	33%	27%	30%	33%	38%	25%	25%
	Don't know / not applicable	11%	33%	7%	13%	14%	10%	15%	22%	8%	15%	15%
TOTAL		100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
	n =	490	6	27	5	23	30	392	20	9	26	46
Assistance to make your home more accessible & safe to live in	1 - Not Interested	31%	7%	14%	24%	33%	19%	30%	23%	26%	26%	26%
	2	7%	7%	14%	3%	7%	5%	8%	4%	4%	4%	4%
	3	14%	15%	20%	18%	3%	15%	5%	12%	15%	15%	15%
	4	13%	33%	19%	14%	14%	14%	10%	10%	12%	12%	12%
	5 - Very Interested	23%	33%	41%	80%	27%	41%	20%	43%	40%	38%	28%
	Don't know / not applicable	12%	33%	11%	14%	14%	11%	19%	20%	8%	13%	13%
TOTAL		100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
	n =	472	6	27	5	22	30	374	21	10	26	44

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SELECTED HOUSEHOLD / EMPLOYEE SURVEY RESULTS: BY HOUSING TENURE & PLACE OF RESIDENCE

FUTURE DURATION OF RESIDENCE & EXPECTED REASONS FOR LEAVING

		OVERALL	Do you own or rent your residence?				Where do you live now?			
			Own	Rent	Other (staying with friends or family, don't have housing, other)	Upper Valley (Vail, Minturn, Red Cliff, Hwy 24)	Mid Valley (Eagle-Vail, Avon, BC, Edwards, Wolcott)	Lower Valley (Eagle, Gypsum, Dotsero)	Burns, McCoy, Garfield / Lake / Summit, other)	
How much longer do you plan on living in the area?	Under 6 months	<div><div></div></div> 2%	<div><div></div></div> 1%	<div><div></div></div> 4%	<div><div></div></div> 3%	<div><div></div></div> 2%	<div><div></div></div> 2%	<div><div></div></div> 1%		
	6 – 12 months	<div><div></div></div> 3%	<div><div></div></div> 1%	<div><div></div></div> 5%	<div><div></div></div> 7%	<div><div></div></div> 3%	<div><div></div></div> 3%	<div><div></div></div> 2%	<div><div></div></div> 3%	
	1 – 2 years	<div><div></div></div> 8%	<div><div></div></div> 6%	<div><div></div></div> 13%	<div><div></div></div> 7%	<div><div></div></div> 7%	<div><div></div></div> 9%	<div><div></div></div> 9%	<div><div></div></div> 4%	
	3 – 5 years	<div><div></div></div> 14%	<div><div></div></div> 11%	<div><div></div></div> 18%	<div><div></div></div> 22%	<div><div></div></div> 14%	<div><div></div></div> 12%	<div><div></div></div> 14%	<div><div></div></div> 18%	
	6 – 9 years	<div><div></div></div> 9%	<div><div></div></div> 8%	<div><div></div></div> 9%	<div><div></div></div> 7%	<div><div></div></div> 6%	<div><div></div></div> 9%	<div><div></div></div> 9%	<div><div></div></div> 10%	
	10 – 19 years	<div><div></div></div> 16%	<div><div></div></div> 18%	<div><div></div></div> 13%	<div><div></div></div> 11%	<div><div></div></div> 18%	<div><div></div></div> 17%	<div><div></div></div> 15%	<div><div></div></div> 10%	
	20 or more years	<div><div></div></div> 49%	<div><div></div></div> 56%	<div><div></div></div> 38%	<div><div></div></div> 42%	<div><div></div></div> 51%	<div><div></div></div> 48%	<div><div></div></div> 49%	<div><div></div></div> 55%	
TOTAL		100%	100%	100%	100%	100%	100%	100%	100%	
	n =	2,415	1,376	938	91	315	984	951	73	
If planning on leaving the area in five years or less, why are you likely to leave the area?	Better / more affordable housing opportunities	<div><div></div></div> 56%	<div><div></div></div> 42%	<div><div></div></div> 73%	<div><div></div></div> 67%	<div><div></div></div> 62%	<div><div></div></div> 56%	<div><div></div></div> 56%	<div><div></div></div> 59%	
	To be able to buy a home	<div><div></div></div> 30%	<div><div></div></div> 8%	<div><div></div></div> 54%	<div><div></div></div> 46%	<div><div></div></div> 32%	<div><div></div></div> 33%	<div><div></div></div> 23%	<div><div></div></div> 41%	
	Better quality of life	<div><div></div></div> 26%	<div><div></div></div> 29%	<div><div></div></div> 22%	<div><div></div></div> 31%	<div><div></div></div> 28%	<div><div></div></div> 24%	<div><div></div></div> 30%	<div><div></div></div> 21%	
	Better or different job opportunities	<div><div></div></div> 19%	<div><div></div></div> 14%	<div><div></div></div> 22%	<div><div></div></div> 43%	<div><div></div></div> 13%	<div><div></div></div> 19%	<div><div></div></div> 22%	<div><div></div></div> 31%	
	Retirement	<div><div></div></div> 18%	<div><div></div></div> 30%	<div><div></div></div> 4%	<div><div></div></div> 11%	<div><div></div></div> 16%	<div><div></div></div> 15%	<div><div></div></div> 21%	<div><div></div></div> 15%	
	Other:	<div><div></div></div> 17%	<div><div></div></div> 26%	<div><div></div></div> 7%	<div><div></div></div> 10%	<div><div></div></div> 14%	<div><div></div></div> 18%	<div><div></div></div> 18%	<div><div></div></div> 4%	
	Change in household / family status	<div><div></div></div> 11%	<div><div></div></div> 14%	<div><div></div></div> 9%	<div><div></div></div> 7%	<div><div></div></div> 14%	<div><div></div></div> 9%	<div><div></div></div> 12%	<div><div></div></div> 21%	
	Go back to school	<div><div></div></div> 3%	<div><div></div></div> 1%	<div><div></div></div> 4%	<div><div></div></div> 5%	<div><div></div></div> 2%	<div><div></div></div> 3%	<div><div></div></div> 3%	<div><div></div></div> 8%	
TOTAL		180%	163%	195%	220%	181%	177%	185%	199%	
	n =	794	366	386	39	117	316	299	26	

SATISFACTION WITH COMMUNITY & RESIDENCE

Satisfaction with the community where you live and with your current residence		OVERALL	Do you own or rent your residence?				Where do you live now?			
			Own	Rent	Other (staying with friends or family, don't have housing, other)	Upper Valley (Vail, Minturn, Red Cliff, Hwy 24)	Mid Valley (Eagle-Vail, Avon, BC, Edwards, Wolcott)	Lower Valley (Eagle, Gypsum, Dotsero)	Burns, McCoy, Garfield / Lake / Summit, other)	
Which best describes your satisfaction with the community where you live?	1 - Very dissatisfied	<div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div></div> 7%	<div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div></div> 4%	<div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div></div> 10%	<div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div></div> 20%	<div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div></div> 7%	<div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div></div> 7%	<div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div></div> 6%	<div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div></div> 7%	
	2 - Somewhat dissatisfied	<div><div></div><div></div><div></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></div><div></div><div></div><div></div><div></div><div></div><div></div></div> 8%	<div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div></div> 15%	<div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div></div> 13%	<div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div></div> 8%	<div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div></div> 10%	<div><div></div><div></div><div></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></div><div></div><div></div><div></div><div></div><div></div><div></div></div> 12%	
	3 - Somewhat satisfied	<div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div></div> 19%	<div><div></div><div></div><div></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></div><div></div><div></div><div></div><div></div><div></div><div></div></div> 25%	<div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div></div> 34%	<div><div></div><div></div><div></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></div><div></div><div></div><div></div><div></div><div></div><div></div></div> 21%	<div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div></div> 15%	<div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div></div> 24%	
	4 - Satisfied	<div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div></div> 33%	<div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div></div> 34%	<div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div></div> 33%	<div><div></div><div></div><div></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></div><div></div><div></div><div></div><div></div><div></div><div></div></div> 34%	<div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div></div> 30%	<div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div></div> 39%	<div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div></div> 34%	
	5 - Very satisfied	<div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div></div> 30%	<div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div></div> 38%	<div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div></div> 18%	<div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div></div> 8%	<div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div></div> 31%	<div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div></div> 32%	<div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div></div> 28%	<div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div></div> 23%	
TOTAL		100%	100%	100%	100%	100%	100%	100%	100%	
Average		3.7	3.9	3.3	2.9	3.7	3.7	3.7	3.5	
n =		2,652	1,541	1,004	97	357	1,076	1,027	85	
Which best describes your satisfaction with your current residence?	1 - Very dissatisfied	<div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div></div> 7%	<div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div></div> 4%	<div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div></div> 10%	<div><div></div><div></div><div></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></div><div></div><div></div><div></div><div></div><div></div><div></div></div> 7%	<div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div></div> 7%	<div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div></div> 5%	<div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div></div> 15%	
	2 - Somewhat dissatisfied	<div><div></div><div></div><div></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></div><div></div><div></div><div></div><div></div><div></div><div></div></div> 7%	<div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div></div> 18%	<div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div></div> 17%	<div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div></div> 13%	<div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div></div> 12%	<div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div></div> 8%	<div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div></div> 12%	
	3 - Somewhat satisfied	<div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div></div> 20%	<div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div></div> 15%	<div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div></div> 29%	<div><div></div><div></div><div></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></div><div></div><div></div><div></div><div></div><div></div><div></div></div> 21%	<div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div></div> 20%	<div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div></div> 18%	<div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div></div> 21%	
	4 - Satisfied	<div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div></div> 30%	<div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div></div> 30%	<div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div></div> 30%	<div><div></div><div></div><div></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></div><div></div><div></div><div></div><div></div><div></div><div></div></div> 28%	<div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div></div> 29%	<div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div></div> 33%	<div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div></div> 25%	
	5 - Very satisfied	<div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div></div> 33%	<div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div></div> 44%	<div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div></div> 13%	<div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div></div> 13%	<div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div></div> 30%	<div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div></div> 32%	<div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div></div> 36%	<div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div></div> 28%	
TOTAL		100%	100%	100%	100%	100%	100%	100%	100%	
Average		3.7	4.0	3.2	2.9	3.6	3.7	3.9	3.4	
n =		2,517	1,487	930	91	346	1,005	987	85	
If dissatisfied or somewhat satisfied with your <u>current</u> residence, why are you not fully satisfied?	Too expensive	<div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div></div> 48%	<div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div></div> 36%	<div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div></div> 60%	<div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div></div> 36%	<div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div></div> 48%	<div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div></div> 49%	<div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div></div> 44%	<div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div></div> 55%	
	Too small / overcrowded	<div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div></div> 33%	<div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div></div> 31%	<div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div></div> 35%	<div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div></div> 36%	<div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div></div> 37%	<div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div></div> 37%	<div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div></div> 27%	<div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div></div> 38%	
	Currently rent, prefer to buy	<div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div></div> 29%	<div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div></div> 3%	<div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div></div> 55%	<div><div></div><div></div><div></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></div><div></div><div></div><div></div><div></div><div></div><div></div></div> 29%	<div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div></div> 30%	<div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div></div> 31%	<div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div></div> 20%	
	Needs repairs / poor condition	<div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div></div> 28%	<div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div></div> 27%	<div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div></div> 30%	<div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div></div> 19%	<div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div></div> 35%	<div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div></div> 29%	<div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div></div> 24%	<div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div></div> 37%	
	Unstable housing (afraid I'll have to move when I do not want to)	<div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div></div> 18%	<div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div></div> 4%	<div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div></div> 30%	<div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div></div> 33%	<div><div></div><div></div><div></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></div><div></div><div></div><div></div><div></div><div></div><div></div></div> 20%	<div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div></div> 15%	<div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div></div> 34%	
	Other:	<div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div></div> 18%	<div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div></div> 29%	<div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div></div> 9%	<div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div></div> 9%	<div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div></div> 19%	<div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div></div> 17%	<div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div></div> 20%	<div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div></div> 8%	
	I need to have roommates and would prefer not to	<div><div></div><div></div><div></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></div><div></div><div></div><div></div><div></div><div></div><div></div></div> 10%	<div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div></div> 20%	<div><div></div><div></div><div></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></div><div></div><div></div><div></div><div></div><div></div><div></div></div> 17%	<div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div></div> 17%	<div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div></div> 13%	<div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div></div> 6%	
	Disturbance from nearby short-term rentals	<div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div></div> 15%	<div><div></div><div></div><div></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></div><div></div><div></div><div></div><div></div><div></div><div></div></div> 10%	<div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div></div> 8%	<div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div></div> 18%	<div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div></div> 20%	<div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div></div> 7%	<div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div></div> 6%	
	Too far from work	<div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div></div> 8%	<div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div></div> 9%	<div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div></div> 8%	<div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div></div> 8%	<div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div></div> 2%	<div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div></div> 4%	<div><div></div><div></div><div></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></div><div></div><div></div><div></div><div></div><div></div><div></div></div> 40%	
	Location or living situation does not feel safe	<div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div></div> 8%	<div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div></div> 5%	<div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div></div> 10%	<div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div></div> 7%	<div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div></div> 6%	<div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div></div> 10%	<div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div></div> 5%	<div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div></div> 9%	
	Poor access to transit	<div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div></div> 7%	<div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div></div> 9%	<div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div></div> 5%	<div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div></div> 9%	<div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div></div> 5%	<div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div></div> 7%	<div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div></div> 6%	<div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div></div> 21%	
	Pets not allowed	<div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div></div> 5%	<div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div></div> 1%	<div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div></div> 10%		<div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div></div> 5%	<div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div></div> 6%	<div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div></div> 4%	<div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div></div> 5%	
	Forced to live with my ex b/c cannot find/afford separate places to live	<div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div></div> 3%	<div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div></div> 2%	<div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div></div> 4%	<div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div></div> 1%	<div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div></div> 2%	<div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div></div> 3%	<div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div></div> 3%	<div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div></div> 5%	
TOTAL		237%	187%	286%	216%	239%	249%	215%	284%	
	n =	1,052	399	588	63	152	454	352	43	

























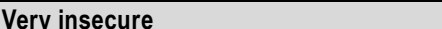
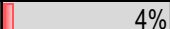
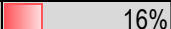
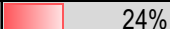
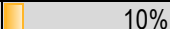
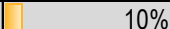
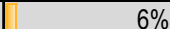
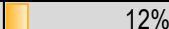
















EASE OF FINDING HOUSING

			Do you own or rent your residence?				Where do you live now?			
					Other (staying with friends or family, don't have housing, other)	Upper Valley (Vail, Minturn, Red Cliff, Hwy 24)	Mid Valley (Eagle-Vail, Avon, BC, Edwards, Wolcott)	Lower Valley (Eagle, Gypsum, Dotsero)	Burns, McCoy, Garfield / Lake / Summit, other)	
Ease of finding housing		OVERALL	Own	Rent						
When you last moved within the Eagle River Valley or surrounding region, how hard was it to find housing that met your needs and that you could afford?	Not difficult	<div><div></div></div> 22%	<div><div></div></div> 30%	<div><div></div></div> 8%	<div><div></div></div> 10%	<div><div></div></div> 27%	<div><div></div></div> 21%	<div><div></div></div> 19%	<div><div></div></div> 26%	
	Moderately difficult	<div><div></div></div> 31%	<div><div></div></div> 37%	<div><div></div></div> 23%	<div><div></div></div> 14%	<div><div></div></div> 35%	<div><div></div></div> 28%	<div><div></div></div> 36%	<div><div></div></div> 17%	
	Very difficult	<div><div></div></div> 41%	<div><div></div></div> 31%	<div><div></div></div> 59%	<div><div></div></div> 37%	<div><div></div></div> 35%	<div><div></div></div> 45%	<div><div></div></div> 40%	<div><div></div></div> 48%	
	I have yet to find such housing	<div><div></div></div> 5%	<div><div></div></div> 2%	<div><div></div></div> 9%	<div><div></div></div> 39%	<div><div></div></div> 3%	<div><div></div></div> 7%	<div><div></div></div> 5%	<div><div></div></div> 9%	
TOTAL		100%	100%	100%	100%	100%	100%	100%	100%	
	n =	2,661	1,526	1,032	94	355	1,075	1,041	88	
When you last moved within the Eagle River Valley or the surrounding region, did you:	Feel pressured to take the first housing you could find regardless of your preferences because options were limited, OR	<div><div></div></div> 55%	<div><div></div></div> 40%	<div><div></div></div> 81%	<div><div></div></div> 78%	<div><div></div></div> 54%	<div><div></div></div> 54%	<div><div></div></div> 58%	<div><div></div></div> 59%	
	Feel you could shop for and find housing that met your preferences well	<div><div></div></div> 34%	<div><div></div></div> 48%	<div><div></div></div> 10%	<div><div></div></div> 9%	<div><div></div></div> 36%	<div><div></div></div> 34%	<div><div></div></div> 31%	<div><div></div></div> 26%	
	Other:	<div><div></div></div> 11%	<div><div></div></div> 12%	<div><div></div></div> 8%	<div><div></div></div> 13%	<div><div></div></div> 10%	<div><div></div></div> 12%	<div><div></div></div> 10%	<div><div></div></div> 14%	
TOTAL		100%	100%	100%	100%	100%	100%	100%	100%	
	n =	2,502	1,432	972	92	332	1,021	977	84	

FORCED TO MOVE

			Do you own or rent your residence?			Where do you live now?			
		OVERALL	Own	Rent	Other (staying with friends or family, don't have housing, other)	Upper Valley (Vail, Minturn, Red Cliff, Hwy 24)	Mid Valley (Eagle-Vail, Avon, BC, Edwards, Wolcott)	Lower Valley (Eagle, Gypsum, Dotsero)	Other (Bond, Burns, McCoy, Garfield / Lake / Summit, other)
Forced to move									
In the past 5 years, have you had to move out of a home in the Eagle River Valley or the surrounding area when you didn't want to move?	Yes	19%	6%	40%	46%	20%	19%	16%	31%
	No	81%	94%	60%	54%	80%	81%	84%	69%
TOTAL		100%	100%	100%	100%	100%	100%	100%	100%
<i>n =</i>		2,663	1,537	1,021	95	362	1,078	1,037	86
(If had to move) What were the reason(s) you had to move?	Big rent increase (How much did the monthly rent go up?)	35%	38%	33%	39%	28%	37%	36%	39%
	Owner sold my rental unit	28%	33%	27%	21%	31%	22%	32%	36%
	Personal reasons (e.g. divorce, breakup, unsafe living situation, etc.)	21%	20%	22%	12%	14%	24%	19%	25%
	Owner turned the unit into a vacation rental	18%	21%	18%	10%	20%	20%	12%	18%
	Other:	13%	16%	12%	12%	29%	10%	9%	3%
	Could not afford to pay rent / mortgage due to a job or income loss	11%	8%	9%	34%	13%	8%	11%	21%
	Owner wouldn't commit to a long lease (six months or more)	11%	9%	11%	16%	17%	12%	5%	2%
	Big increase in other housing costs (e.g. utilities, HOA fees, etc.)	10%	7%	10%	21%	9%	9%	14%	9%
	Change in household size (e.g. had children, lost a roommate, etc.)	10%	11%	10%	8%	11%	11%	8%	14%
	Owner moved in	9%	9%	10%	7%	7%	11%	10%	6%
	Changed jobs and could no longer live in employer-provided housing	8%	6%	9%	10%	14%	8%	3%	12%
	Evicted from home / apartment	6%	5%	6%	8%	3%	7%	4%	8%
	Pets not allowed	5%	6%	5%	4%	5%	5%	6%	
TOTAL		183%	188%	181%	202%	201%	184%	170%	193%
<i>n =</i>		527	83	406	37	76	223	183	27

SECURITY OF HOUSING SITUATION

			Do you own or rent your residence?			Where do you live now?			
			Own	Rent	Other (staying with friends or family, don't have housing, other)	Upper Valley (Vail, Minturn, Red Cliff, Hwy 24)	Mid Valley (Eagle-Vail, Avon, BC, Edwards, Wolcott)	Lower Valley (Eagle, Gypsum, Dotsero)	Burns, McCoy, Garfield / Lake / Summit, other)
How secure do you feel in your current housing situation, in terms of your ability to stay in your home (and not be forced to move)	Very secure	 49%	 67%	 17%	 22%	 45%	 47%	 54%	 43%
	Somewhat secure	 30%	 23%	 41%	 23%	 33%	 28%	 29%	 25%
	Somewhat insecure	 10%	 4%	 20%	 12%	 9%	 11%	 9%	 15%
	Very insecure	 9%	 4%	 16%	 24%	 10%	 10%	 6%	 12%
	Don't know / not sure	 3%	 1%	 5%	 10%	 1%	 3%	 2%	 2%
	Other:	 1%	 1%	 1%	 9%	 1%	 1%	 1%	 4%
TOTAL		100%	100%	100%	100%	100%	100%	100%	100%
n =		2,709	1,567	1,030	102	365	1,099	1,053	87

SEVERITY OF COMMUNITY HOUSING PROBLEM

		OVERALL	Do you own or rent your residence?			Where do you live now?			
			Own	Rent	Other (staying with friends or family, don't have housing, other)	Upper Valley (Vail, Minturn, Red Cliff, Hwy 24)	Mid Valley (Eagle-Vail, Avon, BC, Edwards, Wolcott)	Lower Valley (Eagle, Gypsum, Dotsero)	Other (Bond, Burns, McCoy, Garfield / Lake / Summit, other)
Do you feel the availability of housing for residents and workers in the area is:	Not a problem	2%	2%	2%	5%	1%	2%	2%	9%
	One of the region's lesser problems	3%	3%	3%	3%	2%	3%	3%	3%
	A moderate problem	11%	13%	7%	3%	7%	8%	16%	7%
	One of the more serious problems	36%	40%	29%	22%	37%	34%	38%	35%
	The most critical problem in the region	48%	41%	60%	68%	54%	52%	42%	46%
TOTAL		100%	100%	100%	100%	100%	100%	100%	100%
n =		2,625	1,534	987	95	358	1,079	1,027	85

MOST IMPORTANT FACTORS IN CHOOSING RESIDENCE

How important are the following factors to you when looking for a place to live? Which factors are most important to your household?		Do you own or rent your residence?				Where do you live now?			
		OVERALL	Own	Rent	Other (staying with friends or family, don't have housing, other)	Upper Valley (Vail, Minturn, Red Cliff, Hwy 24)	Mid Valley (Eagle-Vail, Avon, BC, Edwards, Wolcott)	Lower Valley (Eagle, Gypsum, Dotsero)	Other (Bond, Burns, McCoy, Garfield / Lake / Summit, other)
Most important	Cost of housing to buy / rent	36%	27%	50%	37%	26%	37%	40%	24%
	Proximity to my job	18%	17%	21%	25%	27%	17%	15%	22%
	Type of residence (single-family, condo, etc.)	8%	11%	2%	5%	4%	8%	10%	8%
	Community character ('look and feel,' family orientation, etc.)	7%	11%	1%	7%	8%	8%	7%	14%
	Pets allowed	5%	3%	9%	4%	8%	4%	4%	13%
	Proximity to alpine skiing	5%	7%	1%	1%	14%	4%	1%	3%
	Community amenities (parks, libraries, etc.)	4%	5%	2%		2%	5%	4%	1%
	Proximity to daycare or schools	4%	3%	5%	10%	1%	4%	5%	6%
	Washer/dryer in unit	4%	3%	4%	2%	1%	4%	5%	0%
	Proximity to commercial services (shopping, dining, etc.)	3%	5%	1%	1%	5%	3%	3%	2%
	Proximity to job(s) of other members of my household	3%	3%	2%	6%	2%	3%	4%	4%
	Garage	2%	3%	1%	0%	2%	1%	3%	1%
	Proximity to ECO Transit bus service	1%	1%	1%		1%	1%	1%	1%
	Extra storage/locker (if don't have garage)	0%	0%	0%	1%		0%	0%	
TOTAL		100%	100%	100%	100%	100%	100%	100%	100%
n =		2,226	1,281	857	79	300	914	876	76
Two most important	Cost of housing to buy / rent	48%	39%	63%	59%	42%	47%	53%	44%
	Proximity to my job	29%	26%	35%	37%	36%	29%	26%	34%
	Type of residence (single-family, condo, etc.)	18%	23%	9%	12%	15%	18%	22%	13%
	Community character ('look and feel,' family orientation, etc.)	14%	20%	4%	13%	12%	13%	17%	19%
	Pets allowed	13%	9%	20%	10%	14%	12%	12%	20%
	Community amenities (parks, libraries, etc.)	11%	14%	6%	5%	10%	12%	10%	11%
	Washer/dryer in unit	10%	8%	15%	10%	6%	13%	9%	6%
	Proximity to commercial services (shopping, dining, etc.)	9%	12%	5%	2%	11%	10%	8%	5%
	Proximity to daycare or schools	9%	9%	10%	21%	5%	8%	13%	10%
	Garage	9%	11%	5%	3%	8%	10%	8%	5%
	Proximity to alpine skiing	9%	12%	4%	1%	19%	9%	3%	3%
	Proximity to job(s) of other members of my household	8%	8%	8%	13%	7%	8%	9%	14%
	Proximity to ECO Transit bus service	2%	2%	2%	5%	5%	1%	2%	1%
	Extra storage/locker (if don't have garage)	1%	1%	2%	1%	2%	1%	1%	0%
TOTAL		192%	194%	188%	193%	195%	191%	193%	185%
n =		2,226	1,281	857	79	300	914	876	76

WHAT DO YOU NEED TO IMPROVE YOUR HOUSING SITUATION?

			Do you own or rent your residence?			Where do you live now?			
			Own	Rent	Other (staying with friends or family, don't have housing, other)	Upper Valley (Vail, Minturn, Red Cliff, Hwy 24)	Mid Valley (Eagle-Vail, Avon, BC, Edwards, Wolcott)	Lower Valley (Eagle, Gypsum, Dotsero)	Other (Bond, Burns, McCoy, Garfield / Lake / Summit, other)
What do you feel you need to improve your housing situation?	N/A; I am happy with my housing situation	41%	58%	9%	11%	48%	38%	44%	34%
	Finding a home I can afford to buy	32%	15%	64%	58%	31%	35%	28%	33%
	Help with a down payment and closing costs to buy a home	17%	4%	41%	30%	18%	18%	13%	23%
	Help getting a loan to buy a home	14%	3%	37%	25%	13%	17%	11%	14%
	Help with repairs to my home	14%	18%	6%	8%	14%	13%	15%	14%
	Money to help me get through emergencies when they arise	13%	11%	19%	16%	10%	12%	16%	19%
	Assistance to help me pay rent or other housing costs each month	13%	5%	30%	16%	12%	16%	10%	20%
	Assurance I can stay in my rental unit for a while (e.g. longer lease term)	12%	1%	34%	18%	13%	15%	7%	16%
	Help finding rental housing	10%	0%	27%	30%	8%	13%	7%	9%
	Other:	7%	9%	4%	4%	8%	7%	8%	8%
	Help with security deposit / first & last months' rent	7%	1%	19%	17%	7%	8%	5%	8%
	Money or technical assistance to build an ADU on my lot	6%	7%	3%	7%	4%	5%	7%	9%
	Better access to transit	5%	5%	5%	16%	4%	5%	5%	6%
	Assistance to make my home more accessible & safe to live in	4%	4%	6%	4%	2%	5%	4%	8%
	Finding a compatible housemate to share my/a home	4%	3%	6%	6%	6%	5%	1%	7%
	Where to find landlords that accept people w/o a Soc Sec #	2%	0%	5%	6%	1%	3%	1%	2%
TOTAL		201%	144%	314%	272%	198%	215%	182%	229%
	n =	2,340	1,391	857	84	325	945	926	78

INTEREST IN MOVING

			Do you own or rent your residence?			Where do you live now?			
					Other (staying with friends or family, don't have housing, other)	Upper Valley (Vail, Minturn, Red Cliff, Hwy 24)	Mid Valley (Eagle-Vail, Avon, BC, Edwards, Wolcott)	Lower Valley (Eagle, Gypsum, Dotsero)	Other (Bond, Burns, McCoy, Garfield / Lake / Summit, other)
Interest in moving		OVERALL	Own	Rent					
If housing were available that you could afford, would you consider moving within or to the Eagle River Valley in the next 5 years (e.g. for reasons of convenience, economics, or quality of life)?	Yes, if I could BUY a home	60%	56%	67%	61%	52%	64%	59%	59%
	Yes, if I could RENT a home	4%	0%	9%	4%	3%	5%	2%	9%
	Yes, if I could BUY OR RENT a home	11%	4%	20%	26%	12%	11%	10%	11%
	No	26%	40%	3%	8%	33%	20%	30%	22%
TOTAL		100%	100%	100%	100%	100%	100%	100%	100%
	n =	2,074	1,119	862	84	278	839	826	72
(If you would not consider moving) Why not?	I prefer to live in my present community / residence	80%	82%	56%	68%	88%	79%	75%	90%
	I expect to move outside the region	14%	13%	33%	11%	10%	12%	21%	
	Other reason:	6%	5%	11%	20%	2%	8%	5%	10%
TOTAL		100%	100%	100%	100%	100%	100%	100%	100%
	n =	548	499	39	8	93	171	254	14
(If you would consider moving) Why would you consider moving to a different home?	To find a less expensive home	38%	26%	54%	50%	31%	39%	41%	38%
	To find a larger home	37%	38%	37%	21%	36%	40%	34%	24%
	Currently rent, want to buy	27%	2%	61%	24%	27%	30%	23%	30%
	To be closer to work	17%	13%	22%	31%	10%	16%	21%	39%
	To live in a different community	15%	19%	11%	17%	11%	15%	17%	17%
	To live in a more rural setting	14%	20%	8%	6%	17%	11%	18%	15%
	Other:	10%	15%	4%	8%	14%	9%	10%	12%
	To live in or closer to a town	9%	9%	9%	11%	7%	9%	9%	18%
	To find a smaller home	7%	11%	0%	2%	8%	5%	9%	1%
	To live in senior housing	6%	9%	2%	6%	7%	6%	7%	1%
	To have better access to transit	5%	4%	6%	4%	4%	6%	3%	7%
	Prefer to rent	2%	0%	4%	3%	1%	3%	1%	6%
TOTAL		189%	165%	221%	183%	174%	189%	193%	208%
	n =	1,767	858	830	72	240	758	652	64

DEED RESTRICTIONS

			residence?		Where do you live now?			
		OVERALL	Rent	Other (staying with friends or family, don't have housing, other)	Upper Valley (Vail, Minturn, Red Cliff, Hwy 24)	Mid Valley (Eagle-Vail, Avon, BC, Edwards, Wolcott)	Lower Valley (Eagle, Gypsum, Dotsero)	Burns, McCoy, Garfield / Lake / Summit, other)
(If currently renting) How interested would you be in buying a home if the only affordable option was a deed-restricted home with resale restrictions?	Very interested	49%	49%	27%	49%	49%	49%	44%
	Somewhat interested	31%	31%	6%	34%	31%	29%	27%
	Not at all interested	9%	9%	25%	12%	7%	12%	12%
	Don't know / not sure	11%	11%	43%	5%	13%	10%	16%
TOTAL		100%	100%	100%	100%	100%	100%	100%
	n =	871	860	11	113	420	282	35
(If currently renting) Have you ever considered buying a deed-restricted home in the region and didn't buy one?	Yes	41%	41%	36%	57%	37%	36%	42%
	No	59%	59%	64%	43%	63%	64%	58%
TOTAL		100%	100%	100%	100%	100%	100%	100%
	n =	859	847	12	110	415	283	33
(If have considered buying a deed-restricted home and did not) What were the reasons you did not buy a deed-restricted home?	Wasn't chosen in the lottery	43%	43%	9%	44%	46%	37%	60%
	Waitlist is too long	38%	38%	67%	55%	39%	30%	26%
	Couldn't afford monthly payments	30%	29%	35%	34%	27%	31%	32%
	Resale restrictions / not a good investment	22%	21%	64%	20%	23%	15%	35%
	Not desired housing type	16%	16%	14%	16%	16%	19%	21%
	Didn't meet income limits	15%	16%	9%	11%	18%	13%	16%
	Not enough credit / no credit	13%	13%		15%	14%	11%	
	Couldn't get a mortgage	12%	13%	9%	11%	9%	15%	13%
	Other:	9%	9%	4%	5%	9%	11%	17%
	Not desired location	8%	8%		4%	10%	11%	8%
	Employment rules for owning	8%	7%	53%	14%	9%	3%	
	Can't buy without a Social Security Number (SSN)	6%	6%		2%	11%		
	TOTAL		220%	219%	265%	230%	230%	196%
n =		371	363	8	70	169	110	12

RETIREMENT

			Do you own or rent your residence?				Where do you live now?			
					Other (staying with friends or family, don't have housing, other)	Upper Valley (Vail, Minturn, Red Cliff, Hwy 24)	Mid Valley (Eagle-Vail, Avon, BC, Edwards, Wolcott)	Lower Valley (Eagle, Gypsum, Dotsero)	Other (Bond, Burns, McCoy, Garfield / Lake / Summit, other)	
Retirement (respondents aged 50 and older)		OVERALL	Own	Rent						
When you retire, how likely are you to stay in the region?	1 - Not at all likely	<div><div></div></div> 12%	<div><div></div></div> 9%	<div><div></div></div> 19%	<div><div></div></div> 40%	<div><div></div></div> 5%	<div><div></div></div> 11%	<div><div></div></div> 16%	<div><div></div></div> 21%	
	2	<div><div></div></div> 8%	<div><div></div></div> 8%	<div><div></div></div> 9%	<div><div></div></div> 10%	<div><div></div></div> 6%	<div><div></div></div> 7%	<div><div></div></div> 10%	<div><div></div></div> 2%	
	3	<div><div></div></div> 13%	<div><div></div></div> 13%	<div><div></div></div> 15%		<div><div></div></div> 14%	<div><div></div></div> 13%	<div><div></div></div> 14%	<div><div></div></div> 4%	
	4	<div><div></div></div> 16%	<div><div></div></div> 17%	<div><div></div></div> 11%	<div><div></div></div> 12%	<div><div></div></div> 18%	<div><div></div></div> 15%	<div><div></div></div> 17%	<div><div></div></div> 11%	
	5 - Extremely likely	<div><div></div></div> 41%	<div><div></div></div> 44%	<div><div></div></div> 27%	<div><div></div></div> 32%	<div><div></div></div> 47%	<div><div></div></div> 43%	<div><div></div></div> 33%	<div><div></div></div> 51%	
	Don't know / not applicable	<div><div></div></div> 11%	<div><div></div></div> 9%	<div><div></div></div> 19%	<div><div></div></div> 5%	<div><div></div></div> 10%	<div><div></div></div> 12%	<div><div></div></div> 10%	<div><div></div></div> 11%	
TOTAL		100%	100%	100%	100%	100%	100%	100%	100%	
	n =	1,101	824	239	34	170	449	420	35	
When you retire, how likely are you to rent or purchase a smaller home?	1 - Not at all likely	<div><div></div></div> 30%	<div><div></div></div> 34%	<div><div></div></div> 16%	<div><div></div></div> 11%	<div><div></div></div> 44%	<div><div></div></div> 25%	<div><div></div></div> 30%	<div><div></div></div> 47%	
	2	<div><div></div></div> 10%	<div><div></div></div> 11%	<div><div></div></div> 7%	<div><div></div></div> 4%	<div><div></div></div> 10%	<div><div></div></div> 11%	<div><div></div></div> 9%	<div><div></div></div> 5%	
	3	<div><div></div></div> 13%	<div><div></div></div> 13%	<div><div></div></div> 14%	<div><div></div></div> 7%	<div><div></div></div> 10%	<div><div></div></div> 14%	<div><div></div></div> 13%	<div><div></div></div> 16%	
	4	<div><div></div></div> 12%	<div><div></div></div> 11%	<div><div></div></div> 13%	<div><div></div></div> 24%	<div><div></div></div> 8%	<div><div></div></div> 14%	<div><div></div></div> 10%	<div><div></div></div> 14%	
	5 - Extremely likely	<div><div></div></div> 15%	<div><div></div></div> 12%	<div><div></div></div> 24%	<div><div></div></div> 34%	<div><div></div></div> 14%	<div><div></div></div> 14%	<div><div></div></div> 17%	<div><div></div></div> 3%	
	Don't know / not applicable	<div><div></div></div> 20%	<div><div></div></div> 18%	<div><div></div></div> 26%	<div><div></div></div> 19%	<div><div></div></div> 14%	<div><div></div></div> 22%	<div><div></div></div> 20%	<div><div></div></div> 16%	
TOTAL		100%	100%	100%	100%	100%	100%	100%	100%	
	n =	990	735	219	32	147	405	377	33	

SENIOR HOUSING

If at least one person is age 65 or older in your household, please indicate how interested you would be in using the following services in the future		OVERALL	Do you own or rent your residence?			Where do you live now?			
			Own	Rent	Other (staying with friends or family, don't have housing, other)	Upper Valley (Vail, Minturn, Red Cliff, Hwy 24)	Mid Valley (Eagle-Vail, Avon, BC, Edwards, Wolcott)	Lower Valley (Eagle, Gypsum, Dotsero)	Other (Bond, Burns, McCoy, Garfield / Lake / Summit, other)
Affordable rental housing	1 - Not Interested	52%	56%	28%	51%	48%	59%	44%	53%
	2	5%	5%	1%	7%	10%	2%	6%	
	3	6%	6%	4%		1%	7%	6%	15%
	4	4%	3%	7%	9%	4%	3%	4%	8%
	5 - Very Interested	14%	9%	50%	16%	15%	11%	18%	7%
	Don't know / not applicable	20%	22%	10%	18%	23%	18%	22%	16%
TOTAL		100%	100%	100%	100%	100%	100%	100%	100%
	n =	463	381	63	15	69	182	177	16
Rental housing that includes services (meals, transportation, activities)	1 - Not Interested	48%	52%	18%	32%	49%	51%	42%	55%
	2	8%	6%	21%		11%	7%	7%	6%
	3	12%	11%	15%	7%	8%	12%	13%	7%
	4	7%	6%	10%	14%	6%	8%	5%	8%
	5 - Very Interested	9%	7%	24%	15%	5%	7%	15%	7%
	Don't know / not applicable	17%	18%	12%	31%	21%	15%	18%	16%
TOTAL		100%	100%	100%	100%	100%	100%	100%	100%
	n =	453	384	52	14	66	182	174	16
Assistance to maintain your home or yard	1 - Not Interested	25%	27%	11%	38%	22%	28%	24%	37%
	2	5%	4%	15%		7%	6%	2%	3%
	3	17%	16%	23%	12%	21%	15%	17%	
	4	14%	14%	18%	11%	8%	14%	17%	37%
	5 - Very Interested	27%	27%	23%	27%	26%	27%	29%	18%
	Don't know / not applicable	12%	12%	10%	12%	15%	11%	11%	5%
TOTAL		100%	100%	100%	100%	100%	100%	100%	100%
	n =	490	420	53	14	82	189	185	16
Assistance to make your home more accessible & safe to live in	1 - Not Interested	31%	33%	15%	27%	32%	32%	29%	48%
	2	7%	7%	3%		7%	7%	7%	3%
	3	14%	14%	13%	12%	12%	15%	15%	
	4	11%	11%	16%	11%	7%	13%	11%	22%
	5 - Very Interested	23%	20%	41%	39%	26%	20%	24%	22%
	Don't know / not applicable	14%	14%	12%	12%	16%	13%	14%	5%
TOTAL		100%	100%	100%	100%	100%	100%	100%	100%
	n =	472	405	49	15	74	185	180	16

SELECTED EMPLOYER SURVEY RESULTS




























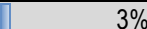
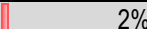
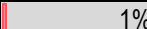
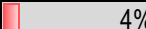
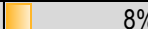
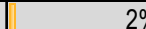
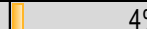

































UNFILLED JOBS

		OVERALL	Physical location(s) of business:			Total peak season workers (maximum of winter and summer!)						
			Upper Valley (Vail, Minturn, Red Cliff, Hwy 24)	Mid Valley (Eagle-Vail, Avon, BC, Edwards, Wolcott)	Lower Valley (Eagle, Gypsum, Dotsero)	1 - 4 workers	5 - 9 workers	10 - 24 workers	25 - 49 workers	50+ workers		
Unfilled Jobs												
Were you unable to fill any jobs during the past 12 months?	No	49%	48%	52%	45%	74%		43%		47%		32%
	Yes, in winter 2023/04 (how many jobs went unfilled?)	43%	48%	43%	43%	20%	43%	49%	48%	60%		
	Yes, in summer 2023 (how many jobs went unfilled?)	40%	41%	32%	49%	26%	34%	51%	40%	56%		
TOTAL		132%	137%	127%	137%	120%	120%	147%	124%	148%		
	n =	172	46	77	67	35	35	45	25	25		
(If unable to fill jobs in past 12 months) Has your business experienced any of the following problems related to being understaffed in the past 12 months?	Employees covering multiple jobs / positions	65%	80%	69%	64%	27%	50%	62%	81%	95%		
	Employee dissatisfaction / frustration / burnout	48%	57%	50%	56%	18%	45%	50%	50%	74%		
	Increased employee overtime hours	47%	60%	45%	51%	18%	36%	46%	38%	79%		
	Unskilled employees filling positions	43%	43%	36%	64%	18%	23%	42%	56%	68%		
	Owner working extra hours to compensate for too few staff	42%	37%	31%	44%	36%	36%	54%	56%	32%		
	Increased employee turnover	41%	37%	43%	41%	36%	36%	42%	31%	53%		
	Decreased level of service / unsatisfied customers	34%	33%	31%	46%	18%	18%	42%	44%	47%		
	Inability to grow the business	28%	20%	21%	36%	18%	27%	42%	19%	26%		
	Reduced business hours/periodically closed due to being understaffed	24%	40%	17%	33%	27%	5%	35%	19%	37%		
	None of the above / not applicable	8%	7%	7%	5%	27%	5%	8%		5%		
	Other	6%	7%	7%	8%			12%		16%		
TOTAL		386%	420%	357%	449%	245%	282%	435%	394%	532%		
	n =	98	30	42	39	11	22	26	16	19		

CHALLENGES IN FINDING & RETAINING EMPLOYEES

			Physical location(s) of business:			Total peak season workers (maximum of winter and summer!)				
			Upper Valley (Vail, Minturn, Red Cliff, Hwy 24)	Mid Valley (Eagle-Vail, Avon, BC, Edwards, Wolcott)	Lower Valley (Eagle, Gypsum, Dotsero)					
		OVERALL				1 - 4 workers	5 - 9 workers	10 - 24 workers	25 - 49 workers	50+ workers
To what extent has your ability to find and retain qualified employees changed over the past five years (since 2019)?	Declined / gotten harder	73%	78%	74%	75%	<div><div></div></div> 44%	<div><div></div></div> 75%	<div><div></div></div> 87%	<div><div></div></div> 77%	<div><div></div></div> 89%
	Stayed about the same	<div><div></div></div> 16%	<div><div></div></div> 18%	<div><div></div></div> 12%	<div><div></div></div> 18%	<div><div></div></div> 25%	<div><div></div></div> 17%	<div><div></div></div> 13%	<div><div></div></div> 12%	<div><div></div></div> 11%
	Improved / gotten easier	<div><div></div></div> 3%	<div><div></div></div> 4%	<div><div></div></div> 5%		<div><div></div></div> 3%	<div><div></div></div> 6%		<div><div></div></div> 12%	
	Don't know / not applicable	<div><div></div></div> 8%		<div><div></div></div> 9%	<div><div></div></div> 7%	<div><div></div></div> 28%	<div><div></div></div> 3%			
TOTAL		100%	100%	100%	100%	100%	100%	100%	100%	100%
	n =	178	49	82	71	36	36	46	26	27
What are the primary challenges you face in recruiting and retaining employees, if any?	Lack of affordable housing	73%	86%	74%	72%	<div><div></div></div> 44%	<div><div></div></div> 72%	<div><div></div></div> 83%	<div><div></div></div> 77%	<div><div></div></div> 93%
	Lack of available housing	59%	67%	56%	59%	<div><div></div></div> 33%	<div><div></div></div> 47%	<div><div></div></div> 65%	<div><div></div></div> 65%	<div><div></div></div> 96%
	No/few applicants	<div><div></div></div> 36%	<div><div></div></div> 37%	<div><div></div></div> 37%	<div><div></div></div> 37%	<div><div></div></div> 22%	<div><div></div></div> 42%	<div><div></div></div> 39%	<div><div></div></div> 27%	<div><div></div></div> 48%
	Unskilled applicants	<div><div></div></div> 32%	<div><div></div></div> 35%	<div><div></div></div> 35%	<div><div></div></div> 37%	<div><div></div></div> 22%	<div><div></div></div> 36%	<div><div></div></div> 28%	<div><div></div></div> 31%	<div><div></div></div> 52%
	Work ethic/dedication problems	<div><div></div></div> 27%	<div><div></div></div> 27%	<div><div></div></div> 23%	<div><div></div></div> 31%	<div><div></div></div> 17%	<div><div></div></div> 28%	<div><div></div></div> 33%	<div><div></div></div> 31%	<div><div></div></div> 26%
	Lack of childcare	<div><div></div></div> 20%	<div><div></div></div> 24%	<div><div></div></div> 27%	<div><div></div></div> 21%	<div><div></div></div> 8%	<div><div></div></div> 17%	<div><div></div></div> 24%	<div><div></div></div> 12%	<div><div></div></div> 44%
	Low wages	<div><div></div></div> 20%	<div><div></div></div> 22%	<div><div></div></div> 22%	<div><div></div></div> 23%	<div><div></div></div> 8%	<div><div></div></div> 25%	<div><div></div></div> 20%	<div><div></div></div> 12%	<div><div></div></div> 41%
	Transportation / long commutes	<div><div></div></div> 14%	<div><div></div></div> 20%	<div><div></div></div> 10%	<div><div></div></div> 21%	<div><div></div></div> 8%	<div><div></div></div> 14%	<div><div></div></div> 13%	<div><div></div></div> 15%	<div><div></div></div> 26%
	None - no challenges in recruiting/retaining employees	<div><div></div></div> 9%	<div><div></div></div> 6%	<div><div></div></div> 7%	<div><div></div></div> 8%	<div><div></div></div> 28%			<div><div></div></div> 12%	<div><div></div></div> 4%
	Drug/substance abuse	<div><div></div></div> 8%	<div><div></div></div> 10%	<div><div></div></div> 6%	<div><div></div></div> 8%	<div><div></div></div> 8%	<div><div></div></div> 3%	<div><div></div></div> 7%	<div><div></div></div> 19%	<div><div></div></div> 11%
	Other	<div><div></div></div> 6%	<div><div></div></div> 4%	<div><div></div></div> 6%	<div><div></div></div> 8%	<div><div></div></div> 3%	<div><div></div></div> 6%	<div><div></div></div> 7%		<div><div></div></div> 15%
	Lack of year-round positions	<div><div></div></div> 5%	<div><div></div></div> 10%	<div><div></div></div> 2%	<div><div></div></div> 7%	<div><div></div></div> 6%		<div><div></div></div> 4%	<div><div></div></div> 8%	<div><div></div></div> 7%
	Seasonality of community activity	<div><div></div></div> 3%	<div><div></div></div> 6%	<div><div></div></div> 1%	<div><div></div></div> 1%		<div><div></div></div> 6%	<div><div></div></div> 4%	<div><div></div></div> 4%	
TOTAL		312%	355%	307%	334%	208%	294%	326%	312%	463%
	n =	177	49	81	71	36	36	46	26	27

PAST & FUTURE EMPLOYMENT GROWTH

			Physical location(s) of business:			Total peak season workers (maximum of winter and summer!)				
			Upper Valley (Vail, Minturn, Red Cliff, Hwy 24)	Mid Valley (Eagle-Vail, Avon, BC, Edwards, Wolcott)	Lower Valley (Eagle, Gypsum, Dotsero)	1 - 4 workers	5 - 9 workers	10 - 24 workers	25 - 49 workers	50+ workers
How does the number of employees you have today compare to the number of employees you had 5 years ago (2019)?	More employees today than 5 years ago									
	Fewer employees today than 5 years ago									
	No change									
	N/A – not in business 5 years ago									
	TOTAL	100%	100%	100%	100%	100%	100%	100%	100%	100%
	n =	177	49	82	70	36	36	46	25	27
During the next five years, do you plan to:	Increase your number of employees									
	Reduce your number of employees									
	Stay about the same									
	Don't know									
	TOTAL	100%	100%	100%	100%	100%	100%	100%	100%	100%
	n =	177	48	81	71	36	36	46	26	26

IMPACT OF HOUSING AVAILABILITY ON EMPLOYEES & COMMUNITY

			Physical location(s) of business:			Total peak season workers (maximum of winter and summer!)				
			Upper Valley (Vail, Minturn, Red Cliff, Hwy 24)	Mid Valley (Eagle-Vail, Avon, BC, Edwards, Wolcott)	Lower Valley (Eagle, Gypsum, Dotsero)	1 - 4 workers	5 - 9 workers	10 - 24 workers	25 - 49 workers	50+ workers
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 housing costs	48%	49%	49%	50%	44%	40%	41%	58%	67%
	High turnover	34%	51%	29%	36%	15%	31%	41%	35%	44%
	I don't believe housing has affected employee performance	25%	15%	29%	20%	44%	29%	25%	12%	11%
	Tardiness from long commutes	15%	13%	15%	16%	6%	23%	16%	12%	19%
	High absentee rate	5%	6%	5%	6%			2%	12%	11%
	Other	4%	2%	3%	6%	6%	3%	2%	4%	4%
TOTAL		131%	136%	131%	133%	115%	126%	127%	131%	156%
n =		170	47	78	70	34	35	44	26	27
Do you feel affordable/employee housing for local residents is:	Not a problem	1%		1%	1%	3%		2%		
	One of our lesser problems	3%	2%	3%	3%		3%	2%	12%	
	A moderate problem	10%	10%	15%	6%	9%	29%	4%	12%	
	One of the more serious problems	42%	42%	44%	43%	44%	40%	40%	46%	37%
	The most critical problem in the area	43%	46%	38%	47%	44%	29%	51%	31%	63%
TOTAL		100%	100%	100%	100%	100%	100%	100%	100%	100%
n =		173	48	80	70	34	35	45	26	27

EMPLOYER HOUSING ASSISTANCE

			Physical location(s) of business:			Total peak season workers (maximum of winter and summer!)				
			Upper Valley (Vail, Minturn, Red Cliff, Hwy 24)	Mid Valley (Eagle-Vail, Avon, BC, Edwards, Wolcott)	Lower Valley (Eagle, Gypsum, Dotsero)			10 - 24 workers	25 - 49 workers	50+ workers
Employer housing assistance		OVERALL				1 - 4 workers	5 - 9 workers			
Do you now provide the following types of housing assistance for your employees?	None of the above	69%	49%	75%	70%	94%	83%	72%	60%	22%
	Employer-owned rental units	17%	29%	17%	15%	6%		15%	32%	48%
	Assistance with housing search	14%	27%	12%	10%	3%	9%	11%	8%	44%
	Master leasing units to rent to your employees	11%	22%	7%	10%	6%	6%	7%	12%	33%
	Temporary / relocation housing	8%	16%	7%	10%	3%	3%	7%	4%	33%
	Rent or first month/deposit subsidy for your employees	7%	14%	6%	6%	3%	3%	2%	12%	19%
	Down payment / mortgage assistance	6%	10%	7%	4%	6%		2%		22%
	Land on which housing could be built	3%	2%	4%	4%	3%		2%	4%	7%
	Purchase price buy-downs	2%	4%	4%	3%	3%				11%
	Other	2%	4%	2%	4%		3%			11%
TOTAL		141%	178%	143%	137%	126%	106%	117%	132%	252%
	n =	177	49	81	71	35	35	46	25	27
(If don't provide currently) Would you consider providing the following types of housing assistance for your employees in the future?	None of the above	50%	43%	51%	49%	71%	37%	50%	40%	44%
	Employer-owned rental units	31%	37%	32%	25%	23%	49%	26%	44%	26%
	Master leasing units to rent to your employees	21%	29%	22%	18%	14%	6%	22%	36%	33%
	Rent or first month/deposit subsidy for your employees	18%	18%	17%	17%	11%	17%	20%	12%	30%
	Down payment / mortgage assistance	15%	18%	19%	11%	9%	11%	17%	24%	22%
	Assistance with housing search	12%	14%	15%	14%	14%	11%	4%	28%	11%
	Temporary / relocation housing	10%	14%	7%	6%	9%	3%	9%	8%	26%
	Land on which housing could be built	8%	4%	7%	10%	9%	11%	7%	8%	7%
	Purchase price buy-downs	7%	8%	9%	1%	6%	6%	9%	8%	7%
	Other	2%	4%	1%	1%	6%	3%	2%		
TOTAL		174%	190%	180%	154%	171%	154%	165%	208%	207%
	n =	177	49	81	71	35	35	46	25	27

EMPLOYER HOUSING ASSISTANCE (CONTINUED)

			Physical location(s) of business:			Total peak season workers (maximum of winter and summer!)				
			Upper Valley (Vail, Minturn, Red Cliff, Hwy 24)	Mid Valley (Eagle-Vail, Avon, BC, Edwards, Wolcott)	Lower Valley (Eagle, Gypsum, Dotsero)	1 - 4 workers	5 - 9 workers	10 - 24 workers	25 - 49 workers	50+ workers
Employer housing assistance		OVERALL								
(Combined) - Do your currently provide, or would you consider providing in the future, the following types of housing assistance for your employees?	Employer-owned rental units	<div><div></div></div> 48%	<div><div></div></div> 65%	<div><div></div></div> 49%	<div><div></div></div> 41%	<div><div></div></div> 29%	<div><div></div></div> 49%	<div><div></div></div> 41%	<div><div></div></div> 76%	<div><div></div></div> 74%
	None of the above	<div><div></div></div> 40%	<div><div></div></div> 27%	<div><div></div></div> 41%	<div><div></div></div> 44%	<div><div></div></div> 69%	<div><div></div></div> 37%	<div><div></div></div> 41%	<div><div></div></div> 20%	<div><div></div></div> 15%
	Master leasing units to rent to your employees	<div><div></div></div> 21%	<div><div></div></div> 29%	<div><div></div></div> 22%	<div><div></div></div> 18%	<div><div></div></div> 14%	<div><div></div></div> 6%	<div><div></div></div> 22%	<div><div></div></div> 36%	<div><div></div></div> 33%
	Rent or first month/deposit subsidy for your employees	<div><div></div></div> 18%	<div><div></div></div> 18%	<div><div></div></div> 17%	<div><div></div></div> 17%	<div><div></div></div> 11%	<div><div></div></div> 17%	<div><div></div></div> 20%	<div><div></div></div> 12%	<div><div></div></div> 30%
	Down payment / mortgage assistance	<div><div></div></div> 15%	<div><div></div></div> 18%	<div><div></div></div> 19%	<div><div></div></div> 11%	<div><div></div></div> 9%	<div><div></div></div> 11%	<div><div></div></div> 17%	<div><div></div></div> 24%	<div><div></div></div> 22%
	Assistance with housing search	<div><div></div></div> 12%	<div><div></div></div> 14%	<div><div></div></div> 15%	<div><div></div></div> 14%	<div><div></div></div> 14%	<div><div></div></div> 11%	<div><div></div></div> 4%	<div><div></div></div> 28%	<div><div></div></div> 11%
	Temporary / relocation housing	<div><div></div></div> 10%	<div><div></div></div> 14%	<div><div></div></div> 7%	<div><div></div></div> 6%	<div><div></div></div> 9%	<div><div></div></div> 3%	<div><div></div></div> 9%	<div><div></div></div> 8%	<div><div></div></div> 26%
	Land on which housing could be built	<div><div></div></div> 8%	<div><div></div></div> 4%	<div><div></div></div> 7%	<div><div></div></div> 10%	<div><div></div></div> 9%	<div><div></div></div> 11%	<div><div></div></div> 7%	<div><div></div></div> 8%	<div><div></div></div> 7%
	Purchase price buy-downs	<div><div></div></div> 7%	<div><div></div></div> 8%	<div><div></div></div> 9%	<div><div></div></div> 1%	<div><div></div></div> 6%	<div><div></div></div> 6%	<div><div></div></div> 9%	<div><div></div></div> 8%	<div><div></div></div> 7%
	Other	<div><div></div></div> 2%	<div><div></div></div> 4%	<div><div></div></div> 1%	<div><div></div></div> 1%	<div><div></div></div> 6%	<div><div></div></div> 3%	<div><div></div></div> 2%		
TOTAL		181%	202%	188%	163%	174%	154%	172%	220%	226%
	n =	177	49	81	71	35	35	46	25	27

EMPLOYER HOUSING ASSISTANCE

			Physical location(s) of business:			Total peak season workers (maximum of winter and summer!)				
			Upper Valley (Vail, Minturn, Red Cliff, Hwy 24)	Mid Valley (Eagle-Vail, Avon, BC, Edwards, Wolcott)	Lower Valley (Eagle, Gypsum, Dotsero)	1 - 4 workers	5 - 9 workers	10 - 24 workers	25 - 49 workers	50+ workers
Employer housing assistance		OVERALL								
(If currently provide housing or housing assistance) Do you plan to increase or decrease the amount of housing assistance you provide to employees in the next five years?	Increase - Please describe	38%	47%	34%	48%	33%	10%	31%	42%	60%
	Decrease - Please describe	2%		3%					8%	
	Stay about the same	30%	23%	28%	29%	33%	50%	25%	25%	20%
	Don't know / uncertain	30%	30%	34%	24%	33%	40%	44%	25%	20%
TOTAL		100%	100%	100%	100%	100%	100%	100%	100%	100%
n =		63	30	29	21	3	10	16	12	20
(If not currently providing housing assistance) Why are you not currently providing housing assistance for your employees?	Cannot afford to provide housing or housing assistance	55%	59%	67%	44%	40%	59%	71%	63%	43%
	Do not want to be in the housing business	28%	27%	30%	19%	10%	29%	33%	50%	43%
	Housing assistance is not needed for our employees	21%	18%	21%	19%	55%	24%			14%
	I prefer to pay higher wages instead	13%	9%	18%	9%	5%	24%	10%	38%	
	Housing is the employee's responsibility	11%	9%	15%	13%		24%	5%	25%	14%
	Do not have the expertise/knowledge to help with housing	11%	9%	15%	3%	5%	18%	10%	13%	14%
	Other	8%		3%	16%	5%		14%		
	Have not had the time to focus on this	7%	5%	12%			12%	5%	25%	
	Provided housing in the past that was not successful	4%	9%	3%	3%			5%	13%	14%
TOTAL		157%	145%	185%	125%	120%	188%	152%	225%	143%
n =		76	22	33	32	20	17	21	8	7
























































































EMPLOYER HOUSING ASSISTANCE

			Physical location(s) of business:			Total peak season workers (maximum of winter and summer!)					
			Upper Valley (Vail, Minturn, Red Cliff, Hwy 24)	Mid Valley (Eagle-Vail, Avon, BC, Edwards, Wolcott)	Lower Valley (Eagle, Gypsum, Dotsero)	1 - 4 workers	5 - 9 workers	10 - 24 workers	25 - 49 workers	50+ workers	
Employer housing assistance		OVERALL									
What would encourage or help you to provide housing or housing assistance now?	Nothing, I'm not interested or able to provide assistance	34%	<div><div></div></div> 19%	<div><div></div></div> 38%	<div><div></div></div> 38%	<div><div></div></div> 50%	<div><div></div></div> 36%	<div><div></div></div> 37%	<div><div></div></div> 17%	<div><div></div></div> 12%	
	Partnering with government, private, or non-profit entities	32%	<div><div></div></div> 48%	<div><div></div></div> 30%	<div><div></div></div> 25%	<div><div></div></div> 23%	<div><div></div></div> 27%	<div><div></div></div> 32%	<div><div></div></div> 33%	<div><div></div></div> 54%	
	Matching grants	30%	<div><div></div></div> 33%	<div><div></div></div> 29%	<div><div></div></div> 29%	<div><div></div></div> 30%	<div><div></div></div> 18%	<div><div></div></div> 29%	<div><div></div></div> 38%	<div><div></div></div> 46%	
	Low-cost loans	29%	<div><div></div></div> 40%	<div><div></div></div> 27%	<div><div></div></div> 24%	<div><div></div></div> 30%	<div><div></div></div> 24%	<div><div></div></div> 32%	<div><div></div></div> 42%	<div><div></div></div> 27%	
	Ability to buy deed-restricted units which I rent to employees	28%	<div><div></div></div> 40%	<div><div></div></div> 32%	<div><div></div></div> 21%	<div><div></div></div> 20%	<div><div></div></div> 24%	<div><div></div></div> 27%	<div><div></div></div> 33%	<div><div></div></div> 46%	
	Opportunities to participate with other employers	27%	<div><div></div></div> 33%	<div><div></div></div> 30%	<div><div></div></div> 17%	<div><div></div></div> 23%	<div><div></div></div> 18%	<div><div></div></div> 32%	<div><div></div></div> 29%	<div><div></div></div> 35%	
	Centralized prop mgt svc that removes employers from functioning as landlords	24%	<div><div></div></div> 33%	<div><div></div></div> 23%	<div><div></div></div> 17%	<div><div></div></div> 17%	<div><div></div></div> 24%	<div><div></div></div> 20%	<div><div></div></div> 29%	<div><div></div></div> 38%	
	Other	8%	<div><div></div></div> 2%	<div><div></div></div> 8%	<div><div></div></div> 13%	<div><div></div></div> 3%	<div><div></div></div> 12%	<div><div></div></div> 10%	<div><div></div></div> 8%	<div><div></div></div> 8%	
	Technical assistance	8%	<div><div></div></div> 13%	<div><div></div></div> 6%	<div><div></div></div> 3%		<div><div></div></div> 6%	<div><div></div></div> 17%	<div><div></div></div> 17%		
TOTAL		220%	260%	223%	187%	197%	191%	234%	246%	265%	
	n =	162	48	77	63	30	33	41	24	26	

PRIORITIES FOR DEED-RESTRICTED HOUSING

Please rate the level of priority that should be placed on creating the following types of deed-restricted employee housing by local govt's and housing providers in the area.		OVERALL	Physical location(s) of business:			Total peak season workers (maximum of winter and summer!)				
			Upper Valley (Vail, Minturn, Red Cliff, Hwy 24)	Mid Valley (Eagle-Vail, Avon, BC, Edwards, Wolcott)	Lower Valley (Eagle, Gypsum, Dotsero)	1 - 4 workers	5 - 9 workers	10 - 24 workers	25 - 49 workers	50+ workers
Rental housing for year-round employees	1 - Low Priority	<div><div></div></div> 4%	<div><div></div></div>	<div><div></div></div> 3%	<div><div></div></div> 8%	<div><div></div></div> 9%	<div><div></div></div> 6%	<div><div></div></div> 2%	<div><div></div></div> 4%	
	2	<div><div></div></div> 1%	<div><div></div></div>	<div><div></div></div> 3%				<div><div></div></div> 5%		
	3 - Moderate Priority	<div><div></div></div> 10%	<div><div></div></div> 13%	<div><div></div></div> 9%	<div><div></div></div> 12%	<div><div></div></div> 9%	<div><div></div></div> 19%	<div><div></div></div> 7%	<div><div></div></div> 8%	
	4	<div><div></div></div> 17%	<div><div></div></div> 15%	<div><div></div></div> 18%	<div><div></div></div> 17%	<div><div></div></div> 18%	<div><div></div></div> 22%	<div><div></div></div> 16%	<div><div></div></div> 25%	<div><div></div></div> 8%
	5 - High Priority	<div><div></div></div> 68%	<div><div></div></div> 72%	<div><div></div></div> 68%	<div><div></div></div> 64%	<div><div></div></div> 64%	<div><div></div></div> 53%	<div><div></div></div> 70%	<div><div></div></div> 63%	<div><div></div></div> 92%
TOTAL		100%	100%	100%	100%	100%	100%	100%	100%	100%
Average		4.4	4.6	4.5	4.3	4.3	4.2	4.5	4.4	4.9
n =		166	46	79	66	33	32	44	24	26
Entry-level for-sale housing for year-round employees	1 - Low Priority	<div><div></div></div> 6%	<div><div></div></div>	<div><div></div></div> 6%	<div><div></div></div> 9%	<div><div></div></div> 13%	<div><div></div></div> 9%	<div><div></div></div> 4%	<div><div></div></div> 4%	
	2	<div><div></div></div> 2%	<div><div></div></div> 4%		<div><div></div></div> 2%	<div><div></div></div> 3%	<div><div></div></div> 3%	<div><div></div></div> 2%		
	3 - Moderate Priority	<div><div></div></div> 11%	<div><div></div></div> 15%	<div><div></div></div> 13%	<div><div></div></div> 5%	<div><div></div></div> 10%	<div><div></div></div> 19%	<div><div></div></div> 11%	<div><div></div></div> 12%	
	4	<div><div></div></div> 17%	<div><div></div></div> 17%	<div><div></div></div> 15%	<div><div></div></div> 18%	<div><div></div></div> 23%	<div><div></div></div> 9%	<div><div></div></div> 13%	<div><div></div></div> 24%	<div><div></div></div> 19%
	5 - High Priority	<div><div></div></div> 64%	<div><div></div></div> 65%	<div><div></div></div> 65%	<div><div></div></div> 66%	<div><div></div></div> 52%	<div><div></div></div> 59%	<div><div></div></div> 69%	<div><div></div></div> 60%	<div><div></div></div> 81%
TOTAL		100%	100%	100%	100%	100%	100%	100%	100%	100%
Average		4.3	4.4	4.3	4.3	4.0	4.1	4.4	4.4	4.8
n =		166	48	78	65	31	32	45	25	26

PRIORITIES FOR DEED-RESTRICTED HOUSING (CONT'D)

Please rate the level of priority that should be placed on creating the following types of deed-restricted employee housing by local govt's and housing providers in the area.		OVERALL	Physical location(s) of business:			Total peak season workers (maximum of winter and summer)				
			Upper Valley (Vail, Minturn, Red Cliff, Hwy 24)	Mid Valley (Eagle-Vail, Avon, BC, Edwards, Wolcott)	Lower Valley (Eagle, Gypsum, Dotsero)	1 - 4 workers	5 - 9 workers	10 - 24 workers	25 - 49 workers	50+ workers
Rental housing for seasonal employees	1 - Low Priority	 13%	 7%	 15%	 17%	 19%	 13%	 12%	 14%	 12%
	2	 7%	 9%	 4%	 10%	 9%	 13%	 7%		
	3 - Moderate Priority	 26%	 18%	 31%	 32%	 28%	 22%	 29%	 19%	 28%
	4	 22%	 23%	 21%	 22%	 9%	 22%	 17%	 38%	 32%
	5 - High Priority	 31%	 43%	 29%	 19%	 34%	 31%	 34%	 29%	 28%
TOTAL		100%	100%	100%	100%	100%	100%	100%	100%	100%
Average		3.5	3.9	3.4	3.2	3.3	3.5	3.5	3.7	3.6
n =		156	44	72	63	32	32	41	21	25
Move-up for-sale housing for year-round employees (for current homeowners needing more space - e.g., increasing family size, etc.)	1 - Low Priority	 12%	 11%	 10%	 14%	 14%	 14%	 5%	 13%	 8%
	2	 8%	 7%	 8%	 5%	 14%	 3%	 12%	 9%	
	3 - Moderate Priority	 22%	 34%	 18%	 22%	 17%	 21%	 28%	 17%	 29%
	4	 22%	 16%	 24%	 24%	 17%	 28%	 23%	 22%	 17%
	5 - High Priority	 36%	 32%	 40%	 35%	 38%	 34%	 33%	 39%	 46%
TOTAL		100%	100%	100%	100%	100%	100%	100%	100%	100%
Average		3.6	3.5	3.8	3.6	3.5	3.7	3.7	3.7	3.9
n =		154	44	72	63	29	29	43	23	24

NEXT STEPS

WHAT'S NEXT?

- Focus groups
- Gaps and needs
- Finalize data/report
- Strategies
 - Evaluate opportunities (e.g. changes to land use codes, funding, land), and work with jurisdictions to recommend strategies, policies, and actions to address housing needs
- Will be back at councils in January/February