

Appendices

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Appendix A

Maximum Purchase Price by AMI

San Miguel County	1-person	2-persons	3-persons	4-persons	5-persons
201% - 250%	\$556,775	\$636,463	\$716,150	\$794,802	\$858,966
151% - 200%	\$445,420	\$509,170	\$572,920	\$635,842	\$687,173
121% - 150%	\$334,065	\$381,878	\$429,690	\$476,881	\$515,379
101% - 120%	\$267,252	\$305,502	\$343,752	\$381,505	\$412,304
81% - 100%	\$222,710	\$254,585	\$286,460	\$317,921	\$343,586
51% - 80%	\$178,210	\$203,668	\$229,127	\$254,378	\$274,869
31% - 50%	\$111,355	\$127,293	\$143,230	\$158,960	\$171,793
≤30%	\$66,854	\$76,376	\$85,897	\$95,418	\$103,076

Ouray County	1-person	2-persons	3-persons	4-persons	5-persons
201% - 250%	\$459,495	\$524,693	\$589,892	\$655,090	\$707,870
151% - 200%	\$367,596	\$419,754	\$471,913	\$524,072	\$566,296
121% - 150%	\$275,697	\$314,816	\$353,935	\$393,054	\$424,722
101% - 120%	\$220,557	\$251,853	\$283,148	\$314,443	\$339,778
81% - 100%	\$183,798	\$209,877	\$235,957	\$262,036	\$283,148
51% - 80%	\$146,955	\$167,860	\$188,765	\$209,670	\$226,436
31% - 50%	\$91,899	\$104,939	\$117,978	\$131,018	\$141,574
≤30%	\$55,057	\$62,922	\$70,787	\$78,652	\$85,069

Appendix B

Free Market Listings in Ouray County by Unit Type and Price Range

	Ouray		Ridgway		Unincorporated County		Total	
	SF	MF	SF	MF	SF	MF		
\$100,000 or Less	0	0	0	1			0	1
\$100,001 - \$200,000	0	0	1	7	1		0	9
\$200,001 - \$300,000	1	0	5	4	8		1	19
\$300,001 - \$400,000	1	0	9	1	6		0	17
\$400,001 - \$500,000	3	0	4	0	11		0	18
\$500,001 - \$600,000	0	0	2	0	7		0	9
\$600,001 - \$700,000	0	0	0	0	6		0	6
\$700,001 - \$800,000	0	1	0	0	4		0	5
\$800,001 - \$900,000	0	0	0	0	2		0	2
\$900,001 - \$1,000,000	0	0	0	0	4		0	4
Over \$1,000,000	0	0	1	0	20		0	21
Total	5	1	22	13	69		1	111

Source: MLS

Free Market Listings in San Miguel County by Unit Type and Price Range

	Mountain Village		Norwood		SM Balance		Telluride		Total	
	SF	MF	SF	SF	MF	SF	MF			
\$100,000 or Less	0	0	2	0	0	0	0	0	2	
\$100,001 - \$200,000	0	3	8	5	2	0	2	20		
\$200,001 - \$300,000	0	4	7	4	4	0	13	32		
\$300,001 - \$400,000	0	6	0	11	3	1	18	39		
\$400,001 - \$500,000	0	5	0	15	0	1	12	33		
\$500,001 - \$600,000	0	8	0	12	0	0	8	28		
\$600,001 - \$700,000	0	3	0	9	0	3	9	24		
\$700,001 - \$800,000	0	4	0	6	0	0	4	14		
\$800,001 - \$900,000	0	7	0	10	0	2	8	27		
\$900,001 - \$1,000,000	0	7	0	8	0	5	8	28		
Over \$1,000,000	78	115	0	67	0	56	30	346		
Total	78	162	17	147	9	68	112	593		

Source: MLS

Appendix C

Household Survey Comments

Do you have any additional comments or suggestions?

- ◆ "AFFORDABLE HOUSING" SHOULD = AFFORDABLE
- ◆ "AFFORDABLE" SHOULD BE USED LOOSELY!
- ◆ # 1 REASON FOR CONSIDERING A MOVE FROM IN TOWN (TELLURIDE) & HIGH PROPERTY TAXES.
- ◆ (1) STRUGGLING TO KEEP MY HOUSE. NEED MORE WORK (2) WORKING CLASS NEEDS HOUSING
- ◆ 18 - POOR QUESTION BAD OPTIONS, 25-5 MILES DOES NOT MAKE A "COMMUTE" OUT OF MY COMMUNITY
- ◆ A BEAUTIFUL PLACE TO LIVE AND WORK AND THE CLIMATE IDEAL
- ◆ A GREEN TRAILER PARK IS NOT UGLY. WE WANT AFFORDABLE HOUSING FOR FAMILIES IN THE 75-150K RANGE
- ◆ A RESORT TOWN CANNOT EXIST WITHOUT THOSE OF US WHO DON'T MAKE 3 MILLIONS OR 100,000/YEAR!
- ◆ ADVICE OF THE SUBSIDISED HOUSING ESPECIALLY RENTALS SEVERELY LIMITS THE AFFORDABLE HOUSING OPTIONS OF CUSTOMER SERVICE EMPLOYED
- ◆ AFFORDABLE HOUSING DOES NOT TAKE CONSIDERATION OF THE JOBS, INCOME AVAILABLE IN TELLURIDE
- ◆ AFFORDABLE HOUSING FOR THE CHARACTER OF OUR COMMUNITY TO BE CONTINUED - TEACHERS, SHOP OWNERS
- ◆ AFFORDABLE HOUSING HAS OFTEN BLIGHTED
- ◆ AFFORDABLE HOUSING IS A MUST TO HAVE, DIVERTS SUITABLE INCOME THIS MORE INTERESTING POPULATION, ELITISM IS A VERY UNFORTUNATE RESULT OF HIGH PRICING
- ◆ AFFORDABLE HOUSING IS A PIPE DREAM, WOULD NOT LIVE HERE IF I HAD TO LIVE IN AFF. HOUSING
- ◆ AFFORDABLE HOUSING SHOULD BE MORE UNIFORM OF THE COKE CAN CONSIDERATION ART TO BUILD (IE ALDASORO COSTS TWICE AS MUCH AS A CHEAPO CONDO IN MV TO BUILD BUT MV HAS RESTRICTION)
- ◆ AFFORDABLE HOUSING SHOULD NOT BE 1) NOT A ROLE OF GOVERNMENT, EXCEPT FOR THOSE ON WELFARE, EMPLOYERS SHOULD PAY ENOUGH THAT EMPLOYEES CAN AFFORD HOUSING, OR EMPLOYERS SHOULD PROVIDE HOUSING.
- ◆ AFFORDABLE HOUSING WOULD HELP KEEP YOUNG INSPIRED PEOPLE IN THIS COMMUNITY AND CREATING A MATURE CONTINUED SOCIETY.
- ◆ AFFORDABLE IS A PROBLEM EVERYWHERE
- ◆ AFFORDABLE PURCHASING PROGRAMS OF NON CONDO STYLE HOUSING OR STAND ALONE HOUSE FOR PROFESSIONALS LOOKING FOR LONG TERM MOVING.
- ◆ AFFORDABLE, EFFICIENT, NONTOXIC HOUSING IS EXTREMELY IMPORTANT
- ◆ ALL HOUSING/COMMUNITY ASSESSMENTS SHOULD BE BASED ON LOCAL FOOD & ENERGY PRODUCTION - ALL ELSE FILL IN AROUND & TO SUPPORT THAT!! THE NEW EARTH-

- ◆ ALL PROBABLY MORE BECAUSE THE DREAM OF MAKING ENOUGH MONEY HERE TO AFFORD TO BUY A HOME & START FAMILY IS PRETTY MUCH JUST A DREAM!
- ◆ ALL RECENTLY DEVELOPED "AFFORDABLE" HOUSING IS NOT AFFORDABLE & IS AT THE SAME LEVEL AS HOUSING AVAILABLE IN HOUSE ON HELL TWO RIVERS ETC. WE NEED HOUSING THAT IS AFFORDABLE FOR PEOPLE WHO REALLY WORK HERE NOT JUST THOSE W/ TRUST FUNDS.
- ◆ ALL WORK FORCE HOUSING NEEDS CONSIDERABLE STORAGE / GARAGE DUE TO NECESSITY OF WORK RELATED TOOLS, EQUIPMENT, GEAR.
- ◆ ALLOW PETS IN SHANDOKA, DOWNVALLEY, AFFORDABLE HOUSING
- ◆ ALTHOUGH OURAY IS NOT AS EXTREME AS TELLURIDE, THE AVERAGE PERSON HAS BEEN PRICED OUT OF THE HOUSING MARKET BY REAL ESTATE SPECULATION. MY HOME IS MY HOME, NOT TO SELL AND GET RICH.
- ◆ ALTHOUGH WE BOTH WORK 10 HRS, EACH DAY, WE WORK FROM OUR HOME IN PROFESSIONAL JOBS, SOME OF THE LUCKY ONES.
- ◆ ALTHOUGH WOULD LIKE TO MOVE WILL BE DIFFICULT DUE TO THE MARKET DEPRECIATION. OUR RETIREMENT INCOME HAS DROPPED SIGNIFICANTLY DUE TO ECONOMY.
- ◆ AREA HOME SELLERS, REALTORS, AND BANKS NEED TO ACCEPT IT IS NOT 2006.
- ◆ AS A TEACHER I WANT TO CONTINUE LIVING IN THE AREA I TEACH BUT THERE IS LITTLE TO NOTHING AVAILABLE TO BUY IN THE AREA THAT IS IN MY RANGE. I WILL HAVE TO LOOK OUTSIDE THE AREA WHEN I WANT TO BUY.
- ◆ BEFORE ANY NEW BUILDING IS ALLOWED, [ILLEGIBLE]. THERE IS TOO MUCH INVENTORY ON THE MARKET.
- ◆ BRAVO FOR CONDUCTING THIS SURVEY. I HOPE YOU GET A SIGNIFICANT RESPONSE.
- ◆ BUILD AMPLE EMPLOYEE HOUSING FOR TEMPORARILY OUT OF WORK LOCALS AND/OR OUT OF HOUSING LOCALS/EMERGENCY NEED PERSONS, BASICALLY NON PERMANENT HOUSING. THIS IS ESSENTIAL IN THIS ECONOMY AND AREA, THOSE IN NEED ARE JUST THAT/IN NEED NOW!
- ◆ BUILD AS MUCH AFFORDABLE HOUSING AS WE CAN!
- ◆ BUILD ON THE MILL TAILINGS, BUILD CARLENGE GARAGE UNDER RESIDENCES ABOVE
- ◆ BUILD TO THE MEDIAN INCOME AT LEAST OCCASIONALLY.
- ◆ BUILD, BUILD, BUILD
- ◆ BUILDING A CONDO COMPLEX- SELL FOR \$ 150,000 - \$250,000 THAT IS AFFORDABLE!
- ◆ BUSINESS RENT IS TOO HIGH PREVENTING A COMMUNITY TO HAVE BUSINESSES DESIGNED FOR THE COMMUNITY.
- ◆ BUTT OUT AND LET THE FREE MARKET PREVAIL QUIT WASTING OUR TAX DOLLARS
- ◆ BUY THE IDARADO TAILINGS POND AREA FOR FUTURE HOSPITAL, EMPLOYEE HOUSING
- ◆ BUYING A HOME IN THE REGION WAS THE MOST CHALLENGING EXPERIENCE. SAVE, FIND A PLACE, AND GET LUCKY TO GET A MORTGAGE TOO.
- ◆ CHANGE RESTRICTIONS ON MINIMAL, CHOOSE SIZES ON SMALL LOT, MAKE SMALLER VERY EFFICIENT DWELLINGS
- ◆ CONCEPTS OF "DISABLED PERSON" AND "SELF EMPLOYED ARTISAN" MIGHT BE RELEVANT IN THE SCOPE OF YOUR QUERY

- ◆ COST OF HOUSING IS ALSO RELATED TO COST OF DOING BUSINESS. I WOULD RE-LOCATE OFFICE TO TOWN OF TELLURIDE IF I COULD AFFORD OFFICE SPACE AND HOUSING. AM NOT WORKING IN LAWSON HILL BECAUSE IT'S A PREFERENCE - EXCEPT FOR COST
- ◆ COST OF LIVING VERSUS WHAT PEOPLE WANT TO PAY YOU FOR WORK MAKES IT HARD TO THRIVE HERE.
- ◆ DEVELOP THE PLACE PROPERLY SINCE VALLEY FLOOR WILL NEVER BE DEVELOPED
- ◆ DO AWAY WITH MOST LOCAL, COUNTY, STATE NOISE REGULATION
- ◆ DO NOT ALLOW ILLEGAL WORKERS TO LIVE OR WORK IN THE REGION.
- ◆ DOGS SHOULD BE ALLOWED AND AFFORDABLE HOUSING ON VALLEY FLOOR AT LEAST PART OF IT, WOULD LOOK BETTER THAN ALL THAT PRAIRIE DOG MESS-AND BRING BACK THE COWS
- ◆ DON'T DO WHAT VEGAS DID & ALLOW UNRESTRICTED LOANING & BUILDING. WE DON'T NEED A DOZEN CAPELAS BUT WE DO NEED CHEAPER APARTMENTS. THE PRAIRIE RATS LIVE HERE BUT WORKERS CAN'T AVOID THE DANGEROUS COMMUTE & TO ENJOY THE MOUNTAIN INSTEAD OF....
- ◆ DON'T TURN THE AREA INTO ANOTHER VAIL OR ASPEN
- ◆ DON'T UNDERSTAND WHY I HAVE TO PAY TAXES FOR OTHERS HOUSING NEEDS
- ◆ DORMITORY HOUSING AVAILABLE, OUTDOOR CAMPING (ILIUM) FOR THOSE WHO WANT IT
- ◆ ECONOMIC DIVERSIFICATION IS NEEDED. TOUSISIN PROVIDES A LOT OF JOBS BUT THEY DON'T PAY WELL. SERVICE PROVIDERS SUCH AS TEACHERS AND POLICE PROBABLY NEED HOUSING ASSISTANCE OF SOME SORT.
- ◆ ELIMINATE BUREAUCRACY, LESS DEBT LESS SPENDING, ELIMINATE IRS, PASS NETT SALES TAX
- ◆ EMPLOYMENT HOUSING WAGES/SALARIES CANNOT BE "CONTROLLED," ARE BEST DETERMINED BY FAIR MARKET
- ◆ ENOUGH WITH BUILDING NEW DEED RESTRICTED HOUSING UNTIL THOSE TRYING TO SELL OFF THEIR EXISTING DEED RESTRICTED HOUSING ARE ABLE TO. THERE ARE QUITE A FEW DEED RESTRICTED HOUSES ON THE MARKET THAT ARE NOT SELLING AT 2007-2008 PRICES
- ◆ EVEN THE "AFFORDABLE HOUSING" OPTIONS REALLY AREN'T AN OPTION FOR PERSONS WITHOUT FAMILY FINANCIAL ASSISTANCE. IT IS ESSENTIAL TO THE CHARACTER OF THE AREA AND THE OVERALL EXPERIENCE OF OUR VISITORS. IF THE WORKFORCE ISN'T A PART OF THE COMMUNITY, THEN THEY HAVE NO STAKE IN IT. WORKS JUST A JOB AND THE HIGH LEVEL OF PERSONAL SERVICES WILL GO DOWN! ALSO WE ALL DESERVE TO LIVE.
- ◆ EVERYONE WANTS A 3BE 3BA DETACHED HOME WITH YARD AND GARAGE BUT WHEN YOU EARN 30000 IT IS NOT FEASIBLE
- ◆ FOCUSING ON ALTERNATIVE ENERGY SOURCES
- ◆ FOLLOW WHAT'S HAPPENING IN THE CURRENT MARKET, THE MANY "DEED-RESTRICTED" HOMES ARE ALREADY FOR SALE?
- ◆ FOR A COMMUNITY TO PROSPER PEOPLE NEED TO LIVE WHERE THEY WORK
- ◆ FOR MANY PEOPLE WHO RESIDE IN THE WEST END & WORK IN T-RIDE, THE QUESTION IS NOT WHAT WOULD ENTICE YOU TO MOVE TO WHERE YOU WORK, BUT "HOW CAN WE BRING JOBS TO WHERE WE LIVE?"
- ◆ FORGET NEW HOTELS AND CONCENTRATE ON THE CORE!
- ◆ FORTUNATELY PROPERTY TAXES ARE AFFORDABLE. JOBS ARE NOT PLENTIFUL HERE, IT IS HARD FOR YOUNG PEOPLE TO MAKE A LIVING HERE.
- ◆ GET SOMEONE WHO KNOWS STAT ANALYSIS TO DRAFT A REAL SURVEY

- ◆ GIVING EXCEPTIONS TO THE LOTTERY PROCESS IS UNFAIR TO THE PEOPLE LIKE QUALITY WITH OUT THEM,THESE WHO DO NOT NEED EXCEPTIONS, SHOULD BE GIVEN PRIORITY OVER THOSE WHO DO.
- ◆ GOOD LUCK!
- ◆ GOOD SURVEY
- ◆ GREAT SURVEY - THANKS!
- ◆ HOUSING FROM ANOTHER MOUNTAIN RESORT COMMUNITY I UNDERSTAND THE DEFINITE NEED FOR EMPLOYEE HOUSING ASSISTANCE. IT APPEARS THAT SMRHA IS DOING A GOOD JOB.
- ◆ HOUSING IS GROSSLY OVERPRICED & OVERVALUED AND PROPANE & FOOD IS OVERLY EXPENSIVE
- ◆ HOW MUCH SHOULD A PERSON LET REALITY TEMPER ANSWERS ON THIS? I MAY WANT TO BUY A NICER HOME FOR UNDER 250K, BUT IT WILL LIKELY NEVER BE POSSIBLE IN THE IMMEDIATE TELLURIDE REGION. I CONSIDERED GOLD RUN FOR A BIT, WHEN I HEARD I COULDN'T PARK ANOTHER CAR OR TRAILER..... PAYING OVER A QUARTER MILLION FOR A HOME, & I CANT USE IT HOW I WANT TO - BOGUS!
- ◆ I AM A SINGLE TEACHER WHO WANTS TO STAY IN TELLURIDE, BUT FINDS IT IMPOSSIBLE TO OWN A HOME
- ◆ I AM A UNIQUE CASE BECAUSE I AM SERVING YEAR OF SERVICE AS AN AMERICORPS VISTA AND AM UNABLE TO TAKE A SECOND JOB. MY BOYFRIEND HAS HAD TO FIND A JOB THAT IS NOT "BENEATH" HIM WHICH HAS MADE IT HARD TO FIND A BENTAL SITUATION THAT FITS OUR BUDGET.
- ◆ I AM DISABLED & LIVE ALONE IN A FIXED INCOME.
- ◆ I AM HOPEFUL THAT THE COMMENT AT VILLAGE CAMP PLAN WILL BE ADOPTED WITH PROFESSIONAL HOUSING PLANS IN THAT SIMILAR DEVELOPMENT IN UNINCORPORATED SM COUNTY WOULD ALSO BE GREAT I.E. IN ILIUM VALLEY OR OPHIR AREA PUBLIC TRANSPORTATION LINKS
- ◆ I AM IN THE "MID-ZONE" TOO MUCH NET WORTH TO QUALIFY TO PURCHASE A DEED RESTRICTED HOME, YET NOT ENOUGH MONEY TO PURCHASE SUITABLE FREE MARKET FOR MY FAMILY.
- ◆ I AM ONE OF THE LUCKY WAS WHO HAS FOUND A WAY TO LIVE, HAVE PAYMENT FREE, IF I DID NOT FIND THIS, I WOULD PROBABLY HAVE MOVED ON TO A COMMUNITY TOWN A MORE COMMUNITY OF A LOWER COST OF LIVING.
- ◆ I FEEL THAT MORE PROFESSIONAL HOUSING NEEDS TO BE PROVIDED, COST PRICE POINTS REAL PEOPLE CAN AFFORD. A 300K IS NOT O.K. FOR LATE 20 EARLY 30 YOUNG PEOPLE
- ◆ I HAD TO WAIT FOR NEARLY 2 YEARS BEFORE A VOUCHER OPENED UP. I THINK THIS COUNTY NEED TO ISSUE MORE VOUCHERS FOR IT 3 YEARS WAITING LIST.
- ◆ I HAVE A DEED RESTRICTED HOME BUT IT IS REALLY NOT AFFORDABLE, I PAY 1800/MO SO I MAY TRY TO DOWNSIZE IF I COULD SAVE \$ (NOT A REALITY SO FAR...)
- ◆ I HAVE A LANDLORD DEDICATED TO KEEPING COSTS LOW. I AM IN A UNIQUE VERY LUCKY SITUATION, FREE MARKET COSTS AT MY APT WOULD BE SEVERAL HUNDRED ABOVE WHAT I CURRENTLY PAY, AND I COULD NOT AFFORD THAT. AFFORDABLE HOUSING FOR WORKING IS A BIG PROBLEM.
- ◆ I HAVE NOTICED THAT WHILE WAGES HAVE GONE DOWN TREMENDOUSLY IN THE AREA, RENT, FOOD, FUEL, ETC. HAVE STAYED THE SAME OR GONE UP.

- ◆ I JUST WISH THERE WAS MORE CHOICE IN NORWOOD TO CHOOSE FROM
- ◆ I KNOW SEVERAL PEOPLE HAVE IN RIDGWAY WHAT ONE LIVING IN THIER VEHICLES
- ◆ I LOVE TELLURIDE AND PLAN TO BUY A HOME HERE. I PLAN TO LIVE HERE FOREVER
- ◆ I LOVE TELLURIDE, AND I HAVE A VERY GOOD, PERMANENT JOB EVEN SO, I FEEL VERY UNCERTAIN ABOUT THE POSSIBLITY OF EVER OWNING A HOME IN THE REGION, I DON'T WANT TO RENT FOREVER!
- ◆ I LOVED THE GOLD RUN PROJECT !
- ◆ I OWN A DEED R.U. THE RESTRICTION OF PETS ON THIS AND TEELURIDE TRANSFER TAX MAKES IT UNSELLABLE. I HAVE HAD IT MARKETED A YEAR WITH NO INTEREST. THERE ARE TOO MANY LOCALS SELLING CURRENTLY.
- ◆ I REALLY LIKE HOW TELLURIDE HAS WORKED TOWARDS AFFORDABLE HOUSING FOR A SMALL TOWN THERE IS TOO MUCH TRAFFIC - TOO MANY PEOPLE DRIVE CARS RATHER THAN TAKE BUS OR WALK.
- ◆ I THINK EMPLOYERS SHOULD MAKE AN EFFORT TO HIRE MORE PEOPLE WHO LIVE CLOSER TO THE PLACE OF BUSINESS - MORE GREEN WAY
- ◆ I THINK I GOT REALLY LUCKY TO GET INTO SHANDOKA. IT WOULD BE GREAT TO HAVE ANOTHER SIMILAR OPTION LIKE SHANDOKA BUT GREAT TOWARDS THE 20-30 SOMETHING WORKFORCE. KIDS WAKE UP PLAYING EARLY IN THE MORNING BUT KEEP THEM UP PARTYING LATE AT NIGHT. IT WOULD BE GOOD FOR BOTH GROUPS TO SPLIT IT UP.
- ◆ I THINK IS A SHAME THAT SO MANY NICE HOUSES IN THE REGION SIT VACANT MORE OFTEN THEN NOT AND MANY RESOURCES ARE CONSUMED TO EARN FOR THOSE VACANT HOMES.
- ◆ I THINK TELLURIDE HOA MAKE IT VERY DIFFICULT, AND HOUSING IS ONLY BARELY AFFORDABLE. BECAUSE THE TOWN WILL NOT GROW, HOUSING WILL ONLY GET MORE EXPENSIVE.
- ◆ I THINK THE NEW GOLD RUN UNITS WERE PRICE TOO HIGH.
- ◆ I THINK THERE IS A LOT TO RENT IN RIDGWAY. THE OWNERS OF THESE HOUSES WERE TERRIBLE MANAGERS OF THE PROPERTY. I HAVE 3 FRIENDS RENTING, ALWAYS SAY SOME THING
- ◆ I WORK AS A PROPERTY MANAGER AT A BUILDING WHERE MY RENT & UTILITIES ARE INCLUDED WITH MY EMPLOYMENT; I CAN NOT AFFORD ADEQUATE HOUSING HERE.
- ◆ I WOULD LIKE TO PAINT MY HOUSE
- ◆ IF ALL THE FOR RENT AND FOR SALE WERE REQUIRED IT WOULD HELP.
- ◆ IF I DO MOVE FROM AREA IT HAVE TO BE BECAUSE OF THE COST OF LIVING AND CONTINUAL DE EMPHASIS ON COMMUNTY
- ◆ If my parents did not rent to us we would not be able to stay here. Individuals tend to do more about affordable housing than the governments do.
- ◆ IF PEOPLE HAVE JOBS THEY CAN AFFORD HOUSING AT
- ◆ IF THE ECONOMY DOESN'T TURN AROUND WE WILL BE FORCED TO BURN WOOD FOR HEAT, USE OIL LAMPS / AND MAY LOSE HOME
- ◆ IF THE WORKFORCE CAN'T AFFORD HOUSING THERE WILL WE NO WORK FORCE TO SUPPORT THE RESORT AND WORKING & OUR JOBS DOESN'T BRING BALANCE TO LIFE (ENJOY THE AREA ALSO).
- ◆ IF YOU WANT TO LIVE IN A BIGGER HOUSE YOU HAVE TO GET ROOMMATES TO HELP PAY THE RENT OR MORTGAGE
- ◆ I'M A CONSTRUCTION ELECTRICAL CONTRACTOR WILLING TO COLLABORATE IN A COMMUNITY BUYER/OWNER BUILD SUSTAINABLE HOUSING W/ GARDENS

- ◆ I'M PRETTY HAPPY OF MY SITUATION - HOWEVER MOST OF MY FRIENDS HAVE FAMILIES AND A CONDO COMPLEX ISN'T SATISFACTORY. A HOUSE / DUPLEX IS VERY IMPORTANT WITH BABIES + KIDS
- ◆ I'M TRYING TO LIVE ON SOC. SEC. WHICH HAS NOT HAD A COST OF LIVING INCREASE IN 3 YEARS. COST OF LIVING HAS GONE UP FOR ME!
- ◆ IMPORTANT TO ANTICIPATE GROWTH AND ESTABLISH LAND-USE POLICIES THAT PRESERVE THE BEAUTY AND CHARACTER OF THE AREA
- ◆ IN ORDER TO AFFORD MY PLACE I HAVE TO HAVE A ROOM MATE IN MY 10 FT.
- ◆ IN ORDER TO RUN HOTELS AND RESTAURANTS SEASONALLY I THINK SMALLER BEDROOMS/LESS THAN \$1000/MO
- ◆ IN OURAY COUNTY IT'S BEEN NON EXISTENT (WORKFORCE HOUSING)
- ◆ IT IS A PRIVILEGE TO LIVE HERE - NOT A RIGHT YOU NEED TO LIVE WHERE YOU CAN AFFORD TO - NO ONE PAID MY WAY!
- ◆ IT IS DEAL WITH TOO POLITICAL TERMS+NOT ON PRACTICAL TERMS. THE POLITICANS WANT TO DICTATE, HAVE TOO MUCH CONTROL.
- ◆ IT WOULD BE AWESOME IF I COULD AFFORD FOR MY SON AND I TO HAVE A ROOM OF OUR OWN IN A PLACE I COULD AFFORD
- ◆ IT WOULD BE COOL TO HAVE RIDGWAYS ROADS PAVS.
- ◆ IT WOULD BE NICE TO HAVE MORE OPTIONS OF RENTING 2 OR MORE BEDROOMS HOUSE / APARTMENTS ACCEPT PETS & ARE REASONABLE IN PRICE.
- ◆ IT WOULD BE PIONEERING TO OFFER LOW INCOME FORBES CHANGE TO LIVE IN A DESIRABLE LOCATION TELLURIDE IS WELL ON ITS WAY AND I BELIEVE....
- ◆ IT WOULD BE REALLY NEAT TO SEE AFFORDABLE HOUSING IN THE SUNNY SIDE OF TOWN
- ◆ IT'S RIDICULOUS FOR LOCAL PEOPLE LIVING HERE THE COST OF LIVING. GROCERIES, GAS, UTILITIES, SERVICES, MAKES IT IMPOSSIBLE TO SHOP LOCALLY.
- ◆ JOB SMRTLA DOES A GREAT
- ◆ JOBS, JOBS, JOBS, WE NEED SOME NEW HOUSING PRIVATE SECTOR JOBS.
- ◆ KEEP LOOKING AT ALL IN TELLURIDE VACANT LAND.
- ◆ KEEP PRICE CAPPED DEED RESTRICTIONS, LOOK AT THE LAWSON HILL MESS RIGHT NOW. AN AFFORDABLE CLEANER QUIETER PLACE TO LIVE, RELAX FOR FULL-TIME EMPLOYMENT OR ENFORCE NON TOWN OWNED DEED RESTRICTED RENTAL RATES. STOP STICKING SO MANY DEED RESTRICTED UNITS UNDERGROUND. SHANDOKA IS NOISEY, OVERCROWED AND INTERIOR OF UNITS AND GREENSPACE NEED SOME TLC, NEED MORE CONTROL OVER THERE. SMALLER DEVELOPMENTS, NICE STORAGE SPACE/SECURE GARAGE, ETC, INSTEAD OF EQUAL BED/BATH RATIOS AND/OR LARGER ROOMS. COMMUNAL OUTDOOR SPACE RATHER THAN INDOOR, WASHER DRYER HOOKUP AT A MINIMUM INCORPORATE BUSINESS SPACE FOR BUSINESSES THAT DIRECTLY SERVE LOCALS.
- ◆ KEEP UP THE GOOD WORK
- ◆ KEEP WORKING ON HOUSING SOLUTIONS FOR LOW AND MIDDLE INCOME RESIDENTS SO THIS COMMUNITY CAN BECOME VIABLE TO LIVE IN FOR PEOPLE WHO ARE NOT WEALTHY. THANK YOU FOR YOUR EFFORTS!
- ◆ LET THE PEOPLE LIVE IN ALL THE VACANT HOUSES & CONDO'S.....
- ◆ LIGHTEN UP ON DEED RESTRICTION REGS I.E MAKE IT EASIER TO RENT - PETS ETC.

- ◆ LOCAL GOVERNMENT TRIES ITS BEST TO PROVIDE AFFORDABLE HOUSING, BUT THEY'RE FIGHTING AN UPHILL BATTLE.
- ◆ LOVE LIFE WOULD LOVE TO BUY A HOME IN TELLURIDE
- ◆ LOVE LIVING HERE, BUT CANNOT AFFORD TO BUY A HOUSE WITH MY MOM AND RENTING FEELS LIKE AM THROWING MONEY AWAY.
- ◆ Love our home in Norwood - had to stop working on an expansion because of economy. Norwood needs a rec center or something to bring community out and children a safe place.
- ◆ LOWER RENT FOR FULL TIME YEAR EMPLOYEES
- ◆ LOWER TAXES
- ◆ MAKE AFFORDABLE HOUSING ACTUALLY AFFORDABLE
- ◆ MAKE SURE DIALOGUE BETWEEN DEED RESTRICTIONS IS ACCURATE & PROFESSIONAL, NO THREATENING BEHAVIORS.
- ◆ MANY PEOPLE HAVE STUDENT LOANS. HOUSING (LIKE BIG BILLY'S) THAT WILL WORK FOR FAMILYS AND PETS W/FULL KITCHEN HEALTHIER + CHEAPER FOOD W/FULL KITCHEN AND / OR EMPLOYEE PROVIDED HOUSING TO PERSONAL EMPLOYEES. ALSO MORE INXPENSIVE GROCERIES IN TELLURIDE.
- ◆ MILLMOOR WEDGE SHOULD REFLECT THE AFFORDABILITY OF RENT/MORTGAGE PROPERTY.
- ◆ MORE "AFFORDABLE" HOUSING - REALLY "AFFORDABLE" NOT TELLURIDE'S DEFINITION OF AFFORDABLE - LOWER RENT UNDER \$200000
- ◆ MORE AFFORDABLE SIZE FAMILY HOMES ARE NEEDED
- ◆ MORE BUS SCHEDULE RUNNING YEAR ROUND FRON RIDGWAY TO TEX.
- ◆ MORE FREQUENT PUBLIC TRANSPORTATION TO LAWSON HILL WOULD BE WELCOME. I WOULD RATHER NOT HAVE A COMMERCIAL UNIT BELOW ME, IT IS OFTEN EMPPLY SO THAT HELPS BUT WHEN IT GETS RENTED LATELY IT HAS BEEN DANCE/EXERCISE - NOISY!
- ◆ MORE HOUSING CURRENTLY AVAILABLE THAN IN THE 25 YEARS LIVE LIVED HERE. LONG TERM LOCALS NEED JOBS.
- ◆ MORE OPTIONS LIKE GADRIN & ENTRADA NOT SHANDOKA
- ◆ MORE PUBLIC TRANSPORTATION WOULD HELP A LOT
- ◆ MORE RENTAL UNITS SHOULD BE AVAILABLE-NOT MORE HOUSING FOR PURCHASE
- ◆ More storage and garage space - no garages in T-ride!
- ◆ MOST PEOPLE I WORK WITH IN THE TELLURIDE CONSTRUCTION MARKET WOULD NOT LIVE THERE EVEN IF THERE WAS AFFORDABLE HOUSING-IT IS SUCH A DIFFERENT COMMUNITY DESIRE TO LIVE IN
- ◆ MOST RENTALS ARE TOO SMALL FOR A LARGE FAMILY
- ◆ MY HUSBAND IS A LIFE LONG LOCAL - BORN & RAISED, IT MAKES US VERY SAD, UPSET & FRUSTRATED THAT WE CANNOT AFFORD A HOME HERE. WE WOULD LOVE TO RAISE OUR CHILDREN HERE.
- ◆ MY PREVIOUS QUIET COMPLEX HAS BECOME A BASIC SCIENCE TELLURIDE APARTMENTS CLOSED DOWN
- ◆ NEED MORE HOUSING THAT IS AFFORDABLE
- ◆ NEED TO BREAK OUT ILIUM / OPHIR / ETC.
- ◆ NEVER HAD ANYONE HELP WITH MY HOUSING OR EXPENSES, HAVE ALWAYS LIVED ACCORDING TO MY MEANS

- ◆ NEW BUILDING REQUEST GREEN BUILDING CODES, CODES ARE INCREASING COST TO BUILD MAKING DIFFICULT TO AFFORD
- ◆ NEW HOTEL CONSTRUCTION SHOULD BE REQUIRED TO INCLUDE EMPLOYEE HOUSING ON SITE.
- ◆ NICE FORMAT, KEEP UP THE NEED WORK? POWER TO THE PEOPLE?
- ◆ NO CAREER JOBS - CAN'T AFFORD TO LIVE/WORK & HAVE DECENT LIFESTYLE.
- ◆ No deed restrictions. Current system of limiting potential buyers is working.
- ◆ NO ONE WITH A MINIMUM WAGE JOB CAN AFFORD SAN MIG OR OURAY COUNTY HOUSING -THIS HAS TO STOP
- ◆ NORWOOD NEEDS MORE COMMUNITY SERVICES - COMMUNITY CENTER, EXERCISE ROOM
- ◆ NOT ENOUGH WORK IN RIDGWAY. TOO EXPENSIVE TO LIVE T'RIDE.
- ◆ OFFER SOME AFFORDABLE HOUSING THAT IS NOT SO DENSELY POPULATED, MORE SPACE PER HOME , NOT NECCESARILY PLANNED CAN NOT BE GOLD RUN (ALTHOUGH THOSE ARE GREAT!)
- ◆ ONE BED ONE BATH WOULD BE OK IF KING SIZE BED FITS
- ◆ ONE FULL TIME JOB SHOULD AFFORD YOU A MODEST LIVING AS A TOWN WORKER, POLICE OFFICER, OR SCHOOL TEACHER SHOULD BE YOUR BASELINE.
- ◆ OPPORTUNITIES FOR EDUCATION AND PROFESSIONAL EMPLOYMENT ARE DIFFICULT HERE. WE ARE MOVING BECAUSE COST OF LIVING IS TOO HIGH IN RELATION TO WAGES.
- ◆ OUR PLACE IS A SUMMER CABIN - A LOT OF THESE DON'T APPLY.
- ◆ OURAY (CITY) IS OVERRUN W/ USELESS SEASONAL OWNERS. THE LUCK OF AFFORDABLE HOUIING IS SLOWLY [ILLEGIBLE] OUR TOWN.
- ◆ OURAY COULD HAVE PUBLIC TRANSPORT AT 100. WE HAVE SENIOR TRANSPORTATION.
- ◆ OVER SUPPLY OF HOUSING - PLENTY OF FORE CLOSURE OPPORTUNITIES - STOP RESTRICTING/INTERFERING WITH THE FREE MARKET!
- ◆ PAM'S MULTIPLE PROPERTIES (AND OTHERS) MAKE A MOCKERY OF YOUR SYSTEM. THIS IS NO MOVEMENT IN LAWSON W/OPPRESIVE 406 RETT, NO DOGS AND BUILT BY IDIOTS. WE WILL ALL BE IN FORECLOSURE SOON.
- ◆ PARKING IS A ISSUE FOR PEOPLE WHO LIVE OUTSIDE OF GELLWICK LIKE LAWSON, EIDERCREEK, PLACEVILLE AREA FOR PEOPLE MULTI OTHER LOCATIONS.
- ◆ PART OF THE PROBLEM IS COST OF HOUSING IN SHC PART OF THE PROBLEM IS WORKS DON'T MATCH COST OF LIVING HERE
- ◆ PLEASE MAKE IT EASIER FOR EMERGENCY SERVICE WORKERS TO LIVE IN THE AREA
- ◆ POPULATION REDUCTION WOULD IMPROVE THE QUALITY OF LIFE IN THERE. (DIRECTOR)
- ◆ PROVIDE A MIXTURE OF PROPERTIES TO OWN OR RENT & DIFFERENT HOUSING TYPES WITH DIFFERENT PRICE POINTS.
- ◆ PUT A STOP TO BUILDING MORE AFFORDABLE HOUSING WE HAVE ENOUGH FOR NOW AND THE RULES ARE NO GOOD.
- ◆ RECENT VILLAGE COURT RENT INCREASE EXCESSIVE, DURING RECESSION
- ◆ RE-EVALUATING INCOME RESTRICTIONS FOR DEED RESTRICTED HOUSING/ADJUSTING GUIDELINES DUE TO ECONOMIC BUST OF 2009 SEEMS WARRANTED
- ◆ RENT IS HIGH BUT PRICE OF BUYING IN TELLURIDE IS RIDICULOUS AS WELL AS THE SQ FOOTAGE YOU GET FOR THE MONEY IN SAME DEED RESTRICTED HOUSING

- ◆ SAN MIGUEL COUNTY AND ITS GOV. NEED TO WORK TOGETHER MORE AS RESIDENTS OF SAME AREA AND NOT BE SO PREJUDICED ABOUT T-RIDE THE WEST END BEING DIFFERENT, BOTH AREAS HAVE THINGS TO OFFER TO EACH OTHER.
- ◆ SAN MIGUEL COUNTY SHOULD ALLOW SINGLE WIDE TRAILER/ REC. TRAILER, NORWOOD SHOULD ALLOW SINGLE WIDE TRAILERS/ REC VEH CAMPER TYPES ON TOWN LOTS
- ◆ SAVE TAXPAYER'S MONEY- ELIMINATE COSTLY SURVEYS, GET BACK TO REASONABLE LICENSE PLATE FEES.
- ◆ SEEMS TO BE PLENTY OF DR UNITS FOR SALE ON MLS ALL LITTLE DEMAND AT THIS TIME
- ◆ SHANDOKA IS INCREDIBLE
- ◆ SHANDOKA IS NOT A GOOD PLACE TO LIVE.
- ◆ SHIRLEY WE ARE VERY HAPPY TO LIVE IN RIDGWAY HAVE ABSOLUTELY NO DESIRE TO LIVE IN TELLURIDE, WITH THE SAN MIGUEL VANPOOL GETTING TO FROM WORK IS VERY AFFORDABLE AND EFFICIENT. TELLURIDE IS WONDERFUL FOR THE JOB IT AFFORDS MY WIFE AND I BUT IT IS NOT NEAR THE COMMUNITY THAT RIDGWAY'S WITH THE MUSIC IN THE PARK, COMMUNITY ACTIVITIES WE HAVE ORIOS, OURAY HOT SPRINGS, OURAY ICE PARK, THE SOON TO BE OPEN PARK RIDGWAY RESERVOIR AND THE COLORADO BAY BREW. I LOVE RIDGWAY. BEST PLACE TO LIVE IN THE USA
- ◆ SHOULD RETHINK REGULATION THAT DOES NOT ALLOW STAND ALONE GUEST HOUSE IN SAN MIGUEL. WOULD HELP WITH HOUSING PROBLEM
- ◆ SOMETHING NEEDS TO BE DONE TO KEEP GREEN BUILDING FROM GETTING IN THE WAY OF AFFORDABLE HOUSING. COSTS OF BUILDING ARE TOO HIGH ALREADY.
- ◆ STILL NEED TO INCLUDE RENTAL OPTIONS IN THE MIX. THIS IS A RESORT, NEEDS EMPLOYEES AND NOT EVERYONE WANTS TO STAY/OWN.
- ◆ STOP ANY ADDITIONS TO BUILDING ELECTRICAL/PLUMBING CODES, ETC. I'M CURRENTLY BUILDING MY OWN HOME, CODES ARE GOTTING RIDICULOUS. INCREASING COSTS WITH ZERO BENEFIT. I CAN NOT AFFORD ENERGY EFFICIENCY.
- ◆ STOP FORECLOSURES & FORECLOSURE SALES! MANDATE LOAN RESTRUCTURING FOR BOTH HOME, BUSINESS & INVESTMENT PROPERTIES.
- ◆ STOP PRICING OUT WORKING PEOPLE!! ALLOW DOGS. EXERT CONTROL OVER GREEDY OWNERS/LANDLORDS WHO DON'T CARE HOOPY ABOUT PEOPLE'S MONEY
- ◆ STOP TAXING FOR MORE THAN MY RESIDENCE IS WORTH - TAXED 260000, WORTH 200000 OR LESS
- ◆ SUBSIDIZE IN WORKING CLASS - NOT THE LOW INCOME NON EDUCATED CLASS THEY SHOULD TO LIVE LESS
- ◆ SUSTAINABLE, HEALTHY HOUSING WOULD BE GREAT. COULD HOUSING FOR HUMANITY PROGRAMS HELP?
- ◆ Tax appraisals are excessive in the current market
- ◆ Telluride needs to keep all the families and singles that currently live there. I lived in Aspen from 1989-2002 and saw how most were forced down valley. Aspen has lost its sense of community and created a traffic nightmare.
- ◆ TELLURIDE IS ALREADY TOO CONGESTED, DON'T THINK THEY SHOULD TRY TO SQUEEZE ANY MORE APARTMENTS OR CONDOS IN
- ◆ TELLURIDE IS NOT GROWING, IT IS SHRINKING & WILL CONTINUE TO DO SO FOR THE FORSEEABLE FUTURE. MY TAX DOLLARS SHOULD NOT GO TO OTHERS WITH HOUSING. THAT IS NOT RIGHT.

- ◆ TELLURIDE= YEAR ROUND RESIDENCES ONLY; MV= TOURISTS AND SEASONAL (I'M DREAMING,YES)
- ◆ THANK GOD FOR SHANDOKA BECAUSE OTHERWISE IT WOULD BE UNFFORDABLE FOR AS TO LIVE IN TOWN
- ◆ THANK YOU
- ◆ THANK YOU FOR ASKING. THIS IS A CRITICAL ISSUE FOR ME & WIFE DETERMINE YOUR ABILITY TO REMAIN HERE
- ◆ Thank you for conducting this survey
- ◆ THANK YOU FOR YOUR SERVICE. WE NEED MORE OFFER AS A HOUSING CONSIDER SOUTH RIM ALONG AIRPORT.
- ◆ THANK YOU TO SHIRLEY AND THE TOWN FOR THE GREAT
- ◆ Thank you!
- ◆ THANKS
- ◆ THANKS
- ◆ THANKS
- ◆ THANKS FOR ALL YOUR HARD WORK
- ◆ THANKS FOR ASKING
- ◆ Thanks for asking/listening!
- ◆ THANKS FOR GIVING US A CHANCE TO GET OUR FOOT IN THE DOOR YEARS AGO AT OUR 1ST HOUSE
- ◆ THANKS FOR MAKING THE EFFORT TO FIND AFFORDABLE HOUSING & TRANSPORTATION FOR US!
- ◆ THANKS FOR THESE VERY IMPORTANT QUESTIONS!
- ◆ THANKS!
- ◆ THE AFFORDABLE HOUSING IN THE COMMUNITY IS NOT ANY AFFORDABLE HOUSING, FOCUS SHOULD BE ON MAXIMUM DENSITY AND LESS LUXURY.
- ◆ THE APPLICATIONS FOR GOLD RUN GIVES A ON THE HOUSING NEED
- ◆ THE AREA IS TOO EXPENSIVE FOR WHOLE FAMILY W/ ONE AVERAGE INCOME
- ◆ THE BANKS NEED TO LIGHTEN UP LENDING
- ◆ THE COST OF LIVING AND MEETING THE EVERYDAY EXPENSES IN THE TELLURIDE AREA MAKE SAVING FOR A HOME VERY DIFFICULTY NOT IMPOSSIBLE.
- ◆ THE COST OF LIVING HAS INCREASED, BUT THE AVERAGE WAGE HASN'T SEEN A RAISE IN YEARS.
- ◆ THE COUNTY AND THE TWO TOWNS SHOULD HAVE THE SAME RULES
- ◆ THE COUNTY DROPPED THE BALL BIG TIME AT THE LAWSON HILL SUBDIVISION OF EIL MEADOWS. WE WERE SCREWED OVER TO MANY THINGS NOT DISCLOSED WHEN & BOUGHT.
- ◆ THE DEED RESTRICTED MARKET HAS BEEN FLOODED. FINDING IS A NIGHTMARE. WE COULD AFFORD TO BUY A BIGGER HOUSE BUT IT WOULD BE EXTREMELY DIFFICULT TO GET FINANCING, NEARLY IMPOSSIBLE TO SELL OURS.
- ◆ THE GOLD RUN PROJECT IS NICE, BUT AFFORDABLE, NO.
- ◆ THE GREED IN TELLURIDE HOUSING MAKES ME SICK. YOU HAVE THE VERY RICH THAT COME & GO. THEN HAVE HIPPIY/SKIBUMS THAT ARE WILLING TO PILE UP IN APARTMENTS IN FILTH THAT STAY BUT HARD WORKING.

- ◆ THE HOUSE MY FAMILY & I LIVE IN IS TOO SMALL. I HAVE A TEENAGER THAT NEEDS ANOTHER BEDROOM BUT NOTHING IS SELLING IN MY NEIGHBOURHOOD YET THE COUNTY WILL NOT ALLOW AS TO EXPAND OUR SQ. FT. IT HURTS OUR SALEABILITY IF WE CAN'T EVEN INCREASE OUR FOOT PRINT OR EVEN INSTALL DORMERS TO PROVIDE A LITTLE EXTRA SPACE.
- ◆ THE MAIN PROBLEM IS FINDING A STABLE EMPLOYMENT AT A GOOD SALARY
- ◆ THE NEW GOLD RUN UNITS ARE WONDERFUL.
- ◆ THE PRICE OF HOUSING IS TOO EXPENSIVE FOR WHAT YOU GET.
- ◆ THE ROADS IN THE COUNTY ARE A BIG PROBLEM IN PARTICULAR THOSE NOT ASPHALTED
- ◆ THE TELLURIDE REGION IS RIDICULOUSLY OVER PRICED FORCING MOST OF MY FRIENDS/FAMILYS WITH KIDS OUT OF HERE. IT'S JUST NOT REALISTIC AND WORTH IT TO LIVE.
- ◆ THE TOWN OF TELLURIDE WILL BE A GHOST TOWN IN ONE GENERATION UNTIL THE PEOPLE WHO STILL ACTUALLY LIVE THERE THINK ABOUT WHO BUYS IN TELLURIDE TODAY
- ◆ THE WORD AFFORDABLE HOUSING IS A JACK \$300000 AND UP, THE INCOME OF THIS AREA IS WAY LOW TO HAVE A MORTGAGE SO YOU HAVE TO KEEP THREE JOB TO KEEP UP HOME
- ◆ THERE ARE AT LEAST 6 SINGLE FAMILY DWELLINGS FOR SALE IN THE RIVERS ALONE. PUBLIC TRANSPORTATION AND ALLOWING SMALL DOGS WOULD OPEN DESIREABILITY HERE GREATLY!
- ◆ THERE ARE MANY HOUSES FOR SALE AND AT RISK OF FORE CLOSED AND TO BUILD MORE IS LUDICROUS, SELL THE ONES THAT ARE TO SALE FIRST OR BUY THEN BANK!
- ◆ THERE IS CURRENTLY AN OVERALUNDANCE TO DEED RESTRICTED HOUSING. LAWSON HILL PROPERTIES ARE NOT SELLING.
- ◆ THERE IS MANY EMPLOYEE HOUSING UNIT. THE CURRENT EXISTING UNITS ARE NOT SELLING. WHY BUILD MORE?
- ◆ THERE IS NO AFFORDABLE HOUSING IN THE COUNTY
- ◆ THERE NEED TO BE MORE PET FRENDRY OPTIONS AND REASONABLY AFFORDABLE RENTALS
- ◆ THERE NEEDS TO BE MORE HOUSING CHOICES OFFERED TO THE WORKING CLASS. I'VE KNOWN PEOPLE TO MOVE BECAUSE THEY CAN'T AFFORD TO LIVE HERE.
- ◆ THERE SHOULD BE AFFORDABLE HOUSING FOR SINGLE PARENTS THAT WANT TO PUT THEIR CHILDREN THROUGH COLLEGE
- ◆ THERE SHOULDN'T BE ANY PENALTY IF YOU WANT TO RENT YOUR DEED RESIDENTED HOUSING IF YOU ARE MOVING OUT OF THE AREA FOR LESS THAN [illegible] YEARS.
- ◆ THEY CAN COMMUTE / CARPOOL FROM MONTROSE.
- ◆ THIS AREA IS IN DESPERATE NEED OF ACTUALLY AFFORDABLE HOUSING LIKE LIMITED & PLANNED TRAILER PARKS, ETC TO ALLOW SERVICE WORKERS EASIER HOUSING
- ◆ THIS IS A PROBLEM WITH NO SOLUTION EXCEPT MOBILE HOME COMING
- ◆ THIS IS AN EXPENSIVE AREA-NO PLACE FOR THOSE WHO MAKE LESS THAN 25/HOUR!
- ◆ THIS IS THE SMALLEST APARTMENT WE'VE EVER HADAND THE HIGHEST RENT WE'VE OVER PAID. WE LIVE IN VCA AND THERE IS OPPORTUNITY AND LIVE IN A SMOKE FREE.
- ◆ THOUGH NOT A PROBLEM FOR ME, IT IS A MAJOR PROBLEM FOR YOUNG COUPLES, PEOPLE WHO DO NOT WANT TO COMMUTE TO NORWOOD, RIDGWAY OR DOWN VALLEY
- ◆ TOWN & SCHOOLS BUILD FOR RENT EMPLOYEE HOUSING TO KEEP TEACHERS & MUNICIPAL EMPLOYEES IN RIDGWAY.
- ◆ TOWN HAS DONE A GREAT JOB OFFERING
- ◆ TOWN OF TELLURIDE HAS DONE A LOT IN PRIMARY MIDDLE CLASS PEOPLE WITH AFFORDABLE

- ◆ TOWN OF TELLURIDE NEEDS TO CONTINUE TO SEARCH FOR AND PROVIDE AFFORDABLE HOUSING
- ◆ UNITS FOR RENT ARE AVAILABLE, BUT RENT AMOUNT IS DAUNTING WHEN LONG TERM EMPLOYMENT IS UNCERTAIN
- ◆ US GOVT IS THE PROBLEM BAD REGULATIONS
- ◆ WAGES HAVE DECREASED IN THE 31 YEARS I HAVE WORKED HERE IN SAN MIGUEL COUNTY, HOW CAN EMPLOYERS GET AWAY WITH THIS?
- ◆ WE ARE BUILDING IN RIDGWAY-IT APPEARS THERE IS A NEED FOR HOW LONG RENTAL & HOMES FOR SALE HERE. IMO. NO RECOVERY SOON.
- ◆ WE ARE LIVING IN OUR DEED INSTRUCTED CODE, JUST WISH THERE WAS BETTER INCENTIVE FOR IMPROVEMENTS, ESPECIALLY AS IT WAS BUILT IN 83, IS NOT EFFICIENT AT ALL
- ◆ WE ARE LOSING GOOD HARD WORKING FAMILIES FROM THE AREA THAT CAN'T AFFORD TO LIVE HERE. ALSO, IN TURN, OUR SCHOOLS ARE LOSING GOOD KIDS - ENROLLMENT IS DOWN.
- ◆ WE ARE SELLING -TRYING TO ANYWAY- OUR HOME TO MOVE TO A FAMILY RANCH, SOME QUESTIONS ARE HOT PERTINENT TO OUR SITUATION
- ◆ WE ARE TO EXPAND OUR FAMILY AND HOME SIZE BUT THINK OF SPENDING 500000 + FOR HOME AND FEAR WOULD BE PUSHED OUT OF THE AREA DUE TO HIGH COST
- ◆ WE ARE VERY HAPPY IN OUR HOME! THANKS SMRHA
- ◆ WE CURRENTLY OWN A RENTAL CONDO IN SOLAR RANCH. THE RENTAL MARKET RIDGWAY IS FLAT TO THERE ARE MANY PLACES FOR RENT.
- ◆ WE DON'T NEED MORE AFFORDABLE HOUSING! NO ONE SHOULD BE "ENTITLED" TO OWN A HOME BECAUSE THEY CHOOSE TO LIVE HERE.
- ◆ We have to leave this region because of seasonal work (no income in off season) and no hope of owning a home
- ◆ WE JUST MOVED INTO A DEED-RESTRICTED HOME ARE SO APPRECIATIVE THAT SMARHA HAS MADE THIS OPPORTUNITY POSSIBLE. I BELIEVE WE NEED MORE HOMES THAT ARE STAND ALONE.
- ◆ WE LOVE OUR HOUSE. WE LOVE FOLLOW ME.
- ◆ WE MUST MAKE AFFORDABLE HOUSING THAT'S PET FRIENDLY AND TRULY AFFORDABLE (NOT 200000)
- ◆ WE NEED 300 LOW COST RENTALS
- ◆ WE NEED A BETTER DEED RESTRICTED PROGRAM THAT ALLOWS LOCALS TO GROW THEIR WEALTH & NOT BE PENALIZED FOR MOVING UP THE ECONOMIC LADDER. INFO-970-708-3739
- ◆ WE NEED A REAL BUS SYSTEM. AFFORDABLE HOUSING IS NOT AFFORDABLE, I MAKE GOOD MONEY FOR THE REGION AND WOULD NEVER [ILLEGIBLE]
- ◆ WE NEED A REC CENTER
- ◆ WE NEED AFFORDABLE HOUSING IN MOUNTAIN VILLAGE TO SUPPORT RETAIL STORES
- ◆ WE NEED AFFORDABLE HOUSING SO COMMUTE ISN'T SO LONG FOR OUR EMPLOYEES
- ◆ WE NEED HOUSING THAT CAN ACTUALLY HOUSE A FAMILY OF 3-4!
- ◆ WE NEED MORE JOBS IN THIS COUNTY. THANKS
- ◆ WE NEED MORE PLACES LIKE THE VCA
- ◆ WE NEED MUCH MORE IN TOWN LARGE (3-4 BEDROOM, 2-3 BATH) SINGLE FAMILY HOMES

- ◆ WE NEED TO HOUSE YOUNG PROFESSIONALS IN ORDER FOR OUR COMMUNITY TO THRIVE. THE HOUSING OPTIONS NEED TO BE REALISTIC. MY HUSBAND AND I WOULD ONLY QUALIFY FOR A EMPLOYEE HOME VALUED \$350K, WE WOULD NOT SURVIVE WITH THAT TYPE OF MORTGAGE PAYMENT PLUS IT' S RESTRICTED
- ◆ WE PROVIDE EMPLOYEE RENTAL UNITS, FOLKS WERE SURVEYED.
- ◆ WE SHOULD FOCUS OUR OFFERS ON CREATING JOBS-WITH JOBS HOUSING WIN FOREVER!
- ◆ WE WORK 7 DAYS A WEEK TO TRY TO MAKE IT WORK. IT IS EXPENSIVE HERE, BUT WE LOVE THE COMMUNITY AND WANT TO STAY HERE. I LOST MY FULL TIME JOB 12-01-08 AND HAVE BEEN DOING ALL I CAN TO PAY OUR BILLS WHICH HAVE INCREASED ACROSS THE BOARD
- ◆ WE'RE BEHIND THE TIMES FOR FINDING AFFORDABLE HOUSING, RENT IS VERY HIGH SO PEOPLE TO BUY A HOME EXTEREMLY HIGH.
- ◆ WHAT AFFORDABLE HOUSING IS DOING IS CAUSING THOSE OF AFFORDABLE HOUSING NOT TO BE ABLE TO SELL THEIR HOUSING
- ◆ WHAT THEY CALL AFFORDABLE HOUSING HERE IS TOTALLY NOT AFFORDABLE; THEY NEED TO GET MORE REALISTIC ABOUT WHAT PEOPLE CAN PAY SO YOU DONT HAVE TO HAVE 3 JOBS JUST TO COVER YOUR BILLS AND ESSENTIALLY BE WORKING YOUR LIFE AWAY JUST TO AFFORD TO LIVE HERE
- ◆ WHAT'S UP WITH THE CONSTANTLY INCREASING H2O BILLS AROUND? OVERALL THE DIFFERENCE OF WAGE TO COST OF LIVING IS VERY UNBALANCED HERE.
- ◆ WHEN WE MOVED HAVE 3 YEARS AGO WE THOUGHT THINGS COST WAY TOO MUCH. WE ARE ONLY ABLE TO BUY A LOT IN NEIGHBORHOOD BUT WE WANT TO BUY SOME AREA PUT A HOUSE
- ◆ WILL CREATION OF ADDITIONAL HOUSING BE A PLUS OR MINUS. TOO MANY VACANT HOMES NOW PLUS DID THEY PAVE PARADISE AND PUT IN A PARKING LOT?
- ◆ WISH TELLURIDE HAD MORE FRIENDLY PEOPLE IN IT. IT IS A VERY CHILLY TOWN SOCIALLY
- ◆ WITH THE ECONOMIC CLIMATE EVERYONE NEEDS TO HELP EACH OTHER BRING PRICES DOWN NO INCREASE LIKE UTILITIES.
- ◆ Work force housing needs improvement, as far as ability to buy a home in region with the cost of living
- ◆ WOULD LIKE TO SEE (1) MASS TRANSIT, (2) RECYCLING LIKE TOWN OF TELLURIDE COUNTY WIDE, (3) FAIRER TAX ASSESSMENT (HOW CAN PROPERTY TAXES GO UP WHEN VALUE OF MY PROPERTY & SALES WENT DOWN?) AND (4) CRACK DOWN ON CONTRACTORS, ETC. WHO CHARGE HUGELY
- ◆ YES! LET THE WORKER BEES LIVE IN THE MANJUNO WHEN THE OWNERS ARE GONE WHICH IS USUALLY MOST OF THE TIME, THE WORKERS DON'T HAVE TO COMMUTE SO FAR, CREATE A FUND TO COVER DAMAGES.
- ◆ YOUNG PEOPLE WITH STARTING WAGES CAN'T AFFORD TO BUY A HOUSE IN OUR AREA AND ARE FORCED TO LEAVE.
- ◆ YOUR (SO CALLED) AFFORDABLE HOUSING IS FAR BEYOND THE AVERAGE WORKER'S INCOME

Appendix D

Employer Survey Comments

Do you have comments on affordable housing efforts to date or suggestions on how to address housing needs in the future?

- ◆ 80% of our employees own their own homes. We try to hire employees within driving distance to avoid having them try to find affordable housing in Telluride, which there is no such thing.
- ◆ Affordable housing is indeed a problem. Another housing problem is that when you rent in this area many homes are for sale and residents have to continually move when a home sells. In the 14 years that I have lived here I have lived in 13 different residences due to leases not being renewed because a house or condo is being sold. A lot of homes now are not available to be rented because the 2nd homeowner who owns the home chooses to not rent it out or to rent it short term. Most of my employees look for rentals in the prices of \$500-650 a month and that is hard to come by.
- ◆ Affordable housing sales should be limited to those who qualify only, not multiple home owners. - only people who are legal immigrants of the USA should be allowed to rent Affordable housing.
- ◆ Available and Affordable Housing in Telluride has been an issue for our employees. We had a great one who lived in Ophirm Norwood, and Ridgway before she decided to just work in Ridgway. Another lived with parents near Sawpit, and then with her boyfriend in a Van after their rented house was foreclosed. Too much hassle for her to stay in town. Another is paying way too much to stay here!
- ◆ Before the beginning of the recession, employee housing was an issue. We paid for housing, travel, vehicle expenses, etc. to keep employees on staff. Since the beginning of the recession, we have laid off everyone and have no income. No income means no issues with employee housing for us. Until the real estate and construction industries begin to recover; until the economy in general picks up, we will not have an issue with employee housing, as we don't need any employees unless one or more of the issues above improves. I think housing needs in the region are currently less pressing than job losses.
- ◆ Bigger problem for us is finding qualified employees that want to live and work here
- ◆ dormitory-style living for seasonals
- ◆ housing is a private sector matter, and should not be a government function. Let the free market run it, and keep the government out of it. Just another program our taxpayers don't need. thanks.
- ◆ I am disappointed that there are no questions regarding senior housing apartments, or future needs assessment for our aging population. The Westend desperately needs affordable housing for the aging and disabled.
- ◆ I am unable to comment on the amount of sq. footage. However there are two large buildings that house the elementary & secondary. The school owns a house which can be rented on a first come, first serve basis to new employees for \$550/month.
- ◆ I liked the system where the governmental units had housing units set aside in the lottery. Teachers, for instance, should have preference, as should fire and police. Library, too.

- ◆ I think deed restriction needs to be reevaluated and income limitations need to change. I also think people receiving a 'gift of equity' should not count that gift as income as that puts people over the income cap. 'Affordable' housing is a wonderful thing, but still VERY expensive for working people and qualifying for mortgages in deed restricted homes is getting more and more difficult.
- ◆ I think housing that is for 'low income' is already the problem. Cottonwood Creek is \$750+ per month AND you have to qualify? If you are going to offer 'low income' housing then OFFER IT! \$9000 a year for someone only making \$20000 is CRAZY.
- ◆ I would like to see more affordable housing choices which accept pets.
- ◆ In 2008 we did a big remodel, so the building structure and organization changed. Our employee totals now include both hotel/restaurant/bar (before 2008 they were reported separately).
- ◆ Need affordable housing or more people will need to commute to Telluride from other areas. Trying to project our business and hiring needs for 5 years out is practically impossible for any business, especially in this economic climate.
- ◆ Square footage of all USB locations unknown from previous question. Three branch locations were considered in completing survey (Telluride, Mountain Village and Norwood).
- ◆ The affordable housing efforts of the Town of Telluride and San Miguel County have been hugely successful and should continue.
- ◆ The housing that is being built recently has been much, much too expensive for local incomes. One example has been the number of waivers required by, and granted to, people who have ended up purchasing units. In addition, the housing is at approximately the same price point as Lawson Hill. We need significantly more affordable product that is not so 'fancy', i.e., is truly affordable.
- ◆ The simpler fact of that matter is that people can afford to live a solid life here on basic wages but they may not be able to support the lifestyle they envision on the available wages. Maybe the pie in the sky needs to be re-evaluated? (cars, cell phones, recreational vehicles, dining out, drugs)
- ◆ This survey doesn't seem to get at much. The first few questions really had no answer. There are no questions about rental vs. ownership housing. The enormous subsidies currently going to ownership housing could yield a lot more places for employees if they went to rental housing. The greatest benefit for the community is to build more rental housing.
- ◆ To date the Towns of Mountain Village and Telluride have done a good job in providing affordable housing, though not near enough. Going forward, the two towns and the county of San Miguel need to work together in providing resources and possible subsidies to encourage and enable our workforce to live in the region.
- ◆ Total of 42 living in Ouray includes 8 who are seasonal (summer) employees.
- ◆ Unfortunately we are in high season and do not have much time to sit and write my comments, however Paolo Canclini would entertain discussing the matter further.

Appendix E

Household Survey Instrument

Appendix F

Key Participant Survey Results