

Dear Resident,

Your input is very important to us. The San Miguel Regional Housing Authority is conducting this survey as part of a Housing Needs Assessment covering both San Miguel and Ouray Counties. The survey will help set priorities and determine the type, location, size, design, and price of housing that will be built in the coming years.

We ask that you please take a few minutes to complete this questionnaire about your current residence as well as future needs and preferences. This survey is confidential.

Please return the survey by January 31<sup>st</sup> in the enclosed postage-paid envelope, or drop off at the Housing Authority Office at Shandoka, 820 Black Bear Rd., #G-17. As a thank-you for filling out this survey, you may choose to be entered in a drawing for one of three **\$100 grocery store gift certificates** by filling out the enclosed prize slip and returning it with your completed survey. Please, only one survey per household.

Sincerely,

Shirley Diaz, Executive Director  
San Miguel Regional Housing Authority

## ABOUT YOUR HOME

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### 1. In what type of residence do you live? n=1159

<b>63%</b> Single-family house	<b>1</b> Alley structure/shed
<b>16</b> Apartment	<b>1</b> Room without kitchen
<b>5</b> Townhouse/duplex	<b>2</b> Mobile home ⇔ <b>68%</b> On owned land <b>32%</b> On rented lot
<b>9</b> Condo	<b>2</b> Other

### 2. Do you own or rent the residence where you currently reside? n=1158

<b>58%</b> Own ⇔	<b>80%</b> A free market unit or <b>20%</b> a deed-restricted unit
<b>40</b> Rent ⇔	<b>67%</b> A free market unit or <b>33%</b> a unit with employment or income qualifications— for example, Shandoka, Creekside, Village Court, Big Billies, Cottonwood Estates)
<b>0</b> Currently don't have housing	
<b>2</b> Other _____	

### 3. Does your employer provide or subsidize your housing? 4% Yes 96% No n=1132

### 4. How many of each are in your home? # bedrooms **avg 2.5, n=1130** AND # bathrooms **avg 2.0, n=1053**

### 5. Which choice best describes your satisfaction with your current residence: n=1148

<b>60%</b> Very satisfied	<b>8</b> Somewhat dissatisfied
<b>30</b> Somewhat satisfied	<b>3</b> Very dissatisfied

### 6. If not satisfied or dissatisfied, why? (CHECK ALL THAT APPLY) n=121

<b>14%</b> Overcrowded	<b>15</b> Disturbance from nearby short-term rentals
<b>50</b> Too expensive	<b>24</b> Poor maintenance
<b>9</b> Too far from work	<b>33</b> High utility bills
<b>11</b> In undesirable location	<b>32</b> Other _____

### 7. How has your satisfaction with your housing changed in the last 3 years? n=1148

<b>24%</b> Increased – I am more satisfied
<b>17</b> Decreased – I am less satisfied
<b>59</b> Stayed about the same

8. Please rate the following aspects of where you currently live:

	POOR		AVERAGE		EXCELLENT			
	1	2	3	4	5	mean	n	
Condition of home	2%	6	31	31	30	3.8	1127	
Energy efficiency	10	14	33	26	16	3.2	1141	
Exterior appearance	3	9	31	28	29	3.7	1139	
Size of home	5	13	34	25	23	3.5	1145	
Privacy	4	11	24	26	35	3.8	1137	
Yard/lot size	14	11	17	21	37	3.6	1106	
Safety/security	2	3	21	31	43	4.1	1127	
Quality of schools	1	2	19	35	42	4.1	995	
Community amenities	4	11	27	31	27	3.7	1113	
Community character	2	6	19	34	39	4.0	1121	
Proximity to services	6	15	31	25	23	3.5	1106	

ABOUT YOUR HOUSEHOLD

9. How many people live in your household, including yourself? **avg 2.1** people, **n=1148**

How many of these persons are under the age of 18? **avg 0.8** children, **n=532**

10. What year were you born? **avg age 50.7**, **n=1122**

11. Which of the following best describes your household? **n=1135**

- 28%** Adult living alone
- 7** Unrelated roommates
- 4** Single parent with child(ren)
- 2** Family members and unrelated roommates
- 39** Couple, no child(ren)
- 2** Immediate and extended family members
- 19** Couple with child(ren)

12. Where do you now live and where in the region would you most like to live if you could afford the cost of housing?

	WHERE YOU NOW LIVE	WHERE YOU WANT TO LIVE
01)	<b>4%</b> Lawson Hill	<b>2%</b>
02)	<b>14</b> Mountain Village	<b>8</b>
03)	<b>4</b> Norwood	<b>3</b>
04)	<b>7</b> Ouray	<b>7</b>
05)	<b>20</b> Ouray County - unincorporated	<b>19</b>
06)	<b>8</b> Ridgway	<b>9</b>
07)	<b>13</b> San Miguel County - unincorporated	<b>7</b>
08)	<b>20</b> Telluride	<b>35</b>
09)	<b>10</b> Ilium, Ophir, Placerville, Sawpit	<b>4</b>
10)	Other: _____	<b>6</b>
	<b>n=1135</b>	<b>n=1135</b>

13. Do you live here: **91%** Year round **9%** Seasonally (less than 8 months per year) **n=1146**

14. How long have you lived in your current residence? How long have you lived in the area and how much longer do you plan on living in the area?

	LIVED IN CURRENT RESIDENCE	LIVED IN AREA	WILL CONTINUE TO LIVE IN THE AREA
Less than 6 months	<b>12%</b>	<b>4%</b>	<b>2%</b>
6 months up to 1 year	<b>10</b>	<b>3</b>	<b>5</b>
1 up to 5 years	<b>30</b>	<b>21</b>	<b>17</b>
5 up to 10 years	<b>19</b>	<b>16</b>	<b>17</b>
10 up to 20 years	<b>19</b>	<b>27</b>	<b>22</b>
More than 20 years	<b>10</b>	<b>29</b>	<b>37</b>
	<b>n=1152</b>	<b>n=1040</b>	<b>n=1006</b>

15. If you have moved from one area in the region to another within the past 3 years, why? (CHECK ALL THAT APPLY)

- 18% Displaced/forced to move
- 27 To find less expensive housing
- 23 To find the type of home I desire
- 21 For employment
- 14 To live in a more rural location
- 14 To live closer to work
- 21 To live in a community which I prefer
- 19 Other \_\_\_\_\_

**EMPLOYMENT and COMMUTING**

16. How many adults (18 and over) including yourself in your household are in the following categories? (If ALL are retired or unemployed, skip to the Housing Preferences section of this survey starting with Q. 28.)

- avg 1.4 employed, n=940
- avg 0.2 retired, n=940
- avg 0.9 unemployed & looking for work, n=112
- avg 0.7 unemployed by choice, n=59

17. How many jobs do employed adults in your household (persons 18 or over only) work?

	(YOU)	(OTHER ADULTS)	
ADULT:	#1	#2	#3
Full time (>30 hrs/week)	<u>0.8</u>	<u>0.9</u>	<u>0.8</u>
Part time (<30 hrs/week)	<u>0.5</u>	<u>0.4</u>	<u>0.7</u>
<b>Total Jobs</b>	<u>1.4</u>	<u>1.3</u>	<u>1.5</u>
	<b>n=734</b>	<b>n=508</b>	<b>n=44</b>

18. How would you describe your employment? (CHECK ALL THAT APPLY) n=1179

- 29% I am primarily self-employed
- 15 I work primarily or exclusive out of my home
- 30 I work as much as I want to work
- 15 I am under-employed and need additional work

19. Please indicate your current occupation and that of others in your household. (CHECK ALL THAT APPLY)

	YOU		OTHER ADULTS	
	#1		#2	#3
1) 12% Health care and emergency services (police officer, firefighter, nurse, doctor etc.)	<b>12%</b>		<b>9</b>	<b>1</b>
2) 8 Education and child care (teacher, day care provider)	<b>8</b>		<b>6</b>	<b>2</b>
3) 9 Civil servant (town, county, state, federal, special district employees)	<b>9</b>		<b>7</b>	<b>8</b>
4) 20 Management, professional, legal, banking, real estate	<b>20</b>		<b>16</b>	<b>5</b>
5) 20 Retail sales, bar/restaurant, hotel/lodge	<b>20</b>		<b>20</b>	<b>38</b>
6) 7 Sales and administration	<b>7</b>		<b>5</b>	
7) 14 Construction, maintenance, repair	<b>14</b>		<b>19</b>	<b>16</b>
8) 14 Recreation/ski area	<b>14</b>		<b>14</b>	<b>27</b>
9) 20 Other:	<b>20</b>		<b>17</b>	<b>18</b>
	<b>n=885</b>		<b>n=546</b>	<b>n=51</b>

20. How many days per week do you each of the following methods to get to work? n=803

	<u>DAYS PER WEEK</u>
Walk or bike	<b>1.7</b>
Drive alone	<b>2.3</b>
Carpool (2-4 people)	<b>0.5</b>
Vanpool (5+ people)	<b>0.0</b>
Bus	<b>0.2</b>
Other: _____	<b>0.3</b>

21. At what time do you typically arrive at and depart from your primary job?

Arrive \_\_\_\_\_ AM/PM      Depart \_\_\_\_\_ AM/PM      OR    [ ] N/A, arrival time varies    [ ] N/A, departure varies

22. Does your employer provide/subsidize your transportation? **8% Yes 92% No n=865**

23. Where do you and other adults in your household work?

	WHERE YOU WORK		WHERE OTHER ADULTS WORK
01)	<b>5%</b>	Lawson Hill	<b>5%</b>
02)	<b>27</b>	Mountain Village	<b>31</b>
03)	<b>4</b>	Norwood	<b>4</b>
04)	<b>8</b>	Ouray	<b>7</b>
05)	<b>7</b>	Ouray County - unincorporated	<b>6</b>
06)	<b>10</b>	Ridgway	<b>8</b>
07)	<b>7</b>	San Miguel County - unincorporated	<b>8</b>
08)	<b>49</b>	Telluride	<b>48</b>
09)	<b>4</b>	Ilium, Ophir, Placerville, Sawpit	<b>7</b>
10)	<b>12</b>	Other: _____	<b>20</b>
	<b>n=864</b>		<b>n=603</b>

24. How many miles do you travel one way between work and home? **avg 10.9 miles, n=664**

*IF YOU COMMUTE MORE THAN 5 MILES BETWEEN WORK AND HOME, ANSWER Q 25-27:*

25. Why do you commute rather than live and work in the same community? (CHECK ALL FACTORS THAT APPLY) **n=346**

- 01) **9%** Location where spouse/partner works
- 02) **38** Community character; prefer where I now live
- 03) **54** Price of housing; cannot afford to live where I work
- 04) **29** Type of home I want is not available in community where I work
- 05) **8** Deed restrictions are unacceptable to me
- 06) **27** Don't mind the commute
- 07) **17** Work in other communities also
- 08) **12** The climate
- 09) **12** Can't find a place that will take dogs/cats
- 10) **16** Other: \_\_\_\_\_

26. What housing option would entice you to move to the community where you work? (CHOOSE YOUR BEST OPTION AND FILL IN THE BLANKS FOR COST AND NUMBER OF BEDROOMS) **n=181**

- 65%** A single family home I could buy for **\$322,194** with **3** bedrooms
- 8** A condo, townhome or duplex I could buy for **\$206,075** with **2.4** bedrooms
- 17** A place to rent for **\$799** per month with **1.9** bedrooms
- 7** Other \_\_\_\_\_

OR

- 3** I am not interested in moving to the community where I work

27. Do you also commute in the:

- Spring **92% Yes 8% No n=373**
- Summer **92% Yes 8% No n=373**
- Fall **92% Yes 8% No n=369**

## HOUSING PREFERENCES

28. For you and your household, please rate the importance of the following items in your choice for housing.

UNIT FEATURES	NOT AT ALL IMPORTANT				EXTREMELY IMPORTANT		mean	n
	1	2	3	4	5			
Energy efficiency/green building	2%	5	19	37	37	4.0	1109	
In-unit washer/dryer	3	3	8	20	67	4.5	1119	
Garage/covered parking	9	9	23	21	38	3.7	1110	
Extra storage	3	5	21	34	38	4.0	1109	
Office space for business use	23	20	23	16	18	2.9	1103	
Workshop space	19	18	24	19	20	3.0	1103	
Pets allowed	16	0	5	13	14	3.8	1108	
Fully or partially furnished	64	13	11	6	6	1.8	1101	
On site wireless service	14	6	20	18	42	3.7	1104	
<b>NEIGHBORHOOD/PROPERTY FEATURES</b>								
Private yard/outdoor space	3	5	13	25	54	4.2	1121	
Child playground	53	16	16	8	7	2.0	1090	
Shared common areas	44	22	20	9	5	2.1	1091	
Garden space	16	13	22	22	26	3.3	1108	
Livestock allowed	65	11	9	6	9	1.8	1094	
Views	5	4	18	34	39	4.0	1097	
Near public transportation	23	14	25	21	16	2.9	1094	
Near trails/bikepaths	9	7	20	32	32	3.7	1103	
Sense of community	4	5	20	28	42	4.0	1113	

29. In the next five years, do you want to move into other housing or stay where you now reside? n=1117

**58%** Stay in current home (SKIP TO COST OF LIVING SECTION OF THIS SURVEY, STARTING WITH Q.35)

**42** Move into different home

IF YOU WANT TO MOVE, ANSWER QUESTIONS 30-34:

30. Would you like to:

Buy, for a price not to exceed \$295,779, n=234

OR Rent, for a monthly payment not to exceed \$921, n=191

31. What types of residences would be your top 2 choices? Please write a 1 next to your first choice and 2 next to your second choice. Use each number only once.

**First choice: single family one-story, 54%. Second choice: single-family multi-story, 37%. See tables for more detail.**

\_\_\_\_\_ Single-family one-story home

\_\_\_\_\_ Townhome/duplex

\_\_\_\_\_ Single-family multi-story home

\_\_\_\_\_ Apartment

\_\_\_\_\_ Manufactured home

\_\_\_\_\_ Single room with shared kitchen

\_\_\_\_\_ Condominium

\_\_\_\_\_ Employee/accessory dwelling

32. Ideally, how many bedrooms and bathrooms would you need? # bedrooms **2.5, n=407** AND # bathrooms **1.9, n=395**

33. If you were to buy or rent a different home, which of the following communities would be your first choice and second choice of where to live?

	<u>FIRST CHOICE</u>		<u>SECOND CHOICE</u>
01)	<b>1%</b>	Lawson Hill	<b>11</b>
02)	<b>10</b>	Mountain Village	<b>19</b>
03)	<b>1</b>	Norwood	<b>2</b>
04)	<b>4</b>	Ouray	<b>2</b>
05)	<b>9</b>	Ouray County - unincorporated	<b>11</b>
06)	<b>9</b>	Ridgway	<b>9</b>
07)	<b>5</b>	San Miguel County - unincorporated	<b>9</b>
08)	<b>48</b>	Telluride	<b>19</b>
09)	<b>4</b>	Ilium, Ophir, Placerville, Sawpit	<b>13</b>
10)	<b>8</b>	Other: _____	<b>5</b>
	<b>n=414</b>		<b>n=357</b>

34. For persons who want to rent, why is renting your choice? (CHECK ALL THAT APPLY) **n=230**

- |   |  |
|---|--|
| <b>38%</b> Renting is cheaper                           | <b>53</b> Housing I want and can afford is not available |
| <b>44</b> Economic future is uncertain                  | <b>13</b> I will not buy a home with a deed restriction  |
| <b>41</b> Can't qualify for a mortgage                  | <b>6</b> Owning a home is not my dream                   |
| <b>52</b> I do not have a down payment                  | <b>22</b> I want to remain mobile                        |
| <b>8</b> Intimidating/complicated qualification process | <b>21</b> I am not committed to living here long term    |

## COST OF LIVING

35. What is your household's current total monthly RENT and/or MORTGAGE PAYMENT? **n=818**

**\$1,495** per month                      **OR**                       Do not pay rent or mortgage                       Mortgage paid off

36. What is your average monthly cost of utilities – gas, electric, water but not phone or cable TV? **\$260, n=932**

37. Are you currently at risk of default on your mortgage or rent payments (i.e., late payments, home value below debt)? **n=1140**

- 2%** Yes – I am in default on my mortgage or behind on my rent
- 9** Yes – I am at risk of default on my mortgage or risk falling behind on my rent
- 88** No

38. How much does your household spend per month on car payments? **\$281, n=553**

39. What is the total combined gross annual household income (before taxes)? **\$73,223, n=807**

40. How has your household's income changed since the economic boom of 2007/08? **n=1093**

- 50%** Stayed about the same
- 9** Increased by **\$17,534** per year
- 41** Decreased by **\$39,512** per year

41. In conclusion, how do you feel about the problem of finding affordable housing for persons who work in the region? **n=1117**

- 15%** It is the most critical problem
- 47** One of the more serious problems in the region
- 31** A problem among others needing attention
- 4** One of our lesser problems
- 3** I don't believe work force housing is a problem

Do you have any additional comments or suggestions? \_\_\_\_\_

**THANK YOU FOR YOUR PARTICIPATION!**