



**Economic & Planning
Systems, Inc.**

The Economics of Land Use



RRC
ASSOCIATES

SAN MIGUEL COUNTY HOUSING NEEDS ANALYSIS

FINAL REPORT

Prepared for:

San Miguel Regional Housing Authority
San Miguel County
Town of Telluride
Town of Mountain Village

Prepared by:

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in collaboration with RRC Associates

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Glossary of Terms

Affordable Housing: Generally defined by the U.S. Department of Housing and Urban Development (HUD) as housing on which the occupant is paying no more than 30 percent of gross income for housing costs. For renters this is defined as rent plus utilities. For homeowners, it is defined as mortgage payments comprised of payments on principal, interest, taxes, and insurance.

Area Median Income (AMI): Refers to the median income limits published annually for counties by HUD and the Colorado Housing Finance Authority (CHFA). HUD calculates median family income, adjusted for inflation, for annual updates. AMI varies by household size and is used to set income and rent limits for affordable housing programs statutorily linked to HUD income limits (e.g., Low Income Housing Tax Credits or LIHTC).

County (Capitalized “C”): Refers to the administrative functions of San Miguel County.

County Balance: Utilized in some demographic analysis, County Balance refers to the parts of San Miguel County not included in the Towns of Telluride and Mountain Village.

Deed-Restricted Housing: Refers to residential property with legal restrictions on its use or sale. These restrictions may require residency requirements, require that occupants meet income limitations, or limit the sale price to a certain percentage of appreciation, often to ensure affordability of housing.

Dwelling Unit: As defined in SB 24-174, Section 24-32-3701(6), a Dwelling Unit is a single unit providing complete independent living facilities for one or more individuals, including permanent provisions for cooking, eating, living, sanitation, and sleeping.

Employee Housing: Sometimes referred to as employer-provided housing, it is residential accommodation provided by an employer to their employees. These types of housing are typically owned, leased, or managed by the employer.

Household: A household includes all the people, related or unrelated, who occupy a housing unit. One household is numerically equivalent to one occupied housing unit.

Household Income: As defined by the U.S. Census Bureau, Household Income is the sum of the income of all people 15 years and older living in the household.

Housing Unit: As defined by the U.S. Census Bureau, a Housing Unit is a house, an apartment, a mobile home or trailer, a group of rooms, or a single room occupied as separate living quarters, or if vacant, intended for occupancy as separate living quarters. A housing unit as represented in U.S. Census data sources is defined more broadly than a dwelling unit in SB 24-174.

Glossary of Terms

Market Rate Housing: Housing that is available at the prevailing market cost, without restrictions.

R-1 School District Boundary: Refers to the boundaries of the Telluride R-1 School District. It includes the eastern part of San Miguel County and a portion of Dolores County. Municipalities within the District include Telluride, Mountain Village, Placerville, Sawpit, Ophir, and Rico.

San Miguel County or the county (lowercase “c”): Refers to the areas within the boundaries of San Miguel County.

Unincorporated San Miguel County or Rest of San Miguel County: Refers to the areas within the boundaries of San Miguel County that are outside the boundaries of any incorporated city, town, or municipality, and are directly governed by the county.

Usual Residence: It is a concept used in the decennial census to determine where a person should be counted in the census. Usual residence is defined as the place where a person lives and sleeps most of the time. This place is not necessarily the same as a person's voting residence or legal residence.

Workforce Housing: Housing for individuals and families whose earned incomes are above the threshold for traditional affordable housing programs but may not be high enough to afford the local market rate.

Notes

- **Place of residence data** – Demographic statistics such as household income are reported by the U.S. Census by place of residence. For example, household income statistics for San Miguel County represent the incomes of people who report their Usual Residence within San Miguel County. These figures therefore do not include in-commuting workers or part-time residents who report their Usual Residence elsewhere.
- **Place of employment data** – Employment and wage data reported in this report is based on place of employment; the location at which the employer reports its payroll for the unemployment insurance program. Therefore, job and wage data reflects only businesses recorded as being within San Miguel County.

1. Introduction and Summary of Findings

This Housing Needs Assessment (HNA) was prepared for a partnership between the San Miguel Regional Housing Authority (SMRHA), San Miguel County (SMC), Town of Telluride and Town of Mountain Village. The document provides information and analysis on the types of affordable housing needed in San Miguel County and the extent of housing needed to address economic and social challenges related to the high cost of housing in the county.

The HNA is intended to meet the requirements of Senate Bill 174 that defines the requirements for HNAs that local governments are required to prepare to be eligible for certain state funding programs. There were four main components to the work as described below:

- **Household and Resident Survey** – A mail-out survey of residents of San Miguel County and surrounding commute areas of Montrose, Dolores, and Ouray Counties. The survey covered various topics including housing costs, housing challenges, housing preferences, and demographic and labor force characteristics.
- **Employer Survey** – An online survey of primarily Telluride and Mountain Village area businesses. The survey covered business conditions, employee recruitment and retention topics, and opinions on housing and housing conditions.
- **Market and Demographic/Economic Data** – Secondary data published by state, federal, and some private sources were used to document changes in economic, population, and other demographic and housing market trends and conditions.
- **Housing Needs Projections** – An estimate of the housing needed over the next 10 years (up to 2034) to catch up with current housing gaps and keep up with the housing needed due to economic growth.

Report Outline

The HNA is presented in 11 chapters as follows:

1. **Introduction and Summary of Findings**
2. **Demographic Trends** – Describes the population and its characteristics within San Miguel County.
3. **Economic Trends** – Covers the economic base, trends in jobs, industries, and wages.
4. **Housing Inventory** – Describes the housing inventory in San Miguel County by area, including the affordable/deed restricted housing inventory.
5. **Housing Market** – Presents data on for-sale and rental housing costs in San Miguel County.
6. **Housing Challenges** – Discusses issues related to housing in the county, including comparing housing costs to household incomes.
7. **Housing Resources** – Summarizes the major housing programs in the county.
8. **Outreach** – Documents the key findings from the household and employer surveys.
9. **Housing Development Challenges** – Identifies the barriers to building affordable housing in the county.
10. **Current and Projected Housing Needs** – Details the components of housing need estimated for the next 10 years.
11. **Recommendations** – Describes strategies, actions, and policies to be considered by local governments regarding affordable housing.

Study Area

This study covers the entirety of San Miguel County including Telluride, Mountain Village, Norwood, Ophir, Sawpit, and Unincorporated Areas of the county. The following study does not include geographies outside San Miguel County that are within the newly expanded R-1 School District boundary, except limited use if specified in the outreach section in **Chapter 8**. Economic trends show that the Towns of Telluride and Mountain Village are primary employment hubs, and hence some delineations are made in the analysis to reflect the same.

Summary of Findings

Demographics and Economy

1. *San Miguel County's population has been shrinking since 2018; however, the number of households in the county has increased, indicating that household sizes are getting smaller.*

Since a population peak at 8,154 residents in 2018, the county lost an average of 60 residents each year up to 2023. In contrast, it has experienced a modest growth in the number of households. A household is a group of people, related or unrelated, living in one housing unit. This contrast in changes in population and households indicates that people moving in and remaining are in smaller one- and two-person households that may be empty nesters and retirees.

2. *San Miguel County's population is aging.*

The percentage of residents over 60 years of age increased since 2010 by over 10 percentage points, from 12.8 percent to 23.3 percent in 2022, indicating an aging population. Meanwhile the percentage of residents aged 20 to 59 years reduced from 65.8 percent to 59.1 percent.

3. *A substantial amount of income in San Miguel County comes from unearned sources.*

Although the largest five industries employ over 60 percent of the county's workforce, they are amongst the lowest paying jobs. Meanwhile, 48 percent of the county's personal income was generated from "unearned" sources such as investments and retirement savings, meaning nearly half of the income in the county is derived from sources not tied to the local economy.

4. *Affordable housing supply has not been able to keep moderate- to middle-income households in San Miguel County.*

The percentage of households earning between 80% of Area Median Income (AMI) and 150% AMI declined from 35.5 percent in 2010 to 25.3 percent in 2022, indicating that the county has lost moderate- to middle-income households. Meanwhile, the percentage of households earning over 150% AMI increased from 26.7 percent to 29.3 percent, and households earning below 80% AMI increased from 37.8 percent to 45.3 percent.

5. *San Miguel County has proven to be economically resilient following the COVID-19 pandemic.*

San Miguel County had total employment of 7,985 jobs in 2023. After recovering from the Great Recession of 2007, employment dropped 10 percent in 2020. Despite facing such a sharp decline, the county recovered and surpassed pre-pandemic employment levels with a 13.6 percent increase in jobs from 2020, indicating a resilient local economy.

6. *Tourism is the largest industry in San Miguel County, and employees of those industries earn a lower wage than the countywide average.*

Over 44 percent of jobs in San Miguel County are related to tourism with the Accommodation and Food Services industry constituting 22.2 percent, Arts, Entertainment, and Recreation constituting 13.1 percent, and Retail Trade constituting 9.0 percent. These three industries added 947 jobs between 2010 and 2023, more than the other industries combined. Although being the largest contributor to local jobs, the average wage for these three sectors in San Miguel County is less than the countywide average wage of approximately \$57,000, which corresponds to approximately 82% of AMI for one person in 2023 in San Miguel County.

Housing Market

1. *Housing prices at market rate levels continue to be out of reach for San Miguel County workers.*

As of August 2024, the median priced single-family residence was \$5.3 million in Telluride, \$8.5 million Mountain Village, \$1.1 million in Ophir, and \$3.3 million in outlying and unincorporated areas of the county. Sawpit and Placerville are less expensive, but still unaffordable with a median price just under \$800,000. The median price in Norwood was \$356,000, reflecting its distance from job centers. Median attached housing unit prices were \$2.0 million in Telluride and \$1.1 million in Mountain Village. (EPS used public records from the San Miguel County Assessor to develop these figures.)

2. *Only a small fraction of sales in 2024 were affordable to households earning less than 200% of AMI.*

EPS estimates that in 2024 there were about 32 sales affordable to households earning less than 200% of AMI. This represents less than 20 percent of all sales through August 2024 being affordable to a three-person household earning below \$197,400.

3. *Deed restricted housing units in the county experienced cost appreciations in recent years, likely due to older deed-restrictions that did not have income or appreciation caps.*

Between 2018 and October 2024, the median price for a deed restricted housing unit in Telluride was \$376,000, up from \$227,000 in 2018 (8.8 percent annual appreciation). In Mountain Village, the sale of one single-family residence at \$2.2 million, likely an anomaly, brought the median price for a deed restricted housing unit to \$1.0 million in 2024, an increase from \$400,000 in 2018 (16.5 percent annual appreciation).

4. *Market rate monthly rents and homeownership costs create significant financial gaps for San Miguel County residents.*

A median monthly market rate rent of \$1,848 as reported in the household survey is only affordable at 80% AMI for a three-person household in San Miguel County, earning over \$78,960 annually. Market rate for-sale housing units are significantly more expensive, where it is estimated that a median priced housing unit in the county at \$2.62 million is only affordable to a two-person household at 740% AMI and a three-person household at 660% AMI, equating to at least \$648,034 in annual household income.

Regional Household Survey

This section summarizes key findings from the household survey, following this overview of the distribution and general characteristics of the respondents.

- Of the approximately 1,300 responses received on the Household Survey, over 87 percent of all respondents are year-round residents; 32 percent live in Telluride, 16 percent each in Mountain Village and Norwood, and 19 percent across Ilium, Ophir, Placerville Sawpit, and Lawson Hill.
- Approximately 30 percent of respondents lived in deed-restricted/affordable housing, mostly in San Miguel County.
- About 42 percent of respondents have lived in the region for over 20 years, and 51 percent wish to stay for another 20 years. Renters and those in employee housing are less likely to plan to stay in the area long-term.
- Approximately 91 percent of respondents identified as White.
- Data from the 2011 Household Survey is also provided when there is a direct comparison to gauge trends over time.

Housing Costs, Conditions, and Satisfaction

1. *Housing units outside San Miguel County provide more options for residents.*

Surveyed monthly housing costs, including rent/mortgage, utilities, and other fees, are comparable in San Miguel County (\$1,960) and outside the county (\$1,817). While costs may be similar, it is likely the availability of housing of preferred sizes and types (more home for your money), that makes living outside the county attractive to some. The survey includes respondents who have owned their housing units for long periods of time, i.e., purchased when prices were lower, which may explain why monthly costs in the county and outside are similar.

2. *Housing units outside San Miguel County are more attractive to families and larger households and are slightly larger.*

Respondent households within San Miguel County had an average size of 2.2, while the average household size was 2.6 outside the county. The smallest households on average are 2.0 in renter households and 2.1 in affordable/deed-restricted housing, indicating that respondents are likely relocating outside the county when they need more space. Housing units outside San Miguel County are slightly larger with 2.7 bedrooms on average, compared to 2.5 bedrooms on average inside the county.

3. *Renters have a higher perception of housing instability than homeowners.*

While 92 percent of homeowners said they feel very secure or somewhat secure in their housing, only 60 percent of renters agreed. Renters, in both free market and affordable housing, find that their housing units are too expensive; feel they are in an unstable housing situation; and have to move when they don't want to more often than homeowners. When renters had to move, it resulted in a housing cost increase of about \$882 per month.

4. *Employer-provided housing does not always provide a sense of housing security.*

Residents of employer-provided housing, although having relatively lower housing costs, feel the most insecure in their housing situation. They also live in smaller housing units, sometimes with roommates, and often in housing reported to need repairs. Only 56 percent of those in employer-provided housing felt secure in their housing situation. Having housing tied to employment can cause workers to accept lower quality housing and create a sense of vulnerability due to their housing being dependent on job security.

5. *Affordable and deed-restricted housing has helped to preserve housing affordability.*

Between 2011 and 2024, the average surveyed monthly rent or mortgage payments increased by \$527 in market rate housing, by \$637 for employer-provided housing, and by only \$138 for affordable/deed-restricted housing. Affordable rental housing costs are also lower with a median surveyed monthly rent of \$1,200 as compared to market rate rental housing with a median monthly rent of \$1,848.

6. *Respondents were generally satisfied with the location and community they lived in, but there was more variation in satisfaction with their housing unit.*

Homeowners were most satisfied with their housing unit and rated residence satisfaction at 4.2 on a scale of 1.0 to 5.0 (where 5.0 was most satisfied), while renters and those in employee housing rated residence satisfaction at 3.3. The primary areas of dissatisfaction with housing were "too expensive" (33% owners, 43% renters); "too small" (40% of affordable renters); and too far from work (59% of respondents outside SMC).

Community Housing Preferences

1. *Housing affordability and living close to work is a priority for most survey respondents.*

The cost of housing was a crucial factor when looking for a place to live for 55 percent of all respondents. Half of the respondents from outside the county, 44 percent of San Miguel County respondents, and 60 percent of renter respondents said that being close to their job was a primary factor they consider while looking for a place to live. Respondents living outside San Miguel County are slightly more satisfied with their housing units. However, 59 percent of those not fully satisfied and living outside the county say it is because it is too far from work.

2. *There is growing interest in living in areas near but just outside Telluride and Mountain Village.*

Telluride and Mountain Village are still the top choices for where respondents would like to live, although this preference declined significantly since the 2011 survey. In 2011, 75 percent of respondents from San Miguel County said they would most like to live in Telluride and 37 percent in Mountain Village. In 2024, this share reduced to 54 percent and 28 percent respectively. There is growing interest however in living close to the towns, including areas such as Lawson Hill, Ilium, Placerville/Sawpit, and other areas close to jobs within the R-1 School District. Homeowners are more interested in these close by but not in-town areas, while renters overall prefer to be in Telluride and Mountain Village.

3. *Most respondents want to own their housing units but find affordable for-sale housing of their preference difficult to find.*

Over half the respondents choosing to rent say they do so because it is more affordable. Only 32 percent of respondents say they do not have a downpayment, indicating that there are many potential buyers if for-sale housing at an affordable price becomes available. Residents of market rate rentals are likely the best positioned to transition to ownership, since they are more likely to already have a downpayment (75 percent have a downpayment), less likely to perceive that renting is cheaper (only 36 percent feel renting is cheaper), and most committed to living in the region long-term (only 16 percent are not committed to living in the region long-term).

4. *Employee housing residents perceive they are in most need of alternate housing options.*

Those in employer-provided housing had the lowest perception of housing stability, rating residence satisfaction at 3.3 (1=worst, 5=best), the lowest amongst all housing types, and 38 percent of whom said they felt insecure in their housing situation. About 44 percent of them said they were dissatisfied with their housing unit because it needed repairs or was in poor condition.

About 90 percent of people living in employee housing expressed interest in purchasing affordable housing units. Through further questions, some respondents in employer-provided housing expressed concerns over resale restrictions and appreciation caps in the deed-restrictions. Since they were also least likely to already have a downpayment and perceived that renting was cheaper, they may benefit from additional financial resources to facilitate purchase, and flexibility regarding deed restrictions.

5. *Deed restricted ownership housing has gained acceptance in San Miguel County.*

Of respondents who live in San Miguel County, only 20 percent are deterred by the qualification process for deed restricted housing compared to 45 percent of respondents outside the county. Overall, only 20 percent of respondents said they would not buy a deed restricted housing unit.

6. *Most county residents prefer moderately sized housing units.*

San Miguel County residents appear willing to trade proximity to jobs for a slightly smaller housing unit. They prefer 2.4 bedrooms on average and 2 bathrooms, compared to 2.7 bedrooms on average outside the county.

7. *Housing size preferences vary by tenure.*

For renters, two-bedroom units are the most desired size (49 percent), followed by one- and three-bedroom units (23 percent each). For homeowners, three-bedroom units are preferred (41 percent), followed by two-bedroom units (37 percent), four-bedroom or larger units (15 percent), and lease preference for one-bedroom units (7 percent).

8. *There is a growing need for assistance for residents aging in place.*

About 30 percent of respondents nearing retirement say they are interested in assistance in maintaining their housing units or yards. They are also among the least interested in rental housing with or without services such as meals, transportation, and activities.

Employer Survey

Of the 220 total responses from businesses received through the online survey, 56 percent were located in Telluride, 17 percent in Mountain Village, and the remaining from all other locations in the county.

Labor Force Conditions

1. *Business conditions (demand) are strong, but operations are challenging.*

Employers reported nearly 200 unfilled positions in 2024. Over a third of the businesses expect to expand the number of employees in the next five years – adding an estimated 270 employees. Over 60 percent of business respondents said the lack of available affordable housing was a barrier to recruitment and retention efforts, and 57 percent said it was because of the high costs of living, excluding housing.

2. *Operational costs for businesses have increased.*

Businesses reported that increases in pay, real estate costs (rent/mortgage), and utilities have caused them to raise prices for their services or products. For nearly a third of businesses, costs related to payroll have had a major impact on the viability of their business.

Housing Assistance

1. *Businesses generally do not want to be involved in providing housing or housing assistance to their employees.*

While about 20 percent of businesses reported that they provide employee housing units out of necessity, the vast majority would prefer not to be involved in housing. Meanwhile, residents in employee housing report higher perceptions of housing insecurity, related to having their housing tied to the job and employer.

2. *Businesses are most interested in helping and retaining year-round employees.*

While businesses prefer not to be involved in housing, the highest priority for businesses is housing year-round employees to create a stable workforce. About 55 percent of businesses said local governments should prioritize building rental housing for year-round employees. Businesses were more likely to consider providing, in the future, programs such as master leasing rentals, rental assistance, and first/last month and security deposit assistance.

Housing Needs

- San Miguel County has a total housing need of 1,114 units by 2034, with three-quarters of them needed in Telluride and Mountain Village.***

807 units are needed to address the existing housing shortage in the county and 307 units are needed to address projected housing need over the next 10 years, up to 2034. About 46.4 percent of the total housing need is for rental units. Based on job distribution, 45.3 percent of housing needs are in Telluride and 30.2 percent are needed in Mountain Village.

The housing need for existing shortage is distributed based on the current income distribution in San Miguel County, which includes many renter households earning less than 50% of AMI. The allocation by tenure also assumed that it is not realistic to build for-sale housing affordable below 50% AMI. The projected housing need is based on forecasted job growth and wages and does not result in any housing need below 50% AMI. It is assumed that development of for-sale housing is infeasible below 50% AMI because the financing gap would be too large. The methodology utilized to arrive at the need is further detailed in **Chapter 10**.

Table 1. Summary of Housing Need

Description	Existing Shortage			Projected Need			Total Housing Need		
	Owner	Renter	Total	Owner	Renter	Total	Owner	Renter	Total
Extremely Low Income (<30% AMI)	0	122	122	0	0	0	0	122	122
Very Low Income (31 - 50% AMI)	0	79	79	0	0	0	0	79	79
Low Income (51% - 80% AMI)	61	61	122	53	53	106	114	114	228
Moderate Income									
81% - 100% AMI	35	35	70	50	50	101	85	85	170
100% - 120% AMI	42	42	84	20	20	40	62	62	125
Middle Income									
121% - 150% AMI	31	31	62	14	14	27	45	45	89
151% - 180% AMI	34	14	48	7	3	10	41	17	58
181% - 200% AMI	17	7	25	5	2	7	22	9	32
Upper Income (>200% AMI)	137	59	195	12	5	17	148	63	212
Total	357	450	807	160	147	307	517	597	1,114

Note: Figures may not sum due to rounding

Source: ACS 5-Year Estimates, CHFA, JobsEQ, SDO, BLS QCEW, RRC Associates, Economic & Planning Systems

- Upcoming affordable and community housing developments in San Miguel County can offset some of the housing need.***

There are currently three affordable residential developments under construction that will make approximately 44 affordable housing units available, offsetting some of the housing need.

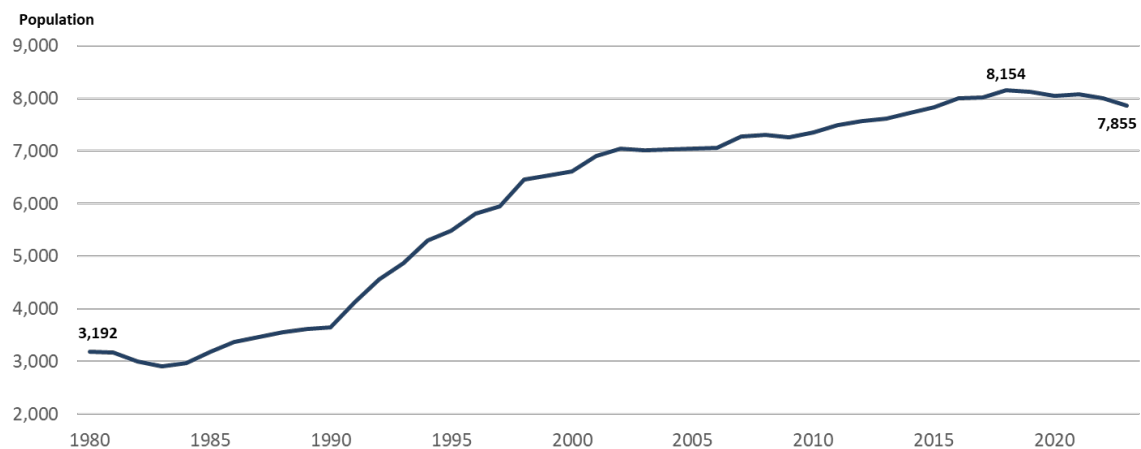
2. Demographic Trends

This chapter documents demographic trends and conditions in San Miguel County, including population, households, and household income. While most trends are analyzed at the municipal level, some are condensed to San Miguel County, Telluride, Mountain Village, and the County Balance, which includes Norwood, Ophir, Sawpit, and unincorporated San Miguel County.

Population

San Miguel County has grown steadily since 1980, when population was at 3,192, until 2018, when it peaked at 8,154 (**Figure 1**). Since 2018, the county is estimated to have lost an average of 60 residents annually, for a total of 7,855 residents in 2023. However, qualitative assessments from local government staff suggest that while official full-time residency may be declining, there are generally more part-time residents spending more time in the area than historically. With more retirees, part-time residents, and people working remote for a period of the year, the effective daytime population may be growing.

Figure 1. Historic Population Trends, 1995-2023



Source: CO Dept. of Local Affairs, Economic & Planning Systems

San Miguel County grew slowly between 2010 and 2023. Population increased at an annual average rate of 0.5 percent (or 38 residents each year), with the most significant population growth occurring in unincorporated areas and in Telluride (**Table 2**). Telluride had a population of 2,527 in 2023, comprising 32 percent of total county population. Population in Mountain Village is reported to have reduced by 0.6 percent each year between 2010 and 2023 (or 7 residents annually), for a total population of 1,216 in 2023, comprising 15 percent of countywide population.

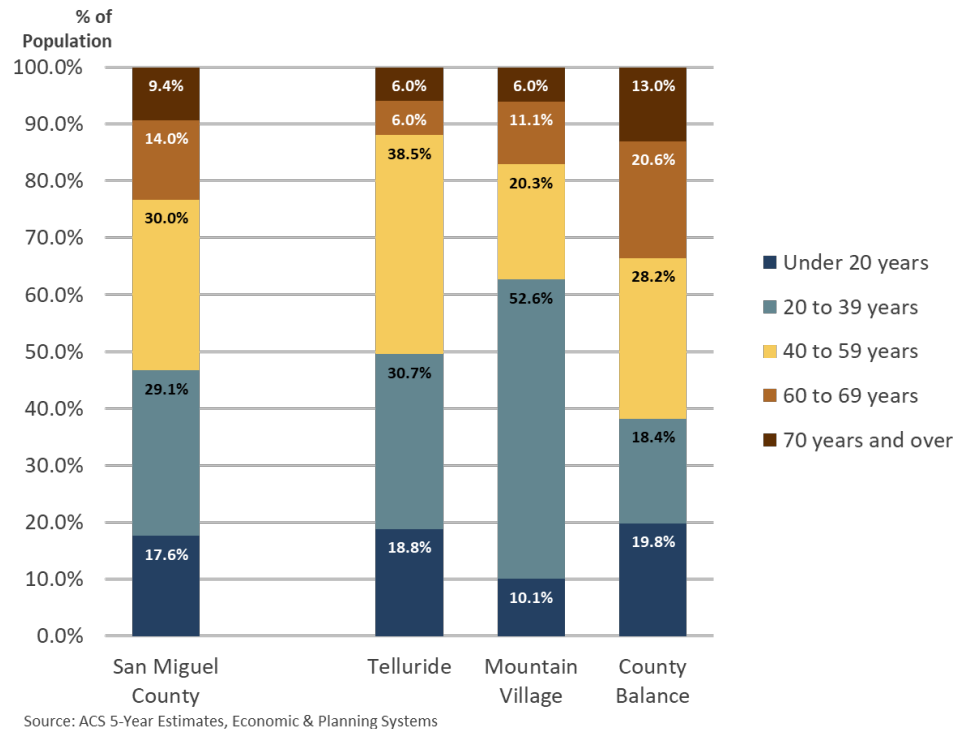
Table 2. Population, 2010-2023

Description	2010	2023	2010-2023		
			Total	Ann. #	Ann. %
Population					
Telluride	2,319	2,527	208	16	0.7%
Mountain Village	1,313	1,216	-97	-7	-0.6%
Norwood	517	564	47	4	0.7%
Ophir	180	190	10	1	0.4%
Sawpit	40	36	-4	0	-0.8%
Unincorporated Areas	<u>2,987</u>	<u>3,322</u>	<u>335</u>	<u>26</u>	<u>0.8%</u>
San Miguel County	7,356	7,855	499	38	0.5%

Source: CO Dept. of Local Affairs, Economic & Planning Systems

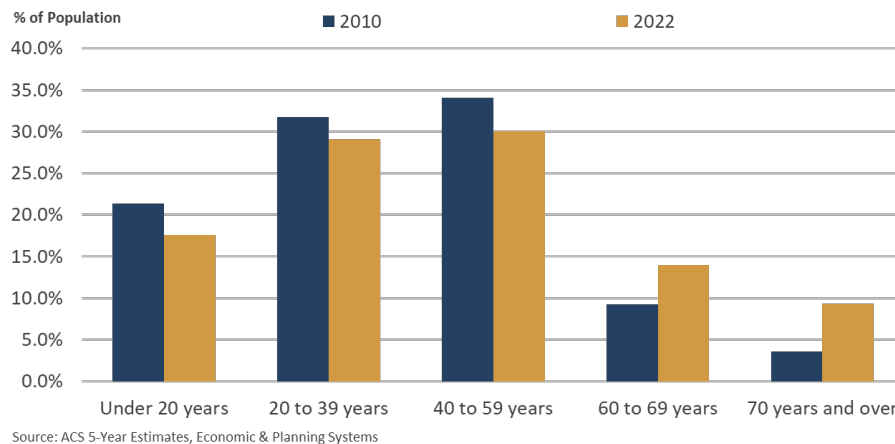
Over half of the population in Mountain Village are aged 20 to 39 years, significantly higher than the county average at 29.1 percent and Telluride at 30.7 percent (**Figure 2**). This is likely due to a concentration of affordable/deed-restricted housing units in Mountain Village that is available to the workforce. Meanwhile, nearly 40 percent of the population in Telluride are aged 40 to 59 years, higher than the county average, representing an aging workforce. Over a third of the population in the rest of the county are over 60 years of age, a higher share than in Telluride and Mountain Village.

Figure 2. Population by Age, 2022



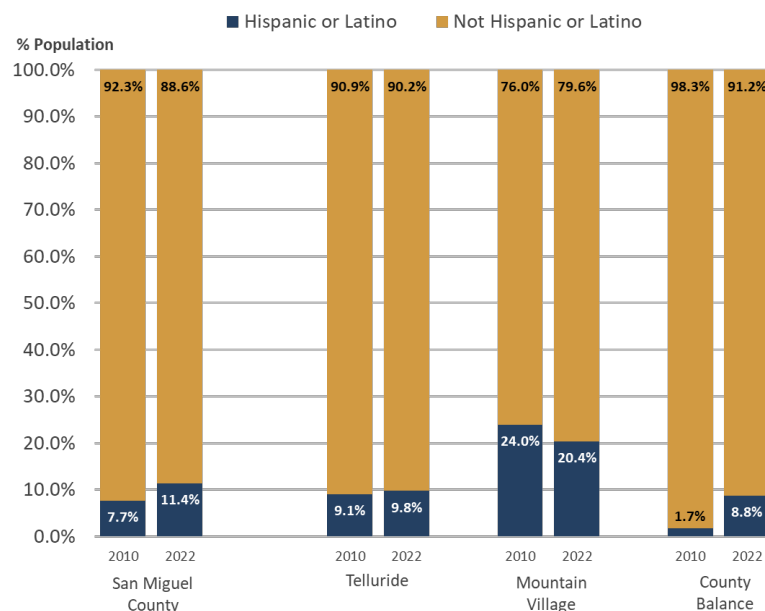
Countywide, the share of population aged over 60 years was 12.8 percent in 2010 and 23.3 percent in 2022, indicating an aging population likely in need of resources to age in place (**Figure 3**). Meanwhile, the share of population aged between 20 and 59 years reduced from 65.8 percent to 59.1 percent. The share of those aged under 20 reduced from 21.3 percent in 2010 to 17.6 percent in 2022, potentially indicating a shrinking workforce in the long-term.

Figure 3. Population by Age, 2010-2022



The largest share of population identifying as Hispanic or Latino reside in Mountain Village, where 20.4 percent identified the same, a decline from 24.0 percent in 2010 (**Figure 4**). Although this share declined, the number of Mountain Village residents identifying as Hispanic or Latino increased between 2010 and 2022, indicating that the town is adding population that do not identify as Hispanic or Latino at a higher rate than those that do.

Figure 4. Population by Hispanic or Latino Origin, 2010-2022



Households

A household is defined as all the people, related or unrelated, who occupy a housing unit as their usual place of residence. The number of households increased at a slightly higher rate than total population in the county. There were 3,615 households in San Miguel County in 2023, an increase from 3,253 in 2010 representing a 0.8 percent annual growth rate (or 28 households each year) (**Table 3**). Households in Telluride and Mountain Village grew at an annual rate of 0.6 percent (7 households each year) and 0.8 percent (5 households each year) respectively. Unincorporated areas of the county added 13 households each year between 2010 and 2023 (or 1.0 percent annual growth rate).

The increase in households in Mountain Village in contrast to population reduction indicates shrinking household sizes. The average household size in Mountain Village reduced from 2.2 in 2010 to 1.9 in 2023. In Telluride, the average household size remained unchanged at 2.1, and in the county it reduced from 2.3 in 2010 to 2.2 in 2023.

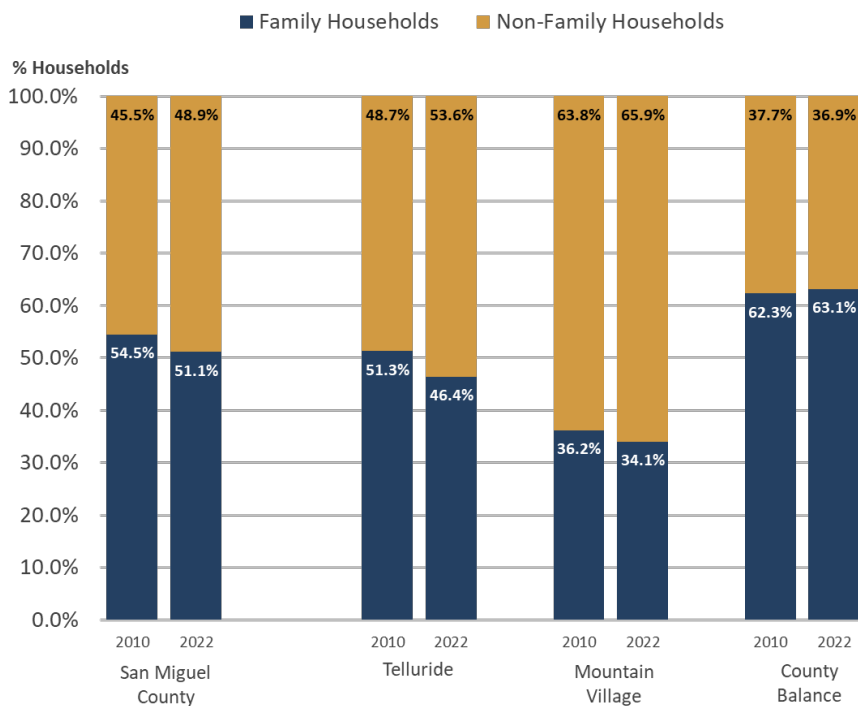
Table 3. Households, 2010-2023

Description	2010	2023	2010-2023		
			Total	Ann. #	Ann. %
Households					
Telluride	1,113	1,209	96	7	0.6%
Mountain Village	588	648	60	5	0.8%
Norwood	203	243	40	3	1.4%
Ophir	77	73	-4	0	-0.4%
Sawpit	13	17	4	0	2.1%
Unincorporated Areas	<u>1,259</u>	<u>1,425</u>	<u>166</u>	<u>13</u>	<u>1.0%</u>
San Miguel County	3,253	3,615	362	28	0.8%

Source: CO Dept. of Local Affairs, Economic & Planning Systems

A larger share of non-family households resides in Telluride and Mountain Village than in the rest of the county. On average, over half of the households in the county are family-households (**Figure 5**). Meanwhile, 46.4 percent of Telluride's households and 34.1 percent of Mountain Village's households were family-households. In the rest of the county, family-households comprised 63.1 percent of total households, indicating that families are likely finding more preferable conditions and resources outside the two largest towns of the county. The larger share of non-family households in Telluride and Mountain Village are also likely a result of the concentration of affordable housing for the workforce and younger populations.

Figure 5. Household Type, 2010-2022

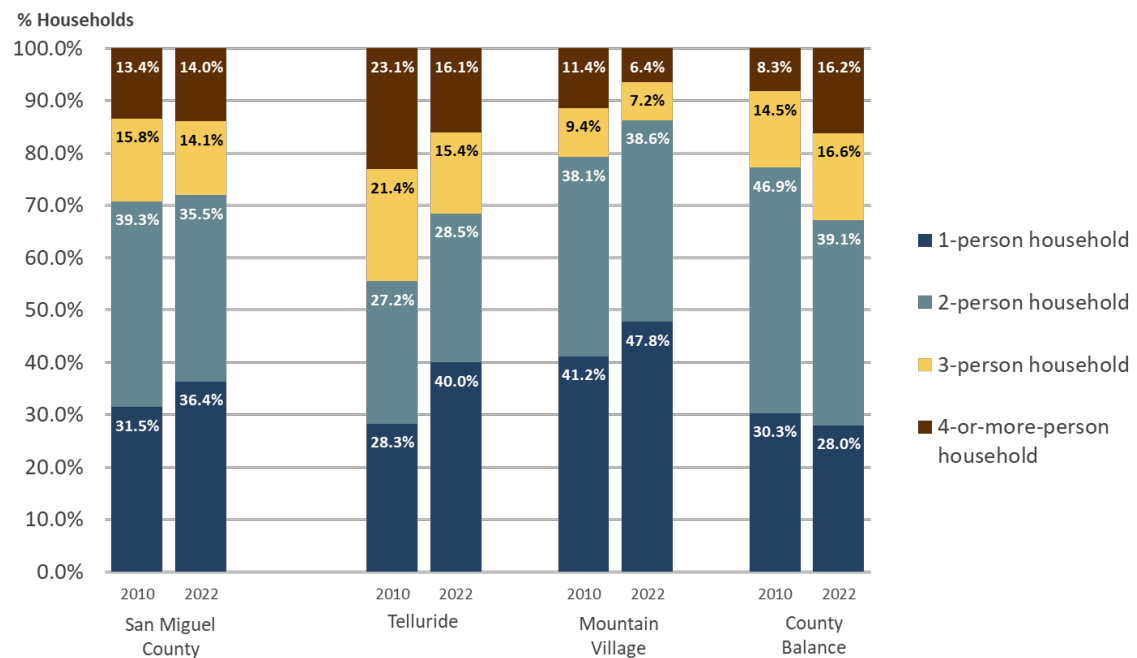


Source: ACS 5-Year Estimates, Economic & Planning Systems

The percentage of larger three- and four-person households in Telluride and Mountain Village reduced between 2010 and 2022, while it increased in the rest of the county.

Mountain Village contains a larger share of smaller one- and two-person households than Telluride and the rest of the county. In Mountain Village, 47.8 percent of the households are single-person households, and 38.6 percent are two-person households, with only 13.6 percent of households being three- and four-person households (**Figure 6**). Larger households of three or more residents comprise 31.5 percent of Telluride households and 32.9 percent of the households in the remaining County. This share of smaller households in Mountain Village may also be attributed to the concentration of affordable/deed-restricted housing units that are smaller in size.

Figure 6. Household Size, 2010-2022



Source: ACS 5-Year Estimates, Economic & Planning Systems

Household Income

Household Income is the combined income of all people 15 years or older living in the household and is reported by place-of-residence. The American Community Survey (ACS) estimated San Miguel County had a median household income of \$72,829 in 2022, up from \$66,399 in 2010, representing an annual increase of 0.8 percent (or \$536 annually) (**Table 4**). Within San Miguel County, Ophir had the highest median household income of \$121,667 followed by Telluride at \$81,429. Mountain Village had a median household income of \$56,917. It must be noted, however, that these data likely have large margins of error, and supplemental data from the 2024 San Miguel County Regional Household and Employee Survey further in the report may be considered.

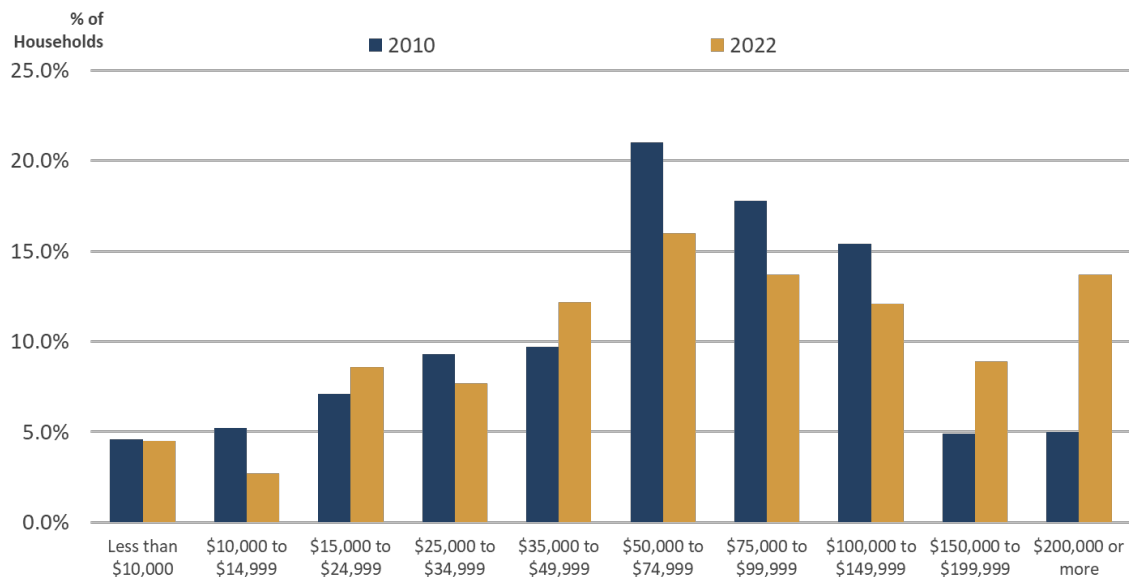
Table 4. Median Household Income, 2010-2022

Description	2010	2022	2010-2022		
			Total	Ann. #	Ann. %
Median Household Income					
Telluride	\$70,375	\$81,429	\$11,054	\$921	1.2%
Mountain Village	\$51,667	\$56,917	\$5,250	\$438	0.8%
Norwood	\$36,875	\$53,603	\$16,728	\$1,394	3.2%
Ophir	\$70,313	\$121,667	\$51,354	\$4,280	4.7%
Sawpit	<u>\$90,357</u>	<u>---</u>	<u>---</u>	<u>---</u>	<u>---</u>
San Miguel County	\$66,399	\$72,829	\$6,430	\$536	0.8%

Source: ACS 5-Year Estimates, Economic & Planning Systems

The share of San Miguel County households with annual incomes between \$50,000 and \$150,000 reduced from 54.2 percent in 2010 to 41.8 percent in 2022, while the share of households earning above \$150,000 increased from 9.9 percent to 22.6 percent (**Figure 7**). During and following the COVID-19 pandemic, many mountain regions experienced an increase of in-migration of both full-time residents and part-time residents and remote workers who stayed longer. The high cost of housing in this region means that in order to move to San Miguel County, new residents and homeowners needed to be in high income ranges, explaining the increase in high-income households. At the same time, that lack of affordable and attainable housing options has likely displaced some people in lower- and middle-income ranges.

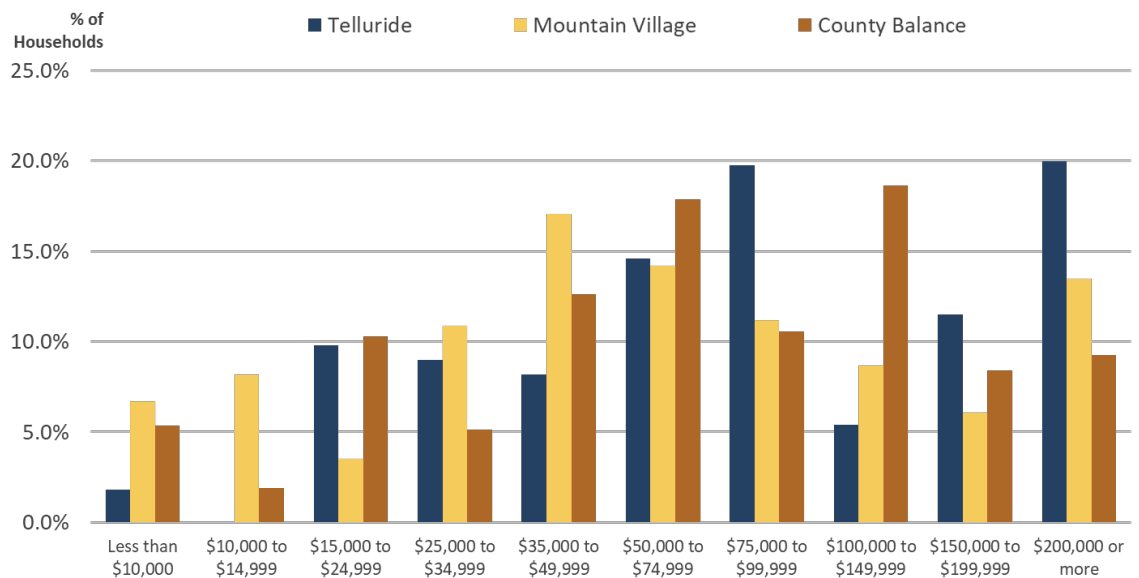
Figure 7. Households by Income, 2010-2022



Source: ACS 5-year Estimates, Economic & Planning Systems

Mountain Village contained a larger share of households earning below \$50,000 annually in 2022 than Telluride and the remaining county. Of note, large numbers of deed-restricted and affordable housing in Mountain Village that have income limitations can significantly impact the distribution of households by income. In 2022, 46.4 percent of all households residing in Mountain Village earned below \$50,000 annually, compared to 28.8 percent of all households residing in Telluride and 35.3 percent of households residing in the rest of the county (**Figure 8**). Meanwhile, 31.5 percent of Telluride households earned over \$150,000 annually, compared to 19.6 percent of Mountain Village households and 17.7 percent of the county's remaining households.

Figure 8. Households by Household Income, 2022



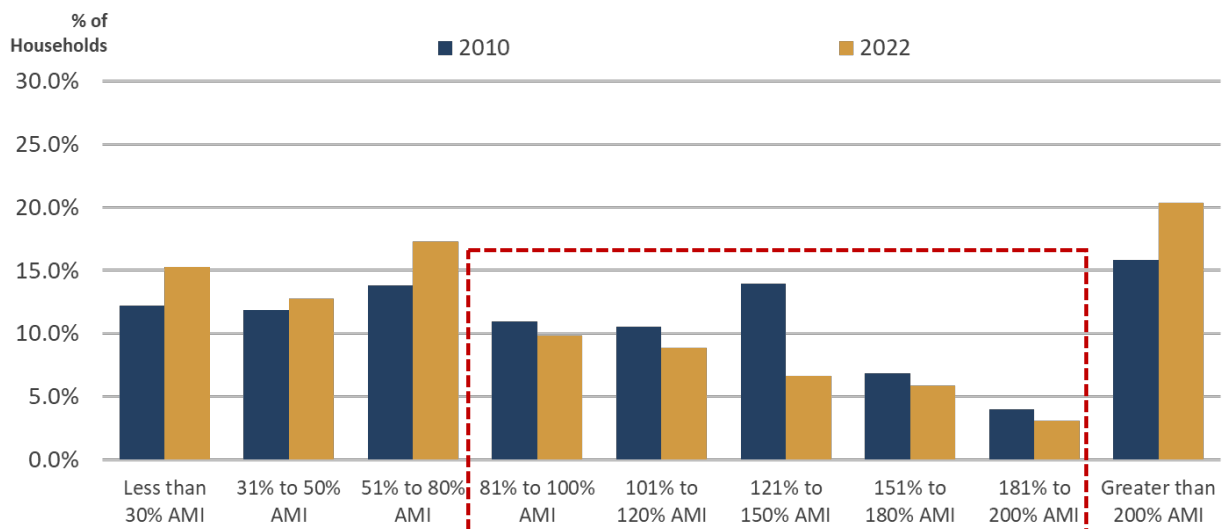
Source: ACS 5-year Estimates, Economic & Planning Systems

Household income distribution from the ACS was converted to AMI distribution based on AMI definitions set by the U.S. Department of Housing and Urban Development (HUD) and the Colorado Housing and Finance Authority (CHFA), and assuming an average household size of 2.5 persons in San Miguel County. Income data from the ACS does not allow categorization beyond the 200% AMI threshold, though households reported as earning above 200% AMI may fall into higher income categories.

The percentage of moderate- to middle-income households in San Miguel County declined between 2010 and 2022. The percentage of households earning between 80% of Area Median Income (AMI) (above \$61,200 for a two-person household in 2022) and 200% AMI (below \$153,000 for a two-person household in 2022) reduced from 46.3 percent in 2010 to 34.3 percent in 2022 (**Figure 9**). Meanwhile, the percentage of those earning over 200% AMI (above \$153,000 for a two-person household in 2022) increased from 15.8 percent to 20.3 percent. The increase in higher income households may be related to the high cost of housing, as only people who can afford market prices can move into San Miguel County unless they can secure more affordable housing.

The percentage of extremely low-, very low-, and low-income households earning below 80% AMI (below \$61,200 for a two-person household in 2022) increased from 37.8 percent in 2010 to 45.3 percent in 2022. The increase in lower income households may be related to the construction of affordable housing that targets income levels below 80% of AMI.

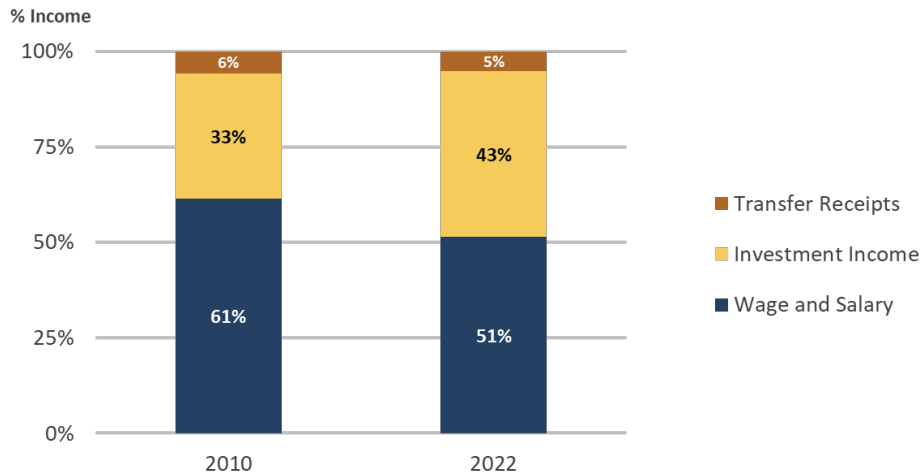
Figure 9. Household by Area Median Income, 2010-2022



Source: ACS 5-Year Estimates, Economic & Planning Systems

Nearly half of the county's personal income is derived from sources not tied to the local economy. Of the county residents' personal income, 43 percent came from investment income in 2022, compared to 33 percent in 2010 (**Figure 10**). In contrast, the percentage of income earned through wages and salaries dropped from 61 percent in 2010 to 51 percent in 2022.

Figure 10. Personal Income by Source, 2010-2022



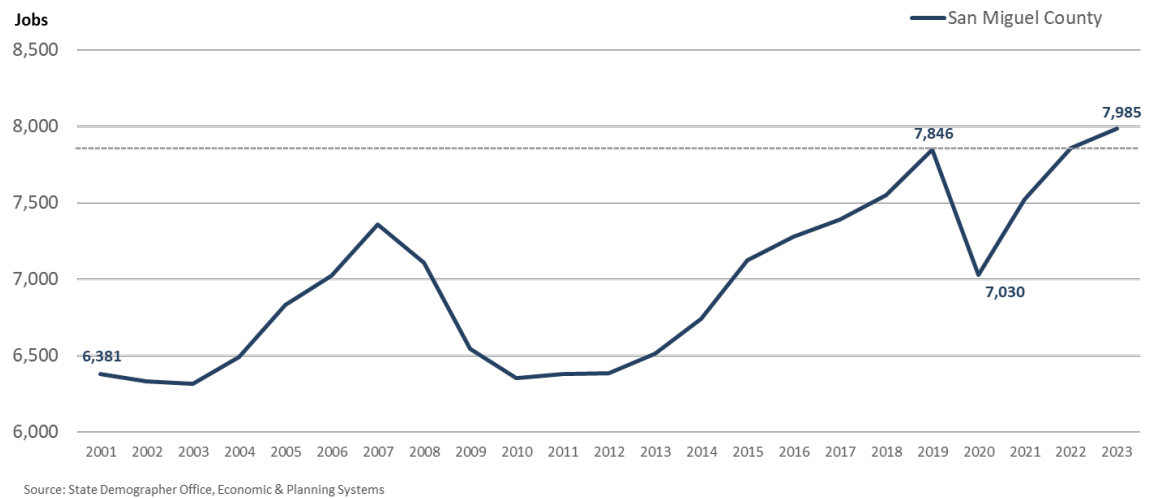
Source: Bureau of Economic Analysis (BEA), Economic & Planning Systems

3. Economic Trends

Employment

Since recovering from the Great Recession in the late 2000s, employment in San Miguel County grew steadily until the COVID-19 pandemic in 2020, when total employment significantly dropped by over 10 percent (**Figure 11**). As per the Colorado State Demography Office (SDO), San Miguel County had 7,985 jobs in 2023, higher than pre-pandemic levels, indicating a strong economic recovery in the region.

Figure 11. Total Employment, 2001-2023



According to JobsEQ, a subscription economic data source, there were 6,528 jobs (wage and salary, and proprietors) across all industries in 2023 in San Miguel County, up from 5,128 in 2010, representing an annual growth rate of 1.9 percent (or 108 jobs each year) (Table 5). Tourism related industries of Accommodation and Food Services, Arts and Recreation, and Retail, comprised 44.3 percent of county jobs.

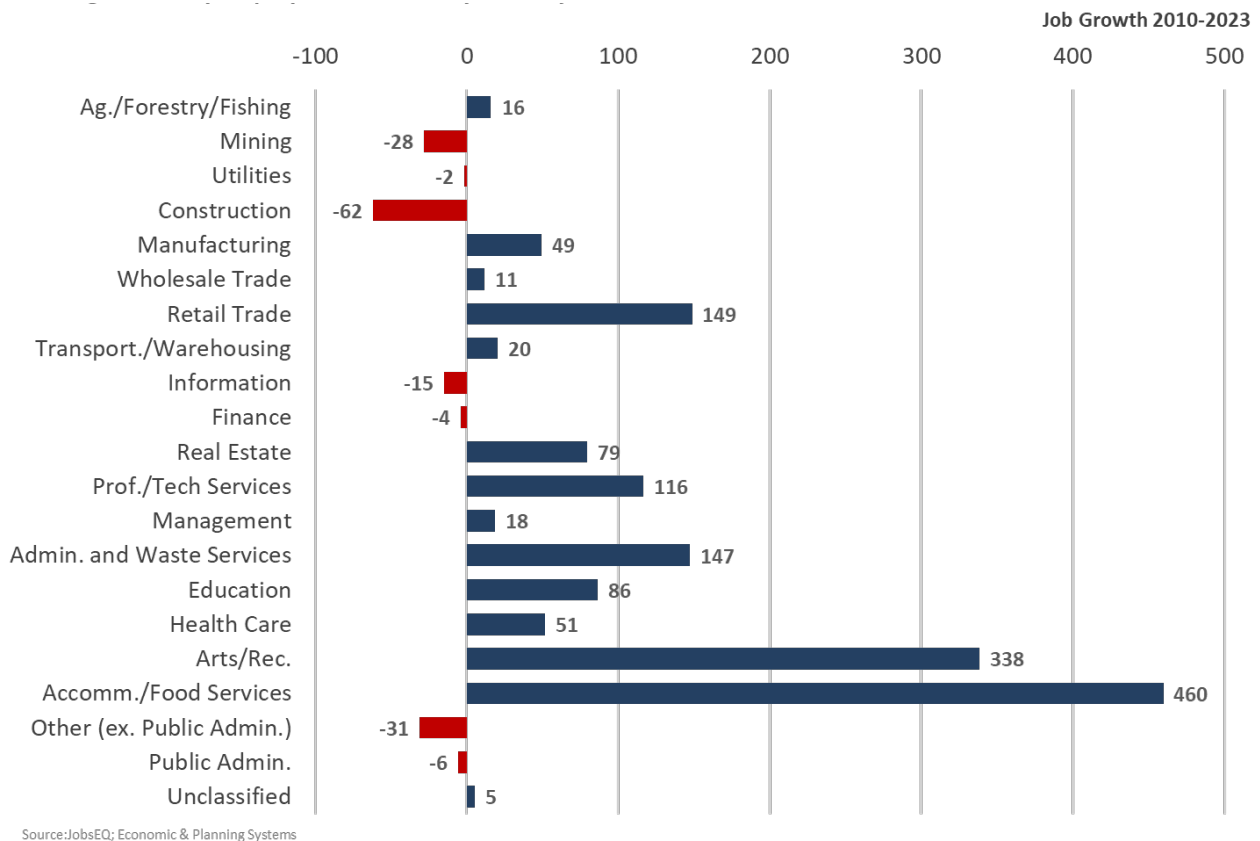
Table 5. Employment by Industry, 2010-2023

Industry	2010	2023	2010-2023		
			Total	Ann. #	Ann. %
Ag./Forestry/Fishing	65	81	16	1	1.7%
Mining	59	31	-28	-2	-4.9%
Utilities	17	15	-2	0	-0.7%
Construction	675	613	-62	-5	-0.7%
Manufacturing	106	156	49	4	3.0%
Wholesale Trade	24	35	11	1	3.0%
Retail Trade	442	590	149	11	2.3%
Transport./Warehousing	68	88	20	2	2.0%
Information	129	114	-15	-1	-1.0%
Finance	93	89	-4	0	-0.3%
Real Estate	264	343	79	6	2.0%
Prof./Tech Services	225	341	116	9	3.3%
Management	4	22	18	1	14.4%
Admin. and Waste Services	208	355	147	11	4.2%
Education	263	350	86	7	2.2%
Health Care	200	251	51	4	1.8%
Arts/Rec.	515	854	338	26	4.0%
Accomm./Food Services	991	1,451	460	35	3.0%
Other (ex. Public Admin.)	266	234	-31	-2	-1.0%
Public Admin.	513	508	-6	0	-0.1%
Unclassified	<u>2</u>	<u>7</u>	<u>5</u>	<u>0</u>	<u>12.3%</u>
Total	5,128	6,528	1,400	108	1.9%

Source: JobsEQ; Economic & Planning Systems

Between 2010 and 2023, the Accommodation and Food Services industry experienced the highest job growth of 460 employees, followed by Arts and Recreation with a job growth of 338 (**Figure 12**). The two industries added a total of 798 jobs since 2010, more than all other industries combined, which added 602 jobs. The largest loss in jobs was experienced by the Construction industry that lost 62 jobs between 2010 and 2023 but remains one of the largest industries in the county. This is a relatively minor decline that may be explained by the headquarters office of construction companies (where the paychecks are recorded in jobs data) moving outside San Miguel County, but the work may still be carried out within San Miguel County.

Figure 12. Change in Employment, 2010-2023



Wages

Wages are reported by place-of-work in contrast to household income data, which is reported by place-of-residence. The average wage in San Miguel County was \$57,176 in 2023, up from \$35,327 in 2010, representing an annual increase of 3.8 percent (**Table 6**). The average countywide wage is equivalent to approximately 80% AMI for a one-person household in 2023. The highest wages were earned in the Management, Finance, and Utilities industries in 2023.

Table 6. Wages by Industry, 2010-2023

Wages per Worker	2010	2023	2010-2023		% of AMI (2023)
			Total	Ann. %	
Ag./Forestry/Fishing	\$11,045	\$21,823	\$10,778	5.4%	31%
Mining	\$100,179	\$51,023	-\$49,156	-5.1%	73%
Utilities	\$69,859	\$108,410	\$38,552	3.4%	155%
Construction	\$39,904	\$66,717	\$26,813	4.0%	96%
Manufacturing	\$46,820	\$58,037	\$11,217	1.7%	83%
Wholesale Trade	\$52,692	\$74,188	\$21,495	2.7%	106%
Retail Trade	\$22,362	\$44,816	\$22,454	5.5%	64%
Transport/Warehousing	\$38,254	\$50,960	\$12,706	2.2%	73%
Information	\$27,841	\$49,511	\$21,671	4.5%	71%
Finance	\$52,383	\$168,042	\$115,658	9.4%	241%
Real Estate	\$63,446	\$87,584	\$24,139	2.5%	125%
Prof./Tech Services	\$52,981	\$92,778	\$39,796	4.4%	133%
Management	\$55,137	\$238,103	\$182,965	11.9%	341%
Admin. and Waste Services	\$30,526	\$47,432	\$16,906	3.4%	68%
Education	\$36,124	\$48,566	\$12,442	2.3%	70%
Health Care	\$39,097	\$59,583	\$20,486	3.3%	85%
Arts/Rec.	\$26,318	\$39,201	\$12,883	3.1%	56%
Accomm./Food Services	\$24,251	\$49,813	\$25,562	5.7%	71%
Other (ex. Public Admin.)	\$35,113	\$54,860	\$19,747	3.5%	79%
Public Admin.	\$41,381	\$65,673	\$24,292	3.6%	94%
Unclassified	<u>\$43,198</u>	<u>\$81,381</u>	<u>\$38,183</u>	<u>5.0%</u>	<u>117%</u>
TOTAL	\$35,327	\$57,176	\$21,849	3.8%	82%

Source: JobsEQ; CHFA; Economic & Planning Systems

The largest industries in the county were tourism-related and Construction and Public Administration, accounting for 61.5 percent of all jobs (**Figure 13**). Meanwhile, the average wages in most of those industries are lower than the countywide average.

Figure 13. Employment and Wages, 2023

% Employment	Industry	Avg. Annual Wages
1.2%	Ag./Forestry/Fishing	\$21,823
0.5%	Mining	\$51,023
0.2%	Utilities	\$108,410
9.4%	Construction	\$66,717
2.4%	Manufacturing	\$58,037
0.5%	Wholesale Trade	\$74,188
9.0%	Retail Trade	\$44,816
1.3%	Transport./Warehousing	\$50,960
1.7%	Information	\$49,511
1.4%	Finance	\$168,042
5.3%	Real Estate	\$87,584
5.2%	Prof./Tech Services	\$92,778
0.3%	Management	\$238,103
5.4%	Admin. and Waste Services	\$47,432
5.4%	Education	\$48,566
3.8%	Health Care	\$59,583
13.1%	Arts/Rec.	\$39,201
22.2%	Accomm./Food Services	\$49,813
3.6%	Other (ex. Public Admin.)	\$54,860
7.8%	Public Admin.	\$65,673
0.1%	Unclassified	\$81,381

Source: JobsEQ; Economic & Planning Systems

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4. Housing Inventory

Housing Units

According to the SDO, San Miguel County added 612 net new housing units between 2010 and 2023 at an annual rate of 0.7 percent (or 47 housing units each year), for a total of 6,777 housing units in 2023 (**Table 7**). Telluride, Mountain Village, and unincorporated San Miguel County, where most of this growth occurred, added units at comparable annual rates of 0.7 percent, 0.6 percent, and 0.8 percent, respectively.

Table 7. Housing Units, 2010-2023

Description	2010	2023	2010-2023		
			Total	Ann. #	Ann. %
Housing Units					
Telluride	2,134	2,340	206	16	0.7%
Mountain Village	1,626	1,750	124	10	0.6%
Norwood	236	283	47	4	1.4%
Ophir	84	83	-1	0	-0.1%
Sawpit	16	18	2	0	0.9%
Unincorporated Areas	<u>2,069</u>	<u>2,303</u>	<u>234</u>	<u>18</u>	<u>0.8%</u>
San Miguel County	6,165	6,777	612	47	0.7%

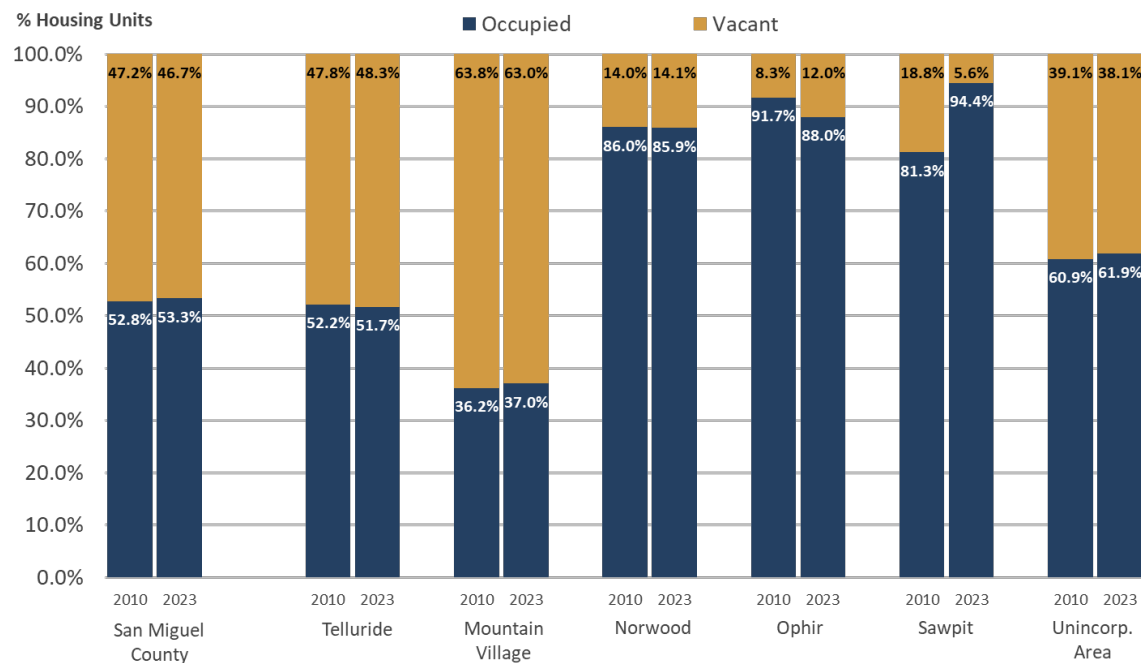
Source: State Demography Office, Economic & Planning Systems

Housing Occupancy

On average, 53.3 percent of San Miguel County occupied housing units were occupied by full-time residents in 2023, slightly higher than the 2010 average at 52.8 percent (**Figure 14**). In a place like San Miguel County, housing vacancy rates provide an indication of second homeownership and seasonal use, as the Census defines these units as “vacant for seasonal or occasional use.” These “vacant” homes include part-time residences (second homes) and short-term rentals (STR).

Housing vacancy rates were high in Telluride and Mountain Village in 2023 at 48.3 percent and 63.0 percent respectively, highlighting the impact of second homes and STRs on the housing supply. In contrast, over 86 percent of housing units in Norwood, Ophir, and Sawpit were occupied by year-round residents. Importantly, however, is that occupancy rates (the percentage of home occupied by full-time residents) have remained relatively stable in Telluride, Mountain Village, and unincorporated San Miguel County. This is likely due to the continued development of affordable deed restricted housing in these areas that has mitigated the impact of demand for second homes and STRs.

Figure 14. Vacancy, 2010-2023

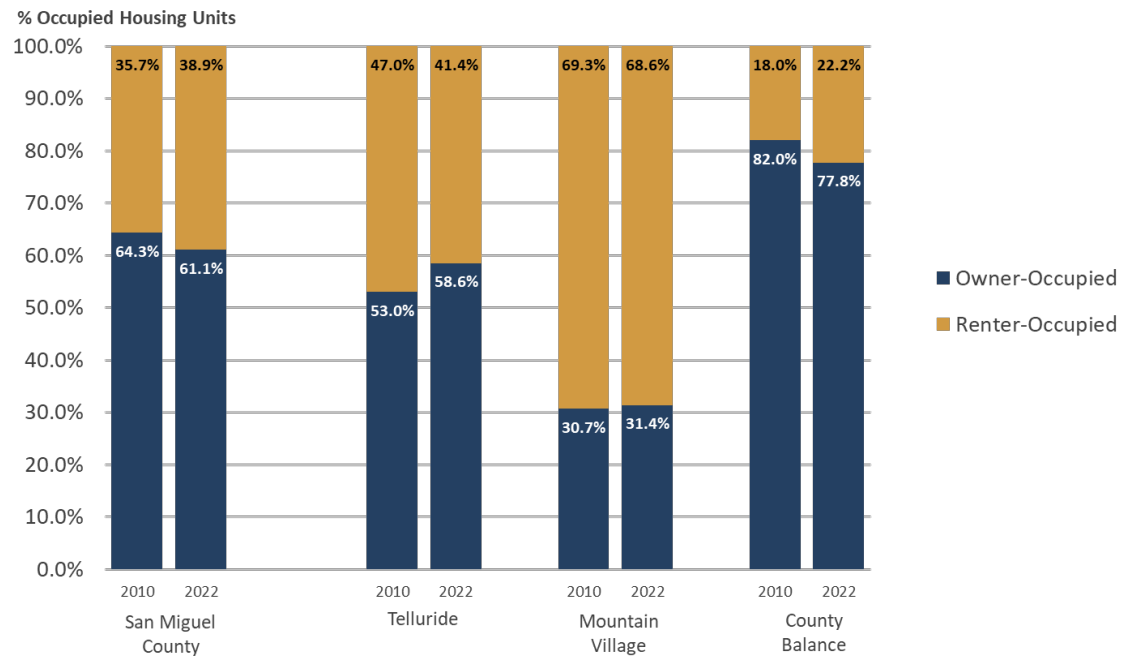


Source: CO Dept. of Local Affairs, Economic & Planning Systems

Housing Tenure

In 2022, 61.1 percent of households in San Miguel County were homeowners, slightly lower than 64.3 percent in 2010 (**Figure 15**). This share is lower in Telluride, where 58.6 percent were homeowners and significantly lower in Mountain Village where only 31.4 percent of households were homeowners. This may be an indication of availability, where more rental housing is available in Telluride and Mountain Village, as compared to the rest of the county.

Figure 15. Occupied Housing Units by Tenure, 2010-2022

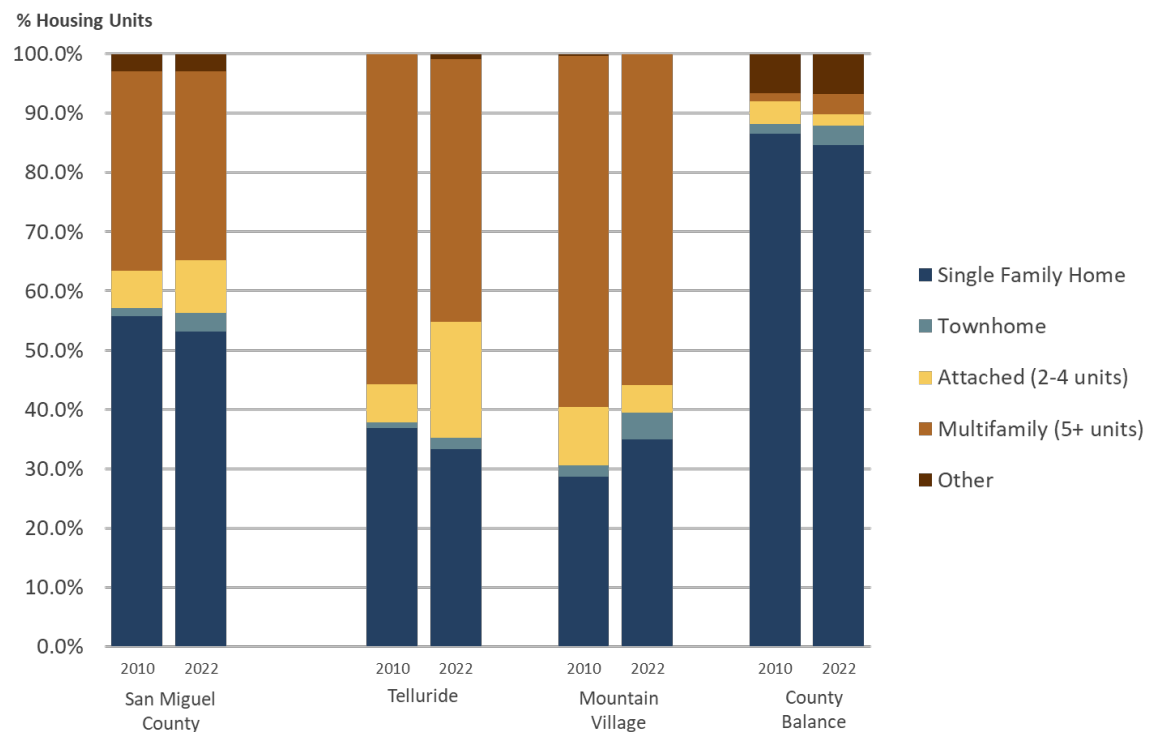


Source: ACS 5-Year Estimates, Economic & Planning Systems

Unit Types

While only 32 percent of housing units in San Miguel County (overall total) were in multifamily buildings, 44.4 percent of Telluride units and 55.9 percent of Mountain Village units were in multifamily buildings (**Figure 16**). Most of these multifamily units are high-cost resort condominiums. Approximately a third of the units in each of the two towns were single-family residences, and 19.6 percent of Telluride housing units and 4.6 percent of Mountain Village housing units were attached structures of 2-4 units. In contrast, 84.6 percent of housing units in the rest of the county were single-family residences.

Figure 16. Housing Units by Structure Type, 2010-2022

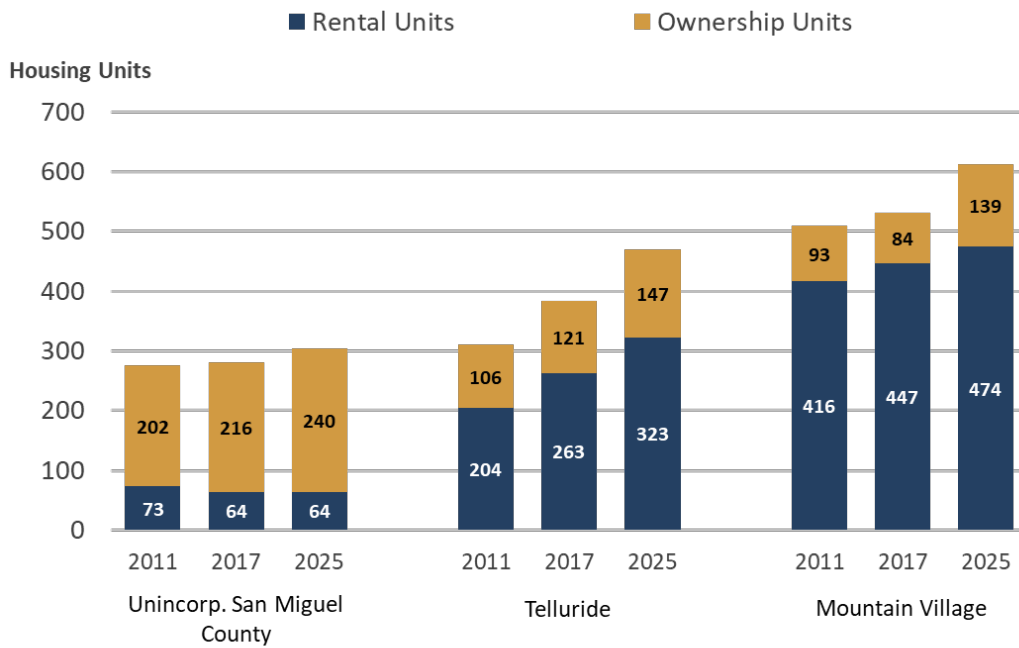


Source: ACS 5-Year Estimates, Economic & Planning Systems

Affordable/Deed-Restricted Housing

In 2025 Q1, there were a total of 304 affordable/deed-restricted housing units in unincorporated San Miguel County, 470 in Telluride, and 613 in Mountain Village (**Figure 17**). While the unincorporated areas of the county had a larger share of affordable ownership units, most of Telluride and Mountain Village affordable housing stock was rental housing.

Figure 17. Affordable/Deed-Restricted Housing Inventory, 2011-2025



Source: SMRHA, San Miguel County, Town of Telluride, Town of Mountain Village, Economic & Planning Systems

Since the last regional housing study published in 2018, Telluride developed 86 affordable housing units, Mountain Village developed 64 affordable housing units, and the County developed 24 affordable housing units (**Table 8**). These recent developments account for a total of 174 new affordable housing units in the region, over 45 percent of which presented homeownership opportunities for residents.

Table 8. Recent Affordable/Deed-Restricted Housing Development, 2018-2025

Property	Year Built	2018-2025		
		Renter	Owner	Total
Telluride				
SMPA (Silver Jack)	2019	0	10	10
Longwill 16	2020	0	16	16
Sunnyside	2022	30	0	30
Shandoka Building F	2024	3	0	3
Voodoo Apartments	2024	<u>27</u>	<u>0</u>	<u>27</u>
Subtotal		60	26	86
Mountain Village				
Village Court Phase IV	2024	35	0	35
Meadowlark	2024	<u>0</u>	<u>29</u>	<u>29</u>
Subtotal		35	29	64
Unincorp. San Miguel County				
Pinion Park	2022	<u>0</u>	<u>24</u>	<u>24</u>
Subtotal		0	24	24
Total		95	79	174

Source: SMRHA, San Miguel County, Town of Telluride, Town of Mountain Village, Economic & Planning Systems

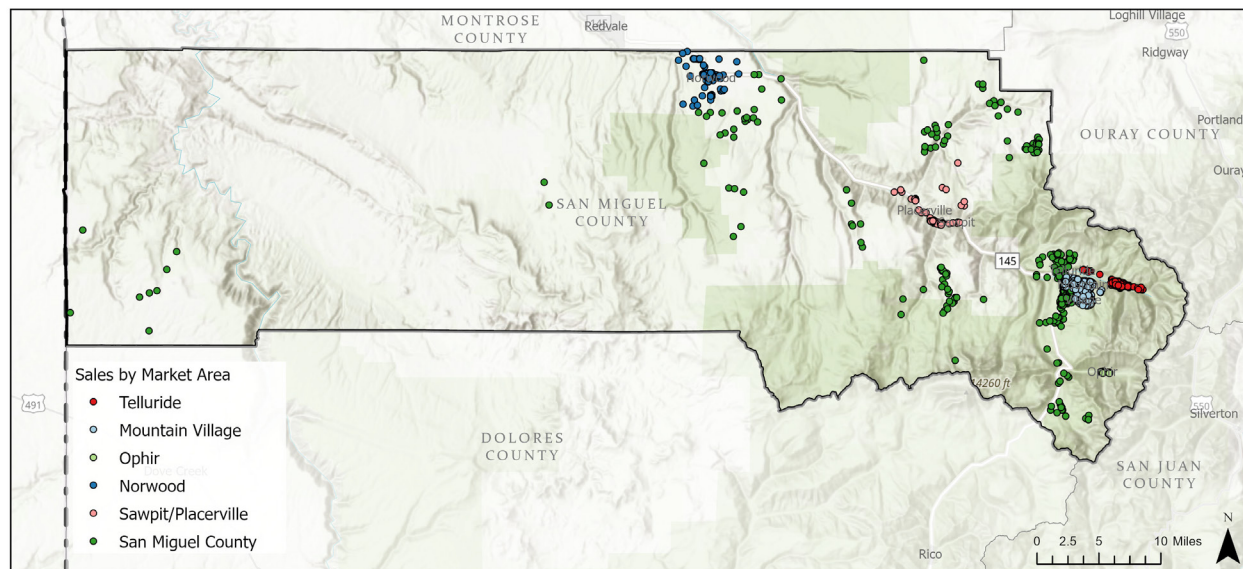
5. Housing Market

For-sale Housing

To understand the for-sale housing market in San Miguel County, tax assessor data on residential sales was analyzed and categorized into six market areas (**Figure 18**). These market areas include the following:

- Telluride
- Mountain Village
- Ophir
- Norwood
- Sawpit/Placerville
- Remaining San Miguel County (mostly unincorporated areas)

Figure 18. Sales by Market Area, 2018-2024



Between 2018 and August 2024, there were a total of 2,121 residential sales in San Miguel County, including both market rate and deed-restricted sales. Of total sales, 37 percent were in the Telluride market area, 38 percent in the Mountain Village market area, and 14 percent in unincorporated areas of the county. Sales volume was high during the COVID-19 pandemic, when there was a total of 471 sales in 2020 and 414 sales in 2021 in the county (Table 9).

Table 9. Number of Residential Sales, 2018-2024

Description	2018	2019	2020	2021	2022	2023	2024	Annual Average
All Property Types								
Sale Count								
Telluride	115	121	194	134	95	64	63	112
Mountain Village	109	97	172	181	108	88	57	116
Sawpit/Placerville	10	10	12	8	7	8	3	8
Ophir	2	2	4	10	2	1	3	3
Norwood	18	13	22	25	26	17	12	19
Rest of SMC	43	45	67	56	48	22	27	44
San Miguel County	297	288	471	414	286	200	165	303

Source: San Miguel County Assessor; Economic & Planning Systems

The median residential sale price in San Miguel County in 2024 was \$2.62 million, up from \$925,000 in 2018, representing a 19.0 percent annual increase (or \$283,333 each year) (Table 10). Median sale prices in Telluride and Mountain Village were \$3.45 million and \$2.75 million respectively. Telluride, Mountain Village, and unincorporated San Miguel County also experienced the most increase in median sale price, and the most significant increase occurred post 2020, indicating the impacts of the pandemic migration patterns on housing prices in the region (Figure 19).

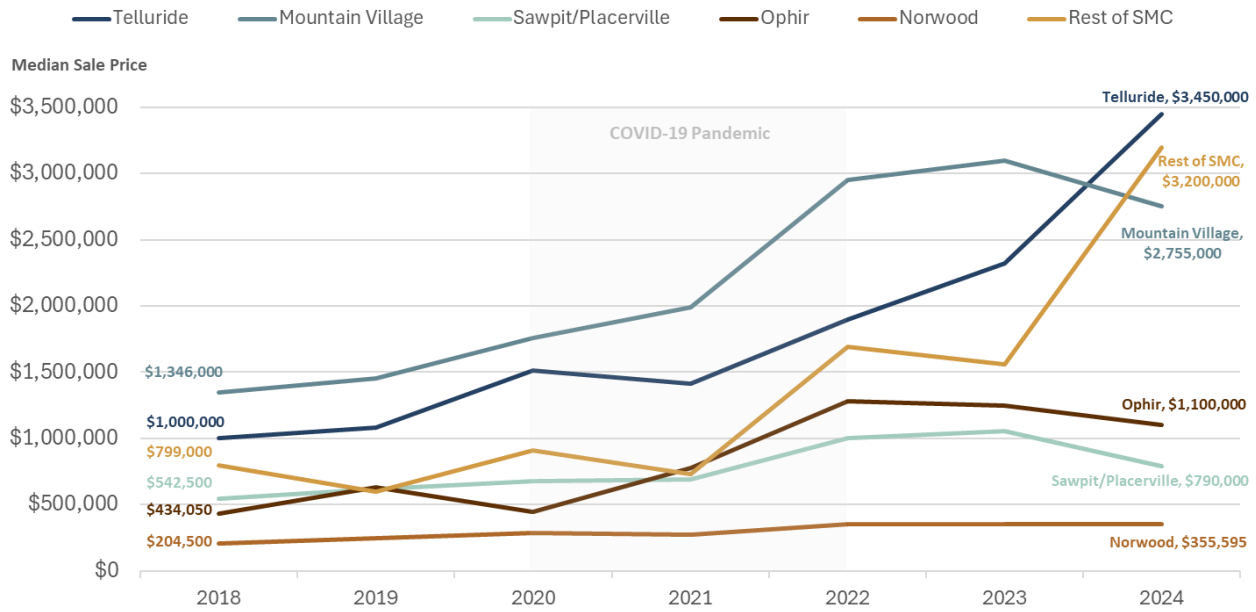
The lowest median priced housing unit in 2024 was located in Norwood at \$355,595, followed by Sawpit/Placerville at \$790,000. Prices also remained relatively stable in these areas, but they have a small housing stock.

Table 10. Median Residential Sale Price, 2018-2024

Description	2018	2019	2020	2021	2022	2023	2024	2018-2024 Change		
								Total	Ann. #	Ann. %
All Property Types										
Telluride	\$1,000,000	\$1,085,000	\$1,510,000	\$1,412,500	\$1,900,000	\$2,325,000	\$3,450,000	\$2,450,000	\$408,333	22.9%
Mountain Village	\$1,346,000	\$1,454,086	\$1,759,000	\$1,990,000	\$2,950,000	\$3,097,500	\$2,755,000	\$1,409,000	\$234,833	12.7%
Sawpit/Placerville	\$542,500	\$616,250	\$675,000	\$692,500	\$1,000,000	\$1,057,500	\$790,000	\$247,500	\$41,250	6.5%
Ophir	\$434,050	\$632,500	\$443,500	\$775,000	\$1,280,000	\$1,250,000	\$1,100,000	\$665,950	\$110,992	16.8%
Norwood	\$204,500	\$244,000	\$290,000	\$270,850	\$355,000	\$350,000	\$355,595	\$151,095	\$25,182	9.7%
Rest of SMC	\$799,000	\$600,000	\$910,000	\$732,500	\$1,691,250	\$1,562,500	\$3,200,000	\$2,401,000	\$400,167	26.0%
San Miguel County	\$925,000	\$907,500	\$1,353,000	\$1,311,000	\$1,691,250	\$2,275,000	\$2,625,000	\$1,700,000	\$283,333	19.0%

Source: San Miguel County Assessor; Economic & Planning Systems

Figure 19. Median Sale Price, 2018-2024



Source: San Miguel County Assessor; Economic & Planning Systems

Single-family detached residences had higher median prices than attached products. The median priced single-family residence in San Miguel County was priced at \$4.56 million in 2024, up from \$1.2 million in 2018, representing over \$0.5 million increase each year (Table 11).

Table 11. Single-Family Residence Median Sale Price, 2018-2024

Description	2018	2019	2020	2021	2022	2023	2024	2018-2024 Change		
								Total	Ann. #	Ann. %
Single Family Detached										
Median Sale Price										
Telluride	\$2,400,000	\$1,937,000	\$3,000,000	\$2,986,500	\$3,750,000	\$5,180,000	\$5,300,000	\$2,900,000	\$483,333	14.1%
Mountain Village	\$2,250,000	\$3,557,500	\$3,555,000	\$4,150,000	\$6,600,000	\$7,725,000	\$8,500,000	\$6,250,000	\$1,041,667	24.8%
Sawpit/Placerville	\$574,500	\$616,250	\$675,000	\$692,500	\$1,000,000	\$1,057,500	\$790,000	\$215,500	\$35,917	5.5%
Ophir	\$434,050	\$632,500	\$443,500	\$775,000	\$1,280,000	\$1,250,000	\$1,100,000	\$665,950	\$110,992	16.8%
Norwood	\$209,000	\$244,950	\$259,750	\$270,850	\$364,000	\$350,000	\$356,189	\$147,189	\$24,532	9.3%
Rest of SMC	\$850,000	\$702,950	\$910,000	\$987,500	\$1,900,000	\$1,937,500	\$3,265,000	\$2,415,000	\$402,500	25.1%
San Miguel County	\$1,213,500	\$1,167,500	\$1,690,000	\$1,990,000	\$2,497,500	\$3,700,000	\$4,563,650	\$3,350,150	\$558,358	24.7%
Sale Count										
Telluride	31	26	61	34	26	18	23			
Mountain Village	35	28	64	53	26	24	19			
Sawpit/Placerville	6	10	12	8	7	8	3			
Ophir	2	2	4	10	2	1	3			
Norwood	15	12	18	21	20	13	11			
Rest of SMC	39	40	63	47	37	16	25			
San Miguel County	128	118	222	173	118	80	84			

Source: San Miguel County Assessor; Economic & Planning Systems

The median priced attached/condominium unit in San Miguel County was \$1.35 million in 2024, up from \$815,000 in 2018, representing an annual increase of approximately \$90,000 (Table 12).

Table 12. Attached/Condominium Unit Median Sale Price, 2018-2024

Description2018201920202021202220232024								2018-2024 Change		
								Total	Ann. #	Ann. %
Attached/Condo										
Median Sale Price										
Telluride	\$740,000	\$707,500	\$1,067,000	\$1,215,000	\$1,427,750	\$1,487,000	\$2,012,500	\$1,272,500	\$212,083	18.1%
Mountain Village	\$1,100,000	\$1,090,000	\$980,000	\$1,050,000	\$1,602,500	\$2,495,000	\$1,100,000	\$0	\$0	0.0%
Sawpit/Placerville	\$383,500	---	---	---	---	---	---	---	---	---
Ophir	---	---	---	---	---	---	---	---	---	---
Norwood	---	---	\$395,000	\$220,000	\$400,550	---	---	---	---	---
Rest of SMC	---	\$510,000	\$615,000	\$910,000	\$515,000	\$975,000	\$810,000	---	---	---
San Miguel County	\$815,000	\$837,887	\$1,020,000	\$1,191,500	\$1,455,500	\$1,925,000	\$1,350,000	\$535,000	\$89,167	8.8%
Sale Count										
Telluride	84	94	131	99	66	45	40			
Mountain Village	73	69	108	127	80	63	38			
Sawpit/Placerville	2	0	0	0	0	0	0			
Ophir	0	0	0	0	0	0	0			
Norwood	0	0	1	1	2	0	0			
Rest of SMC	0	1	1	1	1	1	1			
San Miguel County	159	164	241	228	149	109	79			

Source: San Miguel County Assessor; Economic & Planning Systems

Deed-Restricted For-Sale Housing

The sale prices of deed-restricted housing units also increased between 2018 and 2024. As of October 2024, the median price of a deed-restricted housing unit in Telluride was \$376,620, up from \$227,400 in 2018, which equates to 8.8 percent annual appreciation (Table 13).

In Mountain Village, deed restricted sale prices are higher and there were some anomalies in sale prices. In 2024, one of the housing units with deed-restrictions sold for \$2.2 million in 2024 which brought the median deed restricted sale price to \$1.0 million. In 2022, the median deed restricted sale price was \$985,000 and \$782,500 in 2022. In unincorporated areas of San Miguel County, the median sale price of deed-restricted housing units increased at an annual rate of 19.3 percent, from \$370,000 in 2018 to \$1.06 million in 2024.

There are many different types of deed restrictions represented in these sales figures, as each jurisdiction has different policies in their deed restrictions. There are many homes with older deed restrictions that did not have appreciation caps or limits on the income for buyers. This has led, in some cases, to high-deed restricted resale prices. Some deed restrictions also allow the seller to include the value of capital improvements (renovations) in the resale price.

It is important to note that there were on average 37 deed-restricted residential sales each year, which is a relatively small sample size in which a few high sale prices can skew the median price.

Table 13. Deed-Restricted Residential Median Sale Price, 2018-2024

Description	2018	2019	2020	2021	2022	2023	2024	2018-2024 Change		
								Total	Ann. #	Ann. %
Deed-Restricted Housing - All Property Types										
Median Sale Price										
Telluride	\$227,400	\$313,482	\$303,336	\$311,220	\$451,875	\$389,906	\$376,620	\$149,220	\$24,870	8.8%
Mountain Village	\$400,000	\$280,991	\$555,000	\$338,326	\$985,000	\$782,500	\$1,002,500	\$602,500	\$100,417	16.5%
Sawpit/Placerville	---	---	---	---	---	---	---	---	---	---
Ophir	---	---	---	---	---	---	---	---	---	---
Norwood	---	---	\$190,000	\$166,650	\$350,000	\$309,800	\$410,400	---	---	---
Unincorp. County	\$368,500	\$475,000	\$433,000	\$468,276	\$520,000	\$706,250	\$1,062,500	\$694,000	\$115,667	19.3%
San Miguel County	\$345,000	\$363,463	\$350,000	\$390,000	\$737,500	\$426,400	\$456,459	\$111,459	\$18,577	4.8%
Sale Count ¹										
Telluride	7	29	21	10	6	7	9			
Mountain Village	9	11	11	10	15	8	8			
Sawpit/Placerville	0	0	0	0	0	0	0			
Ophir	0	0	0	0	0	0	0			
Norwood	0	0	1	1	1	15	7			
Unincorp. County	13	16	12	10	8	11	6			
San Miguel County	29	56	45	31	30	41	30			

[1] Low number of sales each year limits data reliability, increases margin for error

Source: Telluride Association of Realtors; Economic & Planning Systems

Rental Housing

Per the ACS, the median rent in San Miguel County was \$1,267 in 2022, up from \$973 in 2010, representing a 2.2 percent annual increase (or \$25 each year) (Table 14). Telluride had the highest median rent of \$1,844, while Mountain Village was lower at \$874. A likely driver of this difference is the presence of a large number of affordable rental housing units within Mountain Village in relation to the overall available rental housing within the towns.

Table 14. Median Rent, 2010-2022

Description	2010	2022	2010-2022		
			Total	Ann. #	Ann. %
Population					
Telluride	\$1,408	\$1,844	\$436	\$36	2.3%
Mountain Village	\$640	\$874	\$234	\$20	2.6%
Norwood	\$923	\$1,211	\$288	\$24	2.3%
Ophir	\$2,000	\$1,156	-\$844	-\$70	-4.5%
Sawpit	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>	---
San Miguel County	\$973	\$1,267	\$294	\$25	2.2%

Source: ACS 5-Year Estimates, Economic & Planning Systems

Local insight indicates that traditional rental listings rarely reflect the market, where opportunities are often unlisted or posted informally on platforms like Facebook or through personal networks. A point-in-time search for rental listings in the region on Zillow, completed in March 2025, only listed two properties for rent. A three-bedroom detached residence in Telluride was listed at \$7,000 monthly rent, and a four-bedroom luxury detached residence was listed at \$125,000 monthly rent. In the same time period, Facebook listed a two-bedroom unit in Telluride for \$4,700 monthly rent, a one-bedroom apartment for \$2,400, and a private room for rent for \$1,600 per month. These examples illustrate that monthly rent may be higher than those reported in the ACS. As detailed in **Chapter 8** below, county respondents to the household survey reported a median monthly rent of \$1,400 overall, \$1,848 in market rate rental housing and \$1,200 in affordable rental housing.

6. Housing Challenges

This chapter details specific challenges that the San Miguel County area faces regarding housing conditions, including overcrowding, households in temporary housing conditions, and affordability.

Overcrowding

Overcrowding is defined as a living arrangement with more than one person per room (total rooms, not just bedrooms). This includes units with several roommates, multiple couples sharing one unit, or entire families living in a single bedroom.

According to the ACS, 110 units in San Miguel County were overcrowded in 2023, comprising 2.8 percent of the county's occupied housing units (**Table 15**). This data is typically hard to obtain and is likely an undercount.

Table 15. Overcrowded Housing Units, 2023

Description	Total
1.01 to 1.50 occupants per room	12
1.51 or more occupants per room	<u>98</u>
Total overcrowded units	110
Total New Units Needed	110

Source: ACS 5-Year Estimates, Economic & Planning Systems

Temporary Housing

Some San Miguel County residents live in temporary housing conditions, such as living in a motel/hotel, staying with friends or family, living in a vehicle with or without a kitchen or sleeping space, and outdoors. When asked about their living situation in the 2024 San Miguel County Household Survey, 1.8 percent of respondents reported to be in temporary housing situations (**Table 16**). However, this too is likely an undercount due to the nature of survey distribution and respondents' fear of possible legal consequences for their living arrangements, or residency or employment status.

Table 16. Estimated Households in Temporary Housing

Description	% Total	Total
Occupied Housing Units		3,998
Housholds in Temporary Housing		
Room in a motel / hotel	0.37%	15
Staying with friends or family / couch surfing	0.66%	27
Vehicle without kitchen and sleeping space	0.41%	16
Camper / RV / van with kitchen and sleeping space	0.21%	8
Tent / outdoors	<u>0.15%</u>	<u>6</u>
Total	1.81%	72
Total New Units Needed		72

Source: ACS 5-Year Estimates, RRC Associates - 2024 San Miguel County Resident Survey, Economic & Planning Systems

Affordability

Affordable housing is typically defined as housing that costs no more than 30 percent of a household's gross income. For ownership housing, this includes mortgage principal, interest, property taxes, and insurance. For rental housing, this includes rental payments not including utilities, internet, or other additional costs. Households paying more than 30 percent of their income towards housing are considered "cost burdened" and those paying over 50 percent are considered "severely cost burdened." Ideally, in a balanced housing market, housing is affordable in the private market without government subsidies or income restrictions.

A household's spending capacity varies based on the size of the household and the income earned by all household members. In many high-cost communities, residents may 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 present as housing appearing more affordable, while not reflecting desired community conditions. Area Median Income (AMI) metrics reflect household income in the county (all wage earners, all jobs), and not wages or salaries on their own, as defined by the U.S. Department of Housing and Urban Development (HUD) and the Colorado Housing and Finance Authority (CHFA).

Income Limit Definitions

In this section, housing costs are compared to household income expressed as a percentage of AMI, based on CHFA's income definitions it publishes annually for most counties in Colorado. Income definitions vary by household size, with a higher income allowance for larger households (**Table 17**). While based on local and regional demographic data, these income definitions are used for housing program compliance and are not a demographic statistic comparable with the data presented in **Chapter 2**. It is, however, a useful metric when analyzing housing affordability and normalizes income distributions over the years.

Table 17. Income Definitions, 2024

Description	30% AMI	60% AMI	80% AMI	100% AMI	120% AMI	150% AMI	200% AMI	250% AMI
2024								
1-person Household	\$23,010	\$46,020	\$61,360	\$76,700	\$92,040	\$115,050	\$153,400	\$191,750
2-person Household	\$26,310	\$52,620	\$70,160	\$87,700	\$105,240	\$131,550	\$175,400	\$219,250
3-person Household	\$29,610	\$59,220	\$78,960	\$98,700	\$118,440	\$148,050	\$197,400	\$246,750
4-person Household	\$32,880	\$65,760	\$87,680	\$109,600	\$131,520	\$164,400	\$219,200	\$274,000

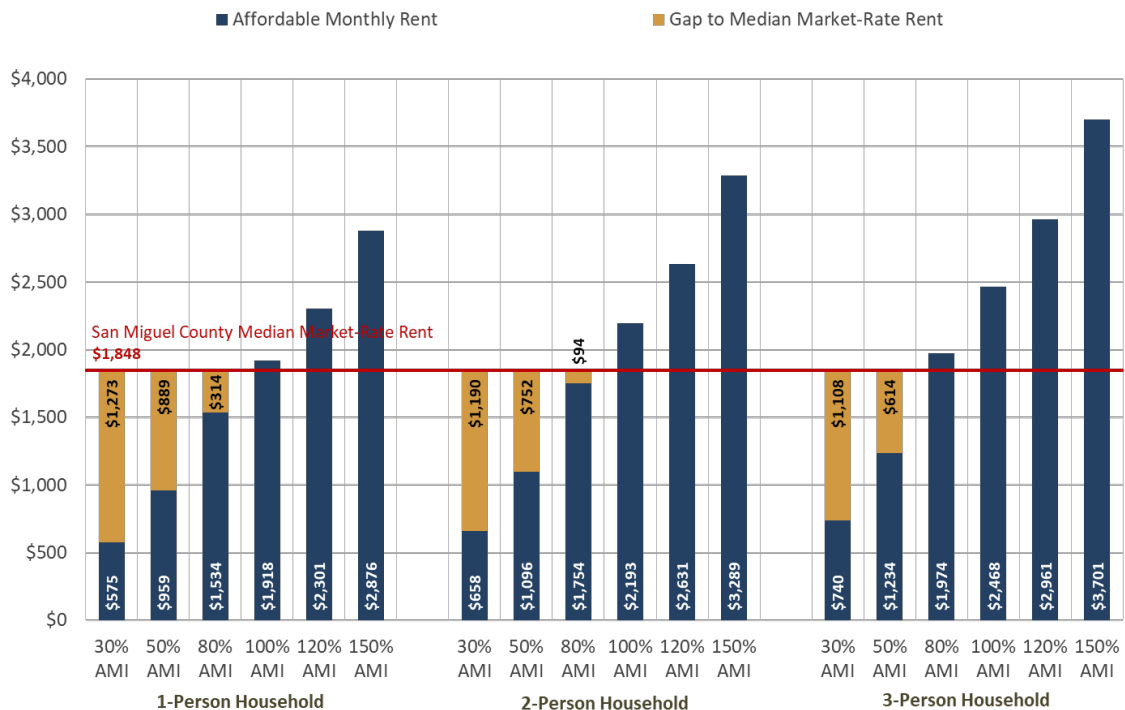
Source: Colorado Housing and Finance Authority 2024 Income Limits, Economic & Planning Systems

Rental Affordability

The rent a household can afford varies based on household size and income. In San Miguel County, affordable monthly rent can range from \$575 for a single-person household at 30% AMI to \$3,701 for a three-person household at 150% AMI.

Respondents from the 2024 San Miguel County Regional Household Survey residing in market rate rental housing within the county reported a median monthly rent of \$1,848. In comparison to the supportable rent by AMI, there is a need for rental subsidy for households earning below 80% AMI, ranging from \$94 monthly for a two-person household at 80% AMI to \$1,273 monthly for a single-person household at 30% AMI (Figure 20).

Figure 20. Affordable Rent by AMI and Household Size, 2024



Note: CHFA 2024 Income Limits used to maintain consistency with the use of Median Market-Rate Rent per 2024 Regional Household Survey

Source: Colorado Housing and Finance Authority 2024 Income Limits, San Miguel County Assessor, Economic & Planning Systems

Ownership Affordability

The homeownership affordability analysis utilizes the following assumptions: a 6.0 percent interest rate (the 30-year average), 5.0 percent downpayment (to reflect reasonable cost-burdened first-time homebuyer constraints and ensure the model tests affordability under conservative, real-world conditions), 30-year loan term, \$2,400 annual HOA dues, based on the 2024 Household Survey homeowner respondents reporting an average monthly HOA fee of \$198, \$2,000 annual home insurance, and 2024 average property tax rates per community, from the San Miguel County assessor.

The income required to purchase a housing unit at the median sales price (based on 2024 sales across all product types as earlier shown in **Table 10**) is converted to the percentage of 2024 San Miguel County AMI for two- and three-person households (**Table 18**). In Telluride, the 2024 median sale price of \$3.45 million translates to 850-950% AMI depending on household size. Similarly, in Mountain Village and unincorporated San Miguel County, median sale prices of \$2.75 million and \$3.2 million translate to 690-780% AMI in Mountain Village and 790-890% AMI in unincorporated San Miguel County. The most affordable median prices in the county occurred in Norwood, where a median priced unit of \$355,595 would require household incomes ranging from 100-120% AMI.

Table 18. Income Required to Purchase Median Priced Housing Unit, 2024

Description		Telluride	Mountain Village	Sawpit/ Placerville	Ophir	Norwood	Unincorp. County
Median Sale Price (2024)		\$3,450,000	\$2,755,000	\$790,000	\$1,100,000	\$355,595	\$3,200,000
Mortgaged Amount (less: downpayment)	5.0%	\$3,277,500	\$2,617,250	\$750,500	\$1,045,000	\$337,815	\$3,040,000
Mortgage Interest Rate	6.0% int.	6.0% int.	6.0% int.	6.0% int.	6.0% int.	6.0% int.	6.0% int.
Loan Term	30-year term	30-year term	30-year term	30-year term	30-year term	30-year term	30-year term
Monthly Costs							
Mill Levy Assumptions		51.835	61.082	44.284	71.949	81.626	49.978
Mortgage Payment (Monthly)		\$19,650	\$15,692	\$4,500	\$6,265	\$2,025	\$18,226
Insurance	\$2,000 / Year	\$167	\$167	\$167	\$167	\$167	\$167
Property Taxes	6.77% ass't rate	\$1,009	\$949	\$197	\$447	\$164	\$902
Miscellaneous (e.g. HOA dues)	\$2,400 / Year	\$200	\$200	\$200	\$200	\$200	\$200
Total Monthly Housing Costs		\$21,026	\$17,008	\$5,064	\$7,078	\$2,556	\$19,495
Required Annual Income	30.0%	\$841,034	\$680,312	\$202,547	\$283,139	\$102,232	\$779,811
AMI for a 2-person household ¹	\$87,700	960% AMI	780% AMI	230% AMI	320% AMI	120% AMI	890% AMI
AMI for a 3-person household ¹	\$98,700	850% AMI	690% AMI	210% AMI	290% AMI	100% AMI	790% AMI

¹ CHFA 2024 Income Limits used to maintain consistency with the use of 2024 sale prices

Source: Colorado Housing and Finance Authority 2024 Income Limits, San Miguel County Assessor, Economic & Planning Systems

In determining the affordable purchase price for households based on AMI, a two-person household at 100% AMI with an annual income of \$87,700 will have a maximum supportable purchase price of \$303,100. This would create a gap and need for subsidy at a level of \$4.26 million for a median priced single-family residence and \$1.05 million for a median priced attached/condominium unit (**Table 19**).

A three-person household at 100% AMI with an annual income of \$98,700 will have a maximum supportable purchase price of \$349,600, creating a gap of \$4.21 million for a median priced single-family residence and \$1.0 million for a median priced attached/condominium unit (**Table 20**).

Table 19. Affordable Sale Price by AMI for a 2-Person Household, 2024

Description			Income Level ²								
			30% AMI	50% AMI	80% AMI	100% AMI	120% AMI	150% AMI	200% AMI	250% AMI	
2-person Household											
Annual Household Income			\$26,310	\$43,850	\$70,160	\$87,700	\$105,240	\$131,550	\$175,400	\$219,250	
Monthly Housing Payment Maximum			30%	\$658	\$1,096	\$1,754	\$2,193	\$2,631	\$3,289	\$4,385	\$5,481
Supportable Monthly Payment											
Less: Insurance			\$2,000 / Year	-\$167	-\$167	-\$167	-\$167	-\$167	-\$167	-\$167	-\$167
Less: Property Taxes			6.77% ass't rate 55.253 mills	-\$20	-\$50	-\$80	-\$100	-\$120	-\$150	-\$210	-\$260
Less: Miscellaneous (e.g. HOA dues)			\$2,400 / Year	-\$200	-\$200	-\$200	-\$200	-\$200	-\$200	-\$200	-\$200
Net Supportable Mortgage Payment (Monthly)				\$271	\$680	\$1,307	\$1,726	\$2,144	\$2,772	\$3,808	\$4,855
Valuation Assumptions											
Loan Amount				\$45,200	\$113,300	\$218,100	\$287,900	\$357,700	\$462,400	\$635,200	\$809,700
Mortgage Interest Rate			6.0% int.	6.0% int.	6.0% int.	6.0% int.	6.0% int.	6.0% int.	6.0% int.	6.0% int.	6.0% int.
Loan Term			30-year term	30-year term	30-year term	30-year term	30-year term	30-year term	30-year term	30-year term	30-year term
Downpayment as % of Purchase Price			5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%
Maximum Supportable Purchase Price for a 2-person HH				\$47,600	\$119,300	\$229,600	\$303,100	\$376,500	\$486,700	\$668,600	\$852,300
Single Family Home Median Price (2024)			\$4,563,650	\$4,563,650	\$4,563,650	\$4,563,650	\$4,563,650	\$4,563,650	\$4,563,650	\$4,563,650	\$4,563,650
Single Family Home Gap				\$4,516,050	\$4,444,350	\$4,334,050	\$4,260,550	\$4,187,150	\$4,076,950	\$3,895,050	\$3,711,350
Attached/Condominium Median Price (2024)			\$1,350,000	\$1,350,000	\$1,350,000	\$1,350,000	\$1,350,000	\$1,350,000	\$1,350,000	\$1,350,000	\$1,350,000
Attached/Condominium Gap				\$1,302,400	\$1,230,700	\$1,120,400	\$1,046,900	\$973,500	\$863,300	\$681,400	\$497,700

¹ San Miguel County Mill Levy Assumption is an average of all markets

² CHFA 2024 Income Limits used to maintain consistency with the use of 2024 sale prices

Source: Colorado Housing and Finance Authority 2024 Income Limits, San Miguel County Assessor, Economic & Planning Systems

Table 20. Affordable Sale Price by AMI for a 3-Person Household, 2024

Description			30% AMI	50% AMI	80% AMI	Income Level ²		150% AMI	200% AMI	250% AMI
						100% AMI	120% AMI			
3-person Household										
Annual Household Income			\$29,610	\$49,350	\$78,960	\$98,700	\$118,440	\$148,050	\$197,400	\$246,750
Monthly Housing Payment Maximum	30%		\$740	\$1,234	\$1,974	\$2,468	\$2,961	\$3,701	\$4,935	\$6,169
Supportable Monthly Payment										
Less: Insurance	\$2,000 / Year		-\$167	-\$167	-\$167	-\$167	-\$167	-\$167	-\$167	-\$167
Less: Property Taxes ¹	6.77% ass't rate	55.253 mills	-\$30	-\$50	-\$90	-\$110	-\$140	-\$170	-\$240	-\$300
Less: Miscellaneous (e.g. HOA dues)	\$2,400 / Year		-\$200	-\$200	-\$200	-\$200	-\$200	-\$200	-\$200	-\$200
Net Supportable Mortgage Payment (Monthly)			\$344	\$817	\$1,517	\$1,991	\$2,454	\$3,165	\$4,328	\$5,502
Valuation Assumptions										
Loan Amount			\$57,300	\$136,300	\$253,100	\$332,100	\$409,400	\$527,800	\$721,900	\$917,700
Mortgage Interest Rate	6.0% int.		6.0% int.	6.0% int.	6.0% int.	6.0% int.	6.0% int.	6.0% int.	6.0% int.	6.0% int.
Loan Term	30-year term		30-year term	30-year term	30-year term	30-year term	30-year term	30-year term	30-year term	30-year term
Downpayment as % of Purchase Price	5.0%		5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%
Maximum Supportable Purchase Price for a 3-person HH			\$60,300	\$143,500	\$266,400	\$349,600	\$430,900	\$555,600	\$759,900	\$966,000
Single Family Home Median Price (2024)	\$4,563,650		\$4,563,650	\$4,563,650	\$4,563,650	\$4,563,650	\$4,563,650	\$4,563,650	\$4,563,650	\$4,563,650
Single Family Home Gap			\$4,503,350	\$4,420,150	\$4,297,250	\$4,214,050	\$4,132,750	\$4,008,050	\$3,803,750	\$3,597,650
Attached/Condominium Median Price (2024)	\$1,350,000		\$1,350,000	\$1,350,000	\$1,350,000	\$1,350,000	\$1,350,000	\$1,350,000	\$1,350,000	\$1,350,000
Attached/Condominium Gap			\$1,289,700	\$1,206,500	\$1,083,600	\$1,000,400	\$919,100	\$794,400	\$590,100	\$384,000

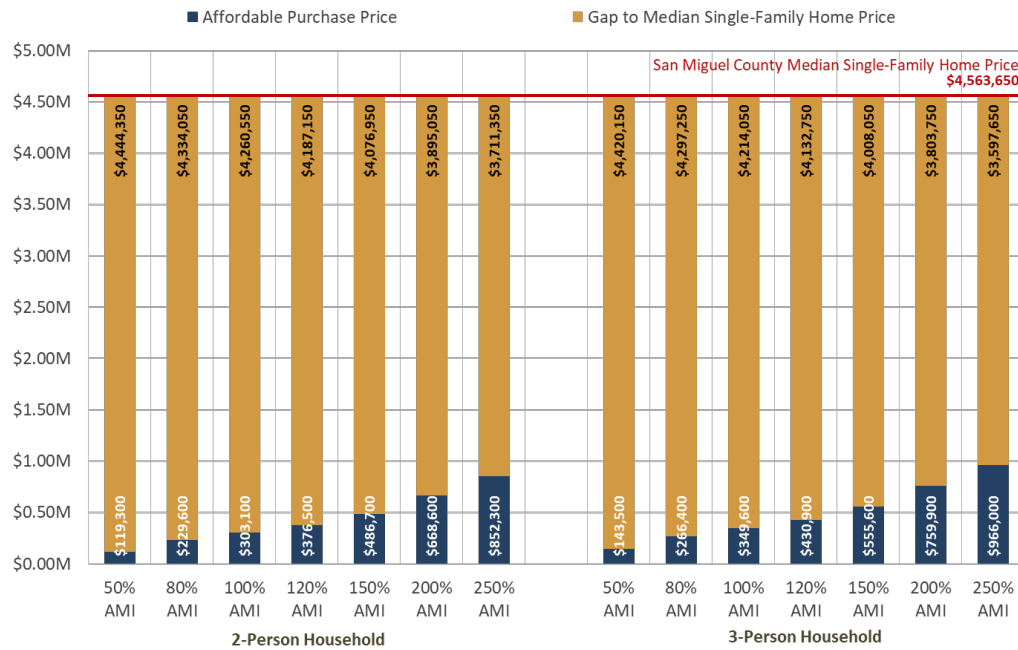
¹ San Miguel County Mill Levy Assumption is an average of all markets

² CHFA 2024 Income Limits used to maintain consistency with the use of 2024 sale prices

Source: Colorado Housing and Finance Authority 2024 Income Limits, San Miguel County Assessor, Economic & Planning Systems

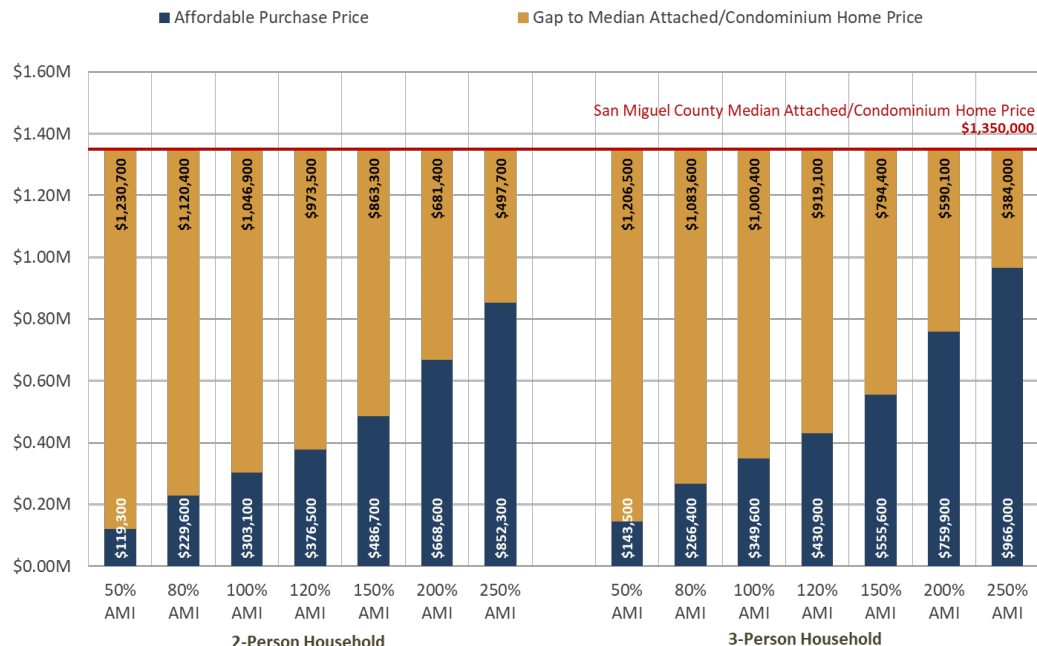
Given the high median sale prices in 2024, San Miguel County residents cannot afford most market rate housing units being sold. Even at 250% AMI, a two- and three-person household would need over \$3.5 million in assistance to purchase a median priced single-family residence and \$380,000-\$500,000 in assistance to purchase a median priced attached/condominium unit (Figure 21 and Figure 22).

Figure 21. Affordable Single-Family Residence Sale Price by AMI and Household Size, 2024



Note: CHFA 2024 Income Limits used to maintain consistency with the use of 2024 sale prices
Source: Colorado Housing and Finance Authority 2024 Income Limits, San Miguel County Assessor, Economic & Planning Systems

Figure 22. Affordable Attached/Condominium Unit Sale Price by AMI and Household Size, 2024

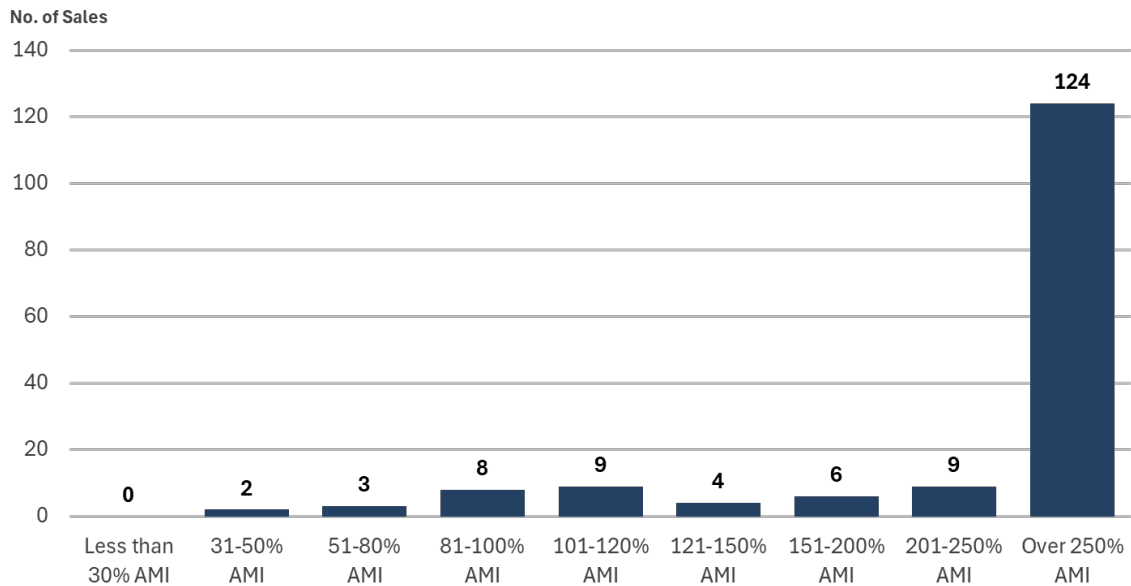


Note: CHFA 2024 Income Limits used to maintain consistency with the use of 2024 sale prices
Source: Colorado Housing and Finance Authority 2024 Income Limits, San Miguel County Assessor, Economic & Planning Systems

Sale Price Distribution

While housing units may exist in the county that are affordable, those being sold on the market are increasingly unaffordable to the average county resident. There was a total of 165 housing units sold by August 2024, of which only 32 housing units (or less than 20 percent) were affordable to households earning below 200% AMI (below \$197,400 for a three-person household in 2024) (**Figure 23**).

Figure 23. Market Rate Sales by AMI, 2024



Source: San Miguel County Assessor; Economic & Planning Systems

Displacement Risk

The analysis of median sale prices and resident household incomes shows that housing prices are detached from local wages and incomes. Additionally, a low percentage of full-time housing occupancy indicates that the free market is likely catering to vacation home and second home buyers.

Stakeholders have anecdotally also noted an increased trend of local retiring households and residents selling their housing units to vacation/second home buyers. These market pressures place lower-income households and local retiring populations at risk of displacement, with increasingly unaffordable housing units for relocation within the county and the lack of sufficient added inventory.

Market pressure from non-local buyers has also contributed to increased assessed values of existing housing units and increasing associated property taxes. Rising property taxes creates further burden on long-time residents and increases the risk of displacement.

An income distribution estimate shows that the county has lost moderate- to middle-income households earning between 80% and 150% AMI. While housing resources are nationally available for households below 60-80% AMI through programs such as the Low-Income Housing Tax Credit (LIHTC), and the free market caters to higher income households, moderate- to middle-income households have few resources available. This, coupled with increased market pressures and stagnant wages, places these households in San Miguel County, who would otherwise be of lower-risk in non-resort communities, at high risk of displacement.

Detailed further in **Chapter 8**, renters in and around San Miguel County are also at risk of displacement. Over a third of respondents who lived in San Miguel County said they've had to move in the past five years because their landlord sold their rental unit. Over 35 percent of respondents outside San Miguel County said they had to move because their landlord moved into the housing unit they were renting, and 27 percent said their landlord would not commit to long term leases over six months.

7. Housing Resources

This chapter summarizes resources available for affordable housing development, management, and buyer and renter assistance. Each jurisdiction has a robust set of programs and policies that address affordable housing.

Funding

Town of Telluride

Affordable Housing Fund

The Town of Telluride created the Affordable Housing Fund to exclusively fund and finance the development and preservation of affordable housing, including acquisition of land needed for the same purpose. It is funded through the Affordable Housing Short-Term Rental Tax, which imposes a 2.5 percent excise tax on Short-Term Rentals (STR).

Telluride Short Term Rental Unit Regulatory Fee Program Fund

This fund is supported by the Telluride STR program implemented in December 2023 following a detailed study on the impact of STRs on affordable housing demand. Funding comes from three annual fees: a business license fee, administrative fees, and a regulatory fee. The business license fee and administrative fee cover the cost of tax compliance and any code enforcement. The regulatory fee is used on affordable housing programs and projects that mitigate the impact of STRs on affordable housing demand. The Town has several different license types depending on the location and type of home used as an STR.

- **Classic Licenses** allow unlimited rental nights and has the highest fees. The annual business license fee is typically \$165.00 and an additional \$22.00 per sleeping room. It has an administrative fee of \$288.00 and an STR regulatory fee of \$857 per studio unit or per bedroom or sleeping room.
- **Limited Licenses** are restricted licenses for an STR unit that may only be rented for a maximum of 29 nights per year. The annual business license fee is typically \$82.50 and an additional \$11.00 per sleeping room. They have an administrative fee of \$288 but are exempt from an STR regulatory fee.
- **Residential Licenses** also cap rentals at 29 nights per year and are further restricted by zoning. The annual business license fee is typically \$82.50 and an additional \$11.00 per sleeping room. They have an administrative fee of \$288 but are exempt from an STR regulatory fee.
- **Lodging Licenses** are for hotels and similar organizations, where the annual business license fee is \$66.00 per sleeping room. They are exempt from administrative and regulatory fees.

Sales Tax

The Town of Telluride collects sales tax at the rate of 4.5 percent. One-half percent of this sales tax is utilized to fund affordable housing.

Telluride Lodgers' Tax

This is a 2.0 percent tax on the total cost of renting rooms or accommodations for 29 days or less in Telluride, used to fund tourism-related expenses, and includes the construction of affordable or employee housing, or acquisition of land for the purpose.

Telluride Reserve Capital Improvement Fund

This fund was created specifically to facilitate capital improvements in and around Telluride. Among other uses like transportation services, the fund can also be utilized for construction of affordable or employee housing, including acquisition of land for the purpose.

Town of Mountain Village

Mountain Village Affordable Housing Development Fund

This development fund is funded by a portion of sales tax and is available for affordable housing purposes. These funds are used for both housing projects and for capital projects at Village Court Apartments, an existing affordable housing development.

Land Use Policy and Regulations

San Miguel County

San Miguel County Housing Impact Fees

The County's employee housing mitigation fee is implemented to mitigate the impact on housing demand created by employees generated for the construction and maintenance of the new development, as well as its indirect and induced employment impact. The fee is based on the size of the residence calculated based on the market-affordability gap between market housing prices and affordable housing for individuals earning 100% of AMI.

Deed-Restricted Housing Program

A majority of the affordable housing units located in unincorporated San Miguel County are deed restricted through the County Land Use Code or through restrictive covenants. These restrictions commonly have occupancy and local income restrictions, and other regional ownership requirements. In general, deed restrictions do not include price appreciation caps, except for those units developed using specific federal or other limited funding sources that required price appreciation caps for ownership units.

SMRHA administers the different deed restrictions across the county and in the Town of Telluride. Ownership properties typically have deed restrictions that require occupants to have lived in the region for at least eight of the last 12 months, one adult occupant to have worked at least 1,032 hours within the R-1 School District boundary in the last year, and half of the household's income must be earned within the same boundaries. SMRHA also administers deed restrictions for residential properties located in the Town of Telluride, as described in the two sections that follow.

County Housing Mitigation Program

To promote affordable housing, an impact mitigation fee payment may be assessed depending on the size of residential construction (single-family and two-family) in the unincorporated county within the Telluride R-1 School District. The fee is designed to recoup the amount needed to mitigate the market-affordability gap for housing the needed employees generated for both construction and ongoing maintenance of the residential construction project.

The impact mitigation fee may be satisfied through the construction of a sufficiently sized affordable housing unit constructed as part of a project in lieu of the payment amount. Once constructed, the mitigation unit must be deed restricted and be actively rented to a qualified tenant.

Town of Telluride

Deed-Restricted Housing Program

A majority of affordable housing in San Miguel County are deed restricted or have restrictive covenants. These restrictions commonly have occupancy requirements, income limitations, and appreciation caps on ownership units.

SMRHA administers several deed restrictions across the county and in Telluride. Ownership properties typically have deed restrictions that require occupants to have lived in the region for at least eight of the last 12 months, one adult occupant to have worked at least 1,032 hours within the R-1 School District boundary in the last year, and half of the household's income must be earned within the same boundaries. SMRHA also administers deed restrictions for residential properties located in the Town of Telluride, as described under the two titles following the current.

Telluride Town-Constructed Ownership Program

The Town, the Telluride Housing Authority (THA), and Block 23 Housing Corporation often constructs, finances, subsidizes, or otherwise procures or authorizes the construction of housing units to provide affordable housing. These units are typically subjected to appreciation caps under deed-restrictions administered by SMRHA, which are intended to ensure long-term affordability. Eligible households must fall under certain income and size limits depending on the housing unit.

Telluride Employee Dwelling Units (EDU) Program

A Designated Employee Dwelling Unit (EDU) in Telluride is a deed-restricted housing unit voluntarily built in exchange for certain development incentives, intended to provide affordable housing opportunities for local employees meeting certain financial needs tests. Qualified households that rent and reside in an EDU typically cannot earn over 130% AMI. These units are generally owned by the Town or THA, non-profit organizations or government entities within the R-1 School District (in which Telluride is located), a business owner with a Telluride business license, or a homeowner of the principal unit the EDU is an accessory or secondary dwelling to.

Telluride Housing Mitigation Program

The Town of Telluride has Affordable Housing Requirements per Land Use Code (LUC) Section 3-720, to mitigate impacts from the generation of additional employment needs attributable to new development. The program requires developers to provide or fund affordable housing to offset impacts from new development. The amount of required housing mitigation is calculated based on employee generation rate (calculated based on type of use) x 400 sq. ft. (gross floor area per employee) x required percentage mitigation (which ranges from 40%-90% depending on the type of use). These mitigation units may be created by constructing new housing units on the site of the new development, building off-site units within the region, a payment-in-lieu if the LUC allows it, or, at the discretion of the Town or the THA, purchase/deed restriction of existing housing units. All affordable housing units must be deed-restricted per THA guidelines; the THA administers the program on behalf of the Town of Telluride.

The deed restricted for-sale and rental units are typically conveyed through a lottery to qualified applicants per the guidelines that require being employed and working a minimum number of hours per month in San Miguel County, not exceeding certain income and asset limits, and that the unit must be their primary residence. The Town of Telluride also has a Planned Unit Development (PUD) density bonus incentive program for affordable and employee housing.

Town of Mountain Village

Deed-Restricted Housing Program

There are two primary types of deed restrictions in Mountain Village including the Employee Housing Restriction (EHR) and the Affordable Housing Restriction (AHR). The EHR governs most of the town's affordable housing inventory and requires the occupant of the unit to be employed within the Telluride R-1 School District boundary. Local employers can own EHR units to rent to employees. The AHR applies to fewer properties in Mountain Village and a designation type created in 2006.

It generally requires the owner to be employed an average of 1,560 hours per year within the Telluride R-1 School District boundary, maintain the unit as their primary residence, and earn up to 250% AMI. Resales of AHR units are limited to a 3.0 percent appreciation cap that can be adjusted by the Town Council on a case-by-case basis.

Mountain Village Community Housing Impact Mitigation Program

New developments within Mountain Village are required to mitigate the housing impacts of the development either by providing workforce housing units in the town or the surrounding region or paying a fee-in-lieu. The requirement is based on the number of full-time employees a project is expected to generate. Residential and nonresidential projects are both subject to these rules, although thresholds, exemptions, and calculations differ.

Mountain Village Deed-Restricted Building Fee Waiver Incentive

This program waives certain building fees for developers or homeowners who build or convert units for local workforce housing. The goal is to increase the supply of deed-restricted housing. Eligible projects must include new deed-restricted units or convert existing free market units into workforce housing. The fee waivers help offset construction costs, encouraging affordable development within the community.

Mountain Village Zoning Incentives

The Mountain Village zoning code allowed the development of Accessory Dwelling Units (ADU) pursuant to the underlying single-family zoning since the 1990s. This provision was expanded in 2022 to allow the development of ADU in detached condominiums to facilitate higher density development.

Mountain Village Town-Constructed Projects

The Town of Mountain Village is building housing and more recently implemented public private partnerships to effectuate the construction of housing within Mountain Village. To achieve regional housing goals, the Town plans to continue building housing where appropriate and desired and have land banked towards this goal.

Affordable Housing Preservation

Mountain Village YES Deed Restriction Program

The Your Equity Support (YES) Program is a deed-restriction purchase program whereby the Town of Mountain Village offers to cover 15–18 percent of a unit's appraised value (up to \$200,000) in return for placing a deed restriction on the property. This restriction requires that the housing unit be occupied by individuals who work at least 1,560 hours annually within the R-1 School District boundary. The occupants can be either the homeowners themselves or long-term renters.

Homebuyer and Rental Assistance

Housing Voucher Program

SMRHA, in partnership with the Colorado Department of Local Affairs (DOLA), executes the federal Housing Voucher Program in the region. It provides rental assistance to income-eligible county residents by subsidizing part of the monthly rental payments, so as to ensure no participating household is paying over 30 percent of their household income toward housing costs (as long as the rent of the unit is between 90 percent to 110 percent of the published fair market rent value). As of August 2023, SMRHA administered 28 housing vouchers.

Mountain Village Employee Down Payment Assistance Program

Mountain Village lends up to \$30,000 to Town of Mountain Village employees to purchase a housing unit within the San Miguel Authority for Regional Transportation (SMART) transit boundary that can be used for either a free market or deed restricted housing unit used as their primary residence. The assistance is job contingent and would need to be paid back once employment is completed with the Town.

Telluride Foundation Housing Opportunity Fund

The Telluride Foundation is a non-profit community foundation that aims to support the residents and workforce of the Telluride region. The Foundation, through its Housing Opportunity Fund, provides housing assistance to individuals living and working full-time in San Miguel and Ouray Counties, and the towns of Nucla, Naturita, and Rico. They provide the following types of assistance:

- Downpayment assistance through forgivable loans for homebuyers purchasing deed-restricted housing units to help with closing costs. The loan is for up to \$5,000, fully forgiven after two years of homeownership.
- Downpayment assistance through shared appreciation loans up to 20 percent of the housing price (up to \$100,000 in San Miguel County). The loan will need to be repaid when the unit is sold or refinanced and will need to include a pro-rata share of the unit's appreciation.
- Rental assistance through no-interest loans for security deposits up to \$2,500, which must be repaid when the lease ends or upon move-out.

Rural Homes

The Telluride Foundation also operates Rural Homes, a non-profit housing developer aiming to build for-sale workforce housing for households earning below 120% AMI. In San Miguel County, Rural Homes developed Pinion Park in Norwood, which created 24 for-sale deed-restricted single-family residences affordable to households earning between 60-120% AMI.

First Time Homebuyers Assistance

Developed and administered by The Telluride Association of Realtors, this assistance is a private sector affordable housing initiative to increase homeownership opportunities in the region. The assistance is in the form of a grant restricted to residents who have lived in the region for at least eight months, who will occupy the unit as their primary residence, and are either employed full-time within the R-1 School District boundary or are buying a property within the same boundaries. The sale price cannot exceed \$900,000.

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8. Outreach

This chapter outlines the primary findings of the outreach conducted during this effort, which had two main components:

- **Regional Household and Employee Survey:** RRC Associates conducted a survey of local residents and employees to better understand current housing conditions, needs, and future housing preferences.
- **Employer Survey:** EPS conducted a survey of local businesses and employers to understand the housing needs and challenges their employees are facing, and the conditions businesses are facing around recruitment, retention, and operations. It also surveys businesses about any housing assistance they are already providing and what they would like to provide in the future.

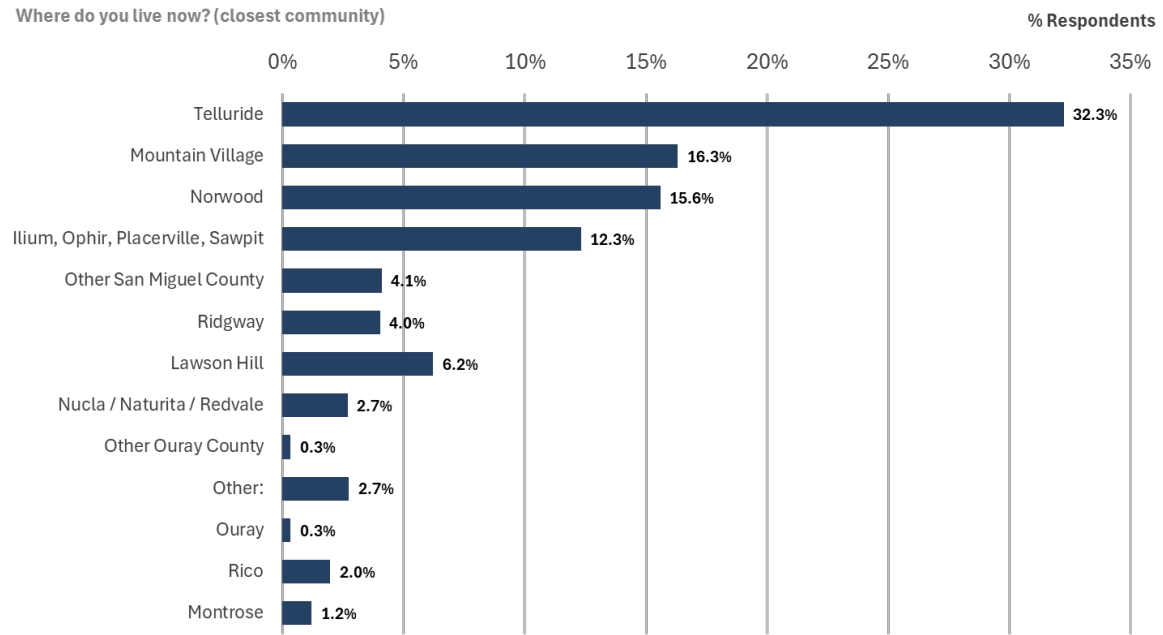
Regional Household and Employee Survey

Methodology

The 2024 San Miguel Regional Household and Employee Survey was conducted between Summer and Fall 2024 by RRC Associates. The survey was distributed by mail with an option to respond online, through open link survey invites, text invites to San Miguel County registered voters, and Meta/Facebook advertisements. The survey was mailed to all San Miguel County zips, and to Naturita, Nucla, Paradox, Rico, and Ridgway zips. It received over 1,300 responses, with approximately 1,200 usable responses.

The survey results were weighted by housing tenure, householder age, householder Hispanic origin, household size, and zip code of residence, to approximate San Miguel County 2018-22 ACS Five-Year data. The survey results provide a large data set that were analyzed as a whole or segmented in a variety of ways, such as place of residence and housing tenure (rent/own). The following analysis discusses responses of owners and renters, San Miguel County and out-of-county residents who work in San Miguel County, and responses of those in market rate housing, employee housing, and other deed-restricted/ affordable housing. Some questions were also analyzed by place of residence (Telluride, Mountain Village, Norwood, etc.). Lastly, responses to some questions were compared with results from a similar survey conducted in 2011 to understand change. Over 85 percent of respondents were San Miguel County residents (**RS 1**). Of all respondents, 32.3 percent lived in Telluride, 16.3 percent in Mountain Village, and 15.6 percent in Norwood.

RS 1. Community Respondents by Location



Source: RRC Associates - 2024 San Miguel County Resident Survey, Economic & Planning Systems

Overall, survey responses differed from ACS reported averages in some respects and aligned in others, as outlined below:

- Survey respondents who lived in San Miguel County were in slightly larger households (2.2 in the survey and 2.0 per ACS)
- The share of homeowners was comparable between the survey and ACS (62 percent of respondents living in San Miguel County were homeowners and the ACS report that 65 percent of occupied housing units were owner-occupied)
- Survey respondents had higher household income (San Miguel County survey respondents had a median household income of \$91,247 while the ACS reported a county median household income of \$80,117)
- Survey respondents were slightly less likely to be cost-burdened (29 percent of San Miguel County survey respondents were cost-burdened while the ACS reported that 32 percent of households were cost-burdened)

Respondent Characteristics

Approximately 86 percent of San Miguel County residents (SMC residents/respondents) and 95 percent of out-of-county residents (non-SMC residents/respondents) were year-round residents of the region, and 42 percent of all respondents have resided in the region for over 20 years. Approximately 91 percent of respondents identified as White. The median age of SMC respondents was 51.0, higher than non-SMC respondents at 46.4 (**RS 2**).

SMC households and those in affordable/deed-restricted units tend to be smaller. The average household size amongst SMC respondents was 2.2, while it was 2.6 amongst non-SMC respondents. The average household size of those in an affordable/deed-restricted unit was 2.1, compared to 2.3 in market rate housing, and 2.4 in employee housing.

Respondents within SMC reported a median household income of \$91,247, lower than non-SMC respondents who reported a median household income of \$105,306, likely due to the concentration of deed-restricted/affordable housing within the county. The median household income was \$120,000 amongst homeowners and \$75,000 amongst renters.

RS 2. Community Respondent Characteristics Summary

Description	Residence		Tenure		Housing Type		
	SMC	Non-SMC	Owners	Renters	Market	Employee	Affordable
Household Characteristics							
Place of Residence							
San Miguel County	100%	0%	89%	94%	87%	98%	98%
Non-San Miguel County	0%	100%	11%	6%	13%	2%	2%
n=	1,129	107	821	329	715	50	349
Tenure							
Owners	62%	76%	100%	0%	77%	0%	48%
Renters	34%	21%	0%	100%	20%	94%	50%
Other	4%	3%	0%	0%	4%	6%	2%
n=	1,154	107	833	338	721	53	356
% by residency time							
All year - 12 months	86%	95%	85%	92%	84%	89%	94%
8 to 11 months/year	8%	4%	8%	7%	9%	5%	6%
3 to 7 months/year	4%	1%	5%	1%	5%	6%	0%
Less than 3 months/year	2%	1%	2%	0%	2%	0%	0%
n=	1,155	106	830	336	722	53	355
Avg. Household Size	2.2	2.6	2.3	2.0	2.3	2.4	2.1
Median Household Income	\$91,247	\$105,306	\$120,000	\$75,000	\$105,525	\$95,000	\$80,000
Median Respondent Age	51.0	46.4	56.0	37.0	54.0	40.0	44.0

Source: RRC Associates - 2024 San Miguel County Resident Survey, Economic & Planning Systems

Homeowners have a larger share of older residents than renters. Approximately 56 percent of residents of owned housing units are aged 45 and over, while the age group comprises 22 percent amongst renter households (**RS 3**). About 43 percent of renters and 44 percent of employee housing residents are aged 30 to 44 years. Approximately 20 percent of renter residents and 19 percent of employee housing residents are aged 18 to 29 years. These shares indicate that working-aged residents are likely unable to secure free market ownership housing.

RS 3. How many people in your household are in the following age groups?

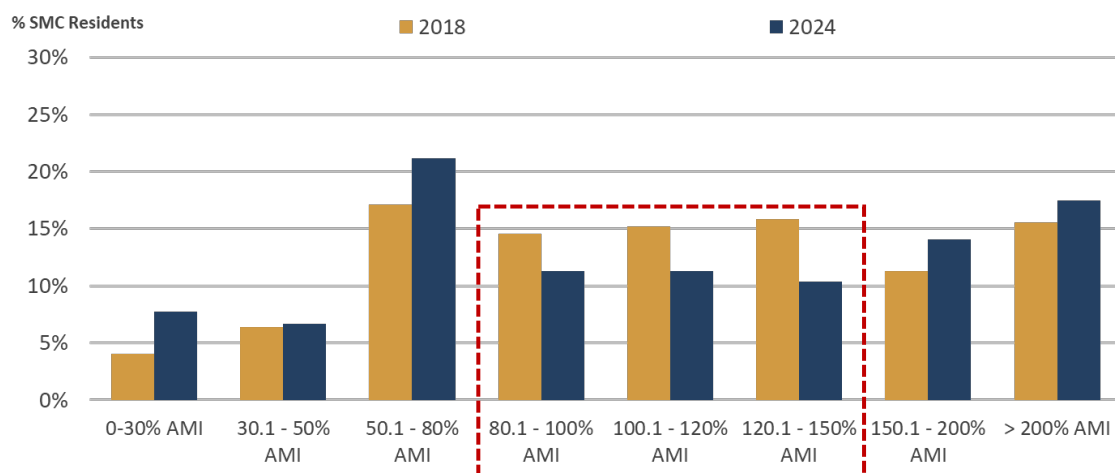
Description	Residence		Tenure		Housing Type		
	SMC	Non-SMC	Owners	Renters	Market	Employee	Affordable
9 and under	7%	9%	7%	8%	7%	11%	8%
10 to 17	9%	10%	10%	6%	9%	4%	9%
18 to 29	12%	8%	8%	20%	11%	19%	14%
30 to 44	26%	29%	20%	43%	23%	44%	33%
45 to 64	29%	32%	35%	17%	30%	20%	28%
65 and older	17%	12%	21%	5%	20%	2%	8%
Total	100%	100%	100%	100%	100%	100%	100%

Source: RRC Associates - 2024 San Miguel County Resident Survey, Economic & Planning Systems

Household Income

The percentage of moderate- and middle-income SMC households earning between 80-150% AMI (between \$78,960 and \$148,050 for a three-person household in 2024) has reduced from 45.6 percent in 2018 to 32.9 percent in 2024, similar to the estimates based on ACS data earlier (**RS 4**).

RS 4. San Miguel County Households by AMI, 2018-2024



Source: RRC Associates - 2024 San Miguel County Resident Survey, Economic & Planning Systems

Meanwhile, the percentage of households earning over 150% AMI (over \$148,050 for a three-person household in 2024) increased from 26.8 percent to 31.5 percent, households earning between 50-80% AMI (between \$49,350 and \$78,960 for a three-person household in 2024) increased from 17.1 percent to 21.2 percent, and households earning below 30% AMI (below \$29,610 for a three-person household in 2024) increased from 4.0 percent to 7.8 percent.

Importance of Housing

More respondents perceive that housing is a more critical issue now than in 2011. In 2011, only 15 percent of SMC residents said that housing was the most critical problem in the region, while 38 percent said so in 2024 (RS 5). This perception is observed more amongst renters, where 60 percent of renter respondents said housing was the most critical issue in 2024, compared to 22 percent who said so in 2011.

RS 5. Do you feel the availability of housing for residents and workers in the area is:

Description	Place of Residence				Tenure				Housing Type					
	SMC		Non-SMC		Owners		Renters		Market		Employee		Affordable	
	2011	2024	2011	2024	2011	2024	2011	2024	2011	2024	2011	2024	2011	2024
Not a problem	4%	3%	2%	3%	4%	3%	3%	1%	3%	3%	5%	2%	3%	1%
One of the region's lesser problems	4%	3%	4%	1%	6%	4%	3%	2%	4%	4%	6%	12%	4%	1%
A moderate problem	29%	14%	29%	16%	39%	20%	16%	6%	34%	19%	10%	3%	24%	8%
One of the more serious problems	48%	41%	52%	40%	42%	46%	56%	31%	46%	42%	50%	19%	54%	43%
The most critical problem in the region	15%	38%	14%	40%	9%	26%	22%	60%	12%	32%	28%	64%	15%	48%
n =	765	1,139	49	106	530	827	276	336	477	719	39	52	213	355

Source: RRC Associates - 2024 San Miguel County Resident Survey, Economic & Planning Systems

Housing Characteristics

Housing units outside SMC tend to be slightly bigger with 2.7 bedrooms on average than SMC housing units, which have 2.5 bedrooms on average (**RS 6**).

A third of SMC respondents lived in affordable/deed-restricted housing, and 5 percent lived in employer-provided housing.

Respondents in rental and employee housing are less satisfied with their housing unit, rating residence satisfaction at 3.3 on a scale of 1.0 to 5.0 (where 1.0 is least satisfied). In comparison, homeowners rated residence satisfaction at 4.2.

The average monthly housing costs are similar within the county and outside, where county residents pay approximately \$1,960 per month including utilities and HOA dues, while out-of-county residents pay \$1,817 per month. The contrast is higher by housing type, where a market rate housing unit costs \$2,121, employee housing costs \$1,331, and affordable/deed-restricted housing costs \$1,682 per month on average.

RS 6. Respondent Housing Characteristics Summary

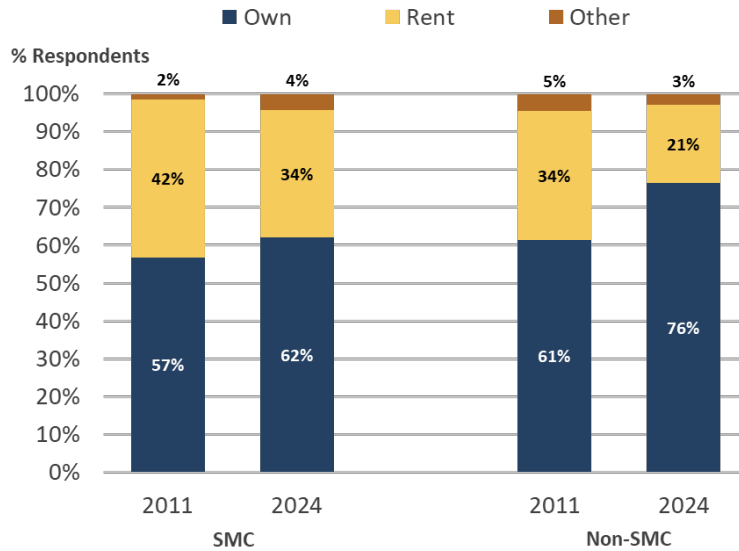
Description	Residence		Tenure		Housing Type		
	SMC	Non-SMC	Owners	Renters	Market	Employee	Affordable
Housing Characteristics							
Avg. No. of bedrooms	2.5	2.7	2.9	1.7	2.8	1.9	2.0
Avg. No. of bathrooms	2.1	2.1	2.5	1.4	2.4	1.4	1.7
% in employer-provided housing	5%	1%	0%	13%	0%	100%	0%
% in a deed-restricted/affordable unit	33%	7%	24%	47%	0%	0%	100%
Avg. Community Satisfaction ¹	3.7	3.9	3.8	3.6	3.8	3.6	3.7
Avg. Residence Satisfaction ¹	3.9	4.1	4.2	3.3	4.1	3.3	3.7
Avg. Monthly Housing Costs (incl. utilities/HOA fee)	\$1,960	\$1,817	\$2,244	\$1,483	\$2,121	\$1,331	\$1,682
% moderately cost-burdened	18%	11%	16%	19%	16%	9%	23%
% severely cost-burdened	11%	4%	10%	11%	10%	2%	12%

¹ Rated on a scale of 1 to 5, where 1 is "Very dissatisfied" and 5 is "Very satisfied"

Source: RRC Associates - 2024 San Miguel County Resident Survey, Economic & Planning Systems

A larger share of non-SMC residents were homeowners than within SMC. Approximately 76 percent of non-SMC respondents were homeowners, while 62 percent of SMC respondents were homeowners (**RS 7**). Homeownership rates also increased by 15 percentage points outside SMC between 2011 and 2024, while it only increased 5 percentage points within SMC in the same period.

RS 7. Do you own or rent your residence?

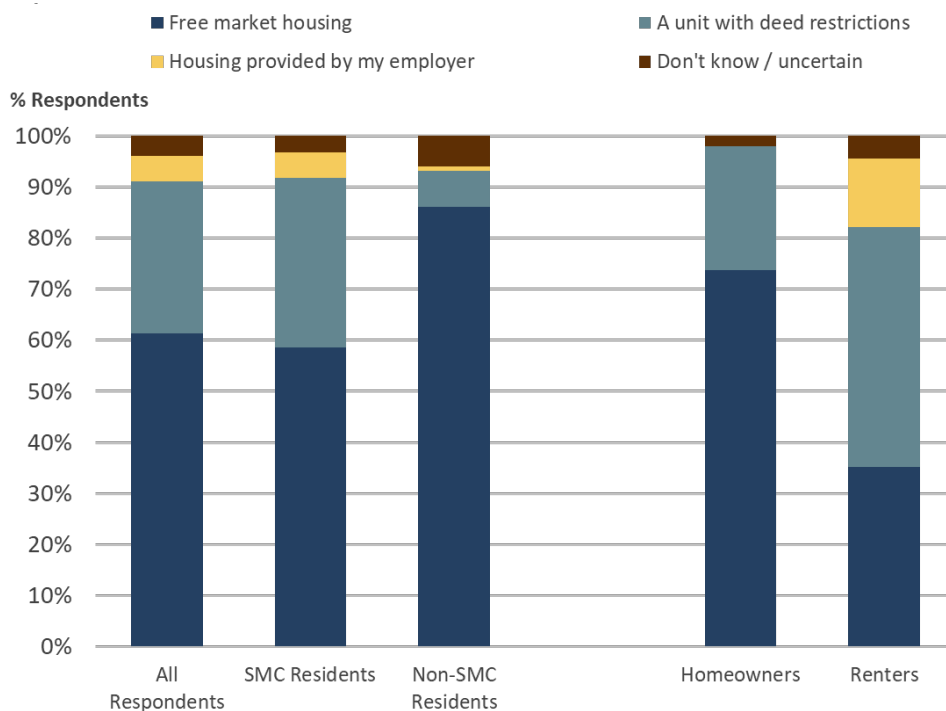


Source: RRC Associates - 2024 San Miguel County Resident Survey, Economic & Planning Systems

Affordable/deed-restricted housing and employer-provided housing is more common in SMC, where 33 percent of SMC respondents said they lived in affordable/deed-restricted housing and 5 percent lived in employer-provided housing (**RS 8**). Outside SMC, 86 percent of respondents lived in free market housing, likely due to the limited availability of deed-restricted housing.

Renters were more likely to live in affordable/deed-restricted housing than homeowners. Approximately 47 percent of renters lived in affordable/deed-restricted housing while 24 percent of homeowners lived in deed-restricted housing.

RS 8. Do you live in:



Source: RRC Associates - 2024 San Miguel County Resident Survey, Economic & Planning Systems

Respondents outside SMC live in slightly larger housing units than within SMC. Non-SMC respondents had an average of 2.7 bedrooms, while SMC respondents had 2.5 bedrooms on average (**RS 9**). Additionally, employee housing is considerably smaller with 1.9 bedrooms on average than market rate housing with 2.8 bedrooms on average.

RS 9. How many bedrooms are in your home?

Description	Residence		Tenure		Housing Type		
	SMC	Non-SMC	Owners	Renters	Market	Employee	Affordable
0 - bedrooms	4%	2%	0%	9%	2%	12%	6%
1 - bedroom	20%	10%	10%	35%	14%	17%	30%
2 - bedrooms	27%	30%	25%	33%	25%	49%	33%
3 - bedrooms	30%	42%	40%	15%	37%	16%	21%
4 - bedrooms	14%	11%	18%	6%	16%	3%	10%
5 - bedrooms	3%	1%	3%	1%	4%	3%	0%
6-or-more bedrooms	2%	3%	3%	0%	3%	0%	0%
Average	2.5	2.7	2.9	1.7	2.8	1.9	2.0
n=	1,141	103	825	326	714	50	348

Source: RRC Associates - 2024 San Miguel County Resident Survey, Economic & Planning Systems

Housing Stability

Renters and those in employee housing have the highest perception of housing instability. Approximately 92 percent of homeowners said they feel very secure or somewhat secure in housing compared to 60 percent of renters who said the same (**RS 10**). Amongst those in affordable/deed-restricted housing, 73 percent felt secure, while only 56 percent of those in employee housing felt secure.

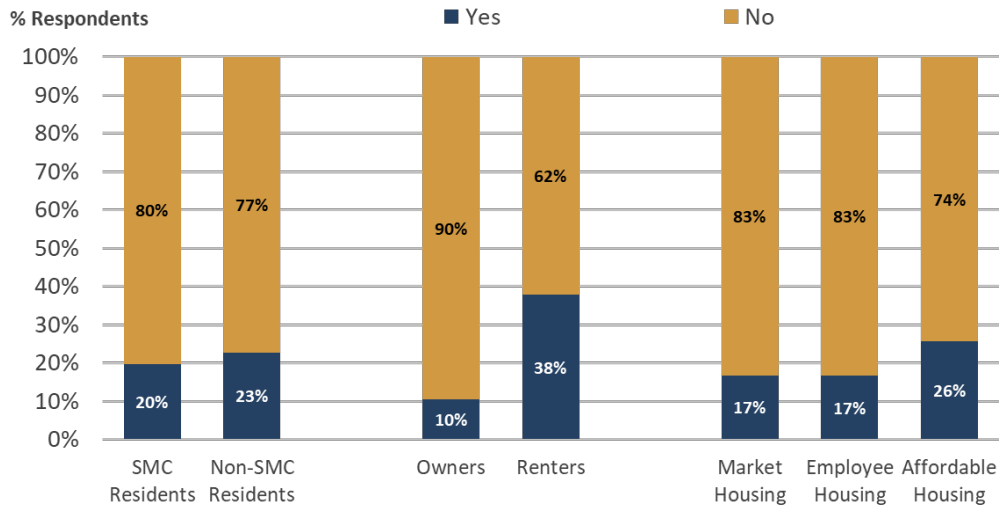
RS 10. How secure do you feel in your current housing situation, in terms of your ability to stay in your home (and not be forced to move)?

Description	Residence		Tenure		Housing Type		
	SMC	Non-SMC	Owners	Renters	Market	Employee	Affordable
Very secure	52%	61%	72%	18%	62%	23%	38%
Somewhat secure	28%	24%	20%	42%	25%	33%	35%
Somewhat insecure	9%	11%	5%	19%	7%	21%	13%
Very insecure	8%	4%	2%	16%	5%	17%	10%
Don't know / not sure	2%	0%	1%	3%	1%	4%	3%
Other	1%	1%	0%	1%	0%	2%	1%
n=	1153	107	828	338	722	53	354

Source: RRC Associates - 2024 San Miguel County Resident Survey, Economic & Planning Systems

Homeownership creates stability for residents. Only 10 percent of homeowners had to move when they did not want to, while 38 percent of renters had to move when they did not want to (**RS 11**). Moving increased housing costs by approximately \$900 a month on average for renters, and \$500 for homeowners.

RS 11. In the past 5 years, have you had to move out of a home in San Miguel County or the surrounding area when you didn't want to move?



Source: RRC Associates - 2024 San Miguel County Resident Survey, Economic & Planning Systems

The most common reason for having to move in the past five years (approximately 34 percent of respondents) was because a homeowner sold the unit they were renting (**RS 12**). Outside San Miguel County, owners of rental units were also more likely to move in themselves or not offer long-term leases. Approximately 36 percent of non-SMC respondents said they had to move because the owner of their rental unit moved in, and 27 percent said owners would not commit to long-term leases of six months or more.

RS 12. If you had to move in the past five years, what were the reasons you had to move?

Description	Residence		Tenure		Housing Type		
	SMC	Non-SMC	Owners	Renters	Market	Employee	Affordable
Owner sold my rental unit	35%	34%	38%	32%	32%	21%	39%
Personal reasons (e.g. divorce, breakup, unsafe living situation, etc.)	26%	17%	24%	23%	28%	0%	23%
Owner moved in	21%	36%	24%	20%	23%	0%	20%
Other	19%	9%	14%	21%	16%	36%	17%
Owner wouldn't commit to a long lease (six months or more)	15%	27%	21%	15%	17%	21%	15%
Owner turned the unit into a vacation rental	16%	13%	13%	18%	17%	11%	19%
Big rent increase - How much did the monthly rent go up?	13%	11%	5%	18%	11%	11%	17%
Changed jobs and could no longer live in employer-provided housing	14%	0%	3%	17%	10%	8%	16%
Could not afford to pay rent / mortgage due to a job or income loss	9%	4%	4%	10%	5%	0%	13%
Change in household size (e.g. had children, lost a roommate, etc.)	8%	9%	7%	10%	9%	11%	9%
Evicted from home / apartment	6%	9%	4%	6%	7%	0%	5%
Pets not allowed	5%	0%	4%	6%	5%	0%	5%
Big increase in other housing costs (e.g. utilities, HOA fees, etc.)	4%	4%	4%	5%	5%	11%	2%
n=	191	22	72	122	97	10	82

Source: RRC Associates - 2024 San Miguel County Resident Survey, Economic & Planning Systems

SMC respondents who were less satisfied with their housing unit said it was because it was too expensive or too small, while those outside SMC said it was because it was too far from work. Approximately 59 percent of non-SMC respondents who were not fully satisfied with their housing indicated that it was because it was too far from work (RS 13).

Renters and those in employee housing were least satisfied on average with their housing unit. About 47 percent of renters said it was because they preferred to buy, 43 percent said it was because renting was too expensive, and 33 percent said their housing condition was unstable. Amongst those in employee housing, 45 percent said they wanted to buy their home, 44 percent said their unit was of poor condition or needed repairs, and 36 percent felt they had an unstable housing situation.

RS 13. If dissatisfied or somewhat satisfied with your current residence, why are you not fully satisfied?

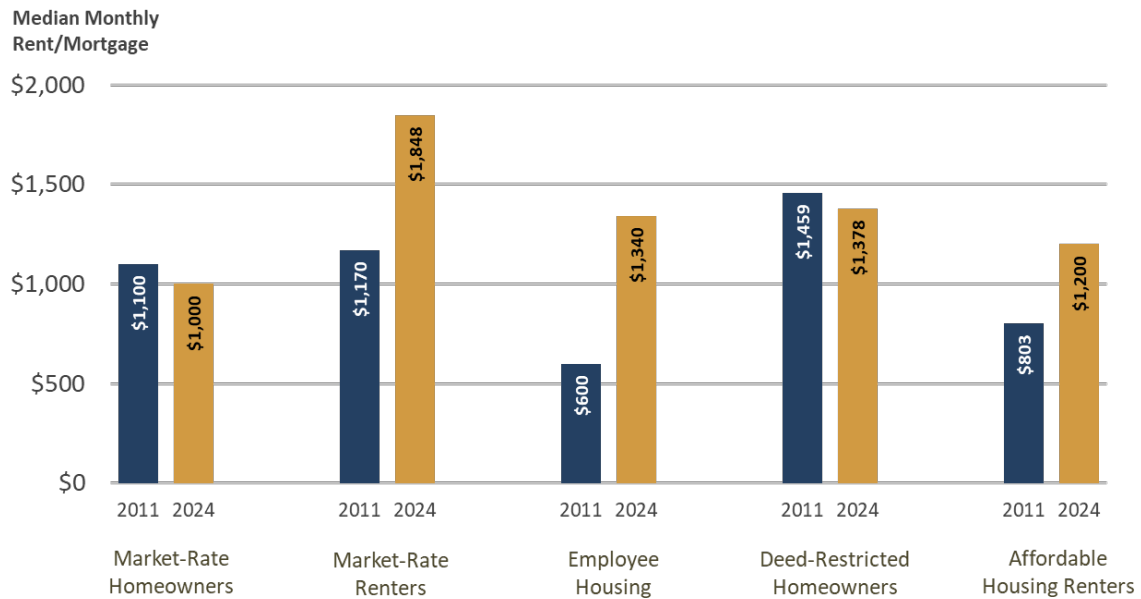
Description	Place of Residence				Tenure				Housing Type					
	SMC		Non-SMC		Owners		Renters		Market		Employee		Affordable	
	2011	2024	2011	2024	2011	2024	2011	2024	2011	2024	2011	2024	2011	2024
Too expensive	51%	37%	39%	30%	36%	33%	63%	43%	56%	38%	50%	33%	53%	34%
Overcrowded / too small	16%	34%	23%	29%	12%	31%	21%	37%	17%	32%	28%	34%	16%	40%
Needs repairs / poor condition	27%	27%	25%	22%	18%	15%	36%	35%	22%	24%	28%	44%	33%	26%
Currently rent, prefer to buy	39%	26%	27%	21%	42%	0%	30%	47%	36%	22%	56%	45%	40%	32%
High utility bills	20%	13%	50%	13%	31%	16%	14%	13%	31%	16%	8%	22%	13%	10%
Other	0%	21%	0%	8%	0%	25%	0%	15%	0%	21%	0%	14%	0%	24%
Too far from work	7%	10%	52%	59%	11%	16%	12%	11%	20%	22%	0%	18%	3%	2%
Unstable housing situation	0%	22%	0%	11%	0%	3%	0%	33%	0%	16%	0%	36%	0%	26%
Disturbance from nearby short-term rentals	17%	14%	25%	15%	17%	17%	17%	11%	23%	17%	36%	9%	7%	12%
Pets not allowed	0%	12%	0%	8%	0%	4%	0%	18%	0%	10%	0%	3%	0%	18%
I need to have roommates and would prefer not to	0%	12%	0%	8%	0%	4%	0%	18%	0%	6%	0%	20%	0%	19%
In undesirable location	12%	6%	14%	8%	12%	8%	6%	3%	13%	7%	0%	7%	9%	2%
Poor access to transit	0%	6%	0%	20%	0%	7%	0%	6%	0%	9%	0%	5%	0%	3%
Home is unavailable year-round	0%	4%	0%	0%	0%	1%	0%	5%	0%	4%	0%	0%	0%	3%
Location or living situation does not feel safe	0%	4%	0%	3%	0%	6%	0%	2%	0%	5%	0%	0%	0%	4%
n =	84	363	8	35	47	173	42	191	45	190	8	32	26	134

Source: RRC Associates - 2024 San Miguel County Resident Survey, Economic & Planning Systems

Housing Costs

Amongst San Miguel County respondents, those in market rate rental housing have the highest median monthly housing costs at \$1,848 (**RS 14**). Those in market rate ownership housing seem to have the lowest median cost at \$1,000, but this is likely attributed to reporting by 45 percent of the SMC market rate homeowners who pay \$0 monthly, likely having already paid off a mortgage. In comparison, 19 percent of deed-restricted homeowners have a \$0 monthly cost (**RS 15**).

RS 14. What is your household's current total monthly rent or mortgage payment? (SMC respondents only) (Median Monthly)



Source: RRC Associates - 2024 San Miguel County Resident Survey, Economic & Planning Systems

RS 15. What is your household's current total monthly rent or mortgage payment? (SMC respondents only)

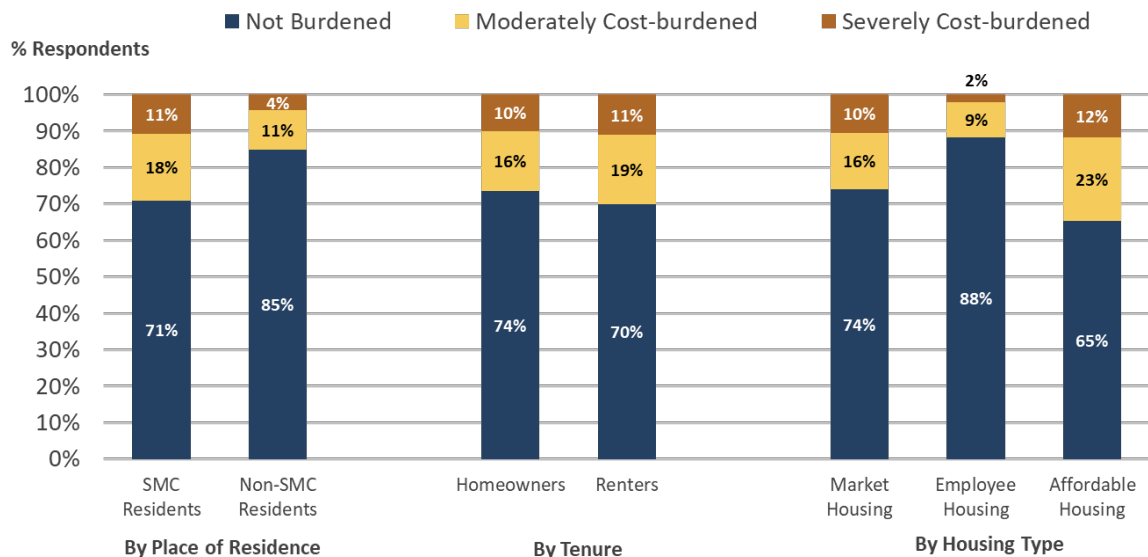
Description	Tenure				Housing Type							
	Owners		Renters		Market Owners		Market Renters		Employee		Aff. Owners	
	2011	2024	2011	2024	2011	2024	2011	2024	2011	2024	2011	2024
\$0	27%	40%	1%	5%	32%	45%	0%	2%	7%	8%	8%	19%
\$1 - \$499	3%	0%	6%	1%	4%	1%	4%	1%	8%	0%	2%	0%
\$500 - \$999	12%	6%	47%	21%	11%	4%	30%	9%	56%	24%	14%	9%
\$1,000 - \$1,499	19%	13%	27%	27%	17%	8%	34%	22%	20%	29%	27%	28%
\$1,500 - \$1,999	12%	9%	11%	17%	8%	7%	19%	18%	2%	15%	23%	18%
\$2,000 - \$2,499	11%	8%	5%	13%	10%	7%	8%	17%	3%	16%	13%	10%
\$2,500 - \$2,999	6%	6%	1%	5%	6%	6%	3%	10%	0%	2%	4%	6%
\$3,000 - \$4,999	8%	11%	2%	9%	9%	12%	3%	17%	3%	3%	7%	8%
\$5,000 - \$9,999	2%	6%	0%	1%	3%	9%	0%	3%	0%	4%	0%	3%
\$10,000+	0%	1%	0%	0%	0%	2%	0%	0%	0%	0%	1%	0%
Median	\$1,200	\$1,100	\$900	\$1,400	\$1,100	\$1,000	\$1,170	\$1,848	\$600	\$1,340	\$1,459	\$1,378
n =	457	615	254	253	297	413	114	85	39	43	120	169

Source: RRC Associates - 2024 San Miguel County Resident Survey, Economic & Planning Systems

SMC residents are spending more on housing than non-SMC residents. Amongst SMC residents, 18 percent were moderately cost-burdened, paying between 30 percent and 50 percent of their income towards housing, and 11 percent were severely cost-burdened, paying over 50 percent of their income towards housing (**RS 16**). Comparatively, 11 percent of non-SMC residents were moderately burdened, and 4 percent were severely burdened.

Some residents of affordable/deed-restricted housing are also cost-burdened. Approximately 23 percent of respondents who were in affordable/deed-restricted housing were moderately cost-burdened and 12 percent were severely cost-burdened. However, these rates are lower than statewide averages, where over 50 percent of renters are cost-burdened, implying that the region's affordable/ deed-restricted housing inventory has helped maintain housing affordability.

RS 16. Ratio of selected housing costs (rent/mortgage, HOA fees, and utilities) to household income

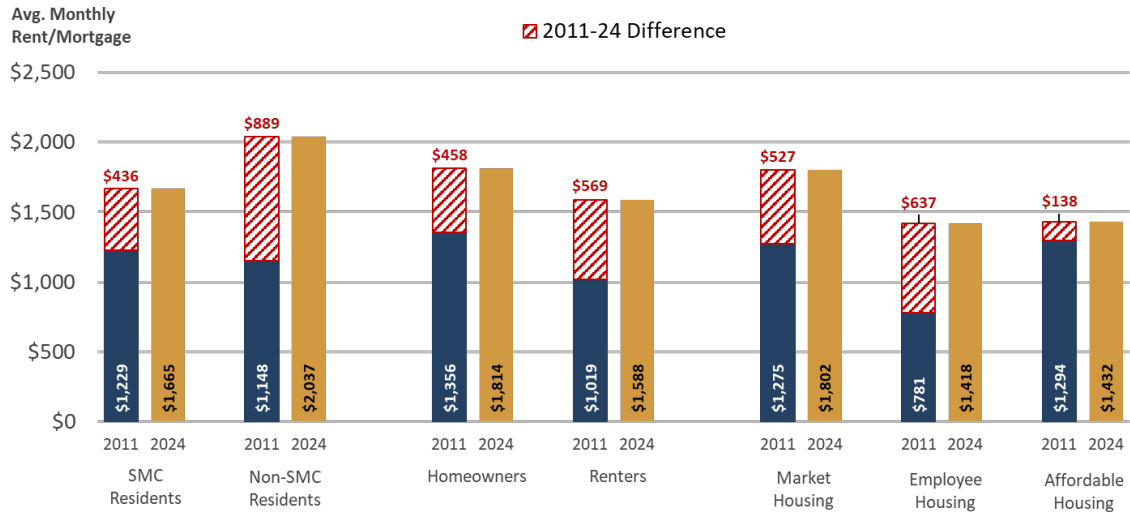


Source: RRC Associates - 2024 San Miguel County Resident Survey, Economic & Planning Systems

The change in average monthly rent or mortgage costs further illustrates that affordable/deed-restricted housing has maintained affordability. The average monthly rent/mortgage for SMC residents increased by \$436 (or 36 percent) between 2011 and 2024, while it increased by \$889 (or 77 percent) for non-SMC residents in the same period (**RS 17**).

Furthermore, in the same period, the average monthly rent/mortgage increased by \$527 (or 41 percent) in market rate housing, by \$637 (or 82 percent) for employer-provided housing, and only \$138 (or 11 percent) for affordable/deed-restricted housing. While this low rate of increase for affordable housing may partially be attributed to higher costs for affordable housing in 2011, it was comparable to market rate housing at the time and continues to preserve affordability over the years.

RS 17. What is your household's current total monthly rent or mortgage payment? (Average Monthly)



Source: RRC Associates - 2024 San Miguel County Resident Survey, Economic & Planning Systems

Workforce and Commuting

Residents outside San Miguel County who live in rental or employee and affordable/deed-restricted housing tend to work more jobs than those in San Miguel County who live in ownership and market rate housing. Including households with no workers, there are 2.3 jobs per household on average outside the county and 2.1 jobs per household within the county (**RS 18**). Similarly, the average number of jobs per household is 1.9 in ownership housing, 2.0 in market rate housing, and 2.4 in rental housing, 2.5 in employee housing, and 2.4 in affordable housing.

Workers living outside San Miguel County commuted an average of 29.8 miles. Affordable and employee housing has further preserved low commuting, with residents commuting an average of 4.7 miles and 6.3 miles respectively, significantly lower than those in market rate housing who commute an average of 20.6 miles for work.

RS 18. Respondent Employment Characteristics Summary

Description	Residence		Tenure		Housing Type		
	SMC	Non-SMC	Owners	Renters	Market	Employee	Affordable
Employment Characteristics							
Avg. Employees per household	1.4	1.7	1.4	1.6	1.4	1.8	1.6
Avg. Jobs per household (excl HH with no workers)	2.5	2.3	2.4	2.5	2.4	2.6	2.5
Avg. Jobs per household (incl HH with no workers)	2.1	2.3	1.9	2.4	2.0	2.5	2.4
Median Retirement Age	65.0	64.8	65.0	65.0	65.0	65.0	65.0
% by industry							
Retail and Tourism	76%	55%	56%	106%	63%	136%	93%
Service-providing	105%	116%	111%	94%	109%	102%	109%
Skilled Trades and Production	37%	61%	40%	33%	42%	59%	36%
Unemployed/retired	12%	9%	16%	3%	13%	8%	4%
n=	979	107	707	311	607	51	330
% by where they work							
TOT and TOMV	156%	146%	146%	171%	139%	156%	184%
Surrounding TOT and TOMV	30%	33%	31%	27%	32%	35%	29%
Rest of SMC	25%	45%	32%	14%	37%	25%	11%
Outside SMC	33%	81%	44%	23%	51%	42%	17%
n=	914	107	657	303	568	49	323
Avg. Commute (Miles)	12.8	29.8	18.3	8.5	20.6	6.3	4.7

Source: RRC Associates - 2024 San Miguel County Resident Survey, Economic & Planning Systems

Jobs and occupations of workers vary by location. Respondents working in retail and tourism related industries live closer to Telluride and Mountain Village within San Miguel County (RS 19). Respondents working in skilled trades and production industries like construction and manufacturing live outside San Miguel County. Service providing workers—like those in healthcare and education—live in Lawson Hill, unincorporated San Miguel County and Ouray County, and Montrose.

RS 19. What types of business(es) do the adults in your household currently work for? (Data for up to 4 adults)

Description	Telluride	Mountain Village	Lawson Hill	Illium, Ophir, Placerville, Sawpit	Norwood	Other SMC	Ouray	Ridgway	Other Ouray County	Nucla, Naturita, Redvale	Rico	Montrose	Other
Retail and Tourism	83%	104%	84%	66%	45%	73%	25%	42%	33%	27%	39%	71%	52%
Service-providing	106%	84%	137%	107%	100%	155%	50%	107%	167%	103%	117%	150%	87%
Skilled Trades and Production	25%	22%	38%	59%	51%	83%	75%	36%	67%	60%	39%	107%	47%
Unemployed/retired	5%	11%	7%	12%	26%	24%	50%	13%	0%	13%	9%	29%	18%
n =	343	172	77	157	134	47	4	45	3	30	23	14	33

Source: RRC Associates - 2024 San Miguel County Resident Survey, Economic & Planning Systems

A large share of respondents works in Telluride and Mountain Village, regardless of where they reside. Meanwhile, a large share of residents of Norwood and Ridgway also work in the same place they live. Approximately 50 percent of Norwood respondents also work in Norwood, and 69 percent of Ridgway respondents work in Ridgway (RS 20).

RS 20. Where do you and other adults in your household currently work? (Data for up to 4 adults)

Description	Telluride	Mountain Village	Lawson Hill	Illium, Ophir, Placerville, Sawpit	Norwood	Other SMC	Ouray	Ridgway	Other Ouray County	Nucla, Naturita, Redvale	Rico	Montrose	Other
Telluride	82%	54%	53%	34%	22%	25%	33%	20%	25%	13%	50%	33%	34%
Mountain Village	20%	72%	12%	13%	15%	14%	33%	16%	0%	3%	13%	20%	19%
Lawson Hill	20%	11%	54%	14%	3%	2%	0%	6%	25%	16%	0%	13%	11%
Illium, Ophir, Placerville, Sawpit	19%	12%	13%	67%	12%	12%	0%	14%	25%	13%	13%	33%	12%
Norwood	4%	1%	3%	5%	50%	5%	33%	6%	25%	19%	0%	0%	0%
Other San Miguel County	5%	3%	8%	7%	8%	66%	0%	8%	0%	10%	8%	7%	3%
Ouray	0%	1%	2%	1%	7%	2%	33%	8%	0%	0%	8%	7%	0%
Ridgway	6%	6%	14%	5%	15%	4%	33%	69%	25%	10%	8%	33%	0%
Other Ouray County	1%	0%	0%	1%	1%	6%	0%	10%	50%	0%	0%	7%	0%
Nucla / Naturita / Redvale	0%	0%	1%	3%	13%	5%	0%	0%	0%	45%	0%	0%	9%
Rico	4%	4%	3%	4%	2%	0%	0%	0%	0%	0%	50%	7%	0%
Montrose	0%	1%	0%	1%	10%	11%	33%	8%	0%	23%	4%	20%	0%
Other:	4%	5%	11%	4%	10%	2%	0%	2%	0%	6%	8%	7%	67%
n =	330	178	71	158	145	48	3	49	4	31	24	15	23

Source: RRC Associates - 2024 San Miguel County Resident Survey, Economic & Planning Systems

The cost of housing is the driving factor for respondents who live outside San Miguel County and choose to commute over five miles for work. Approximately 57 percent of non-SMC respondents said it was the price of housing and the inability to afford housing closer to work that contributes to them choosing to commute rather than live and work in the same community (RS 21). About 40 percent of non-SMC residents also attributed their choice to the availability and affordability of their preferred housing type and 34 percent to community character and amenities.

RS 21. If you commute more than 5 miles one way to work: Why do you commute, rather than live and work in the same community?

Description	Residence		Tenure		Housing Type		
	SMC	Non-SMC	Owners	Renters	Market	Employee	Affordable
N/A - I commute less than 5 miles, or I don't work	58%	11%	48%	62%	41%	76%	72%
Price of housing; cannot afford to live where I work	21%	57%	25%	24%	32%	15%	12%
Type of home I want is not affordable in community where I work	14%	40%	19%	12%	25%	8%	6%
Prefer where I live now due to community character and amenities	13%	34%	19%	9%	21%	7%	7%
Don't mind the commute	10%	17%	14%	7%	14%	4%	6%
I don't want to live in a deed-restricted home	9%	17%	12%	6%	15%	5%	1%
Prefer where I live now due to better weather and/or altitude	7%	9%	10%	2%	10%	5%	4%
Work in other communities also	5%	10%	8%	2%	10%	0%	2%
Live in or near community where my spouse/partner works	4%	11%	6%	2%	7%	3%	3%
I have been unable to get a deed-restricted home	5%	4%	2%	8%	6%	10%	1%
Other	5%	7%	5%	4%	4%	0%	5%
Can't find a place that will take dogs/cats	4%	8%	2%	6%	6%	3%	1%
n=	755	100	541	264	478	46	252

Source: RRC Associates - 2024 San Miguel County Resident Survey, Economic & Planning Systems

Housing Preferences – Community Responses

Most SMC respondents want to live in Telluride and Mountain Village, followed by areas around the towns such as Lawson Hill and Ilium (RS 22). Renters and those in employee housing also overwhelmingly would prefer to live in Telluride and Mountain Village, but those in market rate and ownership housing are open to other areas.

Respondents from outside San Miguel County in ownership and market rate housing prefer larger housing units. Those in employee housing would most like an opportunity to find deed-restricted for-sale housing units.

RS 22. Respondent Housing and Location Preferences Summary

Description	Residence		Tenure		Housing Type		
	SMC	Non-SMC	Owners	Renters	Market	Employee	Affordable
Location and Housing Preferences							
% by where they would like to live (top 2)							
TOT and TOMV	81%	51%	64%	104%	71%	115%	93%
Surrounding TOT and TOMV	38%	34%	33%	47%	32%	43%	50%
Rest of SMC	20%	19%	25%	10%	27%	8%	9%
Outside SMC	26%	69%	34%	21%	30%	19%	21%
n=	965	96	683	316	622	50	295
Preferred Avg. No. of bedrooms	2.4	2.7	2.7	2.1	2.6	2.3	2.2
Preferred Avg. No. of bathrooms	2.0	2.1	2.3	1.7	2.1	1.8	1.8
% renters very/somewhat interested in DR for-sale	72%	77%	0%	73%	66%	80%	79%
% applied for affordable rental units	14%	13%	2%	33%	6%	40%	21%
% applied for deed-restricted for-sale units	9%	6%	5%	17%	6%	14%	14%

Source: RRC Associates - 2024 San Miguel County Resident Survey, Economic & Planning Systems

Location Preference

While the top preferred locations to reside amongst SMC respondents are Telluride and Mountain Village, the rate of preference has reduced since 2011, with growth in interest in areas surrounding the two towns such as Lawson Hill and Ilium. In 2024, 54 percent of SMC respondents said they would most like to live in Telluride, while 75 percent of respondents said so in 2011 (**RS 23**). Similarly, preference for Mountain Village reduced from 37 percent in 2011 to 28 percent in 2024. In contrast, preference for Ilium/Ophir/Placerville/Sawpit increased from 17 percent to 22 percent and for Lawson Hill increased from 12 percent to 16 percent, amongst SMC respondents.

The increase in preference for Telluride, Mountain Village, and surrounding areas as a place to reside amongst non-SMC respondents is of note and may represent households that were displaced from the region due to housing affordability and want to move back. Only 32 percent of non-SMC respondents preferred Telluride, Mountain Village, and surrounding areas in 2011, compared to 85 percent in 2024.

RS 23. Where in the region would you most like to live if you could afford the cost of housing? Top 2 choices.

Description	Place of Residence				Tenure				Housing Type					
	SMC		Non-SMC		Owners		Renters		Market		Employee		Affordable	
	2011	2024	2011	2024	2011	2024	2011	2024	2011	2024	2011	2024	2011	2024
Telluride	75%	54%	23%	34%	61%	43%	75%	69%	64%	47%	88%	65%	76%	64%
Mountain Village	37%	28%	4%	17%	25%	22%	38%	35%	18%	24%	61%	50%	47%	28%
Ilium, Ophir, Placerville, Sawpit	17%	22%	0%	21%	10%	21%	18%	23%	15%	22%	17%	23%	17%	24%
Ridgway	4%	8%	69%	27%	7%	11%	10%	7%	15%	9%	0%	8%	5%	8%
Lawson Hill	12%	16%	5%	13%	13%	12%	11%	24%	11%	10%	11%	20%	14%	27%
Norwood	7%	12%	0%	10%	9%	13%	5%	7%	7%	15%	0%	6%	4%	5%
Other	10%	7%	4%	12%	17%	8%	7%	3%	13%	6%	2%	2%	7%	6%
Other San Miguel County	13%	8%	0%	9%	16%	11%	9%	3%	14%	12%	4%	2%	11%	4%
Nucla / Naturita / Redvale	0%	3%	0%	11%	0%	3%	0%	4%	0%	4%	0%	6%	0%	1%
Other Ouray County	2%	1%	52%	4%	9%	2%	5%	1%	11%	2%	2%	0%	2%	0%
Montrose	0%	2%	0%	4%	0%	3%	0%	2%	0%	3%	0%	2%	0%	1%
Rico	0%	3%	0%	11%	0%	4%	0%	5%	0%	4%	0%	2%	0%	4%
Ouray	0%	2%	5%	1%	0%	3%	1%	0%	1%	1%	0%	0%	0%	1%
n =	323	965	21	96	131	683	202	316	170	622	29	50	107	295

Source: RRC Associates - 2024 San Miguel County Resident Survey, Economic & Planning Systems

Most respondents want to continue living in the areas where they currently are. In Telluride, 82 percent of respondents who lived there said they wanted to continue living in Telluride if they could afford the cost of housing (RS 24). Although sample sizes are low in some areas, some respondents living outside Telluride, Mountain Village, and its surrounding communities, are interested in living in Telluride.

RS 24. Where in the region would you most like to live if you could afford the cost of housing? Top 2 choices. By place of residence.

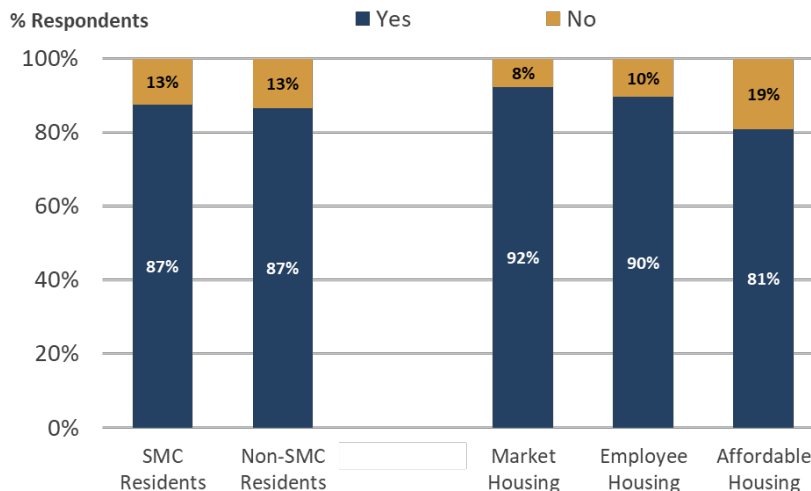
Description	Telluride	Mountain Village	Lawson Hill	Ilium, Ophir, Placerville, Sawpit	Norwood	Other SMC	Ouray	Ridgway	Other Ouray County	Nucla, Naturita, Redvale	Rico	Montrose	Other
Telluride	82%	54%	53%	34%	22%	25%	33%	20%	25%	13%	50%	33%	34%
Mountain Village	20%	72%	12%	13%	15%	14%	33%	16%	0%	3%	13%	20%	19%
Lawson Hill	20%	11%	54%	14%	3%	2%	0%	6%	25%	16%	0%	13%	11%
Ilium, Ophir, Placerville, Sawpit	19%	12%	13%	67%	12%	12%	0%	14%	25%	13%	13%	33%	12%
Norwood	4%	1%	3%	5%	50%	5%	33%	6%	25%	19%	0%	0%	0%
Other San Miguel County	5%	3%	8%	7%	8%	66%	0%	8%	0%	10%	8%	7%	3%
Ouray	0%	1%	2%	1%	7%	2%	33%	8%	0%	0%	8%	7%	0%
Ridgway	6%	6%	14%	5%	15%	4%	33%	69%	25%	10%	8%	33%	0%
Other Ouray County	1%	0%	0%	1%	1%	6%	0%	10%	50%	0%	0%	7%	0%
Nucla / Naturita / Redvale	0%	0%	1%	3%	13%	5%	0%	0%	0%	45%	0%	0%	9%
Rico	4%	4%	3%	4%	2%	0%	0%	0%	0%	0%	50%	7%	0%
Montrose	0%	1%	0%	1%	10%	11%	33%	8%	0%	23%	4%	20%	0%
Other:	4%	5%	11%	4%	10%	2%	0%	2%	0%	6%	8%	7%	67%
n =	330	178	71	158	145	48	3	49	4	31	24	15	23

Source: RRC Associates - 2024 San Miguel County Resident Survey, Economic & Planning Systems

Tenure Preference

Most respondents would prefer to own a home, regardless of their current location or housing type. Approximately 87 percent of renter respondents in and out of San Miguel County said they would prefer to own their home (RS 25). This share is higher among those in market rate housing and employer-provided housing, where 92 percent and 90 percent said they would like to own a home, respectively.

RS 25. If you currently rent, would you prefer to own your home in the region?



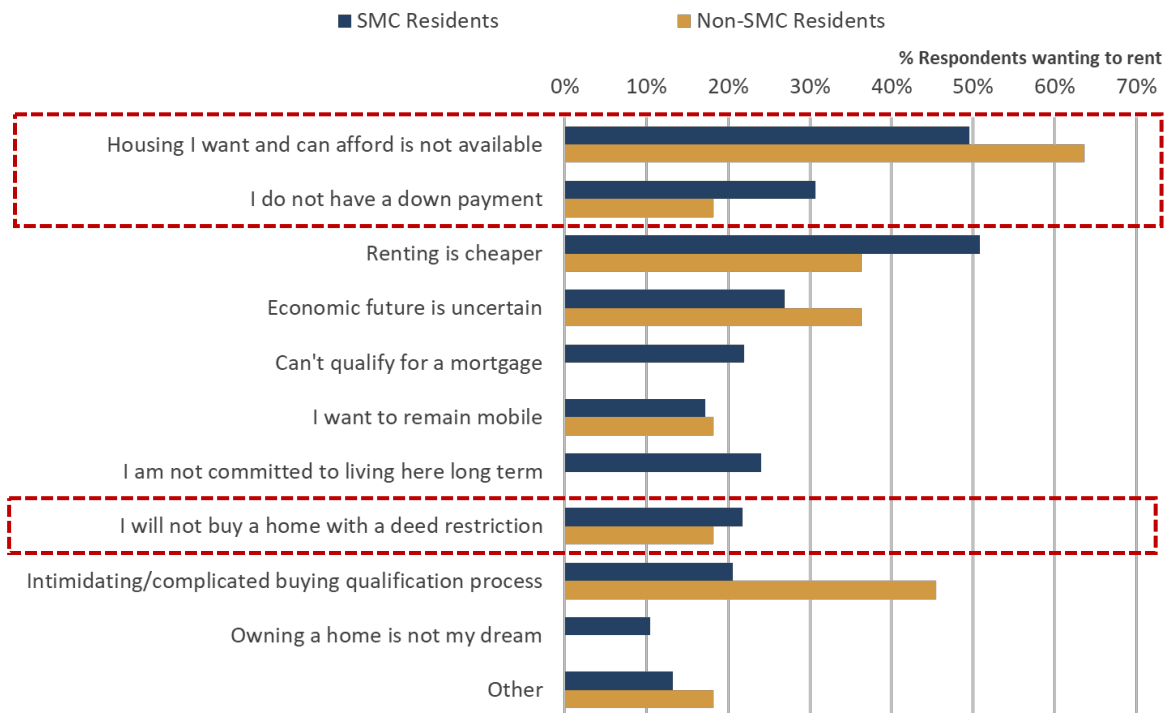
Source: RRC Associates - 2024 San Miguel County Resident Survey, Economic & Planning Systems

Limited availability and the cost of housing are the primary reasons some respondents want to continue renting. In San Miguel County, 50 percent of respondents that wanted to continue renting said they are doing so because the housing they want and can afford is not available. Outside San Miguel County, 64 percent agreed (**RS 26**). Additionally, 51 percent of SMC respondents and 36 percent of non-SMC respondents wanting to rent said it was cheaper, further implying that housing costs are a major factor considered by residents.

Only 31 percent of SMC respondents and 18 percent of non-SMC respondents that want to continue renting said they do so because they don't have a downpayment, which is a reduction from 2011 when the share was 46 percent and 55 percent respectively. This may imply that although many residents who rent have been able to save for a downpayment, they have not been able to find housing they want.

Deed restrictions have gained acceptance in the region. Approximately 20 percent of respondents that did not want to own said they would not buy a housing unit with a deed restriction.

RS 26. (If you don't want to own) If you want to rent, why is renting your choice? By current location.



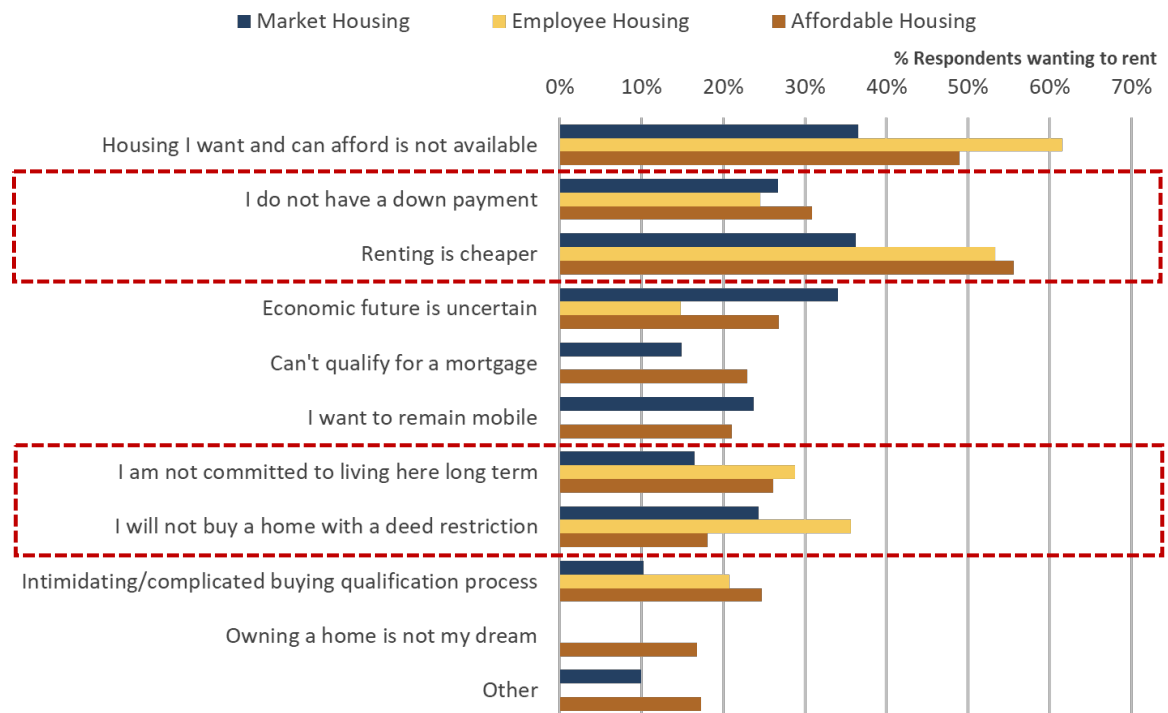
Source: RRC Associates - 2024 San Miguel County Resident Survey, Economic & Planning Systems

Residents in market rate rental housing may be best positioned to purchase property in the region if affordable housing became available. While 36 percent of market rate renters who continue to rent say affordability and availability are a barrier, they are more likely to already have a downpayment, less likely to perceive that renting is cheaper, and most committed to living in the region long-term (**RS 27**).

Residents of employer-provided housing may be willing to buy if housing was affordable to them and if there was flexibility around deed restrictions. Approximately 36 percent of those in employee housing that are choosing to rent say they do not want to buy a housing unit with deed restrictions.

Those in affordable rental housing may want to purchase deed-restricted housing if resources were available to guide them through the buying and qualification processes and provide downpayment assistance. Approximately 31 percent say they don't have a downpayment, and 17 percent say they find the buying and qualification process to be complicated or intimidating.

RS 27. (If you don't want to own) If you want to rent, why is renting your choice? By current housing type.



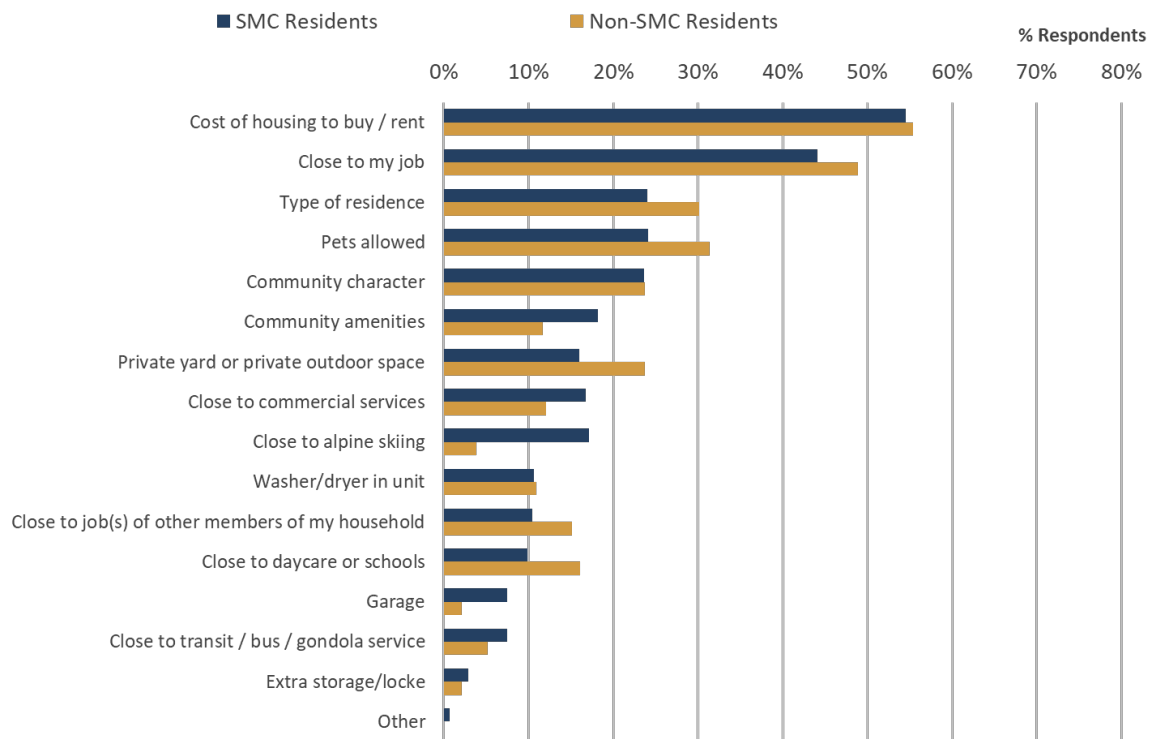
Source: RRC Associates - 2024 San Miguel County Resident Survey, Economic & Planning Systems

Priorities for Housing Characteristics

The cost of housing and the distance to work are the top priorities for all residents. The cost of housing was an important factor when looking for a place to live for 55 percent of all respondents (**RS 28**). Distance to work was important to 44 percent of SMC respondents and 49 percent of non-SMC respondents.

Outside San Miguel County, respondents also placed importance on unit type, pet friendliness, private yards, and day care. The type of residence was important to 30 percent of non-SMC respondents, pet friendliness to 31 percent, access to a private yard or outdoor space to 24 percent, and proximity to day care and schools to 16 percent, all higher than SMC respondents who said the same. These choices may imply that residents with families are likely choosing to live outside San Miguel County for larger housing units and preferred amenities/services.

RS 28. How important are the following factors to you when looking for a place to live? Top 3 choices. By current location.

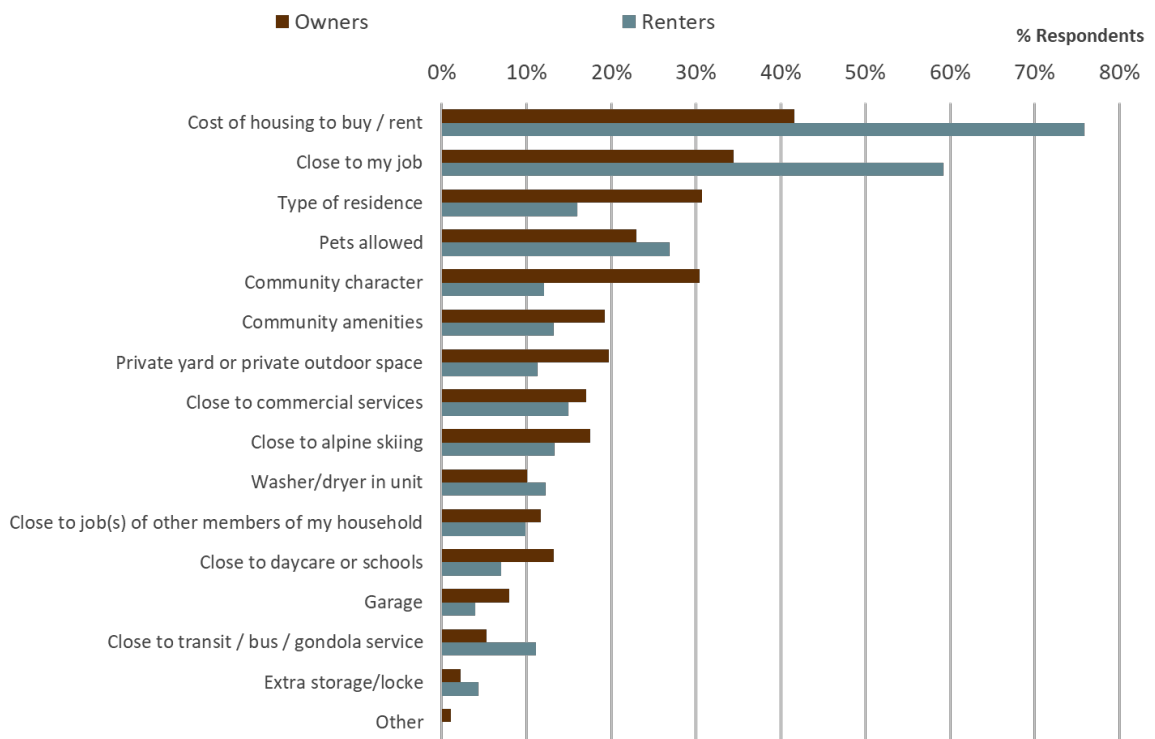


Source: RRC Associates - 2024 San Miguel County Resident Survey, Economic & Planning Systems

While cost of housing and the distance to work are the top priorities for all residents, it is more so a concern for renters than homeowners, who tend to place importance on factors like unit type and community character. The cost of housing is a top factor while finding a place to live for 76 percent of renters, as compared to 42 percent of homeowners (**RS 29**). Similarly, proximity to work is important to 59 percent of renters compared to 34 percent of homeowners. Homeowners indicated that the type of residence and community character were crucial factors, 31 percent and 30 percent, respectively.

RS 29. How important are the following factors to you when looking for a place to live? Top 3 choices. By current housing tenure.

How important are the following factors to you when looking for a place to live? (Top 3)



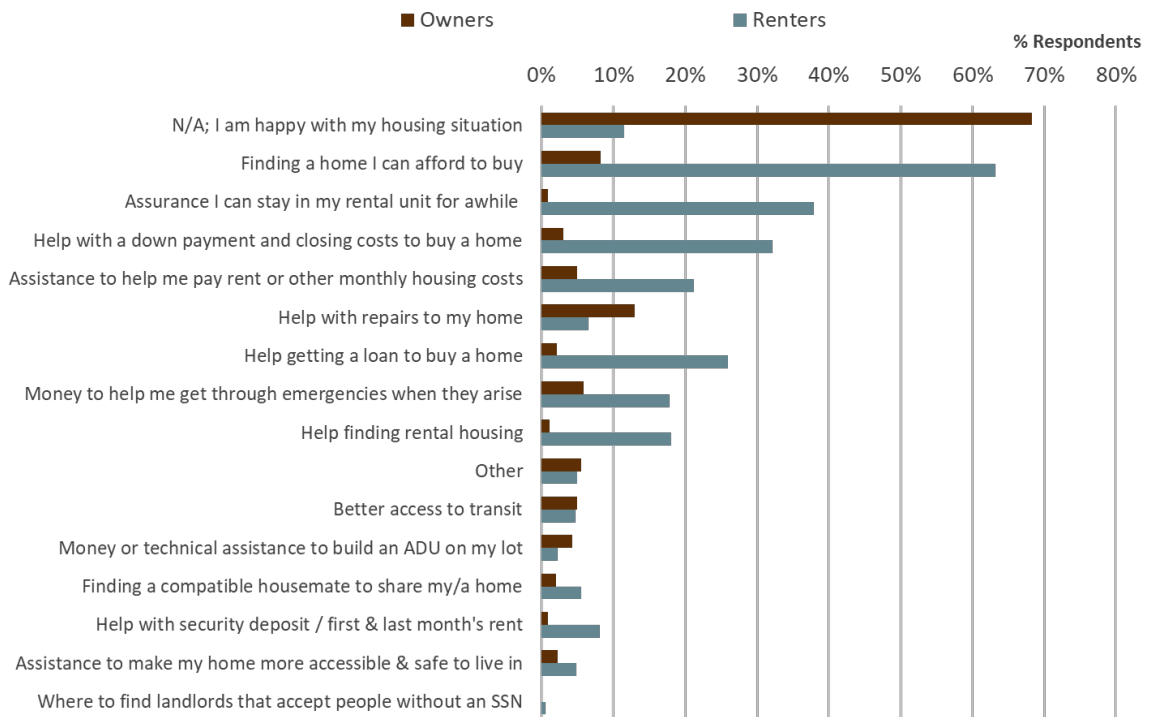
Source: RRC Associates - 2024 San Miguel County Resident Survey, Economic & Planning Systems

Housing Assistance Preferences

Homeowners are more likely to be satisfied with their housing situation than renters. Approximately 68 percent of homeowners said they were happy with their housing and did not need anything to improve their housing situation (**RS 30**). In contrast, only 11 percent of renters said so.

Renters said they needed affordability, stability, and financial assistance for various housing-related expenses (downpayment assistance, emergency repairs, monthly subsidy, loans, etc.). Amongst renters, 63 percent said they needed help finding a housing unit they could afford to buy, 38 percent said they needed assurance they could stay in their rental unit for a while, 32 percent said they would like help with a downpayment, and 26 percent said they needed help getting a loan to buy a unit.

RS 30. What do you feel you need to improve your housing situation? By current housing tenure.

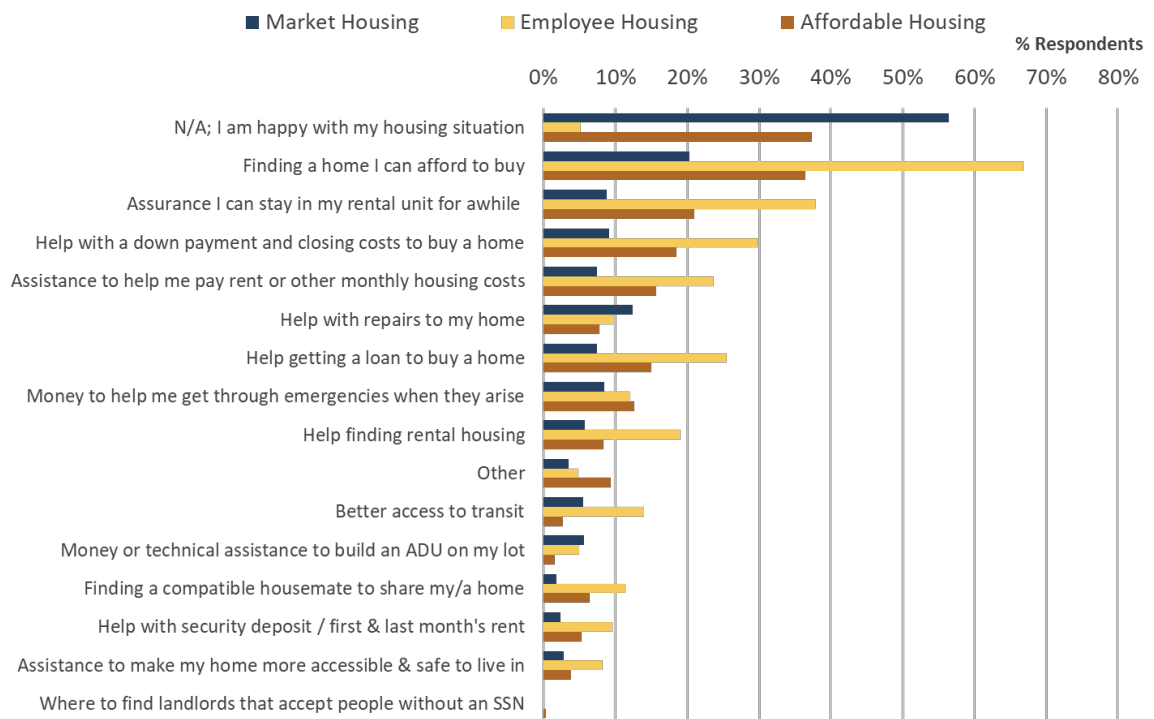


Source: RRC Associates - 2024 San Miguel County Resident Survey, Economic & Planning Systems

Those in market rate housing seem to be most satisfied with their housing situation, and those in employer-provided housing, the least satisfied. About 56 percent of market rate housing residents said they were happy with their housing situation, and in contrast, only 5 percent of those in employer-provided housing said so (RS 31).

Amongst those in employer-provided housing, 67 percent would like help in finding a home they can afford, 38 percent would like assurance they can stay in their unit for a while, and 30 percent would like help with a downpayment.

RS 31. What do you feel you need to improve your housing situation? By current housing type.



Source: RRC Associates - 2024 San Miguel County Resident Survey, Economic & Planning Systems

Housing Size Preferences

The preferred housing sizes by all respondents are two- and three-bedroom units with two bathrooms. Renters' order of preference is two-bedroom, three-, and then one-bedroom (RS 32). Homeowners' order of preference is three-bedroom, followed by two-bedroom and one-bedroom units.

Non-SMC respondents preferred larger housing units than SMC respondents, further illustrating that households are likely moving outside San Miguel County when needing larger housing units. Most non-SMC respondents, comprising 43 percent, preferred three-bedroom units, followed by 36 percent who preferred two-bedroom units. In contrast, 45 percent of SMC respondents preferred two-bedroom units and 30 percent preferred three-bedroom units.

Residents of affordable housing appear to prefer smaller housing units, although this might reflect current inventory and may mask the need for three-bedroom family-sized units. Approximately 49 percent of affordable housing residents said they would ideally need two-bedroom units if they moved, the same share as renter respondents, and only slightly higher than employee housing respondents where 46 percent said the same.

RS 32. If you moved, how many bedrooms would you ideally need?

Description	Residence		Tenure		Housing Type		
	SMC	Non-SMC	Owners	Renters	Market	Employee	Affordable
1 - bedroom	16%	8%	7%	23%	9%	16%	19%
2 - bedrooms	45%	36%	37%	49%	42%	46%	49%
3 - bedrooms	30%	43%	41%	23%	38%	31%	25%
4 - bedrooms	8%	6%	13%	4%	9%	7%	7%
5 - bedrooms	1%	3%	1%	0%	2%	0%	0%
6 or more bedrooms	1%	3%	1%	0%	2%	0%	0%
Average	2.4	2.7	2.7	2.1	2.6	2.3	2.2
n=	637	71	387	276	369	48	233

Source: RRC Associates - 2024 San Miguel County Resident Survey, Economic & Planning Systems

RS 33. If you moved, how many bathrooms would you ideally need?

Description	Residence		Tenure		Housing Type		
	SMC	Non-SMC	Owners	Renters	Market	Employee	Affordable
1 - bathroom	24%	20%	11%	36%	16%	30%	29%
2 - bathrooms	58%	60%	60%	57%	60%	60%	60%
3 - bathrooms	14%	16%	22%	6%	18%	8%	9%
4 - bathrooms	3%	1%	5%	1%	3%	1%	1%
5 - bathrooms	1%	0%	2%	0%	1%	0%	1%
6 - bathrooms	0%	3%	1%	0%	1%	0%	0%
7 - bathrooms	0%	0%	0%	0%	0%	0%	0%
Average	2.0	2.1	2.3	1.7	2.1	1.8	1.8
n=	631	71	383	274	365	48	231

Source: RRC Associates - 2024 San Miguel County Resident Survey, Economic & Planning Systems

Affordable and Deed-Restricted Housing

Most interest in deed-restricted for-sale housing is amongst those already in affordable rental housing and those in employee housing. About 79 percent of renters in affordable housing said they were very interested or somewhat interested in purchasing a deed-restricted housing unit, 80 percent of those in employee housing said the same, and 66 percent of those in market rate housing said so (RS 34).

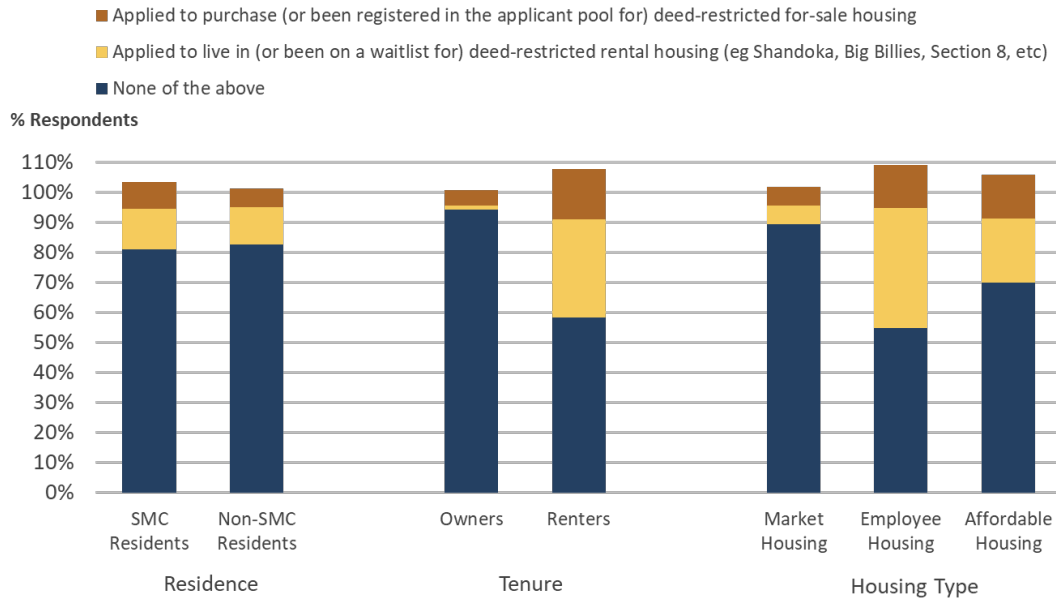
RS 34. (If currently rent) How interested would you be in buying a home if the only affordable option was a deed restricted home with resale restrictions? (e.g. appreciation cap, must sell to local resident, etc.)



Source: RRC Associates - 2024 San Miguel County Resident Survey, Economic & Planning Systems

An equal share of residents of employee housing and affordable rental housing, about 14 percent each, have applied to purchase deed-restricted housing in the past (RS 35). Many in employee housing have also tried to break into the affordable rental housing market, with 40 percent having applied to live in or been on a waitlist for such housing. The least interest was amongst market rate housing residents.

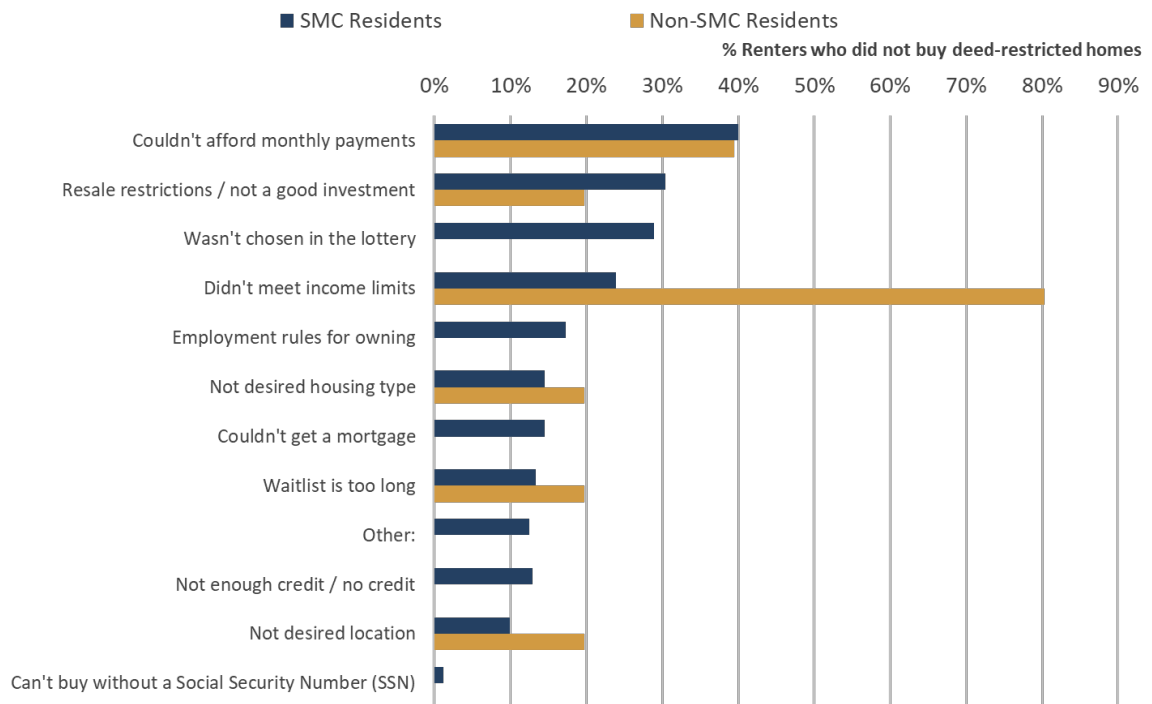
RS 35. In the past 12 months, have you applied to purchase or rent affordable/deed-restricted housing?



Source: RRC Associates - 2024 San Miguel County Resident Survey, Economic & Planning Systems

The largest barrier for renters who chose not to purchase a deed-restricted housing unit in the past was cost. About 56 percent of respondents said they seriously considered buying a deed-restricted property but did not, and 40 percent of those respondents said it was because they could not afford the monthly payments (RS 36). Outside San Miguel County, 80 percent of respondents did not meet income limits.

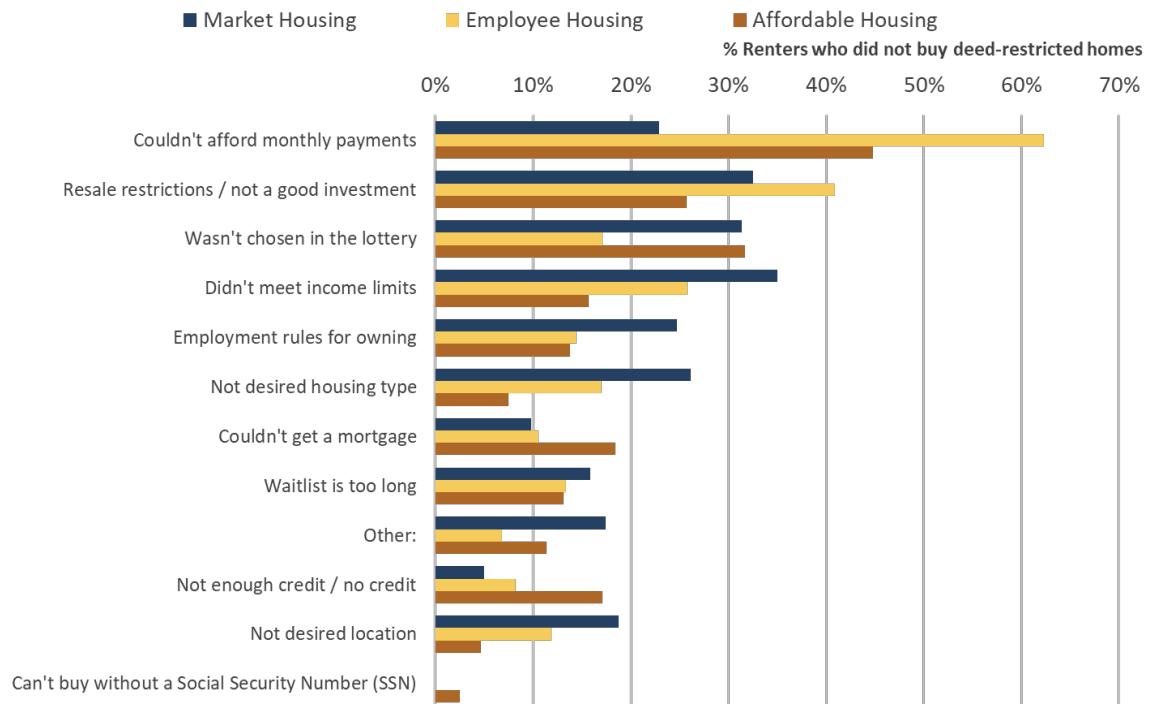
RS 36. (If you rent, and have considered buying a deed-restricted home and did not) What were the reasons you did not buy a deed-restricted home? By current location.



Source: RRC Associates - 2024 San Miguel County Resident Survey, Economic & Planning Systems

Residents of both employer-provided housing and affordable rental housing that chose not to purchase a deed-restricted housing unit said they could not afford the monthly payments. Those in free market housing said they didn't meet the income limits or did not find that the available units were a desired housing type (RS 37).

RS 37. (If you rent, and have considered buying a deed-restricted home and did not) What were the reasons you did not buy a deed-restricted home? By current housing type.



Source: RRC Associates - 2024 San Miguel County Resident Survey, Economic & Planning Systems

Retirement

SMC residents retire at a later age than non-SMC residents on average, which might indicate the continued need for income to manage the cost of living. The average age of retirement for SMC residents is 63.8 years, while it is 60.1 years for non-SMC residents (**RS 38**). It is even older for renters at 65.5 years.

RS 38. (If age 50 or older) Age when you expect to retire (or if already retired, age when you retired)

Description	Residence		Tenure		Housing Type		
	SMC	Non-SMC	Owners	Renters	Market	Employee	Affordable
Under 50	6%	9%	6%	2%	5%	0%	1%
50 - 59	11%	18%	13%	6%	14%	9%	8%
60 - 64	20%	22%	20%	24%	21%	16%	17%
65 - 69	40%	38%	40%	43%	37%	58%	48%
70 - 74	15%	0%	13%	12%	13%	0%	20%
75 - 79	5%	10%	4%	8%	5%	17%	2%
80 or older	4%	3%	4%	7%	5%	0%	4%
Average	63.8	60.1	63.3	65.5	63.4	65.6	65.9
n=	397	35	362	43	292	9	88

Source: RRC Associates - 2024 San Miguel County Resident Survey, Economic & Planning Systems

San Miguel County has an aging population. As shown in **RS 3** above, 29 percent of SMC residents are aged 45 to 64, and 17 percent are 65 and older. Currently, about 8 percent of SMC respondents are retired.

Most SMC residents, especially homeowners, are likely to remain in the region when they retire. About 45 percent of SMC residents said it was extremely likely they would remain in the region upon retirement, and 50 percent of homeowners said so (**RS 39**). Those in affordable housing are also likely to remain in the region.

RS 39. (If age 50 or older) When you retire, how likely are you to stay in the region?

Description	Residence		Tenure		Housing Type		
	SMC	Non-SMC	Owners	Renters	Market	Employee	Affordable
1 - Not at all likely	10%	3%	7%	17%	8%	30%	11%
2	7%	10%	7%	7%	7%		9%
3	13%	26%	13%	18%	13%	6%	16%
4	16%	20%	17%	18%	16%	32%	15%
5 - Extremely likely	45%	36%	50%	22%	47%	22%	40%
x - Don't know / not applicable	9%	5%	7%	18%	9%	10%	9%
Average	3.9	3.8	4.0	3.3	4.0	3.2	3.7
n=	480	41	417	76	328	14	133

Source: RRC Associates - 2024 San Miguel County Resident Survey, Economic & Planning Systems

While wanting to stay in the region upon retirement, most residents are not likely to purchase a smaller housing unit, especially homeowners and those in affordable housing. About 42 percent of homeowners and 36 percent of those in affordable housing said it was not at all likely that they would purchase a smaller housing unit after retirement (RS 40).

RS 40. (If age 50 or older) When you retire, how likely are you to purchase a smaller home?

Description	Residence		Tenure		Housing Type		
	SMC	Non-SMC	Owners	Renters	Market	Employee	Affordable
1 - Not at all likely	37%	41%	42%	19%	39%	24%	36%
2	7%	5%	7%	6%	6%	5%	9%
3	12%	13%	11%	16%	12%	6%	11%
4	10%	11%	7%	20%	10%	22%	11%
5 - Extremely likely	12%	16%	13%	15%	13%	32%	9%
x - Don't know / not applicable	23%	14%	20%	23%	21%	11%	24%
Average	2.4	2.5	2.3	3.1	2.4	3.4	2.3
n=	420	38	362	71	284	14	122

Source: RRC Associates - 2024 San Miguel County Resident Survey, Economic & Planning Systems

Regarding retirement, there is most interest in assistance for home maintenance and safety/accessibility updates. There is least interest in affordable rental housing with and without services. About 56 percent of respondents said they were not interested in affordable rental housing, while 30 percent said they would like assistance to maintain their housing units or yards upon retirement (RS 41).

RS 41. 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

Description	Not Interested		Very Interested			N/A
	1	2	3	4	5	
All Respondents						
Affordable rental housing	56%	5%	3%	1%	17%	19%
Rental housing that includes services (meals, transportation, activities)	53%	4%	12%	6%	11%	14%
Assistance to maintain your home or yard	27%	4%	15%	15%	30%	9%
Assistance to make your home more accessible & safe to live in	32%	7%	20%	12%	19%	9%
Other	26%	4%	5%	6%	24%	36%

Source: RRC Associates - 2024 San Miguel County Resident Survey, Economic & Planning Systems

Employer Survey

Methodology

The employer survey was conducted from July to September 2024 and was distributed to the Towns of Telluride and Mountain Village business licensees through the San Miguel Regional Housing Association and the Telluride Tourism Board's business listserv.

The survey was distributed digitally, and responses were collected through Survey Monkey. It received approximately 220 total responses. The employer survey was not distributed to Telluride Ski & Golf (TSG), as its diverse business units—spanning retail, recreation, and more—could not be accurately represented through a standardized survey. Instead, EPS conducted an interview with TSG to gather qualitative insights into its operations and its relation to housing. The findings of this interview are detailed later in this chapter.

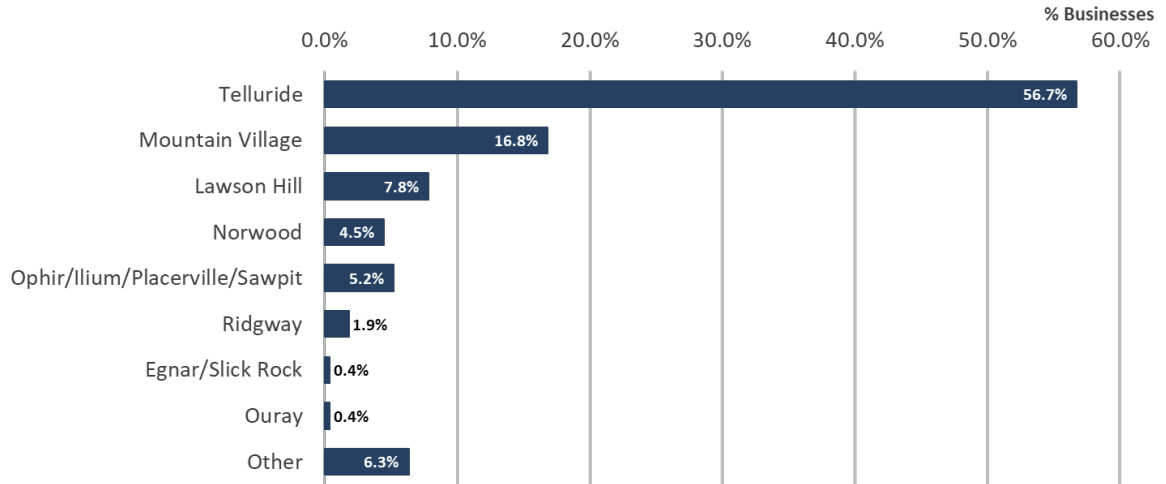
While most of the following analysis was aggregated to total responses, some categorize responses by business type, which were classified as below:

1. Retail and Tourism related businesses, including:
 - i. Bar and Restaurant
 - ii. Hotel and Lodging
 - iii. Recreation, Ski Area, Arts, and Entertainment
 - iv. Retail (grocery, sporting goods, marijuana, etc.)
 - v. Transportation for Visitors (shuttle services, taxis, etc.)
2. Service-providing businesses, including:
 - i. Education Services (schools, training programs, etc.)
 - ii. Finance, Banking, and Insurance
 - iii. Government (excluding public schools)
 - iv. Healthcare and Social Assistance (medical, dental, ambulatory, or psychiatric services, shelters, etc.)
 - v. Non-profit
 - vi. Professional Services (legal, accounting, architecture, etc.)
 - vii. Property Management
 - viii. Real Estate Brokerage
 - ix. Services (personal care, daycare, information/publishing, salon, etc.)
3. Skilled Trades and Production industries
 - i. Agriculture, Mining, Oil and Gas
 - ii. Construction
 - iii. Manufacturing
 - iv. Repair and Maintenance (auto, equipment, etc.)
 - v. Trucking, Warehousing, and Utilities
 - vi. Wholesale Trade

Business Characteristics

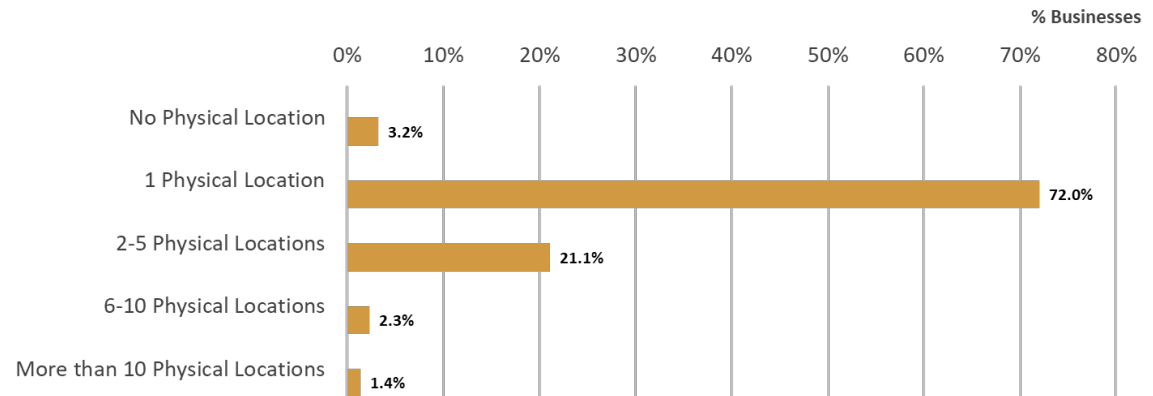
Of the 220 business respondents, 56.7 percent were physically located in Telluride, followed by 16.8 percent in Mountain Village (**ES 1**). Over 70 percent of businesses had at least one physical location, 3.2 percent operated only remotely, and 1.4 percent had over 10 physical locations (**ES 2**).

ES 1. Where is your business or organization physically located?



Source: Economic & Planning Systems - 2024 San Miguel County Employer Survey

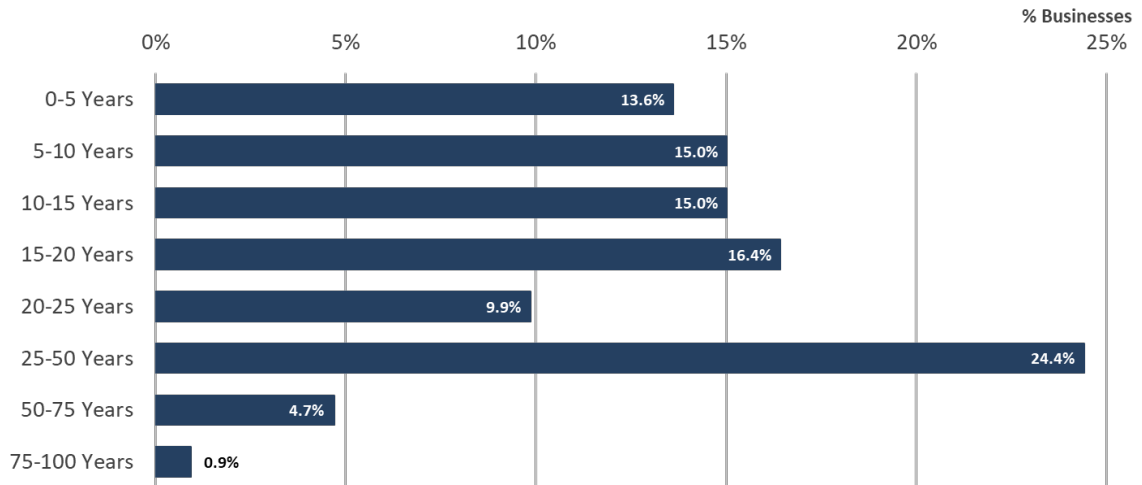
ES 2. How many business locations do you have?



Source: Economic & Planning Systems - 2024 San Miguel County Employer Survey

Most businesses have been operating in the region for many years. Approximately 56 percent of the businesses have been in operation for over 15 years, and a quarter of all businesses have been in operation between 25 and 50 years, the largest share of a single category (ES 3).

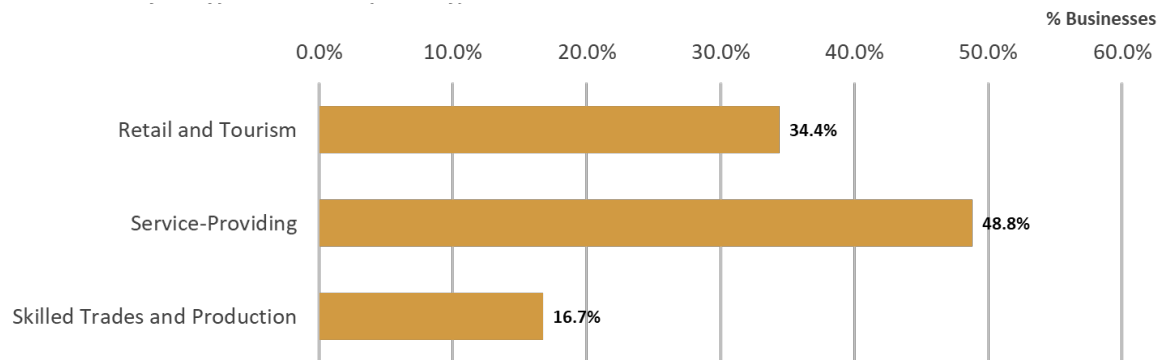
ES 3. How long has your business or organization been in operation?



Source: Economic & Planning Systems - 2024 San Miguel County Employer Survey

Nearly half the business respondents were service-providing industries such as education, finance, and professional services. Nearly 35 percent of respondents were retail and tourism industries such as accommodation and food services and arts and recreation (ES 4). The smallest share of 16.7 percent of respondents comprised skilled trades and production industries such as construction and manufacturing.

ES 4. Please select your type of business (Industry)



Source: Economic & Planning Systems - 2024 San Miguel County Employer Survey

Business respondents said they employed 2,220 year-round employees, and approximately 1,500 employees seasonally in the summer and winter months (ES 5). These seasonal employees comprise about 40 percent of total employees.

Since the summer and winter job totals are similar, it may suggest that the employees are the same workers in different second jobs.

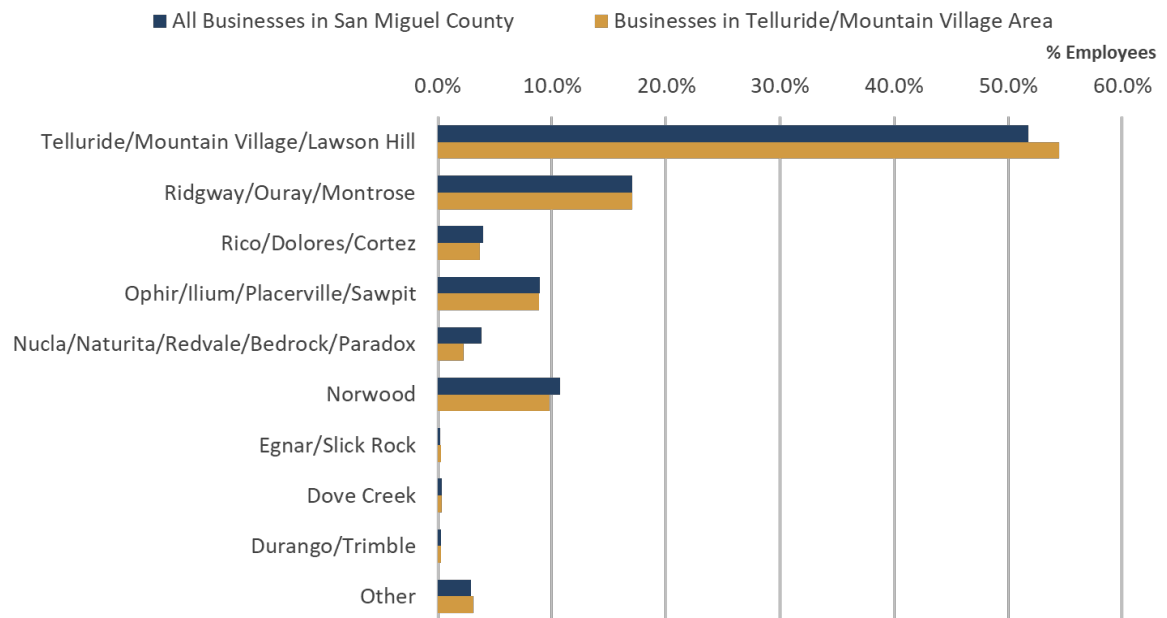
ES 5. Number and Type of Employees

Employment Summary	Total	% Total
Total Year-round Employees		
Number of on-site full-time workers (32+ hrs/wk)	1,440	64.9%
Number of on-site part-time workers	647	29.1%
Number of remote full-time workers (32+ hrs/wk)	63	2.8%
Number of remote part-time workers	<u>70</u>	<u>3.2%</u>
Total	2,220	100.0%
Total Winter-seasonal Employees		
Number of on-site full-time workers (32+ hrs/wk)	997	67.0%
Number of on-site part-time workers	442	29.7%
Number of remote full-time workers (32+ hrs/wk)	16	1.1%
Number of remote part-time workers	<u>33</u>	<u>2.2%</u>
Total	1,488	100.0%
Total Summer-seasonal Employees		
Number of on-site full-time workers (32+ hrs/wk)	1,039	68.4%
Number of on-site part-time workers	423	27.8%
Number of remote full-time workers (32+ hrs/wk)	16	1.1%
Number of remote part-time workers	<u>41</u>	<u>2.7%</u>
Total	1,519	100.0%

Source: Economic & Planning Systems - 2024 San Miguel County Employer Survey

Businesses said over half their employees live in the Telluride and Mountain Village area, while all others commute. Over 50 percent of employees live in the Telluride/Mountain Village/Lawson Hill area, followed by 17.7 percent in the Ridgway/Ouray/Montrose area (ES 6). Amongst employees of businesses with physical locations in the Telluride and Mountain Village region, 54.4 percent also live in the same area, 8.8 percent live in the surrounding region of Ophir/ Ilium/ Placerville/Sawpit, and most others commute from Ridgway/Ouray/ Montrose and Norwood.

ES 6. To the best of your knowledge, where do your employees live?

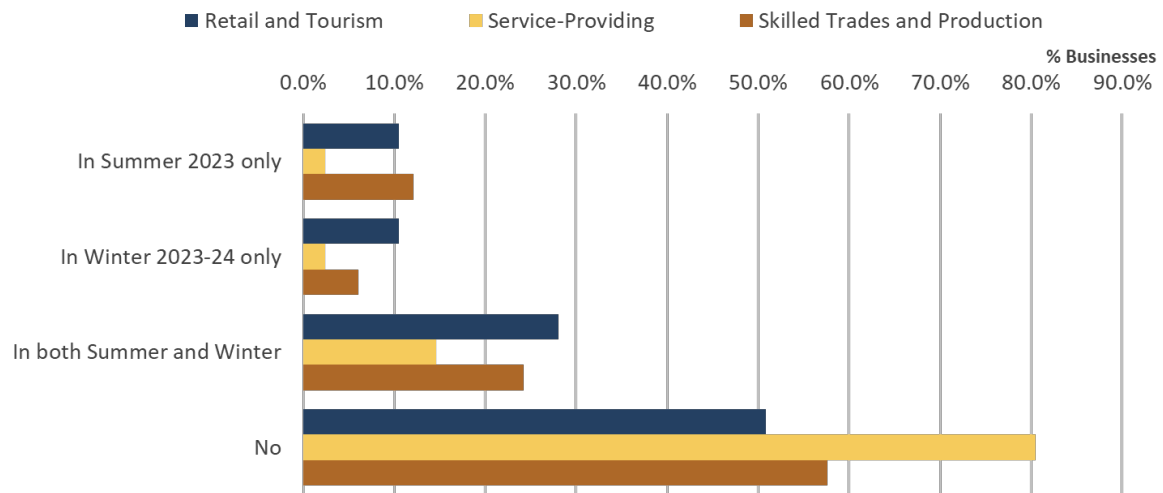


Source: Economic & Planning Systems - 2024 San Miguel County Employer Survey

Recruitment and Retainment

Over a third of all business respondents said they experienced hiring challenges. These hiring challenges affected industries in retail and tourism the most, where 49.1 percent of retail and tourism businesses said they were unable to fill positions at some point during the last year (**ES 7**). Over 80 percent of service-providing businesses said they did not face any hiring challenges.

ES 7. Were you unable to fill any jobs during the past 12 months?



Source: Economic & Planning Systems - 2024 San Miguel County Employer Survey

On average, businesses said 115 full-time jobs and 80 part-time jobs were left unfilled between 2023 and 2024 (**ES 8**).

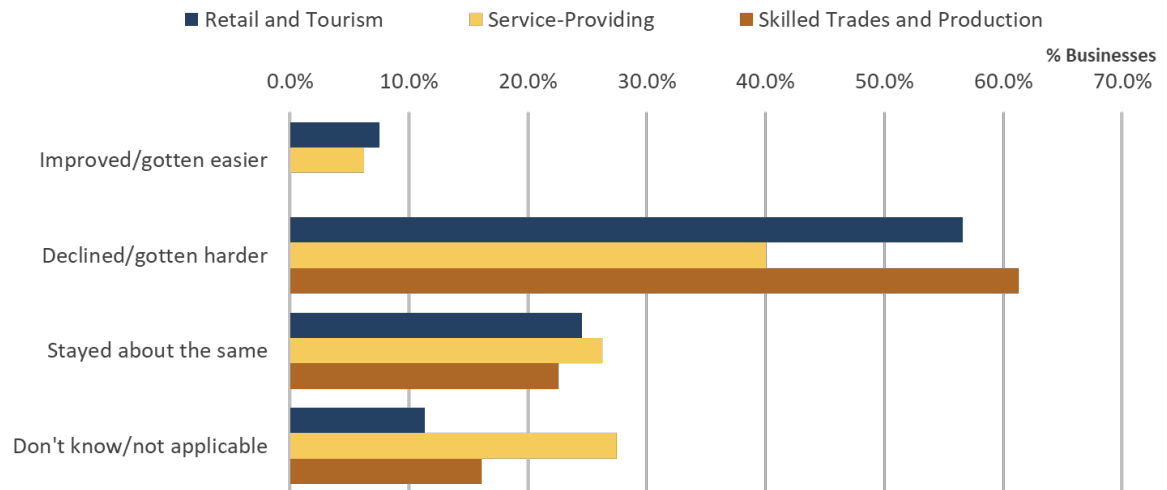
ES 8. Summary of Unfilled Jobs

Description	2023 Summer	2023-24 Winter	Annual Average
Unfilled Jobs			
Full-time (32+ hrs/wk)	123	106	115
Part-time	81	81	81
Total	204	187	196

Source: Economic & Planning Systems - 2024 San Miguel County Employer Survey

Nearly half of all business respondents said their ability to find and retain qualified employees had become harder over the past five years, mostly impacting industries related to retail and tourism and skilled trades and production. Over 61 percent of skilled trade and production businesses, 56.6 percent of retail and tourism businesses, and 40 percent of service-providing businesses said recruiting and retaining qualified employees had gotten harder (ES 9).

ES 9. To what extent has your ability to find and retain qualified employees changed over the past five years?



Source: Economic & Planning Systems - 2024 San Miguel County Employer Survey

Businesses said the lack of affordable housing and high costs of housing were the top barriers they faced while hiring and retaining employees. Nearly 62 percent of all businesses said the lack of affordable housing was a primary challenge in recruiting and retaining employees, and 57.3 percent said it was the high cost of living, excluding housing (ES 10). Skilled trades and production businesses also cite the lack of skilled applicants and the fewer number of applicants as challenges. Over 45 percent of retail and tourism businesses highlighted transportation and long commutes as challenges, suggesting many of their applicants live further away.

ES 10. What are the primary challenges you face in recruiting and retaining employees? Select all that apply. By Industry Category.

Description	Retail and Tourism	Service-Providing	Skilled Trades and Production	Total
No challenges	9.4%	22.5%	12.9%	16.5%
Lack of available affordable housing	69.8%	52.5%	71.0%	61.6%
High costs of living (excluding housing)	64.2%	51.3%	61.3%	57.3%
Low wages	7.5%	16.3%	6.5%	11.6%
Lack of year-round positions	15.1%	2.5%	3.2%	6.7%
Lack of childcare	13.2%	7.5%	6.5%	9.1%
Transportation/long commutes	45.3%	20.0%	25.8%	29.3%
Seasonality of community activity	13.2%	6.3%	6.5%	8.5%
Lack of suitable job opportunities for partner/family	3.8%	6.3%	3.2%	4.9%
Unskilled applicants	22.6%	27.5%	48.4%	29.9%
No/few applicants	26.4%	17.5%	32.3%	23.2%
Other	0.0%	0.0%	0.0%	0.0%

Source: Economic & Planning Systems - 2024 San Miguel County Employer Survey

Businesses have had to offer increased wages and bonuses to recruit employees. Over 56 percent of business respondents said they had to increase wages and offer bonuses to successfully recruit employees (**ES 11**).

ES 11. Aside from statutory minimum wage increases over the past five years, have you had to increase wages and/or offer bonuses to recruit employees?

Description	% Total
Yes, has helped	56.1%
Yes, has not helped	22.6%
No	21.3%
Total Responses	100.0%

Source: Economic & Planning Systems - 2024 San Miguel County Employer Survey

Although businesses face certain challenges, most plan on continuing operations as is or even expanding over the next five years, suggesting that the region is conducive to successful business operations. Over 35 percent of businesses said they were going to employ more people over the next five years, while 3.1 percent say they would shrink. Businesses expect to add approximately 270 new employees in the next five years (**ES 12**).

ES 12. Businesses' Future Expansion Plans

Question	Description	% Total
During the next five years, do you plan to:	Increase your number of employees	35.6%
	Decrease your number of employees	3.1%
	Stay the same	40.0%
	Don't know	21.3%
Total Responses		100.0%
<hr/>		
By how many employees do you plan to increase/decrease the size of your business?	Increase	275
	Decrease	7
	Net Increase	268

Source: Economic & Planning Systems - 2024 San Miguel County Employer Survey

Business Operations

Most businesses have had to increase the prices of their products to absorb increases in operational costs, primarily on supplies and materials, transportation and fuel, and taxes. Still, 48.8 percent and 40.9 percent of businesses have been successfully able to absorb increased costs related to utilities and transportation/fuel (ES 13). Most significantly, 32.6 percent of businesses said increased costs related to payroll have had a major impact on the viability on their business, followed by building rent or purchase costs and taxes.

ES 13. Where have you seen the most increase in business operational costs? How has it impacted your business? Select all that apply.

Description	No impact (have been able to absorb costs)	Increased prices of product	Has had a major impact on the viability of the business
Payroll	22.5%	44.9%	32.6%
Transportation/fuel	40.9%	51.2%	7.9%
Utilities	48.8%	45.0%	6.2%
Building rent/purchase cost	33.1%	41.5%	25.4%
Taxes	26.1%	48.5%	25.4%
Supplies and materials	18.8%	64.7%	16.5%

Source: Economic & Planning Systems - 2024 San Miguel County Employer Survey

Housing Conditions

Employees across almost all wage and career levels have a difficult time finding affordable housing in the region. Over 63 percent of businesses said it was very difficult to find affordable housing for entry-level professionals (ES 14).

ES 14. How difficult is it for your employees to find affordable housing in the region? Rate for all categories that apply.

Description	1 very easy	2 somewhat easy	3 neutral	4 somewhat difficult	5 very difficult
Seasonal employees	3.6%	8.3%	13.1%	19.0%	56.0%
Construction/repair/skilled trades	1.4%	5.4%	16.2%	17.6%	59.5%
General labor/service	2.5%	2.5%	15.2%	24.1%	55.7%
Retail/service clerks	1.6%	3.2%	16.1%	25.8%	53.2%
Office support staff	5.8%	7.0%	14.0%	17.4%	55.8%
Entry-level professionals	2.4%	4.9%	13.4%	15.9%	63.4%
Mid-management/professional	2.2%	5.6%	14.6%	22.5%	55.1%
Upper management/professional	4.8%	6.0%	14.3%	16.7%	58.3%

Source: Economic & Planning Systems - 2024 San Miguel County Employer Survey

Housing Assistance

Most businesses provide some type of assistance regarding housing to their employees. The most common type of assistance currently being provided is assistance with housing search, which 45.2 percent of retail and tourism businesses, 25.5 percent of service-providing businesses, and 38.9 percent of skilled trades and production businesses provide (ES 15).

Retail and tourism businesses most commonly provide employer-owned rental units for their employees, which is provided by 25.0 percent. Over 21 percent of skilled trades and production businesses also provide employee housing. Some other common types of assistance currently available are temporary relocation housing, first/last month and security deposits for employees in market rate housing, and rental assistance. There is also an interest in providing, in the future, housing through master leasing units to rent to employees and rental assistance.

ES 15. Do you now provide, or would you consider providing in the future, the following types of housing assistance for your employees? Select all that apply. By Industry Category.

Description	Currently provide	Would consider providing in the future	Do not provide and would not consider providing in the future
Retail and Tourism Industries			
Employer-owned rental units	25.0%	43.2%	31.8%
Master leasing units to rent to your employees	9.8%	46.3%	43.9%
Rental assistance	15.4%	41.0%	43.6%
First/last month and/or security deposit subsidy for your employees	12.8%	41.0%	46.2%
Down-payment/mortgage assistance	2.6%	18.4%	78.9%
Temporary/relocation housing	18.4%	28.9%	52.6%
Land on which housing could be built	10.5%	10.5%	78.9%
Assistance with housing search	45.2%	26.2%	28.6%
Service-Providing Industries			
Employer-owned rental units	14.3%	34.9%	50.8%
Master leasing units to rent to your employees	3.4%	41.4%	55.2%
Rental assistance	8.9%	26.8%	64.3%
First/last month and/or security deposit subsidy for your employees	1.9%	28.3%	69.8%
Down-payment/mortgage assistance	11.3%	15.1%	73.6%
Temporary/relocation housing	1.9%	25.0%	73.1%
Land on which housing could be built	0.0%	21.8%	78.2%
Assistance with housing search	25.5%	27.3%	47.3%
Skilled Trades and Production Industries			
Employer-owned rental units	21.7%	56.5%	21.7%
Master leasing units to rent to your employees	11.1%	38.9%	50.0%
Rental assistance	5.6%	66.7%	27.8%
First/last month and/or security deposit subsidy for your employees	17.6%	52.9%	29.4%
Down-payment/mortgage assistance	6.3%	31.3%	62.5%
Temporary/relocation housing	6.3%	31.3%	62.5%
Land on which housing could be built	11.1%	16.7%	72.2%
Assistance with housing search	38.9%	50.0%	11.1%

Source: Economic & Planning Systems - 2024 San Miguel County Employer Survey

Employer-provided housing assistance is offered to the greatest number of employees through employer-owned rental units. Respondents said they serve 125 employees through rental housing followed by 94 through rental assistance (**ES 16**). The number of employees served through employer-provided rental housing here does not include Telluride Ski and Golf, which provides additional employee housing, as detailed later in this report.

ES 16. If you currently provide housing assistance, please indicate the number of employees assisted in the last 12 months

Description	Total
Employer-owned rental units	125
Master leasing units to rent to your employees	74
Rental assistance	94
First/last month and/or security deposit subsidy for your employees	67
Down-payment/mortgage assistance	10
Temporary/relocation housing	47
Land on which housing could be built	6
Assistance with housing search	210

Source: Economic & Planning Systems - 2024 San Miguel County Employer Survey

While 19.6 percent of respondents said they would not change the amount of assistance they are currently providing, 10.1 percent said they will be increasing the amount of assistance in the next five years (**ES 17**).

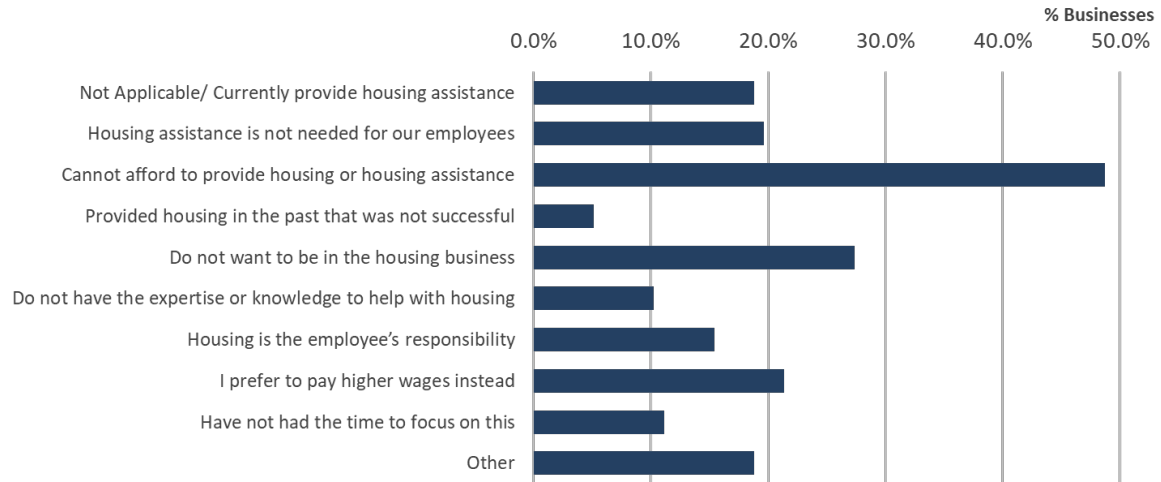
ES 17. If you currently provide housing assistance, do you plan to increase or decrease the amount of housing assistance you provide to employees in the next five years?

Description	% Total
Increase	10.1%
Decrease	1.4%
Stay about the same	19.6%
Do not know/uncertain	11.6%
Not Applicable/Do not currently provide housing assistance	57.2%

Source: Economic & Planning Systems - 2024 San Miguel County Employer Survey

Most businesses find that they cannot afford to provide housing or housing assistance. Nearly half of the business respondents said they do not currently provide housing assistance because they cannot afford it (ES 18). About 27.4 percent of businesses said they do not provide housing assistance because they do not want to be in the housing business, and 21.4 percent said they would prefer to pay higher wages instead.

ES 18. If you currently do not provide housing or housing assistance, why not? Select all that apply.



Source: Economic & Planning Systems - 2024 San Miguel County Employer Survey

Businesses would most like to provide housing assistance to year-round employees. Businesses said they would like to provide housing assistance to 141 year-round employees with resources available at their disposal, and to 270 year-round employees with help from external funding sources (ES 19 and ES 20).

ES 19. If you currently do not provide housing or housing assistance, how many employees would you want to be able to provide housing or housing assistance for with your available resources?

Description	Total
Year-round employees	141
Winter-seasonal employees	19
Summer-seasonal employees	21
Undecided about type of employee	6
Total	187

Source: Economic & Planning Systems - 2024 San Miguel County Employer Survey

ES 20. If you currently do not provide housing or housing assistance, how many employees would you want to be able to provide housing or housing assistance for with help from external funding sources?

Description	Total
Year-round employees	270
Winter-seasonal employees	54
Summer-seasonal employees	68
Undecided about type of employee	9
Total	401

Source: Economic & Planning Systems - 2024 San Miguel County Employer Survey

Housing Preferences – Employer Responses

Many employers are open to providing housing assistance for their employees. About 37.5 percent of businesses said they would like to partner with government, private, and non-profit entities to provide housing or housing assistance to their employees, 35.7 percent said they would like help understanding existing programs and resources, and 33 percent said they would like to buy deed-restricted housing units that they could in turn rent to their employees (**ES 21**).

ES 21. What would encourage or help you provide housing or housing assistance now? Select all that apply.

Description	% Total
Help understanding programs/resources available	35.7%
Low-cost loans	19.6%
Matching grants	31.3%
Opportunities to participate with other employers	24.1%
Partnering with government, private, or non-profit entities	37.5%
Ability to buy deed restricted units which I rent to employees	33.0%
Centralized property management service that removes employers from functioning as landlords	25.0%
Nothing, I am not interested and/or able to provide housing or housing assistance	29.5%
Other	9.8%

Source: Economic & Planning Systems - 2024 San Miguel County Employer Survey

Businesses said they would like local governments to prioritize providing rental housing for year-round employees. Over 55 percent of businesses said they preferred local government to provide rental housing for year-round employees and 23.3 percent preferred entry-level for-sale housing for year-round employees (ES 22). They least preferred rental housing for seasonal employees and move-up for-sale housing for year-round employees.

ES 22. Please rank the types of housing local governments should prioritize creating.

Description	Most Preferred		Least Preferred	
	1	2	3	4
Rental housing for year-round employees	55.2%	24.8%	14.6%	2.8%
Rental housing for seasonal employees	6.0%	32.1%	17.5%	41.7%
Entry-level for-sale housing for year-round employees	23.3%	30.3%	34.0%	14.8%
Move-up for-sale housing for year-round employees	15.5%	12.8%	34.0%	40.7%

Source: Economic & Planning Systems - 2024 San Miguel County Employer Survey

A higher percentage of retail and tourism and service-providing businesses would prefer local governments to prioritize rental housing for year-round employees. Skilled trades and production businesses said move-up for-sale housing for year-round employees could be the second choice. Nearly 70 percent of retail and tourism businesses and 53.6 percent of service-providing businesses preferred rental housing for year-round employees. Meanwhile, 36.8 percent of skilled trade and production businesses preferred rental housing for year-round employees and 31.6 percent preferred move-up for-sale housing for year-round employees (ES 23).

ES 23. Please rank the types of housing local governments should prioritize creating. By Industry Category.

Description	Most Preferred		Least Preferred	
	1	2	3	4
Retail and Tourism Industries				
Rental housing for year-round employees	65.9%	25.6%	5.3%	2.5%
Rental housing for seasonal employees	12.2%	38.5%	15.8%	30.0%
Entry-level for-sale housing for year-round employees	12.2%	28.2%	42.1%	22.5%
Move-up for-sale housing for year-round employees	9.8%	7.7%	36.8%	45.0%
Service-Providing Industries				
Rental housing for year-round employees	53.6%	24.5%	17.3%	0.0%
Rental housing for seasonal employees	1.8%	24.5%	19.2%	54.7%
Entry-level for-sale housing for year-round employees	30.4%	34.0%	28.8%	9.4%
Move-up for-sale housing for year-round employees	14.3%	17.0%	34.6%	35.8%
Skilled Trades and Production Industries				
Rental housing for year-round employees	36.8%	23.5%	30.8%	13.3%
Rental housing for seasonal employees	5.3%	41.2%	15.4%	26.7%
Entry-level for-sale housing for year-round employees	26.3%	23.5%	30.8%	13.3%
Move-up for-sale housing for year-round employees	31.6%	11.8%	23.1%	46.7%

Source: Economic & Planning Systems - 2024 San Miguel County Employer Survey

Interviews

EPS interviewed representatives of Telluride Ski & Golf (TSG) in August 2024 to better understand challenges they face in business operations as it relates to housing. Key findings are below:

Workforce Composition

TSG is the largest employer in the area, with seasonal fluctuations in the number of employees. It estimates approximately 800 employees in the summer season, and 1,800 in winter, including 600 year-round employees.

Housing Needs

TSG currently provides housing for some of its employees, including efficiency units (dormitory style) and apartment units. However, these units are fully occupied, with waitlists, due to high demand. TSG estimates that roughly one-third of its staff is underhoused.

Housing needs vary by job type, seasonal status, and seniority. Currently, efficiency and shared units are used by entry-level and seasonal employees, while higher-level employees prefer private units. One-bedroom units are in high demand and staff are interested in purchasing housing. In the near term, however, TSG supported the expansion of subsidized rental housing.

Recruitment and Retention Challenges

TSG faces difficulty in hiring locally due to inadequate housing or mismatches between available housing and employee preferences. It estimates approximately 50 unfilled jobs at the time of this study.

TSG representatives noted that during the recruitment process, potential candidates would reject housing offers due to cost, location, or shared arrangements.

Barriers to Expanding Housing

TSG identified the entitlement processes and local regulations as major hurdles to expanding its housing stock. TSG representatives also believed that deed restrictions with appreciation caps and income limits created compliance challenges for residents as their financial situations improved.

9. Housing Development Challenges

The housing needs in San Miguel County are exacerbated by development challenges. Limited land development opportunities and high construction costs make it infeasible to create affordable housing without public financial support and subsidy.

Development Challenges

Key development challenges include:

Land Scarcity: There is a limited amount of land in the region that may be developed for community housing. Large portions of the area are federally protected public lands administered by the USDA Forest Service and Bureau of Land Management. These public lands generally cannot be developed by local governments or private entities. There are some very limited examples of public land swaps for affordable housing nationally and in Colorado, but these are rare opportunities. Undeveloped land is often constrained by steep mountainous topography, does not have the necessary utility infrastructure, and is often far from job centers. The market for expensive vacation and part-time resident homes has also pushed up land costs beyond what affordable housing developers can pay.

Utility Access: The potential to develop available land is further restricted by the need to develop infrastructure to support such development. The ability to obtain and develop new water rights, treatment, and delivery systems, and other utility systems can add to development costs and time, impeding feasibility.

Development Costs: In addition to the costs associated with the acquisition of land, increasing costs of material and labor across the state, and especially in mountain communities, make the construction and overall development of affordable housing prohibitively expensive without financial assistance.

Non-local Demand for Housing: As a resort and destination community, there is significant demand for housing from non-residents for vacation and second homes. This creates competition for housing and land, further increasing the costs of housing. Additionally, remote work opportunities have allowed new higher-income households to relocate to or spend more time in the region, creating additional demand for housing.

Development Opportunities

As detailed earlier in **Chapter 7**, San Miguel County and its communities have created land use policies, regulations, and funding sources to assist residents with acquiring stable housing.

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10. Current and Projected Housing Needs

This chapter outlines the current and projected housing needs in San Miguel County over the next 10 years (2024-2034). By understanding the different components of need, each jurisdiction can set informed goals and priorities and better target their available resources. The amount of housing need that is addressed within the region ultimately depends on regional and local capacity, resources, partnerships, and policy. This need also does not necessarily represent demand for new development, but rather the number of units needed to address housing challenges and gaps in the housing market.

Analysis Framework

Housing needs are translated from jobs to housing through the following factors:

- 1.44 jobs per person (to convert jobs to employees), derived from the 2024 San Miguel County Regional Household and Employee Survey
- 1.43 employees per household (to convert employees to housing), derived from the 2024 San Miguel County Regional Household and Employee Survey
- 5% vacancy rate (to convert housing needs to total housing units), based on standard market assumptions that a 5-10% residential vacancy rate is a healthy balance between supply and demand

Housing needs are allocated by tenure and income based on the following assumptions:

- For the current housing need, households are distributed by income and AMI based on the 2023 County AMI distribution from the ACS, the latest data available at the time of analysis
- For the projected housing need, housing needs are directly based on job growth and occupation distribution in 2024, the latest data available at the time of analysis. Hence, the housing need is distributed based on wages and household formation converted to 2024 AMI levels
- All households below 50% AMI are assumed to be renters
- Households between 50% and 150% AMI are distributed as 50% owners and 50% renters
- Households above 150% AMI are distributed as 70% owners and 30% renters

Summary of Need

San Miguel County needs 1,114 units by 2034. This includes 807 units to address existing housing shortages, and 307 units to address projected housing needs (Table 21), in a mix of deed-restricted ownership housing, affordable rental housing, and free market rental housing. There is slightly more need for rental housing than ownership, with 53.6 percent of total housing need for rental housing.

Table 21. Summary of Housing Need

Description	Existing Shortage			Projected Need			Total Housing Need		
	Owner	Renter	Total	Owner	Renter	Total	Owner	Renter	Total
Extremely Low Income (<30% AMI)	0	122	122	0	0	0	0	122	122
Very Low Income (31 - 50% AMI)	0	79	79	0	0	0	0	79	79
Low Income (51% - 80% AMI)	61	61	122	53	53	106	114	114	228
Moderate Income									
81% - 100% AMI	35	35	70	50	50	101	85	85	170
100% - 120% AMI	42	42	84	20	20	40	62	62	125
Middle Income									
121% - 150% AMI	31	31	62	14	14	27	45	45	89
151% - 180% AMI	34	14	48	7	3	10	41	17	58
181% - 200% AMI	17	7	25	5	2	7	22	9	32
Upper Income (>200% AMI)	137	59	195	12	5	17	148	63	212
Total	357	450	807	160	147	307	517	597	1,114

Note: Figures may not sum due to rounding

Source: ACS 5-Year Estimates, CHFA, JobsEQ, SDO, BLS QCEW, RRC Associates, Economic & Planning Systems

The largest factors impacting housing need are the number of current in-commuters and projected employment growth. In-commuters comprise 64.4 percent of existing housing need, and 46.7 percent of total housing need (Table 22). Projected job growth accounts for 27.6 percent of total housing need.

Table 22. Housing Need by Source

Description	Total	% Total
Existing Housing Shortage		
Overcrowding	110	9.9%
Temporary Housing	72	6.5%
Commuting	520	46.7%
Unfilled Jobs	105	9.4%
Total Existing Housing Shortage	807	72.4%
Projected Housing Need		
Employment Growth 2024-2034	307	27.6%
Total Projected Housing Need	307	27.6%
Total Units Needed through 2034	1,114	100.0%

Source: JobsEQ, SDO, U.S. Census ACS, BLS QCEW, RRC Associates, Economic & Planning Systems

Existing Housing Shortage (Catch-Up)

The existing housing shortage is estimated using the following four factors:

- Eliminating overcrowding
- Eliminating temporary housing situations, for more permanent housing
- Reducing in-commuting
- Addressing housing needs associated with unfilled jobs

Overcrowding

Overcrowded housing units are defined as those with more than 1.0 occupants per room (all rooms). The goal of including overcrowded housing units in the existing housing shortage is to eliminate overcrowding in the county, by providing one new housing unit for every one overcrowded unit.

Per the ACS, there were a total of 110 overcrowded housing units in San Miguel County in 2023, resulting in a need for 110 additional housing units.

Table 23. Housing Need Generated by Households in Overcrowded Housing

Description	Factor	Total
1.01 to 1.50 occupants per room		12
1.51 or more occupants per room		<u>98</u>
Total overcrowded units		110
Total New Units Needed	100%	110

Source: ACS 5-Year Estimates, Economic & Planning Systems

Temporary Housing

Temporary housing includes a variety of housing situations including staying in a hotel or motel, staying with family or friends, sleeping in a vehicle, or outdoors. The goal of including temporary housing in the existing housing shortage is to eliminate temporary housing in the county by providing one new housing unit for every household living in a temporary housing situation.

The following methodology was used to estimate the number of households living in temporary housing conditions:

- Per the ACS, there were a total of 3,998 occupied housing units or households in San Miguel County in 2023

- In the 2024 San Miguel County Regional Household and Employee Survey, respondents were asked about the type of residence they live in (detached single-family residences, townhouses, etc.). The percentage of respondents from San Miguel County who indicated that they lived in temporary housing conditions was applied to the ACS County households estimate to derive the number of households living in temporary housing conditions
- There are an estimated 72 households living in temporary housing conditions, resulting in the need for 72 additional housing units (**Table 24**)

Table 24. Housing Need Generated by Households in Temporary Housing

Description	Factor	Total
Occupied Housing Units		3,998
Households in Temporary Housing		
Room in a motel / hotel		15
Staying with friends or family / couch surfing		27
Vehicle without kitchen and sleeping space		16
Camper / RV / van with kitchen and sleeping space		8
Tent / outdoors		6
Total		72
Total New Units Needed	100%	72

Source: ACS 5-Year Estimates, RRC Associates - 2024 San Miguel County Resident Survey, Economic & Planning Systems

Commuting

The goal of including in-commuters in the existing housing shortage is to create housing opportunities for in-commuters who would prefer to live locally. Providing housing opportunities for in-commuters closer to their workplace will significantly improve quality of life, safety, access to opportunity, and benefit the overall region by improving the environmental impact caused by long commutes. The following methodology was utilized to estimate the number of housing units needed for in-commuters:

- EPS estimated a total of 8,162 jobs in San Miguel County in 2024 by applying a 2.2 percent growth rate to the 2023 State Demography Office (SDO) job estimate of 7,985. The 2.2 percent growth rate is the rate of employment growth the previous year between 2022 and 2023, per the Bureau of Labor Statistics (BLS) Quarterly Census of Employment and Wages (QCEW). Accounting for 1.44 jobs per employee results in approximately 5,668 employees.

- The ACS 2016-2020 Commuter Flow data estimated a commuting factor of 23 percent, and the American Association of State Highway and Transportation Officials (AASHTO) Census Transportation Planning Products (CTPP) 2017-2021 commuter flow data estimates that 21 percent of workers commute into San Miguel County for work from surrounding counties. Meanwhile, the 2024 San Miguel County Employer Survey estimated a 28 percent commuting factor. From these estimates, **this analysis assumes that 25 percent of employees commute** into the county for work, resulting in 1,417 in-commuters.
- Commuting data is based on employment by place of work. Businesses located in Montrose County, for example, that send workers to San Miguel County are not included. This pool of workers that provide services in San Miguel County could be an additional source of housing demand if there were more affordable housing opportunities in San Miguel County.
- The 2024 San Miguel County Regional Household and Employee Survey asked respondents where in the region they would most like to live if they could afford the cost of housing. Approximately 48 percent of respondents that lived outside of San Miguel County say they would prefer to live within San Miguel County. By this estimate, the analysis assumes that 50 percent of in-commuters desired relocating to San Miguel County, resulting in 709 new in-commuter residents.
- By applying a factor of 1.43 employees per household and a 5.0 percent vacancy adjustment, there is a need for 520 new housing units to house in-commuters who would prefer to relocate (**Table 25**).

Table 25. Housing Need Generated by In-Commuters

Description	Factor	Total
San Miguel County jobs (2024)		8,162
San Miguel County employees	1.44 jobs/empl.	5,668
% in-commuters		25%
San Miguel County in-commuters		1,417
Desired % relocating to San Miguel County		50%
Possible new in-commuter residents		709
Estimated additional households	1.43 empl./hh	495
Estimated additional housing units	5% vacancy adj.	520

Source: SDO, BLS QCEW, RRC Associates - 2024 San Miguel County Resident Survey, Economic & Planning Systems

Unfilled Jobs

The 2024 San Miguel County Employer Survey and interviews with local businesses indicated approximately 205 unfilled jobs in the county. By applying a factor of 1.44 jobs per employee, 1.43 employees per household, and a 5.0 percent vacancy adjustment, there is a need for 105 new housing units to ensure housing is available for new workers needed to fill these jobs (Table 26).

Table 26. Housing Need Generated by Unfilled Jobs

Description	Factor	Total
San Miguel County Unfilled Jobs		205
Employees Needed	1.44 jobs/empl.	142
Estimated additional households	1.43 empl./hh	100
Estimated additional housing units	5% vacancy adj.	105

Source: RRC Associates - 2024 San Miguel County Resident Survey, Economic & Planning Systems

Total Existing Housing Shortage

A total of 807 housing units are needed to accommodate current housing need in the county. The largest share of 64.5 percent is generated by in-commuters and the lowest of 8.9 percent is generated by temporary housing conditions (Table 27).

Table 27. Existing Housing Shortage by Category

Description	Total	% of Total
Overcrowding		
Number of overcrowded units	110	
Adjustment Factor	100%	
Units needed	110	13.6%
Temporary Housing		
HH in temporary housing	72	
Units needed	72	8.9%
Commuting		
Number of in-commuters	1,417	
Target relocation %	50%	
Units needed	520	64.5%
Unfilled Jobs		
Employees needed	142	
Units needed	105	13.0%
Total Units Needed	807	100.0%

Source: ACS 5-Year Estimates, SDO, BLS QCEW, RRC Associates, Economic & Planning Systems

The greatest existing need for housing is for rental units, which has a shortage of 450 units or 55.7 percent of existing housing need (**Table 28**). The greatest need for rental housing is for households earning below 30% AMI (below \$29,610 for a three-person household in 2024). The greatest need for ownership housing is for households earning over 150% AMI (above \$148,050 for a three-person household in 2024).

Table 28. Existing Housing Shortage by Income and Tenure

Description	Units Needed		Total
	Owner	Renter	
Extremely Low Income (<30% AMI)	0	122	122
Very Low Income (31 - 50% AMI)	0	79	79
Low Income (51% - 80% AMI)	61	61	122
Moderate Income			
81% - 100% AMI	35	35	70
100% - 120% AMI	42	42	84
Middle Income			
121% - 150% AMI	31	31	62
151% - 180% AMI	34	14	48
181% - 200% AMI	17	7	25
Upper Income (>200% AMI)	137	59	195
Total	357	450	807

Note: Figures may not sum due to rounding

Source: ACS 5-Year Estimates, SDO, BLS QCEW, RRC Associates, Economic & Planning Systems

Projected Housing Need (Keep-Up)

Projected housing need is estimated using a 10-year job growth projection (2024-2034).

Employment Growth Projections

Employment growth is based on the SDO 10-year job projection for San Miguel County and the current distribution of occupations in the county. SDO estimates that county jobs will grow at an annual rate of 0.7 percent between 2024 and 2034. This annual growth rate is applied to the 2024 job estimate of 8,162 as described earlier, resulting in a total of 8,765 total jobs in 2034, or 603 new jobs.

SDO only projects total jobs, and this analysis assumes that new jobs have the same occupation mix as in 2024 county employment, with jobs primarily in food preparation and serving, sales, and office and administrative support (**Table 29**).

Table 29. Current and Projected Jobs by Occupation

Description	Occupation Dist. - 2024	Median Wage - 2024	Projected Job Growth 2024-2034
Management Occupations	5.4%	\$124,100	32
Business and Financial Operations Occupations	5.9%	\$89,600	36
Computer and Mathematical Occupations	1.5%	\$119,500	9
Architecture and Engineering Occupations	0.9%	\$95,900	5
Life, Physical, and Social Science Occupations	0.5%	\$97,900	3
Community and Social Service Occupations	1.2%	\$67,400	7
Legal Occupations	0.7%	\$114,000	4
Educational Instruction and Library Occupations	4.4%	\$58,500	27
Arts, Design, Entertainment, Sports, and Media Occupations	2.1%	\$62,100	13
Healthcare Practitioners and Technical Occupations	1.8%	\$102,400	11
Healthcare Support Occupations	1.0%	\$52,900	6
Protective Service Occupations	3.0%	\$75,400	18
Food Preparation and Serving Related Occupations	19.2%	\$44,300	116
Building and Grounds Cleaning and Maintenance Occupations	9.3%	\$48,500	56
Personal Care and Service Occupations	5.9%	\$45,900	36
Sales and Related Occupations	10.3%	\$52,800	62
Office and Administrative Support Occupations	10.2%	\$55,000	61
Farming, Fishing, and Forestry Occupations	0.2%	\$49,400	1
Construction and Extraction Occupations	5.8%	\$66,700	35
Installation, Maintenance, and Repair Occupations	4.0%	\$62,600	24
Production Occupations	2.3%	\$53,000	14
Transportation and Material Moving Occupations	4.4%	\$53,500	27
Total - All Occupations	100.0%	\$57,500	603

Source: JobsEQ, CO State Demography Office, Bureau of Labor Statistics QCEW, Economic & Planning Systems

These 603 new jobs are translated to a housing demand of 307 units by applying a factor of 1.44 jobs per employee, 1.43 employees per household, and a 5 percent vacancy adjustment (**Table 30**). The units are distributed per occupation distribution and converted to AMI using the median wage for each occupation.

Table 30. Housing Demand Derived from Employment Growth, 2024-2034

Occupation Sectors	Median Ann. Wage 2024 Q2 w ages	Household Income [1] 1.43 empl./hh	% AMI for 2-person HH \$87,700	2024-2034			
				New Jobs	New Employees 1.44 jobs/empl	New Households 1.43 empl./hh	New Units 5% vacancy adj.
Management Occupations	\$124,100	\$177,463	202.4%	32	23	16	17
Business and Financial Operations Occupations	\$89,600	\$128,128	146.1%	36	25	17	18
Computer and Mathematical Occupations	\$119,500	\$170,885	194.9%	9	6	4	5
Architecture and Engineering Occupations	\$95,900	\$137,137	156.4%	5	4	3	3
Life, Physical, and Social Science Occupations	\$97,900	\$139,997	159.6%	3	2	2	2
Community and Social Service Occupations	\$67,400	\$96,382	109.9%	7	5	4	4
Legal Occupations	\$114,000	\$163,020	185.9%	4	3	2	2
Educational Instruction and Library Occupations	\$58,500	\$83,655	95.4%	27	18	13	14
Arts, Design, Entertainment, Sports, and Media Occupations	\$62,100	\$88,803	101.3%	13	9	6	6
Healthcare Practitioners and Technical Occupations	\$102,400	\$146,432	167.0%	11	8	5	6
Healthcare Support Occupations	\$52,900	\$75,647	86.3%	6	4	3	3
Protective Service Occupations	\$75,400	\$107,822	122.9%	18	13	9	9
Food Preparation and Serving Related Occupations	\$44,300	\$63,349	72.2%	116	80	56	59
Building and Grounds Cleaning and Maintenance Occupations	\$48,500	\$69,355	79.1%	56	39	27	28
Personal Care and Service Occupations	\$45,900	\$65,637	74.8%	36	25	17	18
Sales and Related Occupations	\$52,800	\$75,504	86.1%	62	43	30	32
Office and Administrative Support Occupations	\$55,000	\$78,650	89.7%	61	43	30	31
Farming, Fishing, and Forestry Occupations	\$49,400	\$70,642	80.5%	1	1	1	1
Construction and Extraction Occupations	\$66,700	\$95,381	108.8%	35	24	17	18
Installation, Maintenance, and Repair Occupations	\$62,600	\$89,518	102.1%	24	17	12	12
Production Occupations	\$53,000	\$75,790	86.4%	14	10	7	7
Transportation and Material Moving Occupations	\$53,500	\$76,505	87.2%	27	19	13	14
Total - All Occupations	\$57,500	\$82,225	93.8%	603	418	293	307

[1] Assuming one earner makes median wage of occupation and remaining earners make median wage of that same occupation

Source: JobsEQ, CO State Demography Office, CHFA, RRC Associates, Economic & Planning Systems

The greatest future need for both rental and home ownership housing is between 50% AMI and 100% AMI (between \$49,350 and \$98,700 for a three-person household in 2024). Note that there is no projected housing need in the future below 50% AMI (below \$49,350 for a three-person household in 2024). The lack of projected need below 50% AMI is a limitation of this analysis. Since the projected housing demand is tied to job growth, once a household is earning a wage they are automatically in a higher income category. In practice, there is likely to always be some future need in the lowest income categories.

Table 31. Projected Housing Need by Income and Tenure

Description	Units Needed (2024-2034)		
	Owner	Renter	Total
Extremely Low Income (<30% AMI)	0	0	0
Very Low Income (31 - 50% AMI)	0	0	0
Low Income (51% - 80% AMI)	53	53	106
Moderate Income			
81% - 100% AMI	50	50	101
100% - 120% AMI	20	20	40
Middle Income			
121% - 150% AMI	14	14	27
151% - 180% AMI	7	3	10
181% - 200% AMI	5	2	7
Upper Income (>200% AMI)	12	5	17
Total	160	147	307

Note: Figures may not sum due to rounding

Source: JobsEQ, CO State Demography Office, CHFA, RRC Associates, Economic & Planning Systems

Needs by Jurisdiction

Based on the above analysis, there is an overall need for 1,114 housing units over the next 10 years, by 2034. This is roughly split 70:30 between current and future needs, with 807 housing units needed to address existing housing shortages and 307 housing units to address projected housing needs.

SB-174 requires that HNAs allocate housing needed by jurisdiction. Jobs are concentrated in the Telluride and Mountain Village areas, and unincorporated areas of the county, with these three areas accounting for 95.8 percent of all jobs in San Miguel County (**Table 32**).

Table 32. Jobs Distribution by Location, 2023

Description	2023 Jobs	2023 % Jobs
Telluride	2,955	45.3%
Mountain Village	1,969	30.2%
Norwood	230	3.5%
Ophir	22	0.3%
Sawpit	21	0.3%
Unincorporated Areas	1,331	20.4%
Total San Miguel County	6,529	100.0%

Source: JobsEQ, Economic & Planning Systems

Housing needs are allocated within the county across jurisdictions and unincorporated areas based on the distribution of jobs. Using this approach, 504 units are allocated to Telluride, 336 units are allocated to Mountain Village, and 227 units are allocated to unincorporated areas over the next 10 years, by 2034 (Table 33). Although the forthcoming development of two luxury hotels in Mountain Village may shift a greater share of future jobs to that jurisdiction in the near-term, this methodology allocates housing need based on current job distribution rather than anticipated changes in geographic share. Over time, these shifts are expected to even out as job growth continues across all jurisdictions. Future updates to the HNA can also address any significant shifts in job patterns.

Table 33. Total Housing Need by Jurisdiction, 2024-2034

Description	Existing Shortage			Projected Need			Total Housing Need			% Total Need
	Owner	Renter	Total	Owner	Renter	Total	Owner	Renter	Total	
Telluride	161	204	365	73	67	139	234	270	504	45.3%
Mountain Village	108	136	243	48	44	93	156	180	336	30.2%
Norwood	13	16	28	6	5	11	18	21	39	3.5%
Ophir	1	2	3	1	1	1	2	2	4	0.3%
Sawpit	1	1	3	1	0	1	2	2	4	0.3%
Unincorporated Areas	73	92	165	33	30	63	105	122	227	20.4%
Total San Miguel County	357	450	807	160	147	307	517	597	1,114	100.0%

Note: Figures may not sum due to rounding

Source: ACS 5-Year Estimates, CHFA, JobsEQ, SDO, BLS QCEW, RRC Associates, Economic & Planning Systems

Development Pipeline

Affordable housing developments in San Miguel County that are permitted or under construction will address some of the 1,114 affordable units needed. The most imminent units to become available are the nine home ownership units that were recently developed by Telluride Ski and Golf in the Ilium region and currently unoccupied, and Canyonlands and Tower House under construction in Telluride that will develop 27 rental units and eight home ownership units (**Table 34**).

Table 34. Affordable Housing Development Pipeline

Property	Development Stage	Housing Units		
		Owner	Renter	Total
Telluride				
Canyonlands	Permitted	0	27	27
Tower House	Permitted	8	0	8
Virginia Placer Phase II A & B	Predevelopment	<u>0</u>	<u>20</u>	<u>20</u>
Subtotal		8	47	55
Mountain Village				
Alexander Property	Planning	<u>88</u>	<u>263</u>	<u>351</u>
Subtotal		88	263	351
San Miguel County				
TSG Ilium Development	Post-construction	9	0	9
Lawson Hill Lot L	Planning	<u>27</u>	<u>0</u>	<u>27</u>
Subtotal		36	0	36
Total		132	310	442

Source: SMRHA, San Miguel County, Town of Telluride, Town of Mountain Village, Economic & Planning Systems

Net Housing Need by Jurisdiction

The units in the pipeline that are permitted or have been constructed but not yet occupied in San Miguel County are subtracted from the total housing need by jurisdiction. This results in a total need of 1,070 housing units, 46.7 percent of which are rental units. With this adjustment, 469 units are allocated to Telluride, 336 units are allocated to Mountain Village, and 218 units are allocated to unincorporated San Miguel County (Table 35).

Table 35. Net Housing Need by Jurisdiction, 2024-2034

Description	Net Existing Shortage			Net Projected Need			Total Net Housing Need			% Total Net Need
	Owner	Renter	Total	Owner	Renter	Total	Owner	Renter	Total	
Telluride	153	177	330	73	67	139	226	243	469	43.8%
Mountain Village	108	136	243	48	44	93	156	180	336	31.4%
Norwood	13	16	28	6	5	11	18	21	39	3.7%
Ophir	1	2	3	1	1	1	2	2	4	0.4%
Sawpit	1	1	3	1	0	1	2	2	4	0.3%
Unincorporated Areas	64	92	156	33	30	63	96	122	218	20.4%
Total San Miguel County	340	423	763	160	147	307	500	570	1,070	100.0%

Note: Figures may not sum due to rounding

Source: ACS 5-Year Estimates, CHFA, JobsEQ, SDO, BLS QCEW, RRC Associates, Economic & Planning Systems

11. Recommendations

San Miguel County and its communities have been working to address housing availability and affordability for many years. A number of adopted programs and policies exist as detailed in **Chapter 7**. The recommendations discussed in this chapter build on those existing policies, and are categorized under Supply and Demand Strategies, and Policies and Regulations.

Supply and Demand Strategies

1. Identify and obtain land for housing in, adjacent to, and in proximity to Telluride and Mountain Village, the economic hubs of the county.

Telluride and Mountain Village are the top choices for where household survey respondents want to live if they could afford the cost of housing. However, a growing share of respondents expressed interest in areas near Ilium, Lawson Hill, Placerville, and Sawpit (roughly the boundaries of the Telluride R-1 School District). Since the availability of land is limited in these regions, and expansion is restricted by open space preservation goals in the Valley Floor, strategic partnerships between local government, private philanthropic property owners, and federal agencies like the Bureau of Land Management and the U.S. Forest Service will be crucial. Additionally, since added housing density will require water and wastewater capacity, efforts to facilitate this must be pursued. The areas adjacent and contiguous to municipalities are especially important to consider for housing development as utility infrastructure is easier to extend in these areas compared to unincorporated rural areas without good utility and transportation infrastructure.

2. Continue to build a broad range of housing types to create a continuum of housing opportunities and mitigate displacement that has occurred.

San Miguel County has a need for a range of housing types from low-income rentals to ownership housing at the starter-home and move-up levels. The household survey and ACS data indicate that moderate- to middle-income households have likely been displaced from the county by high costs of housing. The household survey also indicates that larger households like those of families are likely to move out of the county for affordable housing of the type they prefer.

3. Consider an increased focus on rental housing with a mix of housing sizes.

Over half of the county's total housing need is for rental housing, across a range of affordability levels. About 53 percent of the rental need is at affordability levels up to 80% AMI, some of which is eligible for Low-Income Tax Credits (up to 60% of AMI). The remaining rental need is almost evenly distributed at higher income levels including market rate. The region could prioritize the development of rental housing to serve a broad range of needs. Based on survey respondents' preferences, rental units with a mix of 25 percent one-bedroom units, 50 percent two-bedroom units, and 25 percent three-bedroom units would serve demand. Local governments should also develop policies to incentivize the development of ADUs to be rented to the local workforce (not as short-term vacation rentals).

4. When feasible, build larger for-sale housing units to retain families and larger households.

Larger households and families tend to leave the county for bigger housing units that are more prevalent outside San Miguel County. However, many who have left San Miguel County appear to want to stay there if they could afford it. Additionally, retaining and growing family households in the county will help stabilize the local population and economy and strengthen the community. While it would need higher subsidy, local governments should look for opportunities to build more three-bedroom affordable deed-restricted housing units to help retain larger households and families.

5. Expand down payment assistance programs.

The difficulty in saving enough for a downpayment and closing costs is a significant barrier to home ownership in high-cost areas like San Miguel County. Fewer than a third of renters who wished to continue renting cited lack of a down payment, suggesting that targeted assistance from local government and partners could be both feasible and highly effective.

6. Build a pathway out of employer-provided housing.

When housing is tied to employment, it can create a sense of instability for residents. Ensuring that workers have secure, independent housing is essential for long-term workforce sustainability. Those in employer-provided housing had the lowest perception of housing stability and many said they were dissatisfied with their housing unit because it needed repairs or was in poor condition. There is a high level of interest in purchasing housing among employee housing residents, but they are least likely to already have a downpayment. Local governments and their partners can support residents in transitioning to independent housing by developing financial assistance programs and offering informational sessions. These efforts can help remove common barriers and promote long-term housing stability.

Continuing to build more affordable/deed-restricted housing not tied to an employer is also central to this strategy. There may still be need for some employer-provided housing to address the needs of the seasonal workforce for some large employers.

7. Document, organize, and resolve issues regarding housing costs for residents of affordable/deed-restricted housing to ensure they are not cost burdened.

About a third of survey respondents living in deed-restricted ownership housing and affordable rental housing reported being cost burdened, paying over 30 percent of their household income towards housing costs, including rent/mortgage, HOA fees, and utilities. While this share is lower than those in market rate housing or national averages, it is still important to minimize the number of residents facing cost burdens. Organization around documenting such situations may help identify solutions to ensure fewer residents feel this burden. Solutions could be in the form of additional financial assistance, adjusting rent policy, assistance on first/last/security deposit, etc.

Policies and Regulations

1. Monitor and refine existing housing mitigation requirements and funding sources.

The Town of Telluride, Town of Mountain Village, and San Miguel County have land use regulations that require new development to either create affordable units within new development projects or to pay housing mitigation fees that are used to fund affordable housing programs and development. The local governments should continue these requirements and monitor them and make adjustments as needed based on market conditions and housing needs.

Telluride and Mountain Village have in place systems to fund affordable housing development, such as mitigation fees, STR license fees and taxes, and lodging taxes. As conditions evolve, these fees and taxes should be tracked and modified as needed to ensure they serve the community's goals.

2. Create a platform for local employers to access information on existing housing resources and facilitate collaboration.

Most businesses cannot afford to provide housing assistance, and many do not want to be involved with housing. Over a third of business respondents to the employer survey indicated they need help understanding programs or resources already available in regard to housing, and 37.5 percent said partnering with government, private, and non-profit organizations would help them provide housing or housing assistance to employees.

These responses indicate that the County, towns, and their partners may be better positioned to assist businesses by creating more rental housing that is affordable to local workers. Some major employers may however need a specific housing program due to the scale of their staff needs and other considerations like seasonality and workers on visas.

Lastly, while local governments have made information about resources available online, collaboration with business organizations and participation in business networks may improve access to this information.

3. Support and invest in regional transportation systems.

Since land to develop housing in proximity to job centers is limited, and many households have already had to relocate to regions with longer commutes, a well-funded regional transportation system can be crucial. The San Miguel Authority for Regional Transportation (SMART) was created after approval from Telluride, Mountain Village, and the R-1 School District voters in 2016. It is a Regional Transportation Authority that finances, builds, and operates the regional transportation system. Continued investment, expansion, and improved ridership can help reduce traffic congestion and emissions, promote equity by expanding access to jobs, education, and services, improve quality of life, and support more sustainable regional growth.

4. Develop assistance/services for low-income seniors.

With an aging population and market pressure from the vacation/second buyers, it is important to be able to support low-income retiring populations, now and in the future. Approximately 45 percent of survey respondents older than 50 years of age said it was extremely likely they would stay in the region upon retirement. Retiring survey respondents expressed interest in utilizing services like assistance with their housing units or yards, or to make their housing units more accessible and safer, if services became available. Local governments can partner with organizations to facilitate such assistance to help vulnerable long-time residents.



APPENDIX | Household Survey Detail

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RESEARCH CONDUCTED BY:



RRC

&





2024 San Miguel Regional Household and Employee Survey

Name
Address
City, State, ZIP Code

**En el reverso de esta carta encontrará
la invitación en español.**

Dear San Miguel County Region Resident or Employee,

Several local governments are working together to understand and address the housing needs of San Miguel County residents, employees, and commuters from nearby counties. As an important member of the regional community, **we are inviting you to participate in an important survey.** The information collected will help elected officials and local organizations craft housing plans and policies for the region.

If you live or work within San Miguel County¹, we ask that you take a few minutes to complete the enclosed survey about your current residence, housing preferences and housing needs. All results are strictly confidential and will be presented in group form only. An independent firm will collect and process the results.

Here's how you can participate:

1. Complete the enclosed paper survey and mail it back **within 10 days** using the included postage-paid envelope, **OR**
2. Complete the survey online using the website below or QR code with the accompanying passcode:

HousingSurvey.org

or scan the QR code with your phone
and enter the passcode: **xxxxx**



As a thank-you for taking this survey, you may enter in a drawing for one of three \$100 Visa gift cards by filling out the form below and either returning it with the survey or mailing it separately. *(If completing the survey online, you can enter the drawing there.)*

Your participation in this effort is greatly appreciated. If you have any questions or concerns regarding this study, please call David Becher at RRC Associates at 303-449-6558 or email support@rrcassociates.com.

We appreciate your feedback and thank you for your time.
Sincerely,

*San Miguel Regional Housing Authority
San Miguel County
Town of Telluride
Town of Mountain Village*



¹If no one in your household lives or works in San Miguel County, please disregard this survey – thank you.

Several winners will be randomly selected to each receive a Visa \$100 gift card!

As a thank you for completing the survey, we are giving away three \$100 Visa gift cards. To enter the drawing, please complete and enclose this entry form, or if you respond online, enter the drawing when prompted after completing the survey. *(These prizes are being furnished by the survey contractor. Only one submission per household.)*

Name: _____ Phone number: _____ or Email: _____

Return with your survey or separately to: **RRC Associates, 4770 Baseline Road, Suite 355, Boulder, CO 80303**
Reference: 2024 San Miguel Regional Household and Employee Survey



Encuesta regional a residentes y empleados de San Miguel 2024

Nombre

Dirección

Ciudad, Estado, Código postal

See reverse side of this letter for invitation in English.

Estimado(a) residente o empleado(a) del Condado de San Miguel:

Diversos gobiernos colaboran para comprender y abordar las necesidades de vivienda de los residentes del condado de San Miguel, sus empleados y las personas que se desplazan desde los condados cercanos. Como integrante clave de la comunidad regional, **le invitamos a participar en una importante encuesta**. La información obtenida ayudará a los funcionarios electos y a las organizaciones locales a elaborar planes y políticas de vivienda para la región.

Si vive o trabaja en el Condado de San Miguel¹, le pedimos que se tome unos minutos para responder a la encuesta adjunta sobre su residencia actual, y sus preferencias y necesidades de vivienda. Todos los resultados son estrictamente confidenciales y se presentarán únicamente en forma agrupada. Una empresa independiente recopilará y procesará los resultados.

Así es cómo puede participar:

1. Responda a la encuesta en papel adjunta y envíela por correo **en un plazo de 10 días** en el sobre con porte pagado que se incluye;
O
2. Responda a la encuesta en el sitio web a continuación o mediante el código QR con la contraseña que se incluye:

HousingSurvey.org/es

o escanee el código QR con el teléfono
e ingrese la contraseña: xxxxx



Como agradecimiento por participar, también podrá ingresar en el sorteo de una de las tres tarjetas de regalo Visa de \$100, si completa el siguiente formulario y lo regresa junto con la encuesta o lo envía por separado. *(Si responde a la encuesta por Internet, podrá ingresar al sorteo allí mismo).*

Agradecemos de corazón su participación en este esfuerzo. Si tiene alguna pregunta o inquietud sobre este cuestionario, no dude en llamar a David Becher de RRC Associates al 303-449-6558 o comuníquese por correo electrónico: support@rrcassociates.com.

Valoramos sus comentarios y le agradecemos su tiempo.
Atentamente,

Autoridad Regional de la Vivienda de San Miguel
Condado de San Miguel
Ciudad de Telluride
Ciudad de Mountain Village



¹Si nadie en su hogar vive o trabaja en el Condado de San Miguel, sírvase ignorar esta encuesta; gracias.

Se seleccionarán varios ganadores al azar, y ¡cada uno recibirá una tarjeta de regalo Visa de 100\$!

Como agradecimiento por completar la encuesta, obsequiaremos tres tarjetas de regalo Visa de \$100. Para participar en el sorteo, complete y adjunte este formulario o, si lo hace por Internet, participe en el sorteo cuando se le solicite al finalizar la encuesta. *(Estos premios son cortesía de la empresa a cargo de la encuesta. Podrá participar una única persona por casa).*

Nombre: _____ Teléfono: _____ o correo electrónico: _____

Devuélvalo con su encuesta o por separado a: **RRC Associates, 4770 Baseline Road, Suite 355, Boulder, CO 80303**
Ref: Encuesta regional a residentes y empleados de San Miguel 2024

SAN MIGUEL REGIONAL HOUSEHOLD AND EMPLOYEE SURVEY

Thank you for taking a few minutes to complete this housing survey. Please return this survey in the postage-paid envelope within **10 days of receipt**. All responses are completely **CONFIDENTIAL** and will be used for planning purposes only. Thank you!

YOUR HOUSING

1. How many months per year do you typically reside in San Miguel County or surrounding counties?

☐ All year – 12 months → **Skip to Q3** ☐ 3 to 7 months/year
☐ 8 to 11 months/year → **Skip to Q3** ☐ Less than 3 months/year

2. (If live in the area less than 8 months/year) Are you a:

☐ Second homeowner
☐ Seasonal employee working for a local employer (living in region for duration of job)
☐ Seasonal remote worker (living in region temporarily while working for a non-local employer)
☐ Other part-time residency: _____

3. What is the ZIP Code of your residence in San Miguel County or the surrounding region? _____

4. What type of residence do you live in?

☐ Detached single-family home/cabin
☐ Townhouse/duplex (share walls, but no units above or below you)
☐ Apartment or condo (have units above or below you)
☐ Mobile home on owned land
☐ Mobile home on a rented lot
☐ Accessory dwelling unit / caretaker unit / alley structure / shed
☐ Dormitory housing
☐ Rent a room in a home or apartment (I don't rent the whole unit)
☐ Room in a motel / hotel
☐ Camper / RV / van with kitchen and sleeping space
☐ Vehicle without kitchen and sleeping space
☐ Tent / outdoors
☐ Staying with friends or family / couch surfing
☐ Other: _____

5. How long have you:

	Lived in Current Residence	Lived in San Miguel County Area	Will Continue to Live In the Area
Under 6 months	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6 – 12 months	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
1 – 2 years	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3 – 4 years	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5 – 9 years	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10 – 19 years	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
20 or more years	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

6. If planning on leaving the area in five years or less, why are you likely to leave the area? (Select all that apply)

☐ Better / more affordable housing opportunities
☐ To be able to buy a home
☐ Better or different job opportunities
☐ Go back to school
☐ Retirement
☐ Better quality of life
☐ Change in household / family status
☐ Other: _____

7. How many of the following are in your home?

Bedrooms: _____ Bathrooms: _____

8. Do you own or rent your residence?

☐ Own
☐ Rent with a lease agreement
☐ Rent without a lease agreement
☐ I don't rent or own; I am staying with friends or family
☐ Currently don't have housing
☐ Other: _____

9. Do you live in:

☐ A free market housing unit
☐ Housing provided or subsidized by my employer
☐ A unit with deed restrictions or employment, income, or disability qualifications (e.g., Shandoka, Creekside, Village Court, Big Billies, Cottonwood Creek Estates, Section 8 voucher, a deed-restricted home you own, etc.)
☐ Don't know / unsure

10. Which best describes your satisfaction with the community where you live, and with your current residence?

	Very Dissatisfied	Somewhat Dissatisfied	Somewhat Satisfied	Satisfied	Very Satisfied
Community	1	2	3	4	5
Current residence	1	2	3	4	5

If somewhat dissatisfied or very dissatisfied with your community, please describe why.

11. If dissatisfied or somewhat satisfied with your current residence, why are you not fully satisfied? (Select all that apply)

☐ Overcrowded / too small
☐ Too expensive
☐ Too far from work
☐ In undesirable location
☐ Disturbance from nearby short-term rentals
☐ Home is unavailable year-round
☐ Needs repairs / poor condition
☐ High utility bills
☐ Currently rent, prefer to buy
☐ Pets not allowed
☐ Poor access to transit
☐ I need to have roommates and would prefer not to
☐ Location or living situation does not feel safe
☐ Unstable housing situation (e.g., afraid I'll have to move when I do not want to)
☐ Other: _____

12. When you last moved to/within San Miguel County or the surrounding region, how hard was it to find housing that met your needs and that you could afford?

☐ Not difficult ☐ Very difficult
☐ Moderately difficult ☐ I have yet to find such housing

13. In the past 5 years, have you had to move out of a home in San Miguel County or the surrounding area when you didn't want to move?

☐ Yes → How many times did you have to move out of necessity in the past 5 years? _____
☐ No → Skip to Q.15

- 2

24. Where do you and other adults in your household currently work? **Note: If you/others work from home, please identify where the employer is located.** (Select all that apply)

YOU #1	OTHER ADULTS #2 #3 #4		
<input type="checkbox"/> Telluride	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Lawson Hill	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Mountain Village	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Ilium, Ophir, Placerville, Sawpit	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Norwood	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Other San Miguel County	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Ouray	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Ridgway	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Other Ouray County	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Nucla / Naturita / Redvale	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Rico	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Montrose	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Other: _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

25. How many miles do you travel one-way between home and work?
_____ miles OR ☐ I work at home

26. **IF YOU COMMUTE MORE THAN 5 MILES ONE WAY TO WORK:**
Why do you commute, rather than live and work in the same community? (Select all that apply)

- ☐ Price of housing; cannot afford to live where I work
☐ Live in or near community where my spouse/partner works
☐ Prefer where I live now due to community character and amenities (e.g., schools, pace of life, etc.)
☐ Prefer where I live now due to better weather and/or preferred altitude
☐ Type of home I want is not affordable in community where I work
☐ I don't want to live in a deed-restricted home
☐ I have been unable to get a deed-restricted home
☐ Don't mind the commute
☐ Work in other communities also
☐ Can't find a place that will take dogs/cats
☐ Other: _____
☐ N/A – I commute less than 5 miles, or I don't work

27. How many days per week do you typically use the following modes of transportation to get to work? (If you use multiple modes on a given day, please indicate the mode used for the longest distance.)

DAYS PER WEEK:	DAYS PER WEEK:
_____ Walk or bike	_____ Bus
_____ Drive alone	_____ Work at home/telecommute
_____ Carpool or vanpool	_____ Other: _____
_____ Gondola / chondola	

28. Does your employer provide or help pay for your transportation?
☐ Yes, provides ☐ Yes, subsidizes ☐ No

HOUSING PREFERENCES

29. (Homeowners skip to Q31) If you currently rent, would you prefer to own your home in the region? ☐ Yes → Go to Q.31 ☐ No

30. (If no) If you want to rent, why is renting your choice? (Mark all that apply)
☐ Renting is cheaper
☐ Economic future is uncertain
☐ Can't qualify for a mortgage
☐ I do not have a down payment → Continue next column

30. Why is renting your choice? (continued)

- ☐ Intimidating/complicated buying qualification process
☐ Housing I want and can afford is not available
☐ I will not buy a home with a deed restriction
☐ Owning a home is not my dream
☐ I want to remain mobile
☐ I am not committed to living here long term
☐ Other: _____

31. How important are the following factors to you when looking for a place to live? (DK/NA = don't know / not applicable)

	Not At All Important			Extremely Important			DK/ NA
1. Close to my job	1	2	3	4	5		x
2. Close to job(s) of other members of my household	1	2	3	4	5		x
3. Close to daycare or schools	1	2	3	4	5		x
4. Close to commercial services (shopping, dining, etc.)	1	2	3	4	5		x
5. Community amenities (parks, libraries, etc.)	1	2	3	4	5		x
6. Community character ("look and feel," family orientation, etc.)	1	2	3	4	5		x
7. Cost of housing to buy / rent	1	2	3	4	5		x
8. Type of residence (single-family, condo, etc.)	1	2	3	4	5		x
9. Close to transit / bus / gondola service	1	2	3	4	5		x
10. Close to alpine skiing	1	2	3	4	5		x
11. Pets allowed	1	2	3	4	5		x
12. Garage	1	2	3	4	5		x
13. Extra storage/locker (if don't have garage)	1	2	3	4	5		x
14. Washer/dryer in unit	1	2	3	4	5		x
15. Private yard or private outdoor space	1	2	3	4	5		x

From the list above, which 3 factors are most important to your household? (Enter numbers from list above, or write in if not listed)

Most important: _____

2nd most important: _____

3rd most important: _____

32. What do you feel you need to improve your housing situation? (Select all that apply)

- ☐ N/A; I am happy with my housing situation
☐ Help finding rental housing
☐ Assistance to help me pay rent or other housing costs each month
☐ Help with security deposit / first & last months' rent
☐ Assurance I can stay in my rental unit for a while (e.g. that my landlord won't sell the unit, longer lease term, etc.)
☐ Money to help me get through emergencies when they arise
☐ Better access to transit
☐ Finding a home I can afford to buy
☐ Help getting a loan to buy a home
☐ Help with a down payment and closing costs to buy a home
☐ Help with repairs to my home
☐ Assistance to make my home more accessible & safe to live in
☐ Finding a compatible housemate to share my/a home (e.g. for cost sharing or social reasons, to help with home upkeep, etc.)
☐ Money or technical assistance to build an Accessory Dwelling Unit (ADU) on my lot
☐ Where to find landlords that accept people without a Social Security Number (SSN)
☐ Other: _____

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

- ☐ Stay in my current home
☐ Move into a different home in the area

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

- ☐ Yes, if I could BUY a home
☐ Yes, if I could RENT a home
☐ Yes, if I could BUY OR RENT a home
☐ No → **Why not? (Skip to Q.37 after answering)**
☐ I prefer to live in my present community / residence
☐ I expect to move outside the region
☐ Other reason: _____

35. **Why would you consider moving to a different home? (Select all that apply)**

- ☐ To find a less expensive home ☐ Prefer to rent
☐ To be closer to work ☐ To live in a more rural setting
☐ To live in a different community ☐ To live in or closer to a town
☐ To find a larger home ☐ To have better access to transit
☐ To find a smaller home ☐ To live in senior housing
☐ Currently rent, want to buy ☐ Other: _____
☐ To live in a different type/style of home (e.g. single family unit vs. condo)

36. **If you moved, how many bedrooms and bathrooms would you ideally need?** _____ Bedrooms _____ Bathrooms

37. **In the past 12 months, have you: (Check all that apply)**

- ☐ Applied to live in (or been on a waitlist for) deed-restricted rental housing (e.g. Shandoka, Big Billies, Village Court, Section 8, etc.)
☐ Applied to purchase (or been registered in the applicant pool for) deed-restricted for-sale housing
☐ None of the above

RENTERS: Answer Q38-41 below. HOMEOWNERS: Skip to Q42.

38. **(If currently rent) How interested would you be in buying a home if the only affordable option was a deed-restricted home with resale restrictions? (e.g. appreciation cap, must sell to local resident, etc.)**

- ☐ Very interested ☐ Not at all interested
☐ Somewhat interested ☐ Don't know / not sure

39. **(If currently rent) Have you ever considered buying a deed-restricted home in the region and didn't buy one?**

- ☐ Yes ☐ No → Skip to Q.41

40. **(If yes) What were the reasons you did not buy a deed-restricted home?**

- ☐ Resale restrictions / ☐ Employment rules for owning
not a good investment ☐ Didn't meet income limits
☐ Wasn't chosen in the lottery ☐ Not desired location
☐ Waitlist is too long ☐ Not enough credit / no credit
☐ Couldn't afford monthly payments ☐ Can't buy without a Social Security Number (SSN)
☐ Not desired housing type ☐ Couldn't get a mortgage
☐ Other: _____

41. **(If currently rent) Have you ever seriously considered buying a free market home in the region and didn't buy one?**

- ☐ Yes – why didn't you buy? _____
☐ No

42. **(Skip to Q.44 if you are under age 50) If you are age 50 or older, at what age do you expect to retire? (or if already retired, age when you retired):** _____ OR ☐ N/A, did not work/retire OR ☐ Don't know

43. **When you retire, how likely are you: (DK/NA = Don't know / not applicable)**

	Not At All Likely			Extremely Likely			DK/NA
To stay in the region	1	2	3	4	5		x
To rent or purchase a smaller home	1	2	3	4	5		x

44. **(Skip to Q.45 if no one in your household is 65 or older) 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. (DK/NA = don't know / not applicable)**

	Not Interested			Very Interested			DK/NA
Affordable rental housing	1	2	3	4	5		x
Rental housing that includes services (meals, transportation, activities)	1	2	3	4	5		x
Assistance to maintain your home or yard	1	2	3	4	5		x
Assistance to make your home more accessible & safe to live in	1	2	3	4	5		x
Other: _____	1	2	3	4	5		x

HOUSING COSTS, EXPENSES AND INCOME

It is very important that we know some details about your household to understand community needs. All responses are confidential.

45. **What is your household's current total monthly rent or mortgage payment?** \$_____ per month

OR ☐ Do not pay rent or mortgage ☐ Mortgage paid off

46. **If you rent a unit with unrelated roommates, what is your share of the monthly rent?** \$_____ per month

OR ☐ Do not rent with roommates

47. **What are your monthly homeowners' association (HOA) fees?** \$_____ per month OR ☐ Do not pay HOA fees

48. **What is the approximate average monthly cost of your household's utilities, including electricity, gas, water, trash, and internet/wireless (not phone or cable TV)?**

\$_____ per month OR ☐ Included in rent

49. **What is the gross annual income of all household members combined (before taxes)? (Please include all sources of income, including alimony and child support. Please remember this survey is confidential.)** \$_____ per year

50. **Do you have any of the following expenses? (Select all that apply, and please indicate the monthly amount as applicable)**

- ☐ Child care expenses → \$/month: _____
☐ 2nd mortgage or home equity loan payments → \$/month: _____
☐ Auto loan payments → \$/month: _____
☐ Student loan payments → \$/month: _____
☐ Other debt payments (medical debt, credit card debt, etc.) → \$/month: _____
☐ None of the above

51. **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 ☐ No ☐ Uncertain

52. **What is your race / ethnicity? (Select all that apply)**

- ☐ American Indian or Alaska Native ☐ Hispanic or Latino
☐ Asian or Pacific Islander ☐ White
☐ Black or African American ☐ Other: _____

53. **In what year were you born? (enter 4-digit year, YYYY):** _____

54. **Do you have any other comments/suggestions on housing issues?**

Thank you for your time and input!
Please return the survey in the postage-paid envelope.

SMRHA Household & Commuter Survey Summer 2024
San Miguel County & Surrounding Communities Household Survey March/April 2018
San Miguel & Ouray Counties Household Survey Dec 2010-Jan 2011

Survey administration		All respondents (San Miguel County residents and out-of-county residents)		San Miguel County residents only		Live outside San Miguel County & at least one person in HH works in San Miguel County		Household Member(s) Live and/or Work in San Miguel County									
		2024	2018	2024	2018	2024	2018	Do you own or rent your residence? (Historic comparisons)				Do you live in: (Historic comparisons)					
								Own		Rent		Free market housing		Housing provided by my employer		A unit with deed restrictions or employment, income or disability qualifications	
								2024	2018	2024	2018	2024	2018	2024	2018	2024	2018
Survey completion method	Online	72%	32%	72%	38%	79%	39%	64%	26%	88%	58%	70%	36%	90%	50%	78%	54%
	Paper	28%	68%	28%	62%	21%	61%	36%	74%	12%	42%	30%	64%	10%	50%	22%	46%
TOTAL		100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
	n =	1,309	817	1,160	574	107	63	833	414	338	213	725	388	53	28	356	173
Sample source	Mail invite	42%	68%	41%	62%	41%	61%	49%	74%	28%	42%	44%	64%	33%	50%	37%	46%
	Open link	38%	16%	38%	18%	49%	25%	32%	14%	51%	29%	37%	19%	53%	35%	43%	24%
	Text invite	13%		14%		3%		13%		12%		13%		9%		12%	
	Meta	7%	16%	7%	20%	7%	14%	5%	12%	10%	29%	6%	17%	5%	15%	7%	30%
TOTAL		100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
	n =	1,309	817	1,160	574	107	63	833	414	338	213	725	388	53	28	356	173
User Language	English	99%		99%		99%		100%		97%		100%		100%		98%	
	Spanish	1%		1%		1%				3%						2%	
TOTAL		100%		100%		100%		100%		100%		100%		100%		100%	
	n =	1,309		1,160		107		833		338		725		53		356	
Percent of survey completed	27	1%		1%													
	30	0%		0%				0%				0%					
	31	1%		1%				0%		1%		1%				0%	
	35	1%		1%				1%		1%		1%				1%	
	36	0%		0%						0%						0%	
	38	1%		1%				1%		2%		1%				1%	
	44	1%		1%				1%		1%		1%		2%		2%	
	49	3%		3%				3%		3%		3%		2%		4%	
	50	0%		0%						0%		0%					
	58	0%		0%		1%		0%				0%					
	61	0%		0%				0%		1%		0%					
	70	0%		0%		1%		0%		0%						0%	
	76	2%		2%		1%		2%		2%		2%		4%		2%	
	90	1%		1%		2%		1%		0%		1%				1%	
	99	4%		4%		4%		6%		2%		5%		6%		3%	
	100	84%		83%		92%		84%		86%		85%		87%		84%	
TOTAL		100%		100%		100%		100%		100%		100%		100%		100%	
	n =	1,309		1,160		107		833		338		725		53		356	

07 Dec 24
Source: RRC and EPS
2024 San Miguel County resident data weighted by housing tenure, householder age, householder Hispanic origin, household size, and zip code, to approximate 2018-22 ACS

SMRHA Household & Commuter Survey Summer 2024
San Miguel County & Surrounding Communities Household Survey March/April 2018
San Miguel & Ouray Counties Household Survey Dec 2010-Jan 2011

About your household		All respondents (San Miguel County residents and out-of-county residents)	San Miguel County residents only	Live outside San Miguel County & at least one person in HH works in San Miguel County	Household Member(s) Live and/or Work in San Miguel County				
		2024	2024	2024	Do you own or rent your residence? (Historic comparisons)		Do you live in: (Historic comparisons)		
					Own 2024	Rent 2024	Free market housing 2024	Housing provided by my employer 2024	A unit with deed restrictions or employment, income or disability qualifications 2024
How many months per year do you typically reside in San Miguel County or surrounding counties?	All year - 12 months	87%	86%	95%	85%	92%	84%	89%	94%
	8 to 11 months/year	7%	8%	4%	8%	7%	9%	5%	6%
	3 to 7 months/year	4%	4%	1%	5%	1%	5%	6%	0%
	Less than 3 months/year	2%	2%	1%	2%	0%	2%		0%
TOTAL		100%	100%	100%	100%	100%	100%	100%	100%
	n =	1,300	1,155	106	830	336	722	53	355
(If live in the area less than 8 months/year) Are you a:	Second homeowner	58%	62%		69%		65%		
	Seasonal employee working for a local employer (living in region for duration of job)	14%	10%	67%	8%	42%	10%	48%	60%
	Seasonal remote worker (living in region temporarily while working for a non-local employer)	4%	4%			58%		52%	40%
	Other part-time residency:	24%	24%	33%	23%		25%		
TOTAL		100%	100%	100%	100%	100%	100%	100%	100%
	n =	80	72	3	63	3	57	3	2
What type of residence do you live in?	Detached single-family home/cabin	53%	51%	71%	71%	16%	68%	9%	25%
	Apartment or condo (have units above or below you)	28%	31%	10%	18%	53%	17%	47%	54%
	Townhouse/duplex (share walls, but no units above or below you)	9%	9%	5%	9%	10%	6%	14%	14%
	Accessory dwelling / in-law / caretaker unit	3%	3%	3%	0%	8%	3%	4%	3%
	Rent a room in a home or apartment (I don't rent the whole unit)	2%	2%	4%		5%	1%	10%	1%
	Dormitory housing	1%	1%		0%	3%	0%	11%	2%
	Other:	1%	1%	1%	0%	1%	0%	4%	1%
	Mobile home on owned land	1%	0%	4%	1%	1%	1%		
	Staying with friends or family / couch surfing	1%	1%	1%		0%	1%		
	Mobile home on a rented lot	0%	0%	1%	0%	1%	0%		
	Room in a motel / hotel	0%	0%			1%	0%	1%	0%
	Vehicle without kitchen and sleeping space	0%	0%						
	Camper / RV / van with kitchen and sleeping space	0%	0%	1%		0%	0%		
	Tent / outdoors	0%	0%				0%		
TOTAL		100%	100%	100%	100%	100%	100%	100%	100%
	n =	1,305	1,157	107	831	337	723	53	355

07 Dec 24
Source: RRC and EPS
2024 San Miguel County resident data weighted by housing tenure, householder age, householder Hispanic origin, household size, and zip code, to approximate 2018-22 ACS

SMRHA Household & Commuter Survey Summer 2024
San Miguel County & Surrounding Communities Household Survey March/April 2018
San Miguel & Ouray Counties Household Survey Dec 2010-Jan 2011

Home ZIP code		All respondents (San Miguel County residents and out-of-county residents)	San Miguel County residents only	Live outside San Miguel County & at least one person in HH works in San Miguel County	Household Member(s) Live and/or Work in San Miguel County				
		2024	2024	2024	Do you own or rent your residence? (Historic comparisons)		Do you live in: (Historic comparisons)		
					Own 2024	Rent 2024	Free market housing 2024	Housing provided by my employer 2024	A unit with deed restrictions or employment, income or disability qualifications 2024
	81435 - Telluride	61%	69%	20%	59%	78%	50%	79%	96%
	81423 - Norwood	15%	17%	2%	18%	10%	21%	8%	2%
	81430 - Placerville	8%	9%	1%	10%	4%	13%	2%	
	81432 - Ridgway	4%		22%	3%	0%	3%		
	81426 - Ophir	2%	2%	1%	2%	1%	3%		0%
	81332 - Rico	2%		17%	2%	1%	2%	2%	
	81431 - Redvale	1%	0%	7%	1%	0%	1%		
	81424 - Nucla	1%		7%	1%	1%	1%		
	81401 - Montrose	1%	0%	6%	1%	1%	1%		
	81325 - Egnar	1%	1%		0%		0%		
	81422 - Naturita	0%	0%	3%	0%	0%	1%		
	93451 - San Miguel	0%	0%	1%	1%		0%		
	81403 - Montrose	0%		4%	0%	0%	0%		
	82435 - Powell	0%	0%		0%	0%	0%		0%
	81425 - Olathe	0%	0%		0%		0%		
	87056 - Stanley	0%	0%			1%	0%		
	81433 - Silverton	0%	0%		0%		0%		
	81434 - Somerset	0%	0%			0%	0%		
	1720 - Acton	0%	0%			0%	0%		
	76102 - Fort Worth	0%	0%					3%	

(cont.)

SMRHA Household & Commuter Survey Summer 2024
San Miguel County & Surrounding Communities Household Survey March/April 2018
San Miguel & Ouray Counties Household Survey Dec 2010-Jan 2011

(cont.)

Home ZIP code		All respondents (San Miguel County residents and out-of-county residents)	San Miguel County residents only	Live outside San Miguel County & at least one person in HH works in San Miguel County	Household Member(s) Live and/or Work in San Miguel County				
		2024	2024	2024	Do you own or rent your residence? (Historic comparisons)		Do you live in: (Historic comparisons)		
					Own 2024	Rent 2024	Free market housing 2024	Housing provided by my employer 2024	A unit with deed restrictions or employment, income or disability qualifications 2024
What is the zip code of your residence in San Miguel County or surrounding region?	15212 - Pittsburgh	0%		1%	0%		0%		
	32404 - Panama City	0%	0%			0%		2%	
	37887 - Wartburg	0%		1%		0%	0%		
	48174 - Romulus	0%	0%			0%		2%	
	64134 - Kansas City	0%	0%		0%		0%		
	80403 - Golden	0%	0%		0%		0%		
	81415 - Crawford	0%		1%	0%		0%		
	87557 - Ranchos de Taos	0%	0%		0%		0%		
	87565 - San Jose	0%		1%	0%		0%		
	90017 - Los Angeles	0%	0%			0%			0%
	92111 - San Diego	0%		1%	0%		0%		
	95826 - Sacramento	0%	0%		0%		0%		
	97701 - Bend	0%		1%	0%		0%		
	99567 - Chugiak	0%		1%	0%				0%
	91423 - Sherman Oaks	0%	0%						0%
	19255 - Philadelphia	0%	0%						0%
	37917 - Knoxville	0%	0%		0%				
	81427 - Ouray	0%		1%		0%			
	88058 - San Miguel	0%				0%		2%	
	20004 - Washington	0%							

(cont.)

SMRHA Household & Commuter Survey Summer 2024
San Miguel County & Surrounding Communities Household Survey March/April 2018
San Miguel & Ouray Counties Household Survey Dec 2010-Jan 2011

(cont.)

		All respondents (San Miguel County residents and out-of-county residents)	San Miguel County residents only	Live outside San Miguel County & at least one person in HH works in San Miguel County	Household Member(s) Live and/or Work in San Miguel County				
					Do you own or rent your residence? (Historic comparisons)		Do you live in: (Historic comparisons)		
									A unit with deed restrictions or employment, income or disability qualifications
					Own 2024	Rent 2024	Free market housing 2024	Housing provided by my employer 2024	2024
Home ZIP code		2024	2024	2024	2024	2024	2024	2024	2024
	21146 - Severna Park	0%							
	47453 - Owensburg	0%							
	80907 - Colorado Springs	0%							
	85303 - Glendale	0%							
	87505 - Santa Fe	0%							
TOTAL		100%	100%	100%	100%	100%	100%	100%	100%
	n =	1,273	1,136	102	818	326	706	47	352

07 Dec 24
Source: RRC and EPS
2024 San Miguel County resident data weighted by housing tenure, householder age, householder Hispanic origin, household size, and zip code, to approximate 2018-22 ACS

SMRHA Household & Commuter Survey Summer 2024
San Miguel County & Surrounding Communities Household Survey March/April 2018
San Miguel & Ouray Counties Household Survey Dec 2010-Jan 2011

		All respondents (San Miguel County residents and out-of-county residents)	San Miguel County residents only	Live outside San Miguel County & at least one person in HH works in San Miguel County	Household Member(s) Live and/or Work in San Miguel County				
		2024	2024	2024	Do you own or rent your residence? (Historic comparisons)		Do you live in: (Historic comparisons)		
					Own 2024	Rent 2024	Free market housing 2024	Housing provided by my employer 2024	A unit with deed restrictions or employment, income or disability qualifications 2024
How long have you lived in your current residence?	Under 6 months	5%	5%	5%	1%	13%	4%	16%	7%
	6 - 12 months	6%	5%	10%	2%	12%	3%	18%	7%
	1 - 2 years	14%	14%	16%	7%	28%	11%	20%	17%
	3 - 4 years	23%	22%	29%	22%	24%	23%	31%	22%
	5 - 9 years	15%	15%	15%	18%	11%	16%	11%	15%
	10 - 19 years	18%	19%	14%	24%	9%	20%	3%	20%
	20 or more years	19%	19%	12%	27%	3%	22%		13%
TOTAL		100%	100%	100%	100%	100%	100%	100%	100%
	n =	1,278	1,134	104	813	331	711	53	349
How long have you lived in the San Miguel County area?	Under 6 months	1%	1%	1%	0%	2%	1%	2%	1%
	6 - 12 months	3%	2%	5%	0%	5%	1%	10%	2%
	1 - 2 years	6%	6%	5%	3%	12%	5%	16%	4%
	3 - 4 years	14%	14%	12%	10%	21%	14%	33%	10%
	5 - 9 years	14%	14%	14%	11%	21%	12%	18%	18%
	10 - 19 years	21%	21%	17%	22%	21%	22%	17%	24%
	20 or more years	42%	42%	45%	54%	18%	46%	4%	40%
TOTAL		100%	100%	100%	100%	100%	100%	100%	100%
	n =	1,192	1,072	96	754	324	659	51	335
How much longer do you plan on living in the area?	Under 6 months	1%	1%		1%	2%	1%	2%	1%
	6 - 12 months	2%	2%		1%	3%	1%	2%	3%
	1 - 2 years	6%	7%	3%	5%	9%	5%	10%	5%
	3 - 4 years	10%	11%	8%	7%	17%	8%	29%	13%
	5 - 9 years	8%	8%	7%	7%	10%	8%	11%	9%
	10 - 19 years	21%	21%	22%	22%	19%	21%	12%	23%
	20 or more years	51%	51%	60%	57%	40%	56%	34%	47%
TOTAL		100%	100%	100%	100%	100%	100%	100%	100%
	n =	1,136	1,013	98	718	310	631	51	314

07 Dec 24
Source: RRC and EPS
2024 San Miguel County resident data weighted by housing tenure, householder age, householder Hispanic origin, household size, and zip code, to approximate 2018-22 ACS

SMRHA Household & Commuter Survey Summer 2024

San Miguel County & Surrounding Communities Household Survey March/April 2018

San Miguel & Ouray Counties Household Survey Dec 2010-Jan 2011

Matched to 2018 wording		All respondents (San Miguel County residents and out-of-county residents)			San Miguel County residents only			Live outside San Miguel County & at least one person in HH works in San Miguel County			Household Member(s) Live and/or Work in San Miguel County														
		2024	2018	2011	2024	2018	2011	2024	2018	2011	Do you own or rent your residence? (Historic comparisons)						Do you live in: (Historic comparisons)								
											Own			Rent			Free market housing			Housing provided by my employer			A unit with deed restrictions or employment, income or disability qualifications		
											2024	2018	2011	2024	2018	2011	2024	2018	2011	2024	2018	2011	2024	2018	2011
How long have you lived in your current residence?	Less than 6 months	5%	7%	11%	5%	7%	14%	5%	17%	9%	1%	3%	2%	13%	18%	29%	4%	8%	9%	16%	24%	55%	7%	8%	13%
	6 months up to 1 year	6%	7%	10%	5%	9%	11%	10%	7%	13%	2%	3%	2%	12%	15%	24%	3%	8%	10%	18%	5%	14%	7%	10%	13%
	1 up to 5 years	37%	34%	29%	37%	33%	30%	46%	37%	36%	29%	24%	29%	53%	49%	32%	35%	33%	30%	52%	41%	17%	39%	41%	36%
	6 up to 10 years	15%	15%	19%	15%	14%	17%	15%	11%	21%	18%	14%	25%	11%	12%	7%	16%	13%	17%	11%	14%	7%	15%	14%	21%
	10 up to 20 years	18%	20%	19%	19%	21%	17%	14%	14%	13%	24%	29%	24%	9%	6%	7%	20%	20%	20%	3%	16%	6%	20%	20%	15%
	More than 20 years	19%	17%	12%	19%	17%	11%	12%	13%	7%	27%	26%	18%	3%	0%	1%	22%	18%	15%			2%	13%	6%	1%
TOTAL		100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
	n =	1,278	790	1,152	1,134	566	787	104	63	50	813	409	546	331	210	281	711	383	493	53	27	41	349	172	212
How long have you lived in the San Miguel County area?	Less than 6 months	1%	2%	4%	1%	1%	5%	1%	9%		0%		1%	2%	6%	10%	1%	3%	2%	2%	7%	40%	1%	1%	3%
	6 months up to 1 year	3%	2%	3%	2%	2%	3%	5%	4%		0%	1%	1%	5%	5%	6%	1%	3%	2%	10%		9%	2%	1%	3%
	1 up to 5 years	20%	15%	19%	20%	16%	18%	17%	9%	19%	14%	8%	9%	33%	24%	30%	18%	12%	18%	49%	24%	10%	15%	23%	22%
	6 up to 10 years	14%	18%	18%	14%	18%	16%	14%	16%	22%	11%	13%	15%	21%	25%	19%	12%	19%	15%	18%	24%	20%	18%	18%	19%
	10 up to 20 years	21%	24%	26%	21%	26%	27%	17%	25%	31%	22%	27%	30%	21%	23%	22%	22%	24%	26%	17%	27%	11%	24%	32%	33%
	More than 20 years	42%	38%	31%	42%	36%	31%	45%	36%	28%	54%	51%	46%	18%	17%	13%	46%	39%	37%	4%	18%	9%	40%	26%	21%
TOTAL		100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
	n =	1,192	697	1,040	1,072	508	716	96	60	45	754	353	485	324	204	267	659	344	448	51	27	36	335	158	198
How much longer do you plan on living in the area?	Less than 6 months	1%	2%	2%	1%	2%	3%		7%		1%	0%	1%	2%	6%	5%	1%	3%	1%	2%	5%	18%	1%	4%	1%
	6 months up to 1 year	2%	1%	5%	2%	2%	7%		3%		1%	1%	2%	3%	3%	11%	1%	2%	3%	2%		21%	3%	2%	7%
	1 up to 5 years	17%	10%	15%	17%	11%	15%	11%	12%	12%	12%	8%	10%	26%	16%	22%	13%	12%	13%	40%	8%	13%	18%	10%	20%
	6 up to 10 years	8%	12%	15%	8%	15%	16%	7%	8%	16%	7%	11%	15%	10%	18%	17%	8%	13%	15%	11%	26%	9%	9%	15%	19%
	10 up to 20 years	21%	24%	22%	21%	24%	22%	22%	23%	26%	22%	27%	26%	19%	19%	19%	21%	23%	26%	12%	28%	15%	23%	25%	22%
	More than 20 years	51%	51%	40%	51%	47%	37%	60%	47%	46%	57%	54%	46%	40%	37%	27%	56%	46%	42%	34%	33%	24%	47%	45%	32%
TOTAL		100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
	n =	1,136	672	1,006	1,013	488	687	98	56	45	718	343	470	310	192	252	631	330	427	51	24	34	314	154	189

07 Dec 24
Source: RRC and EPS
2024 San Miguel County resident data weighted by housing tenure, householder age, householder Hispanic origin, household size, and zip code, to approximate 2018-22 ACS

SMRHA Household & Commuter Survey Summer 2024
San Miguel County & Surrounding Communities Household Survey March/April 2018
San Miguel & Ouray Counties Household Survey Dec 2010-Jan 2011

		All respondents (San Miguel County residents and out-of-county residents)	San Miguel County residents only	Live outside San Miguel County & at least one person in HH works in San Miguel County	Household Member(s) Live and/or Work in San Miguel County				
					Do you own or rent your residence? (Historic comparisons)		Do you live in: (Historic comparisons)		
									A unit with deed restrictions or employment, income or disability qualifications
					Own 2024	Rent 2024	Free market housing 2024	Housing provided by my employer 2024	2024
If planning on leaving the area in five years or less, why are you likely to leave the area?	Better / more affordable housing opportunities	42%	42%	52%	28%	55%	40%	46%	48%
	To be able to buy a home	28%	28%	41%	7%	51%	22%	51%	29%
	Better quality of life	26%	27%	25%	23%	29%	21%	24%	37%
	Better or different job opportunities	24%	22%	46%	13%	33%	16%	25%	34%
	Retirement	22%	24%	11%	35%	8%	27%	18%	16%
	Other:	22%	23%	16%	31%	11%	24%	3%	21%
	Change in household / family status	14%	13%	16%	14%	14%	13%	6%	18%
	Go back to school	8%	8%	14%		14%	4%	6%	13%
TOTAL		186%	186%	220%	151%	216%	167%	179%	215%
	n =	303	266	18	151	111	147	23	86

07 Dec 24
Source: RRC and EPS
2024 San Miguel County resident data weighted by housing tenure, householder age, householder Hispanic origin, household size, and zip code, to approximate 2018-22 ACS

SMRHA Household & Commuter Survey Summer 2024
San Miguel County & Surrounding Communities Household Survey March/April 2018
San Miguel & Ouray Counties Household Survey Dec 2010-Jan 2011

		All respondents (San Miguel County residents and out-of-county residents)			San Miguel County residents only			Live outside San Miguel County & at least one person in HH works in San Miguel County			Household Member(s) Live and/or Work in San Miguel County														
		2024	2018	2011	2024	2018	2011	2024	2018	2011	Do you own or rent your residence? (Historic comparisons)						Do you live in: (Historic comparisons)								
											Own			Rent			Free market housing			Housing provided by my employer			A unit with deed restrictions or employment, income or disability qualifications		
											2024	2018	2011	2024	2018	2011	2024	2018	2011	2024	2018	2011	2024	2018	2011
How many of bedrooms are in your home?	0	3%	2%	1%	4%	3%	1%	2%			0%	1%	0%	9%	4%	3%	2%	2%	1%	12%	10%	6%	6%	3%	2%
	1	19%	15%	17%	20%	20%	24%	10%	7%	4%	10%	7%	8%	35%	33%	43%	14%	14%	15%	17%	28%	55%	30%	29%	31%
	2	28%	28%	27%	27%	29%	29%	30%	38%	26%	25%	29%	28%	33%	34%	29%	25%	31%	29%	49%	33%	24%	33%	32%	29%
	3	31%	42%	39%	30%	35%	31%	42%	43%	53%	40%	46%	44%	15%	24%	18%	37%	37%	37%	16%	23%	11%	21%	33%	29%
	4	14%	11%	13%	14%	10%	12%	11%	13%	17%	18%	14%	18%	6%	5%	5%	16%	13%	15%	3%	5%	4%	10%	4%	9%
	5	3%	1%	2%	3%	2%	2%	1%			3%	3%	2%	1%		1%	4%	2%	2%	3%	1%		0%	1%	1%
	6 or more	2%	0%	1%	2%	0%	1%	3%			3%	0%	1%			1%	3%	0%	1%				0%		
TOTAL		100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
Average		2.5	2.5	2.6	2.5	2.4	2.4	2.7	2.6	2.8	2.9	2.7	2.8	1.7	1.9	1.9	2.8	2.5	2.6	1.9	1.9	1.5	2.0	2.1	2.2
n =		1,284	795	1,129	1,141	568	771	103	62	49	825	410	543	326	211	275	714	383	487	50	28	40	348	172	209
How many bathrooms are in your home?	0	1%	0%		1%	0%					0%			1%			1%				3%		1%		
	1	34%	30%	33%	35%	35%	42%	26%	21%	18%	18%	16%	19%	65%	55%	65%	25%	26%	30%	62%	52%	80%	50%	50%	48%
	2	35%	45%	39%	33%	41%	36%	46%	54%	51%	41%	51%	43%	24%	36%	30%	37%	48%	42%	26%	34%	17%	30%	33%	31%
	3	18%	19%	20%	18%	17%	15%	21%	21%	31%	24%	25%	26%	8%	6%	5%	21%	20%	20%	12%	10%	3%	15%	14%	17%
	4 or more	12%	6%	8%	12%	7%	7%	7%	3%		17%	8%	12%	0%	3%	1%	17%	7%	9%		1%		5%	3%	4%
TOTAL		100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
Average		2.1	2.0	2.0	2.1	1.9	1.9	2.1	2.0	2.1	2.5	2.2	2.4	1.4	1.6	1.4	2.4	2.0	2.1	1.4	1.5	1.2	1.7	1.7	1.8
n =		1,281	783	1,053	1,139	562	728	103	62	46	823	406	493	326	209	278	713	382	454	49	28	40	349	167	200

07 Dec 24
Source: RRC and EPS
2024 San Miguel County resident data weighted by housing tenure, householder age, householder Hispanic origin, household size, and zip code, to approximate 2018-22 ACS

SMRHA Household & Commuter Survey Summer 2024
San Miguel County & Surrounding Communities Household Survey March/April 2018
San Miguel & Ouray Counties Household Survey Dec 2010-Jan 2011

Housing		All respondents (San Miguel County residents and out-of-county residents)			San Miguel County residents only			Live outside San Miguel County & at least one person in HH works in San Miguel County			Household Member(s) Live and/or Work in San Miguel County														
		2024	2018	2011	2024	2018	2011	2024	2018	2011	Do you own or rent your residence? (Historic comparisons)						Do you live in: (Historic comparisons)								
											Own			Rent			Free market housing			Housing provided by my employer			A unit with deed restrictions or employment, income or disability qualifications		
											2024	2018	2011	2024	2018	2011	2024	2018	2011	2024	2018	2011	2024	2018	2011
Do you own or rent your residence?	Own	63%			62%			76%			100%						77%						48%		
	Rent with a lease agreement	28%			30%			15%									16%			82%			47%		
	Rent without a lease agreement	4%			4%			6%									4%			12%			3%		
	I don't rent or own; I am staying with friends or family	2%			2%			3%									2%			3%			1%		
	Currently don't have housing	0%			0%															1%					
	Other:	2%			2%												2%			2%			1%		
TOTAL		100%			100%			100%			100%						100%			100%			100%		
	n =	1,303			1,154			107			833						721			53			356		
Do you own or rent your residence? (Historic comparisons)	Own	63%	64%	64%	62%	60%	57%	76%	58%	61%	100%	100%	100%				77%	63%	69%		16%	10%	48%	57%	49%
	Rent	32%	34%	34%	34%	38%	42%	21%	39%	34%				100%	100%	100%	20%	37%	31%	94%	69%	87%	50%	43%	51%
	Other	2%	1%	2%	2%	2%	1%			5%							2%			2%	13%	4%	1%		
	I don't rent or own; I am staying with friends or family (2024 only)	2%			2%			3%									2%			3%			1%		
	Currently don't have housing	0%	1%	0%	0%	0%	0%		3%											1%	3%				
TOTAL		100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
	n =	1,303	800	1,158	1,154	570	793	107	63	50	833	414	557	338	213	288	721	388	499	53	28	41	356	172	215

07 Dec 24
Source: RRC and EPS
2024 San Miguel County resident data weighted by housing tenure, householder age, householder Hispanic origin, household size, and zip code, to approximate 2018-22 ACS

SMRHA Household & Commuter Survey Summer 2024
San Miguel County & Surrounding Communities Household Survey March/April 2018
San Miguel & Ouray Counties Household Survey Dec 2010-Jan 2011

Housing		All respondents (San Miguel County residents and out-of-county residents)			San Miguel County residents only			Live outside San Miguel County & at least one person in HH works in San Miguel County			Household Member(s) Live and/or Work in San Miguel County														
		2024	2018	2011	2024	2018	2011	2024	2018	2011	Do you own or rent your residence? (Historic comparisons)						Do you live in: (Historic comparisons)								
											Own			Rent			Free market housing			Housing provided by my employer			A unit with deed restrictions or employment, income or disability qualifications		
											2024	2018	2011	2024	2018	2011	2024	2018	2011	2024	2018	2011	2024	2018	2011
Do you live in:	Free market housing	61%			59%			86%			74%			35%			100%								
	Housing provided by my employer	5%			5%			1%						13%						100%					
	A unit with deed restrictions or employment, income, or disability qualifications (e.g. Shandoka, Creekside, etc.)	30%			33%			7%			24%			47%									100%		
	Don't know / unsure	4%			3%			6%			2%			4%											
TOTAL		100%			100%			100%			100%			100%			100%			100%			100%		
	n =	1,247			1,108			104			795			330			725			53			356		
Do you live in: (Historic comparisons)	Free market housing	61%	73%	72%	59%	62%	60%	86%	94%	98%	74%	72%	74%	35%	62%	48%	100%	100%	100%						
	A unit with deed restrictions or employment, income or disability qualifications	30%	23%	22%	33%	32%	32%	7%	3%	2%	24%	26%	24%	47%	28%	36%							100%	100%	100%
	Housing provided by my employer	5%	4%	6%	5%	6%	8%	1%	3%			2%	1%	13%	9%	16%				100%	100%	100%			
	Don't know / uncertain	4%			3%			6%			2%			4%											
TOTAL		100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
	n =	1,247	700	1,002	1,108	525	710	104	57	40	795	377	500	330	205	253	725	388	502	53	28	41	356	173	218

07 Dec 24
Source: RRC and EPS
2024 San Miguel County resident data weighted by housing tenure, householder age, householder Hispanic origin, household size, and zip code, to approximate 2018-22 ACS

SMRHA Household & Commuter Survey Summer 2024
San Miguel County & Surrounding Communities Household Survey March/April 2018
San Miguel & Ouray Counties Household Survey Dec 2010-Jan 2011

		All respondents (San Miguel County residents and out-of-county residents)	San Miguel County residents only	Live outside San Miguel County & at least one person in HH works in San Miguel County	Household Member(s) Live and/or Work in San Miguel County				
					Do you own or rent your residence? (Historic comparisons)		Do you live in: (Historic comparisons)		
									A unit with deed restrictions or employment, income or disability qualifications
Satisfaction		2024	2024	2024	Own 2024	Rent 2024	Free market housing 2024	Housing provided by my employer 2024	2024
Which best describes your satisfaction with the community where you live?	1 - Very dissatisfied	4%	4%	4%	3%	3%	3%	7%	3%
	2 - Somewhat dissatisfied	12%	12%	9%	12%	13%	11%	9%	11%
	3 - Somewhat satisfied	20%	20%	20%	18%	25%	20%	20%	21%
	4 - Satisfied	35%	35%	32%	35%	37%	36%	42%	35%
	5 - Very satisfied	29%	29%	35%	33%	23%	32%	21%	29%
TOTAL		100%	100%	100%	100%	100%	100%	100%	100%
Average		3.8	3.7	3.9	3.8	3.6	3.8	3.6	3.7
n =		1,289	1,144	105	818	336	711	53	354
Which best describes your satisfaction with your current residence?	1 - Very dissatisfied	4%	4%	2%	2%	7%	2%	12%	6%
	2 - Somewhat dissatisfied	9%	10%	3%	6%	15%	6%	10%	12%
	3 - Somewhat satisfied	16%	16%	21%	10%	28%	14%	30%	18%
	4 - Satisfied	33%	33%	32%	33%	33%	32%	31%	35%
	5 - Very satisfied	38%	37%	42%	49%	16%	45%	16%	28%
TOTAL		100%	100%	100%	100%	100%	100%	100%	100%
Average		3.9	3.9	4.1	4.2	3.3	4.1	3.3	3.7
n =		1,226	1,092	96	785	318	676	51	339

07 Dec 24
Source: RRC and EPS
2024 San Miguel County resident data weighted by housing tenure, householder age, householder Hispanic origin, household size, and zip code, to approximate 2018-22 ACS

SMRHA Household & Commuter Survey Summer 2024
San Miguel County & Surrounding Communities Household Survey March/April 2018
San Miguel & Ouray Counties Household Survey Dec 2010-Jan 2011

		All respondents (San Miguel County residents and out-of-county residents)			San Miguel County residents only			Live outside San Miguel County & at least one person in HH works in San Miguel County			Household Member(s) Live and/or Work in San Miguel County														
		2024	2018	2011	2024	2018	2011	2024	2018	2011	Do you own or rent your residence? (Historic comparisons)						Do you live in: (Historic comparisons)								
											Own			Rent			Free market housing			Housing provided by my employer			A unit with deed restrictions or employment, income or disability qualifications		
											2024	2018	2011	2024	2018	2011	2024	2018	2011	2024	2018	2011	2024	2018	2011
If dissatisfied or somewhat satisfied with your current residence, why are you not fully satisfied?	Too expensive	37%	39%	49%	37%	49%	51%	30%	32%	39%	33%	39%	36%	43%	47%	63%	38%	49%	56%	33%	24%	50%	34%	40%	53%
	Overcrowded / too small	33%	16%	15%	34%	22%	16%	29%	13%	23%	31%	13%	12%	37%	22%	21%	32%	17%	17%	34%	24%	28%	40%	23%	16%
	Needs repairs / poor condition	26%	24%	29%	27%	25%	27%	22%	24%	25%	15%	9%	18%	35%	31%	36%	24%	22%	22%	44%	36%	28%	26%	31%	33%
	Currently rent, prefer to buy	25%	15%	34%	26%	12%	39%	21%	18%	27%		17%	42%	47%	10%	30%	22%	12%	36%	45%	26%	56%	32%	10%	40%
	High utility bills	13%	23%	32%	13%	22%	20%	13%	23%	50%	16%	21%	31%	13%	23%	14%	16%	28%	31%	22%	17%	8%	10%	10%	13%
	Too far from work	14%	24%	10%	10%	14%	7%	59%	60%	52%	16%	31%	11%	11%	24%	12%	22%	36%	20%	18%			2%	13%	3%
	Other	20%	14%		21%	16%		8%	7%		25%	10%		15%	15%		21%	9%		14%	38%		24%	22%	
	Disturbance from nearby short-term rentals	13%	16%	16%	14%	14%	17%	15%	14%	25%	17%	8%	17%	11%	17%	17%	17%	16%	23%	9%		36%	12%	15%	7%
	Unstable housing situation (e.g., afraid I'll have to move when I do not want to)	22%			22%			11%			3%			33%			16%			36%			26%		
	Pets not allowed	11%	2%		12%			8%	4%		4%	5%		18%			10%			3%			18%		
	In undesirable location	6%	13%	11%	6%	9%	12%	8%	14%	14%	8%	8%	12%	3%	9%	6%	7%	6%	13%	7%	38%		2%	8%	9%
	I need to have roommates and would prefer not to	12%			12%			8%			4%			18%			6%			20%			19%		
	Home is unavailable year-round	3%	9%		4%	8%			18%		1%	2%		5%	13%		4%	15%			7%		3%	2%	
	Poor access to transit	7%			6%			20%			7%			6%			9%			5%			3%		
	Location or living situation does not feel safe	4%			4%			3%			6%			2%			5%						4%		
TOTAL		246%	196%	196%	248%	190%	189%	255%	227%	255%	187%	163%	180%	296%	212%	199%	248%	209%	217%	289%	211%	206%	254%	174%	175%
	n =	415	172	121	363	128	84	35	23	8	173	49	47	191	99	42	190	94	45	32	8	8	134	43	26

07 Dec 24
Source: RRC and EPS
2024 San Miguel County resident data weighted by housing tenure, householder age, householder Hispanic origin, household size, and zip code, to approximate 2018-22 ACS

SMRHA Household & Commuter Survey Summer 2024
San Miguel County & Surrounding Communities Household Survey March/April 2018
San Miguel & Ouray Counties Household Survey Dec 2010-Jan 2011

		All respondents (San Miguel County residents and out-of-county residents)	San Miguel County residents only	Live outside San Miguel County & at least one person in HH works in San Miguel County	Household Member(s) Live and/or Work in San Miguel County				
					Do you own or rent your residence? (Historic comparisons)		Do you live in: (Historic comparisons)		
									A unit with deed restrictions or employment, income or disability qualifications
<i>Housing</i>		2024	2024	2024	Own 2024	Rent 2024	Free market housing 2024	Housing provided by my employer 2024	2024
When you last moved within San Miguel County or the surrounding region, how hard was it to find housing that met your needs and that you could afford?	Not difficult	26%	26%	22%	32%	13%	30%	27%	16%
	Moderately difficult	31%	32%	31%	37%	25%	33%	19%	35%
	Very difficult	38%	39%	41%	30%	57%	34%	51%	45%
	I have yet to find such housing	4%	4%	6%	1%	6%	3%	3%	4%
TOTAL		100%	100%	100%	100%	100%	100%	100%	100%
	n =	1,279	1,133	106	811	337	710	53	352
In the past 5 years, have you had to move out of a home in San Miguel County or the surrounding area when you didn't want to move?	Yes	20%	20%	23%	10%	38%	17%	17%	26%
	No	80%	80%	77%	90%	62%	83%	83%	74%
TOTAL		100%	100%	100%	100%	100%	100%	100%	100%
	n =	1,279	1,134	106	818	329	710	52	350

07 Dec 24
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SMRHA Household & Commuter Survey Summer 2024
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San Miguel & Ouray Counties Household Survey Dec 2010-Jan 2011

		All respondents (San Miguel County residents and out-of-county residents)	San Miguel County residents only	Live outside San Miguel County & at least one person in HH works in San Miguel County	Household Member(s) Live and/or Work in San Miguel County				
		2024	2024	2024	Do you own or rent your residence? (Historic comparisons)		Do you live in: (Historic comparisons)		
					Own 2024	Rent 2024	Free market housing 2024	Housing provided by my employer 2024	A unit with deed restrictions or employment, income or disability qualifications 2024
Housing									
(If had to move) How many times did you have to move out of necessity in the past 5 years?	1	36%	37%	24%	40%	36%	41%	72%	31%
	2	27%	27%	32%	32%	23%	22%	12%	30%
	3	18%	17%	24%	15%	17%	18%	16%	16%
	4	10%	10%	10%	9%	12%	9%		12%
	5 or more	9%	9%	10%	4%	13%	10%		11%
TOTAL		100%	100%	100%	100%	100%	100%	100%	100%
Average		2.5	2.5	2.7	2.2	2.7	2.5	1.4	2.6
n =		194	174	20	65	109	87	7	77

07 Dec 24
Source: RRC and EPS
2024 San Miguel County resident data weighted by housing tenure, householder age, householder Hispanic origin, household size, and zip code, to approximate 2018-22 ACS

SMRHA Household & Commuter Survey Summer 2024

San Miguel County & Surrounding Communities Household Survey March/April 2018

San Miguel & Ouray Counties Household Survey Dec 2010-Jan 2011

		All respondents (San Miguel County residents and out-of-county residents)	San Miguel County residents only	Live outside San Miguel County & at least one person in HH works in San Miguel County	Household Member(s) Live and/or Work in San Miguel County				
		2024	2024	2024	Do you own or rent your residence? (Historic comparisons)		Do you live in: (Historic comparisons)		
					Own 2024	Rent 2024	Free market housing 2024	Housing provided by my employer 2024	A unit with deed restrictions or employment, income or disability qualifications 2024
(If had to move in the past 5 years) What were the reason (s) you had to move?	Owner sold my rental unit	34%	35%	34%	38%	32%	32%	21%	39%
	Personal reasons (e.g. divorce, breakup, unsafe living situation, etc.)	25%	26%	17%	24%	23%	28%		23%
	Owner moved in	22%	21%	36%	24%	20%	23%		20%
	Other	17%	19%	9%	14%	21%	16%	36%	17%
	Owner wouldn't commit to a long lease (six months or more)	17%	15%	27%	21%	15%	17%	21%	15%
	Owner turned the unit into a vacation rental	17%	16%	13%	13%	18%	17%	11%	19%
	Big rent increase - How much did the monthly rent go up?	13%	13%	11%	5%	18%	11%	11%	17%
	Changed jobs and could no longer live in employer-provided housing	13%	14%		3%	17%	10%	8%	16%
	Change in household size (e.g. had children, lost a roommate, etc.)	8%	8%	9%	7%	10%	9%	11%	9%
	Could not afford to pay rent / mortgage due to a job or income loss	8%	9%	4%	4%	10%	5%		13%
	Evicted from home / apartment	6%	6%	9%	4%	6%	7%		5%
	Pets not allowed	5%	5%		4%	6%	5%		5%
	Big increase in other housing costs (e.g. utilities, HOA fees, etc.)	5%	4%	4%	4%	5%	5%	11%	2%
TOTAL		190%	191%	174%	165%	201%	184%	130%	200%
	n =	218	191	22	72	122	97	10	82
(If had to move in past five years because of big rent increase) How much did the monthly rent go up?	\$250	7%	7%			9%	16%		
	\$300	9%	9%		25%	6%	9%		
	\$400	10%	10%		31%	6%	12%		10%
	\$500	34%	35%			42%	25%		48%
	\$700	8%	9%		22%	6%	11%		7%
	\$750	5%		40%					
	\$800	11%	11%	60%	22%	9%	8%		15%
	\$1,000	5%	5%			6%			10%
	\$2,000	8%	8%			10%	8%		9%
	\$3,900	5%	5%			6%	11%		
TOTAL		100%	100%	100%	100%	100%	100%		100%
Average		\$822	\$825	\$780	\$528	\$882	\$981	.	\$737
Median		\$500	\$500	\$788	\$530	\$500	\$500	.	\$500
n =		19	18	2	4	14	9	0	8

07 Dec 24

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San Miguel County & Surrounding Communities Household Survey March/April 2018
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		All respondents (San Miguel County residents and out-of-county residents)	San Miguel County residents only	Live outside San Miguel County & at least one person in HH works in San Miguel County	Household Member(s) Live and/or Work in San Miguel County				
					Do you own or rent your residence? (Historic comparisons)		Do you live in: (Historic comparisons)		
									A unit with deed restrictions or employment, income or disability qualifications
		2024	2024	2024	Own 2024	Rent 2024	Free market housing 2024	Housing provided by my employer 2024	2024
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	52%	52%	61%	72%	18%	62%	23%	38%
	Somewhat secure	28%	28%	24%	20%	42%	25%	33%	35%
	Somewhat insecure	10%	9%	11%	5%	19%	7%	21%	13%
	Very insecure	8%	8%	4%	2%	16%	5%	17%	10%
	Don't know / not sure	2%	2%		1%	3%	1%	4%	3%
	Other:	1%	1%	1%	0%	1%	0%	2%	1%
TOTAL		100%	100%	100%	100%	100%	100%	100%	100%
	n =	1,301	1,153	107	828	338	722	53	354

07 Dec 24
Source: RRC and EPS
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SMRHA Household & Commuter Survey Summer 2024
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Where do you live now (closest community), and where in the region would you most like to live if you could afford the cost of housing?		All respondents (San Miguel County residents and out-of-county residents)			San Miguel County residents only			Live outside San Miguel County & at least one person in HH works in San Miguel County			Household Member(s) Live and/or Work in San Miguel County														
		2024	2018	2011	2024	2018	2011	2024	2018	2011	Do you own or rent your residence? (Historic comparisons)						Do you live in: (Historic comparisons)								
											Own			Rent			Free market housing			Housing provided by my employer			A unit with deed restrictions or employment, income or disability qualifications		
											2024	2018	2011	2024	2018	2011	2024	2018	2011	2024	2018	2011	2024	2018	2011
Where do you live now? (closest community)	Telluride	32%	16%	20%	36%	28%	32%				29%	15%	23%	45%	37%	37%	32%	24%	30%	19%	7%	14%	42%	29%	32%
	Mountain Village	16%	11%	14%	18%	19%	22%				13%	9%	10%	26%	26%	35%	11%	6%	7%	46%	47%	69%	28%	39%	39%
	Norwood	16%	11%	11%	17%	20%	17%				18%	21%	21%	10%	10%	9%	20%	19%	20%	11%	12%	11%	3%	5%	3%
	Ilium, Ophir, Placerville, Sawpit	12%	8%	6%	14%	14%	10%				15%	16%	12%	8%	5%	5%	17%	14%	14%	11%	16%		5%	6%	4%
	Other San Miguel County	4%	8%	9%	5%	14%	14%				6%	16%	17%	1%	3%	6%	6%	12%	17%	4%	8%	3%	2%	6%	5%
	Ridgway	4%	22%	16%				24%	57%	63%	3%	13%	7%	1%	8%	3%	3%	16%	7%						1%
	Lawson Hill	6%	2%	3%	7%	4%	6%				8%	5%	8%	5%	1%	1%	1%		1%	8%		3%	19%	13%	16%
	Nucla / Naturita / Redvale	3%	16%					20%	21%		2%	4%		2%	3%		3%	4%			10%			1%	
	Other Ouray County	0%	1%	13%				3%		30%	0%		2%			2%	0%		3%				0%		
	Other:	3%	1%		3%			21%	2%		2%	0%		1%	0%		2%	1%					2%		
	Ouray	0%	1%	8%				2%	10%	7%				0%	5%	1%	0%	2%	1%						
	Rico	2%	2%					18%	8%		2%	1%		1%	2%		3%	2%		2%					
	Montrose	1%	1%					11%	2%		1%			1%	1%		1%	0%						1%	
TOTAL		100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
	n =	1,266	783	1,135	1,129	574	803	107	63	50	821	410	545	329	209	284	715	384	494	50	28	41	349	170	215
Where in the region would you most like to live if you could afford the cost of housing? First choice	Telluride	40%	32%	48%	43%	49%	62%	18%	20%	19%	33%	30%	50%	57%	62%	61%	37%	42%	55%	38%	43%	75%	54%	58%	59%
	Mountain Village	14%	7%	10%	15%	11%	14%	6%	10%		13%	9%	10%	17%	13%	14%	12%	7%	5%	34%	22%	20%	16%	19%	20%
	Ilium, Ophir, Placerville, Sawpit	11%	7%	3%	12%	10%	4%	8%	6%		14%	13%	1%	8%	3%	4%	15%	11%	3%	12%	16%		9%	5%	6%
	Norwood	9%	9%	3%	9%	14%	4%	7%	2%		11%	16%	4%	4%	6%	3%	13%	13%	4%	3%	11%		1%	2%	2%
	Ridgway	6%	21%	11%	3%	1%	1%	17%	42%	56%	6%	10%	4%	3%	7%	6%	5%	11%	10%		5%		1%	1%	1%
	Other:	4%	6%	10%	5%	5%	8%	10%	6%		5%	7%	14%	2%	4%	5%	4%	6%	10%	2%	3%		3%	3%	6%
	Other San Miguel County	4%	3%	4%	4%	5%	5%	5%	0%		7%	6%	9%	1%	1%	3%	7%	5%	6%	2%		4%	3%	2%	3%
	Lawson Hill	5%	2%	1%	5%	3%	1%	4%			5%	3%	3%	6%	1%	1%	2%	1%	1%	7%			11%	7%	2%
	Nucla / Naturita / Redvale	2%	10%		1%			10%	8%		1%	2%		2%			2%	1%					1%	1%	
	Rico	2%	1%		1%	1%		10%	4%		2%	1%		1%	2%		2%	1%		2%			1%	2%	
	Other Ouray County	1%	1%	6%	0%		1%	2%	2%	25%	0%	1%	5%	0%		2%	1%	1%	5%				0%		1%
	Montrose	2%	1%		1%	1%		2%			2%	1%			1%		2%	1%						1%	
	Ouray	0%	1%	4%	0%	0%		1%			0%				0%		0%	0%							
TOTAL		100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
	n =	1,090	703	414	956	516	321	94	54	20	673	354	129	314	208	201	615	343	168	50	26	29	291	163	106

07 Dec 24
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SMRHA Household & Commuter Survey Summer 2024
San Miguel County & Surrounding Communities Household Survey March/April 2018
San Miguel & Ouray Counties Household Survey Dec 2010-Jan 2011

Where do you live now (closest community), and where in the region would you most like to live if you could afford the cost of housing?		All respondents (San Miguel County residents and out-of-county residents)			San Miguel County residents only			Live outside San Miguel County & at least one person in HH works in San Miguel County			Household Member(s) Live and/or Work in San Miguel County														
		2024	2018	2011	2024	2018	2011	2024	2018	2011	Do you own or rent your residence? (Historic comparisons)						Do you live in: (Historic comparisons)								
											Own			Rent			Free market housing			Housing provided by my employer			A unit with deed restrictions or employment, income or disability qualifications		
											2024	2018	2011	2024	2018	2011	2024	2018	2011	2024	2018	2011	2024	2018	2011
Where in the region would you most like to live if you could afford the cost of housing? Second choice	Mountain Village	19%	18%	22%	20%	25%	30%	16%	10%	6%	16%	14%	22%	22%	30%	31%	20%	20%	19%	19%	43%	48%	17%	25%	32%
	Telluride	16%	16%	15%	16%	17%	18%	21%	22%	6%	18%	23%	18%	15%	14%	18%	17%	17%	13%	32%	17%	14%	15%	20%	21%
	Ilium, Ophir, Placerville, Sawpit	15%	13%	14%	15%	17%	17%	17%	11%		12%	12%	13%	19%	19%	17%	13%	15%	17%	12%	8%	20%	20%	21%	13%
	Lawson Hill	15%	9%	11%	16%	13%	13%	12%	5%	8%	12%	11%	14%	22%	11%	13%	13%	10%	13%	16%	12%	12%	22%	14%	14%
	Ridgway	7%	9%	12%	7%	10%	4%	13%	10%	23%	10%	9%	4%	5%	10%	5%	8%	10%	7%	9%	8%		9%	8%	5%
	Other San Miguel County	5%	6%	8%	5%	9%	10%	6%			9%	10%	10%	3%	4%	8%	9%	9%	11%				2%	4%	10%
	Other:	4%	4%	4%	4%	4%	3%	3%	2%	6%	5%	6%	5%	1%	1%	3%	4%	5%	5%			3%	3%	2%	1%
	Norwood	4%	4%	3%	4%	3%	4%	4%	2%		4%	4%	7%	3%	2%	2%	4%	2%	4%	4%	11%		5%	3%	3%
	Other Ouray County	2%	8%	10%	1%		2%	3%	11%	43%	2%	3%	6%	0%	2%	4%	2%	4%	9%			2%			1%
	Montrose	3%	6%		2%	2%		3%	16%		2%	5%		2%	5%		2%	7%		2%			1%	1%	
	Rico	4%	1%		4%	0%		1%	0%		3%	1%		5%			4%	0%					5%	1%	
	Ouray	3%	5%	1%	3%	0%			8%	8%	4%	2%		0%	2%	1%	1%	1%	1%				1%		
	Nucla / Naturita / Redvale	3%	1%		4%	1%		1%	2%		3%	1%		3%	1%		4%	1%		7%			1%	1%	
TOTAL		100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
	n =	703	431	313	608	335	245	71	40	14	379	202	92	257	170	158	364	227	121	43	19	25	215	117	86
Where in the region would you most like to live if you could afford the cost of housing? Top 2 choices	Telluride	50%	41%	59%	54%	59%	75%	34%	37%	23%	43%	42%	61%	69%	74%	75%	47%	53%	64%	65%	57%	88%	64%	72%	76%
	Mountain Village	26%	18%	27%	28%	27%	37%	17%	18%	4%	22%	17%	25%	35%	38%	38%	24%	20%	18%	50%	57%	61%	28%	37%	47%
	Ilium, Ophir, Placerville, Sawpit	21%	15%	13%	22%	21%	17%	21%	14%		21%	20%	10%	23%	19%	18%	22%	21%	15%	23%	23%	17%	24%	21%	17%
	Lawson Hill	15%	7%	9%	16%	11%	12%	13%	4%	5%	12%	10%	13%	24%	10%	11%	10%	8%	11%	20%	10%	11%	27%	17%	14%
	Ridgway	11%	26%	20%	8%	8%	4%	27%	50%	69%	11%	15%	7%	7%	15%	10%	9%	18%	15%	8%	12%		8%	6%	5%
	Norwood	11%	11%	5%	12%	16%	7%	10%	4%		13%	18%	9%	7%	7%	5%	15%	14%	7%	6%	20%		5%	4%	4%
	Other San Miguel County	8%	6%	10%	8%	11%	13%	9%	0%		11%	12%	16%	3%	5%	9%	12%	11%	14%	2%		4%	4%	5%	11%
	Other:	7%	8%	13%	7%	8%	10%	12%	7%	4%	8%	10%	17%	3%	5%	7%	6%	9%	13%	2%	3%	2%	6%	4%	7%
	Nucla / Naturita / Redvale	4%	11%		3%	1%		11%	9%		3%	3%		4%	1%		4%	2%		6%			1%	2%	
	Other Ouray County	2%	6%	14%	1%		2%	4%	11%	52%	2%	2%	9%	1%	2%	5%	2%	3%	11%			2%	0%		2%
	Montrose	4%	5%		2%	2%		4%	12%		3%	4%		2%	4%		3%	6%		2%			1%	1%	
	Rico	4%	2%		3%	1%		11%	4%		4%	1%		5%	2%		4%	1%		2%			4%	3%	
	Ouray	2%	4%	5%	2%	0%		1%	6%	5%	3%	1%		0%	2%	1%	1%	1%	1%				1%		
TOTAL		165%	159%	174%	165%	165%	176%	173%	176%	162%	155%	156%	167%	182%	183%	179%	160%	168%	169%	185%	181%	185%	173%	172%	181%
	n =	1,102	706	419	965	519	323	96	54	21	683	357	131	316	208	202	622	345	170	50	26	29	295	164	107

07 Dec 24
Source: RRC and EPS
2024 San Miguel County resident data weighted by housing tenure, householder age, householder Hispanic origin, household size, and zip code, to approximate 2018-22 ACS

SMRHA Household & Commuter Survey Summer 2024
San Miguel County & Surrounding Communities Household Survey March/April 2018
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Do you feel the availability of housing for residents and workers in the area is:		All respondents (San Miguel County residents and out-of-county residents)			San Miguel County residents only			Live outside San Miguel County & at least one person in HH works in San Miguel County			Household Member(s) Live and/or Work in San Miguel County														
		2024	2018	2011	2024	2018	2011	2024	2018	2011	Do you own or rent your residence? (Historic comparisons)						Do you live in: (Historic comparisons)								
											Own			Rent			Free market housing			Housing provided by my employer			A unit with deed restrictions or employment, income or disability qualifications		
											2024	2018	2011	2024	2018	2011	2024	2018	2011	2024	2018	2011	2024	2018	2011
Do you feel the availability of housing for residents and workers in the area is:	Not a problem	3%	2%	4%	3%	2%	4%	3%	0%	2%	3%	3%	4%	1%	1%	3%	3%	1%	3%	2%		5%	1%	2%	3%
	One of the region's lesser problems	4%	3%	5%	3%	1%	4%	1%	3%	4%	4%	1%	6%	2%		3%	4%	1%	4%	12%		6%	1%		4%
	A moderate problem	15%	14%	32%	14%	10%	29%	16%	21%	29%	20%	19%	39%	6%	3%	16%	19%	14%	34%	3%	19%	10%	8%	4%	24%
	One of the more serious problems	41%	47%	46%	41%	48%	48%	40%	35%	52%	46%	54%	42%	31%	34%	56%	42%	48%	46%	19%	32%	50%	43%	43%	54%
	The most critical problem in the region	38%	35%	14%	38%	39%	15%	40%	41%	14%	26%	24%	9%	60%	63%	22%	32%	36%	12%	64%	49%	28%	48%	52%	15%
TOTAL		100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
	n =	1,283	657	1,117	1,139	485	765	106	58	49	827	348	530	336	185	276	719	334	477	52	26	39	355	145	213

07 Dec 24
Source: RRC and EPS
2024 San Miguel County resident data weighted by housing tenure, householder age, householder Hispanic origin, household size, and zip code, to approximate 2018-22 ACS

SMRHA Household & Commuter Survey Summer 2024
San Miguel County & Surrounding Communities Household Survey March/April 2018
San Miguel & Ouray Counties Household Survey Dec 2010-Jan 2011

Demographics		All respondents (San Miguel County residents and out-of-county residents)			San Miguel County residents only			Live outside San Miguel County & at least one person in HH works in San Miguel County			Household Member(s) Live and/or Work in San Miguel County														
		2024	2018	2011	2024	2018	2011	2024	2018	2011	Do you own or rent your residence? (Historic comparisons)						Do you live in: (Historic comparisons)								
											Own			Rent			Free market housing			Housing provided by my employer			A unit with deed restrictions or employment, income or disability qualifications		
											2024	2018	2011	2024	2018	2011	2024	2018	2011	2024	2018	2011	2024	2018	2011
Which of the following best describes your household?	Couple, no child(ren) at home	33%	39%	39%	32%	35%	32%	42%	42%	49%	39%	43%	41%	22%	25%	24%	39%	38%	41%	29%	35%	12%	23%	31%	27%
	Adult living alone	32%	23%	27%	33%	22%	29%	18%	13%	13%	25%	16%	19%	42%	25%	40%	27%	18%	21%	29%	26%	60%	37%	23%	31%
	Couple with child(ren) at home	18%	21%	19%	18%	23%	21%	25%	32%	27%	23%	31%	30%	12%	18%	11%	19%	26%	24%	22%	29%	10%	18%	26%	23%
	Unrelated roommates	6%	7%	6%	6%	9%	8%	5%	3%	2%	2%	1%	3%	15%	18%	14%	4%	7%	7%	15%	5%	8%	10%	10%	10%
	Single parent with child(ren) at home	5%	6%	4%	5%	5%	5%	4%	7%	2%	5%	4%	4%	5%	8%	5%	4%	5%	4%	5%	5%	5%	6%	7%	6%
	Immediate and extended family members	3%	3%	3%	3%	2%	3%	5%	2%		3%	2%	2%	1%	2%	3%	4%	3%	2%			3%	1%	2%	2%
	Family members and unrelated roommates	2%	2%	1%	2%	2%	1%	1%		7%	1%	2%	1%	2%	3%	3%	1%	3%	2%		1%	2%	3%	2%	2%
	Other:	1%	0%		1%	0%		1%	2%		1%	1%		1%	0%		1%	1%					1%		
TOTAL		100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
	n =	1,277	797	1,135	1,133	572	780	107	63	49	827	413	536	334	212	281	716	388	484	52	28	40	354	171	213

07 Dec 24
Source: RRC and EPS
2024 San Miguel County resident data weighted by housing tenure, householder age, householder Hispanic origin, household size, and zip code, to approximate 2018-22 ACS

SMRHA Household & Commuter Survey Summer 2024
San Miguel County & Surrounding Communities Household Survey March/April 2018
San Miguel & Ouray Counties Household Survey Dec 2010-Jan 2011

How many people in your household are in the following age groups?		All respondents (San Miguel County residents and out-of-county residents)	San Miguel County residents only	Live outside San Miguel County & at least one person in HH works in San Miguel County	Household Member(s) Live and/or Work in San Miguel County				
		2024	2024	2024	Do you own or rent your residence? (Historic comparisons)		Do you live in: (Historic comparisons)		
					Own 2024	Rent 2024	Free market housing 2024	Housing provided by my employer 2024	A unit with deed restrictions or employment, income or disability qualifications 2024
9 and under	0	88%	89%	82%	88%	88%	89%	80%	87%
	1	8%	8%	14%	8%	9%	8%	13%	9%
	2	3%	3%	3%	4%	2%	3%	7%	3%
	3	0%	0%	1%	0%	1%	1%		0%
TOTAL		100%	100%	100%	100%	100%	100%	100%	100%
Average		.2	.2	.2	.2	.2	.2	.3	.2
n =		1,261	1,121	106	822	327	711	50	350
10 to 17	0	86%	86%	83%	83%	92%	86%	92%	85%
	1	9%	9%	9%	11%	5%	8%	8%	11%
	2	5%	4%	6%	6%	3%	5%		4%
	3	1%	0%	2%	0%	1%	1%		
	4	0%	0%		0%		0%		
TOTAL		100%	100%	100%	100%	100%	100%	100%	100%
Average		.2	.2	.3	.2	.1	.2	.1	.2
n =		1,261	1,121	106	822	327	711	50	350
17 and under (calculated)	0	77%	78%	69%	74%	82%	77%	73%	76%
	1	12%	12%	18%	14%	10%	12%	20%	12%
	2	9%	9%	7%	11%	6%	9%	5%	12%
	3	1%	1%	6%	1%	2%	2%	2%	0%
	4	0%	0%		0%		0%		
	6	0%	0%		0%		0%		
TOTAL		100%	100%	100%	100%	100%	100%	100%	100%
Average		.4	.3	.5	.4	.3	.4	.4	.4
n =		1,261	1,121	106	822	327	711	50	350

07 Dec 24
Source: RRC and EPS
2024 San Miguel County resident data weighted by housing tenure, householder age, householder Hispanic origin, household size, and zip code, to approximate 2018-22 ACS

SMRHA Household & Commuter Survey Summer 2024
San Miguel County & Surrounding Communities Household Survey March/April 2018
San Miguel & Ouray Counties Household Survey Dec 2010-Jan 2011

How many people in your household are in the following age groups?		All respondents (San Miguel County residents and out-of-county residents)	San Miguel County residents only	Live outside San Miguel County & at least one person in HH works in San Miguel County	Household Member(s) Live and/or Work in San Miguel County				
		2024	2024	2024	Do you own or rent your residence? (Historic comparisons)		Do you live in: (Historic comparisons)		
					Own 2024	Rent 2024	Free market housing 2024	Housing provided by my employer 2024	A unit with deed restrictions or employment, income or disability qualifications 2024
18 to 29	0	82%	82%	85%	87%	72%	84%	76%	78%
	1	12%	12%	10%	9%	18%	10%	12%	16%
	2	5%	5%	4%	4%	7%	4%	9%	6%
	3	1%	1%	1%	1%	2%	2%		0%
	4	0%	0%			0%	0%		
	5	0%	0%					3%	
TOTAL		100%	100%	100%	100%	100%	100%	100%	100%
Average		.3	.3	.2	.2	.4	.2	.5	.3
n =		1,261	1,121	106	822	327	711	50	350
30 to 44	0	63%	63%	58%	72%	44%	68%	35%	53%
	1	18%	19%	13%	12%	29%	15%	33%	25%
	2	17%	16%	26%	15%	23%	16%	29%	20%
	3	1%	1%	3%	1%	2%	1%		1%
	4	0%	0%		0%	1%	0%	3%	0%
	6	0%	0%		0%		0%		
TOTAL		100%	100%	100%	100%	100%	100%	100%	100%
Average		.6	.6	.7	.5	.9	.5	1.0	.7
n =		1,261	1,121	106	822	327	711	50	350
45 to 64	0	57%	57%	49%	48%	73%	54%	65%	59%
	1	23%	23%	27%	24%	21%	23%	21%	23%
	2	19%	19%	22%	26%	6%	22%	14%	17%
	3	0%	0%	1%	0%		0%		
	4	0%	0%	1%	0%	0%	0%		
	5	0%	0%	1%	0%		0%		0%
TOTAL		100%	100%	100%	100%	100%	100%	100%	100%
Average		.6	.6	.8	.8	.3	.7	.5	.6
n =		1,261	1,121	106	822	327	711	50	350

07 Dec 24
Source: RRC and EPS
2024 San Miguel County resident data weighted by housing tenure, householder age, householder Hispanic origin, household size, and zip code, to approximate 2018-22 ACS

SMRHA Household & Commuter Survey Summer 2024
San Miguel County & Surrounding Communities Household Survey March/April 2018
San Miguel & Ouray Counties Household Survey Dec 2010-Jan 2011

How many people in your household are in the following age groups?		All respondents (San Miguel County residents and out-of-county residents)			San Miguel County residents only		Live outside San Miguel County & at least one person in HH works in San Miguel County			Household Member(s) Live and/or Work in San Miguel County															
		2024	2018	2011	2024	2018	2011	2024	2018	2011	Do you own or rent your residence? (Historic comparisons)						Do you live in: (Historic comparisons)								
											Own			Rent			Free market housing			Housing provided by my employer			A unit with deed restrictions or employment, income or disability qualifications		
											2024	2018	2011	2024	2018	2011	2024	2018	2011	2024	2018	2011	2024	2018	2011
65 and older	0	72%			73%			78%			66%			91%			68%			95%			87%		
	1	17%			16%			13%			20%			8%			18%			5%			10%		
	2	11%			10%			9%			14%			1%			14%						3%		
	3	0%			0%						0%											0%			
	4	0%			0%						0%						0%								
TOTAL		100%			100%			100%			100%			100%			100%			100%			100%		
Average		.4	.	.	.4	.	.	.3	.	.	.5	.	.	.1	.	.	.5	.	.	.0	.	.	.2	.	.
n =		1,261	0	0	1,121	0	0	106	0	0	822	0	0	327	0	0	711	0	0	50	0	0	350	0	0
Total people in household (calculated from number of people by age group)	1	32%	22%	28%	33%	22%	30%	19%	11%	13%	25%	15%	19%	44%	25%	41%	28%	16%	21%	25%	26%	67%	38%	24%	31%
	2	39%	47%	47%	38%	44%	42%	45%	51%	52%	43%	50%	47%	31%	37%	35%	42%	48%	48%	44%	39%	20%	34%	39%	38%
	3	14%	16%	13%	14%	17%	15%	17%	22%	21%	14%	14%	17%	14%	24%	13%	14%	16%	17%	13%	25%	5%	14%	20%	16%
	4	10%	11%	9%	10%	14%	11%	5%	10%	10%	12%	18%	13%	7%	8%	9%	9%	14%	10%	9%	10%	8%	12%	15%	13%
	5	4%	2%	2%	3%	3%	2%	10%	1%	4%	4%	2%	3%	3%	3%	1%	5%	4%	2%	7%			1%	1%	2%
	6	1%	1%	0%	1%	1%	0%	1%	4%		1%	1%	0%	1%	1%	1%	1%	1%	1%	3%			0%	1%	
	7	0%	0%	0%	0%	0%	0%	2%			0%	0%	0%	0%		0%	0%	0%	1%				0%		
	8	0%	0%		0%	0%		1%			0%				0%		0%	0%					0%		
	9	0%	0%		0%	0%			2%		0%				1%			1%							
	10	0%			0%						0%						0%								
	12	0%			0%						0%						0%								
TOTAL		100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
Average		2.2	2.3	2.1	2.2	2.4	2.1	2.6	2.6	2.4	2.3	2.5	2.3	2.0	2.4	2.0	2.3	2.5	2.3	2.4	2.2	1.5	2.1	2.3	2.2
n =		1,261	795	1,153	1,121	571	792	106	63	49	822	413	548	327	212	283	711	387	495	50	28	39	350	172	215

07 Dec 24
Source: RRC and EPS
2024 San Miguel County resident data weighted by housing tenure, householder age, householder Hispanic origin, household size, and zip code, to approximate 2018-22 ACS

SMRHA Household & Commuter Survey Summer 2024
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Including yourself, how many adults (age 18 and over) in your household are in the following categories?		All respondents (San Miguel County residents and out-of-county residents)			San Miguel County residents only			Live outside San Miguel County & at least one person in HH works in San Miguel County			Household Member(s) Live and/or Work in San Miguel County														
		2024	2018	2011	2024	2018	2011	2024	2018	2011	Do you own or rent your residence? (Historic comparisons)						Do you live in: (Historic comparisons)								
											Own			Rent			Free market housing			Housing provided by my employer			A unit with deed restrictions or employment, income or disability qualifications		
											2024	2018	2011	2024	2018	2011	2024	2018	2011	2024	2018	2011	2024	2018	2011
Employed	0	16%	19%	13%	16%	12%	9%	1%			20%	12%	12%	4%	5%	4%	17%	8%	11%	3%	3%		6%	8%	4%
	1	37%	31%	42%	37%	31%	41%	34%	34%	46%	31%	27%	35%	46%	36%	52%	36%	33%	35%	36%	33%	83%	39%	29%	49%
	2	38%	44%	41%	38%	48%	44%	59%	59%	52%	41%	56%	50%	39%	44%	37%	37%	49%	48%	51%	63%	14%	47%	55%	44%
	3	6%	6%	4%	7%	8%	5%	5%	7%	2%	5%	4%	3%	8%	14%	7%	7%	9%	6%	2%	1%	3%	6%	7%	3%
	4	2%	1%		2%	1%		2%			2%	1%		2%	1%		2%	1%		4%			2%	1%	
	5	0%	0%		0%	0%					0%				0%		0%	0%							
	6	0%			0%						0%			0%						3%					
TOTAL		100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
Average		1.4	1.4	1.4	1.4	1.6	1.4	1.7	1.7	1.6	1.4	1.5	1.5	1.6	1.7	1.5	1.4	1.6	1.5	1.8	1.6	1.2	1.6	1.6	1.5
n =		1,250	778	971	1,113	564	696	104	63	46	817	408	484	324	209	255	708	381	437	48	28	37	345	171	205
Retired	0	75%	76%	85%	76%	83%	90%	83%	94%	94%	69%	80%	85%	93%	94%	97%	72%	86%	87%	100%	100%	100%	90%	89%	97%
	1	16%	15%	10%	16%	11%	7%	12%	6%	6%	20%	14%	10%	6%	6%	2%	17%	9%	9%				9%	10%	2%
	2	8%	9%	6%	8%	6%	3%	4%			11%	7%	5%	1%	0%		11%	5%	4%				1%	1%	1%
	3	0%	0%	0%	0%		0%				0%					0%	0%		0%				0%		
	4	0%			0%			1%			0%						0%								
TOTAL		100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
Average		.3	.3	.2	.3	.2	.1	.2	.1	.1	.4	.3	.2	.1	.1	.0	.4	.2	.2	.0	.0	.0	.1	.1	.0
n =		1,250	778	971	1,113	564	696	104	63	46	817	408	484	324	209	255	708	381	437	48	28	37	345	171	205
Unemployed & looking for work	0	97%	96%	90%	97%	97%	91%	93%	94%	85%	97%	98%	91%	96%	95%	90%	96%	96%	90%	95%	97%	100%	97%	97%	89%
	1	3%	4%	9%	3%	3%	9%	6%	6%	15%	3%	2%	9%	4%	5%	9%	4%	4%	9%	3%	3%		2%	3%	11%
	2	0%	0%	1%	0%		0%	1%			0%		0%			1%	0%		0%	1%			0%		
	3	0%			0%																				
	4			0%			0%									0%									
TOTAL		100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
Average		.0	.0	.1	.0	.0	.1	.1	.1	.2	.0	.0	.1	.0	.0	.1	.0	.0	.1	.1	.0	.0	.0	.0	.1
n =		1,250	778	971	1,113	564	696	104	63	46	817	408	484	324	209	255	708	381	437	48	28	37	345	171	205

07 Dec 24
Source: RRC and EPS
2024 San Miguel County resident data weighted by housing tenure, householder age, householder Hispanic origin, household size, and zip code, to approximate 2018-22 ACS

SMRHA Household & Commuter Survey Summer 2024

San Miguel County & Surrounding Communities Household Survey March/April 2018

San Miguel & Ouray Counties Household Survey Dec 2010-Jan 2011

Including yourself, how many adults (age 18 and over) in your household are in the following categories?		All respondents (San Miguel County residents and out-of-county residents)			San Miguel County residents only			Live outside San Miguel County & at least one person in HH works in San Miguel County			Household Member(s) Live and/or Work in San Miguel County														
		2024	2018	2011	2024	2018	2011	2024	2018	2011	Do you own or rent your residence? (Historic comparisons)						Do you live in: (Historic comparisons)								
											Own			Rent			Free market housing			Housing provided by my employer			A unit with deed restrictions or employment, income or disability qualifications		
											2024	2018	2011	2024	2018	2011	2024	2018	2011	2024	2018	2011	2024	2018	2011
Not employed by choice (e. g., parenting, student, volunteer, prefer not to work, etc.)	0	92%	91%	96%	93%	93%	97%	94%	83%	93%	91%	92%	96%	95%	90%	96%	91%	91%	94%	91%	76%	100%	94%	96%	99%
	1	5%	8%	4%	5%	6%	3%	5%	14%	7%	7%	6%	4%	3%	8%	4%	6%	6%	6%	5%	24%		4%	4%	1%
	2	2%	1%		2%	0%		1%	3%		2%	1%		1%	1%		2%	1%		4%			2%	0%	
	3	0%	0%		0%	0%					0%	0%			1%		0%	1%							
	4	0%			0%						0%												0%		
	5	0%			0%						0%						0%								
	8	0%			0%						0%						0%								
	9		0%																						
TOTAL		100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
Average		.1	.1	.0	.1	.1	.0	.1	.2	.1	.1	.1	.0	.1	.1	.0	.1	.1	.1	.1	.2	.0	.1	.0	.0
n =		1,250	778	971	1,113	564	696	104	63	46	817	408	484	324	209	255	708	381	437	48	28	37	345	171	205
Total adults in household represented in employment questions	1	33%	28%	36%	34%	28%	37%	20%	17%	25%	27%	20%	28%	43%	34%	47%	29%	23%	27%	26%	26%	83%	37%	32%	41%
	2	52%	61%	57%	51%	59%	56%	64%	68%	66%	59%	72%	66%	42%	45%	43%	54%	64%	63%	63%	58%	14%	50%	58%	55%
	3	9%	9%	6%	9%	11%	7%	9%	7%	9%	9%	6%	5%	9%	15%	9%	10%	9%	9%	4%	16%	3%	9%	9%	4%
	4	4%	2%	1%	4%	2%	1%	5%	8%		4%	2%	0%	5%	5%	1%	5%	4%	1%	4%			3%	2%	
	5	1%	0%	0%	1%	0%	0%	1%			1%	0%		1%	1%	0%	1%	1%					0%		
	6	0%	0%		0%	0%					0%			0%			0%			3%			0%		
	7	0%						1%			0%						0%								
	8	0%			0%			1%			0%						0%								
	9		0%																						
	12	0%			0%						0%						0%								
TOTAL		100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
Average		1.9	1.9	1.7	1.9	1.9	1.7	2.1	2.1	1.8	2.0	1.9	1.8	1.8	1.9	1.6	2.0	2.0	1.8	2.0	1.9	1.2	1.8	1.8	1.6
n =		1,250	778	971	1,113	564	696	104	63	46	817	408	484	324	209	255	708	381	437	48	28	37	345	171	205

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Source: RRC and EPS

2024 San Miguel County resident data weighted by housing tenure, householder age, householder Hispanic origin, household size, and zip code, to approximate 2018-22 ACS

SMRHA Household & Commuter Survey Summer 2024

San Miguel County & Surrounding Communities Household Survey March/April 2018

San Miguel & Ouray Counties Household Survey Dec 2010-Jan 2011

How many jobs do the employed adults in your household currently work?		All respondents (San Miguel County residents and out-of-county residents)			San Miguel County residents only			Live outside San Miguel County & at least one person in HH works in San Miguel County			Household Member(s) Live and/or Work in San Miguel County														
		2024	2018	2011	2024	2018	2011	2024	2018	2011	Do you own or rent your residence? (Historic comparisons)						Do you live in: (Historic comparisons)								
											Own			Rent			Free market housing			Housing provided by my employer			A unit with deed restrictions or employment, income or disability qualifications		
											2024	2018	2011	2024	2018	2011	2024	2018	2011	2024	2018	2011	2024	2018	2011
Adult #1 - Full time jobs (>=30 hrs/week)	0	15%	16%	19%	15%	11%	17%	13%	17%	35%	18%	14%	22%	9%	11%	16%	17%	15%	20%	4%	10%	2%	11%	10%	18%
	1	79%	79%	78%	79%	83%	80%	81%	79%	65%	76%	80%	76%	86%	84%	81%	78%	80%	78%	90%	90%	95%	82%	82%	78%
	2	5%	5%	2%	5%	5%	3%	6%	4%		5%	6%	2%	5%	5%	3%	4%	5%	2%	6%		3%	6%	8%	3%
	3	1%			1%						1%			0%			0%						0%		
	4	0%			0%						0%						0%								
TOTAL		100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
Average		.9	.9	.8	.9	.9	.9	.9	.9	.6	.9	.9	.8	1.0	.9	.9	.9	.9	.8	1.0	.9	1.0	1.0	1.0	.9
n =		980	571	734	875	444	556	102	59	34	614	320	363	302	177	225	536	311	331	47	25	36	316	140	177
Adult #1 - Part time jobs (<30 hrs/week)	0	63%	65%	62%	63%	63%	64%	75%	72%	41%	64%	71%	63%	64%	57%	61%	65%	65%	60%	77%	71%	80%	59%	63%	66%
	1	27%	26%	29%	27%	26%	26%	18%	27%	42%	26%	23%	27%	25%	29%	30%	26%	26%	30%	18%	21%	19%	28%	27%	24%
	2	5%	7%	6%	5%	9%	6%	5%	1%	9%	5%	4%	6%	6%	11%	6%	5%	7%	6%	5%	8%		7%	9%	7%
	3	3%	2%	2%	3%	1%	2%	1%	0%	8%	3%	1%	3%	2%	2%	2%	2%	1%	2%			2%	4%	1%	3%
	4	2%	1%	1%	2%	1%	1%				2%	1%	1%	2%	1%	1%	2%	1%	2%				3%	0%	1%
	5	0%			0%			1%			0%						0%								
TOTAL		100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
Average		.5	.5	.5	.6	.5	.5	.3	.3	.9	.5	.4	.5	.5	.6	.5	.5	.5	.6	.3	.4	.2	.6	.5	.5
n =		980	571	734	875	444	556	102	59	34	614	320	363	302	177	225	536	311	331	47	25	36	316	140	177
Adult #1 - Total jobs	1	67%	73%	73%	66%	66%	72%	80%	85%	58%	70%	76%	75%	63%	62%	67%	72%	72%	70%	75%	81%	76%	57%	62%	72%
	2	24%	19%	22%	25%	24%	23%	15%	12%	34%	21%	19%	20%	29%	26%	28%	20%	19%	25%	20%	11%	22%	31%	31%	22%
	3	5%	7%	4%	5%	8%	4%	5%	3%	8%	5%	4%	4%	5%	10%	3%	5%	7%	3%	5%	8%	2%	7%	6%	5%
	4	3%	1%	1%	3%	1%	1%				3%	0%	2%	3%	2%	1%	2%	2%	1%				4%	1%	1%
	5	1%	0%	0%	1%	0%	0%	1%			1%	1%		1%		1%	1%	0%	1%				1%	0%	
TOTAL		100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
Average		1.5	1.4	1.3	1.5	1.5	1.4	1.3	1.2	1.5	1.4	1.3	1.3	1.5	1.5	1.4	1.4	1.4	1.4	1.3	1.3	1.3	1.6	1.5	1.3
n =		980	571	734	875	444	556	102	59	34	614	320	363	302	177	225	536	311	331	47	25	36	316	140	177

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Source: RRC and EPS

2024 San Miguel County resident data weighted by housing tenure, householder age, householder Hispanic origin, household size, and zip code, to approximate 2018-22 ACS

SMRHA Household & Commuter Survey Summer 2024
San Miguel County & Surrounding Communities Household Survey March/April 2018
San Miguel & Ouray Counties Household Survey Dec 2010-Jan 2011

How many jobs do the employed adults in your household currently work?		All respondents (San Miguel County residents and out-of-county residents)			San Miguel County residents only			Live outside San Miguel County & at least one person in HH works in San Miguel County			Household Member(s) Live and/or Work in San Miguel County														
		2024	2018	2011	2024	2018	2011	2024	2018	2011	Do you own or rent your residence? (Historic comparisons)						Do you live in: (Historic comparisons)								
											Own			Rent			Free market housing			Housing provided by my employer			A unit with deed restrictions or employment, income or disability qualifications		
											2024	2018	2011	2024	2018	2011	2024	2018	2011	2024	2018	2011	2024	2018	2011
Adult #2 - Full time jobs (>=30 hrs/week)	0	18%	13%	20%	18%	12%	20%	21%	8%	22%	19%	12%	21%	15%	12%	19%	20%	14%	19%	16%		25%	15%	7%	23%
	1	75%	83%	76%	75%	84%	76%	71%	82%	78%	75%	82%	75%	76%	84%	78%	72%	82%	78%	77%	85%	75%	80%	89%	73%
	2	6%	4%	3%	6%	3%	4%	7%	9%		5%	5%	3%	7%	4%	3%	7%	4%	3%	6%	15%		5%	2%	5%
	3	1%	0%		0%	0%		1%	0%		0%	1%		1%			1%	0%					1%	1%	
	4	0%			0%						0%						0%								
	5	0%			0%						0%						0%								
TOTAL		100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
Average		.9	.9	.8	.9	.9	.8	.9	1.0	.8	.9	.9	.8	.9	.9	.8	.9	.9	.8	.9	1.2	.7	.9	1.0	.8
n =		685	421	508	615	323	380	71	45	36	460	244	282	188	123	129	386	235	261	33	17	10	220	100	114
Adult #2 - Part time jobs (<30 hrs/week)	0	66%	68%	67%	65%	64%	68%	68%	75%	67%	68%	73%	68%	62%	55%	66%	66%	65%	69%	60%	58%	60%	65%	69%	64%
	1	24%	26%	27%	24%	27%	26%	25%	25%	20%	25%	21%	24%	24%	35%	26%	25%	27%	21%	24%	42%	40%	25%	24%	30%
	2	7%	4%	5%	8%	6%	6%	5%		10%	6%	3%	6%	9%	7%	7%	6%	5%	8%	11%			8%	5%	5%
	3	2%	2%	1%	2%	3%	1%	3%		3%	1%	2%	1%	4%	2%	1%	2%	2%	2%	5%			2%	2%	1%
	4	1%	1%		1%	1%					1%			1%	1%		1%	1%							
	5	0%			0%									1%			0%								
TOTAL		100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
Average		.5	.4	.4	.5	.5	.4	.4	.3	.5	.4	.3	.4	.6	.6	.4	.5	.5	.4	.6	.4	.4	.5	.4	.4
n =		685	421	508	615	323	380	71	45	36	460	244	282	188	123	129	386	235	261	33	17	10	220	100	114
Adult #2 - Total jobs	1	71%	75%	80%	69%	68%	79%	78%	77%	81%	77%	77%	80%	59%	60%	79%	73%	71%	78%	59%	58%	85%	68%	69%	79%
	2	23%	20%	17%	24%	25%	18%	14%	19%	13%	18%	19%	17%	32%	30%	18%	20%	23%	17%	31%	26%	15%	26%	24%	19%
	3	6%	4%	2%	6%	6%	2%	7%	4%	3%	4%	3%	3%	9%	8%	3%	5%	4%	3%	10%	15%		6%	7%	2%
	4	1%	1%	1%	1%	1%	0%	1%	0%	3%	1%	1%	0%	1%	1%	1%	1%	1%	1%						
	5	1%	0%		1%	0%					1%			1%	1%		1%	0%							
TOTAL		100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
Average		1.4	1.3	1.2	1.4	1.4	1.2	1.3	1.3	1.3	1.3	1.3	1.2	1.5	1.5	1.3	1.4	1.4	1.3	1.5	1.6	1.2	1.4	1.4	1.2
n =		685	421	508	615	323	380	71	45	36	460	244	282	188	123	129	386	235	261	33	17	10	220	100	114

07 Dec 24
Source: RRC and EPS
2024 San Miguel County resident data weighted by housing tenure, householder age, householder Hispanic origin, household size, and zip code, to approximate 2018-22 ACS

SMRHA Household & Commuter Survey Summer 2024

San Miguel County & Surrounding Communities Household Survey March/April 2018

San Miguel & Ouray Counties Household Survey Dec 2010-Jan 2011

How many jobs do the employed adults in your household currently work?		All respondents (San Miguel County residents and out-of-county residents)			San Miguel County residents only			Live outside San Miguel County & at least one person in HH works in San Miguel County			Household Member(s) Live and/or Work in San Miguel County														
		2024	2018	2011	2024	2018	2011	2024	2018	2011	Do you own or rent your residence? (Historic comparisons)						Do you live in: (Historic comparisons)								
											Own			Rent			Free market housing			Housing provided by my employer			A unit with deed restrictions or employment, income or disability qualifications		
											2024	2018	2011	2024	2018	2011	2024	2018	2011	2024	2018	2011	2024	2018	2011
Adult #3 - Full time jobs (>=30 hrs/week)	0	32%	15%	24%	32%	16%	16%	41%	15%	100%	40%	30%	16%	23%	9%	21%	35%	12%	21%	17%			31%	27%	24%
	1	62%	81%	68%	63%	79%	74%	49%	85%		56%	70%	60%	71%	83%	76%	60%	83%	72%	41%	100%	100%	66%	65%	65%
	2	4%	5%	8%	3%	6%	9%	10%			4%		23%	4%	7%	3%	3%	5%	7%	17%			3%	7%	11%
	3	1%			1%									2%			1%								
	4	1%			1%															26%					
TOTAL		100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
Average		.8	.9	.8	.8	.9	.9	.7	.9	.0	.6	.7	1.1	.9	1.0	.8	.7	.9	.9	1.8	1.0	1.0	.7	.8	.9
n =		124	56	44	113	51	40	10	3	1	74	20	13	37	33	28	77	37	26	5	1	2	30	13	7
Adult #3 - Part time jobs (<30 hrs/week)	0	59%	59%	52%	59%	58%	60%	59%	46%		56%	50%	77%	61%	58%	50%	60%	60%	68%	26%		31%	62%	32%	35%
	1	25%	27%	40%	25%	23%	36%	20%	54%		26%	30%	23%	24%	28%	38%	21%	31%	22%	57%	100%	69%	27%	28%	51%
	2	14%	13%	6%	13%	17%	3%	20%		100%	15%	20%		12%	12%	9%	18%	9%	6%	17%			6%	32%	14%
	3	1%	2%	2%	1%	2%	2%				2%				2%	3%	1%		4%				3%	7%	
	4	1%			1%						1%			2%			1%						2%		
TOTAL		100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
Average		.6	.6	.6	.6	.6	.5	.6	.5	2.0	.7	.7	.2	.6	.6	.7	.6	.5	.5	.9	1.0	.7	.6	1.1	.8
n =		124	56	44	113	51	40	10	3	1	74	20	13	37	33	28	77	37	26	5	1	2	30	13	7
Adult #3 - Total jobs	1	73%	62%	62%	73%	60%	64%	69%	61%		76%	67%	70%	66%	56%	59%	74%	67%	72%			31%	79%	29%	48%
	2	21%	30%	33%	20%	30%	31%	31%	39%	100%	20%	26%	30%	27%	35%	35%	21%	28%	24%	58%	100%	69%	16%	48%	38%
	3	4%	7%	4%	5%	8%	5%				3%	7%		4%	7%	6%	4%	3%	4%	17%			3%	24%	14%
	4	3%	2%		3%	2%					1%			2%	2%		1%	3%		26%			2%		
TOTAL		100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
Average		1.4	1.5	1.4	1.4	1.5	1.4	1.3	1.4	2.0	1.3	1.4	1.3	1.4	1.6	1.5	1.3	1.4	1.3	2.7	2.0	1.7	1.3	1.9	1.7
n =		124	56	44	113	51	40	10	3	1	74	20	13	37	33	28	77	37	26	5	1	2	30	13	7

07 Dec 24
Source: RRC and EPS
2024 San Miguel County resident data weighted by housing tenure, householder age, householder Hispanic origin, household size, and zip code, to approximate 2018-22 ACS

SMRHA Household & Commuter Survey Summer 2024
San Miguel County & Surrounding Communities Household Survey March/April 2018
San Miguel & Ouray Counties Household Survey Dec 2010-Jan 2011

		All respondents (San Miguel County residents and out-of-county residents)	San Miguel County residents only	Live outside San Miguel County & at least one person in HH works in San Miguel County	Household Member(s) Live and/or Work in San Miguel County				
					Do you own or rent your residence? (Historic comparisons)		Do you live in: (Historic comparisons)		
									A unit with deed restrictions or employment, income or disability qualifications
					Own 2024	Rent 2024	Free market housing 2024	Housing provided by my employer 2024	2024
How many jobs do the employed adults in your household currently work?		2024	2024	2024					
Adult #4 - Full time jobs (>=30 hrs/week)	0	30%	29%	60%	38%	18%	35%		44%
	1	59%	62%	40%	56%	60%	55%	78%	47%
	2	8%	9%		6%	13%	9%		10%
	4	3%				9%		22%	
TOTAL		100%	100%	100%	100%	100%	100%	100%	100%
Average		.8	.8	.4	.7	1.2	.7	1.7	.7
n =		39	34	5	27	10	24	4	8
Adult #4 - Part time jobs (<30 hrs/week)	0	60%	60%	40%	56%	63%	57%	78%	44%
	1	28%	29%	40%	38%	9%	27%		56%
	2	10%	8%	21%	7%	19%	12%	22%	
	3	2%	3%			8%	4%		
TOTAL		100%	100%	100%	100%	100%	100%	100%	100%
Average		.5	.5	.8	.5	.7	.6	.4	.6
n =		39	34	5	27	10	24	4	8
Adult #4 - Total jobs	1	73%	75%	79%	83%	41%	71%	55%	78%
	2	18%	17%	21%	14%	32%	22%		22%
	3	7%	8%		3%	18%	7%	22%	
	4	3%				9%		22%	
TOTAL		100%	100%	100%	100%	100%	100%	100%	100%
Average		1.4	1.3	1.2	1.2	2.0	1.4	2.1	1.2
n =		39	34	5	27	10	24	4	8

07 Dec 24
Source: RRC and EPS
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SMRHA Household & Commuter Survey Summer 2024

San Miguel County & Surrounding Communities Household Survey March/April 2018

San Miguel & Ouray Counties Household Survey Dec 2010-Jan 2011

How many jobs do the employed adults in your household currently work?		All respondents (San Miguel County residents and out-of-county residents)			San Miguel County residents only			Live outside San Miguel County & at least one person in HH works in San Miguel County			Household Member(s) Live and/or Work in San Miguel County														
		2024	2018	2011	2024	2018	2011	2024	2018	2011	Do you own or rent your residence? (Historic comparisons)						Do you live in: (Historic comparisons)								
											Own			Rent			Free market housing			Housing provided by my employer			A unit with deed restrictions or employment, income or disability qualifications		
											2024	2018	2011	2024	2018	2011	2024	2018	2011	2024	2018	2011	2024	2018	2011
Total jobs held by household members (excluding households with no workers)	1	29%	28%	34%	28%	24%	32%	26%	29%	24%	26%	23%	26%	33%	26%	39%	32%	26%	28%	30%	26%	58%	22%	20%	31%
	2	37%	40%	42%	37%	37%	41%	46%	41%	42%	42%	46%	48%	31%	25%	34%	36%	37%	42%	33%	33%	35%	40%	42%	42%
	3	15%	17%	13%	16%	21%	14%	11%	13%	18%	14%	20%	14%	17%	17%	13%	14%	19%	15%	21%	26%	3%	17%	16%	18%
	4	10%	9%	8%	10%	10%	9%	9%	17%	9%	11%	7%	10%	8%	18%	8%	10%	11%	12%	5%	13%	3%	11%	12%	5%
	5	4%	3%	2%	4%	4%	3%	4%	0%	4%	3%	1%	2%	5%	6%	3%	3%	4%	3%	1%			6%	4%	3%
	6	2%	2%	1%	2%	3%	1%	4%		3%	2%	1%	0%	2%	4%	1%	2%	2%	1%		2%		2%	3%	1%
	7	1%	0%	0%	1%	0%	0%				0%	0%	0%	2%	0%	0%	1%	0%	0%	8%			1%	1%	0%
	8	1%	1%	0%	1%	1%	0%				1%	0%		0%	2%	1%	1%	1%	1%				1%	2%	
	9	0%	0%		0%	0%		1%			0%	0%		1%	0%		0%	1%					1%		
	10	0%			0%						0%			0%			1%								
	11	0%	0%		0%	0%								0%	0%		0%	0%							
	12	0%			0%									0%						2%					
	14	0%			0%						0%						0%								
	TOTAL		100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
Average		2.4	2.3	2.1	2.5	2.5	2.1	2.3	2.2	2.4	2.4	2.3	2.2	2.5	2.8	2.1	2.4	2.5	2.3	2.6	2.3	1.5	2.5	2.6	2.1
n =		1,037	604	787	924	462	586	103	62	42	651	337	386	312	180	238	572	327	361	50	26	38	323	142	180
Total jobs held by household members (including households with no workers)	0	16%	20%	13%	16%	13%	10%	1%			20%	13%	13%	4%	6%	4%	17%	9%	12%	3%	3%		6%	9%	4%
	1	24%	22%	29%	24%	21%	29%	26%	29%	24%	21%	20%	22%	31%	25%	38%	26%	23%	24%	29%	25%	58%	21%	18%	30%
	2	32%	32%	36%	31%	32%	37%	46%	41%	42%	34%	41%	41%	30%	24%	33%	30%	34%	37%	32%	33%	35%	38%	38%	40%
	3	13%	13%	11%	13%	18%	12%	11%	13%	18%	11%	17%	12%	17%	16%	13%	11%	18%	13%	20%	25%	3%	16%	14%	17%
	4	8%	8%	7%	9%	8%	8%	9%	17%	9%	9%	6%	8%	8%	17%	8%	8%	10%	10%	5%	13%	3%	10%	11%	4%
	5	3%	2%	2%	3%	4%	2%	4%	0%	4%	3%	1%	2%	5%	6%	3%	3%	3%	2%	1%			6%	4%	3%
	6	2%	1%	1%	1%	2%	1%	4%		3%	1%	1%	0%	2%	4%	1%	2%	2%	1%		1%		2%	2%	1%
	7	1%	0%	0%	1%	0%	0%				0%	0%	0%	2%	0%	0%	1%	0%	0%	7%			0%	1%	0%
	8	0%	1%	0%	1%	1%	0%				1%	0%		0%	2%	1%	1%	0%	0%				1%	2%	
	9	0%	0%		0%	0%		1%			0%	0%		1%	0%		0%	1%					1%		
	10	0%			0%						0%			0%			0%								
	11	0%	0%		0%	0%								0%	0%		0%	0%							
	12	0%			0%									0%						2%					
	14	0%			0%						0%						0%								
TOTAL		100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
Average		2.0	1.9	1.8	2.1	2.2	1.9	2.3	2.2	2.4	1.9	2.0	1.9	2.4	2.6	2.0	2.0	2.3	2.0	2.5	2.3	1.5	2.4	2.4	2.0
n =		1,229	730	911	1,092	523	656	104	62	42	796	385	445	323	190	248	693	360	413	52	27	38	339	154	188

07 Dec 24
Source: RRC and EPS
2024 San Miguel County resident data weighted by housing tenure, householder age, householder Hispanic origin, household size, and zip code, to approximate 2018-22 ACS

SMRHA Household & Commuter Survey Summer 2024
San Miguel County & Surrounding Communities Household Survey March/April 2018
San Miguel & Ouray Counties Household Survey Dec 2010-Jan 2011

		All respondents (San Miguel County residents and out-of-county residents)	San Miguel County residents only	Live outside San Miguel County & at least one person in HH works in San Miguel County	Household Member(s) Live and/or Work in San Miguel County				
		2024	2024	2024	Do you own or rent your residence? (Historic comparisons)		Do you live in: (Historic comparisons)		
					Own 2024	Rent 2024	Free market housing 2024	Housing provided by my employer 2024	A unit with deed restrictions or employment, income or disability qualifications 2024
Employment									
How would you describe your current employment? (Please read all responses, and select all that apply.)	I am employed or self-employed by a firm located in San Miguel County or an adjacent county	67%	68%	85%	67%	74%	69%	71%	77%
	I work for the same employer(s) year-round	50%	50%	51%	44%	63%	45%	63%	60%
	I am employed or self-employed by a firm located outside San Miguel region	12%	12%	6%	13%	7%	15%	10%	4%
	I work for different employer(s) in winter than in summer	9%	9%	11%	8%	12%	8%	6%	13%
	I work primarily out of my home - I work remotely (telecommute)	9%	9%	6%	11%	5%	13%	6%	4%
	I am retired	9%	8%	3%	12%	1%	8%		4%
	I work primarily out of my home - I have a home-based business	7%	7%	9%	8%	4%	9%	5%	5%
	I am under-employed and need additional work	3%	3%	3%	3%	3%	3%	3%	4%
	I am not employed by choice	3%	3%		3%	1%	4%	3%	1%
	Other:	2%	3%	2%	2%	3%	3%		3%
	None of the above	0%	0%	1%	0%	0%			0%
TOTAL		172%	172%	176%	170%	174%	177%	168%	175%
	n =	1,124	996	106	711	320	616	50	336

07 Dec 24
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		All respondents (San Miguel County residents and out-of-county residents)	San Miguel County residents only	Live outside San Miguel County & at least one person in HH works in San Miguel County	Household Member(s) Live and/or Work in San Miguel County				
					Do you own or rent your residence? (Historic comparisons)		Do you live in: (Historic comparisons)		
									A unit with deed restrictions or employment, income or disability qualifications
					Own 2024	Rent 2024	Free market housing 2024	Housing provided by my employer 2024	2024
Employment		2024	2024	2024					
What types of business(es) do the adults in your household currently work for? (Adult 1)	Government (town, county, state, etc.)	16%	15%	25%	15%	19%	12%	17%	23%
	Ski area / recreation / arts / entertainment	15%	16%	10%	14%	20%	13%	30%	19%
	Other:	14%	15%	7%	13%	17%	15%	6%	17%
	Restaurant / bar	11%	11%	4%	6%	20%	6%	16%	19%
	Real estate, property management	10%	10%	11%	13%	6%	13%	7%	7%
	Health care and social assistance	10%	9%	11%	9%	10%	11%	10%	7%
	Accommodations / lodging	9%	9%	7%	7%	12%	8%	8%	11%
	Construction	9%	8%	16%	9%	7%	10%	6%	7%
	Education / public & private schools	8%	8%	7%	10%	7%	8%	10%	11%
	Professional services (legal, accounting, etc.)	8%	8%	10%	10%	4%	10%	4%	5%
	Retired or not employed	8%	8%	5%	11%	1%	8%	1%	3%
	Retail	6%	7%	7%	4%	10%	6%	8%	8%
	Other services - auto repair, salon, drycleaning, etc.	5%	5%	4%	4%	6%	4%	8%	6%
	Mining, agriculture, natural resources	3%	3%	6%	3%	2%	4%	9%	1%
	Transportation, warehousing	3%	3%	3%	2%	4%	2%	8%	4%
	Banking / finance / insurance	3%	2%	2%	2%	2%	3%	9%	1%
	Manufacturing	2%	3%	1%	2%	2%	2%	10%	2%
TOTAL		140%	141%	134%	134%	149%	135%	167%	149%
	n =	1,080	956	105	690	307	590	51	326

07 Dec 24
Source: RRC and EPS
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		All respondents (San Miguel County residents and out-of-county residents)	San Miguel County residents only	Live outside San Miguel County & at least one person in HH works in San Miguel County	Household Member(s) Live and/or Work in San Miguel County				
					Do you own or rent your residence? (Historic comparisons)		Do you live in: (Historic comparisons)		
									A unit with deed restrictions or employment, income or disability qualifications
					Own 2024	Rent 2024	Free market housing 2024	Housing provided by my employer 2024	2024
Employment		2024	2024	2024					
What types of business(es) do the adults in your household currently work for? (Adult 2)	Ski area / recreation / arts / entertainment	14%	14%	14%	11%	21%	11%	31%	16%
	Restaurant / bar	13%	14%	7%	8%	25%	10%	30%	18%
	Other:	12%	12%	4%	11%	10%	13%		9%
	Government (town, county, state, etc.)	11%	11%	10%	10%	10%	9%	12%	15%
	Construction	10%	10%	18%	11%	6%	11%		10%
	Accommodations / lodging	8%	8%	10%	6%	12%	6%	10%	11%
	Education / public & private schools	8%	7%	14%	9%	5%	8%		10%
	Health care and social assistance	8%	8%	7%	8%	8%	5%	6%	12%
	Retail	7%	8%	1%	7%	8%	7%	11%	9%
	Professional services (legal, accounting, etc.)	7%	7%	8%	8%	5%	8%	5%	6%
	Real estate, property management	7%	8%	6%	7%	4%	8%	12%	5%
	Other services -auto repair, salon, drycleaning, etc.	6%	7%	4%	7%	4%	7%	3%	7%
	Retired or not employed	6%	6%	3%	7%	1%	7%	5%	1%
	Banking / finance / insurance	3%	3%	8%	2%	4%	3%	4%	3%
	Mining, agriculture, natural resources	3%	3%	4%	3%	3%	3%	11%	2%
	Transportation, warehousing	3%	3%	3%	2%	2%	2%		4%
	Manufacturing	2%	2%	1%	2%	2%	2%	5%	1%
TOTAL		127%	129%	122%	120%	130%	122%	146%	140%
	n =	716	640	73	491	186	408	38	219

07 Dec 24
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		All respondents (San Miguel County residents and out-of-county residents)	San Miguel County residents only	Live outside San Miguel County & at least one person in HH works in San Miguel County	Household Member(s) Live and/or Work in San Miguel County				
					Do you own or rent your residence? (Historic comparisons)		Do you live in: (Historic comparisons)		
									A unit with deed restrictions or employment, income or disability qualifications
					Own 2024	Rent 2024	Free market housing 2024	Housing provided by my employer 2024	2024
Employment		2024	2024	2024					
What types of business(es) do the adults in your household currently work for? (Adult 3)	Restaurant / bar	18%	20%	12%	18%	26%	22%	15%	15%
	Ski area / recreation / arts / entertainment	15%	17%	6%	13%	25%	16%		25%
	Other:	12%	13%	6%	10%	15%	10%	26%	20%
	Retail	11%	12%		4%	20%	11%	68%	6%
	Education / public & private schools	9%	10%	6%	9%	8%	10%	17%	10%
	Construction	10%	11%		9%	6%	6%	26%	18%
	Accommodations / lodging	9%	9%	17%	8%	5%	7%	26%	7%
	Other services -auto repair, salon, drycleaning, etc.	7%	6%	18%	9%	7%	11%		4%
	Government (town, county, state, etc.)	5%	4%	12%	8%	2%	5%		
	Health care and social assistance	5%	5%		6%	4%			12%
	Banking / finance / insurance	5%	5%	6%	1%	3%	5%		4%
	Retired or not employed	4%	3%	6%	5%		4%		
	Professional services (legal, accounting, etc.)	3%	4%		3%	2%	3%	26%	
	Real estate, property management	3%	3%	5%	3%	2%	2%	17%	
	Transportation, warehousing	3%	2%	6%	5%		2%		
	Mining, agriculture, natural resources	2%	1%	6%	1%		3%		
	Manufacturing	2%		12%	3%		2%		
TOTAL		123%	125%	118%	114%	124%	120%	220%	121%
	n =	130	111	17	79	39	81	5	29

07 Dec 24
Source: RRC and EPS
2024 San Miguel County resident data weighted by housing tenure, householder age, householder Hispanic origin, household size, and zip code, to approximate 2018-22 ACS

SMRHA Household & Commuter Survey Summer 2024
San Miguel County & Surrounding Communities Household Survey March/April 2018
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		All respondents (San Miguel County residents and out-of-county residents)	San Miguel County residents only	Live outside San Miguel County & at least one person in HH works in San Miguel County	Household Member(s) Live and/or Work in San Miguel County				
					Do you own or rent your residence? (Historic comparisons)		Do you live in: (Historic comparisons)		
									A unit with deed restrictions or employment, income or disability qualifications
					Own 2024	Rent 2024	Free market housing 2024	Housing provided by my employer 2024	2024
Employment		2024	2024	2024					
What types of business(es) do the adults in your household currently work for? (Adult 4)	Restaurant / bar	14%	17%		20%	6%	12%	18%	23%
	Education / public & private schools	15%	13%	11%	13%	14%	10%	31%	18%
	Retired or not employed	14%	15%	11%	3%	17%	12%	31%	10%
	Accommodations / lodging	9%	12%	10%	6%	20%	16%		
	Other:	8%	11%		6%	16%	11%		9%
	Ski area / recreation / arts / entertainment	7%	9%	10%	9%	7%	6%		19%
	Retail	7%	9%		3%	11%		31%	10%
	Construction	6%	2%	23%	10%		6%		10%
	Other services -auto repair, salon, drycleaning, etc.	6%	5%	11%	6%	7%	10%		
	Professional services (legal, accounting, etc.)	6%	7%		6%	6%	6%		
	Real estate, property management	5%	6%		3%	10%	8%		
	Health care and social assistance	6%	5%		6%		3%		9%
	Transportation, warehousing	4%	3%	11%	7%		3%		10%
	Government (town, county, state, etc.)	4%	5%		7%		7%		
	Mining, agriculture, natural resources	4%	3%			14%		20%	10%
	Manufacturing	3%	2%	11%	3%	5%	6%		
TOTAL		118%	122%	100%	108%	134%	115%	131%	128%
	n =	49	39	9	31	13	29	4	11

07 Dec 24
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2024 San Miguel County resident data weighted by housing tenure, householder age, householder Hispanic origin, household size, and zip code, to approximate 2018-22 ACS

SMRHA Household & Commuter Survey Summer 2024
San Miguel County & Surrounding Communities Household Survey March/April 2018
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		All respondents (San Miguel County residents and out-of-county residents)	San Miguel County residents only	Live outside San Miguel County & at least one person in HH works in San Miguel County	Household Member(s) Live and/or Work in San Miguel County				
					Do you own or rent your residence? (Historic comparisons)		Do you live in: (Historic comparisons)		
									A unit with deed restrictions or employment, income or disability qualifications
					Own 2024	Rent 2024	Free market housing 2024	Housing provided by my employer 2024	2024
Employment		2024	2024	2024					
What types of business(es) do the adults in your household currently work for? (Data for up to 4 adults)	Ski area / recreation / arts / entertainment	25%	26%	21%	22%	33%	22%	52%	31%
	Government (town, county, state, etc.)	22%	22%	33%	23%	24%	18%	25%	31%
	Other:	22%	23%	10%	21%	24%	24%	8%	24%
	Restaurant / bar	20%	22%	10%	13%	36%	15%	40%	31%
	Construction	16%	14%	30%	17%	11%	18%	9%	14%
	Accommodations / lodging	15%	15%	17%	12%	20%	13%	18%	17%
	Real estate, property management	14%	15%	15%	17%	9%	18%	18%	10%
	Education / public & private schools	14%	14%	19%	16%	11%	14%	15%	18%
	Health care and social assistance	15%	14%	15%	14%	14%	14%	14%	15%
	Professional services (legal, accounting, etc.)	12%	12%	15%	16%	7%	16%	10%	8%
	Retail	12%	13%	8%	9%	17%	12%	27%	13%
	Retired or not employed	12%	12%	9%	16%	3%	13%	8%	4%
	Other services - auto repair, salon, drycleaning, etc.	9%	10%	10%	10%	9%	10%	10%	11%
	Mining, agriculture, natural resources	5%	5%	9%	5%	4%	6%	18%	3%
	Transportation, warehousing	5%	5%	7%	4%	5%	4%	8%	6%
	Banking / finance / insurance	5%	4%	8%	4%	5%	5%	12%	3%
	Manufacturing	4%	4%	5%	4%	3%	4%	14%	2%
TOTAL		229%	230%	241%	224%	235%	227%	305%	241%
	n =	1,108	979	107	707	311	607	51	330

07 Dec 24
Source: RRC and EPS
2024 San Miguel County resident data weighted by housing tenure, householder age, householder Hispanic origin, household size, and zip code, to approximate 2018-22 ACS

SMRHA Household & Commuter Survey Summer 2024
San Miguel County & Surrounding Communities Household Survey March/April 2018
San Miguel & Ouray Counties Household Survey Dec 2010-Jan 2011

Employment		All respondents (San Miguel County residents and out-of-county residents)			San Miguel County residents only			Live outside San Miguel County & at least one person in HH works in San Miguel County			Household Member(s) Live and/or Work in San Miguel County														
		2024	2018	2011	2024	2018	2011	2024	2018	2011	Do you own or rent your residence? (Historic comparisons)						Do you live in: (Historic comparisons)								
											Own			Rent			Free market housing			Housing provided by my employer			A unit with deed restrictions or employment, income or disability qualifications		
											2024	2018	2011	2024	2018	2011	2024	2018	2011	2024	2018	2011	2024	2018	2011
Where do you and other adults in your household currently work? (Adult 1)	Telluride	62%	50%	45%	64%	65%	59%	63%	46%	44%	60%	55%	59%	70%	69%	55%	62%	61%	62%	42%	33%	30%	71%	71%	60%
	Mountain Village	29%	26%	26%	31%	34%	36%	26%	24%	10%	26%	32%	25%	39%	32%	44%	22%	30%	23%	50%	53%	65%	42%	35%	45%
	Norwood	10%	9%	8%	10%	12%	11%	14%	11%	4%	12%	13%	14%	6%	9%	7%	15%	13%	14%	7%	19%	8%	3%	1%	4%
	Other:	10%	6%	13%	10%	6%	8%	3%	3%	13%	12%	7%	10%	3%	3%	5%	12%	7%	10%	7%		5%	3%	1%	7%
	Other San Miguel County	6%	8%	8%	6%	9%	9%	11%	8%	14%	6%	10%	14%	5%	8%	5%	8%	10%	11%	6%	16%	5%	4%	3%	10%
	Ilium, Ophir, Placerville, Sawpit	8%	7%	5%	8%	9%	6%	8%	5%	2%	9%	9%	9%	7%	7%	3%	11%	8%	6%	4%	18%		5%	6%	8%
	Lawson Hill	7%	6%	5%	7%	8%	7%	7%	4%	2%	7%	7%	8%	9%	9%	5%	7%	6%	5%	4%	11%	4%	9%	11%	11%
	Ridgway	4%	20%	13%	2%	5%	2%	8%	33%	40%	3%	13%	7%	1%	9%	4%	5%	14%	7%	3%	5%		1%	1%	2%
	Ouray	1%	2%	8%	1%	1%	1%	3%	6%	17%	1%	2%	4%	1%	3%	1%	2%	3%	3%	3%	5%		0%		2%
	Nucla / Naturita / Redvale	3%	9%		2%	2%		6%	13%		2%	5%		2%	4%		3%	5%			11%		1%		
	Other Ouray County	1%	2%	6%	1%	1%	1%	1%	6%	17%	1%	1%	4%	1%	3%	1%	1%	3%	3%		5%		0%		1%
	Montrose	2%	4%		1%	2%		5%	14%		2%	4%		1%	5%		3%	6%		2%	5%		1%	0%	
	Rico	2%	2%		1%	1%		7%	4%		2%	1%		2%	2%		3%	3%		2%				1%	
TOTAL		146%	152%	136%	145%	157%	140%	160%	175%	164%	144%	159%	153%	147%	165%	129%	154%	167%	143%	129%	183%	117%	141%	131%	150%
	n =	994	565	864	879	442	650	105	59	47	629	320	435	296	175	256	542	313	394	47	24	38	319	135	204
Where do you and other adults in your household currently work? (Adult 2)	Telluride	59%			63%			45%			59%			66%			57%			47%			69%		
	Mountain Village	27%			28%			30%			24%			35%			23%			42%			35%		
	Other:	11%			10%			8%			13%			5%			13%			3%			4%		
	Ilium, Ophir, Placerville, Sawpit	10%			10%			9%			10%			7%			11%			18%			8%		
	Lawson Hill	9%			9%			9%			9%			9%			8%			9%			12%		
	Norwood	9%			8%			17%			11%			4%			12%			6%			4%		
	Other San Miguel County	6%			7%			7%			8%			2%			8%			5%			4%		
	Ridgway	4%			2%			15%			4%			1%			5%						2%		
	Nucla / Naturita / Redvale	3%			2%			8%			2%			3%			3%			3%			1%		
	Montrose	2%			1%			7%			2%			1%			3%						1%		
	Ouray	2%			1%			7%			2%			1%			2%						1%		
	Rico	1%			1%			7%			2%			1%			1%						2%		
	Other Ouray County	1%			1%			4%			1%			1%			1%						2%		
TOTAL		145%			142%			173%			148%			136%			148%			133%			145%		
	n =	674			602			75			455			183			375			34			219		

07 Dec 24
Source: RRC and EPS
2024 San Miguel County resident data weighted by housing tenure, householder age, householder Hispanic origin, household size, and zip code, to approximate 2018-22 ACS

SMRHA Household & Commuter Survey Summer 2024

San Miguel County & Surrounding Communities Household Survey March/April 2018

San Miguel & Ouray Counties Household Survey Dec 2010-Jan 2011

		All respondents (San Miguel County residents and out-of-county residents)	San Miguel County residents only	Live outside San Miguel County & at least one person in HH works in San Miguel County	Household Member(s) Live and/or Work in San Miguel County					
					Do you own or rent your residence? (Historic comparisons)		Do you live in: (Historic comparisons)			
		2024	2024	2024					A unit with deed restrictions or employment, income or disability qualifications	
					Own 2024	Rent 2024	Free market housing 2024	Housing provided by my employer 2024	2024	
Employment		2024	2024	2024	2024	2024	2024	2024	2024	
Where do you and other adults in your household currently work? (Adult 3)	Telluride	46%	51%	23%	40%	57%	44%	13%	63%	
	Mountain Village	22%	24%	11%	21%	24%	20%	22%	28%	
	Other:	12%	13%	6%	15%	9%	11%	14%	7%	
	Ilium, Ophir, Placerville, Sawpit	11%	11%	12%	14%	5%	11%	14%	10%	
	Lawson Hill	11%	11%	12%	10%	10%	8%	22%	17%	
	Norwood	11%	9%	18%	13%	5%	13%	36%		
	Nucla / Naturita / Redvale	5%	5%	6%	3%	2%	4%		7%	
	Montrose	4%	3%	6%	1%	7%	2%	36%	3%	
	Other San Miguel County	3%	3%	6%	5%		5%			
	Ouray	4%	1%	6%	1%	7%		14%	7%	
	Rico	3%	2%	6%	3%	4%	2%	22%		
	Ridgway	2%	1%	6%	1%	2%	3%			
	Other Ouray County	1%	1%					22%		
	TOTAL		135%	136%	118%	127%	131%	123%	218%	143%
n =		126	107	17	75	40	76	6	31	
Where do you and other adults in your household currently work? (Adult 4)	Telluride	36%	44%		26%	45%	22%	49%	59%	
	Mountain Village	24%	29%	23%	30%	12%	23%		41%	
	Other:	14%	17%		18%	12%	21%			
	Nucla / Naturita / Redvale	10%	7%	26%	7%		12%	31%		
	Lawson Hill	9%	5%	13%	7%	9%		20%	20%	
	Ilium, Ophir, Placerville, Sawpit	8%	7%	13%		22%	4%	31%		
	Montrose	7%	2%	13%	7%		7%			
	Ridgway	4%	5%		7%		8%			
	Rico	4%	4%					31%		
	Other San Miguel County	2%	3%		4%		4%			
	Ouray	2%		13%	4%		4%			
	Other Ouray County	2%		13%	4%		4%			
	TOTAL		122%	125%	113%	114%	100%	107%	162%	120%
		n =	43	35	8	28	10	25	4	10

07 Dec 24

Source: RRC and EPS

2024 San Miguel County resident data weighted by housing tenure, householder age, householder Hispanic origin, household size, and zip code, to approximate 2018-22 ACS

SMRHA Household & Commuter Survey Summer 2024
San Miguel County & Surrounding Communities Household Survey March/April 2018
San Miguel & Ouray Counties Household Survey Dec 2010-Jan 2011

		All respondents (San Miguel County residents and out-of-county residents)	San Miguel County residents only	Live outside San Miguel County & at least one person in HH works in San Miguel County	Household Member(s) Live and/or Work in San Miguel County				
		2024	2024	2024	Do you own or rent your residence? (Historic comparisons)		Do you live in: (Historic comparisons)		
					Own 2024	Rent 2024	Free market housing 2024	Housing provided by my employer 2024	A unit with deed restrictions or employment, income or disability qualifications 2024
Employment									
Where do you and other adults in your household currently work? (Data for up to 4 adults)	Telluride	101%	106%	96%	102%	112%	101%	77%	118%
	Mountain Village	48%	50%	50%	44%	60%	38%	78%	66%
	Other:	18%	18%	10%	23%	8%	22%	11%	6%
	Norwood	16%	16%	28%	20%	9%	23%	16%	5%
	Ilium, Ophir, Placerville, Sawpit	15%	16%	17%	17%	11%	19%	21%	11%
	Lawson Hill	14%	14%	16%	14%	15%	13%	15%	18%
	Other San Miguel County	10%	10%	17%	12%	5%	14%	9%	6%
	Ridgway	7%	4%	19%	6%	2%	8%	3%	2%
	Nucla / Naturita / Redvale	6%	4%	14%	4%	4%	6%	5%	3%
	Montrose	4%	3%	11%	4%	2%	5%	7%	2%
	Rico	3%	2%	12%	3%	3%	4%	8%	1%
	Ouray	3%	2%	9%	3%	3%	4%	5%	2%
	Other Ouray County	2%	1%	5%	2%	2%	2%	3%	1%
TOTAL		247%	244%	304%	253%	235%	258%	258%	242%
	n =	1,035	914	107	657	303	568	49	323

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Source: RRC and EPS
2024 San Miguel County resident data weighted by housing tenure, householder age, householder Hispanic origin, household size, and zip code, to approximate 2018-22 ACS

SMRHA Household & Commuter Survey Summer 2024
San Miguel County & Surrounding Communities Household Survey March/April 2018
San Miguel & Ouray Counties Household Survey Dec 2010-Jan 2011

		All respondents (San Miguel County residents and out-of-county residents)			San Miguel County residents only			Live outside San Miguel County & at least one person in HH works in San Miguel County			Household Member(s) Live and/or Work in San Miguel County														
		2024	2018	2011	2024	2018	2011	2024	2018	2011	Do you own or rent your residence? (Historic comparisons)						Do you live in: (Historic comparisons)								
											Own			Rent			Free market housing			Housing provided by my employer			A unit with deed restrictions or employment, income or disability qualifications		
											2024	2018	2011	2024	2018	2011	2024	2018	2011	2024	2018	2011	2024	2018	2011
Commuting																									
How many miles do you travel one-way between home and work?	Do not commute/work from home	15%	18%		16%	17%		2%	7%		16%	14%		11%	16%		17%	13%		19%	40%		10%	13%	
	1 mile or less	15%	14%	25%	16%	15%	27%	1%	8%	13%	12%	9%	15%	20%	21%	38%	11%	14%	17%	14%	7%	38%	23%	17%	37%
	2 - 3 miles	14%	10%	16%	16%	13%	17%	9%	7%	10%	10%	11%	14%	21%	11%	19%	10%	8%	15%	29%	11%	22%	20%	19%	19%
	4 - 5 miles	13%	11%	13%	14%	10%	14%	6%		3%	12%	7%	14%	15%	9%	12%	7%	5%	12%	21%	5%	11%	26%	18%	18%
	6 - 10 miles	11%	12%	13%	11%	15%	12%	8%	3%	5%	12%	13%	13%	9%	13%	10%	10%	10%	11%	3%	8%	4%	11%	24%	16%
	11 - 15 miles	8%	7%	9%	9%	9%	11%	2%	1%		9%	10%	12%	7%	3%	7%	11%	9%	14%		9%	4%	3%	3%	4%
	16 - 25 miles	6%	7%	8%	5%	7%	8%	10%	14%	7%	6%	10%	10%	5%	6%	5%	7%	10%	11%	3%	16%	6%	3%	1%	2%
	26 - 50 miles	16%	18%	14%	12%	12%	9%	47%	50%	62%	19%	21%	19%	10%	18%	9%	22%	28%	19%	11%	5%	11%	2%	2%	3%
	50 miles or more	3%	3%	2%	1%	2%	1%	15%	10%		4%	4%	2%	1%	3%	1%	5%	3%	1%			4%		2%	
TOTAL		100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
Average		15.0	13.4	12.0	12.8	10.1	9.8	29.8	29.9	29.5	18.3	15.5	14.5	8.5	13.0	8.5	20.6	17.6	14.6	6.3	7.2	11.0	4.7	6.2	5.2
Median		5.0	5.0	5.0	4.0	5.0	5.0	30.0	36.8	40.0	5.0	10.0	7.0	3.0	4.0	3.0	8.0	12.0	8.0	3.0	2.7	3.0	3.0	4.0	3.0
n =		803	529	664	705	412	516	90	58	38	523	302	345	229	163	207	463	293	317	37	25	28	233	126	162
If you commute more than 5 miles one way to work: Why do you commute, rather than live and work in the same community?	N/A - I commute less than 5 miles, or I don't work	52%			58%			11%			48%			62%			41%			76%			72%		
	Price of housing; cannot afford to live where I work	25%			21%			57%			25%			24%			32%			15%			12%		
	Type of home I want is not affordable in community where I work	17%			14%			40%			19%			12%			25%			8%			6%		
	Prefer where I live now due to community character and amenities (e.g. schools, pace of life, etc.)	15%			13%			34%			19%			9%			21%			7%			7%		
	Don't mind the commute	11%			10%			17%			14%			7%			14%			4%			6%		
	I don't want to live in a deed-restricted home	10%			9%			17%			12%			6%			15%			5%			1%		
	Prefer where I live now due to better weather and/or preferred altitude	7%			7%			9%			10%			2%			10%			5%			4%		
	Work in other communities also	6%			5%			10%			8%			2%			10%						2%		
	Live in or near community where my spouse/partner works	5%			4%			11%			6%			2%			7%			3%			3%		
	I have been unable to get a deed-restricted home	5%			5%			4%			2%			8%			6%			10%			1%		
	Other:	5%			5%			7%			5%			4%			4%						5%		
	Can't find a place that will take dogs/cats	4%			4%			8%			2%			6%			6%			3%			1%		
TOTAL		162%			154%			226%			170%			146%			192%			137%			120%		
	n =	873			755			100			541			264			478			46			252		

07 Dec 24
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How many days per week do you typically use the following modes of transportation to get to work? (If you use multiple modes on a given day, please indicate the mode used for the longest distance.)		All respondents (San Miguel County residents and out-of-county residents)			San Miguel County residents only			Live outside San Miguel County & at least one person in HH works in San Miguel County			Household Member(s) Live and/or Work in San Miguel County														
		2024	2018	2011	2024	2018	2011	2024	2018	2011	Do you own or rent your residence? (Historic comparisons)						Do you live in: (Historic comparisons)								
											Own			Rent			Free market housing			Housing provided by my employer			A unit with deed restrictions or employment, income or disability qualifications		
											2024	2018	2011	2024	2018	2011	2024	2018	2011	2024	2018	2011	2024	2018	2011
		2024	2018	2011	2024	2018	2011	2024	2018	2011	2024	2018	2011	2024	2018	2011	2024	2018	2011	2024	2018	2011	2024	2018	2011
Walk or bike	0	69%	73%	62%	66%	68%	57%	86%	87%	89%	73%	80%	72%	62%	63%	45%	75%	76%	67%	60%	59%	26%	57%	67%	50%
	1	4%	4%	5%	5%	5%	5%	1%	2%	5%	6%	4%	5%	3%	5%	5%	4%	4%	4%	6%		2%	5%	6%	8%
	2	5%	5%	3%	5%	5%	4%	8%			4%	3%	3%	6%	5%	4%	3%	3%	2%	6%	6%	2%	8%	3%	7%
	3	3%	2%	3%	4%	3%	3%	3%		3%	3%	1%	1%	3%	4%	6%	3%	1%	3%	11%		4%	3%	7%	3%
	4	4%	3%	4%	5%	4%	4%	1%	2%	3%	3%	3%	3%	7%	5%	6%	4%	2%	4%	2%	7%	4%	6%	5%	4%
	5	8%	9%	11%	9%	9%	14%	1%	8%		7%	6%	9%	9%	12%	18%	6%	8%	10%	8%	27%	38%	13%	8%	15%
	6	1%	0%	2%	1%	1%	2%				0%		1%	1%	1%	3%	0%	1%	2%	2%		2%	1%		3%
	7	6%	3%	9%	6%	4%	10%				4%	2%	6%	8%	5%	14%	5%	4%	8%	5%	2%	21%	8%	4%	10%
TOTAL		100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
Average		1.2	1.0	1.7	1.4	1.2	2.0	.3	.5	.2	1.0	.7	1.2	1.6	1.5	2.6	1.0	1.0	1.5	1.4	1.9	3.9	1.8	1.2	2.1
n =		805	478	743	697	372	554	96	55	36	499	273	370	250	148	220	442	270	341	41	21	32	244	108	167
Drive Alone	0	33%	39%	40%	36%	44%	45%	11%	28%	20%	27%	33%	31%	43%	49%	58%	29%	33%	36%	49%	54%	78%	41%	60%	50%
	1	9%	5%	14%	9%	6%	13%	11%	9%	19%	10%	6%	16%	7%	7%	11%	11%	8%	17%	12%		8%	6%	5%	9%
	2	10%	7%	8%	9%	7%	7%	12%	7%	6%	12%	6%	7%	5%	5%	7%	11%	8%	7%	6%		4%	7%	5%	8%
	3	7%	6%	7%	7%	7%	6%	12%	4%	6%	9%	6%	9%	6%	7%	3%	7%	7%	6%	5%	6%	2%	9%	1%	7%
	4	11%	12%	6%	10%	9%	5%	20%	14%	9%	11%	13%	7%	10%	6%	5%	11%	10%	6%	13%	18%	4%	10%	11%	6%
	5	23%	25%	19%	22%	22%	18%	30%	37%	27%	23%	29%	25%	20%	23%	12%	25%	30%	22%	8%	19%		19%	16%	16%
	6	3%	3%	3%	3%	3%	2%			8%	2%	4%	3%	4%		2%	2%	3%	4%	7%			3%	2%	0%
	7	5%	3%	3%	5%	3%	4%	4%	1%	6%	5%	2%	2%	5%	3%	4%	5%	3%	2%		3%	4%	5%		4%
TOTAL		100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
Average		2.6	2.5	2.1	2.5	2.2	1.9	3.3	2.9	3.1	2.7	2.7	2.4	2.3	2.0	1.5	2.7	2.7	2.2	1.7	2.1	.7	2.3	1.6	1.8
n =		805	478	743	697	372	554	96	55	36	499	273	370	250	148	220	442	270	341	41	21	32	244	108	167

07 Dec 24
Source: RRC and EPS
2024 San Miguel County resident data weighted by housing tenure, householder age, householder Hispanic origin, household size, and zip code, to approximate 2018-22 ACS

SMRHA Household & Commuter Survey Summer 2024
San Miguel County & Surrounding Communities Household Survey March/April 2018
San Miguel & Ouray Counties Household Survey Dec 2010-Jan 2011

How many days per week do you typically use the following modes of transportation to get to work? (If you use multiple modes on a given day, please indicate the mode used for the longest distance.)		All respondents (San Miguel County residents and out-of-county residents)			San Miguel County residents only			Live outside San Miguel County & at least one person in HH works in San Miguel County			Household Member(s) Live and/or Work in San Miguel County														
		2024	2018	2011	2024	2018	2011	2024	2018	2011	Do you own or rent your residence? (Historic comparisons)						Do you live in: (Historic comparisons)								
											Own			Rent			Free market housing			Housing provided by my employer			A unit with deed restrictions or employment, income or disability qualifications		
											2024	2018	2011	2024	2018	2011	2024	2018	2011	2024	2018	2011	2024	2018	2011
Carpool or vanpool	0	90%	87%	86%	91%	86%	86%	80%	81%	75%	89%	83%	81%	89%	87%	91%	88%	87%	83%	90%	86%	94%	91%	80%	88%
	1	2%	3%	4%	1%	2%	3%	4%	6%	6%	1%	2%	4%	2%	4%	2%	2%	2%	4%	2%	6%	2%	2%	1%	2%
	2	3%	2%	3%	3%	3%	3%	5%		5%	3%	3%	4%	3%	1%	2%	3%	2%	3%			4%	3%	3%	5%
	3	2%	1%	2%	2%	2%	2%	5%	3%	3%	3%	3%	3%	2%			3%	2%	2%	5%			1%	3%	0%
	4	2%	2%	2%	2%	3%	3%	3%	2%	6%	2%	2%	3%	2%	4%	3%	2%	2%	4%		6%		1%	5%	2%
	5	2%	5%	3%	2%	5%	3%	1%	9%		2%	6%	4%	2%	4%	1%	2%	5%	3%	2%	3%		3%	8%	3%
	6			0%			0%						0%			0%			1%						
	7	0%	0%	0%		0%	0%	1%		6%		0%	0%	0%		1%			1%						
TOTAL		100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
Average		.3	.5	.4	.3	.5	.4	.6	.7	.9	.3	.6	.6	.3	.4	.3	.3	.4	.6	.3	.4	.1	.3	.8	.3
n =		805	478	743	697	372	554	96	55	36	499	273	370	250	148	220	442	270	341	41	21	32	244	108	167
Gondola / chondola	0	92%	93%		91%	89%		100%	100%		94%	96%		90%	85%		94%	96%		91%	89%		88%	77%	
	1	1%	1%		2%	1%			0%		2%	1%		1%	1%		1%	1%		4%			3%	3%	
	2	1%	2%		2%	3%					1%	1%		1%	5%		1%	1%			11%		1%	4%	
	3	1%	1%		2%	1%					2%	0%		1%	1%		1%	1%		2%			1%	0%	
	4	1%	1%		1%	1%					0%	1%		2%	1%		0%						3%	4%	
	5	2%	2%		2%	3%					1%	1%		3%	5%		2%	1%					4%	7%	
	6	0%	0%		0%	0%								0%	1%		0%							2%	
	7	1%	1%		1%	1%					0%	0%		1%	2%		1%	0%		2%			1%	3%	
TOTAL		100%	100%		100%	100%		100%	100%		100%	100%		100%	100%		100%	100%		100%	100%		100%	100%	
Average		.3	.2	.	.3	.4	.	.0	.0	.	.2	.1	.	.4	.6	.	.2	.1	.	.3	.2	.	.4	.9	.
n =		805	478	0	697	372	0	96	55	0	499	273	0	250	148	0	442	270	0	41	21	0	244	108	0

07 Dec 24
Source: RRC and EPS
2024 San Miguel County resident data weighted by housing tenure, householder age, householder Hispanic origin, household size, and zip code, to approximate 2018-22 ACS

SMRHA Household & Commuter Survey Summer 2024

San Miguel County & Surrounding Communities Household Survey March/April 2018

San Miguel & Ouray Counties Household Survey Dec 2010-Jan 2011

How many days per week do you typically use the following modes of transportation to get to work? (If you use multiple modes on a given day, please indicate the mode used for the longest distance.)		All respondents (San Miguel County residents and out-of-county residents)			San Miguel County residents only			Live outside San Miguel County & at least one person in HH works in San Miguel County			Household Member(s) Live and/or Work in San Miguel County														
		2024	2018	2011	2024	2018	2011	2024	2018	2011	Do you own or rent your residence? (Historic comparisons)						Do you live in: (Historic comparisons)								
											Own			Rent			Free market housing			Housing provided by my employer			A unit with deed restrictions or employment, income or disability qualifications		
											2024	2018	2011	2024	2018	2011	2024	2018	2011	2024	2018	2011	2024	2018	2011
Bus	0	92%	94%	94%	92%	91%	92%	94%	99%	94%	93%	93%	93%	91%	93%	92%	95%	93%	94%	72%	98%	98%	89%	90%	89%
	1	3%	1%	2%	4%	2%	2%	3%			4%	2%	2%	3%	1%	3%	2%	1%	2%	9%	2%		6%	2%	3%
	2	1%	2%	2%	1%	3%	3%			6%	1%	2%	3%	2%	2%	2%	0%	2%	2%	6%			2%	3%	4%
	3	1%	1%	1%	1%	2%	1%	1%			1%	2%	1%	1%	0%	1%	1%	2%	1%	3%			1%		1%
	4	1%	1%	0%	1%	1%	1%	1%	1%		1%	1%	1%	0%	1%	1%	1%	1%	0%		2%		1%	1%	0%
	5	1%	1%	1%	1%	1%	1%	1%			0%	1%	0%	3%	1%	1%	1%	0%	1%	11%			2%	4%	2%
	6	0%		0%	0%		0%				0%					0%	0%								1%
TOTAL		100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
Average		.2	.2	.1	.2	.2	.2	.2	.0	.1	.1	.2	.1	.3	.2	.2	.1	.2	.1	.8	.0	.1	.2	.3	.3
n =		805	478	743	697	372	554	96	55	36	499	273	370	250	148	220	442	270	341	41	21	32	244	108	167
Work at home/telecommute	0	87%	87%	100%	89%	86%	100%	81%	95%	100%	84%	87%	100%	93%	91%	100%	84%	86%	100%	89%	96%	100%	92%	94%	100%
	1	5%	3%		4%	3%		10%	1%		6%	3%		3%	3%		6%	4%		2%			3%		
	2	2%	2%		2%	3%		4%			3%	3%		1%	1%		3%	3%					1%	1%	
	3	2%	1%		1%	1%		4%			2%	1%		1%	0%		2%	1%			4%		2%		
	4	0%	1%		0%	0%					0%	0%		0%			0%			2%			0%	1%	
	5	3%	3%		3%	3%		1%	1%		3%	3%		2%	1%		3%	3%		4%			1%	2%	
	6	1%	1%		1%				4%		1%			0%	2%		1%	1%		2%					
7	1%	2%		1%	3%					1%	2%			2%		1%	3%						2%		
TOTAL		100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
Average		.4	.5	.0	.3	.5	.0	.4	.3	.0	.5	.5	.0	.2	.4	.0	.5	.5	.0	.5	.1	.0	.2	.3	.0
n =		805	478	743	697	372	554	96	55	36	499	273	370	250	148	220	442	270	341	41	21	32	244	108	167

07 Dec 24

Source: RRC and EPS

2024 San Miguel County resident data weighted by housing tenure, householder age, householder Hispanic origin, household size, and zip code, to approximate 2018-22 ACS

SMRHA Household & Commuter Survey Summer 2024

San Miguel County & Surrounding Communities Household Survey March/April 2018

San Miguel & Ouray Counties Household Survey Dec 2010-Jan 2011

How many days per week do you typically use the following modes of transportation to get to work? (If you use multiple modes on a given day, please indicate the mode used for the longest distance.)		All respondents (San Miguel County residents and out-of-county residents)			San Miguel County residents only			Live outside San Miguel County & at least one person in HH works in San Miguel County			Household Member(s) Live and/or Work in San Miguel County														
		2024	2018	2011	2024	2018	2011	2024	2018	2011	Do you own or rent your residence? (Historic comparisons)						Do you live in: (Historic comparisons)								
											Own			Rent			Free market housing			Housing provided by my employer			A unit with deed restrictions or employment, income or disability qualifications		
											2024	2018	2011	2024	2018	2011	2024	2018	2011	2024	2018	2011	2024	2018	2011
Other	0	99%	99%	93%	99%	99%	93%	100%	97%	94%	99%	99%	94%	100%	100%	92%	98%	100%	95%	100%	100%	98%	100%	98%	90%
	1	0%		2%	0%		2%				0%		2%			1%	0%		0%					3%	
	2			1%			1%			3%			1%			1%			1%					2%	
	3	0%			0%						0%						0%								
	4	0%		1%	0%		1%				0%		1%			2%	0%		1%					2%	
	5	0%	1%	2%	0%	0%	2%		3%	3%	0%	1%	1%			3%	0%	0%	2%				1%	3%	
	6			0%			0%						0%											1%	
	7	0%	0%	1%	0%	0%	1%				0%	0%	1%			1%	0%		1%			2%		0%	
TOTAL		100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
Average		.0	.0	.3	.0	.0	.2	.0	.2	.2	.1	.0	.2	.0	.0	.3	.1	.0	.2	.0	.0	.1	.0	.1	.3
n =		805	478	743	697	372	554	96	55	36	499	273	370	250	148	220	442	270	341	41	21	32	244	108	167
Number of days per week typically work (Computed from days per week each mode of transportation is used)	1	6%	2%	12%	6%	2%	12%	7%	2%	8%	7%	2%	12%	3%	2%	10%	7%	3%	12%	2%		12%	3%	1%	9%
	2	4%	4%	6%	3%	2%	5%	2%	8%	6%	5%	4%	5%	1%	3%	4%	5%	4%	4%		6%	4%	2%	2%	5%
	3	3%	2%	4%	2%	3%	3%	5%	1%	13%	4%	3%	5%	1%	1%	3%	3%	3%	5%	2%	4%	4%	2%	1%	2%
	4	13%	16%	9%	12%	13%	9%	20%	21%	8%	10%	17%	9%	17%	13%	10%	12%	13%	8%	20%	18%	6%	12%	18%	10%
	5	47%	55%	43%	47%	53%	46%	47%	63%	39%	47%	55%	48%	48%	53%	42%	44%	55%	47%	53%	62%	41%	52%	54%	48%
	6	8%	7%	7%	8%	10%	6%	3%	4%	14%	8%	6%	7%	8%	12%	7%	9%	9%	8%	13%	6%	6%	6%	5%	4%
	7	20%	13%	18%	21%	18%	20%	16%	1%	11%	20%	13%	14%	22%	15%	25%	19%	14%	16%	9%	5%	27%	25%	20%	21%
TOTAL		100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
Average		5.0	4.9	4.6	5.0	5.1	4.7	4.7	4.5	4.5	4.9	4.9	4.5	5.2	5.1	4.9	4.9	4.9	4.6	5.0	4.7	4.9	5.2	5.2	4.8
n =		805	478	743	697	372	554	96	55	36	499	273	370	250	148	220	442	270	341	41	21	32	244	108	167

07 Dec 24

Source: RRC and EPS

2024 San Miguel County resident data weighted by housing tenure, householder age, householder Hispanic origin, household size, and zip code, to approximate 2018-22 ACS

SMRHA Household & Commuter Survey Summer 2024
San Miguel County & Surrounding Communities Household Survey March/April 2018
San Miguel & Ouray Counties Household Survey Dec 2010-Jan 2011

		All respondents (San Miguel County residents and out-of-county residents)	San Miguel County residents only	Live outside San Miguel County & at least one person in HH works in San Miguel County	Household Member(s) Live and/or Work in San Miguel County				
					Do you own or rent your residence? (Historic comparisons)		Do you live in: (Historic comparisons)		
									A unit with deed restrictions or employment, income or disability qualifications
					Own	Rent	Free market housing	Housing provided by my employer	
Does your employer provide or help pay for your transportation?		2024	2024	2024	2024	2024	2024	2024	2024
Does your employer provide or help pay for your transportation?	Yes, provide	8%	7%	12%	7%	8%	9%	8%	6%
	Yes, subsidize	5%	4%	10%	5%	4%	5%	6%	3%
	No	87%	89%	78%	88%	88%	86%	86%	91%
TOTAL		100%	100%	100%	100%	100%	100%	100%	100%
	n =	968	852	103	608	293	519	47	307

07 Dec 24
Source: RRC and EPS
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San Miguel County & Surrounding Communities Household Survey March/April 2018
San Miguel & Ouray Counties Household Survey Dec 2010-Jan 2011

		All respondents (San Miguel County residents and out-of-county residents)			San Miguel County residents only			Live outside San Miguel County & at least one person in HH works in San Miguel County			Household Member(s) Live and/or Work in San Miguel County														
		2024	2018	2011	2024	2018	2011	2024	2018	2011	Do you own or rent your residence? (Historic comparisons)						Do you live in: (Historic comparisons)								
											Own			Rent			Free market housing			Housing provided by my employer			A unit with deed restrictions or employment, income or disability qualifications		
											2024	2018	2011	2024	2018	2011	2024	2018	2011	2024	2018	2011	2024	2018	2011
Housing																									
If you currently rent, would you prefer to own your home in the region?	Yes	87%			87%			87%						88%			92%			90%			81%		
	No	13%			13%			13%			100%			12%			8%			10%			19%		
TOTAL		100%			100%			100%			100%			100%			100%			100%			100%		
	n =	329			293			22			2			287			110			49			127		
(If you don't want to own) If you want to rent, why is renting your choice?	Housing I want and can afford is not available	50%	63%	52%	50%	63%	55%	64%	83%	38%		37%	38%	49%	70%	54%	36%	66%	57%	62%	78%	32%	49%	61%	54%
	I do not have a down payment	32%	54%	49%	31%	49%	46%	18%	60%	55%		21%	17%	31%	56%	49%	27%	59%	54%	25%	31%	17%	31%	44%	52%
	Renting is cheaper	49%	25%	41%	51%	32%	40%	36%	4%	31%		11%	46%	49%	28%	39%	36%	23%	43%	53%	65%	32%	56%	32%	42%
	Economic future is uncertain	28%	29%	44%	27%	22%	43%	36%	40%	47%		30%	56%	30%	28%	42%	34%	34%	37%	15%	22%	47%	27%	22%	43%
	Can't qualify for a mortgage	22%	30%	35%	22%	24%	32%		37%	47%	100%		10%	17%	30%	33%	15%	29%	40%		22%	20%	23%	26%	30%
	I want to remain mobile	17%	30%	22%	17%	20%	23%	18%	45%	23%		17%	26%	20%	28%	22%	24%	21%	20%		56%	51%	21%	25%	14%
	I am not committed to living here long term	23%	22%	23%	24%	10%	24%		41%	8%		22%	10%	23%	18%	23%	16%	17%	15%	29%	34%	39%	26%	12%	23%
	I will not buy a home with a deed restriction	21%	18%	13%	22%	17%	15%	18%	41%	8%			20%	23%	25%	14%	24%	21%	14%	36%	22%	17%	18%	18%	6%
	Intimidating/complicated buying qualification process	20%	19%	9%	21%	20%	10%	45%	25%	8%			10%	21%	22%	10%	10%	21%	13%	21%	53%	8%	25%	12%	10%
	Owning a home is not my dream	9%	4%	5%	10%	7%	4%					4%	5%	11%	6%	3%		6%	6%				17%	8%	3%
	Other:	15%	7%		13%	9%		18%	9%			35%		14%	7%		10%	12%					17%	8%	
TOTAL		284%	301%	293%	287%	273%	290%	255%	385%	264%	100%	178%	237%	286%	319%	291%	233%	309%	299%	239%	385%	262%	309%	268%	279%
	n =	56	102	230	48	81	184	5	10	13	1	10	19	47	79	171	13	55	97	7	6	23	29	27	55

07 Dec 24
Source: RRC and EPS
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SMRHA Household & Commuter Survey Summer 2024
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How important are the following factors to you when looking for a place to live?		All respondents (San Miguel County residents and out-of-county residents)	San Miguel County residents only	Live outside San Miguel County & at least one person in HH works in San Miguel County	Household Member(s) Live and/or Work in San Miguel County				
		2024	2024	2024	Do you own or rent your residence? (Historic comparisons)		Do you live in: (Historic comparisons)		
					Own 2024	Rent 2024	Free market housing 2024	Housing provided by my employer 2024	A unit with deed restrictions or employment, income or disability qualifications 2024
Close to my job	1 - Not at all important	8%	9%		11%	2%	12%	2%	1%
	2	4%	3%	6%	4%	3%	5%	3%	1%
	3	13%	12%	27%	16%	11%	17%	13%	7%
	4	25%	25%	31%	25%	28%	24%	30%	29%
	5 - Extremely important	38%	40%	31%	30%	52%	28%	50%	56%
	x - Don't know / not applicable	11%	11%	6%	15%	3%	14%	2%	5%
TOTAL		100%	100%	100%	100%	100%	100%	100%	100%
	n =	1,072	940	102	680	300	592	50	309
Average (if rated)		3.9	3.9	3.9	3.7	4.3	3.6	4.3	4.5
Close to job(s) of other members of my household	1 - Not at all important	11%	12%	4%	12%	9%	15%	7%	5%
	2	4%	4%	2%	4%	4%	4%	4%	3%
	3	12%	11%	26%	13%	10%	17%	6%	5%
	4	20%	20%	25%	20%	20%	20%	31%	22%
	5 - Extremely important	26%	27%	20%	23%	30%	18%	37%	36%
	x - Don't know / not applicable	27%	27%	23%	27%	27%	27%	14%	29%
TOTAL		100%	100%	100%	100%	100%	100%	100%	100%
	n =	1,026	902	98	653	289	566	49	297
Average (if rated)		3.6	3.6	3.7	3.5	3.8	3.3	4.0	4.1
Close to daycare or schools	1 - Not at all important	31%	32%	28%	29%	35%	32%	33%	29%
	2	4%	4%	5%	3%	7%	5%	3%	3%
	3	9%	9%	6%	9%	9%	10%	5%	7%
	4	11%	11%	17%	12%	11%	13%	20%	9%
	5 - Extremely important	13%	13%	10%	15%	8%	10%	17%	16%
	x - Don't know / not applicable	32%	32%	34%	33%	31%	31%	22%	36%
TOTAL		100%	100%	100%	100%	100%	100%	100%	100%
	n =	1,031	905	100	656	291	568	48	301
Average (if rated)		2.6	2.5	2.6	2.7	2.3	2.5	2.8	2.7

07 Dec 24
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San Miguel County & Surrounding Communities Household Survey March/April 2018
San Miguel & Ouray Counties Household Survey Dec 2010-Jan 2011

How important are the following factors to you when looking for a place to live?		All respondents (San Miguel County residents and out-of-county residents)	San Miguel County residents only	Live outside San Miguel County & at least one person in HH works in San Miguel County	Household Member(s) Live and/or Work in San Miguel County				
		2024	2024	2024	Do you own or rent your residence? (Historic comparisons)		Do you live in: (Historic comparisons)		
					Own 2024	Rent 2024	Free market housing 2024	Housing provided by my employer 2024	A unit with deed restrictions or employment, income or disability qualifications 2024
Close to commercial services (shopping, dining, etc.)	1 - Not at all important	9%	9%	9%	10%	9%	10%	10%	9%
	2	11%	10%	17%	10%	11%	12%	14%	9%
	3	28%	28%	33%	27%	32%	29%	33%	27%
	4	26%	27%	17%	24%	30%	23%	26%	30%
	5 - Extremely important	20%	19%	15%	20%	17%	19%	17%	21%
	x - Don't know / not applicable	6%	6%	10%	8%	1%	7%		5%
TOTAL		100%	100%	100%	100%	100%	100%	100%	100%
	n =	1,049	922	101	669	293	579	48	305
Average (if rated)		3.4	3.4	3.1	3.4	3.4	3.3	3.3	3.5
Community amenities (parks, libraries, etc.)	1 - Not at all important	3%	3%	6%	5%	2%	5%	5%	2%
	2	7%	7%	8%	7%	7%	7%	8%	6%
	3	25%	24%	30%	25%	23%	27%	21%	22%
	4	34%	35%	30%	31%	40%	31%	42%	40%
	5 - Extremely important	27%	27%	16%	26%	27%	25%	24%	27%
	x - Don't know / not applicable	5%	4%	10%	6%	1%	6%		3%
TOTAL		100%	100%	100%	100%	100%	100%	100%	100%
	n =	1,061	930	103	680	292	585	47	309
Average (if rated)		3.8	3.8	3.5	3.7	3.8	3.7	3.7	3.9
Community character (look and feel, family orientation, etc.)	1 - Not at all important	3%	3%	4%	3%	4%	4%	3%	3%
	2	5%	5%	5%	4%	6%	5%	11%	4%
	3	19%	19%	17%	16%	23%	16%	24%	20%
	4	34%	34%	36%	34%	35%	35%	36%	36%
	5 - Extremely important	35%	35%	31%	37%	30%	37%	25%	35%
	x - Don't know / not applicable	4%	4%	8%	6%	2%	5%		3%
TOTAL		100%	100%	100%	100%	100%	100%	100%	100%
	n =	1,063	935	100	682	294	587	49	309
Average (if rated)		4.0	4.0	3.9	4.0	3.8	4.0	3.7	4.0

07 Dec 24
Source: RRC and EPS
2024 San Miguel County resident data weighted by housing tenure, householder age, householder Hispanic origin, household size, and zip code, to approximate 2018-22 ACS

SMRHA Household & Commuter Survey Summer 2024
San Miguel County & Surrounding Communities Household Survey March/April 2018
San Miguel & Ouray Counties Household Survey Dec 2010-Jan 2011

How important are the following factors to you when looking for a place to live?		All respondents (San Miguel County residents and out-of-county residents)			San Miguel County residents only			Live outside San Miguel County & at least one person in HH works in San Miguel County			Household Member(s) Live and/or Work in San Miguel County														
		2024	2018	2011	2024	2018	2011	2024	2018	2011	Do you own or rent your residence? (Historic comparisons)						Do you live in: (Historic comparisons)								
											Own			Rent			Free market housing			Housing provided by my employer			A unit with deed restrictions or employment, income or disability qualifications		
											2024	2018	2011	2024	2018	2011	2024	2018	2011	2024	2018	2011	2024	2018	2011
Cost of housing to buy / rent	1 - Not at all important	2%			2%			1%			2%			1%			3%						1%		
	2	2%			2%			1%			3%						2%						0%		
	3	9%			9%			9%			12%			3%			11%						4%		
	4	18%			17%			17%			23%			10%			20%			12%			15%		
	5 - Extremely important	65%			65%			67%			53%			86%			57%			88%			78%		
	x - Don't know / not applicable	5%			5%			5%			7%			0%			6%						3%		
TOTAL		100%			100%			100%			100%			100%			100%			100%			100%		
	n =	1,060			932			103			679			295			587			48			308		
Average (if rated)		4.5			4.5			4.6			4.3			4.8			4.4			4.9			4.7		
Type of residence (single-family, condo, etc.)	1 - Not at all important	4%			4%			3%			3%			2%			4%			2%			2%		
	2	3%			3%						2%			4%			2%			4%			4%		
	3	16%			16%			19%			13%			22%			16%			22%			14%		
	4	27%			27%			25%			27%			28%			26%			24%			32%		
	5 - Extremely important	46%			46%			48%			48%			43%			46%			49%			42%		
	x - Don't know / not applicable	5%			5%			5%			7%			1%			6%						5%		
TOTAL		100%			100%			100%			100%			100%			100%			100%			100%		
	n =	1,063			933			101			680			293			589			48			306		
Average (if rated)		4.2			4.1			4.2			4.2			4.1			4.1			4.1			4.1		
Close to transit / bus / gondola service	1 - Not at all important	13%	23%	25%	11%	14%	15%	24%	23%	33%	15%	19%	20%	7%	11%	13%	16%	19%	23%	5%	10%	7%	2%	6%	7%
	2	12%	19%	13%	12%	16%	10%	15%	19%	17%	13%	18%	12%	11%	14%	8%	15%	22%	13%	6%	5%	5%	9%	6%	4%
	3	25%	23%	25%	25%	22%	26%	28%	29%	25%	27%	24%	27%	23%	23%	24%	29%	24%	29%	20%	40%	25%	23%	19%	20%
	4	22%	18%	20%	24%	22%	26%	13%	21%	17%	20%	21%	22%	29%	23%	28%	18%	19%	19%	45%	20%	29%	30%	30%	35%
	5 - Extremely important	23%	17%	17%	24%	24%	23%	13%	9%	8%	18%	17%	18%	29%	29%	27%	16%	16%	16%	24%	25%	34%	33%	38%	34%
	x - Don't know / not applicable	5%			5%			7%			7%			1%			6%						2%		
TOTAL		100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
	n =	1,041	723	1,094	916	526	758	100	60	47	662	380	516	295	198	279	574	364	473	48	25	41	303	159	213
Average (if rated)		3.3	2.9	2.9	3.4	3.3	3.3	2.7	2.7	2.5	3.2	3.0	3.1	3.6	3.5	3.5	3.0	2.9	2.9	3.8	3.4	3.8	3.8	3.9	3.8

07 Dec 24
Source: RRC and EPS
2024 San Miguel County resident data weighted by housing tenure, householder age, householder Hispanic origin, household size, and zip code, to approximate 2018-22 ACS

SMRHA Household & Commuter Survey Summer 2024

San Miguel County & Surrounding Communities Household Survey March/April 2018

San Miguel & Ouray Counties Household Survey Dec 2010-Jan 2011

How important are the following factors to you when looking for a place to live?		All respondents (San Miguel County residents and out-of-county residents)			San Miguel County residents only			Live outside San Miguel County & at least one person in HH works in San Miguel County			Household Member(s) Live and/or Work in San Miguel County														
		2024	2018	2011	2024	2018	2011	2024	2018	2011	Do you own or rent your residence? (Historic comparisons)						Do you live in: (Historic comparisons)								
											Own			Rent			Free market housing			Housing provided by my employer			A unit with deed restrictions or employment, income or disability qualifications		
											2024	2018	2011	2024	2018	2011	2024	2018	2011	2024	2018	2011	2024	2018	2011
Close to alpine skiing	1 - Not at all important	19%			16%			26%			18%			17%			19%			18%			11%		
	2	11%			10%			12%			9%			12%			10%			16%			9%		
	3	20%			20%			29%			22%			19%			22%			20%			19%		
	4	21%			22%			13%			22%			22%			20%			18%			27%		
	5 - Extremely important	24%			26%			12%			23%			28%			23%			29%			31%		
	x - Don't know / not applicable	5%			5%			7%			7%			1%			6%						3%		
TOTAL		100%		100%			100%			100%			100%			100%			100%			100%			
	n =	1,042		919			100			668			291			578			48			304			
Average (if rated)		3.2			3.3			2.7			3.2			3.3			3.2			3.2			3.6		
Pets allowed	1 - Not at all important	13%	15%	16%	13%	16%	14%	15%	16%	16%	13%	14%	12%	12%	18%	17%	9%	13%	12%	15%	9%	13%	16%	22%	18%
	2			0%			0%									0%									
	2	5%	4%	5%	4%	5%	6%	7%	2%		4%	4%	5%	6%	5%	7%	5%	5%	4%	7%	3%	15%	4%	5%	9%
	3	10%	11%	13%	10%	13%	14%	6%	8%	10%	8%	11%	14%	11%	14%	14%	9%	10%	12%	8%	9%	18%	11%	18%	18%
	4	16%	11%	14%	17%	12%	14%	10%	4%	14%	16%	12%	15%	16%	9%	12%	17%	11%	14%	20%	8%	11%	15%	11%	16%
	5 - Extremely important	49%	59%	52%	49%	53%	51%	53%	71%	60%	49%	59%	54%	49%	55%	49%	52%	62%	58%	51%	72%	42%	45%	44%	40%
	x - Don't know / not applicable	7%			8%			9%			9%			6%			7%						9%		
TOTAL		100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	
	n =	1,067	731	1,108	935	529	760	104	63	48	683	383	524	296	198	276	595	366	479	48	26	41	305	158	213
Average (if rated)		3.9	3.9	3.8	3.9	3.8	3.8	3.9	4.1	4.0	3.9	4.0	3.9	3.9	3.8	3.7	4.1	4.0	4.0	3.8	4.3	3.5	3.8	3.5	3.5
Garage	1 - Not at all important	11%	14%	9%	12%	16%	12%	10%	12%	2%	8%	14%	8%	16%	17%	14%	11%	14%	11%	18%	4%	25%	12%	20%	10%
	2	11%	15%	9%	12%	15%	13%	9%	10%	6%	9%	11%	10%	15%	18%	15%	12%	15%	11%	13%	11%	18%	12%	12%	13%
	3	22%	18%	23%	23%	19%	25%	24%	29%	29%	22%	20%	20%	26%	22%	33%	19%	20%	25%	31%	31%	19%	27%	22%	31%
	4	23%	20%	21%	24%	24%	21%	21%	16%	20%	23%	19%	23%	26%	27%	18%	23%	22%	19%	28%	42%	30%	23%	21%	20%
	5 - Extremely important	27%	32%	38%	25%	27%	29%	30%	34%	43%	32%	35%	39%	14%	17%	19%	30%	28%	35%	11%	12%	8%	19%	26%	25%
	x - Don't know / not applicable	5%			4%			6%			6%			3%			5%						5%		
TOTAL		100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	
	n =	1,054	724	1,110	927	525	762	102	62	48	679	380	525	292	196	281	587	361	481	48	26	41	305	159	213
Average (if rated)		3.5	3.4	3.7	3.4	3.3	3.4	3.5	3.5	4.0	3.6	3.5	3.7	3.1	3.1	3.1	3.5	3.4	3.6	3.0	3.5	2.8	3.3	3.2	3.4

07 Dec 24
Source: RRC and EPS
2024 San Miguel County resident data weighted by housing tenure, householder age, householder Hispanic origin, household size, and zip code, to approximate 2018-22 ACS

SMRHA Household & Commuter Survey Summer 2024
San Miguel County & Surrounding Communities Household Survey March/April 2018
San Miguel & Ouray Counties Household Survey Dec 2010-Jan 2011

How important are the following factors to you when looking for a place to live?		All respondents (San Miguel County residents and out-of-county residents)			San Miguel County residents only			Live outside San Miguel County & at least one person in HH works in San Miguel County			Household Member(s) Live and/or Work in San Miguel County														
		2024	2018	2011	2024	2018	2011	2024	2018	2011	Do you own or rent your residence? (Historic comparisons)						Do you live in: (Historic comparisons)								
											Own			Rent			Free market housing			Housing provided by my employer			A unit with deed restrictions or employment, income or disability qualifications		
											2024	2018	2011	2024	2018	2011	2024	2018	2011	2024	2018	2011	2024	2018	2011
Extra storage/locker (if don't have garage)	1 - Not at all important	10%	5%	3%	9%	4%	4%	9%	3%		9%	2%	2%	9%	4%	5%	11%	1%	1%	4%	7%	14%	8%	5%	4%
	2	9%	8%	5%	9%	7%	6%	6%	5%		8%	6%	2%	12%	8%	9%	9%	7%	4%	14%		12%	9%	7%	7%
	3	21%	18%	21%	21%	17%	22%	24%	29%	27%	18%	17%	19%	26%	23%	28%	18%	19%	26%	35%	13%	32%	25%	21%	17%
	4	26%	31%	33%	26%	32%	33%	27%	27%	41%	25%	32%	36%	28%	28%	29%	24%	34%	32%	28%	23%	32%	27%	30%	33%
	5 - Extremely important	25%	38%	38%	25%	41%	36%	19%	36%	32%	26%	43%	41%	23%	37%	29%	24%	39%	37%	20%	57%	10%	25%	37%	39%
	x - Don't know / not applicable	11%			10%			15%			15%			2%			14%						7%		
TOTAL		100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
	n =	1,036	727	1,109	909	526	760	100	61	49	659	381	522	292	196	281	572	362	479	48	27	41	304	158	211
Average (if rated)		3.5	3.9	4.0	3.5	4.0	3.9	3.5	3.9	4.1	3.6	4.1	4.1	3.4	3.9	3.7	3.5	4.0	4.0	3.5	4.2	3.1	3.6	3.9	4.0
Washer/dryer in unit	1 - Not at all important	2%	3%	3%	2%	2%	3%	3%		2%	2%	2%	2%	3%	2%	4%	3%	2%	2%	2%		3%	2%	2%	4%
	2	4%	3%	3%	4%	2%	4%	5%	8%		2%	1%	2%	9%	5%	5%	2%	2%	2%	7%		5%	7%	5%	5%
	3	9%	6%	9%	8%	7%	10%	9%	11%	6%	5%	5%	7%	12%	11%	12%	8%	7%	8%	19%	23%	15%	8%	7%	11%
	4	23%	15%	19%	24%	19%	19%	19%	7%	24%	22%	13%	20%	27%	22%	20%	22%	16%	18%	27%	19%	25%	28%	22%	24%
	5 - Extremely important	58%	72%	67%	58%	70%	65%	58%	74%	67%	63%	78%	69%	49%	59%	59%	60%	73%	70%	45%	58%	52%	52%	65%	56%
	x - Don't know / not applicable	4%			4%			6%			6%			1%			5%						3%		
TOTAL		100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
	n =	1,068	734	1,119	940	530	766	102	62	49	685	386	528	297	197	282	595	365	484	48	27	40	310	159	215
Average (if rated)		4.4	4.5	4.4	4.4	4.5	4.4	4.3	4.5	4.5	4.5	4.7	4.5	4.1	4.3	4.3	4.4	4.6	4.5	4.1	4.3	4.2	4.3	4.4	4.2
Private yard or private outdoor space	1 - Not at all important	4%	3%	3%	5%	3%	5%	2%	3%		3%	3%	2%	6%	2%	8%	5%	2%	3%		1%	10%	5%	6%	6%
	2	9%	8%	4%	10%	8%	6%	3%	6%	2%	6%	4%	3%	16%	14%	9%	8%	8%	4%	6%	1%	14%	14%	10%	9%
	3	17%	15%	13%	18%	17%	16%	8%	19%	8%	13%	11%	11%	25%	27%	22%	13%	16%	12%	42%	8%	17%	22%	24%	24%
	4	24%	19%	25%	24%	22%	26%	26%	17%	26%	24%	20%	23%	25%	22%	31%	22%	21%	22%	29%	26%	35%	29%	24%	34%
	5 - Extremely important	42%	55%	55%	39%	50%	47%	55%	56%	64%	48%	62%	61%	26%	35%	31%	49%	53%	59%	23%	63%	24%	25%	35%	28%
	x - Don't know / not applicable	4%			3%			5%			5%			1%			4%						4%		
TOTAL		100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
	n =	1,072	740	1,121	940	533	767	99	63	49	688	387	527	293	200	280	595	372	481	48	26	41	309	159	213
Average (if rated)		3.9	4.1	4.2	3.9	4.1	4.0	4.4	4.2	4.5	4.1	4.3	4.4	3.5	3.7	3.7	4.1	4.2	4.3	3.7	4.5	3.5	3.6	3.7	3.7

07 Dec 24
Source: RRC and EPS
2024 San Miguel County resident data weighted by housing tenure, householder age, householder Hispanic origin, household size, and zip code, to approximate 2018-22 ACS

SMRHA Household & Commuter Survey Summer 2024
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From the list above, which 3 factors are most important to your household?		All respondents (San Miguel County residents and out-of-county residents)	San Miguel County residents only	Live outside San Miguel County & at least one person in HH works in San Miguel County	Household Member(s) Live and/or Work in San Miguel County				
		2024	2024	2024	Do you own or rent your residence? (Historic comparisons)		Do you live in: (Historic comparisons)		
					Own 2024	Rent 2024	Free market housing 2024	Housing provided by my employer 2024	A unit with deed restrictions or employment, income or disability qualifications 2024
First Rank	Cost of housing to buy / rent	32%	32%	35%	23%	48%	29%	50%	38%
	Close to my job	23%	24%	19%	19%	29%	16%	25%	35%
	Community character (look and feel, family orientation, etc.)	10%	10%	10%	14%	3%	12%	8%	5%
	Type of residence (single-family, condo, etc.)	7%	6%	12%	11%	1%	10%		3%
	Pets allowed	6%	6%	9%	5%	7%	7%	2%	5%
	Close to alpine skiing	5%	5%		5%	2%	6%		3%
	Private yard or private outdoor space	4%	3%	4%	4%	2%	5%		1%
	Close to daycare or schools	3%	3%	4%	4%	2%	3%	5%	3%
	Close to commercial services (shopping, dining, etc.)	3%	3%	1%	4%	1%	5%	2%	0%
	Community amenities (parks, libraries, etc.)	3%	3%		3%	1%	3%	5%	1%
	Close to job(s) of other members of my household	3%	3%	4%	4%	2%	2%	1%	1%
	Close to transit / bus / gondola service	1%	1%	1%	1%	1%	0%		2%
	Washer/dryer in unit	1%	1%		1%	1%	1%	2%	1%
	Garage	0%	0%	1%	1%	0%	0%		0%
	Other	0%	0%		1%		1%		
	Extra storage/locker (if don't have garage)	0%	0%		0%				0%
TOTAL		100%	100%	100%	100%	100%	100%	100%	100%
	n =	1,059	933	99	669	303	586	50	306

07 Dec 24
Source: RRC and EPS
2024 San Miguel County resident data weighted by housing tenure, householder age, householder Hispanic origin, household size, and zip code, to approximate 2018-22 ACS

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From the list above, which 3 factors are most important to your household?		All respondents (San Miguel County residents and out-of-county residents)	San Miguel County residents only	Live outside San Miguel County & at least one person in HH works in San Miguel County	Household Member(s) Live and/or Work in San Miguel County				
		2024	2024	2024	Do you own or rent your residence? (Historic comparisons)		Do you live in: (Historic comparisons)		
					Own 2024	Rent 2024	Free market housing 2024	Housing provided by my employer 2024	A unit with deed restrictions or employment, income or disability qualifications 2024
Second Rank	Close to my job	14%	14%	20%	10%	22%	12%	27%	18%
	Cost of housing to buy / rent	14%	14%	13%	11%	17%	11%	15%	17%
	Type of residence (single-family, condo, etc.)	10%	10%	10%	11%	8%	11%	6%	8%
	Pets allowed	9%	10%	7%	9%	11%	11%	12%	9%
	Community character (look and feel, family orientation, etc.)	8%	8%	9%	9%	6%	9%	6%	7%
	Community amenities (parks, libraries, etc.)	7%	7%	3%	8%	3%	7%		5%
	Close to commercial services (shopping, dining, etc.)	6%	6%	3%	6%	7%	6%	7%	6%
	Close to job(s) of other members of my household	5%	5%	8%	6%	5%	5%	12%	6%
	Close to alpine skiing	5%	5%	1%	7%	3%	5%		7%
	Private yard or private outdoor space	5%	4%	8%	5%	3%	6%	4%	1%
	Close to daycare or schools	4%	4%	8%	5%	3%	3%	2%	5%
	No second choice	4%	4%	3%	4%	3%	3%	4%	4%
	Garage	3%	3%	1%	4%	1%	4%		1%
	Close to transit / bus / gondola service	2%	3%	2%	2%	3%	1%	2%	3%
	Washer/dryer in unit	2%	2%	3%	2%	3%	2%	3%	2%
	Extra storage/locker (if don't have garage)	1%	1%	1%	1%	1%	1%		1%
	Other	0%	0%		0%		0%		0%
TOTAL		100%	100%	100%	100%	100%	100%	100%	100%
	n =	1,059	933	99	669	303	586	50	306

07 Dec 24
Source: RRC and EPS
2024 San Miguel County resident data weighted by housing tenure, householder age, householder Hispanic origin, household size, and zip code, to approximate 2018-22 ACS

SMRHA Household & Commuter Survey Summer 2024
San Miguel County & Surrounding Communities Household Survey March/April 2018
San Miguel & Ouray Counties Household Survey Dec 2010-Jan 2011

From the list above, which 3 factors are most important to your household?		All respondents (San Miguel County residents and out-of-county residents)	San Miguel County residents only	Live outside San Miguel County & at least one person in HH works in San Miguel County	Household Member(s) Live and/or Work in San Miguel County				
		2024	2024	2024	Do you own or rent your residence? (Historic comparisons)		Do you live in: (Historic comparisons)		
					Own 2024	Rent 2024	Free market housing 2024	Housing provided by my employer 2024	A unit with deed restrictions or employment, income or disability qualifications 2024
Third Rank	Private yard or private outdoor space	9%	9%	12%	10%	7%	11%	6%	8%
	Pets allowed	9%	8%	15%	9%	9%	10%	9%	7%
	Cost of housing to buy / rent	9%	8%	8%	7%	11%	6%	10%	13%
	Community amenities (parks, libraries, etc.)	8%	8%	9%	8%	9%	8%	8%	10%
	No third choice	8%	8%	5%	11%	5%	7%	4%	8%
	Washer/dryer in unit	8%	8%	8%	8%	9%	8%	5%	8%
	Type of residence (single-family, condo, etc.)	8%	8%	8%	9%	7%	9%	3%	5%
	Close to commercial services (shopping, dining, etc.)	7%	7%	8%	7%	7%	7%	15%	7%
	Close to my job	7%	7%	10%	6%	8%	7%	8%	6%
	Close to alpine skiing	6%	7%	3%	5%	8%	6%	9%	7%
	Community character (look and feel, family orientation, etc.)	6%	6%	5%	8%	3%	8%	2%	4%
	Close to transit / bus / gondola service	4%	4%	2%	2%	7%	3%	11%	5%
	Garage	4%	4%		3%	2%	4%	2%	2%
	Close to daycare or schools	3%	3%	4%	4%	2%	3%	2%	4%
	Close to job(s) of other members of my household	3%	2%	3%	2%	3%	2%	4%	3%
	Extra storage/locker (if don't have garage)	2%	2%	1%	1%	4%	1%	2%	3%
TOTAL		100%	100%	100%	100%	100%	100%	100%	100%
	n =	1,059	933	99	669	303	586	50	306

07 Dec 24
Source: RRC and EPS
2024 San Miguel County resident data weighted by housing tenure, householder age, householder Hispanic origin, household size, and zip code, to approximate 2018-22 ACS

SMRHA Household & Commuter Survey Summer 2024
San Miguel County & Surrounding Communities Household Survey March/April 2018
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From the list above, which 3 factors are most important to your household?		All respondents (San Miguel County residents and out-of-county residents)	San Miguel County residents only	Live outside San Miguel County & at least one person in HH works in San Miguel County	Household Member(s) Live and/or Work in San Miguel County				
		2024	2024	2024	Do you own or rent your residence? (Historic comparisons)		Do you live in: (Historic comparisons)		
					Own 2024	Rent 2024	Free market housing 2024	Housing provided by my employer 2024	A unit with deed restrictions or employment, income or disability qualifications 2024
Top 2 Combined	Cost of housing to buy / rent	45%	46%	47%	34%	65%	40%	65%	55%
	Close to my job	37%	38%	39%	29%	51%	29%	52%	53%
	Community character (look and feel, family orientation, etc.)	18%	18%	19%	23%	9%	21%	14%	12%
	Type of residence (single-family, condo, etc.)	17%	16%	22%	22%	9%	21%	6%	11%
	Pets allowed	15%	16%	16%	14%	18%	18%	13%	14%
	Close to alpine skiing	9%	11%	1%	12%	6%	12%		9%
	Community amenities (parks, libraries, etc.)	10%	10%	3%	12%	4%	11%	5%	6%
	Close to commercial services (shopping, dining, etc.)	10%	10%	4%	10%	8%	10%	9%	6%
	Close to job(s) of other members of my household	8%	8%	12%	10%	7%	7%	14%	7%
	Private yard or private outdoor space	8%	7%	12%	9%	5%	10%	4%	3%
	Close to daycare or schools	7%	7%	13%	9%	5%	7%	8%	8%
	Garage	3%	3%	2%	4%	2%	4%		1%
	Close to transit / bus / gondola service	3%	3%	3%	3%	4%	2%	2%	5%
	Washer/dryer in unit	3%	3%	3%	2%	4%	3%	5%	3%
	Extra storage/locker (if don't have garage)	1%	1%	1%	1%	1%	1%		1%
	Other	1%	1%		1%		1%		0%
TOTAL		196%	196%	197%	196%	197%	197%	196%	196%
	n =	1,059	933	99	669	303	586	50	306

07 Dec 24
Source: RRC and EPS
2024 San Miguel County resident data weighted by housing tenure, householder age, householder Hispanic origin, household size, and zip code, to approximate 2018-22 ACS

SMRHA Household & Commuter Survey Summer 2024
San Miguel County & Surrounding Communities Household Survey March/April 2018
San Miguel & Ouray Counties Household Survey Dec 2010-Jan 2011

From the list above, which 3 factors are most important to your household?		All respondents (San Miguel County residents and out-of-county residents)	San Miguel County residents only	Live outside San Miguel County & at least one person in HH works in San Miguel County	Household Member(s) Live and/or Work in San Miguel County				
		2024	2024	2024	Do you own or rent your residence? (Historic comparisons)		Do you live in: (Historic comparisons)		
					Own 2024	Rent 2024	Free market housing 2024	Housing provided by my employer 2024	A unit with deed restrictions or employment, income or disability qualifications 2024
Top 3 Combined	Cost of housing to buy / rent	54%	55%	55%	42%	76%	46%	75%	67%
	Close to my job	44%	44%	49%	34%	59%	36%	60%	59%
	Pets allowed	24%	24%	31%	23%	27%	27%	23%	21%
	Type of residence (single-family, condo, etc.)	24%	24%	30%	31%	16%	30%	9%	16%
	Community character (look and feel, family orientation, etc.)	24%	24%	24%	30%	12%	30%	15%	16%
	Community amenities (parks, libraries, etc.)	18%	18%	12%	19%	13%	18%	13%	16%
	Private yard or private outdoor space	17%	16%	24%	20%	11%	21%	9%	10%
	Close to commercial services (shopping, dining, etc.)	17%	17%	12%	17%	15%	18%	24%	13%
	Close to alpine skiing	15%	17%	4%	17%	13%	18%	9%	16%
	Washer/dryer in unit	11%	11%	11%	10%	12%	11%	10%	11%
	Close to daycare or schools	10%	10%	16%	13%	7%	9%	10%	13%
	Close to job(s) of other members of my household	11%	10%	15%	12%	10%	9%	18%	10%
	Close to transit / bus / gondola service	7%	7%	5%	5%	11%	5%	12%	10%
	Garage	7%	7%	2%	8%	4%	9%	2%	4%
	Extra storage/locker (if don't have garage)	3%	3%	2%	2%	4%	2%	2%	5%
	Other	1%	1%		1%		1%		0%
TOTAL		288%	288%	292%	285%	291%	290%	292%	287%
	n =	1,059	933	99	669	303	586	50	306

07 Dec 24
Source: RRC and EPS
2024 San Miguel County resident data weighted by housing tenure, householder age, householder Hispanic origin, household size, and zip code, to approximate 2018-22 ACS

SMRHA Household & Commuter Survey Summer 2024
San Miguel County & Surrounding Communities Household Survey March/April 2018
San Miguel & Ouray Counties Household Survey Dec 2010-Jan 2011

		All respondents (San Miguel County residents and out-of-county residents)	San Miguel County residents only	Live outside San Miguel County & at least one person in HH works in San Miguel County	Household Member(s) Live and/or Work in San Miguel County				
					Do you own or rent your residence? (Historic comparisons)		Do you live in: (Historic comparisons)		
									A unit with deed restrictions or employment, income or disability qualifications
					Own 2024	Rent 2024	Free market housing 2024	Housing provided by my employer 2024	2024
What do you feel you need to improve your housing situation?	N/A; I am happy with my housing situation	48%	49%	43%	68%	11%	56%	5%	37%
	Finding a home I can afford to buy	27%	28%	22%	8%	63%	20%	67%	36%
	Assurance I can stay in my rental unit for awhile (e.g. that my landlord won't sell the unit, longer lease term, etc.)	15%	15%	10%	1%	38%	9%	38%	21%
	Help with a down payment and closing costs to buy a home	13%	14%	11%	3%	32%	9%	30%	18%
	Assistance to help me pay rent or other housing costs each month	11%	11%	12%	5%	21%	7%	24%	16%
	Help with repairs to my home	11%	10%	11%	13%	7%	12%	10%	8%
	Help getting a loan to buy a home	11%	11%	8%	2%	26%	7%	25%	15%
	Money to help me get through emergencies when they arise	11%	10%	13%	6%	18%	8%	12%	13%
	Help finding rental housing	8%	8%	12%	1%	18%	6%	19%	8%
	Other:	5%	6%	3%	5%	5%	3%	5%	9%
	Better access to transit	5%	5%	9%	5%	5%	5%	14%	3%
	Money or technical assistance to build an Accessory Dwelling Unit (ADU) on my lot	4%	4%	5%	4%	2%	6%	5%	1%
	Finding a compatible housemate to share my/a home (e.g. for income or social reasons, to help with home upkeep, etc.)	4%	4%	8%	2%	6%	2%	11%	6%
	Help with security deposit / first & last month's rent	4%	4%	6%	1%	8%	2%	10%	5%
	Assistance to make my home more accessible & safe to live in	3%	3%	5%	2%	5%	3%	8%	4%
TOTAL	Where to find landlords that accept people without a Social Security Number (SSN)	0%	0%			1%			0%
		181%	180%	178%	127%	265%	157%	282%	202%
n =		1,158	1,020	103	752	301	652	50	317

07 Dec 24
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SMRHA Household & Commuter Survey Summer 2024
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San Miguel & Ouray Counties Household Survey Dec 2010-Jan 2011

		All respondents (San Miguel County residents and out-of-county residents)			San Miguel County residents only			Live outside San Miguel County & at least one person in HH works in San Miguel County			Household Member(s) Live and/or Work in San Miguel County														
		2024	2018	2011	2024	2018	2011	2024	2018	2011	Do you own or rent your residence? (Historic comparisons)						Do you live in: (Historic comparisons)								
											Own			Rent			Free market housing			Housing provided by my employer			A unit with deed restrictions or employment, income or disability qualifications		
											2024	2018	2011	2024	2018	2011	2024	2018	2011	2024	2018	2011	2024	2018	2011
<i>Would you consider moving?</i>																									
In the next five years, do you want to move into other housing or stay where you now reside?	Stay in my current home	64%	65%	61%	64%	61%	55%	70%	52%	52%	83%	83%	76%	30%	23%	26%	71%	57%	63%	29%	51%	26%	57%	57%	46%
	Move into a different home in the area	36%	35%	39%	36%	39%	45%	30%	48%	48%	17%	17%	24%	70%	77%	74%	29%	43%	37%	71%	49%	74%	43%	43%	54%
TOTAL		100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
	n =	1,147	739	1,117	1,007	533	762	102	61	47	742	386	534	297	198	269	641	364	481	50	26	41	313	158	205
If housing were available that you could afford, would you consider moving within or to the San Miguel Region in the next 5 years (e.g. for reasons of convenience, economics, or quality of life)?	Yes, if I could BUY a home	50%			50%			55%			45%			59%			47%			64%			56%		
	Yes, if I could RENT a home	3%			2%			7%			1%			5%			2%			4%			2%		
	Yes, if I could BUY OR RENT a home	13%			13%			9%			3%			28%			9%			25%			19%		
	No	34%			34%			29%			51%			7%			42%			6%			23%		
TOTAL		100%			100%			100%			100%			100%			100%			100%			100%		
	n =	1,003			874			94			617			296			553			50			286		
(If you would not consider moving) Why not?	I prefer to live in my present community / residence	78%			76%			97%			79%			62%			77%			24%			82%		
	I expect to move outside the region	16%			17%			3%			14%			32%			16%			76%			13%		
	Other reason:	6%			7%						7%			6%			6%						5%		
TOTAL		100%			100%			100%			100%			100%			100%			100%			100%		
	n =	371			323			30			308			21			244			3			71		

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San Miguel County & Surrounding Communities Household Survey March/April 2018
San Miguel & Ouray Counties Household Survey Dec 2010-Jan 2011

		All respondents (San Miguel County residents and out-of-county residents)	San Miguel County residents only	Live outside San Miguel County & at least one person in HH works in San Miguel County	Household Member(s) Live and/or Work in San Miguel County				
		2024	2024	2024	Do you own or rent your residence? (Historic comparisons)		Do you live in: (Historic comparisons)		
					Own 2024	Rent 2024	Free market housing 2024	Housing provided by my employer 2024	A unit with deed restrictions or employment, income or disability qualifications 2024
Would you consider moving?		2024	2024	2024	2024	2024	2024	2024	2024
(If you would consider moving) Why would you consider moving to a different home?	Currently rent, want to buy	33%	36%	17%		69%	24%	65%	44%
	To find a larger home	30%	32%	22%	31%	31%	29%	33%	37%
	To find a less expensive home	28%	28%	24%	21%	35%	28%	35%	28%
	To live in a different type/style of home (e.g. single family unit vs. condo)	26%	27%	16%	21%	33%	21%	28%	36%
	To be closer to work	20%	15%	64%	21%	18%	27%	23%	9%
	To live in or closer to a town	18%	17%	31%	16%	19%	19%	31%	12%
	To live in a more rural setting	11%	11%	13%	13%	10%	11%	7%	14%
	To live in a different community	11%	10%	18%	14%	7%	12%	10%	12%
	Other:	10%	10%	9%	13%	7%	8%	9%	14%
	To live in senior housing	7%	7%	1%	10%	3%	6%		5%
	To have better access to transit	7%	6%	11%	6%	7%	8%	15%	2%
	To find a smaller home	5%	5%	3%	9%	1%	8%	3%	2%
	Prefer to rent	2%	2%		1%	4%	0%	4%	4%
TOTAL		207%	207%	229%	175%	243%	200%	262%	219%
	n =	716	616	68	370	276	354	49	230

07 Dec 24
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San Miguel County & Surrounding Communities Household Survey March/April 2018

San Miguel & Ouray Counties Household Survey Dec 2010-Jan 2011

If you moved, how many bedrooms and bathrooms would you need?		All respondents (San Miguel County residents and out-of-county residents)			San Miguel County residents only			Live outside San Miguel County & at least one person in HH works in San Miguel County			Household Member(s) Live and/or Work in San Miguel County														
		2024	2018	2011	2024	2018	2011	2024	2018	2011	Do you own or rent your residence? (Historic comparisons)						Do you live in: (Historic comparisons)								
											Own			Rent			Free market housing			Housing provided by my employer			A unit with deed restrictions or employment, income or disability qualifications		
											2024	2018	2011	2024	2018	2011	2024	2018	2011	2024	2018	2011	2024	2018	2011
If you moved, how many bedrooms would you ideally need?	0	0%			0%																				
	1	14%	10%	12%	16%	10%	12%	8%		16%	7%		4%	23%	10%	16%	9%	7%	11%	16%	5%	24%	19%	12%	11%
	2	44%	48%	41%	45%	51%	42%	36%	41%	25%	37%	37%	31%	49%	52%	45%	42%	45%	37%	46%	62%	41%	49%	55%	44%
	3	31%	33%	37%	30%	33%	38%	43%	34%	39%	41%	48%	49%	23%	29%	32%	38%	34%	43%	31%	33%	26%	25%	29%	37%
	4	8%	7%	9%	8%	6%	7%	6%	17%	20%	13%	13%	15%	4%	6%	5%	9%	11%	9%	7%		4%	7%	4%	7%
	5	1%	2%	1%	1%	1%	0%	3%	7%		1%	2%		0%	2%	0%	2%	3%					0%		1%
	6	1%			1%			3%			1%			0%			2%								
	8			0%			1%									1%						4%			
TOTAL		100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
Average		2.4	2.4	2.5	2.4	2.4	2.4	2.7	2.9	2.6	2.7	2.8	2.8	2.1	2.4	2.3	2.6	2.6	2.5	2.3	2.3	2.4	2.2	2.2	2.4
n =		739	247	407	637	196	311	71	21	20	387	65	129	276	148	195	369	139	170	48	13	27	233	61	102
If you moved, how many bathrooms would you ideally need?	1	24%	21%	26%	24%	22%	29%	20%	12%	15%	11%	11%	9%	36%	25%	35%	16%	18%	20%	30%	33%	55%	29%	29%	29%
	2	58%	65%	58%	58%	63%	58%	60%	67%	62%	60%	61%	66%	57%	63%	55%	60%	66%	64%	60%	67%	36%	60%	56%	55%
	3	13%	13%	15%	14%	13%	13%	16%	21%	23%	22%	25%	23%	6%	12%	10%	18%	15%	15%	8%		9%	9%	14%	16%
	4	3%	1%	1%	3%	1%	1%	1%			5%	2%	2%	1%	0%		3%	1%	1%	1%			1%	1%	
	5	1%	0%		1%	1%					2%	2%					1%	1%					1%		
	6	0%			0%			3%			1%			0%			1%								
	7	0%			0%						0%						0%								
TOTAL		100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
Average		2.0	1.9	1.9	2.0	1.9	1.9	2.1	2.0	2.1	2.3	2.2	2.2	1.7	1.8	1.8	2.1	1.9	2.0	1.8	1.6	1.5	1.8	1.8	1.9
n =		732	246	395	631	196	299	71	21	21	383	65	122	274	147	192	365	139	166	48	13	26	231	60	98

07 Dec 24

Source: RRC and EPS

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SMRHA Household & Commuter Survey Summer 2024
San Miguel County & Surrounding Communities Household Survey March/April 2018
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If you moved, how many bedrooms and bathrooms would you need?		All respondents (San Miguel County residents and out-of-county residents)			San Miguel County residents only			Live outside San Miguel County & at least one person in HH works in San Miguel County			Household Member(s) Live and/or Work in San Miguel County														
		2024	2018	2011	2024	2018	2011	2024	2018	2011	Do you own or rent your residence? (Historic comparisons)						Do you live in: (Historic comparisons)								
											Own			Rent			Free market housing			Housing provided by my employer			A unit with deed restrictions or employment, income or disability qualifications		
											2024	2018	2011	2024	2018	2011	2024	2018	2011	2024	2018	2011	2024	2018	2011
Number of bedrooms you would need (if you moved) minus number of bedrooms in your current home (calculated)	Need 5 less bedrooms than currently have		0%			1%						2%						1%							
	Need 4 less BRs	1%		0%	1%		1%				2%		1%	0%		0%	2%		1%	3%					
	Need 3 less BRs	1%	1%	1%	1%	2%	1%	3%			2%		2%	0%	1%		1%	2%	0%				0%		
	Need 2 less BRs	5%	3%	4%	6%	4%	3%	3%			7%	4%	2%	3%	3%	3%	5%	4%	4%	2%	5%		4%	3%	
	Need 1 less BR	16%	14%	15%	16%	13%	12%	20%		45%	20%	17%	26%	12%	9%	11%	20%	10%	21%	2%	13%		12%	14%	10%
	Need same number of BRs	35%	38%	35%	34%	31%	29%	38%	57%	29%	34%	32%	37%	35%	36%	25%	33%	38%	25%	48%	5%	35%	32%	31%	31%
	Need 1 more BR	34%	33%	35%	36%	38%	42%	26%	28%	26%	31%	33%	22%	38%	38%	49%	31%	36%	39%	37%	57%	41%	44%	35%	47%
	Need 2 more BRs	6%	9%	8%	6%	10%	11%	10%	7%		3%	11%	9%	10%	10%	10%	6%	7%	9%	7%	19%	19%	7%	17%	10%
	Need 3 more BRs	1%	2%	1%	1%	1%	1%		8%		1%	2%	2%	1%	2%		1%	3%	1%				1%		
	Need 4 more BRs			0%			1%									1%									2%
	Need 6 more BRs			0%			1%									1%					5%				
TOTAL		100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
Average		.1	.3	.3	.1	.3	.5	.1	.7	-.2	-.1	.3	.1	.4	.4	.6	.0	.3	.2	.3	.7	1.1	.4	.5	.6
n =		723	242	378	624	194	290	68	20	20	383	64	124	267	147	183	363	138	161	46	13	26	225	60	95
Number of bathrooms you would need (if you moved) minus number of bathrooms in your current home (calculated)	Need 5 less bathrooms than currently have		0%			1%						2%						1%							
	Need 4 less bathrooms	1%		0%	1%		1%				2%		1%	0%		0%	2%		1%	3%					
	Need 3 less bathrooms	1%	1%	1%	1%	2%	1%	3%			2%		2%	0%	1%		1%	2%	0%				0%		
	Need 2 less bathrooms	5%	3%	4%	6%	4%	3%	3%			7%	4%	2%	3%	3%	3%	5%	4%	4%	2%	5%		4%	3%	
	Need 1 less bathroom	16%	14%	15%	16%	13%	12%	20%		45%	20%	17%	26%	12%	9%	11%	20%	10%	21%	2%	13%		12%	14%	10%
	Need same number of bathrooms	35%	38%	35%	34%	31%	29%	38%	57%	29%	34%	32%	37%	35%	36%	25%	33%	38%	25%	48%	5%	35%	32%	31%	31%
	Need 1 more bathroom	34%	33%	35%	36%	38%	42%	26%	28%	26%	31%	33%	22%	38%	38%	49%	31%	36%	39%	37%	57%	41%	44%	35%	47%
	Need 2 more bathrooms	6%	9%	8%	6%	10%	11%	10%	7%		3%	11%	9%	10%	10%	10%	6%	7%	9%	7%	19%	19%	7%	17%	10%
	Need 3 more bathrooms	1%	2%	1%	1%	1%	1%		8%		1%	2%	2%	1%	2%		1%	3%	1%				1%		
	Need 4 more bathrooms			0%			1%									1%									2%
	Need 6 more bathrooms			0%			1%									1%					5%				
TOTAL		100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
Average		.1	.3	.3	.1	.3	.5	.1	.7	-.2	-.1	.3	.1	.4	.4	.6	.0	.3	.2	.3	.7	1.1	.4	.5	.6
n =		723	242	378	624	194	290	68	20	20	383	64	124	267	147	183	363	138	161	46	13	26	225	60	95

07 Dec 24
Source: RRC and EPS
2024 San Miguel County resident data weighted by housing tenure, householder age, householder Hispanic origin, household size, and zip code, to approximate 2018-22 ACS

SMRHA Household & Commuter Survey Summer 2024

San Miguel County & Surrounding Communities Household Survey March/April 2018

San Miguel & Ouray Counties Household Survey Dec 2010-Jan 2011

		All respondents (San Miguel County residents and out-of-county residents)		San Miguel County residents only		Live outside San Miguel County & at least one person in HH works in San Miguel County		Household Member(s) Live and/or Work in San Miguel County									
		2024	2018	2024	2018	2024	2018	Do you own or rent your residence? (Historic comparisons)				Do you live in: (Historic comparisons)					
								Own		Rent		Free market housing		Housing provided by my employer		A unit with deed restrictions or employment, income or disability qualifications	
								2024	2018	2024	2018	2024	2018	2024	2018	2024	2018
Affordable / deed-restricted housing																	
In the past 12 months, have you:	None of the above	81%	90%	81%	85%	82%	92%	94%	95%	58%	72%	89%	89%	55%	81%	70%	75%
	Applied to live in (or been on a waitlist for) deed-restricted rental housing (eg Shandoka, Big Billies, Section 8, etc)	13%	7%	14%	10%	13%	5%	2%	2%	33%	22%	6%	8%	40%	10%	21%	19%
	Applied to purchase (or been registered in the applicant pool for) deed-restricted for-sale housing	9%	6%	9%	8%	6%	8%	5%	5%	17%	13%	6%	6%	14%	10%	14%	15%
TOTAL		103%	103%	103%	104%	101%	105%	101%	102%	108%	107%	102%	103%	109%	100%	106%	108%
	n =	1,113	658	977	482	102	56	722	345	291	183	623	331	49	26	308	144
(If currently rent) How interested would you be in buying a home if the only affordable option was a deed-restricted home with resale restrictions? (e.g. appreciation cap, must sell to local resident, etc.)	Very interested	33%		33%		24%				33%		27%		35%		38%	
	Somewhat interested	39%		39%		53%				41%		39%		45%		41%	
	Not at all interested	20%		20%		23%		100%		19%		26%		18%		14%	
	Don't know / not sure	8%		8%						7%		8%		2%		8%	
TOTAL		100%		100%		100%		100%		100%		100%		100%		100%	
	n =	316		283		21		3		297		106		48		127	

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		All respondents (San Miguel County residents and out-of-county residents)	San Miguel County residents only	Live outside San Miguel County & at least one person in HH works in San Miguel County	Household Member(s) Live and/or Work in San Miguel County				
					Do you own or rent your residence? (Historic comparisons)		Do you live in: (Historic comparisons)		
					Own	Rent	Free market housing	Housing provided by my employer	A unit with deed restrictions or employment, income or disability qualifications
Affordable / deed-restricted housing		2024	2024	2024	2024	2024	2024	2024	2024
(If currently rent) Have you ever considered buying a deed-restricted home in the region and didn't buy one?	Yes	57%	58%	31%	27%	58%	54%	61%	63%
	No	43%	42%	69%	73%	42%	46%	39%	37%
TOTAL		100%	100%	100%	100%	100%	100%	100%	100%
	n =	312	281	19	3	293	104	48	126
(If rent, and have considered buying a deed-restricted home and did not) What were the reasons you did not buy a deed-restricted home?	Couldn't afford monthly payments	40%	40%	39%		40%	23%	62%	45%
	Resale restrictions / not a good investment	30%	30%	20%	100%	30%	32%	41%	26%
	Wasn't chosen in the lottery	28%	29%			29%	31%	17%	32%
	Didn't meet income limits	24%	24%	80%		24%	35%	26%	16%
	Employment rules for owning	16%	17%			17%	25%	14%	14%
	Not desired housing type	15%	15%	20%	100%	14%	26%	17%	7%
	Couldn't get a mortgage	14%	15%			14%	10%	11%	18%
	Waitlist is too long	15%	13%	20%		14%	16%	13%	13%
	Other:	12%	13%			12%	17%	7%	11%
	Not enough credit / no credit	13%	13%			12%	5%	8%	17%
	Not desired location	10%	10%	20%		10%	19%	12%	5%
	Can't buy without a Social Security Number (SSN)	2%	1%			1%			2%
TOTAL		219%	219%	199%	200%	218%	240%	228%	206%
	n =	184	173	5	1	176	59	31	81
(If currently rent) Have you ever seriously considered buying a free market home in the region and didn't buy one?	Yes	37%	38%	28%	22%	37%	36%	37%	35%
	No	63%	62%	72%	78%	63%	64%	63%	65%
TOTAL		100%	100%	100%	100%	100%	100%	100%	100%
	n =	287	260	19	4	269	96	42	121

07 Dec 24
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SMRHA Household & Commuter Survey Summer 2024
San Miguel County & Surrounding Communities Household Survey March/April 2018
San Miguel & Ouray Counties Household Survey Dec 2010-Jan 2011

		All respondents (San Miguel County residents and out-of-county residents)	San Miguel County residents only	Live outside San Miguel County & at least one person in HH works in San Miguel County	Household Member(s) Live and/or Work in San Miguel County				
					Do you own or rent your residence? (Historic comparisons)		Do you live in: (Historic comparisons)		
									A unit with deed restrictions or employment, income or disability qualifications
(If age 50 or older) Retirement questions		2024	2024	2024	Own 2024	Rent 2024	Free market housing 2024	Housing provided by my employer 2024	2024
(If age 50 or older) Age when you expect to retire (or if already retired, age when you retired)	Under 50	6%	6%	9%	6%	2%	5%		1%
	50 - 59	13%	11%	18%	13%	6%	14%	9%	8%
	60 - 64	21%	20%	22%	20%	24%	21%	16%	17%
	65 - 69	38%	40%	38%	40%	43%	37%	58%	48%
	70 - 74	14%	15%		13%	12%	13%		20%
	75 - 79	5%	5%	10%	4%	8%	5%	17%	2%
	80 or older	4%	4%	3%	4%	7%	5%		4%
TOTAL		100%	100%	100%	100%	100%	100%	100%	100%
Average		63.4	63.8	60.1	63.3	65.5	63.4	65.6	65.9
Median		65.0	65.0	64.8	65.0	65.0	65.0	65.0	65.0
n =		446	397	35	362	43	292	9	88
(If age 50 or older) When you retire, how likely are you to stay in the region?	1 - Not at all likely	9%	10%	3%	7%	17%	8%	30%	11%
	2	7%	7%	10%	7%	7%	7%		9%
	3	13%	13%	26%	13%	18%	13%	6%	16%
	4	16%	16%	20%	17%	18%	16%	32%	15%
	5 - Extremely likely	45%	45%	36%	50%	22%	47%	22%	40%
	x - Don't know / not applicable	10%	9%	5%	7%	18%	9%	10%	9%
TOTAL		100%	100%	100%	100%	100%	100%	100%	100%
	n =	543	480	41	417	76	328	14	133
Average (if rated)		3.9	3.9	3.8	4.0	3.3	4.0	3.2	3.7
(If age 50 or older) When you retire, how likely are you to purchase a smaller home?	1 - Not at all likely	36%	37%	41%	42%	19%	39%	24%	36%
	2	6%	7%	5%	7%	6%	6%	5%	9%
	3	11%	12%	13%	11%	16%	12%	6%	11%
	4	11%	10%	11%	7%	20%	10%	22%	11%
	5 - Extremely likely	14%	12%	16%	13%	15%	13%	32%	9%
	x - Don't know / not applicable	22%	23%	14%	20%	23%	21%	11%	24%
TOTAL		100%	100%	100%	100%	100%	100%	100%	100%
	n =	478	420	38	362	71	284	14	122
Average (if rated)		2.5	2.4	2.5	2.3	3.1	2.4	3.4	2.3

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SMRHA Household & Commuter Survey Summer 2024
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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		All respondents (San Miguel County residents and out-of-county residents)	San Miguel County residents only	Live outside San Miguel County & at least one person in HH works in San Miguel County	Household Member(s) Live and/or Work in San Miguel County				
		2024	2024	2024	Do you own or rent your residence? (Historic comparisons)		Do you live in: (Historic comparisons)		
					Own	Rent	Free market housing	Housing provided by my employer	A unit with deed restrictions or employment, income or disability qualifications
		2024	2024	2024	2024	2024	2024	2024	2024
Affordable rental housing	1 - Not Interested	56%	57%	47%	64%	13%	61%		39%
	2	5%	5%	4%	4%	17%	4%	100%	3%
	3	3%	3%		2%		4%		3%
	4	1%	1%	4%	1%		1%		
	5 - Very Interested	17%	16%	13%	6%	69%	9%		42%
	x - Don't know / not applicable	19%	18%	31%	23%		21%		15%
TOTAL		100%	100%	100%	100%	100%	100%	100%	100%
	n =	258	217	23	196	21	173	1	35
Average (if rated)		2.0	1.9	2.0	1.5	3.9	1.6	2.0	3.0
Rental housing that includes services (meals, transportation, activities)	1 - Not Interested	53%	56%	35%	59%	12%	57%		39%
	2	4%	4%	9%	4%		5%		
	3	12%	12%	4%	9%	25%	9%	100%	25%
	4	6%	5%	26%	6%	19%	7%		12%
	5 - Very Interested	11%	8%	9%	7%	32%	8%		15%
	x - Don't know / not applicable	14%	14%	18%	15%	12%	15%		9%
TOTAL		100%	100%	100%	100%	100%	100%	100%	100%
	n =	253	209	23	194	19	170	1	33
Average (if rated)		2.1	1.9	2.6	1.8	3.7	1.9	3.0	2.6
Assistance to maintain your home or yard	1 - Not Interested	27%	28%	28%	30%	17%	30%		24%
	2	4%	4%		3%		4%		3%
	3	15%	14%	22%	13%	24%	13%		26%
	4	15%	15%	13%	13%	9%	15%		13%
	5 - Very Interested	30%	30%	19%	30%	41%	27%		23%
	x - Don't know / not applicable	9%	9%	19%	11%	8%	10%		11%
TOTAL		100%	100%	100%	100%	100%	100%		100%
	n =	276	233	22	216	18	189		35
Average (if rated)		3.2	3.2	2.9	3.1	3.6	3.1	.	3.1

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San Miguel & Ouray Counties Household Survey Dec 2010-Jan 2011

<i>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</i>		All respondents (San Miguel County residents and out-of-county residents)	San Miguel County residents only	Live outside San Miguel County & at least one person in HH works in San Miguel County	Household Member(s) Live and/or Work in San Miguel County				
		2024	2024	2024	Do you own or rent your residence? (Historic comparisons)		Do you live in: (Historic comparisons)		
					Own 2024	Rent 2024	Free market housing 2024	Housing provided by my employer 2024	A unit with deed restrictions or employment, income or disability qualifications 2024
Assistance to make your home more accessible & safe to live in	1 - Not Interested	32%	34%	28%	37%	7%	38%		23%
	2	7%	7%	5%	6%		8%		2%
	3	20%	21%	17%	20%	28%	18%		24%
	4	12%	13%	8%	11%	20%	11%		16%
	5 - Very Interested	19%	17%	19%	16%	38%	16%	100%	22%
	x - Don't know / not applicable	9%	8%	23%	11%	8%	9%		13%
TOTAL		100%	100%	100%	100%	100%	100%	100%	100%
	n =	267	223	22	205	19	179	1	35
Average (if rated)		2.8	2.7	2.8	2.6	3.9	2.5	5.0	3.1
Other:	1 - Not Interested	26%	27%	22%	31%		28%		10%
	2	4%	5%		1%		4%		
	3	5%	5%	8%	2%	22%	4%		24%
	4	6%	7%		5%	11%	4%		25%
	5 - Very Interested	24%	21%	8%	18%	45%	21%		
	x - Don't know / not applicable	36%	35%	62%	43%	22%	40%		42%
TOTAL		100%	100%	100%	100%	100%	100%		100%
	n =	95	77	13	73	7	67		8
Average (if rated)		3.0	2.9	2.2	2.6	4.3	2.7	.	3.1

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Housing expenses		All respondents (San Miguel County residents and out-of-county residents)			San Miguel County residents only			Live outside San Miguel County & at least one person in HH works in San Miguel County			Household Member(s) Live and/or Work in San Miguel County														
		2024	2018	2011	2024	2018	2011	2024	2018	2011	Do you own or rent your residence? (Historic comparisons)						Do you live in: (Historic comparisons)								
											Own			Rent			Free market housing			Housing provided by my employer			A unit with deed restrictions or employment, income or disability qualifications		
											2024	2018	2011	2024	2018	2011	2024	2018	2011	2024	2018	2011	2024	2018	2011
What is your household's current total monthly rent or mortgage payment?	\$0 - do not pay rent or mortgage, or mortgage paid off	29%	28%	23%	29%	21%	16%	24%	13%	10%	38%	28%	26%	5%	2%	1%	36%	20%	21%	9%	22%	7%	13%	11%	4%
	\$1 - \$499	1%	5%	5%	1%	3%	4%	4%	1%	5%	1%	2%	3%	1%	4%	7%	1%	1%	4%		5%	8%	1%	6%	3%
	\$500 - \$999	11%	23%	25%	11%	21%	27%	10%	27%	38%	6%	14%	13%	21%	39%	49%	5%	18%	21%	26%	49%	56%	18%	31%	40%
	\$1,000 - \$1,499	17%	18%	21%	17%	19%	23%	14%	30%	25%	13%	18%	20%	27%	26%	27%	11%	21%	22%	26%	13%	20%	29%	24%	26%
	\$1,500 - \$1,999	13%	14%	11%	12%	16%	11%	19%	27%	6%	10%	20%	12%	18%	16%	10%	11%	21%	11%	14%	5%	2%	18%	15%	13%
	\$2,000 - \$2,499	9%	7%	7%	9%	10%	8%	8%	0%	8%	7%	8%	11%	13%	6%	4%	9%	8%	9%	16%	6%	3%	9%	8%	7%
	\$2,500 - \$2,999	5%	3%	3%	5%	3%	4%	5%		2%	5%	3%	5%	5%	3%	1%	6%	4%	4%	2%			5%	1%	2%
	\$3,000 - \$4,999	9%	3%	4%	10%	5%	5%	9%		6%	11%	5%	8%	8%	2%	2%	12%	5%	7%	3%		3%	6%	3%	3%
	\$5,000 - \$9,999	5%	0%	1%	5%	1%	1%	6%			6%	1%	2%	2%	0%		7%	1%	2%	3%			2%	0%	
	\$10,000+	1%	0%	0%	1%	0%	0%	2%			2%	0%	0%				1%	0%	0%						1%
TOTAL		100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
Average		\$1,662	\$1,029	\$1,091	\$1,665	\$1,266	\$1,229	\$2,037	\$1,039	\$1,148	\$1,814	\$1,261	\$1,356	\$1,588	\$1,197	\$1,019	\$1,802	\$1,353	\$1,275	\$1,418	\$713	\$781	\$1,432	\$1,112	\$1,294
Median		\$1,200	\$889	\$900	\$1,200	\$1,100	\$1,000	\$1,343	\$1,200	\$944	\$1,166	\$1,200	\$1,200	\$1,400	\$1,040	\$870	\$1,300	\$1,200	\$1,100	\$1,270	\$688	\$600	\$1,263	\$1,000	\$1,000
n =		1,075	715	1,067	949	513	731	100	59	47	702	379	496	280	184	272	612	355	458	47	25	39	298	150	205
If you rent a unit with unrelated roommates, what is your share of the monthly rent? (excluding \$0)	\$0 - do not pay rent	19%			18%			28%			46%			6%			23%						13%		
	\$1 - \$499	12%			12%			10%			9%			12%			6%			14%			18%		
	\$500 - \$999	35%			35%			24%			21%			40%			25%			73%			40%		
	\$1,000 - \$1,499	20%			21%			24%			8%			27%			23%			6%			23%		
	\$1,500 - \$1,999	6%			6%			10%			4%			8%			10%						4%		
	\$2,000 - \$2,499	8%			9%			5%			11%			8%			14%			7%			3%		
TOTAL		100%			100%			100%			100%			100%			100%			100%			100%		
Average		\$789	.	.	\$807	.	.	\$742	.	.	\$591	.	.	\$916	.	.	\$916	.	.	\$747	.	.	\$719	.	.
Median		\$713	.	.	\$738	.	.	\$712	.	.	\$303	.	.	\$850	.	.	\$926	.	.	\$650	.	.	\$677	.	.
n =		155	0	0	131	0	0	21	0	0	44	0	0	102	0	0	70	0	0	13	0	0	59	0	0

07 Dec 24
Source: RRC and EPS
2024 San Miguel County resident data weighted by housing tenure, householder age, householder Hispanic origin, household size, and zip code, to approximate 2018-22 ACS

SMRHA Household & Commuter Survey Summer 2024

San Miguel County & Surrounding Communities Household Survey March/April 2018

San Miguel & Ouray Counties Household Survey Dec 2010-Jan 2011

Housing expenses		All respondents (San Miguel County residents and out-of-county residents)			San Miguel County residents only			Live outside San Miguel County & at least one person in HH works in San Miguel County			Household Member(s) Live and/or Work in San Miguel County														
		2024	2018	2011	2024	2018	2011	2024	2018	2011	Do you own or rent your residence? (Historic comparisons)						Do you live in: (Historic comparisons)								
											Own			Rent			Free market housing			Housing provided by my employer			A unit with deed restrictions or employment, income or disability qualifications		
											2024	2018	2011	2024	2018	2011	2024	2018	2011	2024	2018	2011	2024	2018	2011
What are your monthly homeowners' association (HOA) fees?	\$0 - do not pay HOA fees	64%	72%		63%	68%		63%	81%		45%	55%		96%	95%		64%	76%		94%	90%		53%	46%	
	\$1 - \$249	18%	20%		18%	19%		26%	15%		27%	29%		1%	3%		16%	15%		4%	7%		26%	34%	
	\$250 - \$499	10%	6%		10%	9%		9%	4%		14%	12%		2%	2%		8%	7%			2%		15%	16%	
	\$500 - \$749	5%	1%		5%	2%					7%	3%		1%			6%	1%		2%			4%	3%	
	\$750 - \$999	1%	0%		1%	1%					1%	1%			0%		2%	1%					1%		
	\$1,000 - \$1,499	2%	0%		2%	1%		1%			2%	1%		1%			2%	0%			2%		1%	1%	
	\$1,500 - \$1,999	0%			0%						1%						1%					0%			
	\$2,000 - \$2,499	1%			1%			1%			1%						2%								
TOTAL		100%	100%		100%	100%		100%	100%		100%	100%		100%	100%		100%	100%		100%	100%		100%	100%	
Average		\$131	\$50	.	\$139	\$75	.	\$90	\$17	.	\$198	\$97	.	\$22	\$12	.	\$161	\$50	.	\$15	\$28	.	\$122	\$124	.
Median		\$0	\$0	.	\$0	\$0	.	\$0	\$0	.	\$50	\$0	.	\$0	\$0	.	\$0	\$0	.	\$0	\$0	.	\$0	\$50	.
n =		1,033	695	0	917	504	0	94	55	0	685	374	0	266	177	0	589	346	0	45	24	0	295	148	0
What is the approximate average monthly cost of your household's utilities, including electricity, gas, water, trash, and internet/wireless (not phone or cable TV)?	\$0 - utilities included in rent	13%	9%		13%	12%		6%	11%		2%			29%	29%		11%	8%		39%	50%		13%	13%	
	\$1 - \$249	24%	45%	54%	25%	44%	57%	15%	40%	48%	14%	43%	50%	43%	43%	71%	18%	43%	49%	38%	25%	52%	36%	50%	75%
	\$250 - \$499	37%	40%	38%	36%	38%	36%	49%	38%	29%	48%	48%	41%	19%	25%	23%	39%	42%	41%	16%	23%	39%	34%	30%	22%
	\$500 - \$749	16%	5%	6%	15%	4%	5%	24%	8%	10%	22%	7%	6%	5%	2%	5%	19%	5%	7%	5%		10%	12%	6%	2%
	\$750 - \$999	3%	1%	1%	4%	1%	1%	3%		8%	5%	1%	1%	0%	1%	1%	4%	1%	2%		2%		2%	1%	
	\$1,000 - \$1,499	3%	0%	0%	3%	0%	1%	2%		2%	4%	0%	1%	1%		0%	4%	0%	1%				1%		1%
	\$1,500 - \$1,999	1%	0%	0%	1%		0%		4%	2%	1%		0%	0%	2%		1%	1%	0%				1%		
	\$2,000 - \$2,499	3%		0%	3%		0%	1%			3%		0%	2%			4%		0%	3%			1%		
TOTAL		100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
Average		\$376	\$241	\$253	\$376	\$224	\$240	\$391	\$297	\$354	\$476	\$276	\$277	\$209	\$182	\$195	\$430	\$261	\$276	\$192	\$118	\$207	\$302	\$204	\$190
Median		\$300	\$200	\$200	\$300	\$200	\$200	\$350	\$227	\$278	\$400	\$250	\$245	\$150	\$150	\$150	\$350	\$240	\$250	\$74	\$25	\$171	\$250	\$200	\$190
n =		1,049	696	932	927	506	632	96	56	40	686	376	486	276	179	185	595	349	414	44	26	15	295	147	176

07 Dec 24

Source: RRC and EPS

2024 San Miguel County resident data weighted by housing tenure, householder age, householder Hispanic origin, household size, and zip code, to approximate 2018-22 ACS

SMRHA Household & Commuter Survey Summer 2024
San Miguel County & Surrounding Communities Household Survey March/April 2018
San Miguel & Ouray Counties Household Survey Dec 2010-Jan 2011

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		2024	2018	2011	2024	2018	2011	2024	2018	2011	Do you own or rent your residence? (Historic comparisons)						Do you live in: (Historic comparisons)								
											Own			Rent			Free market housing			Housing provided by my employer			A unit with deed restrictions or employment, income or disability qualifications		
											2024	2018	2011	2024	2018	2011	2024	2018	2011	2024	2018	2011	2024	2018	2011
Sum of selected monthly housing costs - rent/mortgage, HOA fees & utilities	\$0	5%	5%	4%	5%	4%	3%	4%	4%	2%	3%	3%	3%	2%	3%	1%	6%	2%	2%	9%	25%	7%	1%	2%	0%
	\$1 - \$249	4%	10%	12%	3%	8%	9%	3%	7%	6%	3%	11%	14%	2%	3%	2%	4%	8%	11%		5%		2%	4%	4%
	\$250 - \$499	12%	13%	12%	12%	9%	10%	14%	4%	6%	16%	12%	12%	4%	2%	7%	14%	10%	11%	4%		11%	6%	6%	4%
	\$500 - \$749	9%	7%	10%	8%	6%	11%	12%	1%	15%	9%	4%	5%	9%	8%	21%	8%	2%	6%	18%	12%	51%	10%	11%	13%
	\$750 - \$999	8%	10%	10%	9%	10%	12%	5%	17%	9%	5%	6%	6%	16%	21%	20%	5%	9%	10%	20%	22%	4%	12%	14%	20%
	\$1,000 - \$1,499	16%	19%	19%	16%	18%	21%	17%	21%	25%	11%	15%	16%	25%	27%	28%	14%	19%	20%	15%	24%	16%	21%	19%	26%
	\$1,500 - \$1,999	13%	15%	15%	13%	17%	14%	15%	34%	20%	11%	21%	16%	19%	20%	12%	12%	20%	14%	5%	4%	5%	18%	22%	18%
	\$2,000 - \$2,499	10%	9%	8%	11%	13%	8%	8%	9%	8%	11%	13%	10%	11%	9%	6%	10%	14%	10%	21%	7%	3%	11%	11%	6%
	\$2,500 - \$2,999	7%	6%	3%	6%	6%	4%	7%	3%	2%	7%	6%	6%	6%	5%	1%	6%	7%	4%	4%			8%	6%	5%
	\$3,000 - \$4,999	10%	4%	6%	11%	7%	7%	10%		6%	14%	7%	10%	5%	3%	3%	13%	7%	10%	3%		3%	8%	4%	5%
	\$5,000+	6%	1%	1%	6%	2%	1%	6%		2%	9%	2%	2%	1%	0%		8%	2%	2%	1%			2%	0%	1%
TOTAL		100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
Average		\$1,905	\$1,280	\$1,239	\$1,960	\$1,521	\$1,354	\$1,817	\$1,308	\$1,385	\$2,244	\$1,576	\$1,514	\$1,483	\$1,371	\$1,117	\$2,121	\$1,623	\$1,443	\$1,331	\$809	\$824	\$1,682	\$1,407	\$1,416
Median		\$1,365	\$1,050	\$1,025	\$1,400	\$1,300	\$1,080	\$1,395	\$1,420	\$1,200	\$1,569	\$1,479	\$1,268	\$1,300	\$1,200	\$1,000	\$1,484	\$1,475	\$1,200	\$974	\$800	\$600	\$1,400	\$1,150	\$1,095
n =		1,109	732	1,129	976	526	774	101	60	49	725	391	534	285	186	279	632	362	485	47	27	40	303	153	210

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Source: RRC and EPS
2024 San Miguel County resident data weighted by housing tenure, householder age, householder Hispanic origin, household size, and zip code, to approximate 2018-22 ACS

SMRHA Household & Commuter Survey Summer 2024
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		All respondents (San Miguel County residents and out-of-county residents)			San Miguel County residents only			Live outside San Miguel County & at least one person in HH works in San Miguel County			Household Member(s) Live and/or Work in San Miguel County														
		2024	2018	2011	2024	2018	2011	2024	2018	2011	Do you own or rent your residence? (Historic comparisons)						Do you live in: (Historic comparisons)								
											Own			Rent			Free market housing			Housing provided by my employer			A unit with deed restrictions or employment, income or disability qualifications		
											2024	2018	2011	2024	2018	2011	2024	2018	2011	2024	2018	2011	2024	2018	2011
What is the gross annual income of all household members combined (before taxes)? (Please include all sources of income, including alimony and child support)	Less than \$10,000	2%	1%	1%	2%	1%	1%				3%	1%		1%	1%	2%	3%	1%	1%	3%		2%	1%	1%	
	\$10,000 - \$14,999	1%	2%	4%	2%	1%	5%				1%	1%	2%	2%	1%	7%	1%	0%	3%			10%	2%	1%	5%
	\$15,000 - \$24,999	4%	7%	10%	4%	4%	10%	2%	9%	12%	3%	2%	7%	3%	7%	14%	4%	3%	10%	2%	17%	27%	2%	4%	6%
	\$25,000 - \$34,999	4%	6%	10%	4%	6%	10%		6%	11%	3%	5%	5%	4%	7%	17%	3%	5%	7%	2%	5%	17%	5%	4%	16%
	\$35,000 - \$49,999	7%	15%	16%	7%	11%	17%	8%	18%	15%	6%	9%	11%	9%	19%	25%	5%	12%	15%	4%	15%	11%	11%	12%	24%
	\$50,000 - \$74,999	20%	19%	22%	20%	21%	20%	19%	14%	33%	15%	18%	24%	29%	24%	19%	16%	19%	22%	26%	19%	5%	26%	24%	23%
	\$75,000 - \$99,999	14%	16%	15%	13%	18%	15%	16%	27%	8%	11%	21%	18%	18%	19%	9%	13%	21%	14%	18%	16%	10%	13%	23%	15%
	\$100,000 - \$149,999	19%	19%	14%	19%	22%	14%	20%	20%	8%	20%	28%	20%	19%	12%	4%	19%	23%	15%	26%	17%	12%	21%	20%	10%
	\$150,000 - \$199,999	12%	8%	4%	12%	10%	4%	16%	2%	13%	16%	10%	7%	6%	7%	1%	13%	9%	6%	9%	10%	2%	11%	9%	1%
	\$200,000 or more	17%	6%	4%	17%	6%	4%	19%	4%		23%	7%	6%	8%	3%	1%	23%	8%	6%	9%	2%	2%	7%	2%	1%
TOTAL		100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
Average		\$135,653	\$89,537	\$71,822	\$138,179	\$96,128	\$69,560	\$141,427	\$76,518	\$64,629	\$166,548	\$105,272	\$88,622	\$92,633	\$74,146	\$45,969	\$163,239	\$97,867	\$78,963	\$107,140	\$118,079	\$50,446	\$98,383	\$83,314	\$56,066
Median		\$90,000	\$73,940	\$54,335	\$91,247	\$80,000	\$52,244	\$105,306	\$75,000	\$50,000	\$120,000	\$90,000	\$75,000	\$75,000	\$60,000	\$40,000	\$105,525	\$85,000	\$60,000	\$95,000	\$68,055	\$30,000	\$80,000	\$75,000	\$47,379
n =		982	627	807	866	462	562	91	56	36	624	340	384	269	168	211	551	323	350	45	25	31	279	134	166
Area Median Income (per 2024 HUD income limits)	0-30% AMI	7%	5%		8%	4%		2%	3%		6%	3%		7%	5%		7%	3%		9%	3%		5%	4%	
	30.1 - 50% AMI	7%	9%		7%	6%		2%	12%		5%	4%		8%	10%		4%	5%		2%	14%		10%	6%	
	50.1 - 80% AMI	22%	19%		21%	17%		29%	15%		18%	13%		29%	22%		19%	15%		26%	23%		26%	17%	
	80.1 - 100% AMI	11%	12%		11%	15%		10%	12%		8%	12%		15%	18%		9%	13%		10%	16%		14%	20%	
	100.1 - 120% AMI	11%	14%		11%	15%		10%	20%		11%	16%		12%	16%		12%	17%		10%	11%		12%	18%	
	120.1 - 150% AMI	10%	13%		10%	16%		10%	12%		10%	16%		11%	15%		10%	15%		18%	17%		11%	14%	
	150.1 - 200% AMI	15%	12%		14%	11%		17%	18%		18%	18%		9%	5%		15%	14%		12%	8%		13%	12%	
	200.1%+ AMI	17%	15%		17%	16%		20%	8%		23%	18%		8%	10%		23%	18%		13%	9%		8%	10%	
TOTAL		100%	100%		100%	100%		100%	100%		100%	100%		100%	100%		100%	100%		100%	100%		100%	100%	
	n =	970	585		857	459		90	40		618	322		266	162		546	303		44	25		276	131	

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		2024	2018	2011	2024	2018	2011	2024	2018	2011	Do you own or rent your residence? (Historic comparisons)						Do you live in: (Historic comparisons)								
											Own			Rent			Free market housing			Housing provided by my employer			A unit with deed restrictions or employment, income or disability qualifications		
											2024	2018	2011	2024	2018	2011	2024	2018	2011	2024	2018	2011	2024	2018	2011
Ratio of selected housing costs (rent/mortgage, HOA fees and utilities) to household income	0%	5%	6%	6%	5%	5%	4%	4%	4%	3%	4%	3%	4%	2%	3%	1%	6%	3%	3%	10%	25%	9%	1%	2%	0%
	0.1 - 9.9%	25%	21%	18%	24%	17%	14%	30%	14%	16%	29%	22%	21%	17%	8%	4%	28%	18%	18%	14%	8%	13%	16%	10%	6%
	10 - 19.9%	23%	24%	19%	23%	26%	20%	30%	21%	8%	21%	28%	19%	30%	23%	20%	20%	23%	20%	42%	31%	15%	28%	35%	18%
	20 - 29.9%	19%	25%	20%	20%	26%	20%	20%	32%	19%	20%	24%	18%	21%	34%	22%	20%	28%	15%	23%	20%	11%	20%	33%	31%
	30 - 39.9%	12%	12%	16%	13%	13%	18%	8%	11%	22%	12%	13%	17%	12%	12%	22%	11%	12%	19%	8%	6%	19%	16%	11%	17%
	40 - 49.9%	5%	6%	9%	6%	6%	9%	3%	7%	13%	4%	4%	8%	7%	9%	11%	5%	7%	9%	2%	10%	17%	7%	3%	9%
	50 - 99.9%	8%	6%	11%	8%	6%	12%	3%	12%	19%	7%	6%	10%	8%	9%	15%	8%	8%	11%	2%		15%	8%	5%	15%
	100%+	3%	1%	3%	3%	1%	5%	1%			3%	0%	3%	3%	2%	5%	2%	0%	5%				3%	2%	3%
TOTAL		100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
Average		33.8%	24.0%	33.3%	35.9%	26.0%	34.8%	18.5%	25.5%	32.5%	40.1%	22.9%	28.8%	27.1%	32.2%	41.5%	26.0%	24.5%	36.0%	17.9%	16.7%	28.8%	57.2%	29.4%	34.7%
Median		18.5%	20.0%	24.0%	19.3%	21.0%	26.0%	16.2%	21.9%	32.8%	18.4%	19.0%	22.6%	20.5%	23.9%	31.4%	17.9%	21.7%	24.9%	15.4%	15.2%	32.3%	22.0%	21.9%	27.4%
n =		987	637	824	863	469	567	93	56	37	630	347	390	266	168	208	555	325	355	45	27	30	276	136	165

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		All respondents (San Miguel County residents and out-of-county residents)	San Miguel County residents only	Live outside San Miguel County & at least one person in HH works in San Miguel County	Household Member(s) Live and/or Work in San Miguel County				
					Do you own or rent your residence? (Historic comparisons)		Do you live in: (Historic comparisons)		
					Own 2024	Rent 2024	Free market housing 2024	Housing provided by my employer 2024	A unit with deed restrictions or employment, income or disability qualifications 2024
Do you have any of the following expenses?		2024	2024	2024					
Do you have any of the following expenses?	Other debt payments (medical debt, credit card debt, etc.)	46%	45%	57%	40%	56%	43%	58%	52%
	Auto loan payments	42%	41%	55%	38%	50%	39%	64%	46%
	None of the above	37%	37%	22%	41%	26%	39%	21%	30%
	Student loan payments	30%	30%	39%	23%	45%	25%	62%	38%
	Child care expenses (\$/month)	28%	27%	42%	26%	34%	28%	49%	29%
	2nd mortgage or home equity loan payments	25%	24%	38%	23%	30%	27%	40%	22%
TOTAL		207%	204%	253%	191%	241%	201%	294%	217%
	n =	1,024	899	93	655	274	580	45	284

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		All respondents (San Miguel County residents and out-of-county residents)	San Miguel County residents only	Live outside San Miguel County & at least one person in HH works in San Miguel County	Household Member(s) Live and/or Work in San Miguel County				
					Do you own or rent your residence? (Historic comparisons)		Do you live in: (Historic comparisons)		
									A unit with deed restrictions or employment, income or disability qualifications
					Own 2024	Rent 2024	Free market housing 2024	Housing provided by my employer 2024	2024
(If have expenses) Cost of expenses		2024	2024	2024					
Child care expenses (\$/month)	\$1 - \$499	29%	26%	43%	25%	32%	24%	42%	33%
	\$500 - \$999	32%	33%	17%	32%	31%	27%	44%	35%
	\$1,000 - \$1,499	22%	23%	18%	24%	19%	29%		18%
	\$1,500 - \$1,999	5%	5%	6%	6%	4%	7%		
	\$2,000 - \$2,499	6%	6%	11%	6%	9%	7%	14%	6%
	\$3,000 - \$4,999	6%	7%	5%	7%	6%	5%		8%
TOTAL		100%	100%	100%	100%	100%	100%	100%	100%
Average		\$949	\$1,001	\$915	\$1,021	\$929	\$1,008	\$724	\$908
Median		\$744	\$800	\$700	\$800	\$700	\$847	\$624	\$645
n =		115	97	18	76	31	59	9	37
2nd mortgage or home equity loan payments (\$/month)	\$1 - \$499	24%	25%	17%	34%		24%	100%	28%
	\$500 - \$999	14%	15%	9%	16%	9%	13%		23%
	\$1,000 - \$1,499	24%	22%	34%	16%	44%	27%		17%
	\$1,500 - \$1,999	13%	16%		10%	22%	14%		10%
	\$2,000 - \$2,499	10%	7%	9%	6%	12%	6%		17%
	\$2,500 - \$2,999	1%	1%		1%				5%
	\$3,000 - \$4,999	9%	7%	23%	11%	5%	8%		
	\$5,000+	6%	5%	9%	5%	7%	8%		
TOTAL		100%	100%	100%	100%	100%	100%	100%	100%
Average		\$1,449	\$1,356	\$1,928	\$1,346	\$1,694	\$1,479	\$200	\$1,075
Median		\$1,194	\$1,182	\$1,205	\$948	\$1,235	\$1,105	\$200	\$990
n =		77	64	12	56	17	54	1	16

07 Dec 24
Source: RRC and EPS
2024 San Miguel County resident data weighted by housing tenure, householder age, householder Hispanic origin, household size, and zip code, to approximate 2018-22 ACS

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					Do you own or rent your residence? (Historic comparisons)		Do you live in: (Historic comparisons)		
					Own	Rent	Free market housing	Housing provided by my employer	A unit with deed restrictions or employment, income or disability qualifications
(If have expenses) Cost of expenses		2024	2024	2024	2024	2024	2024	2024	2024
Auto loan payments (\$/month)	\$1 - \$499	44%	44%	42%	41%	48%	40%	40%	53%
	\$500 - \$999	41%	42%	35%	39%	43%	38%	52%	41%
	\$1,000 - \$1,499	10%	10%	15%	13%	7%	15%	8%	4%
	\$1,500 - \$1,999	5%	4%	8%	7%	2%	7%		2%
TOTAL		100%	100%	100%	100%	100%	100%	100%	100%
Average		\$609	\$596	\$679	\$643	\$558	\$663	\$568	\$516
Median		\$500	\$500	\$522	\$500	\$500	\$555	\$513	\$433
n =		308	265	38	184	100	162	21	95
Student loan payments (\$/month)	\$1 - \$499	69%	69%	70%	67%	70%	63%	79%	75%
	\$500 - \$999	20%	21%	15%	18%	21%	15%	21%	21%
	\$1,000 - \$1,499	5%	3%	10%	6%	3%	10%		1%
	\$1,500 - \$1,999	2%	2%			3%			1%
	\$2,000 - \$2,499	3%	2%	5%	3%	3%	6%		1%
	\$2,500 - \$2,999	2%	3%		6%		6%		
TOTAL		100%	100%	100%	100%	100%	100%	100%	100%
Average		\$452	\$442	\$440	\$560	\$385	\$633	\$271	\$313
Median		\$250	\$250	\$234	\$350	\$200	\$350	\$153	\$200
n =		154	131	20	63	82	57	13	69
Other debt payments (medical debt, credit card debt, etc.) (\$/month)	\$1 - \$499	31%	31%	32%	23%	40%	25%	34%	34%
	\$500 - \$999	32%	32%	33%	29%	34%	34%	31%	31%
	\$1,000 - \$1,499	12%	12%	9%	11%	14%	13%	3%	13%
	\$1,500 - \$1,999	4%	4%	6%	5%	3%	5%	8%	3%
	\$2,000 - \$2,499	6%	7%	2%	8%	5%	6%	11%	6%
	\$2,500 - \$2,999	2%	1%	6%	3%	1%	2%		1%
	\$3,000 - \$4,999	6%	6%	4%	10%	2%	7%	4%	6%
	\$5,000+	7%	7%	8%	12%	2%	8%	9%	6%
TOTAL		100%	100%	100%	100%	100%	100%	100%	100%
Average		\$1,416	\$1,416	\$1,593	\$2,045	\$845	\$1,610	\$1,673	\$1,312
Median		\$600	\$600	\$600	\$800	\$500	\$715	\$621	\$580
n =		370	318	46	203	139	187	23	124

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					Do you own or rent your residence? (Historic comparisons)		Do you live in: (Historic comparisons)		
									A unit with deed restrictions or employment, income or disability qualifications
					Own 2024	Rent 2024	Free market housing 2024	Housing provided by my employer 2024	2024
(If have expenses) Cost of expenses		2024	2024	2024					
Sum of monthly child care and debt expenses (excluding \$0)	\$1 - \$99	1%	1%			2%	0%		2%
	\$100 - \$199	3%	4%	3%	1%	5%	2%	8%	5%
	\$200 - \$499	15%	16%	13%	13%	20%	12%	18%	21%
	\$500 - \$999	29%	28%	27%	29%	25%	30%	18%	25%
	\$1,000 - \$1,999	27%	27%	24%	25%	31%	26%	32%	27%
	\$2,000 - \$2,999	10%	9%	16%	11%	9%	13%	10%	7%
	\$3,000+	14%	15%	17%	21%	8%	16%	13%	12%
TOTAL		100%	100%	100%	100%	100%	100%	100%	100%
Average		\$1,708	\$1,662	\$2,177	\$2,097	\$1,303	\$1,873	\$1,934	\$1,488
Median		\$1,000	\$1,000	\$1,149	\$1,100	\$845	\$1,010	\$1,174	\$846
n =		581	506	68	344	195	311	31	187
Sum of monthly debt expenses (2nd mortgage/HELOC, auto loan, student debt, other debt) (excluding \$0)	\$1 - \$99	1%	1%			2%	0%		2%
	\$100 - \$199	3%	4%	2%	1%	6%	2%	8%	5%
	\$200 - \$499	17%	17%	20%	16%	21%	15%	22%	21%
	\$500 - \$999	32%	32%	25%	32%	27%	33%	19%	29%
	\$1,000 - \$1,999	24%	24%	23%	20%	30%	22%	31%	25%
	\$2,000 - \$2,999	9%	8%	15%	10%	8%	12%	7%	6%
	\$3,000+	13%	14%	15%	20%	7%	15%	13%	11%
TOTAL		100%	100%	100%	100%	100%	100%	100%	100%
Average		\$1,608	\$1,564	\$2,049	\$2,011	\$1,201	\$1,787	\$1,731	\$1,403
Median		\$850	\$850	\$1,045	\$1,000	\$726	\$932	\$962	\$796
n =		552	479	64	320	191	294	31	176

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		2024	2024	2024	Do you own or rent your residence? (Historic comparisons)		Do you live in: (Historic comparisons)		
					Own 2024	Rent 2024	Free market housing 2024	Housing provided by my employer 2024	A unit with deed restrictions or employment, income or disability qualifications 2024
Ratio of selected housing costs & debt payments to household income	0%	3%	3%	2%	3%	1%	4%	8%	0%
	0.1 - 9.9%	18%	18%	15%	22%	8%	21%	9%	10%
	10 - 19.9%	19%	18%	28%	18%	22%	18%	30%	20%
	20 - 29.9%	16%	15%	19%	17%	14%	14%	18%	17%
	30 - 39.9%	15%	16%	16%	12%	22%	15%	20%	17%
	40 - 49.9%	9%	9%	4%	9%	9%	8%	7%	11%
	50 - 99.9%	15%	15%	10%	13%	18%	13%	3%	19%
	100%+	6%	6%	7%	7%	6%	7%	5%	6%
TOTAL		100%	100%	100%	100%	100%	100%	100%	100%
Average		49.9%	52.6%	32.1%	58.8%	41.1%	45.3%	28.2%	71.9%
Median		27.0%	27.9%	22.5%	24.6%	32.5%	25.7%	20.6%	31.9%
n =		986	863	93	629	267	554	46	276
Ratio of selected housing costs, debt payments and childcare costs to household income	0%	3%	3%	2%	3%	1%	4%	8%	0%
	0.1 - 9.9%	17%	17%	12%	21%	8%	20%	9%	9%
	10 - 19.9%	18%	18%	27%	18%	21%	17%	30%	20%
	20 - 29.9%	15%	14%	19%	16%	14%	14%	14%	17%
	30 - 39.9%	15%	15%	20%	12%	21%	15%	20%	15%
	40 - 49.9%	10%	11%	5%	10%	11%	9%	10%	14%
	50 - 99.9%	15%	15%	10%	13%	18%	14%	5%	20%
	100%+	6%	6%	7%	7%	6%	7%	5%	6%
TOTAL		100%	100%	100%	100%	100%	100%	100%	100%
Average		51.3%	54.1%	33.3%	60.0%	43.3%	46.6%	29.6%	73.8%
Median		27.8%	28.4%	25.1%	25.1%	33.3%	26.7%	21.6%	33.1%
n =		986	863	93	629	267	554	46	276

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		2024	2024	2024	Do you own or rent your residence? (Historic comparisons)		Do you live in: (Historic comparisons)		
					Own 2024	Rent 2024	Free market housing 2024	Housing provided by my employer 2024	A unit with deed restrictions or employment, income or disability qualifications 2024
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	78%	78%	77%	82%	74%	80%	78%	75%
	No	12%	12%	15%	9%	15%	10%	14%	16%
	Uncertain	10%	10%	8%	9%	11%	10%	8%	9%
TOTAL		100%	100%	100%	100%	100%	100%	100%	100%
	n =	1,110	975	102	717	289	631	47	300

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		2024	2018	2011	2024	2018	2011	2024	2018	2011	Do you own or rent your residence? (Historic comparisons)						Do you live in: (Historic comparisons)								
											Own			Rent			Free market housing			Housing provided by my employer			A unit with deed restrictions or employment, income or disability qualifications		
											2024	2018	2011	2024	2018	2011	2024	2018	2011	2024	2018	2011	2024	2018	2011
What is your race / ethnicity?	White	91%			91%			91%			94%			88%			93%			81%			90%		
	Hispanic or Latino	5%			5%			3%			2%			9%			3%			10%			7%		
	Asian or Pacific Islander	3%			3%			3%			1%			5%			3%			14%			2%		
	Other:	3%			3%			2%			3%			3%			4%					2%			
	American Indian or Alaska Native	3%			2%			5%			3%			2%			2%			5%			3%		
	Black or African American	1%			1%			1%			0%			1%			0%			3%			1%		
TOTAL		105%		105%			105%			103%			108%			105%			113%			105%			
	n =	1,081			949			97			696			284			612			47			294		
Age of respondent	17 & under			0%			0%						1%			0%			1%						
	18 - 24	1%	2%	3%	2%	2%	4%	1%	5%	2%	0%	0%	1%	3%	5%	9%	1%	1%	2%	2%	5%	31%	2%	3%	2%
	25 - 34	18%	15%	13%	18%	19%	18%	20%	13%	9%	7%	7%	7%	39%	36%	30%	16%	17%	14%	27%	29%	19%	23%	25%	24%
	35 - 44	20%	19%	17%	20%	21%	22%	21%	32%	16%	17%	22%	20%	28%	24%	23%	17%	21%	19%	45%	24%	20%	26%	30%	28%
	45 - 54	18%	23%	22%	17%	25%	21%	26%	29%	34%	20%	28%	25%	15%	22%	18%	17%	27%	23%	17%	37%	15%	22%	23%	24%
	55 - 64	20%	17%	25%	20%	16%	22%	21%	12%	32%	26%	19%	29%	9%	9%	16%	23%	17%	26%	5%	5%	16%	16%	10%	17%
	65 - 74	16%	18%	14%	16%	14%	10%	8%	10%	6%	21%	19%	13%	5%	2%	4%	19%	15%	13%	4%			10%	6%	4%
	75 - 84	5%	5%	3%	5%	3%	2%	3%			5%	3%	3%	2%	2%		6%	2%	2%				2%	3%	0%
	85+	2%	1%	2%	2%	1%	0%				3%	1%	0%			0%	2%		0%						0%
TOTAL		100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
Average		50.9	51.6	51.1	50.7	48.4	47.3	47.8	45.5	50.1	56.0	52.6	52.4	40.3	39.9	40.9	52.7	48.8	49.7	40.6	40.6	35.9	45.5	43.4	43.9
Median		51.0	51.0	52.0	51.0	47.0	47.0	46.4	44.5	51.7	56.0	52.0	53.0	37.0	36.0	39.0	54.0	49.0	51.0	40.0	41.3	34.5	44.0	41.0	42.0
n =		1,091	776	1,122	959	556	772	100	62	49	710	405	531	282	204	281	624	381	484	47	27	38	292	165	211

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2024 San Miguel Regional Household & Employee Survey | Open-Ended Responses

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Q23: What types of business(es) do the adults in your household currently work for? Other:	191
Q24: Where do you and other adults in your household currently work? Other:	130
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Q30: <i>(If currently rent, and would not prefer to own your own home in the region)</i> If you want to rent, why is renting your choice? Other:	6
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Q35: <i>(f housing were available that you could afford, and you would consider moving in the next five years)</i> Why would you consider moving to a different home? Other:	67
Q40: <i>(If currently rent, and have considered buying a deed-restricted home in the region and didn't buy one)</i> What were the reasons you did not buy a deed-restricted home? Other:	20
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Q44: <i>(If at least one person is age 65 or older in your household)</i> Please indicate how interested you would be in using the following services in the future. Other:	14
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Q2: (If live in the area less than 8 months/year) Are you a: (Other)

Response

Boyfriend is a resident

Can't do winters anymore

Florida

Former full-time living elsewhere for work and studies

Live in Montrose County, West End

Primary resident

snowbird past 20 yrs

Snowbirds here now since early 70's

Student

Summer home p

Q4: What type of residence do you live in? Other:

Response	Original Spanish Response
Big Billies/ employee housing	
Room at Big Billies	Cuarto en Big Billies
duplex basement	
Home	
Home on acreage	
Multi generational home	
My camper is on my boss' land.	
Own my home and land-on a mortgage	
Pre-factured house owned land	
Rent	
Unit in a hotel	

Q6: If planning on leaving the area in five years or less, why are you likely to leave the area? Other:

Response

Affordability

Altitude

Altitude (oxygen) issues

Assuming care of aging parents

Being FORCED to sell my deed restricted home. Can't afford to stay.

Better schools and safer/conservative community

Better/closer medical

Can't afford full time Telluride

Climate change, no snow

Closer to family

Closer to family

Closer to family

Closer to family, where I can afford to purchase my own property and utilize family to fix it up.

Closer to larger city ammenities

Closer to stores, doctors, etc

Cost of living

Crowds/developers

Different country

Do not want to live in Telluride's bedroom community

Don't like the way things are changing

Falling ill

Family lives on East coast.

Family moving closer to family

Get out of the cold

Hate winters and driving to work in blizzards

Health - lower elevation; lower cost of living

Health care

Health issues/accessibility

Horse friendly

Q6: If planning on leaving the area in five years or less, why are you likely to leave the area? Other:

Response
If health issues develop
Increase in R.E. taxes and insurance
lack of medical care
lack of real community
Likely, just time to move on...
Love
Lower education and more affordable housing
May need care, may need to care for granchild
Medical
Medical care
Medical care
Medical needs
More affordable amenities such as rec center, groceries etc. It is difficult to afford do do anything here.
More affordable everything
More affordable housing and better work/life/saving/dating opportunities.
Move to more temperate climate
My housing is not stable
No austim programs or services fir my 18yr old son. No opportunity
No parking anywhere
Not planning leaving
Not sustainable with a daily commute to telluride and no jobs in Norwood.
Old age conveniences, healthcare, shopping
Old age, breathing challenges
Over run - little county support
Prioritization of tourism and catering to the exorbitantly wealthy visitors over local economic, environmental, and social initiatives.
Priority of 2nd homeowners & visitors
Sick of privileged rich Telluride businesses buying all the housing and land while pushing us poor hard working families out.
Taxes too high

Q6: If planning on leaving the area in five years or less, why are you likely to leave the area? Other:

Response

Telluride has become unrecognizable to me. The community has changed so much to gear towards Uber wealthy and has lost its identity. I prefer to find a community that was like this town was 30 yrs ago.

Telluride is outpricing long time locals. Cannot afford to live here anymore

Time to leave

Tired of local politics

To be close to family

To try new places

Too crowded in Telluride

Wages suck, everything too expensive

Q8: Do you own or rent your residence? Other:

Response
Buying, not paid for yet.
Caretake
Caretaker
Caretaking (labor trade for rent)
Deed restricted
I don't rent or own, living in a a parent's home
I feel concerned that government is getting too big and intrusive, as well as costly
I own my camper, not the land. I don't pay rent for the lot.
I'm in a one bedroom where the landlord has rented to me as a studio while she uses the bedroom for storage.
Life Tenant
Limited equity partner
Live in my car, which I own
Live with owner of house
We have lost our community to become a bedroom community
Year to Year lease. Owners have options that I don't have

Q10: If somewhat dissatisfied or very dissatisfied with your community, please describe why.

Response	Original Spanish Response
2nd/3rd homeowners and Uber wealthy Retirees have gotten a stranglehold on our community and Telluride has lost its identity	
A lot of our community has disappeared because of housing.	
Bad government, tourists and traffic	
Balkanized structure; lack of say in ToT or MV issues; lack of emphasis on wage equality; constant subsidization on Telski	
Because Air B&B and VRBO have changed Telluride from a community of family's to empty dwellings rented by tourists	
Becoming Aspen	
Being attached to employer housing, other housing is out of financial reach.	
Bickering	
Black mold studio for 2 people	
Building too big, too fast construction	
Businesses below are loud	
Commuter Town/Geared toward tourist Telluride has lost its soul! Over priced	
Cost of groceries too high	
COST OF LIVING. Little to No sense of community.	
County road condition	
Crowds, corruption	
Cruel politically	
Deed requires I sell home upon retirement. I would like to stay	
discord, government officials and employees are disconnected with their constituents and continually increasing taxes, traffic, congestion	
Do not feel as if I am part of the community	
Drunken people/lawless actions	
Space and cost	Espacio y costo
Far too leftist and secular. Terrible schools.	
Farm community turning into Telluride's bedroom community	
Feels like an exclusive yacht club	
Friends moving away, can't afford to do anything in Telluride, and Montrose is too far of a drive.	
Generational wealth and housing market do not deserve a working class in proximity	
Gentification	
getting to crowded	
Grocery store prices	
Hard to get to know people	
Hateful locals who are very opinionated	
HOA and excessive regulations	
HOA association and property management are disjointed. STRs do not follow rules. ToT ignores this side of town.	
HOA issues	

Q10: If somewhat dissatisfied or very dissatisfied with your community, please describe why.

Response	Original Spanish Response
<p>I am so upset that we keep shifting the ideas around affordable housing. I love the people I live around but the new housing options are having the most frustrating changes in rent formats, making tiered rent options based on income that are not actually affordable. I believe this format with keep people in the affordable housing situations instead of allowing people to save, then invest in purchasing in the future. This means as a town, investing in local housing options will continue to be a necessary focus even more so than it could be if we were supporting people to be able to purchase themselves. Look at how poorly the rico and norwood "affordable" housing is moving. This is already an issue when people like myself are splitting a \$748 monthly rent. To shift that monthly cost to \$1784 just going from a studio to a one bedroom will have no one being able to invest for themselves. Additionally this format, though very thoroughly covering investments and income, does not take into account any debt, student loan, other loans and the costs of visiting family in other states or countries. To be able to pay \$1784 monthly during off season when you are out of work and want to see family that can not afford to visit you... that is huge for keeping a community that already struggles with suicide continuously disconnected. It is not comprehensive in any way for ACTUAL affordability. This will also push people to service positions that have tipped income as they generally pay more in this town than the actual positions that support locals like the med center, the school, local government etc. This will also force people that are just picking up extra work to save for common life events, like wanting to have a child, getting married, or visiting a family half way around the world, to reconsider as it would affect their rent the following year. As a community a lot of these are already weak spots. To change this format for "affordable" housing will continue to make people feel like this is not a place they can afford to have a family or really put down roots. I feel if we are to expand more housing options that the layouts of said locations should be discussed by local panels. Yes it is nice that they have open meeting to discuss these things with the public but most people that actually live here full time are working so much to keep up with these prices. Having a board like the one at VCA to address these layouts would help keep local needs in mind and not just finding the fastest cheapest thing. Most new units are costing double but with no additional storage. I am also very upset that we already have one of the few communities that allow 2nd home owners to vote but now also are considering allowing voting for LLCs (which is not an offering anywhere else). This feels like a huge slap in the face, really showing where our local governments focus is. With the current political landscape I had at least hoped to have some faith that my local government has my best interest in mind. Shifting our voter pool so that the majority of voters are people that do not live here, do not really know the struggles of our community and are looking out for their investment property value instead is beyond disturbing. Our working class is already conveniently separated from having one location where our voting power actually could make a difference. VCA and Big Billies in Mountain Village. Shandoka, the boarding house, virginia placer and soon voodoo in Telluride. Then our local working home owners split off in Lawson and Ilium. All of us separated establishing that we are minority voters rifting the second home owners, VRBO and Airbnb "investment" properties. By allowing LLCs to vote the town will be throwing tinder on the fire of the already sizzling class rift. I personally try to discuss said topics with any open tourist, colleagues and friends yet this current political landscape on a micro and macro scale does not seem to reflect "we the people" but a mentality that profits off of an us vs them mentality. I vote each election locally and nationally and yet there seems to be no actual hope when everyone is separated and not able to see other peoples view points. That is why I am here expressing how I feel about our community. I hope someone is able to see that playing god has devastating consequences and housing security should not be taken lightly as it is one of the most basic needs for feeling safe. I feel like I don't belong because I can't afford to live here without major restrictions on privacy and even then its too expensive</p>	
<p>I have lived in Telluride/Mountain Village for the last 25 years of my life. Having to move to Norwood to find actually affordable housing was a heart wrenching decision for me. Mountain Village is my home and my community. My family is there, my work is there, I still feel like it is a massive part of who I am. I hate being so far away and feel no relation or sense of community in Norwood. Not to mention the commute is wearing on my psyche in a very real way.</p>	
<p>I love the community but can't find affordable housing. I live in a "tiny house " and it is difficult .</p>	
<p>I want my own place</p>	
<p>In Ridgway, summers are very hot and community not as tight-knit as Telluride</p>	
<p>Ineffective at present</p>	
<p>Influx of second homers, billionaires</p>	
<p>Interference from the housing authority.</p>	
<p>Issues with the politics of the Norwood School District, Town of Norwood, long travel times</p>	

Q10: If somewhat dissatisfied or very dissatisfied with your community, please describe why.

Response	Original Spanish Response
It bums me out that after living in Telluride for 32 years there still isn't a rec center or affordable gym for adults and kids. Considering the culture of our town I think we could pull that one together	
It feels like everyone "says" they care about the housing crisis, but the way the AMI & income limits are determined are absolutely unrealistic. Most employees in this area can't pay the high rent for "affordable" housing - even in a dual income household. And it's impossible to plan living here long term because buying a house (including deed restricted properties) is an absolute scam. Who can honestly afford a \$1million 2 or 3 bedroom home that isn't a second home owner coming from out of state?	
It feels like theres constant talk about rent increases, no privacy, no communal space, the laundry aituation is a joke (its more expensive with washers not taking 3 towels) it feels like theres no community	
It is full of bitter people who cant afford to live here.	
It is hard to work in a community that you don't live in. There aren't a lot of job opportunities in Nucla, which forces me and a lot of other folks to go to Telluride for work.	
It's become Tinseltown with too much economic disparity and a less sense of community. It is sad to see the growing anger and nastiness of a small but loud group of long time locals.	
It's become too crowded and too much traffic	
It's turned into a carnival	
It's changed	
It's growing quickly	
Lack of affordable housing that is changing the community and forcing prices higher for services and losing strong community members.	
Lack of affordable housing while realtors and second home owners thrive and dictate the market	
Lack of community	
Lack of community services,diversity.	
Lack of housing, no youth involvement	
Lack of medical, going to Montrose for food ect wct	
Lack of opportunities to build a home, family and long term opportunities and sustainability.	
Lack of room for storage	
Lack of support . When people get what they want , they suddenly stop fighting. As well, the rules regarding housing for example don't apply the same to all.	
Last man standing	
Lawson Hill- too many dogs in "no dog" wildlife corridor	
Limited parking	
Locals treated worse than visitors/2nd homeowners. Constant 5 days/week construction ruins any sense of peace and construction rules poorly or not enforced. It's a constant nuisance.	
long commute to work	
long term renter, w no viable financial option to buy a unit	
Loss of community to second home owners	
Lots of talk, mostly irrational. Virtue signaling, not problem solving.	
Loud, dirty, run-down	
Maintenance and cleaning	Mantenimiento y limpieza
Middle class is very hard to make ends meet. I don't qualify for any telluride or San Miguel county deed restrictions or rental units even though my family lives and works here full time.	

Q10: If somewhat dissatisfied or very dissatisfied with your community, please describe why.

Response	Original Spanish Response
My building is 90% airbnbs, it feels like I'm living in a hotel not an apartment building	No tengo posibilidad de yener un apartamento en el pueblo de tantos años viviendo aquí la lista es muy larga y dan preodidad a otras personas que tienen menos tiempo a qui
My community is controlled by people who do not prioritize the future of the community	
Need a community bldg, meetings	
Never planning for traffic or housing until it becomes a problem. Frivolous financial decisions.	
New money, no parking with new housing, no doctors/nurses housign for new med center	
no affordable rental housing and no don't count voodoo. overpriced	
no longer affordable to middle class due to rising taxes, utilities, etc. Cannot even afford to eat out more than 2-3 times per year.	
no space for the down valley community to congregate ie restaurant	
No housing options	
No local housing	
No longer sustainable to live/work here	
I don't have the possibility of getting an apartment in the town after so many years living here. The list is very long, and they give priority to other people who have less time here.	
Noise, marijuana pipes outside, garbage, clutter	
Non-progressive, boring retail, lousy services	
Norwood old timer attitude	
Norwood town govt accomplishes very little	
Norwood's continued political circus. Another recall after one many years ago the recalled people had vision, financing and committment to take care of water, sewer and growth.	
Not able to afford a better home and afford to make all needed improvements such as windows; lack of bus transportation that allows for work schedule for self and employees (Summit County has incredible transportation and has for decades)	
Not enough affordable housing	
Not enough infrastructure in the town	
Not enough people in my demographic/age	
Only one egress. Only one window.	
Our community has reduced the number of parking passes and raised the price for them. I have overheard community members say that people living in Billies dont need cars.	
Our community is overrun and it's no longer a community but a business opportunity and there are few community activities left that are meaningful	
Overcrowded, no more hotels. Just adds more people and more employee housing needs	
overdevelopment and upscaling. Have lived here 50 yrs, experienced the changes and sad to see the huge growth (in mostly 2nd and 5th homeowners)and a loss of community	
Parking, congestion, traffic, taxes	
Parking, rents too high	
People are mean	
People don't pickup dog poop. Idling cars	

Q10: If somewhat dissatisfied or very dissatisfied with your community, please describe why.

Response	Original Spanish Response
People leave because they can't find housing and those here can't afford to stay here even with housing. The community is being lost because the town only cares about the tourists.	Porque tenemos que compartir cuarto y a mi me gustaría aunque pague más ,pero vivir sola
Political and economic direction of change	
Political toxicity	
Because we have to share a room, and I would like, even if I pay more, to live alone.	
POST Office	
Price gouging, catering to wealthy, four seasons development	
Priorities and vision have morphed from preservation and quality of life to density and development	
Property taxes skyrocketed	
Remote	
Rent goes up every year, poor maintenance, amenities 86's just crappy	
Ridgway is designed to take care of the good old boys and retirees, it is a very boring place	
Rising government expenses, parkign disfunction	
Rude neighbors, parking disputes, neighbors have been arrested multiple times for domestic violence/child abuse	
Rude, people, business license too high. Property tax too high	
Satisfied	
So focused on the wealthy and immigrants, not on long term struggling residents	
Sold off our community to second homeowners, hard to find local friends that stick around	
So-so	
Tax/gas/and living is very expensive	
Taxes and insurance out of control	
Telluride is filled with assholes. The assholes continue to lure more assholes, rape, and pillage the character of the community and land.	
THA chill out	
the communities are all talk and no do on just about every topic	
The community is getting ugly. With all the different buildings and the perspective designs right in the center of town makes it ugly. Stop building and Telluride.	
The commute is too long and dangerous. I have two school-aged kids and I work from home so I am driving a minimum of 3 hours a day.	
The constant fighting between members of the community, stagnation/lack of healthy growth, and lack of community building and community activities.	
The disconnect from the working class and the rest of Telluride creates an environment where we feel like we are not welcome in our own community. That they would rather us workers lived in outlying communities rather than take up space in Telluride.	
The housing situation for local working people feels impossible and disheartening.	
The local political climate is toxic thanks to a couple of long tenured town staff	
The Nazi like housing authority	
The people that live here from what it sounds like use to care about this place. Once the value of their properties sky rocketed they became the very thing they fought hated.	

Q10: If somewhat dissatisfied or very dissatisfied with your community, please describe why.

Response	Original Spanish Response
The sense of community is being lost to second homeowners. The cost of living is absolutely outrageous. There are no careers here, finding work beyond the service industry is insanely challenging. We are lucky to own a home, but I feel for all of my friends that don't. It's very, very hard to live here. Wages suck.	
The trash situation/restaurant trash	
The turn over rate is so high that it's difficult to build meaningful connections- no one can afford to stay here unless they have some kind of secret money... otherwise the majority of our homeowners are second home owners who are so out of touch with the working class	
The wealth/income gaps and difficulty finding housing. Catering to rich	
There is little to no options for housing. Not many options for socializing either.	
There is no affordable housing. Limited resources to help. Employee housing is nightmarish and attached to a job and you can get evicted with only 3 days to vacate, and have to live with whatever room mate they throw at you.	
There is no bike path, public sewer line, playground, walkability, or community aura... everyone just commutes to town to serve the rich, where all of those houses are empty. It's sad leaving town every night to go back into our dark little valley, it makes you hyper aware of your class status.	
There is no community!!	
there's dog poop which never gets cleaned up in the garage right next to may parking spot. generally it is very dirty in the development. landscaping has not been watered adequately/dead plants not replaced. neighbors are noisy. storage is too small. appliances are second-rate and noisy esp. refrigerator. sink is too small/shallow. windows are rotary-style. flooring improperly installed and damaged on moving in. doors improperly installed. cabinet doors improperly installed.	
This isn't a community anymore. Our tourism is more like Disneyland meets a cattle car. There is no community, this place isn't for locals, just to deplete people of themselves and then throw them out and bring in a new wave that you charge more. Not just housing but everywhere in this "community." It's cut throat here just like the city. Well done.	
Threat of continued development	
Too expensive, can never get ahead	
Too expensive, wages to low, utilities to high, crappy stores and restaurants, homeless and druggies moving in everywhere, the life style in this county has gone down the toilet in the past 10 years. I would encourage no one to move or work here	
Too far from work. I commute 2.5 hours daily and travel time will increase come winter.	
Too many angry people	
Too many cars, too little focus on pedestrianization and climate change	
Too many cond escapees in money	
Too many people who don't belong	
Too many tourists/too many uber-wealthy second homeowners	
Too much dissention in the ranks	
Too much growth - please stop building hotels and end the Epic pass agreement. Keep Telluride unique and don't become another Park City.	
Too much taking: too much expecting others to pay for their lifestyle	
Too small, need 3 bedroom	
TOT owns 11 properties right in town that can support up to 1,000 affordable housing units. They have always had the ability to provide affordable housing right in town. They waste money trying to shift the problem and blame.	
Totally unaffordable, even as a doctor	
Tourists	

Q10: If somewhat dissatisfied or very dissatisfied with your community, please describe why.

Response	Original Spanish Response
Town caters to affluent residents over those who work in the community locally and there are not enough resources for those in need. There are rules and regulations that are borderline impossible to jump through and really make no sense. There's no recreation center which I think is a MAJOR need for residents and parents of Telluride. And more.	
Town Council does not represent the workforce or full time residents	
Town Council is making it harder and harder for middle class to live in Telluride.	
Town Council is spending excessively.	
Town is mis-managed	
Town leaders are unprofessional	
Town management sucks over the last year or more	
Town of Norwood is shut down	
Town of Telluride and the community who presides here has changed so dramatically that it's hard to recognize it anymore. If not for the friends we have made 20 plus years ago we would have left already. It's too busy and /nd homeowners/part time residents have changed the identity of this place so much that we are looking to leave	
Traffic/people! Development in area	
Transient community due to lack of affordable housing	
Turmoil in town government / failure to maintain and upgrade critical infrastructure / no law enforcement presence / limited fire and EMS services / inadequate medical services	
Unaffordable to most people	
Unreasonable rich people displacing residents	
very isolating and without social media accounts, I don't know what's happening to participate in town activities	
Very	
Walkable shops/businesses	
We have nothing for the youth to do	
We seem to be going in the wrong direction. The current price caps and income requirements are set-up to make people extremely house poor or just keep out at all	

Q11: If dissatisfied or somewhat satisfied with your current residence, why are you not fully satisfied?**Other:**

Response	Original Spanish Response
3 days to move out is crooked	
Allowing dogs I wildlife cooridor	
Always wish it was nicer	
Barely making it with my income and commute	
Becoming too expensive	
Every month the rent gets more expensive	Cada mes la renta más cara
Conditions of the housing are in maintainable	
Costs of living are too high	
daily commute to work is long	
Deed restricted	
Deed restriction application twice a year is very stressful	
Deed restriction is too restrictive and does not keep up with inflation in housing costs. Feel stuck, not by choice.	
Dissatisfied with mill levies and tax burdens	
Disturbances from other residents, many things need fixed in complexes. Rent raises every year and nothing is fixed	
Does not meet code regarding necessary two Egress's	
Each year qualifications is difficult over 15 year tenant	
Expensive taxes, fees, utilities, upkeep, repairs, etc., insurance	
Exploitative caretaking unit is unstable and expensive	
Feeling trapped in leasae because in other housing options	
Hard to find parking	
High cost of living	
High HOA monthly costs	
High property taxes	
HOA	
HOA costs	
HOA has created rules that favor second homeowners but not full time resident	
HOA issues	

Q11: If dissatisfied or somewhat satisfied with your current residence, why are you not fully satisfied?**Other:**

Response	Original Spanish Response
I am currently in a studio and my partner and I are in need a larger space. We recently moved in together due to his housing being bought up by a local business owner who kicked out a bunch of long term locals and moved in his seasonal employees. Seems to be a trend as VCA is now even allowing some units to be rented out solely by local businesses. Its sad to see local affordable housing endorsing people being treated like indentured servants. I am scared to see the housing/rental prices continue to skyrocket as I was really starting to feel like I had found my long term home pre covid. So much so that I spent 3 summers living in my car so I could slip the collar of these predatory businesses to establish myself long term in this community. Now I dont know if I could actually live here and have a family paying \$2,129 a month for a 2 bedroom where I somehow have to pay for children but not make any more money than I currently do. I am currently starting to consider moving more seriously because of these issues.	
I have been a long term full time resident and employee and have had no chance of any hope of receiving housing. New seasonal employees have gotten housing and waitlist spots before me, and I feel very hopeless with the housing situation here. I want to keep contributing to my community and employer, as I am a hard worker and am involved in a lot in town.	
I live on Lawson hill and there are a ton of dog owners in the neighborhood now. It's a no dog zone and it's out of control.	
I only have 6 month lease agreements	
I want another animal.	
In process of divorce - renting soon	
Increasing taxes and insurance costs	
Intrusive landlord	
Invasive deed restrictive questionnaires	
It's a long time to live in such a small town	
Lack of noise enforcement	
Lack of restaurants, amenities one foot in each community	
Landlord decides to sell or raises rent more than sec 8 will pay	
Living in a van in the winter is very undesirable.	
Medical care	
Neighborhood unattended dogs	
no water	

Q11: If dissatisfied or somewhat satisfied with your current residence, why are you not fully satisfied?**Other:**

Response	Original Spanish Response
No ability to move up	
No community bldg/room for residents	
No full-time neighbors - all 2nd homes	
No garage	
No garage or outdoor storage, HOA	
No outdoor space	
No peace due to neighboring construction constantly and has been going for years	
No school bus service to Telluride	
No storage or place for bikes	
No w/d, AC, no deck/balcony	
Noisy and undergoing repairs	
Not much county services!	
Not my home, just a temporary caretaker	
Not my own want to buy some day	
Not realistic growth on price of houses. I don't get money & time for improvements.	
Not the highest living conditions, have to be quiet due to neighbors below/sound and would like a yard and more space.	
Not wheelchair accessible	
Old buildings need a lot of work. We have already paid a \$60,000 special assessment	
Old unit, creaky floor and ceiling upstairs neighbor works late	
One bedroom in a basement, would desire an additional bedroom (or two) as we plan to grow our family, and would be wonderful to not be in a basement and maybe even have a yard	
Only full time resident	
Other homes around me.	
Overall happy with rental, however was informed that rent is going to continental to be risen to match current market, which is not affordable.	
Parking	
Plowing long driveway	
Property was built in the 1980s and assessments are very high. Also some major improvements are needed which are very expensive.	

Q11: If dissatisfied or somewhat satisfied with your current residence, why are you not fully satisfied?**Other:**

Response	Original Spanish Response
Quite loud from above noise; very small quarters with not much natural lite and no actual kitchen.	
Right on the resort	
Short term lease. No long term stability	
Some units short-term rent and it's disruptive.	
Taxes are going up	
Texans and Karens	
The park outside my house has annoying kids everyday	
The rent is about to double on a 30 year old building	
The Town is devaluing my property	
The way the town has decided to operate the affordable housing situations in telluride	
Thin walls, alley access difficult	
time to move on	
TMVOA tax to pay mv, double tax, but no one will pay for the Gondola	
To many democrats moving to the area	
Too much change too fast	
Too much government interference	
Too much other traffic	
Town too crowded	
Traffic	
Trees	
Unknown changes to employment housing requirements, employment regulations are not consistent with either r1 school district or full county.	
Want my own home	
Water and internet bill too high	
Wish to have the means to fix what prior owners neglected	

Q14: (If had to move out of a home in the past five years) What were the reason(s) you had to move? Other:

Response

Cabin was not ready for habitation so I was homeless

Condo flooded

Covid

Found a better option

Home needed a lot of work. Issues with bats and mice.

House became untenable and owner refused to fix in a timely manner

Housing Authority Income Policy

I think I was evicted due to income, it wasn't anything I did.

made too much money one year and could no longer qualify for housing

Most of the 6 moves in the last 10 years have been to find something more affordable.

My first landlord was a mentally ill alcoholic and each place after that was only a short-term solution. I moved 11 times in 13 months, including 4 stays at the Bivvi.

My landlord, Eliza Gavin decided to force us to sign an amendment to our lease in the middle of it stating we had to work for her. It was very illegal but we do not have the money to fight her.

new owner coerced the current tenants to move so his employees could move in

Noise

Not wheelchair accessible

owner wanted unit for his employee

Owner occupancy every 6 months

Owner turned it over to employee, roommate pissed off landlord

Owner wanted her cat sitter to move in

Owner wanted it for family members

Owner wanted to remodel. Owner decided to just stop renting

Owner wanted to short-term lease during festivals

Por no tener seguro social

Purchased home

Remodel

SM County and Public Works straightened the road and my cabin had to be demolished or relocated

SMRHA forcing me to sell my home.

Q14: (If had to move out of a home in the past five years) What were the reason(s) you had to move? Other:

Response

Sprinkler line broke and flooded apartment

Sublease ended

Temp park space rentals

Temporary room with friend

Too large of a Shandoka unit for one person after they renovated it and made my ex-girlfriend and I move out and then move back in and then I was forced to move out. Still not happy about it.

Too old for attitude

waitlist issues in VCA due to corrupt manager, who was arrested. Another place had water issues, potable water was not provided for 6 months and rent was going up on our next term so we had to move.

Washing machine failure led to mold

We picked up a late relatives dog and shandoka wouldn't allow it

Q15: 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)? Other:

Response

If they were to change all of the rental rates to the tiered income based format I would likely have to live in my car again or quit my position in health car and sell my soul to telsinki again for housing.

It's too expensive

Just too expensive and not making a livable wage for this area.

Lease may not be renewed

Only health issues

Rent increase 20% after 6 mo, likely to increase again

We have no idea

Worried that due to grad school or life events I will not qualify for this housing in future.

Q15: (If feel somewhat or very insecure in your current housing situation) Please describe why:

Response	Original Spanish Response
6 month leases and plans to remodel the building this summer	
90 days to vacate	
A building remodel has been planned for years and I have gone from a 2 year lease to 6 month leases.	
A change in job could mean not affordable	
A investor bought it for 250. When the listing said 485..	
Affordability	
Affordability of living here and commuting so far to work	
After employment with ToMV i have 3 days to find new housing to stay in the area, even if I have a new job lined up.	
Apartment falling apart	
Asked to leave in One year owner wants to STR	
Because if I don't make the hour requirements or if I make too much money I'll get kicked out. All the while I can barely afford rent in my unit.	
Being forced into a roommate situation in a Billie's room so having to move.	
Being rented under the table by the landlord. He can say its over whenever he wants and rent is too high/place is too far	
building is being remodeled and uncertain if we will have a place to move to in town	
Bullies and mean people	
Can not fond Housing with a dog even though I work in mt Village	
Can't afford to keep living with restrictions and have money to retire?	
Can't afford taxes and upkeep of property	
Changes in community housing rules and rates	
Changes to income and asset limits	
Changing housing guidelines	
Changing lease requirements, rent increases, employment changes within the company that houses us	
Changing THA rules regarding hours	
Child leaving/empty room	
Condo is for sale by owner	
Construction of new homes	

Q15: (If feel somewhat or very insecure in your current housing situation) Please describe why:

Response	Original Spanish Response
Co-owned with family that does not live here	
Cost of living continues to soar and huge property tax increase	
Cost of living in San Miguel County are too high	
Cost of living in SMC	
Cost- property taxes and utilities	
Deed restriction parameters	
Deed restrictions do not meet my physical and mental health and employment needs. I work to maintain housing at the expense of my health and well-being.	
Dependent on employer	
Divorcing my partner and we both own the home	
Employer housing (Tekski) so it doesn't feel dependable.	
Employment attached	
Encroachment of affordable housing dev.	
Ever changing land codes or threats of	
Fear of being forced out if job status changes	
Feel like location will sell	
Feel like the Housing Authority can/will make us sell if we work hard and save for retirement	
Finances. Everything is expensive. Interest rates are far too high for anyone wanting to own. Business is also not as profitable so the reality of losing income/employment is real.	
Financially difficult	
Getting more expensive - No increase in wages	
Getting older and private road	
have to keep affording mortgage and HOA	
High taxes and great govt over reach	
HOA dues are 1/4 of what I make in a year and the property taxes went up 4K to close to 10K	
HOA, insu, natural i.e. fire, flood	
Homeowners insurance and property taxes increased \$5,000 this year	
Horrible taxation, poor government	

Q15: (If feel somewhat or very insecure in your current housing situation) Please describe why:

Response	Original Spanish Response
House is for sale	
House might be sold.	
House will be sold	
Housing attained to Telski employment and year round commitment. Can't change jobs	
Housing authority is hunting me down due to accrued assets despite working within R-1 district	
Housing authority suddenly began strictly following guidelines that haven't been updated for years.	
Housing guidelines continue to change and they try to enforce rules not in place when I purchased despite it not being legal or taking into account life circumstances whatsoever	
Housing is scarce around here and I feel I could lose my housing and not find new housing at any point living in San Miguel County	
Huge 7 % rent increases and THA regulations changing after only 3 yrs of renting	
<p>I am currently on an approved leave from the deed restriction to care for my elderly mom following a stroke she suffered. I had to appear before the BOCC to get a second year to care for her. In the condition agreement I had to sign, it states that I cannot request any additional time, and if I don't return by June 1 2025, I will be forced to sell my condo. If my mom is still living, I don't know if I will be able to look her in the eye and tell her that I can no longer care for her, because I will lose my home and future financial security. My job is secure; I continue to work at Mountain Munchkins when my brother can spell me and I am able to return home for 2-4 weeks every 1-2 months. I also provide housing for an approved roommate. I have lived in Telluride for nearly 30 years and want to stay in my home. It seems to me that my situation should allow for a longer approved leave. I have been an active, committed community member since 1997, and I work in childcare/ECE, a very high needs job. I strongly feel that my history and commitment in our community should allow me to care for my mom for more than two years. Others are granted longer leaves for reasons that couldn't possibly be more important than caring for an elderly parent. My situation is very stressful, and having to worry about the possibility of losing my home and future in Telluride adds considerably to my anxiety. I worked very hard to buy my condo, and it is my only asset. It is unconscionable that I may be forced to choose between my home/financial security and my mother.</p>	

Q15: (If feel somewhat or very insecure in your current housing situation) Please describe why:

Response	Original Spanish Response
I am not sure how much longer I can afford all the bills, which total almost half the amount as the mortgage. Also, it seems the rules are always changing in the deed restricted housing and you never really know what is required.	
I am staying with my mother and she may sell the house	
I cannot stay in my home, because I am being forced to sell it.	
I can't increase my pay even if it does increase my quality of life	
I don't get \$ for improvements at market value	
I feel like my landlord could decide to sell at any moment given their age	
I feel like the housing authority is changing rules and ppl are being forced to sell	
I had an unsafe marriage/breakup. I have struggled to find a place that is safe and affordable for me and my children. As my children age, I am being forced to rent out a room to someone that I do not know, do not trust and can never be alone with, the psychological impact is grave. I struggle everyday with what this means, I do not have any adults ever in my home, even people that I have known for 20 years. The mental damage that has been done to me and continues with the idea that I would be forced to open my home to someone other than my children and live with someone that I do not know or trust that would possible do damage to me and my family	
I have no. I lease	
I have to move out every winter and it's not big enough for us	
I just need a stable place for myself and my ESA to live, with a lease	
I live in a so called "affordable housing unit" but my rent has increased over \$600 in the past 4 years since I've moved in and I'm easily paying what I would if I lived in a nice apartment in NYC or San Francisco.	
I live in my car and work in telluride. There is no where to safely park, I constantly get tickets, but housing is so expensive a d hard to find. Why isn't there a place people can safely live in cars/campers/vans? Like every other resort town?	
I own it. It's just way too small for my family.	
I own my home	
I'm attached to my roommate who is attached to his employer	
I'm scared my lard lord won't renew our lease.	
If current rental becomes unavailable im worried i won't find anything else	
If i change jobs or choose to retire, i will loose my housing. housing	

Q15: (If feel somewhat or very insecure in your current housing situation) Please describe why:

Response	Original Spanish Response
If I loose this housing zl will be forced to leave because there is NOTHING else to rent	
If I will qualify with affordable housing. Rent is very high	
If rent continues to increase, we will move	
If the lease is not renewed no owner can occupy	
If Trump wins/could lose everything!	
If work situation changes we lose the housing	
I'm on section 8. Owners could rent for more money. They could sell the house	
In trying to become a better employee and take on more responsibility in my job I run the risk of making too much money to qualify for housing but still much to far under the amount to afford any free market housing	
Inability to drive places	
Income cap, rising costs	
Income restrictions so I can't advance in my career	
Increase of prooperty taxes might force me out	
Increasing HOA fees	
Is is tired to my employer, so they control the rent price, my roommates, and if I money work for Telski, I'd have to move	
It feels like we are going to get kicked out even though we barely make enough money to live in this town	
Job attached	
The owner is of legal age, it could be that she sells	La dueña es mayor de edad puede ser que venda
Lack of affordable housing/too long of a waitlist for shandoka. Projected rent at voodoo was \$1800 a month.....	
Landlady said when I moved in that I could renew my lease but is now not renewing my lease	
landlord will only do month to month lease	
Landlord could change the rules at any time	
Landlord has indicated that they do not intend to rent for more than 2 years	
Landlord may decide to not rent unit anymore	
Landlord may move back or sell	
Landlord planning to tear down	

Q15: (If feel somewhat or very insecure in your current housing situation) Please describe why:

Response	Original Spanish Response
Landlords may be selling at any time	
Lawless people too close.	
Lease ends in under a year	
Loosing Employee housing	
May need to sell to pay bells; can't afford payment on one income/retirement	
Month to month lease connected tot job	
Month to month, recent changes, employment	
More hours needed to sign lease	
More than 2/3 of my paycheck goes to rent. Can't afford to live in current place.	
Moved to Sunnyside a month ago but still do not have a lease set up... Cannot get ahold of anyone to do so... Also very unsure of how this new rental tier system will affect us. Should just pay for what you get, tiers are just a big of a mess as the entire housing problem here.	
My apartments are allocated housing for departments of Telski	
My housing arrangement is unique and I'm so lucky for it- however I am forced to move out sporadically during the year to accommodate owners and their guests	
My housing is employment-dependent, which is controlled at the discretion of other people.	
My income is low and the cost of living in this area is higher than expected.	
My Landlord can be unexpectedly mean and petty. I don't like that and would prefer to move but can't find anything else right now.	
My lease is based on my roommate staying on the lease	
My roommate is in their 80s and is worried they will need to move somewhere else soon in order to keep up with the property taxes, increase in HOAs and rising cost of living in this area. If they have to sell the house I do not make enough in Telluride to afford to purchase or even take out loans for the house regardless of having a full time career job. If he sells I'm not sure where I will find housing as I was discouraged from getting on any of the waitlists for housing because of the long waiting periods.	
New owners bought the neighborhood and are raising rent. I can hardly afford my rent now	
New policy on tiered income rates will require me to relocate out of town	

Q15: (If feel somewhat or very insecure in your current housing situation) Please describe why:

Response	Original Spanish Response
Newer owners want for their employee housing and rumors that we're going to get kicked out have been going around for a year and they cannot give us an answer, but so far so good	
No options for housing and housing authority horrible customer service	
Not my home. Caretaking & working in trade for rent, was homeless before after getting relationship dissolved & he retained the house.	
Our housing is attached to our current employment and we have children. We are worried the owner may sell the house and we will be out! We have been trying to buy in the community for years.	
Our landlord is raising the rent 14% to \$4000. We've decided we do not want to pay so much. It's gotten to expensive to live here and even with a decent salary we want to make more responsive decisions at this point in our lives.	
Own home	
owner could sell at any time and only give 60 notice	
Owner is kicking us out next year to short-term	
Owner is old and may need to sell	
Owner is selling home.	
Owner may want to rent unit to their family member after the winter season	
Owner of property will no longer rent when he pays more of the mortgage off	
Owner said this was a short term option	
Owner will not commit to anything longer than a 6 month lease	
Owners could potentially move back to town and are uncertain of future plans. I'm living in a commercial space.	
Owners want to sell	
Political retaliation/discrimination	
Because there are hardly any places to rent, and sometimes they need the housing	Porque no hay casi lugares para alquilar , y a veces necesitan las viviendas
Property taxes have doubled, water/sewer bills have almost doubled over the past few years..... my income has not increased.	
Property taxes, Home Insurance	
Qualification for senior due to size of unit	
Rent cost vs income	
Rent could increase or owner could sell	

Q15: (If feel somewhat or very insecure in your current housing situation) Please describe why:

Response	Original Spanish Response
Rent increased \$500 per month	
Rent increases	
Rent increases without good reason will be 50-80% more at 100% AMI for county. With cost of living and inflation I am being unduly squeezed for DEI principles	
Rent is already unreasonable and may go up	
Rent/mortgages are extremely high and those working full time *year round* and not just being a server or photographer and being productive to society and the community really have to work for a living to provide necessary services to the community, which jobs do not or not supported to keep wages up to support rising costs of everything but especially our local economy that is priced much higher than anywhere in the region	
Rental	
SMRHA makes up new random rules on deed restricted units.	
Tax burdens on homeowners that actually live and work here vs. rich second home owners and non-homeowners that vote for tax increases	
Tax increases	
Taxes and insurance increasing	
Taxes and insurance uncertainty	
Taxes keep increasing every year!	
Taxes too high	
Taxes went up over 100% in last year and HOA dues continue to rise. I'm on fixrd income...had to start renting out my primary residence to afford yo stay.	
Telski Housing dependent on work	
THA out for blood	
THA/RHA tries to kick people out and doesn't understand the law	
The deed restriction is poorly administered and for reasons thst are out of the owners control people loose their homes.	
The job market sucks here. Nobody wants to pay. There are no real employees other than the towns. A good job would take us out of here	
The old and new Shandoka rules are hard for most people to honestly qualify	
The people coming here are untenably difficult. Fuck Texans.	
The school district limits how long teachers can occupy their rentals.	

Q15: (If feel somewhat or very insecure in your current housing situation) Please describe why:

Response	Original Spanish Response
The townhome owner plans to retire in the townhouse we currently occupy. Our rental agreement is renewable every year until he decides to return	
They are trying to change the boarding house to short term leases only since DeLanie (the devil) ook over	
They can sell at anytime	
This housing is only secure for up to 2 years	
Too many regulations to both build a successful life and keep my housing.	
uncertain if we will be able to afford mortgage payments, real estate taxes and utilities	
Uncertainty about new development in our area	
Unknown length of lease.	
unreasonable rent increases year over year/unreasonable and unstable utility (water) bills	
Unsure how long it's available	
VCA along waiting list and can replace me anytime office workers rude vague when asked simple questions	
Well the owner is short terming the place to make more money. Housing is hard to find and even new employee housing by lottery cost more than where I currently live.	
What town council will do to our rent increase	
Will be selling my property in Delta county in a few months.	
Year to year leases are stressful here	
you never know when your landlord will pass away or hand to over family	

Q16: Where do you live now, and where in the region would you most like to live if you could afford the cost of housing? Other:

Response

Adu w/single occ.

Aldasoro

Aldasoro

Aldasoro

Aldasoro

Aldasoro

Aldasoro Ranch

Aldasoro Ranch (Telluride)

Aldasoro, Aldasoro

Aldasoro, Ski Ranches

Arizona

Aspen

Brazil

Cortez

Cortez

Crawford

Deep Cr/Last Dollar about equidistant

Deep Creek

Deep Creek Mesa

Delaware

diamond ridge if its ever built

Dolares/Mancus

Dolores

Dolores

Dolores, CO

Dolores, Cortez

Dove Creek Colorado

Egnar

Egnar

Q16: Where do you live now, and where in the region would you most like to live if you could afford the cost of housing? Other:

Response
Egnar
Eider Creek - on the spur
Fort Collins/Windsor
Grand Junction
Grand Junction
Haight-Ashbury
Hastings Mesa
health might drive me away
Hillside
Hillside
Hillside
Hillside
Hillside
Hillside
Hillside, between Telluride & Lawson Hill
Hillside, then Lawson (with a dog)
If I had to move I would not live anywhere in this region
In a location that is not a bedroom community for a resort area / less taxes / more affordable
Italy
Large acreage, close to transit
Last Dollar PUD
Live in Aldasoro and this is my first choice place to live
Maybe front range; closer to transportation hubs like airports. Land affordability is a major factor.
Montrose County
Mountain Village
My house on Hastings Mesa I built from 1993-2000, and lived in for 18 years.
Nearer to family
No where in this county

Q16: Where do you live now, and where in the region would you most like to live if you could afford the cost of housing? Other:

Response
Not Colorado
NUCLA
Out of state
Out of town, in region
Parker, CO
Redvale
Salida
San Bennerdo
San Bernardo
SAN MIGUEL
Santa Fe
silverton
Silverton
ski ranches
Ski ranches
Ski ranches
Ski ranches
Ski ranches
Ski ranches
Ski Ranches
Ski Ranches
Ski Ranches
Ski Ranches
Ski Ranches (Other San Miguel County?)
South Fork
Spur
Telluride Ski Ranches
town of telluride
Trout Lake

Q16: Where do you live now, and where in the region would you most like to live if you could afford the cost of housing? Other:

Response

Unknown. Somewhere that isn't a magnet for douchebags.

West Meadows

Zion/Heaven

Q18: Which of the following best describes your household? Other:

Response

1 adult main house and 2 adults in apt (deed restricted home)

Adult living along with caretaker present 24/7

Child in college

Couple with one unrelated housemate

family above, single below

I have a renter in a separate apartment on my property.

Live alone with a local in a lock off

Single parent with children and extended family and unrelated roommate

The bathroom is in the main house basement, and I share that with two other people

Q22: How would you describe your current employment? Other:

Response

almost need a second job even though i work full time, year round

Also do side jobs to make ends meet

currently on maternity leave

Farmer rancher

Freelance. Both locally (telluride companies) and out of the area

Full time telski winter. "Full time" but working multiple jobs in summer.

i go to other peoples offices

i work for a different ski area out of the area

I add a winter (TelSki) job but continue to be employed by my summer employers.

I am a teacher with a summer job

I am self employed by my own business (S-Corp) that is registered in San Miguel County. All of my work is done here yet we do not qualify for affordable housing.

I am temporarily employed and will need to change my employment due to being in school next month

I am underpaid and need additional work

I work full time for telski year round and pick up extra work

I work partly, but not exclusively, out of my home in a home-based business for which I cannot afford to rent an office.

I worked as a sales rep for 24 years for Denver businesses until 2021

im having a hard time finding work

Leave of absence for school, but working full time

Own/operate more than one business per income earner

Part time ski insrtructor

Part time work as needed for Fire Department

Prefer to be onsite instead of remote but am limited due to housing.

Right now I'll be substitute teaching but I also am trying to grow a business that can't get attention when I'm exhausted by the 'real' job.

Telski

This is the least amount I have worked in Telluride. Before my partner .loved in I was working four 18hr days and one 8hr day to be able to afford rent and food throughout off season.

volunteer firefighter/emt

Volunteer work

We are self employed

Q23: What types of business(es) do the adults in your household currently work for? Other:

Response	Original Spanish Response
A Telluride Non Profit	
AI remote work	
Airline pilot	
Architect	
Architecture, Welding, Art	
art	
Art and music production	
Artist	
Artist	
Artist	
Artist	
Audio-visual	
Bakery and wellness	
Board of Director	
Bookkeeping	
budtender	
Child care	
childcare provider	
Childcare	
Childcare	
Chruch	
Civil engineering	
Clean	
Communitcation	
Community non profit	
Community-based advocacy center (nonprofit)	
Consutling	
Customer service	
Design	

Q23: What types of business(es) do the adults in your household currently work for? Other:

Response	Original Spanish Response
Ditch rider	
Engineer	
Engineering	
Engineering	
Event planner	
Event planning	
Events	
Events	
Festival	
Festival	
Festivals	
Festivals	
Festivals	
Film production	
Finance	
Fire department/first responder/emergency services	
Fire District	
fitness instructor (PT), Architect FT	
Fitness	
Food truck	
freelance writer	
Freelance	
Freelance art	
Gig work and random work	
Glass Bead Artist	
Grocery store	
Guide	
Guiding	
Guiding	

Q23: What types of business(es) do the adults in your household currently work for? Other:

Response	Original Spanish Response
Healthcare technology, Transportation/Logistics	
Home maintenance services	
Horse trainer	
Hospitality	
Hospitality, spa, massage	
Hot Springs	
Hotel and wedding industry	
Housekeeping	
I work for lumen. Public utilities	
Independent local phone company	
Information Technology	
Information Technology	
Interior design	
Interior/Fashion Design	
Internet based	
Irrigation	
It Tech	
IT	
Jeep 4x4 Touring Company	
Journalist	
Landscaping	
Landscaping	
Landscaping	
Landscaping	
Landscaping	
Landscaping and irrigation work	
Landscaping in summer / rental shop in winter	
Landscaping, T-Shirt Shop	
Librarian	

Q23: What types of business(es) do the adults in your household currently work for? Other:

Response	Original Spanish Response
Library	
Life science	
Lighting consultant	
Lineman	
Maintenance	
Marijuana store	
Marketing	
Marketing	
Marketing	
Marketing	
Marketing/ Babysitting	
Massage therapist	
Mechanical Engineer	
Media	
Medical device sales	
mezcal vago	
Mountainfilm. - Self Employed photographer	
Music Festivals	
Nanny	
National Association - adult professional education	
No profit	
non profit work	
Non profit	
Non profit	
Non profit	
Non profit arts	
Non Profit Arts Org	
Non Profit, Community Service	
nonprofit	

Q23: What types of business(es) do the adults in your household currently work for? Other:

Response	Original Spanish Response
non-profit	
Nonprofit	
Nonprofit	
Nonprofit	
Nonprofit grant writing	
Nonprofit sector	
Nonprofit- human services	
Non-profit	
Non-profit	
Non-profit	
Non-profit	
Non-profit	
Non-profit	
Non-profit arts	
Non-Profit Organization (Ah Haa School for the Arts); Event Company	
Non-profit, this should be its own category	
Non-profit... why does the town act as if non-profit employees do not exist?	
Non-profit/festival	
Online retail store.	
Online sales	
Operational	
Outdoor professional gear expert, and navigation specialist for Boeing	
Person #2: Physical therapy, 2 pilates jobs. Person #3: architecture	
Photograhpy/tourism board	
Photographer	
photographic/video production	

Q23: What types of business(es) do the adults in your household currently work for? Other:

Response	Original Spanish Response
Power co	
Property maintenance	
Prperty management/fly fishing	
Public benefit corp	
Public safety nonprofit	
Ranching- horses	
Recreation	
Religious	
Remote	
Sales- manufacturing rep	
Self employed	
Self employed in wedding professional services	
Self employed/marketing	
Sewing/Alterations	
Ski tune shop	
Slaws rep for Liquor Distributor. All accts located in the County	
Slcohol sales rep., lectrician and student	
Social Media	
Social Media Marketing	
Software	
Software	
Software	
Software	
Software engineering	
Solar	
Sustainability nonprofit	
Tech	
Tech	
Tech	

Q23: What types of business(es) do the adults in your household currently work for? Other:

Response	Original Spanish Response
Tech	
Tech	
Technology	
Technology, engineering	
Telluride Fire Protection District	
Telluride Foundation	
Tourism, mfct, landscape	
Domestic worker	Trabajador doméstico
Travel	
Travel Agent	
TSRC	
Utilities	
volunteer fire/emt	
Web Development, Hockey Club	
Wholesale food	
Wholesale trade/Coffee manufacturing	
Writer	
Writing	
Writing, editing	

Q24: Where do you and other adults in your household currently work?**Other:****Response**

Aspen

Baltimore, MD

Bay Area, CA

Boeing

Boulder

Boulder, Denver, Golden

CA

California

California

California

California

California

Cortez/Dolores

Cost of r+C20

Daughter is a college student so work in Ft. Collins and here when home from school

Delta

Delta Police Department/ Delta,CO

denver

Denver

Denver

Distance

Doesnt work

Dolores

Dolores county

Dolores County and Monticello Utah

Fishing

Florida

Florida and Virginia

Florida/California

Q24: Where do you and other adults in your household currently work?**Other:****Response**

Fly fishing guiding up to 3 hours from Norwood

Grand junction

Grand junction and Brooklyn

Gunnison

Half USA

home office

Home/Western Slope Region

Houston

Houston

Houston, Toronto

In Germany

In MV and federal courts, usually in Kansas City

In Portland, OR, in college

Israel, Mexico City

Louisville, CO

Memphis

Moab

Multi towns on east end of county

Multinational corporations

My husband owns his business, works from home in Telluride

na

NA

New York

New York

New York (remote)

New York State and Denver employer locations

North Carolina

Not employed

Office in Telluride, service all towns and counties in region

Q24: Where do you and other adults in your household currently work?**Other:****Response**

online

Out of state

Out of state

Outside US

Palo Alto, CA

PT working online

remote

remote

Remote

Remote

Remote

Remote

Remote

Remote

Remote

Remote

Remote

Remote - work anywhere

Remote CO based organization

Remote worker

Remote worker

Remote Worker

Reno, NV

Retired

Retired

Retired

Retired

Retired

Retired

Q24: Where do you and other adults in your household currently work?**Other:****Response**

Retired

Retired

Retired

Retired

San Antonio, TX

San Francisco

San Francisco & New York

SAN MIGUEL

Second adult in the home works from home for a company based in Louisiana

Self employed

Self employed at home

Shiprock New Mexico hospital

Shiprock, NM

Son lives in Fort Collins, as electrician

Stansbury Park, Utah

State avalanche center based in Evergreen

Statewide construction jobs.

Sunnyside

telluride

Telluride (in town)

Telluride Ski Ranches

Telsky Gorrano Ranch

Texas

town of telluride

Travel

Travel to Texas for work

Traveling worldwide

Tucson

Tucson, Arizona

Q24: Where do you and other adults in your household currently work?

Other:

Response
Utah
Utah
Utah
Utah
Vail
Vail, Breckenridge, Other ski towns
Virginia
Virtual
Washington DC, Denver
Washington, DC
Wilson Mesa
Winslow, AZ
Wisvonsin
Yes

Q26: If you commute more than 5 miles one way to work: Why do you commute, rather than live and work in the same community? Other:

Response

a place I liked and could afford even though it was a dump when we bought it

Aldasoro isn't a business development, we commute to the town of telluride

Best job is in Montrose

Better pay

Better pay

Bus service is inconvenient for my work hours and location

Bus to gondola access times don't work. I try to chondola to gondola in winter?

Can't find job opportunity where I live now

Can't afford my home with work available locally

Construction jobs are all over

Construction location change- all in S.M. County

Deed restricted rental waitlists and ownership is not affordable and too restrictive

Don't have to commute often

i would rather peel my eyeballs out than live in telluride

I choose to work in Norwood but work in Telluride also

I like the open space my 11 acres provides

I need housing for viable.young people.that.want.to work for me

I want my personal life to not be known at my work

I work partially near where I live and also have an internship for grad school in Montrose because there are no options in Telluride to intern at a place that meets school requirements

I wouldn't mind coming back to telluride but what we have in norwood right now is too good to pass up

If they are unable to replace the gondola in smooth manor this will change as it is my primary mode of transportation.

It's not just price. The majority of properties in telluride are owned yet not occupied or are used as short term rentals

More work opportunities in Telluride

Multiple projects in the area

N/a

No hay casas o apartamentos disponibles a precio que se puedan pagar

Q26: If you commute more than 5 miles one way to work: Why do you commute, rather than live and work in the same community? Other:

Response

Not the same job opportunities

One Job starts in Lawson for landscaping and others are in town

Only 6 miles, essentially less than 5!

Own my house

Part time job

Prefer to live outside of town on my own land

Salaried in Telluride are better relative to where I live.

Take the gondola from the village

The community in telluride is not very enjoyable to me. Too expensive to live and no one i relate to. I like being in a rural ag related area where we produce things instead of just catering to rich tourists.

This is unique in my years of living here, typically have needed to commit year round the last 6 years.

varies by job

We commute town to the village

We farm in Norwood - need ag. land

Work from home

Work in several neighborhoods daily

Q30: (If currently rent, and would not prefer to own your own home in the region) If you want to rent, why is renting your choice? Other:

Response

Deed restrictions like forcing to rent out second bedroom is absolutely unacceptable

Family help

I dont want to buy a house in a community that doesnt seem to really want me here!

I work late at night and don't want to drive home from work. My partner (who commutes) works days.

Student loan and medical debt too high

Too old to buy

Q32: What do you feel you need to improve your housing situation? Other:

Response	Original Spanish Response
a home that has a yard	
A 3rd walled in bedroom and a playroom	
A larger rental unit	
A larger space	
A place with lower taxes	
Access to free market housing	
Additional room for growing family	
Affordability. Additionally though I am very irritated by the 1-5 rated questions not having an other fill in option. I have never had a choice between housing options. Either something came up I could afford or I lived in my car. Most people don't have options, ie why so many people still moved into the new higher rent VCA units. They waited on a one bedroom list for years hoping to move out of their studio as they got married and had to take the next 1 bedroom option that came up to make it work.	
Affordable free market options	
Affordable free-market single family homes	
Affordable housing.	
Amenities	
An end to the Diamond Ridge bullshit. Sell it. Build in towns	
Assurance I won't be booted from Town owned Rental housing due to and increase in income	
Assurance that I can stay in my deed restricted townhouse and that my partner will qualify to move in (as a local first responder that works 3500+ hours a year). The option to improve our living situation as we grow in our careers and community.	
Assurance that the housing authority is not trying to kick people out from the moment they move in.	
Being closer to services/doctors/hospital	
Build ADU w/o permanent encumbrance - 10-15 years	
Close to trails	
Consistency in deed restricted housing rules	
Don't need help due to housemate income	
Earning more income. Employers in San Miguel County don't pay nearly enough based on the cost of living here. Even with 2-3 jobs I do not make enough to comfortable afford to rent or make mortgage payments	

Q32: What do you feel you need to improve your housing situation? Other:

Response	Original Spanish Response
Eliminate constant threat of development	
Fair compensation for home improvements	
Flexibility to grow my household size	
Get the well-to-do's to subsidize all employee housing	
Happy with housing, need more amenities such as affordable groceries in regional area	
Home Insurance! Insurance companies are pulling out of the area. My home insurance was ~\$1,500 when I purchased in 2020. I paid \$3,500 in 2023, and I was just quoted \$12k to re-up the same policy in 2024.	
House or apartment in town	
I am fortunate but there are way too many people that struggle in the area.	
I don't expect any government agency or social service agency to help pay the spiraling costs of a luxury home. So my only alternative will be to sell it to someone who will most likely use it as a second home or rental unit exclusively. I will then be forced to take one of the units that I currently rent as long-term housing for locals and make that my unit. The net total will be a loss of one local housing unit.	
I have built my 3 houses over 40 years in SMC	
I want a 2 bedroom for teen boy and I so I dont to sleep on the floor	
I would like to add a 4th bedroom but the cost of building and the \$ limits on deed restriction make it impossible.	
Id like access to ditch water for irrigation, so i can make more money raising animals to sell for food	
Keep rent from increasing	
Less 2nd home owners	
Less expensive rent	
Less nearby construction impacts	
Less people, less tourism	
Less restrictions from SMRHA	
Livable wages	
lower taxes and utilities	
Make a bus load of money to afford housing	
medical care	
More access to shops/businesses. Walkable communitites	

Q32: What do you feel you need to improve your housing situation? Other:

Response	Original Spanish Response
More money, to purchase a single family home	
move from an affordable studio apartment to an affordable one bedroom apartment	
Must have SSN	
Need covered parking	
Need to make more money and we need interest rates to drop	
Need wheelchair accessible housing	
Nice neighbors	
Not having to pay \$70K for housing permit when we live here and are building our house primarily ourselves	
Only one vehicle allowed per unit, regardless of how many people live in it. Makes it extremely difficult to get to work when you have to park in the Meadows	
Out of deed restrictions	
Private yard	
Private yard	
That they allow us to have the room for only one person	Que nos permitan tener el cuarto para una sola persona
Reparations in my home please, especially my carpet! Urgently!	
Safety	
Selling home because of medical	
Stability- medical and financial	
Stop political retaliation via gossip	
Tax assessments are too high for those of us in deed restricted homes and still working. It is a major hardship when my salary does not increase the same % as our taxes.	
The towns support with deed restriction HOA costs.	
Utilities, namely waste water costs	
We need more space and can't grow or pass the torch another community member because can't afford to leave affordable housing	

Q34: (If housing were available that you could afford, but you would not consider moving in the next five years) Why not? Other:

Response

Already own my home

Building home outside Norwood

Even if something were affordable likely would not be an improvement in overall value

Happy with current housing

I already live here full time in a home I own.

I already own

I already own a condo in the town of Telluride and live where I want. Buying a private home within the town of Telluride is unrealistic

I own a home already

I own my house

I would have already left this crappy county if I could afford too. This community should be ashamed of its low wages and high cost of living. Everyone should leave and let this place die out

Kids in school

Moving closer to family

San Miguel Co sucks

Telluride is mediocre, not many affordable restaurants, food is expensive

Telluride isn't really that great. It's a cruise ship that thinks it's really important and eats alive the other surrounding communities

Telluride region has been ruined by greed, overdevelopment and the massive number of second homeowners

Telluride/ Teleski county sucks and doesn't care about you unless you're rich.

We should focus on essential workers that need to live here, not people who want to move just for affordable housing

We're probably too old

Q35: (f housing were available that you could afford, and you would consider moving in the next five years) Why would you consider moving to a different home? Other:

Response

Altitude

b/c my deed won't let me stay

Because I'm being kicked out

Biggest issue with current housing is no parking spaces

Build equity/wealth; space around home

Closer to easy flights

Closer to family

Closer to medical facilities

Closer to schools

Closer to work

Garage

Get out of deed restricted housing

Have a yard

HOA

Home sold

Home with private outdoor space

House with private outdoor space/yard

I live in a van.

I want a yard and a washer/dryer that isn't a battle to use

I want to stay in my deed restricted home but find it harder to meet requirements.

I will be retiring and will no longer qualify for employee housing.

I would love to have space for putting down roots and having a family but don't want to/can not afford a 2 bedroom apartments to purchase for \$300-400,00

I wouldn't

investment purposes

Just built a house

Leave deed restricted home

Less instability over rent issues

Like where I'm living

Q35: (f housing were available that you could afford, and you would consider moving in the next five years) Why would you consider moving to a different home? Other:

Response
Live with family, close to church
Live with my partner
Long term stability
Lower altitude and warmer climate and cheaper country
Lower elevation
Montrose County
more sun, less neighbors
Move closer to healthcare and shopping
Moving closer to son
N/a
NA
Nicer home
Not moving
Only if necessary
Only reason we see moving would be due to loss of income and not being able to afford current residence
Open my new business need farm and space
Outdoor space
to have storage and yard space and some privacy.
To be able to expand my household size
To be able to work remotely and make more money. My current housing is presence required deed restricted but I am topping out on opportunity to make money in our community. Without becoming a realtor and we all know we don't need more of them.
To be closer to kids' school
To be debt free
To have a garage
To have a home that allows pets
To have a yard, private space for my child and dog and less fear that a change in jobs/grad school will impact security of my housing
To have free market housing

Q35: (f housing were available that you could afford, and you would consider moving in the next five years) Why would you consider moving to a different home? Other:

Response

To have less noise pollution. The traffic on Adams Ranch Road is noticeably higher and louder. Also, Meadowlarks's patios face Parker Ridge and are only 30 feet away. This will add to the noise pollution factor. The Meadows is now very densely populated and this is NOT why I moved to this area.

To have my own space, more privacy

To have windows above ground.

To move in with my partner

To not be bound to teliski housing

To not be in deed-restricted housing, which limits my employment opportunities and, based on regional wages, my ability to save money

To not be in employee housing

To not be limited by deed restrictions.

To reclaim the 2 hours a day I spend commuting

Undeered restricted

Upgrade quality of apartment

We're building

Wheelchair accessible

Q40: (If currently rent, and have considered buying a deed-restricted home in the region and didn't buy one) What were the reasons you did not buy a deed-restricted home? Other:

Response

Covid

did not meet person per room requirement

Didn't qualify

dogs prohibited and cost

Homes within our eligibility carry a too expensive mortgage rate

I have a dog that WILL roll with

I purchased with a partner then got a divorce left her the house for the safety and stability of our daughter

Income cap of 60k or I would need to sell the unit

interest rates too high and our income didn't qualify at the time

Own Land, not able to build to expensive and net income leaves me in debt.

Political Retaliation

Price too high due to being too large for my needs

Purchase agreement in favor of developer, few buyer protections, no real estate professionals allowed in transaction (Meadowlark)

Rules. Too many rules. I don't have 10 children

Still don't have enough money

The AMI %s for jumping into deed restriction from rent is too large of a gap for working poor/working class to jump into

The income threshold need to be RAISED

There is almost nothing available to buy

Was not approved because my some of my clients are not in San Miguel County. Yet I have 20+ Telluride clients, their revenue is not enough for me to qualify.

Was outbid in Lawson on a condo unit

Q41: (If currently rent) Have you ever seriously considered buying a free market home in the region and didn't buy one? Yes - Why didn't you buy?

Response

Bloody expensive, poor investment

Can only afford Norwood and I hate that place

Can't afford

Can't afford!

Cannot afford to buy anything that was availalbe

cost

cost

cost

Cost

Cost

Cost

Cost

Cost and taxes too high

Cost to much

COST

Could not afford down payment

Couldnt afford it

Couldn't afford

Couldn't afford. No loa

Covid

COVID. Before covid my boyfriend and I could afford almost everything in norwood. After covid...not so much

Everything is way too expensive.

Expensive

Expensive remodel

Got outbid - it became unattainably expensive in a bidding war

I could not afford it

I did consider it. But after a comprehensive assessment, I thought it didn't meet my needs, so I didn't take action.

Q41: (If currently rent) Have you ever seriously considered buying a free market home in the region and didn't buy one? Yes - Why didn't you buy?

Response

I didn't money

I don't qualify for deed restricted as a non-immigrant alien; but work in low income retail, so this can't afford to purchase. And getting priced out of non-deed restricted housing is starting to stress me out. Even though I pay taxes, contribute to community I'll be priced out of town soon. And can't justify working low wages and commuting from Montrose, Rico or Norwood. That is not quality of mountain life.

Inflation/unrealistic home prices

It sold before we could get our paperwork together

It was March 2020, and Covid Shutdown was looming

Lack of funds

Limited condition

My partner and I can't afford a 500k mortgage and couldn't justify the drive to Norwood for the cost

not affordable

Not enough money

Not rich

Not worth the price

Nothing I can afford

outbid

Price

Price

Price ; ridiculous bidding wars that occur.

Price per square foot is too high, most footprints are too big, lots are too expensive, building materials are too expensive and deed restricted housing is prohibitive for real estate as an investment and with far too many restrictions (employment in area, caps to wealth, caps to being able to pay it off, AMI that requires you to be house poor (mortgage higher than 1/4 pay) and inability to change jobs or improve economic position without losing the home

Price tag due to investment home owners drive price ridiculously high

Price too high

Price!

Q41: (If currently rent) Have you ever seriously considered buying a free market home in the region and didn't buy one? Yes - Why didn't you buy?

Response

Price, or didn't have what we wanted

put offer in and someone outside community came in with a cash offer \$200k over asking. didn't even have a chance.

SMHA was rude and wouldn't let me apply

spouse worried about the cost

The only thing I can afford is a plot of land or tiny home and both do not offer full time year round housing

The prices are too high.

too expensive

too expensive

too expensive

too expensive

too expensive

Too expensive

Too expensive

Too expensive

Too expensive

Too expensive

Too expensive

Too expensive

Too expensive

Too expensive

Too expensive

Too expensive

Too expensive

Too expensive

Too expensive and outbid

Too expensive!

Too expensive,,no down-payment money. Working poor

Q41: (If currently rent) Have you ever seriously considered buying a free market home in the region and didn't buy one? Yes - Why didn't you buy?

Response

Unaffordable

Was going to cost a lot to fix up what I could afford, my credit score was not great at the time

Was outbid by another buyer

Was outbid, price was extremely high and sellers agent did not want to negotiate to sell to a local

Wasn't able to get a loan big enough

Way too expensive

Way too expensive.

We regret it every day. Especially in the first few years we live here. We've been here 9 years. Now we are priced out.

Won deed restricted- couldn't afford

Yes

Yes, just can't afford with the wages I get paid

Q44: (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. Other:

Response
200% PV on roof
Accommodate rural living for adults to expire at home
Assistance with property taxes
Available health care
Better medical services
Elder care person
Freeze Property Tax
In home care options if needed
Less taxes after 75
lower taxes
More secure water
Property tax relief
Senior meals
Tax except

Q52: What is your race / ethnicity? Other:

Response	Original Spanish Response
Do not care to tespond	
European	
Human	
Human	
I'd rather not say it	
Italian	
Maya-Chuj and Latino	Maya-Chuj y Latino
Prefer not to answer	
Prefer not to disclose	
Prefer not to say	
Scottish	
Scottish	
unnecessary question	
white race	

Q54: Do you have any other comments/suggestions on housing issues?

Response	Original Spanish Response
"Affordable" housing, built in Norwood recently was NOT affordable	
"Ridgeway" is spelled Ridgway.	
1. Better regional transportation needs to be provided so affordable housing in outlying areas becomes a more attractive option. 2. I purchased my home at a price I could afford. The current value of my home with the corresponding HUGE increase in taxes does not correlate to my income. I fear being priced out of my home. 3. The current affordable housing units in town don't have adequate reserves (practically zero in some cases). What's going to happen when these owners have to pay for major capital improvements? Who will pick up the shortfall??	
3b/2bath townhouse for 900K+ is NOT affordable	
1000 sq ft is sufficient for a head of household, not bedroom count	
A little fair market housing in locations like Carhenge could pay for a ton of affordable units a little further away	
Absolutely get rid of the 72 hour eviction notice at vca. Literally no one could get a new job and a new place to live in 72 hours.	
Access to medical care both emergency and non-emergency	
Add SMART bus to Ridgway, Montrose	
Affordability for folks who are employed in jobs that allow the functioning of town is a joke. Unsure of the way forward but wish there could be a path forward for honest, hard working folks in town to afford living here.	
affordable housing appears to be early retirement for those who are so lucky to win an in.	
Affordable childcare for both parents working	
Affordable free market housing is now gone. We are stuck and cannot move	
Affordable housing doesn't need to be fancy, just functional	
Affordable housing for all demographics that matches those incomes. Assisted and group housing for seniors. Get the property appraisal and property taxes back to sensible values. Enforce town ordinances.	
Affordable housing for workers is essential.	

Q54: Do you have any other comments/suggestions on housing issues?

Response	Original Spanish Response
<p>Affordable housing here is a joke. Places like Lawson hill should have price caps to keep it affordable for workers. The buildings from the last few years have wasted space (extra large square footage and garages that people don't park in). The prices of units for purchase and rental and too expensive for affordable housing. No one considers the impact when putting in new buildings to those around them. The upcoming plans will have huge impacts to those of us that struggled to get places just to live here. Using architects and builders from other towns like aspen is disrespectful to the local resources we have and stupid to pay premiums. Whoever makes these decisions doesn't understand money or basic economics. It's getting worse every year. It's a joke that the town is trying to help when clearly they're just trying to make money off the poor locals. It's caused a lot of my friends to say they're considering leaving.</p>	
<p>Affordable housing is for the working poor, not the middle class. There are ways to incentivize the free market to help more affluent families. I disagree with raising the income levels before addressing the people that currently qualify</p>	
<p>Affordable housing is paramount to the local community!</p>	
<p>Affordable housing is the number one issue in the county. Current situation is not sustainable for workers in the county. Deed restricted is very important...</p>	
<p>Affordable housing must have transit and daycare. Build some senior housing!</p>	
<p>Affordable housing needs to be truly affordable. much of the new housing such as VCA new buildings as well as the deed restricted units in the meadows are so expensive that no wage worker in town could possibly afford to live there. Or wages need to increase in our town. Right now it is so sad to see so many people move away. Also, restrictions on short term rentals would greatly help.</p>	
<p>Affordable housing needs to complete projects and locate more out of town of Telluride, housing has been an issue forever</p>	
<p>Affordable housing permit fees for someone building in our income range are ridiculous especially when we are physically building ourselves. The time someone lives here and income should be considered</p>	
<p>Affordable housing that is actually affordable—why is a deed restricted house which in the past has been touted as affordable in the market for 1.2 million?? Find a way to make homes available to be purchased by people who are lower to moderate income so this community stays a community!</p>	
<p>Affordable housing would create a more diverse and open community</p>	
<p>Allow and utilize Tiny Homes in the future RV Park being constructed in Norwood. They are solidly built, and nearly every other ski town in Colorado is taking advantage on this low cost and highly regarded housing alternative.</p>	
<p>Allow guest house rental, tiny homes, trailer park</p>	
<p>Allow lockoff bedrooms with NO parking requirement. Require for new Non-Primary residents.</p>	

Q54: Do you have any other comments/suggestions on housing issues?

Response	Original Spanish Response
Allow pets! Simplfy process real audits on rentals	
Allow us to build an ADU for a teacher (live next to High School) without binding us in perpetuity to low income housing requirements.	
Already too many people. People in employee housing who don't work	
As a 40 year local who has 2 tenants living in my house, and 2 properties I've built also rented, I will not rent to anyone who qualifies for employee deed restricted housing again, as every time I do, they move out within a year, before the lease is over, when they get cheap subsidized housing. When I moved here there were no rentals and we camped out all winter, then built our own housing. The people moving here expect me to pay for their housing, and build it for them also! Tax the empty second homes and give tax breaks to the locals who are providing housing, don't just raise our taxes so we have to move out every summer and rent our house to pay our taxes (as I have 7 out of the last 10 years) and or raise the rents on our tenants to pay for "affordable" housing. Making housing more expensive by raising taxes to fund housing is working against itself and making housing directly more expensive.	
As Telluride looks at addressing housing, parking, better be a part of the conversation.	
Assistance is Huge and many people work more than 5 jobs Fyi	
Availability of affordable housing is critical and there are no easy solutions. Good luck!	
Be proactive, not reactive	
Before more houses are built in Norwood the school needs to have its roof repaired and the black mold removed safely.	
Being here for over 30 years its disappointing to see the money accusers to build housing did not get used and spent in consultants on "what should we build". You had the money and land but did not construct housing over all these years and now costs are proportionally more way more expensive. At one time the large campground in Norwood canyon was going to be housing but was passed on because why would you build all that clustered housing and make people drive all that way to work. Probably a good and safety minded decision, so follow through and build the housing from society turn and into Telluride and Mtn Village. That's the goal, do it.	
Better restrictions on 2nd home ownership/short term rentals	
build rental units close to gondola mv or town on existing utilities	
Build affordable housing for locals	
Build affordable housing through a "housing tax".	
Build affordable housing to meet the need of employees. Update income limit for housing in Telluride & Mountain village annually.	
Build baby, build! Thank you for doing this survey	
Build close to current density and/or on transportation corridors	

Q54: Do you have any other comments/suggestions on housing issues?

Response	Original Spanish Response
Build deed restricted units that are affordable to the blue collar community.	
Build housing for employees on the Tailings Pond!	
Build housing in the communities that employ the same individuals. Do not outsource!	
Build housing slowly, allow the town to reach an equilibrium.	
Build more - Fast. Build the Pearl property on valley floor not diamond ridge.	
Build more affordable	
Build more reasonably priced housing in Ilium and Placerville	
Build out Ilium and have better bus system	
Build smart buildings. Tiny homes and tiny condos are a waste of resources. No one really likes an apartment but they house way more people	
Built housing down valley with transporation	
Businesses want us to rent to local workers but do nothing for local landlords	
Buying a Deed restricted property is just renting from the town and free market is insanely expensive.	
Can we please use existing structures instead of all the new builds?! Please	
Carhenge to deed restriction is a mistake. Turning cool town into fabricated tmv in 7 area is silly. There are better ways, stop the knee jerk reaction.	
Change down valley codes to allow rental units. Build more multi unit developments down valley	
Chuck horning. Is the biggest problem	
Close to medical center	
Community and quality of living are more important than units, bedrooms, accommodations	
Concerned with an unhealthy real state increase	
County and town of Telluride need to build more for sale homes for families working in the area	
County guidelines have prevented two clients who wanted to build large scale low-income housing complex in the county with services on site such as laundry, convenience store, transportation, etc. to and from Telluride / Norwood.	
County taxing authorities are going to make us move. Our taxes increased from \$6K per year to \$18K!!!! Bad!	
Create pedestrain-centered housing. Offer free public transportation for employee housing outside Telluride	
Creating equitable solutions through income-based renal pricing is highly appealing to me	
dark home tax	

Q54: Do you have any other comments/suggestions on housing issues?

Response	Original Spanish Response
<p>Deed restriction methods needs to be reevaluated for town. I don't believe it is a desirable situation for anyone looking to advance their lives here. It is not realistic for an adult/adult couple to want a roommate in what could be a 'spare bedroom' to have visitors/family etc. I think there are unrealistic standards from income qualifications, to roommate demands, and potential upward mobility in this community. There is no bridge between deed restriction and free market.</p>	
<p>Deed restrictions do not work very well</p>	
<p>Deed restrictions require that at least half of the gross household income be earned in the district. Yet, the prices for deed restricted properties are on the rise, and are becoming prohibitive for those with normal jobs in the area. Recommend allowing essential workers (e.g. medical employees) with spouses who earn income outside of the county to be eligible. If you look at recent deed restricted sales, many of them have gone to real estate agents who technically qualify. The issue is these individuals are on the one side contributing to the surge in prices and profiting from it, yet are then benefiting from the programs that are meant to aid those who these practices are displacing. They are then reselling their deed restricted homes at rates that are grossly inflated, with the only buyers on the other side being other real estate agents. This is one hand feeding the other and a critical flaw in the system that needs to be looked at</p>	
<p>Deed restrictions should take volunteerism into consideration a lot more than they do now. This town has the same handful of people volunteering for every organization, board, etc.</p>	
<p>Do not base rental or purchase rates on AMIs without considering multiple income earners within a household.</p>	
<p>Do not build more housing in the meadows. It now holds %70 of all Mountain Village residents. That's enough.</p>	
<p>Do not change housing rules for those who already own</p>	
<p>Do not force the housing market- free market must be allowed to work. Government bureaucracy muddles everything up And only raises taxes pushing hardworking people out.</p>	
<p>Do not overdevelop affordable housing in town, spread it around San Miguel crowd, build a rec center for youth</p>	
<p>Do not put in tiers for AH rentals. That holds back anyone from making more money and advancing in life and it is socialism to make the rich pay for the poor.</p>	
<p>Does the 30% targeted rental rates factor in the cost of utilities or just base rent? After deductions proposed rent amounts could be closer to 50% of income for some. Consider this percentage to be based off net income? Thank you for all you do!</p>	
<p>Don't believe housing is an issue. If it were an issue, businesses could not function and would fail and municipal services would falter. Neither of those cases exists in an abnormal way, which means the community is functioning properly. The affordable housing topic needs to be retired because it isn't real. Just because everyone who WANTS to live here can't afford to live here doesn't mean there is a problem.</p>	
<p>Don't bring in anymore Deed Restricted homes to this area or low income houses that can't be afforded by most!</p>	

Q54: Do you have any other comments/suggestions on housing issues?

Response	Original Spanish Response
Don't feel safe here, too crowded/small town for more people. Look and feel of Norwood has gone down - weeds/trash	
Don't forget about the support infrastructure associated with more housing (parking, childcare, transportation infrastructure, recreation, etc.)	
Don't over complicate it. Keep an open mind	
Don't pack everyone in to one area.	
Don't sell out the region's soul to overbuild "affordable" housing.	
Each single person in deed restricted housing should be under the "tier" income limit, not the combined income of all residents. This makes it impossible for those of us in the middle to find affordable housing	
Egnar needs better road snow maintenance	
The time I've been living here, it's always the same story, and there's never a solution to the housing problem, the same surveys, and everything remains the same. I've been living here for over 10 years	El tiempo que llevo viviendo aquí, siempre es la misma historia y nunca hay solución a la vivienda, las mismas encuestas y todo sigue igual, llevo más de 10 años viviendo aquí.
Embrace the idea that San Miguel can set an example and be #1!	
Employee/low income housing projects are ruining my neighborhood!	
Employees in Telluride/Mtn. Village should be required to somehow pay for gas expenses for workers. Even good pay doesn't cover it. Maybe require them to pay people from home back to home so they are paid to commute	
Employers should take more responsibility for housing their workers	
Encourage and support the development of the housing rental market and cultivate professional and large-scale housing rental enterprises.	
Encourage current homeowners to rent to locals, instead of vacation rentals or the home being completely unoccupied for more than 50% of the year	
Enforcement of neighborhood restrictions. The deer and elk are migrating away from Lawson due to dogs owner/walkers all over Lawsonhill.	
Enough of these silly surveys! Start build workforce housing!	
essential	
Even places like Norwood & Dolores are being affected by this housing crisis in Telluride. I like living in the rural area around Telluride, it shouldn't cost as much for a house in Dolores as a condo in Telluride.	

Q54: Do you have any other comments/suggestions on housing issues?

Response	Original Spanish Response
<p>Everyone wants to be subsidized. Businesses are subsidized by providing subsidized housing for their employees - that allows them to pay less than a living wage. Telski is the primary beneficiary of these housing subsidies. Telski doesn't need it. Let Horning start paying a living wage</p>	
<p>Expand water, sewage capacities before any more free market or deed restricted housing</p>	
<p>Expenses (rent etc) are 0 for only this summer due to a friends help. They are temporary and are ending due to owner selling home. We have not applied to deed restricted housing as we will not qualify due to the hour requirements.</p>	
<p>figure out a way for workers to live in this community before the heart and soul of our wonderful telluride community is stripped away due the the outrageous rental and housing rates in this town. Making workers live and commute in Norwood, Ridgway, rico won't solve the problem. Everyone deserves a right to live and enjoy telluride, not just the ultra wealthy who have taken over this town and quite frankly don't give a shit about the wellbeing of the people who keep the town running.</p>	
<p>Focus more on helping long term residents that are struggling instead of immigrants that don't pay taxes and generally are better off than us. We are struggling in our own home! I'm tired of this!</p>	
<p>Focus on housing rarely includes focus on wages. Telski wages don't support cost of living in the area. Same is true for many employers. Emphasis on tourist economy means many businesses shut down for 3 or 4 months of the year. Subsidizing housing is essentially subsidizing these businesses' (including telski's) ability to under pay their employees and fail to develop a sustainable year round business model. We should not be subsidizing Chuck Horning</p>	
<p>From 1998-2020 we struggled to pay our mortgage and bills to live here so we understand the issue well</p>	
<p>Fuck the building more rental housing. San Miguel county should be buying the shitty mansions in the mountain village and aldasoro and turning those into group housing. San Miguel county doesn't have a housing problem, they have an ownership and rental problem. Stop fucking about with short term rentals. Ban them. The tax revenue from STRs is nothing compared to actually having real fucking people who care about the community live within it. The leadership in this town and county is nucking futs and have their genitalia tied to rich socialites who couldn't afford Aspen so they tried to make their own. I weep for our community.</p>	
<p>Get control of insurance costs. Don't allow re-tax to "evict" homeowners</p>	
<p>Get DeLanie Young out of the housing department. She is a vile person who should not be dealing in public relations whatsoever. Build more affordable housing and put people with a HEART in charge, not the devils spawn.</p>	

Q54: Do you have any other comments/suggestions on housing issues?

Response	Original Spanish Response
<p>Get past the NIMBYs and make big moves for affordable housing - little projects here and there are not going to solve the problem. Figure out how to get ADUs and caretaker units occupied by local workers instead of just being part of the 2nd homeowner's compound. Hold fast on income and work qualifications - the affordable housing program is for people who work here and don't have other resources.</p>	
<p>gold run and 2 rivers homes never come up publicly for sale, lawson has become out of reach financially and the proposed projects are all condos or apartments, not for families unless they want to live like cattle and servants to the rich</p> <p>Good luck</p>	
<p>Good luck, good intentions</p>	
<p>Good luck. This is a tough issue. Please, please, please fix the school traffic situation in the mornings. It's beyond ridiculous.</p>	
<p>Having lived here for decades, housing has always been an issue even in the 1980's. I think we need to focus on more housing in areas that already have density esp mountain village. When it was built the infrastructure for employee housing and parking was non existent and now the hateful 8 have made it so nothing for the community is built there - ie rec center, med center etc... diamond ridge was and is criminal - and cost prohibitive. There is NO water!</p>	
<p>Having lived in the community for over and decade and looked for a deed restricted home to purchase for much of that time, I am very lucky to have found a home that my wife and I can afford in Illium. We both make comfortable livings and provide essential services to them community, but unless you make a certain (near unachievable - above \$1M/yr) income you have to learn how to navigate the very complicated housing and lottery system. You have to very adept at building specific social relationships and find a local broker to help you navigate the convoluted selection process and then it just comes down to luck and timing. Our area has opportunity to build affordable rental and owned property but it is never prioritized. Our local government agency has let nearly all opportunity slip through its fingers to better serve large monied interested in the form of hotels and the back porch views of the affluent. As a community, we all hem and haw about what are we to about staffing and housing but the only project one government entity was able to get off the ground were two new VCA units at \$3000/unit and deed restricted condos for \$1M? Yes, the current cost of construction is high but why are we allowing the West end plan to be hijacked by private developers and the construction of a 4 Seasons with less than half a dozen employee units? I believe we have suffered from a multiple decades long problem of talk without meaningful action and unless we start making decisions we won't have cops, firefighters, teachers, or nurses to make this town run.</p>	
<p>Having the ability to appeal to income cap qualifications for the right jobs. I.e. first responder, nurse, veterinarian</p> <p>Health insurance is a large expense for many as well</p>	

Q54: Do you have any other comments/suggestions on housing issues?

Response	Original Spanish Response
<p>Here are some possible comments and suggestions on housing issues: Housing affordability remains a significant concern for many. Governments could implement policies to increase the supply of affordable housing units and offer subsidies or tax incentives to make homeownership more accessible. There should be more emphasis on sustainable and energy-efficient housing designs to reduce environmental impact and lower utility costs for residents. The quality of rental properties should be better regulated to ensure tenants have safe and decent living conditions. In urban areas, there could be efforts to promote mixed-use developments that combine residential, commercial, and recreational spaces for a more vibrant and walkable community. Housing policies should also consider the needs of different demographics, such as the elderly and people with disabilities, by providing accessible and adapted housing options.</p>	
<p>Hire a P.I. to investigate every lease at Shandoka. Shandoka increases rent to add cost to housing fund</p>	
<p>Hire a PI to investigate all deed restricted renters and owners</p>	
<p>HOA fees exorbitant especially for services rendered. Access to public transit very difficult. Trash and recycling 50 miles round trip.</p>	
<p>Homeless shelter needs to be addressed, we have taken in 8+ people over the last 10 years</p>	
<p>House our people first. Our American people. The tax payers..give us a break..</p>	
<p>housing has always been a test of the will to live here, a matter of costs & benefits (monetary is a fraction of the total). messing with the market adds complications but does little in the long run.</p>	
<p>housing needs to be built in Telluride, do not rely on neighboring communities to fix 30 years of negligence by the Town of Telluride, Town of Mountain Village & the Telluride Ski Resort</p>	
<p>Housing authority rules do not work. They are outdated, extremely odd and actually work against normal employees and financial norms. This has to be addressed ASAP as the programs intent is appropriate but the business practices are awful!</p>	
<p>Housing being affordable is Telluride's biggest problem</p>	
<p>Housing has become too expensive and is weeding out the middle class. I make too much to apply to some apartments. And then if I got in then I'd pay so much in rent that I'd never be able to save.</p>	
<p>Housing is a concern, to few employers are addressing this concern. Why would an employer invest in employee housing if they can get all the taxpayers to foot the bill. Wages and a livable compensation package is a very high priority for many. John Howe</p>	
<p>Housing is an issue but so is the wages people are getting paid and offered at jobs. Housing can't be expensive and wages be \$20/hour. That's not feasible. I am able to live where I live because of the help of family but would not be able to live here if it weren't for them.</p>	

Q54: Do you have any other comments/suggestions on housing issues?

Response	Original Spanish Response
<p>Housing is too expensive and is very hard to find. More housing needs to be made and land in telluride needs to not be sold to people that don't live here and that just want to make really big houses. Very soon people will not be able to live here anymore and there will be no more land to build on for affordable housing if this keeps happening. This is a beautiful place to live and it would be sad if everyone had to move if things do not get better</p>	
<p>Housing people cannot be separated from dealing w/peoples' vehicles. Provide better and more frequent local transit before building more housing. Also, don't underestimate the amount of cars and the need for parking that accompanies future developments in town and in the county! Traffic congestion and shortage of parking are significant quality of life issues that have been worsening for years. Those problems are not going to improve unless they are addressed more effectively. More density will only exacerbate traffic congestion and parking shortages, but much more frequent and convenient public transportation could mitigate the considerable burden of too much vehicular traffic generated by both residents and tourists. Locating and building parking outside of telluride, serviced by excellent transit connections could make a meaningful improvement in the traffic and congestion in town, and on the spur. The issues of housing, parking and traffic are inextricable, even when housing is developed in proximity to employment.</p>	
<p>Housing should be built by the town, not local companies. Tying workers' housing to employment makes them stay in jobs they don't want to be in/can't advance in. There is so much money in this town, mostly spent on nonsense....we can certainly build affordable housing, and fast, if we choose to</p>	
<p>Housing should be in town/MV/Lawson/Ilium</p>	

Q54: Do you have any other comments/suggestions on housing issues?**Response****Original Spanish Response**

Housing should really be considered for and only for full time year around residents. I realize that there are seasonal workers and the need for them but those same people can get year round work. Working 6-9 months out of the year and taking up housing that could and should be used for those who seek to work like the rest of society and not be entitled to have half the year off should be the main and only priority for the area. Furthermore, the low hours of 1400 is laughable for all other places of the like across the country. We need medical, grocery store, government, dental, transportation etc. workers to have places to live. These employees can and do make more than the maximum wages that are actually reasonable to live here so the income cap needs to be raised and there should be job qualifiers. There are far too many people working the system and taking cash tips and making way more and those working honestly and helping the community, not just serving drinks a few months a year. There are many people just working for cash altogether and claiming they qualify to live at the boarding house. People need to be working 40 hours a week. That is what the societal norm is. That is what our government employees are expected to work. This place of working and normalizing only working 25 hours a week a few months a year is just continuing to exacerbate the problem. I'm not sure how we got here and absolutely no one said we need full time workers for the entire year. I saw a Facebook post that the minimum hours for deed restricted is now up to 1400 hours. This is ridiculous and a slap in the face to those who can't afford to live here yet work full time but the people who are working a couple of days a week get housing in town or the county at a reduced rate. A slap in the face. Tell these people to get jobs and stop acting like their entitled to work the absolute minimum and contribute absolutely nothing to society other than giving a billionaire a drink or plate a

How about realistic, affordable housing for local population. All options now are terrible

Hurry up! Hardworking people are being forced out of this region while we waste time talking about housing and conducting surveys instead of actually building units. The income qualifications for deed restricted rentals and ownership need to be updated urgently to reflect the current times.

Q54: Do you have any other comments/suggestions on housing issues?

Response	Original Spanish Response
<p>I added a lot of comments/suggestions in the other options. I thing that Lawson be allowed to vote within Telluride or mountian village to help get across the local perspective in voting. I thing there should be a lottery of houses that are able to be rented short term to dissuade "investment properties" and increase local rental options. Keep rent at a real affordable rate. With people verifying their income each year it's not like millionaires are living in shandoka or vca (just select trustafarians who have only been paying themselves \$50,000 out of their trust each year). Make town meetings at different time frames (some morning, some mid day some after 5p to increase access for all). Promote local elections more and help people prep for state and national elections by offering services to help people recieve ballots during off season. Get rid of in ground sprinklers throughout county offices and rentals (not necessary and if people who own get tax breaks for this I'd like my client to be cheaper and to help the environment too). More bike storage on rental properties to support more bike commuting. Fix the freaking bike trail from Lawson to Telluride (I know people who moved away that say that was their least favorite part of living in the Telluride area). Allow ski racks on the outside of the VCA units like they have in Mountian View. Make a community garden for affordable housing locations in Telluride, maybe over by shandoka. Set up a csa option and compost program for those who live in Telluride affordable housing. Help make footpath more wheel chair friendly (as someone helping run local Healthcare this is a huge issue in my area). If they ever build the hospital in Lawson conjoined the medical center with it and build affordable housing in the current location. Dissuade buisnesses from buying property to house employees (they then have a cheat code to pay employees less, let their workers have low sandard conditions at work with lots of serial harassm</p>	
<p>I am able to pay, yes, but just hardly. Housing takes about 60% of household income each month</p>	
<p>I am afraid that I will price out of my tier for my Sunnyside housing and be forced to move, but I cannot afford to rent or buy in the free market.</p>	
<p>I am frustrated by my experience applying for deed restricted housing- the income limits do not account for how expensive it to live in this town. You need to make more money just to scrape by in town and the limits on housing don't account for that. I would like to see more availability of housing in the 300k-400k range. The hour requirement for R-1 deeded homes seems like it excludes service workers. A shift for working in a restaurant is on average 5 hrs. Taking into account off-seasons, there's no way a service worker can make 1400 hrs. With that being a huge section of telluride workers, you're maginalizing a group that is essential to the towns viability and commercial success.</p>	
<p>I am getting by just fine, but as an employer, workforce rentals are a much bigger need.</p>	
<p>I am lucky I have a place to live. Others are not so lucky. Housing and communtiy are the most important things here</p>	
<p>I am the first of 3 generations of my family living here. My daughter graduated THS & my grandchildren are all in school here. I was a business owner for 3 decades & paid a business license.</p>	

Q54: Do you have any other comments/suggestions on housing issues?

Response	Original Spanish Response
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I appreciate the housing efforts recently in the area but (at least for those of us working for Telski) they're cost-prohibitive- for instance, Voodoo lounge the cheapest studio is listed at \$1726. The other larger places were better deals if you want to deal with roommates but if you're single, that's a real stretch.

I believe the people in the community need to be open to living outside of telluride. When I moved here in the 90s we lived anywhere we could find a bedroom with a lot of people and commuted. I don't think it's totally the governments' responsibility to provide housing when there is housing available that people refuse to rent or live in because it's outside of telluride. Those of us who have lived here for a long time made sacrifices to live here. We worked several jobs, shared rooms, lived in places with no heat, and commuted during snowing storms to work and play to stay here. We didn't go big expensive trips, we never ate at the nicest restaurants in town, we had potlucks and dinner parties and cooked our own food, all to save money to eventually buy a place. It was a choice. I do think we have a serious problem because Telluride like other places has become so expensive and if the governments would collaborate together and with the private sector a little more, we could get ahead of this. But only building 20-30 units at a time isn't going to fix it. We need to be smart on how we spend our tax payers money and create thoughtful, desirable neighborhoods like the one Mountain Village is proposing in Ilium. Thanks

I choose to live here in Norwood because I love it. I choose to stay in my job in Telluride because I love it. While I don't have the option to live closer to Telluride due to insane housing prices, I'm not sure I'd want to anyway. I love having space and more daylight and exploring both the desert and mountains so easily every weekend. I don't think it's anyone else's responsibility to help me keep this lifestyle because ultimately, if it becomes too much for my family and we find the commute and our quality of life unsustainable, then it's on us to choose what to do and maybe that's moving to a less expensive town with an easier commute to work. The one thing I won't do is work a job that is not fulfilling or that is miserable and so if we had to choose between this lifestyle and taking a job in Norwood that sucks, or moving somewhere more affordable but with jobs we love, we'd probably choose the latter. I would, anyway. Norwoodians could do a better job commuting because there are so many of us now, but we have different work schedules or like the freedom of not having to rely on anyone or socialize if we don't want to. With a preschooler in daycare in Telluride, the bus is out of the question with our work schedules. So what's the solution? I don't know that there is one! An economic boom in Norwood, maybe? A community crash pad in Telluride for those of us who need to stay in town every once in awhile? Maybe the boarding house could rent units for \$50/night. I'd pay that at least four times a month to not have to make the drive and give myself a break and to enjoy the restaurants and things Telluride has to offer. Thanks for asking!

I couldn't afford to work part-time with kids. My parents had to help out

Q54: Do you have any other comments/suggestions on housing issues?

Response	Original Spanish Response
<p>I do not agree with percentage-based rent for town-owned rental units. I think that prohibits growth. I think a way to make that more equitable, if the Town wants to continue with that model, would be percentage-based to an agreed upon cap. I haven't been following much of the council meetings, so am not sure if that is something that has already been discussed. I understand the decision behind the Town purchasing many of the units up for sale but also see that as prohibitive for folks who are trying to live and work in town.</p>	
<p>I do not think it is critical to live in the town of Telluride or MV- in order to work in the area. It is very nice living 15- 20 minutes away</p> <p>I do not support affordable housing. I do not want to see exponential growth as it makes living harder</p>	
<p>I don't believe housing is a crisis, just a fact of life in these types of areas. It has been that way since 1972 when I arrived. Everyone can't live here; it just won't work.</p> <p>I feel fortunate to own a deed restricted unit. I also know that I was able to purchase at the exact right time. If it was even a year later, I would not have qualified to purchase my home because my income would've been slightly over. The way that the restricted housing is set up now, They expect you to have \$80,000 for a down payment, But have a combined income with another person that's under \$120k. I have so many friends that have had to choose between promotions/pay increases and housing. If you make too much, you no longer qualify and are left with minimal options. The current housing options do not support a middle-class in Telluride. We should want our local community workers to thrive, to grow their careers, to be able to grow their families/relationships.</p>	
<p>I feel like there should be a direct permit fee for building luxury homes which should be applied to construction of low income housing</p> <p>I have a comment about the previous page: I have no way to know what my landlord's mortgage is so I had to put zeros because 'unknown' wasn't accepted.</p> <p>I have a relatively nice job and buying a house in this region feels completely out of reach. The deed restriction program I also don't like given all the extra restrictions, if it was truly selling me a house that I would own with no restrictions, just for under market value, then I would fully support it.</p>	
<p>I have no hope to live in a non-deed restricted property - it's ridiculous here. Town SMRHA is overbearing and scary</p> <p>I hope STR's are outlawed someday. STR's destroy communities & affordable housing opportunities. Just look around?</p> <p>I hope this survey tells us how much more affordable housing is needed</p>	
<p>I live in Sunnyside where our rent was just increased by 7%. I don't make 7% more money. This is supposed to be affordable housing but we will not be able to afford to live here if the rent keeps increasing. We had to apply to the lottery to get this apartment. There were 170 other households that also applied. That is so indicative of how bad our housing crisis is in this town. We would rather buy a home in this community that we live and work in but it is too expensive.</p>	

Q54: Do you have any other comments/suggestions on housing issues?

Response	Original Spanish Response
<p>I moved here in 1993, and housing has been a challenge for that entire time. It wasn't until 2021 that I finally purchased a home that I wanted to stay in for the long term. My housing over that 30-year time frame was what most people would consider substandard. However, I kept working, increasing my income, building equity, and saving money, and it finally worked out.</p>	
<p>I realize you all have an impossible task. Thank you for your work.</p>	
<p>I really hope the environment are getting green and achieve people and animal banlance.</p>	
<p>I see the need for clean and adequate housing NOT luxury condos for the workforce. I am open to having apartment buildings and multi-family units to create workforce housing.</p>	
<p>I see value in creating pathways for housing mobility as living situations evolve. I currently live with a roommate in the boarding house. Our space is very small and we share a bunk bed but we are lucky to communicate well and have great neighbors. Ideally we would love to have an apartment with our own space and maybe a dog. Our space currently matches the budget, but we don't want to live in this space forever. Helping create pathways for movement and affordable options for locals who cultivate the health, sustainability and belonging in this community is crucial to its long-term vitality. We will encourage our BH neighbors in taking this survey. Their contributions to the Telluride economy and function of this community is essential, whether it be working for the town, cleaning companies, restaurants, the resort, school, etc. I'm grateful that the Shandoka complex exists and wish there were more pathways for BH folks to move to VP and onto Shandoka as their life situations change. Some folks are comfortable living at the BH forever, some might not be. Regardless, the BH has been a really helpful stepping stone that allowed me to move here and contribute to the community's wellbeing through a local nonprofit and a restaurant.</p>	
<p>I sincerely hope you garner valuable information from this survey and can put some of it into action!</p>	
<p>I support free market for housing, not subsidizing those that have the means to travel, vacation, and live a grand lifestyle while being subsidized.</p>	
<p>I support the construction of as much affordable housing as possible, in as great a density as allowed.</p>	
<p>I think there is a need for more 1br/1ba units for purchase and for rent. At my age and as a single person I don't have a lot of friends without families or who are set, so not a lot of rommmate options to be in a larger unit, then feels insecure to have to keep up on having roommates at all times</p>	

Q54: Do you have any other comments/suggestions on housing issues?

Response	Original Spanish Response
<p>I think there is too much focus on "essential workers" when discussing housing. Especially since the school district, fire district, and medical district have all passed mil levies which subsidize their needs yet others are footing the bill and property taxes almost doubled from 6K to 10K. Also, I think there should be more focus on the "why" when people don't purchase deed-restricted homes. Meadowlark (MV), Pinion Park (Norwood), Waterview (Ouray), and private project (Rico) did not sell out during their lottery periods. I believe that our community doesn't understand the real demand for housing in the area. This survey is a start but I focus groups and other strategies can be used to uncover demand to know what needs to be built and where. I don't think we have uncovered the algorithm yet. My guess is price+type of home+type of area+proximity is the real equation. Some people will never ever move to Norwood or Rico. Some will never live in a tiny home, townhouse or condo and seek free standing homes. I hope that Illium and Base of 7 can be the answers. But the need should be balanced with the carrying capacity of the town. It's difficult to get into restaurants now. A lot of Norwood students attend Telluride schools. This is just a system but if the planning is done so that more restaurants and perhaps another school can be built it will relieve traffic where everyone is crowding into Telluride for all needs. Spreading it out to have centers of commerce around Illium, Lawson, Telluride and MV will make it a better life for many.</p>	
<p>I think you guys are doing the best you can</p>	
<p>I was just lucky enough to renew my lease, but it is stressful every year. Figure out how to keep the working class or this will all collapse.</p>	
<p>I was unable to qualify for a loan for deed restricted housing lottery that I won for meadowlark this year. The one bedroom apts are \$400k and that was more than I could afford for both down payment and monthly mortgage. The bank rates on condos are not as favorable and the rates are really high right now. So I had to pass even though I did want to purchase and I qualified by the housing authority.</p>	
<p>I wasn't sure how to answer child care. Does after school activities fall into that or strictly daycare cost? I think the cost of rentals, including "affordable " is absurdly high. I have friends in Doka and sunny side and I'm flabbergasted at what they pay.</p>	
<p>I wish the county would take care of Placerville better!!!</p>	
<p>I work 50 hours a week for telski. With off seasons, delayed openings due to lack of snow, and a shortened bike season I do not make 1,400 hours of employment.</p>	
<p>I work for the Fire Department as a Paramedic. I would like to stay here and continue to serve my community, but the constant housing uncertainty and unaffordable nature of the housing here makes it impossible to consider living here long term.</p>	
<p>I would like to see more housing developed close to town in Aldosoro, Illium, or other nearby county areas.</p>	
<p>I would love to buy a 2 bedroom condo some day</p>	

Q54: Do you have any other comments/suggestions on housing issues?

Response	Original Spanish Response
<p>I would LOVE to buy a house in norwood, small, quiet, close to paradox but not too far away from work. We were in the process of getting pre approved before covid and then it hit and prices in norwood went through the roof. Even homes that are going up for sale now that we would consider are being scooped up in a week and then being rented out on sweet deals a month later. It's just frustrating. Now there are homes in norwood going for close to 800k. When we talked about our long term goals, this area is on the verge of not working out for us. I want to try to, but those pinion park houses are deed restricted and I heard not put together very well. I could go on but I'm sure yall have had an earful already. Thanks for putting this survey out!!</p>	
<p>I'd like to see more focus on building the most affordable housing (# of units) possible for the money available. I hate to see so much money spent to get a small amount of affordable housing in Telluride when we could be getting 5x the amount of housing for same amount of money outside telluride.</p>	
<p>I'm a MD in the area and feel like no one cares that I'm here/minimal support in community for housing since I've been here. I'm tired of trying. I'll probably leave in the next year to go back to Front Range where I'm from and where it's easier, due to terrible housing situation here. Telluride housing problem is extremely bad.</p>	
<p>I'm blessed to have gotten into a deed restricted (added after construction) rental then was able to buy</p>	
<p>I'm more concerned with the county changing the deed restrictions on my current home. I bought in under certain regulations and requirements and I don't want to see those change for me or future buyers of my property.</p>	
<p>If you guys keep it up, you're not gonna have any employees to run your tourist town. You need to make affordable employee housing. And if it's outside of Telluride, like we go, you need to provide transportation. Stop thinking about dollar signs and start thinking about your locals that make it possible for this town to thrive. Without us, you would have nothing.</p>	
<p>I'm comfortable, but I know housing is a big issue. Affordability and sub-standard housing a problem in Norwood</p>	
<p>IMO All the funnel looks exceptional</p>	
<p>Implement individual apartments</p>	
<p>In the 30 years I've been here the clamor from the housing mob hasn't changed and during that period I would let Ref more than \$100 million dollars has been spot on housing related projects without solving the problems. You can't build our way out of the problem destroying the environment we came for. Find another solution</p>	
<p>Incentivize homeowners to deed-restrict their home or add an ADU</p>	
<p>Inflation coupled with cost of living is bankrupting Americans. Wages are stagnant.</p>	
<p>Instead of income qualifiers use a point system that credits essential workers.</p>	

Q54: Do you have any other comments/suggestions on housing issues?

Response	Original Spanish Response
<p>Instead of looking at the subsidy of affordable housing projects not including the land value, please include the land value. This would provide a real accurate subsidy for projects so you can weigh if we should do a project in town on town owned land or sell the land and build elsewhere. With that accurate information it's almost impossible to evaluate projects where you have to purchase the land to projects where the town of Telluride already owns the land. All municipalities should use the same subsidization methods so we projects are compared with apples to apples approaches.</p>	
<p>Intersperse affordable housing throughout town. Build work force housing at base of Chair 7 instead of a hotel</p>	
<p>it would be nice to give VCA residence an option to own their units in which they dwell. Especially those like myself who have rented for many many years.</p>	
<p>It bugs me that the towns and county are working on affordable housing to help the community and their workers, BUT what if the towns and county and other businesses in Telluride actually paid a LIVING WAGE for people who work here to be able to afford housing. It's not just a housing problem. PAY PEOPLE AFFORDABLE LIVING WAGES!!!</p>	
<p>It is difficult when deed restriction requirements keep changing for homeowners who bought their homes 15 years ago. We hope we are not required to have a roommate when our children grow up and move out.</p>	
<p>It is hard for people to stay in the community but leave ToMV employment due to losing housing in 3 days when no longer working for the town. Its crooked that 4 adults are spending a total of \$2,400.00 for a TWO BEDROOM apartment each month for seasonal work. A twin sized mattress in a room with a stranger is not worth \$600 per month, and you have to leave in 72 hours if you find different employment.</p>	
<p>It is hoped that the housing loan policies can be optimized to lower the loan thresholds and interest rates.</p>	
<p>It is my understanding that the average workers' income is inadequate for housing in most of this county.</p>	
<p>It would be amazing if the current 2 bedroom units in VCA would allow for washer/dryer hook ups in the entry way closet.</p>	
<p>It would be great if you had a team of help, homeowners car hire. It is nearly impossiboe to get an electrician or plumber to come to my house</p>	
<p>It would be great to figure out our needs and create the long term plans with 15 miles to solve the problem. Everyone cant live in the town of Telluride. The local governments are doing their best</p>	
<p>It's a very complex issue - and also, the prices of homes in the area, that you could live and thrive in, are astronomical. They are out of reach for the majority of the workforce here. The deed restrictions are all over the place</p>	
<p>It's f'd up and not getting better :(</p>	

Q54: Do you have any other comments/suggestions on housing issues?

Response	Original Spanish Response
It's just been very unfortunate moving here and watching how the community is begging for affordable housing, but pricing just keeps going up and up. Multi million dollar homes are being built daily and it's clear that they aren't wanted. Locals are being pushed out and crying for help but it seems no one is changing anything.	
It's not accurate to ask those who rent to our with others to report gross household income. I don't know my tenants' incomes. I just reported my gross annual own income.	
I've already decided to leave the region	
I've lived here for decades and have YET to encounter a viable home-ownership opportunity, nor a sustainable/stable & affordable rental situation. It is vividly clear that I am not welcome to be part of the community here and it's apparent that I will be displaced - I simply don't have enough "zeroes" after my name to be included here.	
I've lived in the area for 18 years, and I'm a western slope native. The indignity that the working class goes through to secure affordable housing (which doesn't exist) is sad. I have no faith that our local will do anything to truly address this systemic problem. The wealthy do not deserve to have a working class any where near their proximity. Not sure why I wasted my time completing this survey.	
Keep building affordable housing! My doctor has had to move 5 times due to lack of housing. Thank you!	
Keep real estate taxes low for deed restricted homeowners so that we don't have to sell and move away!	
Keep rents/for sale low and don't limit assets	
Keep the government out of housing issues. It should be free market without any government involvement	
Keep zoned open space near chair 7 as open space	
Less restrictions, more incentives for current owners, more simple deed restricted housing construction with appreciation cap (streamlining construction/development process also important)	
Less STR so locals can actually afford to live here.	
Less talk more action. Get something done.	
LESS AIR BNB, MORE RENTALS. rent to locals before seasonal people!!!	
Let the market decide.	
Let's be creative and get housing!	
Like so many others I will not be able to afford to live here long term.	

Q54: Do you have any other comments/suggestions on housing issues?

Response	Original Spanish Response
Limit short term rental permits. Impose a vacancy tax. Deed restricted housing isn't affordable. A 2 bedroom condo in meadowlark is almost \$1million. How can anyone that qualifies for a deed restricted mortgage afford that or come up with the down payment. Down payment assistance is a scam	
Listen to the people/ your constituents	
Live it here - thanks	
Loads, no point, nothing will change. I never should have sold and moved. Very stupid	
Long term solutions	
loosen the qualifying rules.	
Lower housing density	
Make affordable housing affordable. Many of us dream of buying a home some day, but rent is increasing as well as living expenses, which makes it almost impossible to some day save up for what is required to purchase a home.	
Make better use of already zoned live/work density in Lawson Hill by eliminating tap fees for deed restricted housing development. Much of that density has gone to waste already but there are still some undeveloped lots.	
Make housing more affordable in Telluride so that people stay out of Egnar	
Make it affordable and leave it that way	
Make it affordable and tax the empty second home owners for having empty houses. More housing for the average worker in telluride to make this town run!	
Make large employers (Teleski) build/buy their own housing for their employees, much like the school district has started to do	
Make rent for affordable housing 30% of household income so workers can afford to live and prosper here without trapping them in rent cost.	
Make the "affordable housing" affordable to the service industry class and individuals making under \$50k/year	
Make the deed restrictions more open to a wider range of incomes and less restrictive on who can live with you. I own my deed restrictive home and could not have my partner of 5 years live with me because he did not meet the income requirements.	
Many	

Q54: Do you have any other comments/suggestions on housing issues?

Response	Original Spanish Response
<p>Many. Primarily there is no way for people to save money in order to buy a home. Unless you have outside assistance (ie parents) then it's impossible. Every decision council has made recently has been more to keep people in poverty rather than to help them grow as people. We know the rich don't want to see us normies but council shouldn't be trying to do that too. Make shandoka the "entry level" housing with the rules. Then let the other places be deed restricted but set pricing. Then people can decide if they can afford it or not. Not adjusting per person. It doesn't incentivize people to want to make more money if all you do is penalize them for it.</p>	
<p>More purchasing options for low-income residents</p>	<p>Más opciones de compra para los residentes de ingresos bajos</p>
<p>Mobile home housing community</p>	
<p>Montrose County Section 8 allowance is way out of wack with reality</p>	
<p>More housing for workers and young people</p>	
<p>More livable wage please! I'm not making enough to survive.</p>	
<p>More money also needs to be invested in drivers for commuting services. It is great to have more routes but only when drivers are consistent and that's because they need to be paid better for the roads that they are driving.</p>	
<p>More people should be able to get family style homes on a decent sized piece of land. The pinion park project in Norwood was a failure. Future developments should focus on single family residences on 1/3 acre or larger lots</p>	
<p>More small units available for purchase</p>	
<p>most important issue for Telluride</p>	
<p>Most ppl that don't have family money and have regular jobs cannot afford the cost of deed restricted housing. A studio for \$1800 at voodoo is not possible for most ppl trying to live here.</p>	
<p>Moved to Norwood so we could afford to stay in San Miguel County back in 1988. Best decision!</p>	
<p>My husband and I got lucky and were able to buy our house before prices skyrocketed. Most people in our area cannot afford the current prices and are being pushed out - affordable housing actually needs to be affordable for the working people that live here and are trying to scrape by on \$20/hour, not wealthy white remote workers.</p>	
<p>My kids would like to move here but no housing and can't afford to buy no jobs close by that you would make enough money to buy an affordable home</p>	
<p>My sense is that everything in this community gets blamed on the lack of affordable housing. 50% of the community is already living in deed restricted housing. There is no mention of wage rates. In effect, subsidized housing is a way of subsidizing business owners - including teliski - and allowing them to pay less than a living wage. Chuck Horning doesn't need me to subsidize them. A recent listing for a deed restricted home in the County was for \$3.2 million. I'd love an explanation of why free market homeowners should be subsidizing someone who can afford to buy a \$3.2 million dollar home</p>	

Q54: Do you have any other comments/suggestions on housing issues?

Response	Original Spanish Response
N/A	
N?o	
Need bus service to Lawson between 11AM and 1PM	
Need cheaper housing that's nice/outside town, connect with bus service	
Need more employee housing	
Need more rental units, need help getting a home loan	
Need reliable affordable housign for those who work locally	
Need rental housing for younger workers. Not as much long term housing	
Need to assess what housing is needed for critical community services that the county Telluride and Mv should share in. Example. Safety, education. Medical. Then housing needs for telski, mv and tride businesses	
Need to focus on inexpensive housing for our legal citizens instead of illegal immigrants	
no	
no	
no	
no	
no	
No	
No	
No	
No	
No	
No	
No	
No	
No	
No	
No	
No	
No mil levy for affordable housing, increasing property tax raises housing costs	

Q54: Do you have any other comments/suggestions on housing issues?

Response	Original Spanish Response
No more surveyed build housing	
NO	
No,	
No,	
No. It is interesting to think about this	
none	
None	
noNO	
Norwood needs 2 bedroom apartment complexes. Reasonable priced.	
not have	
nothing	
nothing	
Nothing	
Offer tax breaks to those who sell their house to those that work full time in county	
Older adults who have lived here are selling to millionaires as they age out of the area and aren't able to receive the services they need but the young adults cannot afford to purchase homes or start families.	
Opportunities for income investors to buy, renovate, and rent out properties is artificially depressed from lack of home sales in the area and the cost to purchase making it difficult to create a return on investment.	
Our community wants to own, ideally free standing structures with room to breathe. Town of telluride is congested as all get out, alternative transportation options should be paramount, better bike trails, e-bike baths, gondola to super garage in Lawson, etc. un condemn the valley floor and have room for primary infrastructure like a hospital, housing, etc. Town built projects have proven to be unsustainable, stop taking shortcuts	
Our rent is low for the market because we only live in half of our house and rent out the rest - there are 5 adults + 1 child technically in our home. Everyone's living expenses (incl utils) comes out to be ~\$1,100 per adult.	
Over 500000 is not considered affordable for young families.	
Parking and Yard space are lacking obviously. I also need space for my dog.	
Parking is terrible, I need my car to go to doctors appointments. I was denied a parking pass for no reason. A coworker who moved in well over a month after me got a pass immediately. Very disappointing.	

Q54: Do you have any other comments/suggestions on housing issues?

Response	Original Spanish Response
<p>Paying for essentials is a blessing, yet I feel saving for retirement and a future should also be considered. We have been trying to save to buy a home for years and that can be a huge challenge when rents continue to go up.</p>	
<p>People should save their money and not be lead to belive they can't do it</p>	
<p>Perhaps stop catering to multi millionaires who complain about services not being rendered because they don't want the work force living in their backyard and who have a massive sense of entitlement that is dissolving the community of the area. A persons bank account doesn't establish their worth of value to a community.</p>	
<p>Permits for development need to be based on current infrastructure and ability to support local economy, guided by the communities long term vision.</p>	
<p>Please consider a variety of unit types when developing in outlying areas. High density developments make sense in Telluride and Mountain Village, but unit types should be an important factor in outlying areas even if it drives building costs up. Townhomes and condos are great, but an opportunity to develop something similar to the unit mix in Lawson or San Bernardo (or even Gold Run) that includes single family homes (even if small/close proximity to others) or duplexes that feel similar to single family and have private outdoor space (event if modest) in outlying parcels such as Ilium, Pathfinders, Matterhorn, etc. will provide options for those that have a desire to move out of ultra-dense housing as their age or family situation change, but who are committed to the community and want to stay in the area. This is important for the long-term viability of our community. Also, while fundamentally I like the idea of a deed restriction that is not price capped, the reality is that all future deed restrictions in the area need a price cap to maintain some degree of long-term affordability or attainability for the working class. When homes in Lawson Hill, San Bernardo, Mountain Village, etc. have gone from being in the \$300s to low \$400s less than 10 years ago to now literally selling for over \$1M, only one party gets to benefit and moving forward the reality is the majority of the local working population has been priced out. As the owner of a price-capped unit, I'm hopeful and somewhat confident that despite the cap, the equity I've gained will help me move to the next stepping stone, even though I will not get rich or see the gains of the free-market. That next stepping stone needs to remain attainable, even if it's a stretch, and consistent price capping across future developments is the only way to ensure that there will be a "next step" for people entering the market today.</p>	
<p>Please consider that effective affordable housing creates the opportunity for families and households to rise through the ranks of class and eventually LEAVE affordable housing to move to purchase. Opening the housing opportunities for the next young generation in need or affordable housing.</p>	
<p>Please do away with these ridiculous income caps in Telluride.</p>	
<p>Please do not combine incomes in multi-income homes when determining rent rates! I know so many community members and contributing members of our local workforce who live with other workers/friends and who cannot afford the price hike that would occur due to treating all earners as if they're one family where all earnings are pooled into the same pot of money.</p>	

Q54: Do you have any other comments/suggestions on housing issues?

Response	Original Spanish Response
<p>Please find a way to name more affordable housing in San Miguel county. The impact of Telluride on Ridgway and Ouray is starting to be a real problem. Those of us who have been living here cannot compete with people who come down from Telluride to pay cash for an \$850k home because that seems affordable to them. Telluride/San Miguel County needs to stop using Ouray County as a bedroom community.</p>	
<p>Please give consideration to people who bought a home outside of Telluride to remain in the area. I feel that no attention is paid to people who took it upon themselves to work towards a better life in the Telluride area by purchasing a home that is not deed restricted. We commute, we work core jobs in the area, and we are just hoping to build real equity and have a chance at the American dream in San Miguel county.</p>	
<p>Please help our community thrive and not die! We desperately need more community housing!</p>	
<p>Please keep building more!</p>	
<p>Please limit the short term rentals. The ppl who already have these licenses can enter a lottery for the possibility of keeping a license (the current situation could have been avoided in the first place). The community used to have housing available for long term rentals. Not every owner moved here permanently during the pandemic. But the short term renting caused the exponential growth of our housing crisis. We do not need more growth (chair 7 area proposed project with 800-900 parking spots, a 60-80 hotel), we do not need a Four Seasons Hotel with a few hundred employees needed in a community that is already short staffed and can't house the people who are already here and have been members of the community for years. We have ONE med center. We have ONE pharmacy. And the water/ sewer capacity? Crowded areas that used to be peaceful? Fewer open spaces? Degrades the quality of life. Also the growing community has newer members that don't share the same 'looking out for each other' energy that has (or had) been a part of our culture for so long. We are losing long time community members while simultaneously trying to encourage new people to move here. People who may not share the same commitment to the community that has been part of this culture. Even long term friends of ours who visit say it's not a good feel anymore, it's competitive to dine, do activities. Some quit visiting altogether in favor of places where the community maintained sustainability once reaching their carrying capacity. Thank you for inviting me to write my 2 cents.</p>	
<p>Please make affordable housing actually affordable. Please reconsider raising the rent on people who qualify but make more. Look at vca..no one wants to live in the new building because it's too expensive. Unfortunately voodoo is way too expensive for me to consider applying for. Please help us.</p>	
<p>Please reassess income caps. And if 50%+ people in deed restricted housing are not compliant, this issue needs to be fixed ASAP!</p>	
<p>Please stop looking to make life easier for the very loud minority. Most people in the county don't want to live in deed restricted housing or government related housing. Programs to help with down payments, figuring out how to decrease construction costs for locals, and lowering permitting cost for locals building a normal house would be way more beneficial.</p>	

Q54: Do you have any other comments/suggestions on housing issues?

Response	Original Spanish Response
Please stop treating those of us who have lived and worked in this community for many years as criminals if we thrive and save for retirement. This is my home!	
Prioritize the work force. Otherwise there won't be anyone to supply all the luxury hotels and residents the out-of-town ultrarich have come to rely on	
Provide for a variety of housing types, locations, costs, and rental or buy options as well as a variety of income and work hour qualifications. The required forms and qualification procedures for getting or staying in housing makes me no longer wish to apply for any deed restricted housing.	
Purchasing an \$400000 1 bed 1 bath condo is a difficult decision to make at 45 considering a 30 year mortgage. It is also difficult to make the decision to not have children at 25 years old to afford a 1 bed 1 bath condo.	
Put a cap on short term licenses. The problem of housing will never go away if not for Build Build Build!! No more NIMBYism!	
Quality of life in town disappearing	
Quality workers are hard to find due to the rental shortage/expense	
That Telsky allows living in the Big Billies room without having a roommate	Que Telsky permita vivir en el cuarto de big Billies sin tener compañero
Quit buidling homes for purchase, build affordable homes	
Quit retiring the whole world to come here and the need for housing will decrease	
Quit spending money on these stupid housing assessments, disband the housing authority	
Quit talking and start building	
Quit trying to cram deed restricted housing down our throats!	
Real affordability.	
Recruiting and retaining employees will be easier if the housing situation improves. This should be a top priority! Thank you.	
Recruiting professional and non professional workers in Norwood is greatly hampered by the lack of housing	
Regulate real easte speculation! Apply rent control	
Remove the harshest zoning restrictions, remove single family zoning for 95% of the county, build more housing, build more housing, build more housing.	
Remove the requirement that deed restricted units must have all bedrooms filled by qualified adults. A single adult should not have to have a roommate if they can afford it. People should be allowed to have unfilled second bedrooms.	

Q54: Do you have any other comments/suggestions on housing issues?

Response	Original Spanish Response
Rents based on income punish those that are trying to move up in the world. Getting a raise/promotion can cause me to lose money because my rent then increases. I could quit my well paying job and go backwards and end up saving money.	
Require rental of care taker units for large/unoccupied homes. Higher taxes for unoccupied homes	
Residents of Telluride, especially long time locals who have secure housing do not understand many of the basics of the need for affordable housing, including data showing the need. Also - please make sure this HNA includes the information required by CO senate bill 24-174 and the calculations required for the prop 123 rural resort petition.	
Restrict short-term rentals. Discourage an increase in tourism and visitors. Allow guest houses / second units on well permits. Only allow increased housing that can be supported by current infrastructure.	
Retirement and collage saving should not be counted as an asset in deed restricted housi	
Rural appeal, beauty, getting ruined by building more units	
Safety of roads and travel should be a factor considered. Norwood hill is treacherous and people miss a lot of work due to weather and road related incidents	
Seasonal workers need small units to rent that are in town or on a bus route so they don't need a car	
Sell Diamond Ridge and use \$ for other more feasible projects	
Senior housing	
Senior housing would be a big plus	
Severely limit short term rentals, if people own more than 1 STR require them to rent 1 long term for every short term if they only own one limit to 1 mo/year	
Short term/vacation rentals have drastically changed housing for the worse. There should be a tax break for owners of long-term rentals	
As Hispanics, it becomes very difficult for us to find housing because we were not born in the United States	si nosotros como hispanos se hace muy difcil de encontrar una vivienda porque no somos nacidos de estados unidos
Slow down. Take a breath. Town is already too crowded	
Small apartments/condos/townhomes that people can purchase are very needed.	
Small boarding house loans are impossible to get. I could have been running a boarding house for 25 years but they aren't covered by SBA	

Q54: Do you have any other comments/suggestions on housing issues?

Response	Original Spanish Response
Smaller footprints with reasonable pricing for single family homes ... near and under the 450K range. Discounts for long term rentals if an ADU is built on a property. Eliminate short term housing permits in Ridgway that take up housing supply for 2nd/3rd home owners out of state and corporations buying up property and wildly increase comps. Airbnb has ruined housing markets and especially in CO mtn towns. Find more affordable home materials for construction and allow more housing options and permitting for single lots, CR 5 elk meadow cabins/tiny homes/etc. higher taxes for out of state buyers or limits to this entirely. Homes should be a primary residence and not a 2 week a year residence. We're losing mountain culture to empty homes and no living opportunities for locals who want to plant themselves here and build community/culture	
SMRHA exception based considerations need a better process to ensure not "accidentally chasing out" community members based on outdated deed-restricted rules and property valuations.	
So many! Deed restricted housing absolutely needs to be price capped. The point is for people to be able to live here Who can't afford free market prices. In the last four years, the price of the deed restricted houses are the same as free market selling for \$1000 a square foot for inferior quality, materials and age. They are just the only thing on the market under\$ 2million!! As a consumer I am fine not gaining the same equity if I can live in a decent size house in a location I desire long term without feeling like its the slums	
So many... who is it so hard to a good job? E.g. inclusion	
It's just that the rents here in Telluride are very expensive	solo que son muy caras las rentas aqui en telluride
Some of these questions I could not tell if they were for me personally, or for everybody in the house. I hear words all the time since I've been here for 35 years. The same words have been since the day I arrived to current those words are housing, crisis housing unstable. It's very ironic. I would not run a business in this town at all anymore, and I have in the past in addition, the ski area has chased off numerous employees that they scream about the housing instability when they don't even hire locals.	
Start building housing in the lift #7 area!!	
Stop building affordable housing in town, cost tax payers too much money. Build down valley and run buses	
Stop building in town- it's overloaded. Build in Illium or down valley. Town is being destroyed	
Stop developing our rural areas/communities	
Stop exploiting San Miguel County	
Stop killing the working poor with unnecessary taxation and rent increase. Inflation and cost of living is killing our meager finances. Help us damn it. Don't kill us with unfounded DEI BS	
Stop letting 2nd homeowners vote on housing matters here. As they don't actually live here!!	

Q54: Do you have any other comments/suggestions on housing issues?

Response	Original Spanish Response
Stop making Telluride ugly! Stop building extra housing. The county needs more boarding houses. Help build Norwood, Placerville, Rico and the spur. Stop building in town.	
Stop selling "affordable " housing, the units always become UNaffordable over time! Rent housing based on average workforce income AND consider most of those jobs do not produce liveable wages 4 months a year. Rent should be no more than 1/3 of your income!!!!!! Make sure to put soundproofing between units and test for mold regularly.	
Stop spending my tax money on bullshit like voodoo building "high-end" affordable this is a bunch of crap. Should be available to people like me	
Strongly support more affordable housing but do it carefully so as not to overshoot - try to keep market forces in play and in balance.	
STR's decimated housing inventory for locals, to rent and to buy	
Students that attend Norwood Public School should have comparable opportunities as students attending Telluride Public Schools	
Take into consideration college expenses in these surveys— I listed those as my childcare expenses	
Tax the rich	
Taxes have doubled, reduce taxes	
Tell TAR to prioritize selling homes to locals	
Telluride and mountain village are so far behind in providing affordable housing. Chuck is making money off of his employee housing that he owns, Chuck is cutting wages while raising the cost of employee housing at the same time. He changes his mind whenever he wants with no thought or care of how it impacts employees. Housing stipends have gone away, Telski has put limits on how long you can live in Billie's before you have to leave because "you're making too much money". It's an awful system with no one to keep it in balance. Telski employees are just at the will of one person who makes rash decisions everyday.	
Telluride county only cares to make housing available for short term workers so they can stuff their fat little piggy pockets. They don't care about hard working Americans who think differently from their privileged policies and views.	
Telluride housing should be provided within Town as much as possible. Traffic is already very bad on our roads.	
Telluride is expensive. People who can't afford it are able to commute here where most jobs offer a premium over other towns. Most people in other areas have to commute to their jobs in the city. Kind of the way it works.	
Telluride is not the same community we move here for. The 2nd home owners and STR have negatively affected our community's feel and operation	

Q54: Do you have any other comments/suggestions on housing issues?

Response	Original Spanish Response
<p>Telluride needs to get their shit together on housing and the waste water treatment! Second home owners and Airbnb have destroyed that town! Norwood is an actual community, and I love it! I grew up in telluride, and wanted to stay in the region. This was our only option, and I feel we made a good choice.</p>	
<p>Telluride needs to provide the housing for their workers in their own community</p>	
<p>Telluride promises things. Upon arrival. The things promised dissolved. Housing is a major issue if you want professionals to continue to work here. If not you get what you get. And it shows....</p>	
<p>Telski is raising the rent of employee housing which is really stupid. Im looking to find a place with similar rent price without the telski housing leash</p>	
<p>THA has gone too far, leave the working class alone. It's not our problem the town can't have employees</p>	
<p>Thank you for the review</p>	
<p>Thank you for updating this survey</p>	
<p>Thanks for doing the survey. I am a statistician and understand how important good data is. We are lucky to have found housing during the first recession with some inherited money but I have no idea how we would do it now and there are so many people turned away from local jobs each year because there is no housing for regular and young people.</p>	
<p>the income restrictions on local deed restricted housing are too much and not equitably enforced. They should be revised and allow for local people that work in the community to own deed restricted housing without requiring roommates if children leave for college, and allow them to make a reasonable wage.</p>	
<p>the town/government should not be landlords</p>	
<p>The "auditing" process for owners in deed restricted housing could be more predictable and possibly annual. Maybe at a similar time that people do taxes. Having to do the paperwork out of annual cycles and with no prior notice or expectation can be stressful and take time that you may not have during busy work periods. At the end of a calendar would make the most sense. We never know what the expectation is ... and getting all employers to sign and get things notarized takes time.</p>	
<p>The area needs more local apartment housing complexes that can be rented. Not everyone has the means or the desire to own, but there is always a need to rent. Housing for locals for the local work force is desperately needed. Telluride is becoming a world class destination and the service we deliver is poor due to the lack of housing we have for professionals in their fields.</p>	
<p>The attitude that the surrounding arras are the solution for tellurides housing needs needs to stop. The east end of the telluride valley needs to be re zones to provide for all of the housing needs. Tom boy basin had a few thousand people living it. No excuse to not have workers and laborers living in that valley.</p>	

Q54: Do you have any other comments/suggestions on housing issues?

Response	Original Spanish Response
<p>The cause of the problem of the high cost of housing is a) government intervention (i.e. excessive regulation, and taxes) and/or b) government restrictions on land use. Where there is a) low government regulation and taxes and b) little or no government restriction on land use, prices for housing is much lower. More government involvement at this time will never fix the problems caused by government messing up the supply/demand inequity. In Telluride the demand exceeds the supply. Until government allows substantially more supply with minimal regulation and taxes, housing prices will always be high in Telluride.</p>	
<p>The current housing situation is much tougher than 10, 20, 30 years ago - but not just in this region. We clearly need more housing that matches essential & logical trajectory needs. But not all desired housing is an obligation of the community/town/region, and enabling more housing should be done in a correct, proper & legal manner. In other words, taking from some to benefit others, or thinking "the means justify the end for a greater good," will just further divide us.</p>	
<p>The facilities are not clean .</p>	
<p>The fact that there are dozens of wheelchair accessible subsidized rental units in the area and I have been on waitlists for 7 years while mostly able-bodied people occupy these units is a disgrace. And this is supposed to be a civil liberties safe zone? What a shame.</p>	
<p>The formula to determine authentic living affordability works in our family and is unmatched in current opportunities for new workers/ buyers Realtors need greater accountability in introducing unqualified purchasers eg wealthy business owners and visitors to deed restricted properties - this is pretty egregious The shortage of local working affordable resident housing is disproportionate to the amount of permits for worker demand commercial projects. It would be something if all stakeholders had some shared commitment to the genuine quality of life including pace of development and ensuring infrastructure improvements regionally are funded and built prior to approval of high demand projects—— seriously - cart meet horse</p>	
<p>The housing authority needs a serious reality check. The subcommittee is broadly missing the mark and is not listening to the people it's supposed to be helping. Unrelated roommates who circumstantially live together should not have to discuss their personal finances with one another. Full stop. Rent should not be a 25% tax. Full stop. The housing authority has become the biggest problem for employee housing</p>	
<p>The housing deed restrictions work hours should be waived for long term senior residents</p>	
<p>The housing issues are not as big of a crisis as people claim, unless you expect the government to provide you with housing. The county should continue to pump up the public transportation / commuting options and outlying communities (Norwood / Ridgway / Rico) will expand and grow at a more reasonable rate where the cost of construction is more manageable. What the town is spending on affordable housing is not sustainable nor a good use of funds. Build more further out.</p>	

Q54: Do you have any other comments/suggestions on housing issues?

Response	Original Spanish Response
<p>The income limits for buying a deed restricted home need to change. We need to allow families and individuals to make more money but still buy deed restricted homes. Life is too expensive, let people be comfortable and own without having to miss out because their income is 3k over the threshold for example.</p>	
<p>The increase in insurance and property taxes is a hardship</p>	
<p>The local governments are focusing on workforce housing to the exclusion of all other matters that are extremely important. Any workforce housing should be built within or in close proximity to Telluride and Mountain Village. Mountain Village should not be building housing outside its borders. Governments are not focusing on traffic, parking and congestion.</p>	
<p>The ownership deed restrictions for Telluride are too strict. I would like to be able to go back to school for two years, come back and forth on weekends, and be home for the summer but even though I own my house that is VERY challenging. I also think we should be able to make upgrades to our units and have the value of the home go up. The buildings are built horribly and barely to code so this would be huge.</p>	
<p>The price of deed restricted properties in the region is beyond what many local employees, including myself a 35 year local worker, can reasonably afford.</p>	
<p>The process of compliance/qualification with the deed restrictions is highly invasive and difficult. It wipes out any right to privacy. It was hard to answer some of the questions in this survey. I don't know how much money my housemate makes. I know that she is approved by the SMRHA, and that's all I need to know. I am currently renting my second bedroom out of necessity, but I think it is horrible to require single owners of deed restricted properties to rent out their second bedroom. I am a 57 year old woman who prefers to live alone and have a guest room available. When I am back on my feet financially, I should have the right to live alone in the two bedroom space I worked hard to buy.</p>	
<p>The real estate market in Ridgway makes zero sense</p>	
<p>The recent increase in property taxes worries us as that may be a factor that requires us to make - priced out of town</p>	
<p>The rent on telluride are expensive</p>	
<p>The survey assumes one is looking for housing rather than looking for a higher salary working in Telluride. I don't want to live in Telluride but I'm willing to commute for the higher salary.</p>	
<p>The town has not used its money wisely. Location of Deed restricted housin. Lack of a parking structure and effective trans system</p>	
<p>The town of telluride housing board needs to do a better job and actually step in to support locals rather than be so negative for the community</p>	

Q54: Do you have any other comments/suggestions on housing issues?

Response	Original Spanish Response
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The Town of Telluride and San Miguel governments should move forward ASAP with development of 100-200 deed restricted units at the DIAMOND RIDGE PROPERTY which is publicly owned. New, FOR SALE deed-restricted units in this location will be critical to serving the local middle-income families who are the core of our communities, such as teachers, medical workers, government staff, nonprofit leaders, etc. There is nowhere for families to purchase homes in close proximity to Telluride any longer, the center of employment and free-market homes have long been out of reach financially for any year-round local. Development at DIAMOND RIDGE must be in addition to deed-restricted development on-going in Telluride and Mountain Village. Our community can no longer keep delaying the development affordable housing near the Airport due to wealthy NIMBY-focused residents who live in huge homes in Aldosoro and Deep Creek have no true understanding or appreciation for those families who work full time in professional-level jobs and still face a real housing crisis. Elected officials such as County Commissioner Anne Brown, P&Z member Toby Brown and Telluride Councilwoman Ashley Story VonSpreeken who live near DIAMOND RIDGE, are deeply conflicted and have done great harm to the community by fighting against deed-restricted housing for families near the airport. Elected officials MUST do what's right for the majority and stop making decisions based on the vocal and wealthiest minority. Thank you to the two Town governments who have made positive impacts on providing affordable housing particularly over the past 5-years. The County should do more and help provide more for-sale housing options near Telluride. Developing high-quality small homes near employment centers (not in Norwood, Rico or Ridgway) will be critical for San Miguel County to remain a functioning and economically strong community that has a diversity of residents. Thank you for hosting this survey!

The town's policy of prioritizing waitlists and housing approvals based on race, ethnicity, and income stats is highly discouraging and a practice (although well-intentioned) is detrimental to an ethical society.

There are a lot of people that give back to the community through volunteerism. I am a coach (lax and hockey), on the board for several non-profits and volunteer a ton of time for several non-profits. My wife is on a non-profit board and has worked with that non-profit. I have 20+ clients in the county. And after attempting to apply for affordable housing and denied 2x, we've decided to move on and move back to the east coast to find a more affordable lifestyle. It is unfortunate. But our roles on those non-profits will stop unfortunately. There are a lot of people working remote now. The rules for affordable housing do not work for us. Sadly the community will lose out on our involvement.

There is a large group of professionals who make too much to qualify for deed restricted units but can't afford free market. The deed restricted units we do qualify for are too costly for us. More leniency in deed restricted income limits would allow people to grow their career without sacrificing housing in our community. There is a feeling that the local governments force you between living in a deed restricted unit, or pursuing a career that they can earn in.

Q54: Do you have any other comments/suggestions on housing issues?

Response	Original Spanish Response
<p>There is a need for affordable housing for middle income families. With deed restricted housing selling for \$800K+ something is wrong with the current system. A 5% per year max appreciation would give sellers potential to growth still make money when selling without gorging the price for potential buyers, keeping deed restrictive housing affordable.</p>	
<p>There is no chance for the middle class in Telluride. Vital middle class workers that obviously want to get into the non deed restricted market however, if they make too much money they will lose their house. This doesn't allow them to ever get to the free market.</p>	
<p>There is very little hope for local workers that this housing issue will be solved. When areas like mountain village continue to entertain opportunities for second homeowners to out vote locals on issues that heavily impact our ability to live and work here, what message does that send? I've worked so hard to be here and contribute to this community, to continue to feel like I'm just here at the disposal of second homeowners is so disheartening.</p>	
<p>There needs to be a far greater informational campaigning effort by the regional housing authority. People who need housing are busy working 40+ hours a week and commuting and dont have time to keep themselves updated on political decisions that affect their livelihood. The rich will continue to control the narrative until that happens.</p>	
<p>There needs to be a pathway from deed restricted home ownership to free market home ownership!</p>	
<p>There needs to be housing for ALL. Town will not survive if people can't afford to live and work here</p>	
<p>There's more than enough precedent on housing policy in other mountain communities within Colorado and beyond. You're all 'home rule' governments. Please do something or this area will continue to be a place where visit but not live... a culture of consumption and tourism over community. Is this survey available and being sent out in Spanish? You may be missing a big portion of the population if not.</p>	
<p>This is not a new issue, mellinnials just complain louder and still want to be able to short term rent their place on Air BnB & VRBO. No really, we need to pump the economy breaks, to reduce the employment demand to better match our carrying capacity.</p>	
<p>This region is special. Don't overdevelop</p>	

Q54: Do you have any other comments/suggestions on housing issues?

Response	Original Spanish Response
<p>This survey will tell you that housing expensive, people want to live closer to where they work, and that they want money/assistance to do that. My guess is that the majority of people moved here. Eacuse thwy wanted to be here, not planning that their income potential would exceed their housing/income needs. While there are certainly required public service related jobs that should be able to revive some assistance (which should come with access to a financial counselor, as many simply don't know how best to plan for their expenditures), the taxpayer shouldn't be on the hook for providing assistance to employees of private industry, or the self employed, who moved here because they liked it, and chose to live in an expensive place. There are so many exceptions granted and abuse of the current system that it seems the town should place more focus on auditing and fixing the current process before any further taxpayer funds are spent. Also - I'm. It sure why the idea of a 45 minute commute is so difficult to digest - this is the norm - or considerably less than the norm - in many places. It feels as though there is a sense of entitlement from younger workers who move here who believe they are somehow owed housing without having to work and save for it.</p>	
<p>This town really needs to focus on accessible housing for locals that isn't deed restricted. Buying a home is an investment and am owner shouldn't have rules on who lives in their home. It's absurd. The town needs to stop the "no pets" with housing. It's well known we all have pets and paying a pet rent would be a great option. Besides a well trained animal does less damage then kids.</p>	
<p>To not build such large, ugly buildings. On the inside they aren't that nice and the price is too high for poor quailtiy. More Gold Run style too expensive, hard to make a living.</p>	
<p>Too much growth too quickly. Stop building hotels and such that require large workforce. Growth should be slow and organic--beginning with housing those who have grown up here (eg. extra points in lotteries for those who have graduated from THS). Telluride has always been a place of booms and busts. We need another bust to reset. Don't let strictly commercial concerns drive housing policy. Close the airport (a major driver of the unfortunate character of our growth (i.e. uber wealthy and demanding the types of services that a rural mountain community perhaps ought not have to provide) and use that land for housing. Then, after a little more infill in town, call it quits. If people can't handle a simple, rustic way of life, let them live somewhere else.</p>	
<p>TOT simply should build their affordable housing needs on the 11 properties they already own right in town. Quit shifting the blame, quit name-calling, and quit trying to steal property rights of those who live in the surrounding county. We should not have to sue our government just to get them to behave legally. Be honest and responsible government to everyone, not just do favors for your friends and favored buddies.</p>	
<p>Town employees do not contribute any more to community than other members who qualify and should not be leapfrogged in front of the rest of the community when a deed restricted unit becomes available for sale. The town should just pay their employees better so they can be competitive. And give teachers a raise. They are the ones who deserve housing priority.</p>	

Q54: Do you have any other comments/suggestions on housing issues?

Response	Original Spanish Response
<p>Town of Telluride needs to stop building rental units and make more deed restricted condos available to purchase and subsidize the cost to keep it fair to all.</p>	
<p>Transit is the answer</p>	
<p>Tried to apply to voodoo but my projected monthly rent was \$1700-\$1900. What on earth? Why so expensive!? We need need cheaper housing built that locals CAN afford. Yeah I could have possibly afforded it but more than half of my monthly income and I already worked 2200 hours last year in S.M.C. Thats an awful life. Now (on going trend) I have no where to live. Pure anxiety.</p>	
<p>Unfortunately many of the young families in this community will be pushed out if affordable family style homes are not created... and that will greatly impact the community here</p> <p>Unless you live here full-time it is impossible to truly understand the full impact of our housing crisis. It is like a cloud that hangs over daily life. The kids cry at dinner because their favorite teachers are leaving because they can't afford housing. Businesses are chronically understaffed. Building community is difficult because housing prices create a very transient population. Etc, etc, etc. I certainly don't have the answers but I applaud the municipalities that are making housing a priority.</p>	
<p>Until the disproportionate influence of Telluride Association of Realtors and its membership on policy making is checked in the town of Telluride, I do not expect any considerable improvement in the current housing crisis.</p> <p>utilities not included but it would not let me uncheck the box. Perhaps everyone would be biased towards their age group but I see many couples/families impacted in their ability to grow their families due to housing issues - lack of as well as poorly planned deed restriction rules. The housing authorities seem to fail to consider the life cycle of a community member and how to retain people (and their associated talents and relationships) here in our community as they marry, have families, grow their families, are single parents, retire or plan for a future that doesn't require 3 jobs just to pay the bills.</p>	
<p>Very appreciative at the government for looking at affordable housing options. Our household is in a place where we make a great living but not enough to buy a home in the community. We make too much to qualify for most deed restricted homes or they are out of our price range. We would like to stay in this community but struggle to move into a house that's not dependent on one specific job.</p>	
<p>Visitors/non-residents should pay for using local services- gondola, hikes, etc. It's too crowded and they have an environmental impact on local services</p>	
<p>Water capacity and public transportation have to be factored before we overdevelop the area</p>	
<p>We all need access to green spaces</p>	
<p>We are losing many employees due to housing. The roads are mayhem</p>	
<p>We both commuted for years from the west end. Never had anyone care about our commute or housing needs then.</p>	

Q54: Do you have any other comments/suggestions on housing issues?

Response	Original Spanish Response
We built our home, we have worked very hard to get to where we are today	
We have ranch we've lived in for 27 years, building "age in place" 2nd home 10 miles away still in county area	
We have to help.	
We just need more affordable housing, especially as tourism builds	
We need a more standardized housing authority across the city, village, county, with more information available about units, and regulations to accommodate all groups and not just those who work full time/year round. This is a service industry town, and many jobs in the service industry don't qualify for housing, nor do married couples qualify with the current tier structure.	
We need a study done of how many employees are needed in the region vs. existing/being built housing just building everywhere	
We need affordable homes and apts to rent and buy	
We need affordable rental units within 25 minutes away . RICO , Norwood and even ridgeway do not work for the hospitality industry. We need hospitality people closer and with transportation.	
We need another big Billie's. Seasonal apartments. Looking at the housing styles that have a waitlist (Billie's, Doka, and VCA) is a good indicator on what we need more of	
We need housing in the Town of Telluride to keep it vibrant. Majority of locals no longer live in town - they have to commute out of town after work. It is deeply affecting our community in so many ways on a cultural level. You are getting a certain voter turnout for things because truly only the rich live in this canyon now - they are the only ones afforded voices. Middle/lower/working class are not speaking up because they either work for the rich or are housed by the rich. They don't feel the confidence to speak up. I think a major solution is to incentivize housing in all ADU's and alley houses in town. Many of us agree that a comfortable, secure little place like this is all we need. Imagine a town with middle class locals again - more ideas and creative thoughts flowing into this town. It would be incredible. Sad to loose so much of the community these last years	
We need more affordable rental units and affordable owner occupied units asap if we want to keep our town servicing our tourists properly.	
We need more affordable, healthy dignified housing to create a thriving community	
We need more employee housing for teachers and other essential workers in Telluride	
We need more housing asap. The shandoka waitlist is 2-5 years at the moment. Can you imagine the uncertainty of where I will live until I get called to rent at shandoka..? Let alone the energy/money waisted jumping for place to place until I get called. Relying on Telski for housing is huge and unrealistic. Appreciate this survey! Hopefully it helps..	
We need more housing like Lawson Hill. Diamond Ridge would be a great addition to our wider community.	

Q54: Do you have any other comments/suggestions on housing issues?

Response	Original Spanish Response
<p>We need more housing, affordable housing needs to be easier to attain. (Not harder). Pressure the ski area to work with the county more on the housing crisis. Incentivize second home owners to rent their houses long term. New affordable housing needs to work for mountain people... we need storage lockers or other means to store gear. We need more parking structures for affordable housing. We should not have to show tax returns for affordable housing, the 1400 hour rule does not work for everyone. We live here to be able to work AND enjoy where we live as well as travel occasionally. It's hard for seasonal year round workers to hit the 1400 hour mark. Deed restricted for sale housing is not affordable..</p>	
<p>We need more pet friendly ownership housing</p>	
<p>We need more rental apartments</p>	
<p>We need more, clearly.</p>	
<p>We need something to make it more affordable to live here. I like the idea of tourist taxes like cities in Europe to pay for services for locals or discounts at local businesses for locals like they have in Japan.</p>	
<p>We need to figure out how to provide workforce housing that is affordable and reliable.</p>	
<p>We need to know the environmental impact of empty homes in our community</p>	
<p>We need to remember to maintain a diverse community, in all ways</p>	
<p>We need to stop limiting our options to build more affordable housing (e.g., we need to build denser) and we need to redefine what is actually affordable. At this point, it's just deed-restricted housing at an exorbitant cost. If we are building housing that has restrictions, yet is still around \$500K, how does one afford this? This is intertwined with the depressed wages of the region. For example, I need to stay employed within the school district to keep my home, but I could make twice as much working remotely. It makes it very difficult to get ahead, and I'm one of the lucky ones who was able to purchase a home.</p>	
<p>We want to save to buy a house and town owned housing wants to raise our rent. We are already making enough payments for the Town to cover their debt service. Why does my rent need to increase? We want to save and Town seemingly just wants more of our money for the principal of us being in our money making phase of life.</p>	
<p>We were lucky to buy a small cabin on a gorgeous lot, outrageously priced, just over 10 years ago. We feel incredibly grateful. The housing issue doesn't impact us directly but it impacts us indirectly because it negatively impacts the health of our community. The young ppl here have to work way too hard to "secure" housing which is never secure. Fully support all efforts to increase housing for our service industry and lower paid professionals and limit new construction on wealth housing. There is already too much of a gap</p>	
<p>We would like to pass the torch to another community member since 740 sq/ft/ is too small for town people who work from home, but nowhere to get except Macos/Dolares based on the affordability. We can't afford Louisa, Placerville, Rico, Norwood - SAD!</p>	

Q54: Do you have any other comments/suggestions on housing issues?

Response	Original Spanish Response
<p>What about low income earners who don't qualify for deed restriction as they are non-immigrant visa holders? Working legally? Contributing to community? Community in telluride working in retail vs restaurant work is very different earning. And these folks get prices out of realistic rentals be those earning restaurant tips. Given rentals are charged at a percentage of wage, will there ever be consideration to price rentals so that people can actually save money to one day be able to afford a down payment, even on a deed restricted house? There is a gross disparity between getting your rental, being able to afford it without scraping on 2 jobs, let alone achieve the ability to save enough to transition to purchasing deed restricted. I personally don't qualify for this as a foreigner, but advocate for all friends and community members as much as possible.</p>	
<p>What housing issues?</p>	
<p>What is the environmental impact of an empty home in Telluride. Empty house in Telluride are the real problem.</p>	
<p>While it is appreciated that the community has recognized the housing issues in the area, a great majority of the stipulations that are presented for the 'affordable housing' is something that for example those who are no longer in the days of looking to live the hipster college lifestyle are find appealing, when looking for a life of stability of adulthood or those with families. Mandates such as no single occupancy on many units etc., are not (while understandable for some situations) appealing for those looking to put down roots as a part of a community for long term. Quite frankly for the amount of money that is required in order to live a sustainable life without going into extreme house poor situations and gross debt, is something of a pipe dream for the mass majority in the area.</p>	
<p>While it's appreciated that there are more affordable options in development, it seems like the pricing of rental units (new VCA, VooDoo) are so highly priced that it would not allow for people to be able to save money to be able to buy a home.</p>	
<p>Why are hourly employees forced to pay to park in Mountain village. If the parking garage is to be a profit please provide acceptably convenient, no charge to employee parking option.</p>	
<p>Will the results of this survey be comparable to the 2018 survey?</p>	
<p>Wish there was a magic bullet to fix this. I believe the housing crisis is the #1 issue in Telluride. It has caused a complete shift in to the makeup of our community. Once this was a like-minded place attracting younger, vibrant, energetic people to the area. Now, without any significant units to enable REAL locals to live and work here, we have found ourselves as another Tourist town where the jobs seriously outnumber the people we have to make this area run efficiently.</p> <p>without</p>	

Q54: Do you have any other comments/suggestions on housing issues?

Response	Original Spanish Response
<p>Work with what we have rather than building more. Put more restrictions on corporate ownership and multiple ownership of residential properties. Supplement local residents so that homes are more affordable. Prioritize residents based on theirs and the community's needs. Medical staff, fire and police, teachers should have higher priority. Next should be families—married couples with children who will be contributing to the community. People who are just here to work a few months out of the year and then take months away from the resort sadly do not contribute to the community. There should be a separate area for these types of employee that provides transportation into the towns or worksites.</p>	
<p>Workforce housing is a crisis we need to solve!</p>	
<p>Workforce housing should be built in town near amenities, schools and medical service.</p>	
<p>Would be nice to pool all the places available to rent, deed and non-deed restricted</p>	
<p>Would like to see much higher property taxes statewide on any property not used as a primary residence and on individuals/households who own more than one property, as well as STR's being taxed at the commercial property rate. Deed restricted is an important part of the affordable housing equation but the rules amount to indentured servitude- there is something completely dystopian about a community that says you can only live here if you are 'available' to serve wealthy visitors and non-resident homeowners. Is it 'affordable housing' or the "servants quarters"?</p>	
<p>Would love to have access to Apartment units.</p>	
<p>Would love to purchase a home in town but hard to come by at an affordable value. Would be interested in renting if purchasing isn't an option, but would want 2 bedroom and affordable.</p>	
<p>Would love to see some kind of senior housing community</p>	
<p>Yes, what does being ignored is people are currently on homes fully paid off we are being driven out by the increased taxes and soaring utility and HOA dues.</p>	
<p>Yes. Increase the amount of housing developers have to provide when approving new building</p>	
<p>you are overthinking it!!</p>	
<p>You first have to develop future scenarios for our region taking climate change into account. Is growth comes out, you need to either develop the valley or build train connections to Ridgway & Montrose, because our two way lane highway between Montrose and Telluride will run out of capacity if the next ten year growths as the past ten years have done.</p>	
<p>You forgot to include food/groceries per month. That is a huge expense each month. Our childcare cost per month are so high due to no availability at childcare centers so we pay an expensive nanny.</p>	
<p>You housing authorities are a joke. The lady who did San Miguel housing authority was horrible at her job. The town of mountain village authority can't keep a person in the job and they just hire the most recent un qualified front desk worker they have.</p>	

Q54: Do you have any other comments/suggestions on housing issues?

Response	Original Spanish Response
You need better communication and more senior housing in area only one I've looked at is apt - Ridgway. Not good communicaion	
You'll need to build mega complex's like on the valley floor if you want to fix accommodations. Otherwise stop asking and do something about it rather than ask the community that's what the council is getting paid for.	
Young people need housing help as well	

2024 San Miguel Regional Household & Employee Survey

Response Themes for Selected Comment Questions

Themes Identified via ChatGPT | Word Clouds by WordArt

Comment questions summarized:

- Q10. If somewhat dissatisfied or very dissatisfied with your community, please describe why. (n=181 comments)
- Q15. 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)? (If somewhat or very insecure) Please describe why: (n=186 comments)
- Q54. Do you have any other comments/suggestions on housing issues? (n=506 comments)

Note: Summaries generated by ChatGPT should be viewed with some caution. ChatGPT has the following disclaimer: "ChatGPT can make mistakes. Check important info."

1. Q10. If somewhat dissatisfied or very dissatisfied with your community, please describe why. (n=181 comments)

Prompt to ChatGPT: Please summarize themes in the below comments, which are in response to the question, "If you are somewhat dissatisfied or very dissatisfied with the community where you live, please describe why."

ChatGPT said:

1. Housing Affordability & Availability

- **High housing costs:** Many cite housing prices (both rentals and for-purchase) that have become unaffordable for local workers.
- **Short-term rentals / second homeowners:** Airbnb, VRBO, and second-home buyers are repeatedly blamed for driving prices up and limiting housing options.
- **"Not truly affordable" policies:** Several point out that local "affordable housing" guidelines still price out middle-income earners, especially when factoring in personal debt or family expenses.

2. Loss of Community Identity & Character

- **From small town to luxury destination:** Many say Telluride is becoming like Aspen, with a more exclusive, "yacht club" feel catering to second homeowners and tourists.
- **Departure of longtime locals:** As friends and neighbors leave due to cost, respondents feel less of a neighborly or "real" community.
- **Transient population:** High turnover and empty second homes undermine the sense of belonging for year-round residents.

3. Over-Tourism, Traffic & Crowding

- **Heavy visitor impact:** Frequent complaints about congestion, busy roads, and the feeling that tourists take priority over locals.
- **Noise & crowds:** Construction noise, traffic jams, and a general sense of overcrowding during peak tourist seasons.

4. Local Governance & Political Frustrations

- **Policies favoring wealthier interests:** Commenters allege that decision-makers cater to developers, second homeowners, and “investment” property owners above local workers.
- **Housing authorities & HOAs:** People find them restrictive or disconnected, sometimes imposing rules that don’t translate to real affordability.
- **Unheard constituents:** Respondents feel their views on development and taxes are ignored, citing frequent tax and fee increases despite local pushback.

5. High Cost of Living (Beyond Housing)

- **Expensive basics:** Groceries, gasoline, utilities, and services are called out as disproportionately high.
- **Rising taxes & fees:** Multiple complaints about property taxes, parking fees, and other municipal costs that keep increasing.

6. Infrastructure & Services Shortfalls

- **Insufficient amenities:** The absence of a rec center/gym, limited medical options, and inadequate public transit came up multiple times.
- **Roads, parking, and commuter issues:** Congested streets, limited parking options, and long commutes from outlying areas (Norwood, Ridgway) due to unaffordable in-town housing.

7. Cultural & Social Tensions

- **Divisive atmosphere:** Repeated references to “bickering,” “anger,” and a “toxic political climate,” often stemming from the gap between locals and wealthy newcomers.
- **Perceived elitism:** Some longtime residents feel overshadowed by “new money” or second-home owners who control community direction.

8. Feeling Forced Out / Lacking Belonging

- **Outlying moves:** Many workers must live far away (Norwood, Ridgway) due to housing costs, eroding their connection to the community.
- **Uncertain future:** Even those in “affordable” units worry about future price hikes, limited paths to ownership, and whether they can build long-term lives in the region.

Summary of Overarching Sentiment

Overall, the most common threads of dissatisfaction center on **skyrocketing housing costs, loss of a close-knit community ethos, and a perception that local governance favors tourism and wealth over preserving a livable environment for working residents.** High living costs, weak infrastructure, and social divisions reinforce the feeling that longtime locals and middle-income earners are being squeezed out.

2. Q15. 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)? (If somewhat or very insecure) Please describe why: (n=186 comments)

Prompt to ChatGPT: Please summarize themes in the below comments, which are in response to the question, Why do you feel insecure in housing situation, in terms of your ability to stay in your home (and not be forced to move)?

ChatGPT said:

1. Short, Uncertain, or Changing Lease Terms

- **6-month or month-to-month leases:** Tenants repeatedly cite the short duration of their lease as a major stressor.
- **Potential remodeling or owner move-in:** Some are told the landlord intends to remodel, move into the unit, or convert it to short-term rentals, effectively ending the tenant's lease with limited notice.

2. Financial Strain & Rising Costs

- **Rent spikes:** Many worry about unsustainable rent increases, sometimes hundreds of dollars more each year.
- **Property taxes, insurance, & HOA fees:** Owners mention spiraling costs (tax hikes, insurance premiums, HOA dues) that threaten their ability to keep their homes.
- **General cost of living:** Whether renting or owning, respondents feel they're one financial shock away from being priced out.

3. Job-Tied or Employer-Controlled Housing

- **Risk of eviction if employment changes:** Individuals whose housing is linked to their job fear they'll lose it if they switch jobs, retire, or no longer meet hour requirements.
- **No autonomy:** Landlords/employers may mandate who roommates can be or raise rent at will.

4. Fear of Landlord Selling or Repurposing

- **Owner could sell at any time:** Tenants mention landlords hinting they might sell, leaving renters with little recourse.
- **Conversion to short-term rentals (Airbnb/STR):** Some landlords prefer STR income, pushing out long-term tenants.

5. Deed Restrictions & Housing Authority Rule Changes

- **Constantly evolving guidelines:** Owners of deed-restricted units feel uncertain about new or more stringent rules; some worry they could be forced to sell if their income changes or if they leave temporarily (e.g., caring for a sick parent).
- **Inflexible enforcement:** Several mention the local housing authority enforcing policies without regard to individual circumstances.

6. Income/Employment Limitations

- **“Cliff effect”:** Earning too much can disqualify residents from affordable housing, yet still not enough to afford market-rate housing.
- **Fear of job/income changes:** Anything from losing a job to getting a raise can jeopardize one’s place in “affordable” or employer-provided housing.

7. Overcrowded Housing Market / Few Alternatives

- **Limited replacement options:** With high demand and low inventory, people feel they have nowhere else to go if forced out.
- **Long waitlists:** Affordable housing complexes (e.g., Shandoka, VCA) have extensive waits, making relocation nearly impossible.

8. Personal & Family Circumstances

- **Divorce / changing household:** Splitting up or changes in family size sometimes trigger the need to move.
- **Childcare or caretaker responsibilities:** People needing to live elsewhere temporarily (to care for a parent or child) fear losing deed-restricted status.

9. Inflexibility or Unpredictability of Landlords

- **Arbitrary landlord behavior:** Some are on informal rental arrangements (e.g., “under the table”), with no lease security. Others describe capricious changes or hostility from owners.
- **Month-to-month:** Where no formal lease exists, tenants could be evicted with little notice.

Overall Takeaways

Across these responses, **housing insecurity** stems largely from **rising costs, inflexible or changing housing regulations**, and **power imbalances** between renters (or deed-restricted homeowners) and the entities controlling their housing—whether landlords, employers, or the local housing authority. Few feel confident they have stable long-term options, and any shift in employment, personal circumstances, or landlord decisions can quickly make them lose their homes.

3. Q54: Do you have any other comments/suggestions on housing issues? (n=506 comments)

Prompt to ChatGPT: Please summarize themes in the below comments, which are in response to the question, Do you have any other comments/suggestions on housing issues?

ChatGPT said:

1. Concerns About “Affordability”

- **Not Truly Affordable:** Many label current “affordable” units (both rental and for-sale) as too expensive, with 2-bedroom deed-restricted homes listed at \$800K–\$1M—or rentals at \$1,700+ monthly for a small unit.
- **Rising Costs:** Respondents cite rapidly increasing property taxes, insurance costs, and HOAs that threaten even longtime homeowners.

2. Short-Term Rentals (STR) & Second Homes

- **Restrict STRs:** Many want stricter limits or heavier taxes on short-term rental properties, arguing they reduce long-term rental stock and inflate prices.
- **“Dark Home” / Vacancy Tax:** Some propose taxing unoccupied second homes to encourage owners to rent long-term or help fund workforce housing.

3. Deed Restrictions: Structure & Enforcement

- **Income Caps & Hour Requirements:** Workers worry they can’t advance in their careers or earn more without losing eligibility. Some see the 1,400-hour job requirement as incompatible with seasonal or part-time work.
- **Forced Roommates / Ownership Limits:** Owners object to rules that force them to rent out bedrooms or block them from living alone as life circumstances change (e.g., children leaving home).
- **Ongoing Rule Changes:** People dislike “moving target” policies, describing arbitrary enforcement and stressful compliance processes (e.g., random audits, short-notice requests for paperwork).

4. Call for More / Different Housing Development

- **Build More Workforce Housing Quickly:** Repeated calls to “stop talking, start building”—especially rental apartments and single-family homes in or near Telluride/Mountain Village.
- **Diverse Housing Options:** Suggestions include tiny homes, ADUs, modular units, single-family dwellings on modest lots (especially for families), and re-purposing existing structures.
- **Proximity to Jobs:** Many believe housing should be located in or near Telluride/Mountain Village to reduce commutes, traffic, and to keep communities intact.

5. Transportation & Infrastructure Gaps

- **Better Regional Transit:** Some accept outlying housing (Norwood, Ridgway) but say reliable, expanded bus or shuttle service is needed to make it truly feasible.
- **Parking & Traffic:** Many mention that new units must come with adequate parking or robust public transit. Road capacity, water/sewer systems, and a lack of childcare or recreation facilities also top concerns.

6. Wages & Cost of Living

- **Mismatch Between Pay & Housing:** Multiple comments highlight how local wages—especially service/tourism wages—cannot sustain local housing costs, even “affordable” units.
- **Subsidizing Underpaying Employers:** Some see workforce housing programs as inadvertently propping up businesses (including Telski), letting them pay below living wages.

7. Tax & Policy Measures

- **Higher Taxes/Fees on Luxury & Second Homes:** Proposals include raising property taxes or requiring owners of high-value real estate to subsidize workforce housing.
- **Fewer Permit Restrictions for Local Builders:** Some want reduced fees and simpler permitting for locals building smaller, more affordable units—especially where land or ADU expansion is possible.

8. Specific Suggestions & Opinions

- **Senior / Assisted Living:** Calls for more housing and supportive services for aging residents who wish to remain in the community.
- **Focus on Families & “Essential” Workers:** Many stress the need to retain teachers, medical staff, emergency responders, etc., and mention priority or tailored programs for them.
- **Resentment vs. Embrace of Government Intervention:** Some want government to “stay out” and let the market work, while others argue for more aggressive public action (e.g., public purchase of land, larger-scale construction, and enforcement of STR limits).

Overall Takeaways

Across the board, commenters see housing as **the region’s most critical issue**, with the **affordability gap** widening and pushing out the local workforce. They propose everything from **limiting short-term rentals** and **taxing vacant homes** to **expanding public transportation** and **redesigning deed restrictions**. While some oppose government intervention, many say local governments (and large employers) must do more to **protect middle- and lower-income residents**, preserve community character, and ensure a sustainable workforce.

