

SAN MIGUEL COUNTY HOUSING NEEDS ASSESSMENT

November 6, 2023

San Miguel County, Telluride, and Mountain Village agree to update the Housing Needs Assessment (HNA).
An MOU is drafted outlining cooperation and funding commitments.

December 13, 2023

SMRHA formally requests an EIAF Administrative Planning Grant for **\$24,625** to help fund the study.

December 20, 2023

Deadline for firms to submit proposals to conduct the Housing Needs Assessment.

December 29, 2023

State offers grant, pending contract execution and potential election approval.

January 2024

Contract award to EPS and contract executed.
SMRHA agrees to pay **\$94,730**

January 10, 2024

The agreement between San Miguel County, Town of Telluride, Town of Mountain Village, and SMRHA is finalized.
Each entity commits up to **\$35,000** in funding.

February 2024

SMRHA and the selection team representing each jurisdiction, reviews proposals and selects a qualified consultant to conduct the assessment.

March 2024

Contract is executed with Economic & Planning Systems, Inc., and project timeline is established.

July – September 2024

Employer Survey: Over **200** responses gathered.

Over 56% of business respondents are physically located in Telluride, followed by 16.8% in Mountain Village.

Many would like to partner with government or other entities, help understand available resources, or to buy deed restricted units to rent to their employees.

The lack of affordable housing and high costs of living were cited as the top challenges for hiring/retaining employees, followed by the lack of skilled applicants in the hiring pool and long commutes.

Household Survey: Over **1,300** responses collected.

Responses were weighted by housing tenure, householder age, Hispanic origin, household size, and zip code.

~53% of respondents are in Single Family Residences, 28% in condos/apts.

Deed restricted/affordable housing has helped maintain affordability. Renters and people in employee housing have a lower perception of stability

October 2024

Initial survey findings are reviewed by SMRHA Board and Project Committee.

November 2024

Initial survey findings are reviewed by SMRHA Board and Project Committee. (can include some findings from the initial March–September item, can exclude the detail about the weighting)

February 10, 2025

Consultant presents draft Housing Needs Assessment to county and town officials.
Study informs future housing policy & development strategies.

