

***"In your own words, please tell me what you think the Town of Vail should or should not do to address the shortage of available homes for residents."***

GENDER	AGE RANGE	PARTY	HOME	HOUSING - PROBLEM	VERBATIM RESPONSE
FEMALE	18-34	DEMOCRAT	OWN	BIG	Yes they should address it. It is a a community issue.
FEMALE	18-34	DEMOCRAT	OWN	BIG	I think they should build more affordable housing. I think that the rich people need to be okay with that being in their neighborhood. Everyone wants affordable housing, but not in their neighborhood.
MALE	18-34	DEMOCRAT	OWN	BIG	Build more affordable housing.
MALE	18-34	DEMOCRAT	OWN	BIG	Continue to build employee housing and low income housing. For example, the project east of the Vail mountain school, the valley is desperate for more beds. As we are not going to reinvent the wheel, we should continue to increase employee housing, first time home buyer programs, and more affordable housing options within the town.
MALE	18-34	DEMOCRAT	OWN	BIG	They should be providing more affordable housing for the locals.
FEMALE	35-44	DEMOCRAT	OWN	BIG	Continue the deed restriction program.
FEMALE	35-44	DEMOCRAT	OWN	BIG	Find a way to develop housing for long term locals that is affordable. The people you need to keep are those professionals in lower management. Chamonix was not affordable for the population that needs housing the most.
FEMALE	35-44	DEMOCRAT	OWN	BIG	Help subsidize housing any way you can.
FEMALE	35-44	DEMOCRAT	OWN	BIG	Putting restrictions on Airbnb and VRBO rentals in town may help with the housing crisis. So many homeowners now rent short term to make more money when they used to rent their homes long term to the locals that work in the valley.
FEMALE	35-44	DEMOCRAT	OWN	BIG	I don't really know. I guess I would say to allow buildings.
MALE	35-44	DEMOCRAT	OWN	BIG	Build more affordable projects like Vail Commons. The attempt at the new Chamonix was still way out of reach for 90% of front line employees. People are lined up for a mile to look at Vail Commons units when they become available. This could happen down valley also. People will stay even if the have to commute. Miller Ranch was another good example.

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GENDER	AGE RANGE	PARTY	HOME	HOUSING - PROBLEM	VERBATIM RESPONSE
MALE	35-44	DEMOCRAT	OWN	BIG	Only allow home sales if it is a PRIMARY residence. There are far too many homes that sit empty for 50 weeks a year. You want to come here for only two weeks a year, rent a hotel room like everyone else.
MALE	35-44	DEMOCRAT	OWN	BIG	Outlaw short-term rentals. At the very least, the town should charge hotel tax to all short term rentals. The town should also increase the property tax rate on 2nd home owners and decrease the property tax rate on primary home owners.
FEMALE	45-54	DEMOCRAT	OWN	BIG	Given the limited land in the Town of Vail and the nature of Vail, I feel the town should work with neighboring districts to find land suitable for building more affordable housing. I do not feel building more of these types of properties (subsidized/employee housing) in the town of Vail helps in the way it should. And, if the town can identify areas loose but outside the town, transportation should also be considered and provided.
FEMALE	45-54	DEMOCRAT	OWN	BIG	I think we are going to have a big employee crisis if we don't address the housing issues.
FEMALE	45-54	DEMOCRAT	OWN	BIG	Subsidize housing.
FEMALE	45-54	DEMOCRAT	OWN	BIG	Tax second homeowners with a certain amount of square footage, require them to build or pay for employee units depending on how much jobs and work that could generate.
FEMALE	45-54	DEMOCRAT	OWN	BIG	The town should build more rental units between Middle Creek and the new parking garage. Vail resorts should add more housing between Lionhead and Donavan. Town should not approve any more development for large projects unless the housing needs for new staff are addressed as part of the proposal.
FEMALE	45-54	DEMOCRAT	OWN	BIG	We should attain and/or build both rental and for sale affordable housing. And we should do so both as the Town and through public/private partnerships.
FEMALE	45-54	DEMOCRAT	OWN	BIG	Work with Vail Resorts and local businesses to develop a plan for more employee/local housing in Vail and in the Valley as a whole.

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FEMALE	45-54	DEMOCRAT	OWN	BIG	For the deed-restricted homes, they should continue to purchase as many deed restrictions as they can. The bigger problem now is that we are passing up the opportunity to create more housing for residential employees. Passing over the recent East Vail project was a huge opportunity that was missed. We lost the opportunity for more than 40 apartment style units due to town politics.
MALE	45-54	DEMOCRAT	OWN	BIG	Housing issues can be slightly alleviated by reversing the new 3 hour parking restrictions and no overnight parking at the Pitkin trail head. The Pitkin Townehomes have numerous units with multiple Vail workers per unit. You just took away the overflow parking. I estimate 10 people are gone. The town also lost those people who live in their camper vans at the trail heads. These people work in Vail. I was going to rent out a spare room. I'm unable to due to this due to the new parking restrictions. I can deal with the parking issue if I went the Air B&B option.
MALE	45-54	DEMOCRAT	OWN	BIG	Put more restrictions on short term rentals. Most of the available housing that was once available to rent long term has now been turned over to short term rentals and thus limiting the available housing. With the few options available the price has increased for those long term rentals.
MALE	45-54	DEMOCRAT	OWN	BIG	They have to.
FEMALE	55-64	DEMOCRAT	OWN	BIG	Many similar resort towns limit the percentage of homes that can be in short term rental. (airbnb or vrbo). The percentage available to workers should be equal to those for short term rental.
FEMALE	55-64	DEMOCRAT	OWN	BIG	Need more subsidized housing. Vail Resorts is largest employer but they don't provide enough housing and only pay a small percentage towards other options.

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GENDER	AGE RANGE	PARTY	HOME	HOUSING - PROBLEM	VERBATIM RESPONSE
MALE	55-64	DEMOCRAT	OWN	BIG	Finance building town homes on infill lots if any available for rent or deed restricted sales which hopefully pay some of cost back. Would need to be subsidized somehow. Also give developers of large projects extra higher density if they subsidize or build employee housing. Educate neighbors to stop seeing employee housing as the end of their privileged neighborhood.
MALE	55-64	DEMOCRAT	OWN	BIG	I don't know.
MALE	55-64	DEMOCRAT	OWN	BIG	Keep making housing a priority. Spend the money wisely within the town's borders, not down valley. Vote off the council members who didn't approve the east Vail housing.
MALE	55-64	DEMOCRAT	OWN	BIG	Vail SHOULD NOT penalize the rent by owner population. RBO is NOT the root cause of this problem. Financial incentives should be created for the private sector to provide employee housing. Large employers such as Vail Resorts and Vail Health should be forced to comply with housing strategies similar to the other large employer in town - the Town itself. The Town should also implement a minimum wage to provide a sustainable wage. The town of Vail needs a good negotiator to get the East Vail project back on track. Anything less than several hundred beds is unacceptable. don't blow this opportunity!
MALE	55-64	DEMOCRAT	OWN	BIG	Yes I think the town should continue efforts to address the housing shortage.
FEMALE	65+	DEMOCRAT	OWN	BIG	Build more affordable housing.
FEMALE	65+	DEMOCRAT	OWN	BIG	Build more deed restricted homes.
FEMALE	65+	DEMOCRAT	OWN	BIG	Fund workforce housing in sites not environmentally harmful to the best of its ability.
FEMALE	65+	DEMOCRAT	OWN	BIG	Look for sites down Valley. All workers in moderate priced housing do not need to live inside Town of Vail limits.
FEMALE	65+	DEMOCRAT	OWN	BIG	They should have more low-cost housing for workers.
MALE	65+	DEMOCRAT	OWN	BIG	Build or JV in housing projects.

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GENDER	AGE RANGE	PARTY	HOME	HOUSING - PROBLEM	VERBATIM RESPONSE
MALE	65+	DEMOCRAT	OWN	BIG	Continue deed restriction purchase, place fees on new single family and duplex development, property tax increase, focus proceeds of Transfer Tax on housing.
MALE	65+	DEMOCRAT	OWN	BIG	Create a permanent funding source.
MALE	65+	DEMOCRAT	OWN	BIG	Increase outreach efforts to form coalitions to address the need and realization of sustainable and affordable housing.
MALE	65+	DEMOCRAT	OWN	BIG	Purchase the Roost property and partner with a developer.
MALE	65+	DEMOCRAT	OWN	BIG	I'm not sure. There is much that they can do frankly. I don't agree in paying millions to develop housing on bad sites. If there are open sites in the town center, I think they should do it and subsidize it.
FEMALE	18-34	OTHER	OWN	BIG	It will allow for more employee housing. Specifically, it will develop the land in East Vail and allow more condominiums to be built in residential areas.
FEMALE	35-44	OTHER	OWN	BIG	Timberridge should be re-built to 5 stories high, rebuilding like for like is insane. Town of Vail should stop buying houses for their employees, Town of Vail should build new housing - maybe by the bus depot in East Vail, for their housing. Taking more houses off the market isn't helping.
FEMALE	45-54	OTHER	OWN	BIG	Request Vail Resorts build dorm-style accommodations on their Never Vail property. It would decrease the influx of transients who don't really care about our community. It would also decrease seasonal workers, parking problems, transportation problems, buying then disposing of junk furniture, etc.

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GENDER	AGE RANGE	PARTY	HOME	HOUSING - PROBLEM	VERBATIM RESPONSE
FEMALE	18-34	REFUSED	OWN	BIG	I think that Vail Resorts should be a more active partner with the town in developing housing. They are the largest employer and it seems that the town is funding all the housing project for their employees. It would be nice if Vail Resorts took the onus to purchase, work with developers to add housing to the town for their employees to live in. For example: the last council meeting around the project where the big horn sheep typically roam, why was the Town of Vail financing that project? Why wouldn't Vail Resorts finance that project and just make it housing for their employees? It would be interesting to see what the % breakdown of the housing gap is by employer or business type...
FEMALE	18-34	REFUSED	OWN	BIG	All I know is that it is unsafe for people who work in town and live in Vail, unless they live with a lot of roommates. Anything that could help bring in more emergency service personnel closer to town would help.
FEMALE	35-44	REFUSED	OWN	BIG	Build more apartments such as timber ridge type.
FEMALE	35-44	REFUSED	OWN	BIG	The town needs to be more proactive in supplementing those with rental units available so the owners can charge less for rent but not shorted on fair market value. This would allow for owners to allow 6 month rentals for seasonal workers and allow some financial breathing room for the work force coming to Vail who can not afford to pay \$1000+ just for their room.
FEMALE	45-54	REFUSED	OWN	BIG	Build apartments on town owned land to house employees.
FEMALE	45-54	REFUSED	OWN	BIG	Carefully consider where they build and what they tell potential current residents in that area what in fact is going to happen and what it will look like.
FEMALE	55-64	REFUSED	OWN	BIG	Buy some land further out in Eagle-Vail or Avon, build a complex like TimberRidge on it and operate buses every 30 minutes in the winter from 6 am to 10 pm to bring workers in to Vail.

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GENDER	AGE RANGE	PARTY	HOME	HOUSING - PROBLEM	VERBATIM RESPONSE
FEMALE	55-64	REFUSED	OWN	BIG	I have noticed that there are lots of housing units going up in Edwards. Perhaps the Town of Vail could secure some units and continue to provide free ECO bus passes to move employees and cut down on parking woes. I STRONGLY BELIEVE that the East Vail Parcel should NOT be built upon-for anything.
MALE	55-64	REFUSED	OWN	BIG	The unavailability of homes for residents has always been a problem to some degree. I think it's important for the Town to identify the factors contributing to this situation. In my view the proliferation of the "short term rental" in residential neighborhoods as a business model, and the virtually unrestricted 2nd, 3rd, 4th home market, are contributing significantly to the availability and affordability of homes. Put a moratorium on short term rentals, and a housing impact fee on 2nd home purchases. Require that new or expanding businesses provide housing for employees as a cost of doing business. Our large local employers - VR, Vail Health need to provide housing for their employees or contribute to a housing fund. Public / private partnerships and subsidies similar to In Deed to fill in the gaps.
FEMALE	65+	REFUSED	OWN	BIG	YES! Without housing, Town of Vail can not continue to thrive.
MALE	65+	REFUSED	OWN	BIG	Work with local businesses and development companies to increase the availability of employee housing, throughout the county and not just down valley. Housing needs to increase close to Vail Village.
FEMALE	REFUSED	REFUSED	OWN	BIG	For starters, build what private developers are building. So far the density the Town has built is embarrassing - virtually no increase at timber Ridge, exceptionally low density at Champ is despite pleas from many locals to include some multi-family buildings, for example.

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MALE	REFUSED	REFUSED	OWN	BIG	Restructure archaic rules to allow existing townhouse associations to more easily expand when they want to add employee housing or deed restricted units. Additionally, build bigger on sites that make sense. Lions Ridge is an expensive joke. When the rest of Timber Ridge is planned for demolition the replacement plans should be for a huge amount of units. Do a better job of enforcing Airbnb and other short term rental places so taxes are paid. Do not mess up again on East Vail causing a good man to lose his job.
FEMALE	18-34	REPUBLICAN	OWN	BIG	Build more affordable single family houses that middle class families can afford. Both me and my husband have good jobs working at the hospital, I am a therapist with Howard Head and he works for a medical device company. We save well and do not spend our money on unnecessary items, yet we still cannot afford a decent sized house from Eagle-Vail to Edwards where we would like to live. We currently own a town home in Eagle-Vail which I bought a few years ago. We would like to eventually have a family and will need a bigger place and do not want to share multiple walls with noisy renters, but with the current housing situation this will not be possible due to lack of availability and price of homes.
FEMALE	18-34	REPUBLICAN	OWN	BIG	More affordable renting opportunities and more places that allow pets.
FEMALE	35-44	REPUBLICAN	OWN	BIG	No comment.
MALE	35-44	REPUBLICAN	OWN	BIG	Tax the Airbnb, VRBO, etc more. Explore options to build complexes in the valley.
FEMALE	45-54	REPUBLICAN	OWN	BIG	Build more affordable housing both rental and purchase. I suggest using the old "Roost" property for affordable housing rather than trying to squeeze a hotel on it. We have a tremendous number of hot beds but no staff due to the lack of housing.
FEMALE	45-54	REPUBLICAN	OWN	BIG	Buy some property to build condos in Avon and/or Edwards before those places get as expensive as Vail!



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GENDER	AGE RANGE	PARTY	HOME	HOUSING - PROBLEM	VERBATIM RESPONSE
FEMALE	45-54	REPUBLICAN	OWN	BIG	I do believe that the town of Vail should be building housing for people in Vail. We need housing.
MALE	45-54	REPUBLICAN	OWN	BIG	Continue working with the private sector owners and developers of property to provide incentives to increase the supply of housing. Also, work with other municipalities to lower entitlement costs for new development.
MALE	45-54	REPUBLICAN	OWN	BIG	Make it more reasonable for builders to get housing built, weather it be single family, duplexes, townhomes or condos. Ultimately the cost is passed onto the consumer.
MALE	45-54	REPUBLICAN	OWN	BIG	We need to rent the richer home-peopled houses out. They definitely need to figure out something. People can't afford to live here anymore. It is sad to see that the people who come here cannot find places to live. I don't know what they can do about that, but that is what is going on. No one can afford to live here anymore. It is not like when I came here in the '80s. That is for sure.
MALE	45-54	REPUBLICAN	OWN	BIG	They should build more units, buy up vacant lands, and make them deed-restricted units.
FEMALE	55-64	REPUBLICAN	OWN	BIG	Build affordable housing units for employees on land that does not impact wildlife. Purchase older teardowns in Matterhorn or West Vail and rebuild/remodel. What about the Roost space?
FEMALE	55-64	REPUBLICAN	OWN	BIG	Buy the Roost property and turn it in to employe housing.
FEMALE	55-64	REPUBLICAN	OWN	BIG	Do not know.
FEMALE	55-64	REPUBLICAN	OWN	BIG	Town of Vail should explore all options to create affordable rental and permanent housing for people who work full time in Vail. The housing should be developed with regards to maintaining the environment, having the least impact on struggling wildlife populations, what Vail's current roads and bus routes can handle as well as the struggles of increasing traffic and closures of I-70. There should be more affordable options for full time workers to buy as well as more incentive for current owners to rent long term to seasonal employees.

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GENDER	AGE RANGE	PARTY	HOME	HOUSING - PROBLEM	VERBATIM RESPONSE
FEMALE	55-64	REPUBLICAN	OWN	BIG	They have to redevelop the forest service site and utilize all of entities of the government in businesses.
MALE	55-64	REPUBLICAN	OWN	BIG	I believe the town has to find private businesses like VR as major partners for funding- more so than resident tax increases, although as residents we would be in the game too.
MALE	55-64	REPUBLICAN	OWN	BIG	We need to look outside the box for housing, mainly for our employees who work for the town of Vail. We are losing full time critical bus drivers to the lack of affordable places to reside. This vicious circle of hiring, training and losing employees has to stop. We are burning people out during the summer months and winter months. Period. Build another buzzard park. Purchase homes in Dotsero. This will eventually come down to the non stop training of bus personnel and other departments as well within the town. We don't need another library or conference center. We need affordable housing , we are in a critical crisis stage Now! Housing should be on top of the every ones list. Thanks for listening.
MALE	55-64	REPUBLICAN	OWN	BIG	The town of Vail needs to vote correctly on opportunities that come up and that are financially prudent.
MALE	65+	REPUBLICAN	OWN	BIG	Look even harder at Town owned property and be prepared to make BOLD moves.
MALE	65+	REPUBLICAN	OWN	BIG	More deed restricted housing, with low starting cost. Low cost rental units run by the Town of Vail or VR.
MALE	65+	REPUBLICAN	OWN	BIG	I have no comments.
MALE	REFUSED	REPUBLICAN	OWN	BIG	They should have voted to fund the East Vail Housing project.
FEMALE	18-34	UNAFFILIATED	OWN	BIG	Get more creative. Use the land that post office is on, either build up from there or move it and develop the whole thing. Actively seek out a developer to redo west Vail shopping area and put housing above commercial businesses. Etc etc.
MALE	18-34	UNAFFILIATED	OWN	BIG	Continue with Vail indeed program. Maybe utilize some open space tracts in Hyland Meadows area for Chamonix, type 3 housing.

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FEMALE	35-44	UNAFFILIATED	OWN	BIG	Address VRBO - it is changing the culture of every neighborhood negatively. We no longer have people who work in the village or town renting in the neighborhood. Our neighborhood has drastically changed in the last 10 years.
FEMALE	35-44	UNAFFILIATED	OWN	BIG	Limit short-term rentals if possible, enforce current employee housing units, try to create a tax on second home owners and/or large new construction to help pay for affordable housing.
FEMALE	35-44	UNAFFILIATED	OWN	BIG	Redevelop and add capacity to Timber Ridge, purchase Roost parcel and develop, consider areas West of Lionshead and East of Cascade Village for opportunities
FEMALE	35-44	UNAFFILIATED	OWN	BIG	They should build housing on any open space in the town of Vail.
FEMALE	35-44	UNAFFILIATED	OWN	BIG	The town should put massive pressure on local issues and payments. Of course, the residents cannot keep up with the wages. They are so high.
MALE	35-44	UNAFFILIATED	OWN	BIG	Create a dedicated housing fund. Partner with public and private entities and look from East Vail to Gypsum and perhaps to red cliff and leadville to find opportunities that create the most benefit to the community recognizing that not everyone wants to live in Vail, but that Vail benefits from housing throughout the Valley.
MALE	35-44	UNAFFILIATED	OWN	BIG	Further regulate short term rentals by capping the number of registrations allowed in certain zoning areas, or creating higher taxes/fees for properties owned as second homes or by out-of-town owners. The higher tax rates and fees could be put into developing more deed restricted housing. New deed restricted development is preferable to deed restricting existing housing because of the quality and ability to create units suitable for varying household sizes. Deed restricting existing housing also removes homes from the market and may ultimately increase the cost of housing in the Town. The economic impact is unknown, but by creating new deed restricted units a secondary market would be created, which is not impacting existing homes.

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GENDER	AGE RANGE	PARTY	HOME	HOUSING - PROBLEM	VERBATIM RESPONSE
MALE	35-44	UNAFFILIATED	OWN	BIG	Less fifth-home owners, more locals.
					Obviously do what is within the towns power to build more affordable housing. However, the master resale list lottery system needs to change back to resemble how it used to be. The new format doesn't favor those as heavily who have lived here and paid their dues to stay here. These are the people that have moved countless times, paid ridiculously high rent, and lived in less than desirable living situations, all to stay in Vail. These are the people that make this town go round and they should be rewarded. Someone that just moved here should not have any chance against a long time local looking to stay. We've lost too many good people for our community that have had to move away.
MALE	35-44	UNAFFILIATED	OWN	BIG	
MALE	35-44	UNAFFILIATED	OWN	BIG	Seasonal workforce housing for those who cant afford market rate. Use an hourly wage of \$15 for your monthly budgeting feasibility.
MALE	35-44	UNAFFILIATED	OWN	BIG	They should restrict the high cost homes. Those who have high cost homes should make them affordable to those who work in the valley.
MALE	35-44	UNAFFILIATED	OWN	BIG	They should start by using the unused areas and fixing what can be fixed rather than new developments.
FEMALE	45-54	UNAFFILIATED	OWN	BIG	Add more affordable housing, including monitoring the HOA fees at the deed restricted homes.
FEMALE	45-54	UNAFFILIATED	OWN	BIG	Affordable housing in Vail.
					Deal with AirBnB, VRBO, etc. so these homes go back to regular residential (not part time commercial) use, and can be available for long term rental. Can there be an incentive for rental properties? Also keep up the deed restrictions, buy-downs, etc.
					Encourage more 2nd homeowners to rent to long term rentals instead of short term, possibly with some incentives. Maybe a discount on something - parking passes? rec passes? more tax on short term rentals?
FEMALE	45-54	UNAFFILIATED	OWN	BIG	
FEMALE	45-54	UNAFFILIATED	OWN	BIG	I don't know how to address this issue; obviously a problem for not only Vail, but for other ski mountain communities.

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FEMALE	45-54	UNAFFILIATED	OWN	BIG	I think the town should increase free bus service beyond Vail. I don't think it's unreasonable that folks commute to Vail for work from down valley. heck people travel over an hour each way to work in the cities because cost of living is too high downtown. I hate to see Vail stuff low income housing into our open spaces.
MALE	45-54	UNAFFILIATED	OWN	BIG	Buy any available land (Roost Lodge property, for example) and build apartments.
MALE	45-54	UNAFFILIATED	OWN	BIG	Continue the Vail Indeed program. Continue to subsidize private sector projects to achieve housing. Allow the East Vail Project.
MALE	45-54	UNAFFILIATED	OWN	BIG	Continue to look for land, distressed properties, and funding sources to acquire additional deed restrictions.
MALE	45-54	UNAFFILIATED	OWN	BIG	Public private partnerships.
MALE	45-54	UNAFFILIATED	OWN	BIG	Rebuild Timber Creek, put new housing in at Buzzard Park, condemn the Roost Lodge site and put housing there. Then DEED restrict these units to people working in the Town of Vail and, if it's needed to raise funds, sell them to local businesses.
MALE	45-54	UNAFFILIATED	OWN	BIG	VRBO type housing has displaced quite a few employees. It's time to think of an apartment complex style living situation.
FEMALE	55-64	UNAFFILIATED	OWN	BIG	Continue to fund deed restricted properties.
FEMALE	55-64	UNAFFILIATED	OWN	BIG	Effective partnerships, public/private, so the tax payer doesn't need to foot the burden entirely.
FEMALE	55-64	UNAFFILIATED	OWN	BIG	Everything you can. Build, buy and buy deed restrictions. Focus resources on retaining families in town, not just seasonal but year-round.
FEMALE	55-64	UNAFFILIATED	OWN	BIG	Find financial partners to develop available land for 1,2, and 3 bedroom homes; to include townhomes, condominiums and apartments. I don't think it's the Town's full financial responsibility. However, if we are going to keep young adults, couples and families in Vail, we must have affordable housing.
FEMALE	55-64	UNAFFILIATED	OWN	BIG	I do think that putting up affordable housing helps. If we need more, hopefully more will be built.

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FEMALE	55-64	UNAFFILIATED	OWN	BIG	The Town should pursue a dedicated funding source for its housing programs; and actively engage in public-private partnerships for development and/or acquisition of resident housing.
FEMALE	55-64	UNAFFILIATED	OWN	BIG	Use the revenue and in partnership with Vail Resorts develop additional multi unit housing options , either in town or surrounding areas such as Avon, Minturn, Edwards,..etc.
MALE	55-64	UNAFFILIATED	OWN	BIG	Adopt more restrictive Rent by Owner rules in order to limit the number of short term rentals in neighborhoods. This would help encourage non-resident owners to return to the practice of renting their units to employees on a long term basis.
MALE	55-64	UNAFFILIATED	OWN	BIG	I think that the "dead restricted" housing that was built in W Vail is nice but not many real residents that are trying to live in town can afford something costing \$400 - 700,000! If that's affordable I don't call that "sustainable." Vail Resorts is the largest employer and I know that they try to accommodate but what are the real demographics of the VR emp? Folks that are in late 20's or more don't want to live 4 to a bedroom. The valley is restricted by space available to really build affordable/employee housing. Its a place that is dominated by 2nd/3rd home owners and thats what it is!
MALE	55-64	UNAFFILIATED	OWN	BIG	I think the town should focus and build two classes of affordable housing. 1. Units suitable for young families 2. Seasonal employee high density maximizing beds not cars on the bus route.
MALE	55-64	UNAFFILIATED	OWN	BIG	Limit short term rentals.
MALE	55-64	UNAFFILIATED	OWN	BIG	Require employers, including Vail resorts and Vail health, to provide employee housing options proportional to the number of employees they have.
FEMALE	65+	UNAFFILIATED	OWN	BIG	Deed restrict more units and stop allowing short term rentals in residential neighborhoods.
FEMALE	65+	UNAFFILIATED	OWN	BIG	Well I came in 1973 homes where cheaper but still had to work 2 full time jobs to make my payments now people come here to just work a bit and play a lot not possible to make your payments.

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GENDER	AGE RANGE	PARTY	HOME	HOUSING - PROBLEM	VERBATIM RESPONSE
FEMALE	65+	UNAFFILIATED	OWN	BIG	They should continue and magnify what they are already doing and strongly support further efforts for local housing.
MALE	65+	UNAFFILIATED	OWN	BIG	Look at open space uses. We are surrounded by millions of acres of open space. open space needs for urban regions is important. Here in Vail it's kind of senseless to tie up open space when if you just turn around you are looking at BLM and forest land as far as the eye can see.
FEMALE	REFUSED	UNAFFILIATED	OWN	BIG	The town needs to build single family homes in the community that are reasonably priced. No one can afford to live here and we have become a VERY transient.
MALE	REFUSED	UNAFFILIATED	OWN	BIG	If they're residents... don't they already have homes? Are you referring to seasonal employees? Or potential home buyers? it's Vail, high end real estate, you need \$ to purchase here.
MALE	REFUSED	UNAFFILIATED	OWN	BIG	The town has a limited ability to impact the problem locally. Much of the housing will be outside the Town of Vail . Any Town of Vail involvement must be strategic and fiscally responsible.
FEMALE	18-34	DEMOCRAT	REFUSED	BIG	The town of Vail should limit or cut the short term rentals availability and focus more on long term or permanent residents, specially if working in the town of Vail.
MALE	35-44	DEMOCRAT	REFUSED	BIG	Continue to regulate and subsidize stock and access to affordable housing by looking at density, seasonality, among other criteria.
MALE	65+	DEMOCRAT	REFUSED	BIG	Let the free market decide.
MALE	35-44	REFUSED	REFUSED	BIG	Increase deed restricted housing for locals employed in Vail by the Town of Vail.
MALE	18-34	UNAFFILIATED	REFUSED	BIG	Build deed restricted housing like Miller Ranch. we're surrounded by land, build on it.

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GENDER	AGE RANGE	PARTY	HOME	HOUSING - PROBLEM	VERBATIM RESPONSE
MALE	18-34	UNAFFILIATED	REFUSED	BIG	Short Term rentals killed the mtn town. Airbnb, VRBO, and the like have taken the residences of more than 5 of my friends. I love Airbnb, but there should be tighter restrictions on what properties can become short term rentals, and the taxes on them in Eagle County should be a disincentive for new owners looking for an Airbnb in the mtns.
FEMALE	35-44	UNAFFILIATED	REFUSED	BIG	Regulate the rents (people abuses the need for housing and charges ridiculous amount of money for renting their properties) All the affordable housing market is on waiting list... it is just impossible for residents to find affordable housing now.
MALE	35-44	UNAFFILIATED	REFUSED	BIG	No comment.
FEMALE	18-34	DEMOCRAT	RENT	BIG	Continue to limit and enforce rules on short-term rentals; provide financial incentives (outside of permanent deed restrictions) to homeowners that encourage them to rent to full-time residents (for landlords, make long-term rentals financially competitive with short term rentals); provide a small housing subsidy/stipend to full-time residents who rent; work with neighboring towns to make deed restrictions and similar policies more equitable in the upper valley (Edwards/Avon/Minturn).
FEMALE	18-34	DEMOCRAT	RENT	BIG	I think creating multiple bedroom units is creating a worse problem. Many people thrive and want to live in a one bedroom apartment but can't afford it. Also, create more realistic home buying opportunities for homebuyers. Right now, the cheapest home I can find in the valley is a crappy cabin for \$600,000. I made \$60,000 and will have to move out of the area if I want to buy a house. The problem is driving away important and productive members of our community. No one wants to live in a 4 bedroom house with a bunch of other people. Make 1 bedroom apartments that are affordable!!!!
FEMALE	18-34	DEMOCRAT	RENT	BIG	If there is land available, it would be wonderful to have another development like Chamonix. Something to give members an opportunity to purchase property.



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GENDER	AGE RANGE	PARTY	HOME	HOUSING - PROBLEM	VERBATIM RESPONSE
FEMALE	18-34	DEMOCRAT	RENT	BIG	Make the "affordable" housing more approachable.
FEMALE	18-34	DEMOCRAT	RENT	BIG	More deed restricted/affordable options for working, year-round locals.
FEMALE	18-34	DEMOCRAT	RENT	BIG	They should offer more deed-restricted and affordable housing. We are also in need of rental properties that need to be offered with a 6-month lease or more.
FEMALE	18-34	DEMOCRAT	RENT	BIG	They should think about the young, struggling employees that "make Vail go 'round". Not just the 2nd and 3rd homeowners that are here for 1 month out of 12 and offer little to nothing for the community. Once they have actually thought of the struggling employee, I feel the obvious suggestion is to purchase more housing in Vail and make it affordable... \$2,000+ a month for a 1 bedroom not including utilities when making \$10/hour is not affordable by any means. The average millennial makes less than their monthly rent and are some of the only people willing to live like a bum. Why are you penalizing employees who want to live here year-round as well as start their careers, but employees who are here 6 months or less are first to get housing? Another suggestion is to have separate housing for seasonal and year-round employees so year-round employees aren't penalized by trying to better their life longer than the average seasonal.
FEMALE	18-34	DEMOCRAT	RENT	BIG	They should make affordable housing that is actually affordable or provide buyer assistance programs, for instance, for first-time buyers.
MALE	18-34	DEMOCRAT	RENT	BIG	Build.
MALE	18-34	DEMOCRAT	RENT	BIG	Build affordable housing similar to Middle Creek where only those who qualify can get housing at a discounted rate.
MALE	18-34	DEMOCRAT	RENT	BIG	Limit VRBO to help the rental market and build actual affordable homes. Not townhomes starting at over 400,000.

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GENDER	AGE RANGE	PARTY	HOME	HOUSING - PROBLEM	VERBATIM RESPONSE
MALE	18-34	DEMOCRAT	RENT	BIG	Provide affordable housing contracts to developers. Expand the Indeep deed restriction program. Somewhat restrict short term rentals. Provide benefits of some sort to first time eagle county resident home buyers, such as tax breaks, money for remodeling dated homes or assistance with down payments. The quality of employees will go down if they have no place to live and someone has to live and work in Vail to help its continued success. If normal people are priced out, then skilled workers and community members will not be attracted to the valley or will leave and this will not be good for local business or locals quality of life.
MALE	18-34	DEMOCRAT	RENT	BIG	The town should encourage more affordable housing options based on median income minus the top and bottom 10% of earners who's primary place of work is within the town of Vail.
MALE	18-34	DEMOCRAT	RENT	BIG	They should restrict the number of rental properties. They should at least restrict how soon they are able to rent it as a vacation rental as opposed to a long-term rental.
FEMALE	35-44	DEMOCRAT	RENT	BIG	It would be great if the town would be able to budget money for projects like the Chamonix Townhomes.
FEMALE	35-44	DEMOCRAT	RENT	BIG	Limit the Airbnb/Vrbo of houses and condos possibly so there are more long term rentals available?
FEMALE	35-44	DEMOCRAT	RENT	BIG	They should find a way to subsidize rent.
MALE	35-44	DEMOCRAT	RENT	BIG	More affordable housing options. Less short term rentals i.e. AirBnB. Some sort of rent control. Peter Noble buying too many properties and raising rent due to high demand.
MALE	35-44	DEMOCRAT	RENT	BIG	More private parternships and subsidies to make homes actually "affordable" Chamonix homes being \$600k + is laughable.
FEMALE	45-54	DEMOCRAT	RENT	BIG	1. Limit the amount of AirB&B's 2. Create another Miller Ranch-type neighborhood JUST FOR LOCALS.

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GENDER	AGE RANGE	PARTY	HOME	HOUSING - PROBLEM	VERBATIM RESPONSE
FEMALE	45-54	DEMOCRAT	RENT	BIG	1) Build IN/UP (quads/duplex/studio/above retail) rather than more multi-million SFH. Incentivize developers to build multi-unit dwellings. 2) Remodel single level retail/strip malls to include 2nd floor condos 3) Incentivize landlords to rental to year-round locals - confirmation of work salary, registered voting, license plates. 4) Prioritize mid-level professionals that work in city limits (we're not all families with kids!)
FEMALE	45-54	DEMOCRAT	RENT	BIG	Allow the people who have lived here longest be able to attain housing first, rather than young trust funders just moving here.
FEMALE	45-54	DEMOCRAT	RENT	BIG	It should.
FEMALE	45-54	DEMOCRAT	RENT	BIG	Make "affordable housing" actually affordable for the regular worker.
MALE	45-54	DEMOCRAT	RENT	BIG	They should address it by having more housing and putting it into subsidized housing. We could have more seasonal housing.
FEMALE	55-64	DEMOCRAT	RENT	BIG	They need to build apartment complexes that are for long term rentals only. They also need to build homes that will be sold to residents of Eagle County to be lived in by them, and that have some sort of restriction on who is able to buy them. Previous developments have allowed anyone in the Valley to buy, including wealth residents. This does nothing to help younger residents with families.
FEMALE	55-64	DEMOCRAT	RENT	BIG	They should restrict short-term rentals.
MALE	18-34	OTHER	RENT	BIG	Actually build affordable housing, make VRBOs less desirable or offer incentives for owners that choose to long term rent instead of VRBO in order to open up housing that was lost to VRBOs.
MALE	18-34	OTHER	RENT	BIG	More incentive to build affordable housing for the people that work in the town. (The problem is same throughout the valley) but if the town wants to be a place where people come to vacation/live then there must be people to work the service sectors(restaurant workers, etc). Without affordable options, there wont be workers. Without workers, there wont be services and in turn, all the revenue from tourists/vacationers will go away. It is a very real problem.

***"In your own words, please tell me what you think the Town of Vail should or should not do to address the shortage of available homes for residents."***

GENDER	AGE RANGE	PARTY	HOME	HOUSING - PROBLEM	VERBATIM RESPONSE
MALE	35-44	OTHER	RENT	BIG	The general consensus is that without affordable housing the town will eventually out grow itself due to a lack of year round employees. Believe it or not without workers all industries will suffer so my making housing affordable you will attract people who wish to building Vail as their community as opposed to a six month stop in their life.
FEMALE	45-54	OTHER	RENT	BIG	Open up the topic as a project to top Architecture schools across the world as a competition awarding prizes to the top entrants and if possible, modified execution.
FEMALE	45-54	OTHER	RENT	BIG	The town of Vail should limit the BROB and bnb for the people who have second homes up here. I am lucky that I came in 1996. I still rent. In the next 5 to 10 years, we will really be in a trouble. People won't be able to afford to live here and make it a community. I'm getting ready to leave this town because the people who are rich don't care about the people who don't have money.
MALE	45-54	OTHER	RENT	BIG	I am 53 and I have to live with 5 roomates. share a bathroom. in Minneapolis I could have an entire house, on a lake.
MALE	45-54	OTHER	RENT	BIG	The housing crisis is seasonal but Town of Vail has to work with communities throughout the Valley and counties to solve this issue including employers who undervalue employee pay in a wholistic way.
MALE	55-64	OTHER	RENT	BIG	Quit letting the Vail HOA dictate the max number of units on any new affordable housing that might be built in the future; like they did with Lionsridge.
FEMALE	18-34	REFUSED	RENT	BIG	1. Enforce a max amount of rent money per person on rentals. How are locals supposed to afford \$1000+/room/person? 2 bedrooms are \$2k+/mo.. 2. Enforce a max amount of condominiums to be sold to second home owners per year. How can locals find housing if they are competing with second home owners wanting to buy versus rent?

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GENDER	AGE RANGE	PARTY	HOME	HOUSING - PROBLEM	VERBATIM RESPONSE
FEMALE	18-34	REFUSED	RENT	BIG	Make "affordable housing" actually affordable. The last affordable housing project in Vail was way out of any middle working class persons budget (\$450,000-750,000). More communities like Miller Ranch would be appreciated.
FEMALE	18-34	REFUSED	RENT	BIG	Short term rentals should not be allowed. Airbnb/VRBO ruins the long term market. There are plenty of hotels in the valley.
MALE	18-34	REFUSED	RENT	BIG	Harsher fines on people not fully registered for Airbnb type rentals, a cap on how many people or properties can be short term rentals. So many people also own multiple units who never use nor care about the local people. Our rent money often goes right back out of our community to owners who do not live in Vail not Vail based businesses.
MALE	18-34	REFUSED	RENT	BIG	More available deed restricted housing for sale in the Town of Vail .
MALE	18-34	REFUSED	RENT	BIG	Provide cheaper housing/neighborhoods for residents.
FEMALE	35-44	REFUSED	RENT	BIG	Partner with developers to create housing areas. And not way down valley in Eagle/Gypsum.
FEMALE	35-44	REFUSED	RENT	BIG	Regulate short term rentals like any other commercial business and enforce zoning laws that prevent commercial businesses that charge nightly rates from operating in residential neighborhoods.
FEMALE	45-54	REFUSED	RENT	BIG	Put an end to short term rentals. Higher taxes on homes that sit empty. If they are rich enough to let them sit empty all year, they are rich enough to pay higher taxes.
MALE	45-54	REFUSED	RENT	BIG	More deed restricted/affordable housing.
FEMALE	REFUSED	REFUSED	RENT	BIG	Find a place and a way to build actual affordable housing for employees. The second home owners and anyone else opposing affordable home development need to be aware that we wouldn't be here to serve them if we don't have affordable housing.
FEMALE	REFUSED	REFUSED	RENT	BIG	I have no idea. I think affordable housing is a huge problem especially for the working class. Rental pricing is so high, the availability of long term rentals is low. I don't know how you fix this.

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GENDER	AGE RANGE	PARTY	HOME	HOUSING - PROBLEM	VERBATIM RESPONSE
MALE	18-34	REPUBLICAN	RENT	BIG	Actually provide affordable housing to its employees after 10 years of service.
FEMALE	35-44	REPUBLICAN	RENT	BIG	They need to build something for employees or something. They need to build something so that there would be affordable housing for employees.
MALE	35-44	REPUBLICAN	RENT	BIG	It would be great if they subsidize housing with town homes for year round folks, apartment-style housing for seasonal workers, and adding single-family homes.
FEMALE	45-54	REPUBLICAN	RENT	BIG	I do not think it's the town's problem, it's the owners of the businesses who do not take in consideration the cost of living. Unfortunately, due to the supply and demand the landlords have a case to raise your rent every year to \$50 - \$100 dollars. This takes a toll on the local business due to others not being able to afford the rent due to the cost of living. The problem will be lack of employees in the future, I have seen this occurring more for lack of employees than in the past years. I would have Peter Nobel tear down his employee housing in Matterhorn and build upon the property more housing that is sufficient for employees at his cost. The VRBO's are taking over the county. The only solution is to build more housing to accommodate the locals and put restrictions on how much the property management could raise the rent over time.
FEMALE	45-54	REPUBLICAN	RENT	BIG	They should figure out how to use the tax money or else they should have Vail Resort's income to provide for the locals or residents' houses.
FEMALE	45-54	REPUBLICAN	RENT	BIG	There is a lack of affordable housing. Airbnb messed things up.
MALE	45-54	REPUBLICAN	RENT	BIG	Purchase or lease more apartments.
MALE	45-54	REPUBLICAN	RENT	BIG	They need to stop allowing people to have them as second homes. The other problem is that the people who live here rent out their homes like a hotel.
MALE	55-64	REPUBLICAN	RENT	BIG	Move affordable housing to the forefront of their projects.
FEMALE	18-34	UNAFFILIATED	RENT	BIG	Affordable housing.

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GENDER	AGE RANGE	PARTY	HOME	HOUSING - PROBLEM	VERBATIM RESPONSE
FEMALE	18-34	UNAFFILIATED	RENT	BIG	Build more affordable homes. Put a wealth cap on deed restricted housing. Require hotels, large businesses, and owners of huge homes to include employee housing in their blue prints.
FEMALE	18-34	UNAFFILIATED	RENT	BIG	Either provide more affordable housing options or provide breaks for Town of Vail residents in certain income brackets who are not living in affordable housing.
FEMALE	18-34	UNAFFILIATED	RENT	BIG	I think more affordable housing is nessecary, not just for Vail employees, but for all people making less than 30,000/year. This means apartments for \$650 or less. This is AFFORDABLE. A studio apartment for over \$1000 is crazy. I make \$20,000/year as a preschool teacher, this county would not run without teachers like me yet the only way I can afford to live here is not having a car and splitting my apartment cost with my boyfriend and 2 other roommates. I can't even think about having a family here so I'll move away before I do. Which means this county has one less qualified teacher who actually loves her job.
FEMALE	18-34	UNAFFILIATED	RENT	BIG	I think the Town of Vail should make the short term rentals of properties (ie Airbnb, VRBO, etc) illegal or taxed/fined in a way that will put rentals and houses back on the market for those who actually live and work here.
FEMALE	18-34	UNAFFILIATED	RENT	BIG	I think the town should address the housing shortage. However, I think it needs to be done in an appropriate way (EX: NOT IN EAST VAIL). There should be a low impact on taking away animal homes and a focus on conservation. There should also be better housing options for people who live here year round and not just seasonally.
FEMALE	18-34	UNAFFILIATED	RENT	BIG	I'm not sure. I believe home prices have continuously increased and become unaffordable to most locals here in the valley. The few options that are available for rent are usually not well kept and charge a high monthly rate; if you can even find one to begin with.

***"In your own words, please tell me what you think the Town of Vail should or should not do to address the shortage of available homes for residents."***

GENDER	AGE RANGE	PARTY	HOME	HOUSING - PROBLEM	VERBATIM RESPONSE
FEMALE	18-34	UNAFFILIATED	RENT	BIG	Instead of creating housing complexes (i.e. The Lion) that start above \$1M create complexes that the actual employees, the people who keep this place attractive for tourists, can afford. Ridiculous that the people who create this tourist trap are the ones who scrimp by each month and have to sleep in their cars because the "affordable" housing still costs \$2200+ per month on a VR wage of \$12.50 an hour...
FEMALE	18-34	UNAFFILIATED	RENT	BIG	The lack of housing is an issue. It has put my household in a financial strain because we were forced to find a place to live at the higher end of our income bracket. All though you might get lucky and find a place to live, it's a strain on our pocket for sure. Also, deed restrictions within other valleys have made it damn near impossible to find housing elsewhere due to how long wait lists are.
FEMALE	18-34	UNAFFILIATED	RENT	BIG	I think the problem is that the town of Vail needs to provide affordable housing for some of their employees. The town of Vail needs any kinds of local service-oriented jobs and should definitely have housing available in some way.
FEMALE	18-34	UNAFFILIATED	RENT	BIG	The town of Vail and the resorts need to help with the assistance for affordable housing.
MALE	18-34	UNAFFILIATED	RENT	BIG	Address the towns main employer, Vail Resorts, to increase wages to boost employment and able to afford living where they work.
MALE	18-34	UNAFFILIATED	RENT	BIG	Give incentive for home owners or second home owners to allocate unused space in their homes for the working class of the valley. Much of this conversation revolves around "Not enough space!" there is plenty of space in they valley, however, most of this space is occupied by vacant vacation homes. This sounds like a tax break for the rich, you could also tax those with excess space who wish to not help the local community.



***"In your own words, please tell me what you think the Town of Vail should or should not do to address the shortage of available homes for residents."***

GENDER	AGE RANGE	PARTY	HOME	HOUSING - PROBLEM	VERBATIM RESPONSE
MALE	18-34	UNAFFILIATED	RENT	BIG	I think the town should continue the Vail Indeed program. I think the town should also make it easier to develop affordable housing (up zone areas suitable for high density housing, streamline the development process, etc...)
MALE	18-34	UNAFFILIATED	RENT	BIG	Start forcing semi permanent residences to start offering rooms or they need to relocate.
MALE	18-34	UNAFFILIATED	RENT	BIG	There should be more designated areas for full term residents. The Chamonix development was a great idea and great start but more opportunities like that would be huge. As well as similar opportunities in the rental/leasing market.
MALE	18-34	UNAFFILIATED	RENT	BIG	That would be the poor quality at a high cost.
FEMALE	35-44	UNAFFILIATED	RENT	BIG	Start building employee housing that is actually in Vail and affordable. lions ridge apartments are the only new structures in Vail built in the last 10 years and there are not affordable to anyone the makes less 18 dollars and hour which most people under 30 don't. We have to start building structures higher than 3 or 4 stories. not much space left in vail. build more build higher.
FEMALE	35-44	UNAFFILIATED	RENT	BIG	There need to be more options for young people, couples and families, TO BUY. Options in a lower price range than the Chamonix units. My husband and I make almost double the national average household income but we would barely be able to afford a Chamonix unit. There need to be more opportunities for apartments, and condos, like Vail Commons. On top of this, we need affordable housing for our seasonal workers. As a village based restaurant operator, we have had to get creative to make it through busy seasons with less staff. This includes managers working in the kitchen, a new POS system, and closing sections of our restaurant regardless of how busy we are. A lot of this leads to a diminished guest experience, which as we all know is the lifeblood of this town.

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GENDER	AGE RANGE	PARTY	HOME	HOUSING - PROBLEM	VERBATIM RESPONSE
FEMALE	35-44	UNAFFILIATED	RENT	BIG	There needs to be more deed restricted homes available for the year round blue collar workers. I would say "affordable" but that last time "affordable" housing was promised with the Chamonix project it wound up being an unattainable price for the majority of residents desperate for housing.
FEMALE	35-44	UNAFFILIATED	RENT	BIG	Vail needs to partner with Vail resorts to build and SELL affordable housing! NOT RENTALS-NOT selling \$500- \$650k+ homes to people that DO NOT LIVE HERE(Chamonix). I know for a fact that there are several home owners in Chamonix that are not full time year round residence. Plus \$499k for a 2bd/bath stack and shack is TOTALLY unacceptable! Give me a break! I literally was born at Vail Valley Medical center and work here and owning a home here is ABSOLUTELY out of the question due to poor management of funds by Town of Vail . We do not need to purchase more open space! Get a grip- take a page from the playbook of Aspen or Summit related to affordable housing- IT CAN BE DONE!
FEMALE	35-44	UNAFFILIATED	RENT	BIG	They need to step up and use some of the other properties they have for housing.
MALE	35-44	UNAFFILIATED	RENT	BIG	Ban short term rentals. Actually require affordable housing instead of adding more and more luxury. But you won't.
MALE	35-44	UNAFFILIATED	RENT	BIG	Charge second home owners a 2% sales tax that goes strictly towards housing. Also get Vail resorts to pay a real living wage.

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GENDER	AGE RANGE	PARTY	HOME	HOUSING - PROBLEM	VERBATIM RESPONSE
MALE	35-44	UNAFFILIATED	RENT	BIG	I have lived here for close to 15 years and something has to be done for the people that can't afford to live here anymore but support those who can. I feel that Vail Resorts is not doing their part to address the needs of the people earning low wages who are addressing the needs of our well heeled guests. The town is also failing miserably in this regard. Ban short term rental profiteers in this town and county! If the town and resort expect to continue to uphold the experience and service Vail is known for, something drastic is long overdue to assist the locals that ensure the wheels are turning all year. Please help! Sincerely, priced out of Vail
MALE	35-44	UNAFFILIATED	RENT	BIG	Make more available. Back in 2006 when they put Middle Creek up, everyone thought it was low income housing. What a joke. You don't get what you pay for. You pay out your ass. You have to have two working class jobs in this town or you will get nowhere. That alone is a problem. So build more, build higher, not wider, and actually make it affordable.
MALE	35-44	UNAFFILIATED	RENT	BIG	Offer lower rent options.
MALE	35-44	UNAFFILIATED	RENT	BIG	The Vail Indeed program is a fantastic step, but I would like to see another "Chamonix " type development.
FEMALE	45-54	UNAFFILIATED	RENT	BIG	Increase number of deed-restricted homes to purchase or rent, available ONLY to people who WORK in Vail.
FEMALE	45-54	UNAFFILIATED	RENT	BIG	Really not sure what the answer is. Perhaps make affordable housing actually affordable for more people, unlike the Chamonix complex. Seems to me the people who could afford to buy there could probably, in many cases, afford to buy in the open market.
FEMALE	45-54	UNAFFILIATED	RENT	BIG	Yes
FEMALE	45-54	UNAFFILIATED	RENT	BIG	They should have more restrictions on the deed-restrictions.
FEMALE	45-54	UNAFFILIATED	RENT	BIG	You tell me.

***"In your own words, please tell me what you think the Town of Vail should or should not do to address the shortage of available homes for residents."***

GENDER	AGE RANGE	PARTY	HOME	HOUSING - PROBLEM	VERBATIM RESPONSE
MALE	45-54	UNAFFILIATED	RENT	BIG	If you want year-round service workers you must protect possible housing options for them. Town of Vail being a "Real Estate Investment" will only continue to grow with Colorado's ridiculous growth. Any protections to prevent future "ghost" homes are appreciated.
MALE	45-54	UNAFFILIATED	RENT	BIG	Look into a cap on short term listings in the outer areas of town. Mini houses.
MALE	45-54	UNAFFILIATED	RENT	BIG	More (actual) affordable housing.
MALE	45-54	UNAFFILIATED	RENT	BIG	Not sure.
MALE	45-54	UNAFFILIATED	RENT	BIG	Please see response included in last question of the survey.
MALE	45-54	UNAFFILIATED	RENT	BIG	Yes, address.
MALE	45-54	UNAFFILIATED	RENT	BIG	They should take the bull by its horns. They should dedicate every effort to finding local employees and resident housing no matter what the cost is, instead of focusing their efforts on renovating for entertainment and public areas.
MALE	55-64	UNAFFILIATED	RENT	BIG	I wish I knew how to have more affordable housing in Vail.
MALE	65+	UNAFFILIATED	RENT	BIG	I would say less short-term rentals and more long-term rentals. If you buy a home, you shouldn't be living one week out of the year. They don't make housing affordable. I believe they are catering to the rich and not the locals. We need more affordable housing. What they consider affordable is not affordable. The so called housing available is the fire station. They consider housing prices at 420 to 750. That is affordable. I'm glad that they built that housing there. Half a million dollars is not considered affordable housing. Also rent is out of control here. It is really crazy here, along these parts of the country.
MALE	REFUSED	UNAFFILIATED	RENT	BIG	Expand the Indeed program to include all of Eagle County. Build more affordable units that can be purchased instead of using them for rentals. Also more rental units available that can be lived in with no time limits how long an occupant can live there.
MALE	45-54	DEMOCRAT	OWN	NOT AT ALL	Buy some land in Eagle or Gypsum and build whatever you want, offer extended bus service.

***"In your own words, please tell me what you think the Town of Vail should or should not do to address the shortage of available homes for residents."***

GENDER	AGE RANGE	PARTY	HOME	HOUSING - PROBLEM	VERBATIM RESPONSE
MALE	65+	DEMOCRAT	OWN	NOT AT ALL	For residents, nothing. However, if you meet seasonal residents, clearly there is more rental housing needed.
FEMALE	65+	OTHER	OWN	NOT AT ALL	There is nothing.
MALE	35-44	REFUSED	OWN	NOT AT ALL	Town of Vail shouldn't be involved at all in housing issues. If business owners want employees to live in town, they should either provide housing themselves or raise wages to a level that employees can afford rents.
MALE	35-44	REPUBLICAN	OWN	NOT AT ALL	There is no shortage of homes; I think what you mean to say is "affordable homes." It is a valley however and there will be certain constraints as a result. If people want to work here they may need to commute from Eagle, which many people do. It is not the town's responsibility to subsidize housing. The work the town is doing is only increasing density and lowering the quality of life for those who are already here.
MALE	35-44	REPUBLICAN	OWN	NOT AT ALL	Town of Vail should NOT be involved in the shortage of available homes. Town of Vail is not a communist state and should leave the free market to function by itself.
MALE	35-44	REPUBLICAN	OWN	NOT AT ALL	Town of Vail should not build anymore employee housing in Vail. It's NOT a Town of Vail problem. It's a Vail Resorts problem.
MALE	55-64	REPUBLICAN	OWN	NOT AT ALL	Vail is too big already. The problem is not shortage of housing, it is too many people. Do not encourage more growth or more people moving here. If more housing is provided more people will move here. Town should stay out of the housing business. Biggest problem is in winter, get rid of the Epic pass and the demand for short term rentals will be reduced, turning them back into long term rentals.
FEMALE	65+	REPUBLICAN	OWN	NOT AT ALL	They should not do anything in terms of market value and the market for housing. I committed most of my life's work for this. There is plenty of land for this.
MALE	65+	REPUBLICAN	OWN	NOT AT ALL	Build a Miller Ranch project only for Vail workers 20 hours a week minimum in Eagle.
MALE	55-64	UNAFFILIATED	OWN	NOT AT ALL	Stay out of the housing business.

***"In your own words, please tell me what you think the Town of Vail should or should not do to address the shortage of available homes for residents."***

GENDER	AGE RANGE	PARTY	HOME	HOUSING - PROBLEM	VERBATIM RESPONSE
MALE	55-64	UNAFFILIATED	OWN	NOT AT ALL	This is not the Town's problem. Every time we subsidize housing, we let large corporations like VRI, 4 Season, etc., off the hook. They need the employees, let them pay for it.
MALE	REFUSED	UNAFFILIATED	OWN	NOT AT ALL	Better transportation and development of housing in the communities west of Vail. Business owners should invest on housing for their employees, not citizens.
MALE	45-54	DEMOCRAT	RENT	NOT AT ALL	Master plan west vail, encourage density increase across the board. don't approve stupid high density cluster that will never get built like the failed project on the Roost lodge site.
FEMALE	35-44	DEMOCRAT	OWN	NOT TOO MUCH	I think we should lean hard on Vail Resorts to help provide housing. We have lots of aging property in town, they could buy and redevelop them with higher density units.
MALE	35-44	DEMOCRAT	OWN	NOT TOO MUCH	I think they've been doing a great job!
FEMALE	45-54	DEMOCRAT	OWN	NOT TOO MUCH	Do not over-develop at the expense of destroying the culture and feel of Vail Village.
MALE	55-64	DEMOCRAT	OWN	NOT TOO MUCH	Large hotels and Vail Resorts have a failing business model of paying their employees less than is necessary to live on. Their business model has a bedrock principle that they will get the community to pay to support their businesses' employees housing. The Town of Vail and the citizens should not be supporting this failed business model. Most of the employees of these businesses could much more easily live in communities such as Eagle-Vail. The next thing that is going to happen is that Eagle County is going to propose some type of affordable housing Tax, why should Vail potentially have two taxes on it? The Town of Vail has no business in providing housing.
MALE	55-64	DEMOCRAT	OWN	NOT TOO MUCH	We need to keep the character of our town. More housing = more congestion, less wildlife, more parking problems. Eventually less visitors

***"In your own words, please tell me what you think the Town of Vail should or should not do to address the shortage of available homes for residents."***

GENDER	AGE RANGE	PARTY	HOME	HOUSING - PROBLEM	VERBATIM RESPONSE
FEMALE	65+	DEMOCRAT	OWN	NOT TOO MUCH	The Town of Vail should consider what the limit is on its capacity to support additional residents with additional infrastructure. Instead of housing in Vail itself, the Town of Vail should work with Eagle County to create affordable housing in the county.
MALE	65+	DEMOCRAT	OWN	NOT TOO MUCH	Not a damn thing. Let the market provide a solution. The town will only make things worse for everyone.
MALE	65+	DEMOCRAT	OWN	NOT TOO MUCH	Subsidizing Town of Vail employee housing with taxpayer money is fine. But absolutely not for private businesses, including hotels, hospital and Vail Resorts! Housing can be privately funded down valley and utilize tax funded buses, or like the Sonnenalp, provide in-town housing by employers.
MALE	65+	DEMOCRAT	OWN	NOT TOO MUCH	Think valley wide.
MALE	65+	DEMOCRAT	OWN	NOT TOO MUCH	I think we should keep it just as it is because we would get overpopulated so fast. It would make our heads swim.
FEMALE	45-54	REFUSED	OWN	NOT TOO MUCH	Nothing! Tell people to look for homes down valley.
MALE	45-54	REFUSED	OWN	NOT TOO MUCH	Keep moving forward with the InDEED program. Maybe provide some tax relief for full time residents that own a place that is not in the InDEED program.
FEMALE	55-64	REFUSED	OWN	NOT TOO MUCH	Why do anything? We can not manufacture space.
FEMALE	65+	REFUSED	OWN	NOT TOO MUCH	Feel town should not be landlords unless for town employees. Responsibility and cost should be employers concern and too much importance/dollars are being used by town for housing needs. Let those employees should decide where they want to live and adjust their lifestyle to make ends meet.
MALE	65+	REFUSED	OWN	NOT TOO MUCH	I do not think that the town should be funding housing for Vail Resorts, the big hotels and Vail Health by any means. They should provide funding for their employee housing. They should have been accountable for that before the projects were approved. I also believe that we should be addressing more seasonal employee housing without a years lease as many people come to work for a season.

***"In your own words, please tell me what you think the Town of Vail should or should not do to address the shortage of available homes for residents."***

GENDER	AGE RANGE	PARTY	HOME	HOUSING - PROBLEM	VERBATIM RESPONSE
MALE	65+	REFUSED	OWN	NOT TOO MUCH	The town of Vail should get out of the real estate business. They should not be involved in selling and buying real estate properties in the municipality.
FEMALE	REFUSED	REFUSED	OWN	NOT TOO MUCH	Develop any needed programs with private industry and remove the Town of Vail from development and becoming property owners.
FEMALE	REFUSED	REFUSED	OWN	NOT TOO MUCH	It is not the Town of Vail 's responsibility to tax taxpayers for housing....for employees other than Town of Vail employees. Employers can band together and build housing as a consortium rather than begging taxpayer to subsidize their low wages and businesses. And not all housing has to be in Vail. Land is at a premium here and more affordable options are available within 10 miles. Commuting some number of miles is not unusual in America.
MALE	REFUSED	REFUSED	OWN	NOT TOO MUCH	I'll come back to this question.
MALE	REFUSED	REFUSED	OWN	NOT TOO MUCH	Town of Vail should not be involved in housing availability.
MALE	45-54	REPUBLICAN	OWN	NOT TOO MUCH	Nothing
MALE	45-54	REPUBLICAN	OWN	NOT TOO MUCH	There is very little that can be done to provide affordable housing within the town limits of Vail proper. Demand for vacation resort homes is high and there are very few areas left to build. All solution are located further down the valley where land is cheaper. Then the town and Vail Resorts can provide bus service.
FEMALE	65+	REPUBLICAN	OWN	NOT TOO MUCH	I think the Town has done more than enough for affordable housing. It is time to let the market place take over again.
MALE	65+	REPUBLICAN	OWN	NOT TOO MUCH	They should not build any more projects like they did at the west end of town for the doctors and lawyers. They shouldn't build anything on the 12th Fairway of the Vail golf course. They shouldn't build the East Vail project either.
MALE	65+	REPUBLICAN	OWN	NOT TOO MUCH	There needs to be low cost employee housing.
MALE	35-44	UNAFFILIATED	OWN	NOT TOO MUCH	Town of Vail shouldn't do anything. The pricing and availability of housing is governed by market forces. Trying to influence that market always leads to a waste of money.



***"In your own words, please tell me what you think the Town of Vail should or should not do to address the shortage of available homes for residents."***

GENDER	AGE RANGE	PARTY	HOME	HOUSING - PROBLEM	VERBATIM RESPONSE
MALE	45-54	UNAFFILIATED	OWN	NOT TOO MUCH	Encourage deed restrictions for employee housing units. These units should not be subsidized by any other means. Once the EHU deed restriction is in place, let the market set the rate.
MALE	45-54	UNAFFILIATED	OWN	NOT TOO MUCH	Vail is an expensive market with limited land supply. While some lower income homes can be build, I would suggest such projects are best situated in Intermountain, north West Vail, or down valley.
FEMALE	55-64	UNAFFILIATED	OWN	NOT TOO MUCH	I think Town of Vail has enough housing.....not realistic to provide more affordable housing in Vail. Affordable housing isn't realistic in Town of Vail , due to the real estate costs. Think it's best to provide affordable housing in EV, Avon, etc.
FEMALE	55-64	UNAFFILIATED	OWN	NOT TOO MUCH	The burden of housing has been on the backs of the taxpayers. The business community needs to step up to address THEIR problem. I am totally against MY Vail tax dollars being used to build any housing outside of Vail. Eagle county as a whole needs to build housing outside of Vail.
MALE	55-64	UNAFFILIATED	OWN	NOT TOO MUCH	Buy up housing and develop out side the city limits of Vail.
MALE	55-64	UNAFFILIATED	OWN	NOT TOO MUCH	Nothing. Too much subsidy now. Go down valley if necessary
MALE	55-64	UNAFFILIATED	OWN	NOT TOO MUCH	Town of Vail should worry about housing their OWN employees. Not providing housing for, "for profit business".
FEMALE	65+	UNAFFILIATED	OWN	NOT TOO MUCH	Make short term rentals in residential areas harder.
FEMALE	65+	UNAFFILIATED	OWN	NOT TOO MUCH	Yes, but must collaborate with all towns up and down the valley. This is not a Vail problem only, it is an Eagle County problem. Joint purchase of a large parcel mid-valley.
MALE	65+	UNAFFILIATED	OWN	NOT TOO MUCH	The marketplace is currently correcting. Massive building in Edwards, Eagle and Gypsum.
MALE	65+	UNAFFILIATED	OWN	NOT TOO MUCH	Vail is landlocked. Affordable homes are nearby, but transportation is required. The Town should to make transportation more efficient for people who work in town but can't afford the high prices of Vail housing.

***"In your own words, please tell me what you think the Town of Vail should or should not do to address the shortage of available homes for residents."***

GENDER	AGE RANGE	PARTY	HOME	HOUSING - PROBLEM	VERBATIM RESPONSE
FEMALE	REFUSED	REFUSED	REFUSED	NOT TOO MUCH	The Town of Vail is placing too much emphasis on low-income house in Vail. I have had to commute for work for as long as I can remember. People who work in Vail do NOT NEED to live in Vail as a necessity. Yes, it is VERY nice to live in Vail, but my husband and I have made many sacrifices to be able to live in Vail. The Town of Vail could be much better served by looking at options to transport low-income workers from down Valley - more affordable living locations, as opposed to cramming more housing in already crowded areas.
FEMALE	35-44	REFUSED	RENT	NOT TOO MUCH	There are housing opportunities outside of Vail in the Valley, which has excellent public transportation options. Would hate to see the town put up a bunch of housing/apartments.
MALE	65+	DEMOCRAT	OWN	REFUSED	I will not vote in favor or any more employee housing unless Vail updates its numbers policy for people in long term housing, especially with a restriction for no more than 2 unrelated renters.
FEMALE	65+	REFUSED	OWN	REFUSED	It's always been hard to one housing.
MALE	18-34	DEMOCRAT	RENT	REFUSED	If you work in Vail you should be provided with an eco pass. This town has become too expensive for the people who run it. More frequent and free transportation so people can get to town.
FEMALE	35-44	DEMOCRAT	RENT	REFUSED	They should limit second homeowners from owning homes in the Vail Valley. They should make homes affordable for blue-collar workers.
FEMALE	18-34	DEMOCRAT	OWN	SOMEWHAT	There should be more housing around Minturn, Avon and Edwards. It is more spread out around there.
FEMALE	35-44	DEMOCRAT	OWN	SOMEWHAT	Lessen the gap between cost of living and wages. Put some of the burden back on the employers- especially the big ones, hotels, VR, ect.
FEMALE	45-54	DEMOCRAT	OWN	SOMEWHAT	Don't build in East Vail. That is the worst idea. Build in Avon, Eagle Vail, Edwards. Tax payers should not be footing the bill for VR employee housing.
FEMALE	45-54	DEMOCRAT	OWN	SOMEWHAT	Increase free transportation down valley where there is more available housing.

***"In your own words, please tell me what you think the Town of Vail should or should not do to address the shortage of available homes for residents."***

GENDER	AGE RANGE	PARTY	HOME	HOUSING - PROBLEM	VERBATIM RESPONSE
MALE	45-54	DEMOCRAT	OWN	SOMEWHAT	If the Town can assist with more housing, I think they should continue to do so. The existing programs should be continued.
MALE	45-54	DEMOCRAT	OWN	SOMEWHAT	Within the town of Vail, there is no need for the creation of any additional hotel or rental property. Seasonal workers can be housed in existing long term rental property or housed down valley. Instead all remaining property within the town boundaries should be rezoned for local residential use.
FEMALE	55-64	DEMOCRAT	OWN	SOMEWHAT	Remodel existing compounds to provide housing to workers.
MALE	55-64	DEMOCRAT	OWN	SOMEWHAT	They should sell housing in Down Valley.
FEMALE	65+	DEMOCRAT	OWN	SOMEWHAT	Continue to purchase land and build deed restricted homes for locals. More affordable price point preferable.
FEMALE	65+	DEMOCRAT	OWN	SOMEWHAT	Give developers tax breaks, to build affordable housing.
FEMALE	65+	DEMOCRAT	OWN	SOMEWHAT	Integrate small workforce housing projects into all neighborhoods. Do not work with developers who propose large projects that could be made available to employees who do not work within the town of Vail. Scale down projects that will eradicate wildlife. Plan for projects in the eagle vail/ Avon areas where land is more available. Use Town funds to pay for employee housing.
FEMALE	65+	DEMOCRAT	OWN	SOMEWHAT	Should not institute a new tax.
FEMALE	65+	DEMOCRAT	OWN	SOMEWHAT	They need to cooperate with other communities.
MALE	65+	DEMOCRAT	OWN	SOMEWHAT	Identify locations mid valley i.e. Minturn, Magnus, Lindholm West Vail property, Eagle Vail for employee housing and transit center and reduce the excessive squeeze for Vail housing.
MALE	65+	DEMOCRAT	OWN	SOMEWHAT	I don't know. That is why we have the council.
MALE	65+	DEMOCRAT	OWN	SOMEWHAT	I don't have an answer to that. I'm not certain what the answer is.
FEMALE	REFUSED	DEMOCRAT	OWN	SOMEWHAT	Even with housing developed, the rents are so high that those needing housing can't afford what is offered.
FEMALE	REFUSED	DEMOCRAT	OWN	SOMEWHAT	Just a good thing to look in to...
FEMALE	35-44	OTHER	OWN	SOMEWHAT	All 2nd home owners be fined if they don't sublet a lock off.

***"In your own words, please tell me what you think the Town of Vail should or should not do to address the shortage of available homes for residents."***

GENDER	AGE RANGE	PARTY	HOME	HOUSING - PROBLEM	VERBATIM RESPONSE
MALE	55-64	OTHER	OWN	SOMEWHAT	Be careful on your involvement. We are a resort community not a normal town. Don't institute policies that discourage investment. Rich people vote with their feet and don't come back.
FEMALE	65+	OTHER	OWN	SOMEWHAT	I don't think they should do anything. I don't think it is their place to be in the housing business.
MALE	18-34	REFUSED	OWN	SOMEWHAT	Tax second home owners to pay to create a quality community that all will enjoy.
FEMALE	45-54	REFUSED	OWN	SOMEWHAT	I do not think Town of Vail should mandate this issue. It has always been an issue and will always continue to be so. Same goes with Manhattan, San Fransico and many parts of the world.
FEMALE	55-64	REFUSED	OWN	SOMEWHAT	I don't think that they should do anything. It is a free market. It is fine.
MALE	55-64	REFUSED	OWN	SOMEWHAT	Market forces have always driven the problem. More supply is not always the right answer but perhaps subsidies that allow locals to buy is one way.
FEMALE	65+	REFUSED	OWN	SOMEWHAT	It's not the governments job to provide housing. I don't think it's in our charter. If you do do housing, be inventive - no cars so no need for parking and contributes to the green idea.
MALE	65+	REFUSED	OWN	SOMEWHAT	Town of Vail should listen to all residents of Vail re: the problem of housing availability--not just to the VLHA, VR, Vail Health, and the local business community. It is a problem that needs to be addressed--but not at the expense of further degrading open space, wildlife habitat, what little is left of our "small town" feel and the environment.
FEMALE	REFUSED	REFUSED	OWN	SOMEWHAT	I think that building dormitory type buildings for seasonal workers would free up condos, apartments, etc. for residents.
FEMALE	REFUSED	REFUSED	OWN	SOMEWHAT	Use Sonnenalp new employee housing as a model, involving Vail Resorts and Vail Health as prime employers.
MALE	REFUSED	REFUSED	OWN	SOMEWHAT	Do you mean homes or work force housing? There is a BIG difference ! Residents or non-residents ?
FEMALE	45-54	REPUBLICAN	OWN	SOMEWHAT	I don't have enough information at this time.

***"In your own words, please tell me what you think the Town of Vail should or should not do to address the shortage of available homes for residents."***

GENDER	AGE RANGE	PARTY	HOME	HOUSING - PROBLEM	VERBATIM RESPONSE
FEMALE	45-54	REPUBLICAN	OWN	SOMEWHAT	Provide incentives for owners to rent long term to locals, not short term for the bigger buck.
FEMALE	45-54	REPUBLICAN	OWN	SOMEWHAT	They should not take away the animal habitat.
MALE	45-54	REPUBLICAN	OWN	SOMEWHAT	I think if you got all property managers together that own rental properties and live full-time in the valley to bring a pool of beds together to see how we can work together to make sure people have a place to stay.
MALE	45-54	REPUBLICAN	OWN	SOMEWHAT	This is the responsibility of the business community. Let VR take the lead and spend some of their 34 M. The Town of Vail should focus on housing for their own employees.
FEMALE	55-64	REPUBLICAN	OWN	SOMEWHAT	Continue to do what you are doing. Look for housing options and pursue them.
FEMALE	55-64	REPUBLICAN	OWN	SOMEWHAT	Look at available housing that could be converted to employee housing.
FEMALE	55-64	REPUBLICAN	OWN	SOMEWHAT	What happened to Ever Vail? Vail Resorts should continue to fund employee housing, not the tax payers of Town of Vail. No one seems to understand the huge annual profits that Vail Resorts collects every year yet somehow the tax payer or visitors (by way of a resort fee) should fund housing for VR? Really?
MALE	55-64	REPUBLICAN	OWN	SOMEWHAT	Keep working at acquiring properties to sell as deed restricted units, if possible make those units affordable. Partner with private enterprise to help make them affordable.
MALE	55-64	REPUBLICAN	OWN	SOMEWHAT	Town of Vail should support Town of Vail developers, not out of state developers on housing initiatives. They should look at existing parcels such as the E.Vail proposed site and look to do a land swap with US GOV. in another more discreet and un-impacted area to place housing.
FEMALE	65+	REPUBLICAN	OWN	SOMEWHAT	Public private cooperation in building affordable housing and cooperation with communities in the county. Vail cannot support this alone it needs to work with the county and the major employers to resolve this issue. I do not support a property tax.

***"In your own words, please tell me what you think the Town of Vail should or should not do to address the shortage of available homes for residents."***

GENDER	AGE RANGE	PARTY	HOME	HOUSING - PROBLEM	VERBATIM RESPONSE
FEMALE	65+	REPUBLICAN	OWN	SOMEWHAT	They should build more housing.
MALE	65+	REPUBLICAN	OWN	SOMEWHAT	Be open to all options, including zoning, financing, etc.
MALE	65+	REPUBLICAN	OWN	SOMEWHAT	Continue on the current path. There has always been a housing problem and there always will be.
MALE	65+	REPUBLICAN	OWN	SOMEWHAT	Should not increase taxes whatsoever, whether sales tax or property tax. Propose a bond issue. The 1000 unit goal is over zealous and most likely unattainable.
MALE	65+	REPUBLICAN	OWN	SOMEWHAT	Vail should not give tax money to partially finance the purchase.
MALE	65+	REPUBLICAN	OWN	SOMEWHAT	Work with realtors to compile a list of available properties.
MALE	65+	REPUBLICAN	OWN	SOMEWHAT	Yes along with Vail Resorts and the hospital.
FEMALE	REFUSED	REPUBLICAN	OWN	SOMEWHAT	I agree with converting existing structures to deed-restricted housing. I do not agree with the development of open spaces and the vacant lands which make Vail special and welcoming to humans and animals. We must be good stewards of the land. I also agree with requiring new developments/hotels to include employee housing units.
FEMALE	18-34	UNAFFILIATED	OWN	SOMEWHAT	Zone certain areas for STR and regulate them to make sure they are up to the Vail brand for hospitality. All other units should be used as affordable LTRs.
MALE	18-34	UNAFFILIATED	OWN	SOMEWHAT	I don't know too much about it. They have more housing available in West Vail now.
MALE	18-34	UNAFFILIATED	OWN	SOMEWHAT	The deed program has been very effective. There are more affordable options for people who work in the town of Vail. Also, I believe it is also important for people to purchase in the free market and for people who want to invest in the Town of Vail. I would like to see a program that helps first-time and young home buyers get into the free market, and otherwise some sort of assistance that can help them or support them.

***"In your own words, please tell me what you think the Town of Vail should or should not do to address the shortage of available homes for residents."***

GENDER	AGE RANGE	PARTY	HOME	HOUSING - PROBLEM	VERBATIM RESPONSE
FEMALE	35-44	UNAFFILIATED	OWN	SOMEWHAT	Incentivize land and property owners to build, expand or redevelop properties that might allow for more units. Don't require property owners to put in EHUs. Don't allow builds that devalue current properties or neighborhoods. Look at expanding on the land Vail Public Works sits on. EverVail?
FEMALE	35-44	UNAFFILIATED	OWN	SOMEWHAT	Not let foreigners purchase properties over locals.
FEMALE	35-44	UNAFFILIATED	OWN	SOMEWHAT	Should not develop the east Vail parcel owned by Vail resorts.
FEMALE	35-44	UNAFFILIATED	OWN	SOMEWHAT	Sorta - this should also be the responsibility of the businesses and especially Vail Resorts. They should have develop their own housing for their own employees, instead of giving it Triumph and the town to do with tax payers money. No more excuses from VR on why they cannot retain employees to keep the lifts, Adventure Ridge, and Vail Mountain F&B open.
FEMALE	35-44	UNAFFILIATED	OWN	SOMEWHAT	You're doing it. Building more on town land. Offering an amazing discount for those homes. Indeed plan.
FEMALE	35-44	UNAFFILIATED	OWN	SOMEWHAT	I don't have an answer.
FEMALE	45-54	UNAFFILIATED	OWN	SOMEWHAT	As everyone knows housing has always been an issue. Housing shortage and Housing affordability have always been issues In Eagle, Summit, Pitkin, Routt, etc. Counties for as long as anyone can remember.
FEMALE	45-54	UNAFFILIATED	OWN	SOMEWHAT	Continue on track with a housing plan, building multi unit housing when land is available and allotting units for rent / own when developing large projects.
FEMALE	45-54	UNAFFILIATED	OWN	SOMEWHAT	Limit short-term rentals.
FEMALE	45-54	UNAFFILIATED	OWN	SOMEWHAT	Promote, encourage living wages.
FEMALE	45-54	UNAFFILIATED	OWN	SOMEWHAT	Should NOT plan on building affordable housing in the town itself.

***"In your own words, please tell me what you think the Town of Vail should or should not do to address the shortage of available homes for residents."***

GENDER	AGE RANGE	PARTY	HOME	HOUSING - PROBLEM	VERBATIM RESPONSE
FEMALE	45-54	UNAFFILIATED	OWN	SOMEWHAT	We need to figure out a way to provide more seasonal rentals for the employees that come to Vail for the winter season to work on the mountain and in the village businesses. Most of these young workers do not want to buy anything. They want to rent for 6 months or less and be able to come back for a few seasons. This is a very small resort town and the land is expensive. It does not make sense to keep building on every available piece of land so more people can live here. There are plenty of options down valley and we have a great bus system to transport people to Vail.
FEMALE	45-54	UNAFFILIATED	OWN	SOMEWHAT	They convert public lands. There are more deed-restricted homes.
MALE	45-54	UNAFFILIATED	OWN	SOMEWHAT	Collaboration between all the communities from East Vail to Gypsum. Invest in transit. It is unrealistic to assume land locked Vail can or should solve the housing shortage. Vail is the economic engine of the corridor so providing affordable and reliable transit to and from jobs will be required. Look for large available parcels of land mid valley that can provide higher density housing.
MALE	45-54	UNAFFILIATED	OWN	SOMEWHAT	Housing is a big issue, however one thing to keep in mind is how long term rental tenants interact and treat property owners. Can be a bit contentious when renters do not have any thought or care about the upkeep of property.
MALE	45-54	UNAFFILIATED	OWN	SOMEWHAT	Town should not continue to build larger homes (like those in West Vail) to accommodate families with 2-car garages. Density and number of small units must be increased! Problem is that people will make these a lifetime home as opposed to thinking about upgrading when it is financially viable and make room for a new generation. The point is, these should not be permanent housing solutions for locals.
FEMALE	55-64	UNAFFILIATED	OWN	SOMEWHAT	Coordinate efforts to develop and grow residential affordable housing between Vail and Avon, working together with other communities.
FEMALE	55-64	UNAFFILIATED	OWN	SOMEWHAT	Create a block of rent-controlled apartments/townhomes in various multi-unit buildings throughout Vail.



***"In your own words, please tell me what you think the Town of Vail should or should not do to address the shortage of available homes for residents."***

GENDER	AGE RANGE	PARTY	HOME	HOUSING - PROBLEM	VERBATIM RESPONSE
FEMALE	55-64	UNAFFILIATED	OWN	SOMEWHAT	The Town should NOT subsidize housing for big employers who are growing each year but are not taking responsibility for their housing needs.
FEMALE	55-64	UNAFFILIATED	OWN	SOMEWHAT	Town of Vail should NOT support more high density within its town limits. Vail, as a resort experience, is popular and successful because of its low density charm. Over building by increasing density will ruin the charm which has made Vail successful. Vail should invest in improving transit up and down the valley. Employees needed access but don't need to live within walking distance of Vail Mountain.
FEMALE	55-64	UNAFFILIATED	OWN	SOMEWHAT	Vail Health should address the shortage of housing caused by their 'non-profit' non tax paying empire. Town of Vail with only 5,000 residents and limited available land should not be responsible for subsidizing housing for the Vail Health employees. The size of Vail Health skews all the numbers.
MALE	55-64	UNAFFILIATED	OWN	SOMEWHAT	Allow developers to build more units get rid of the gfra rules.
MALE	55-64	UNAFFILIATED	OWN	SOMEWHAT	Continue to provide for employee rate controlled housing.
MALE	55-64	UNAFFILIATED	OWN	SOMEWHAT	Ease restrictions.
MALE	55-64	UNAFFILIATED	OWN	SOMEWHAT	Kill Our Bighorn Sheep!!
MALE	55-64	UNAFFILIATED	OWN	SOMEWHAT	The town can build REAL affordable housing in partnership with Vail Resorts and not tax the locals.
MALE	55-64	UNAFFILIATED	OWN	SOMEWHAT	You can not fix this, as long as we keep growing we will never have all the housing you need.
MALE	55-64	UNAFFILIATED	OWN	SOMEWHAT	I think what they are doing now is great. They should continue what they are doing.
FEMALE	65+	UNAFFILIATED	OWN	SOMEWHAT	1) Make it more difficult for homeowners to short term rent their properties. 2) Develop housing only on a public/private partnership. Perhaps develop an employee housing project on the defunct Marriott property and sell the units to local businesses on an at-cost basis.
FEMALE	65+	UNAFFILIATED	OWN	SOMEWHAT	Build in Minturn and develop another road other than 1-70 into Vail.

***"In your own words, please tell me what you think the Town of Vail should or should not do to address the shortage of available homes for residents."***

GENDER	AGE RANGE	PARTY	HOME	HOUSING - PROBLEM	VERBATIM RESPONSE
FEMALE	65+	UNAFFILIATED	OWN	SOMEWHAT	I don't think the Town should be a landlord, but they need to be a partner with planning and zoning, making it attractive and feasible for investors or private individuals to provide and maintain employee housing.
FEMALE	65+	UNAFFILIATED	OWN	SOMEWHAT	They should smoothen the roads to help the developers. I would prefer more private than public developers. If indeed the town provides incentives or helps with red tape, I would prefer that it stays with the private citizens of Vail.
FEMALE	65+	UNAFFILIATED	OWN	SOMEWHAT	They should collaborate with the county to build houses.
MALE	65+	UNAFFILIATED	OWN	SOMEWHAT	Are these year around residents or just seasonal?
MALE	65+	UNAFFILIATED	OWN	SOMEWHAT	Be very careful about AirBnB - Enforce the caretaker unit so they are used.
MALE	65+	UNAFFILIATED	OWN	SOMEWHAT	Continue to back the private sector including Vail Resorts in building employee housing.
MALE	65+	UNAFFILIATED	OWN	SOMEWHAT	Create housing west of the Town of Vail where there is more open space. Creating housing within the Town of Vail is starting to ruin neighborhoods.
MALE	65+	UNAFFILIATED	OWN	SOMEWHAT	Do not spend money to subsidize residences that cost more than \$400,000. People that can qualify for that level of financing do not warrant subsidies. Ok to subsidize lesser properties for hourly workers. Employee housing should mainly be a private sector responsibility. The Town lets the private sector off the hook if the Town provides employee housing.
MALE	65+	UNAFFILIATED	OWN	SOMEWHAT	Encourage the development of affordable housing.
MALE	65+	UNAFFILIATED	OWN	SOMEWHAT	It's too late! We are now a tourist town and there is not enough money to provide affordable housing...and, \$550,000 for a two bedroom, one car condo is not affordable!! Get real. The opportunity was long ago.

***"In your own words, please tell me what you think the Town of Vail should or should not do to address the shortage of available homes for residents."***

GENDER	AGE RANGE	PARTY	HOME	HOUSING - PROBLEM	VERBATIM RESPONSE
MALE	65+	UNAFFILIATED	OWN	SOMEWHAT	This, and the preceding questions, are badly biased, because using the term "residents", presumes that the only solution for Vail employee housing shortages must be in Vail. I believe that housing in Vail should only be subsidized by government for people who MUST be able to come to work in Vail if I-70 is closed. All other subsidized housing should be down valley, simply because it's much cheaper to build there. A county wide housing authority, or something similar, must be developed. Transportation is an obvious issue, but addressing it should be a part of the task of the housing authority.
MALE	65+	UNAFFILIATED	OWN	SOMEWHAT	Use the existing tools where appropriate, ie inclusionary zoning. But I feel the Town should participate in regional solutions where there is a greater bang for the buck in the housing market. I do not believe that the current approach, like zoning questionable parcels that impact wildlife or have other problems are the solution. The fact is that land within the town is expensive. There are numerous potential sites close by in Avon, Magnus Lindholm's parcels for example where more housing could be built at a fraction of the cost in Vail. Granted transportation would need to be part of the solution as well, but I think there are many more opportunities to be explored in the areas adjoining the town, than some of the half baked projects like the East Vail Bighorn Sheep winter range.
FEMALE	REFUSED	UNAFFILIATED	OWN	SOMEWHAT	No additional property tax to the residents.
FEMALE	REFUSED	UNAFFILIATED	OWN	SOMEWHAT	Possibly charge a very high fee to individual homeowners who are VRBO -ing their second home or their primary residence. This housing problem has always existed-lack of homes and condos. It was this way in the 70s & 80s when we were finally able to buy a fixer-upper. Vail Resorts needs to take on a much larger role in solving the housing shortage. It's this way all over the US-the ocean resorts & cities have this same housing problem. People could move to NEBRASKA - their ads are on TV every day.

***"In your own words, please tell me what you think the Town of Vail should or should not do to address the shortage of available homes for residents."***

GENDER	AGE RANGE	PARTY	HOME	HOUSING - PROBLEM	VERBATIM RESPONSE
MALE	35-44	DEMOCRAT	REFUSED	SOMEWHAT	Raise property taxes on second and third homeowners who drain the resources of town but do not contribute measurably through sales taxes as they are rarely here.
MALE	45-54	REFUSED	REFUSED	SOMEWHAT	A percentage of some areas kept for locally employed full time residents.
MALE	REFUSED	REFUSED	REFUSED	SOMEWHAT	The Town needs to up the property tax. There are multi million dollar homes throughout Vail, but they are not taxed at the appropriate rate to generate a better return for the Town and its employees. It seems to me, that the Town is more interested in appeasing the people that live here 1 month out of the year than they are their own people that are here full time.
FEMALE	18-34	DEMOCRAT	RENT	SOMEWHAT	They could have more lands available for housing.
MALE	18-34	DEMOCRAT	RENT	SOMEWHAT	Increase subsidized employee housing.
FEMALE	35-44	DEMOCRAT	RENT	SOMEWHAT	Maybe there will be extended building projects. They need larger or more properties built in the valley.
FEMALE	45-54	DEMOCRAT	RENT	SOMEWHAT	The biggest employer here is Vail Resorts... why can't they take some ownership in this matter and maybe build their own employee housing or pay their employees a living wage? (I work for VR...)
FEMALE	18-34	REPUBLICAN	RENT	SOMEWHAT	Offer more classes on budgeting. If residents learned to budget, they would have an easier time affording the housing that is available. Build a no-frills high density apartment complex on the north side of 70 that is at least 6 stories high and offers parking underground. If it's on the north side of 70, it's not blocking anyone's views so why not build tall. There are plenty of amenities in town- a housing unit does not need a dog park, playground, swimming pool, tennis court, etc. Focus on 1-bedroom units, hotel style.
MALE	65+	REPUBLICAN	RENT	SOMEWHAT	They should make more housing for employees of the city of Vail.

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GENDER	AGE RANGE	PARTY	HOME	HOUSING - PROBLEM	VERBATIM RESPONSE
FEMALE	18-34	UNAFFILIATED	RENT	SOMEWHAT	I think the bigger problem is lack of affordable housing. It has become hard for companies to retain staff and pay them enough to afford housing without taking on stress as a business. More housing options would help as with more supply the demand goes down and hence the cost of rent. I think more deed restrictions could play a role as well in limiting the number of vacation homes sitting empty the majority of the year.
MALE	18-34	UNAFFILIATED	RENT	SOMEWHAT	Build affordable housing that is actually affordable.
MALE	18-34	UNAFFILIATED	RENT	SOMEWHAT	More employee housing, restrictions on pricing, and restrictions on secondary homeowners.
FEMALE	35-44	UNAFFILIATED	RENT	SOMEWHAT	They are already doing a good bid and have a lot at works.
FEMALE	55-64	UNAFFILIATED	RENT	SOMEWHAT	Working regionally should be done with consideration to transit and parking.