

"In your own words, being as descriptive as possible, please tell me what you think a "deed-restricted" home is."

GENDER	AGE RANGE	PARTY	HOME	HOUSING - PROBLEM	VERBATIM RESPONSE
FEMALE	18-34	DEMOCRAT	OWN	BIG	One where the value can only increase by a certain % each year to keep the housing continuously affordable.
FEMALE	18-34	DEMOCRAT	OWN	BIG	A deed-restricted home to me means that you cannot sell it for a profit. It is a trap. I wouldn't buy real estate, if I can't make a profit.
MALE	18-34	DEMOCRAT	OWN	BIG	It is any housing restriction or reserved for an Eagle County full time employee. Deed restricted can also put a cap on the resale value of some of these homes.
MALE	18-34	DEMOCRAT	OWN	BIG	Selling a home for a price lower than its value so it can be affordable.
MALE	18-34	DEMOCRAT	OWN	BIG	It is a home that is being controlled on the pricing for buying and selling and its availability to specific residents. This is where I live now.
FEMALE	35-44	DEMOCRAT	OWN	BIG	A home that requires the occupants to live and work in the area that cannot be rented out and must be their primary residence and has restrictions on how much sale price or rent can increase.
FEMALE	35-44	DEMOCRAT	OWN	BIG	Affordable or "attainable" housing that restricts appreciation to keep costs down.
FEMALE	35-44	DEMOCRAT	OWN	BIG	Deed restricted home is a way for long term locals with limited funds to own a home in the Vail valley. There is a cap on the sale price to keep the buying price "affordable" for those people
FEMALE	35-44	DEMOCRAT	OWN	BIG	It can only be bought/sold to someone who qualifies for the restrictions that are put in place.
FEMALE	35-44	DEMOCRAT	OWN	BIG	They are homes that have certain requirements on who can live in them or how much they can be appreciated over time.
MALE	35-44	DEMOCRAT	OWN	BIG	A home that has a deed restriction on buying, owning, or selling.

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GENDER	AGE RANGE	PARTY	HOME	HOUSING - PROBLEM	VERBATIM RESPONSE
MALE	35-44	DEMOCRAT	OWN	BIG	I think they're great if you start low enough to get in. I've been in deed restricted housing for 11 years and now have enough equity to purchase on the open market. This would not have happened for me with out the program. The current new deed restricted housing starting at \$500k missed the mark though. That is way to much to start at. They may have to look a little less fancy and maybe cheaper interiors, but I think \$250k - \$300k would have hit the people we want to stick around and make lasting careers here. People that can afford \$500+ can already afford to get into the open market in this valley.
MALE	35-44	DEMOCRAT	OWN	BIG	Must live/work in the valley. Can not be a second home either.
FEMALE	45-54	DEMOCRAT	OWN	BIG	A "deed restricted home" would be a lower cost home that the owner is not allowed to sell for a profit. And when they do it must be filled by another full-time working resident in the area.
FEMALE	45-54	DEMOCRAT	OWN	BIG	A home that someone who works in the Valley 30+ hours/week can purchase. Or, someone who has employees who meet the 30+ hours a week can purchase an put employee in it. Or, someone can purchase and rent to those who work 30+ hours a week in the Valley. In the InDeed program, there is not a cap on appreciation of the home.
FEMALE	45-54	DEMOCRAT	OWN	BIG	Deed restricted home are either existing units or new units that are sold below market rate to local residents. Often a lottery system is used for new projects. Owners must live and work year round in the county, if the owner wants to rent their home the tennants must meet the same qualifications and the lease must be no kess thab 30 days. Deed restrictions limit the appreciation that a property can experience and buyers must meet the above mentioned qualifications
FEMALE	45-54	DEMOCRAT	OWN	BIG	Depends on the deed restriction. But in Vail there are some based solely on working in Eagle County.
FEMALE	45-54	DEMOCRAT	OWN	BIG	Limits amount home price can go up and who can purchase and live in the home.

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FEMALE	45-54	DEMOCRAT	OWN	BIG	One that can only appreciate at a nominal rate, thus keeping overall value and price lower than market.
FEMALE	45-54	DEMOCRAT	OWN	BIG	Well, I live in one, so it means that there is a restriction on the ownership or use of the home. And in the case of what the VLHA does, it means that the restriction requires the owner or renter to be a local employee.
FEMALE	45-54	DEMOCRAT	OWN	BIG	A deed-restricted home is a place for a local worker to live. The town subsidizes that home in some way and places restrictions on who can live there based on where they work.
MALE	45-54	DEMOCRAT	OWN	BIG	A home that is lower in price for locals that will achieve minimal appreciation.
MALE	45-54	DEMOCRAT	OWN	BIG	Creating a new market.
MALE	45-54	DEMOCRAT	OWN	BIG	Deed restricted homes are usually sold at a lower cost, then upon resale you are limited to a 2% or 3% sale increase, regardless of market situation.
FEMALE	55-64	DEMOCRAT	OWN	BIG	A home that has a limited increase in value and sold to Town of Vail residents or workers. But, I know many "deed restricted home" are now owned by Denver residents and by successful Town of Vail business owners which makes it hard for others with lower income to qualify through the lottery.
FEMALE	55-64	DEMOCRAT	OWN	BIG	Home only appreciates a certain percentage per year, not based on fair market value or open market. Keeps it "affordable."
MALE	55-64	DEMOCRAT	OWN	BIG	A good thing.
MALE	55-64	DEMOCRAT	OWN	BIG	A home that is restricted to being purchased by someone living and working within Vail or Eagle County and often has a limit placed on it's resale appreciation value to be somewhat close to inflation. Good as stops housing getting too expensive too quickly like Pitkin Creek did. Downside is owners may get stuck as equity they build up is limited to this amount and what they pay off in the mortgage. Not so bad if they're not planning on speculating and have options of a bigger deed restricted house if they get a family.

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MALE	55-64	DEMOCRAT	OWN	BIG	A home which has its resale value limited.
MALE	55-64	DEMOCRAT	OWN	BIG	Any restriction that modifies the deed effecting the ownership or us of the property.
MALE	55-64	DEMOCRAT	OWN	BIG	Legal document that puts restrictions on private property such as occupant requirements or appreciation caps.
FEMALE	65+	DEMOCRAT	OWN	BIG	A home that can only be sold for a certain amount depending on purchase price.
FEMALE	65+	DEMOCRAT	OWN	BIG	A residence where Appreciation is capped to a certain percentage set in the deed at time of transfer. This cap has been agreed to by builder or owner before sale in response to an amount paid by Town of Vail &/or VLHA to builder/owner for selling/deed restricting the property for less than the market value at present or foreseen at a future sale.
FEMALE	65+	DEMOCRAT	OWN	BIG	An original controlled selling price with restrictions on allowed increase in resale pricing.
FEMALE	65+	DEMOCRAT	OWN	BIG	Value can only go up by 3% a year, open to residents or employees of Town of Vail.
FEMALE	65+	DEMOCRAT	OWN	BIG	Deed-restricted homes mean that the prices of the homes cannot increase. It is not open to the usual forces of inflation.
MALE	65+	DEMOCRAT	OWN	BIG	A covenant in a deed which limits the usage, sale price or some other restriction on the property.
MALE	65+	DEMOCRAT	OWN	BIG	Great idea.
MALE	65+	DEMOCRAT	OWN	BIG	Housing that has income and asset limitations on buyers.
MALE	65+	DEMOCRAT	OWN	BIG	It requires the local resident to work in ECO a minimum of 30 hours per week and not use the resident as an investment!
MALE	65+	DEMOCRAT	OWN	BIG	One that must be occupied by residents working 30 hours or more in upper eagle valley, rental for not for less than 30 days.
MALE	65+	DEMOCRAT	OWN	BIG	It means it can only be purchased or leased by a full-time employee in the town of Vail. It often means that if it is for purchase, the resale value is capped at a certain percentage per year.
FEMALE	18-34	OTHER	OWN	BIG	A deed-restricted home is limiting the types of people living in that residence.

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FEMALE	35-44	OTHER	OWN	BIG	a "deed-restricted" home is a property that Town of Vail has limited how it can be used and how much it can appreciate.
FEMALE	45-54	OTHER	OWN	BIG	Stupid. Everyone knows someone who is cheating the program. I know of many I don't think government should be in the business of bidding against the little guy. Prices are instantly driven up as everyone knows the government has deep pockets.
FEMALE	18-34	REFUSED	OWN	BIG	Properties that are restricted via owner/resident qualifications, rules, and in some cases property capital appreciation caps.
FEMALE	18-34	REFUSED	OWN	BIG	I have no ideas.
FEMALE	35-44	REFUSED	OWN	BIG	A home that is owned but can only accrue a certain amount of increases value per year.
FEMALE	35-44	REFUSED	OWN	BIG	I know what a deed restricted is, I was in the housing lottery until I said the hell with you and purchased on the open market. Your problem is that rather than building more "affordable housing" before crisis hit you waited and are now in a position to be reactive rather than proactive. Big mistake.
FEMALE	45-54	REFUSED	OWN	BIG	Has to be primary residence, cannot be investment property. Will only gain a certain amount of value per year.
FEMALE	45-54	REFUSED	OWN	BIG	One that must be owned by a local and used by that person not as a rental.
FEMALE	55-64	REFUSED	OWN	BIG	For sale at a restricted low price, and available to people that are employed within the town.
FEMALE	55-64	REFUSED	OWN	BIG	Provide low income residents with housing. Have capped appreciation on the property.
MALE	55-64	REFUSED	OWN	BIG	Agreement that restricts the use of the home in some way.
FEMALE	65+	REFUSED	OWN	BIG	It limits the amount that the home can increase when goes back on the market.
MALE	65+	REFUSED	OWN	BIG	Specific county employees can only buy and price appreciation is limited.

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GENDER	AGE RANGE	PARTY	HOME	HOUSING - PROBLEM	VERBATIM RESPONSE
FEMALE	REFUSED	REFUSED	OWN	BIG	One that can be sold or rented only to local workers who meet specific criteria such as working at least 30 hours per week in Vail or Eagle County. Must be lived in by the worker, cannot be sub-letted. Usually an appreciation cap applies on for-sale units and the units must be the only property owned in Eagle County by the owner.
MALE	REFUSED	REFUSED	OWN	BIG	A unit has to be utilized in the manner that the deed states.
FEMALE	18-34	REPUBLICAN	OWN	BIG	A lower cost home (not necessarily "affordable") that has restrictions on the resale value to continue at the lower price.
FEMALE	18-34	REPUBLICAN	OWN	BIG	Something I am not interested in because you can not buy a home like this as an investment and can never expect to make any money on it
FEMALE	35-44	REPUBLICAN	OWN	BIG	The sale of the property must be to a full time resident/employee or be used as a rental for a full time resident/employee.
MALE	35-44	REPUBLICAN	OWN	BIG	"Affordable" homes/condos that have limited capital gains if and when the owner sells.
FEMALE	45-54	REPUBLICAN	OWN	BIG	A "deed restricted home" is for town of Vail employees. Rent is a bit cheaper than non deed restrictions.
FEMALE	45-54	REPUBLICAN	OWN	BIG	A home that can only increase in value by a certain percentage each year.
FEMALE	45-54	REPUBLICAN	OWN	BIG	It is something that is set aside for a Vail employee who works more than 30 hours a week.
MALE	45-54	REPUBLICAN	OWN	BIG	A home that is restricted for occupancy by full time local residents vs 2nd home owners or short term renters.
MALE	45-54	REPUBLICAN	OWN	BIG	Locals can purchase a dwelling and is limited in the amount of profit that is made if ever sold.
MALE	45-54	REPUBLICAN	OWN	BIG	I have no comments.
MALE	45-54	REPUBLICAN	OWN	BIG	A deed-restricted home is for anyone working in Eagle County. People who are working over 30 hours per week have the right to live in a deed-restricted home.
FEMALE	55-64	REPUBLICAN	OWN	BIG	Home may only be sold to a buyer that meets certain income requirements.

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FEMALE	55-64	REPUBLICAN	OWN	BIG	It can only be sold to certain residents who are full time residents of a said community. The resale price is capped and initial price is lower than free market.
FEMALE	55-64	REPUBLICAN	OWN	BIG	Not 100 percent sure!
FEMALE	55-64	REPUBLICAN	OWN	BIG	You cannot make money when you sell the house.
FEMALE	55-64	REPUBLICAN	OWN	BIG	A deed-restricted home means that it has restrictions when it comes to the residents who get to stay.
MALE	55-64	REPUBLICAN	OWN	BIG	Deed restricted. As long as you are employed within the boundaries of the town of Vail . You should be able to live and purchase a deed restricted unit. You should not be able to sub lease or rent it out . the owner should live in that unit and work in the town. When you reach retirement age , you should be able to keep your unit. Again , no subleasing or renting it out. Then it becomes a circus with tenants in and out. You retire. it's still yours , and you live in it.
MALE	55-64	REPUBLICAN	OWN	BIG	One that can only be purchased by a locally employed full time resident with a certain income level and the property can only be sold to a similar buyer in the future at a certain level of price appreciation.
MALE	55-64	REPUBLICAN	OWN	BIG	The deed-restricted homes are offered to workers and people who live in Vail. They can purchase properties, but when they go to sell it, they earn no profits. It goes back into the pool.
MALE	65+	REPUBLICAN	OWN	BIG	Home built by or owned by the town, then sold with the restriction the price can not increase more than a pre set percentage per year.
MALE	65+	REPUBLICAN	OWN	BIG	Resale price capped.
MALE	65+	REPUBLICAN	OWN	BIG	I don't know how to answer properly.
MALE	REFUSED	REPUBLICAN	OWN	BIG	A restriction that stays on the deed of the property that is set forth by the developer, local government, etc. The restrictions themselves can vary greatly.
FEMALE	18-34	UNAFFILIATED	OWN	BIG	No vacation rental allowed, only full time workers can live there.

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GENDER	AGE RANGE	PARTY	HOME	HOUSING - PROBLEM	VERBATIM RESPONSE
MALE	18-34	UNAFFILIATED	OWN	BIG	Typically there would be some appreciation cap that limits helps maintain reasonable purchase prices for those that can't afford "market" price on homes.
FEMALE	35-44	UNAFFILIATED	OWN	BIG	A deed restriction restricts who may live in the residence, renting opportunities, and resale opportunities.
FEMALE	35-44	UNAFFILIATED	OWN	BIG	A home that could be on the free market but isn't because it has been "deed-restricted" in order to temper the price and keep it as "affordable" as it can be for those living and working in the town of Vail.
FEMALE	35-44	UNAFFILIATED	OWN	BIG	Restricted either to be sold to people who work in Eagle County and/or a control on how much the house can increase in value per year.
FEMALE	35-44	UNAFFILIATED	OWN	BIG	It has an appreciation tax and restrictions to who can live there.
FEMALE	35-44	UNAFFILIATED	OWN	BIG	Homes have restrictions, like real restrictions and profit margins.
MALE	35-44	UNAFFILIATED	OWN	BIG	A dwelling which has a cap set on appreciation, with caveat for capital improvements, which is available to those who work 30+ hours in Town of Vail.
MALE	35-44	UNAFFILIATED	OWN	BIG	A home that is restricted in its use/occupancy. It varies based on the language in the deed restriction.
MALE	35-44	UNAFFILIATED	OWN	BIG	A property with encumbrances to the allowable use and occupancy.
MALE	35-44	UNAFFILIATED	OWN	BIG	In Vail it is a home of various types where the town owns the land and the owner owns the structure. It can only increase in value at a predetermined percentage. The owner must work in Vail, must be their primary residence, and not own any other property in Eagle County.
MALE	35-44	UNAFFILIATED	OWN	BIG	You need to work in the County full time, HOA is a must, fixed increase of home's value, must live there.
MALE	35-44	UNAFFILIATED	OWN	BIG	A deed-restricted home is a home that you can buy at reduced costs. It will not increase the possibility of having more than a certain percentage per year or beyond the percentage that is decided by the Local Housing Authority.

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MALE	35-44	UNAFFILIATED	OWN	BIG	It is a home that we can purchase and live in, can't rent, and can't resell to make a profit.
FEMALE	45-54	UNAFFILIATED	OWN	BIG	A "deed-restricted" home is a Vail "affordable" home.
FEMALE	45-54	UNAFFILIATED	OWN	BIG	Deed-restricted home is when you are only able to capitalize a percentage per year and not sell at market value.
FEMALE	45-54	UNAFFILIATED	OWN	BIG	Deed-restricted means that the value of the home cannot increase beyond a set percentage. I've heard that in Aspen "deed-restricted" homes are often not well-maintained. Why would someone invest in a property that cannot increase in value? it's a bad solution.
FEMALE	45-54	UNAFFILIATED	OWN	BIG	Homes that are designated for 30 hr per week employees who work and reside in Eagle County; re-sale is capped at a specific percentage.
FEMALE	45-54	UNAFFILIATED	OWN	BIG	Limited appreciation on the value of the house, AND/OR, limited to who can live in the house.
FEMALE	45-54	UNAFFILIATED	OWN	BIG	One that ensures a locally employed worker (for a local company, not someone living here and working remotely) is living in the unit, which has an appreciation cap on resale, to keep prices "affordable" / lower than market.
MALE	45-54	UNAFFILIATED	OWN	BIG	A deed restriction can be very open or very narrowly constructed. For these purposes, one would think the Town would be creating deed restrictions that require residents of said units to work in the Town of Vail.
MALE	45-54	UNAFFILIATED	OWN	BIG	A home that has some limitation in place on the ownership and/or transferability of the property.
MALE	45-54	UNAFFILIATED	OWN	BIG	Bylaws governing the community which regulate homeowners and their property. Deed restrictions differ from HOA to HOA. Tell Us what the Town of Vail? Deed restrictions are exactly?
MALE	45-54	UNAFFILIATED	OWN	BIG	Home restricted to local workers employed 30 hours per week. No income restriction no resale cap.
MALE	45-54	UNAFFILIATED	OWN	BIG	Limitations on ownership and capital appreciation.

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GENDER	AGE RANGE	PARTY	HOME	HOUSING - PROBLEM	VERBATIM RESPONSE
MALE	45-54	UNAFFILIATED	OWN	BIG	Owner-occupied or longterm rental. Other restrictions such as appreciation cap, ownership of other property in the county, and must live and work in Eagle County may apply.
FEMALE	55-64	UNAFFILIATED	OWN	BIG	A home that is available to be purchased for less than market rate but with restricted appreciation. It also has other employment restrictions.
FEMALE	55-64	UNAFFILIATED	OWN	BIG	A home that is offered at below market value, to be owned, and restricted in use and sale.
FEMALE	55-64	UNAFFILIATED	OWN	BIG	A home whose occupancy and/or ownership is legally restricted to individuals with certain defined characteristics, typically residency, employment, or income.
FEMALE	55-64	UNAFFILIATED	OWN	BIG	A restriction that runs with the land which requires the occupant to reside in the home as their primary residence and work 30 hours per week in Eagle County.
FEMALE	55-64	UNAFFILIATED	OWN	BIG	Home that is dedicated to people who live here full time, year round.
FEMALE	55-64	UNAFFILIATED	OWN	BIG	Need to work in the Town of Vail with a 30 hour week minimum
FEMALE	55-64	UNAFFILIATED	OWN	BIG	Restrictions that show what a home should be used for or not used for.
MALE	55-64	UNAFFILIATED	OWN	BIG	A partially subsidized home that a purchaser, meeting certain qualifications, can purchase for a more reasonable price but must meet and adhere to certain restrictions.
MALE	55-64	UNAFFILIATED	OWN	BIG	Anyone that wants to buy a deed restricted hm must work in the Vail valley at least ~30hrs/wk AND possibly has a limited upside on resale price. SO, you have to work 60+ hrs per week to afford a \$500,000 place to live, plus homeowner assoc dues, plus utilities, plus, etc. Not realistic!
MALE	55-64	UNAFFILIATED	OWN	BIG	It is a home which has limitations on who is allowed to occupy it. If "deed-restricted" as an EHU, then the owner and future owners must honor the employee housing restriction.
MALE	55-64	UNAFFILIATED	OWN	BIG	It means there are restrictions as to who can occupy/own the property and restrictions on how the property can appreciate in value for resale.

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MALE	55-64	UNAFFILIATED	OWN	BIG	Local resident housing.
FEMALE	65+	UNAFFILIATED	OWN	BIG	A unit that has conditions attached.
FEMALE	65+	UNAFFILIATED	OWN	BIG	Not for re-Sale because you got a great deal.
FEMALE	65+	UNAFFILIATED	OWN	BIG	It is a home that is restricted to local residents of Vail.
MALE	65+	UNAFFILIATED	OWN	BIG	A home that cannot exceed a certain value and cannot be available to the open market.
FEMALE	REFUSED	UNAFFILIATED	OWN	BIG	A "deed restricted home" is a reasonably priced home that appreciates in value by 3% annually.
MALE	REFUSED	UNAFFILIATED	OWN	BIG	3% or less return on home value.
MALE	REFUSED	UNAFFILIATED	OWN	BIG	A home or rental that is limited to occupancy by full time employees working in Eagle County. It also included price appreciation limited for sale housing with the same work restrictions.
FEMALE	18-34	DEMOCRAT	REFUSED	BIG	A "deed restricted home" is a home where there is a home owners association or someone in charge of the homes or community in a certain area. These homes have certain rules or regulations they must follow in order to live in this community.
MALE	35-44	DEMOCRAT	REFUSED	BIG	Where it's use and financial potential are regulated - for the good of the community - to remain "affordable" in perpetuity (or specified timeframe) in deeded language.
MALE	65+	DEMOCRAT	REFUSED	BIG	Property w/govt ties that have set limits on future sales.
MALE	35-44	REFUSED	REFUSED	BIG	Where the price is low and the appreciation is capped.
MALE	18-34	UNAFFILIATED	REFUSED	BIG	A home where the value can not skyrocket. Where you are mandated by law to sell under a ceertain price to maintain a fair housing market.
MALE	18-34	UNAFFILIATED	REFUSED	BIG	A home with rules.
FEMALE	35-44	UNAFFILIATED	REFUSED	BIG	When you buy a home that has to be regulated to a price when you sell it
MALE	35-44	UNAFFILIATED	REFUSED	BIG	No comment.
FEMALE	18-34	DEMOCRAT	RENT	BIG	A "deed-restricted" home has certain restrictions when buying or selling. IE: Must be a fulltime resident or employee of the area, or the home can only increase a certain percentage per year in selling.

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FEMALE	18-34	DEMOCRAT	RENT	BIG	A home that must be occupied by a full-time resident (someone working in Vail 30+ hours per week). The homeowner receives a \$\$\$ award for deed restricting their house. This doesn't put any caps on the market value or appreciation of the home. The landlord gets \$\$, the inventory of housing options theoretically increases, the tenant gets nothing.
FEMALE	18-34	DEMOCRAT	RENT	BIG	A home that's ownership has certain requirements.
FEMALE	18-34	DEMOCRAT	RENT	BIG	A restriction that limits how much you can sell your home for each year, caps at a certain percentage rate. A restriction that may only full time Eagle County employees to qualify.
FEMALE	18-34	DEMOCRAT	RENT	BIG	Deed-restricted is limiting the housing to a local resident who lives and works in Eagle County at least 75%.
FEMALE	18-34	DEMOCRAT	RENT	BIG	My understanding is that "deed-restricted" housing does not allow home owners the right to rent their property essentially eliminating the second home owner mentality.
FEMALE	18-34	DEMOCRAT	RENT	BIG	The home is bought at a lower price and the resale value is restricted going up in very small increments yearly.
FEMALE	18-34	DEMOCRAT	RENT	BIG	It is a home where the mortgage owner has to rent it out and have a defined annual value increase.
MALE	18-34	DEMOCRAT	RENT	BIG	A home that cannot appreciate in value more than 2% a year, and that must also be sold to an Eagle County resident. I will hopefully be a first time home buyer in the valley this summer and from what I have heard the deed restricted program is out of money, not available with most apartments, and has potentially very negative other restrictions such as not being able to rent it out if you were to move or take a sabbatical.
MALE	18-34	DEMOCRAT	RENT	BIG	Guidelines put into a deed that restrict how that land can be used.
MALE	18-34	DEMOCRAT	RENT	BIG	It is a home that has a cap on the value the owner can sell the property for.

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MALE	18-34	DEMOCRAT	RENT	BIG	One that has been purchased through a lottery at a discounted rate but the new owner is restricted on reselling the property to make profit.
MALE	18-34	DEMOCRAT	RENT	BIG	Owner must work within the county, value of the home is restricted beyond the free market and can only appreciate at 3% annually.
MALE	18-34	DEMOCRAT	RENT	BIG	It has limits as to how many years the owner must live in it themselves before they are able to rent it out themselves.
FEMALE	35-44	DEMOCRAT	RENT	BIG	A house that is owned by the town that can not be sold for a higher price than what the town has previously set.
FEMALE	35-44	DEMOCRAT	RENT	BIG	If you buy a home that is deed restricted, then the property value can only increase by a small amount each year.
FEMALE	35-44	DEMOCRAT	RENT	BIG	It is a home that has a set point for the amount of income that they make and set point of rent.
MALE	35-44	DEMOCRAT	RENT	BIG	It limits what an owner can or cannot do with their property. Similar to an HOA.
MALE	35-44	DEMOCRAT	RENT	BIG	There are multiple levels of deed restrictions, but in general it is designed too prevent second homeowners from buying them by requiring that you work and live here.
FEMALE	45-54	DEMOCRAT	RENT	BIG	600k in west Vail! ??
FEMALE	45-54	DEMOCRAT	RENT	BIG	A home that cannot be sold without the buyer or tenant meeting some requirements.
FEMALE	45-54	DEMOCRAT	RENT	BIG	Deed-restricted means that certain criteria is required to apply and there are also specific requirements when it is sold.
FEMALE	45-54	DEMOCRAT	RENT	BIG	Only full time residents can live within deed restricted. Must work in Eagle Cty, there is a appreciation cap when selling, other covenants as well.
FEMALE	45-54	DEMOCRAT	RENT	BIG	You can buy it at a lower market price and when you sell it - which you don't have a choice who buys it - you do not make typical market profit.
MALE	45-54	DEMOCRAT	RENT	BIG	It is one that is purchased at a certain price. You can't sell it at 3 percent per year.

"In your own words, being as descriptive as possible, please tell me what you think a "deed-restricted" home is."

GENDER	AGE RANGE	PARTY	HOME	HOUSING - PROBLEM	VERBATIM RESPONSE
FEMALE	55-64	DEMOCRAT	RENT	BIG	It is a home that can be rented or sold to an Eagle Valley resident who lives and works here full time.
FEMALE	55-64	DEMOCRAT	RENT	BIG	It is a house or an apartment that can be bought for a certain price.
MALE	18-34	OTHER	RENT	BIG	A home that has certain restrictions placed on it, either type of occupancy or how it can be sold.
MALE	18-34	OTHER	RENT	BIG	A home to be purchased at a lower sales cost or with incentives (like down payment assistance) that can then only be sold with a certain % profit and maybe only to a full time resident.
MALE	35-44	OTHER	RENT	BIG	Not sure in the least bit
FEMALE	45-54	OTHER	RENT	BIG	Fixes appreciation property offered to employees or business owners only.
FEMALE	45-54	OTHER	RENT	BIG	Basically, they are restricted to sell that home. They can move on to something bigger and better. They may be restricted in how much they can sell it for. It depends on the restrictions and where they live. The guidelines are set up by the town codes. They are made from a collaboration of the town and the realtor. People who rent don't have voices or we get a shutout by the people who have more money than we do. They don't care about us. The appreciation on the home is restricted. It is a scam. We are getting locked in. There is nothing we can do about it.
MALE	45-54	OTHER	RENT	BIG	Certain rules apply.
MALE	45-54	OTHER	RENT	BIG	Community does not allow the property owner to do anything they want with, rent to whomever they want
MALE	55-64	OTHER	RENT	BIG	Limits how a property can be used and what can be built on it.
FEMALE	18-34	REFUSED	RENT	BIG	A home that can not be sold for higher value than it was bought.
FEMALE	18-34	REFUSED	RENT	BIG	Restrictions on what you can or cannot do with your property. Whether it's the ability to have a certain size fence or that you can only purchase a property if it's your primary residence

"In your own words, being as descriptive as possible, please tell me what you think a "deed-restricted" home is."

GENDER	AGE RANGE	PARTY	HOME	HOUSING - PROBLEM	VERBATIM RESPONSE
FEMALE	18-34	REFUSED	RENT	BIG	The cost of the house does not become increased based on the surrounding homes/communities. The cost does not go up based on inflation. The home does increase in value over time but not at an inflated rate.
MALE	18-34	REFUSED	RENT	BIG	A "deed restricted home" is a home that is privately own but controlled by the holder of a deed. That holder controls the ownership of the home.
MALE	18-34	REFUSED	RENT	BIG	A home for a resident that works in Eagle County for 30+ hours a week.
MALE	18-34	REFUSED	RENT	BIG	A home where appreciation is only allowed a certain percentage each year.
FEMALE	35-44	REFUSED	RENT	BIG	In Vail - a residential property with an appreciation cap and specific requirements to ensure the property is used as a primary residence. A deed remains in place even if ownership changes.
FEMALE	35-44	REFUSED	RENT	BIG	It varies per contract. It must be your primary residence, you must work FT in that community, the cost remains lower and "affordable."
FEMALE	45-54	REFUSED	RENT	BIG	A situation that screws you. I make \$120,000 a year, work my ass off, single parent, and cannot afford the homes/condos due to not having the \$84,000 to put down. The HOA's are extremely high. I will not purchase a "deed restricted home" as it screws me by not allowing me to sell it for a reasonable price. I am now looking elsewhere to purchase that all my hard work goes into my home value.
MALE	45-54	REFUSED	RENT	BIG	The deed restricted housing is too expensive to be called "affordable."
FEMALE	REFUSED	REFUSED	RENT	BIG	It limits the use of the property.
FEMALE	REFUSED	REFUSED	RENT	BIG	There is a limit on the amount amount you can make on a home and who you can sell a home too.
MALE	18-34	REPUBLICAN	RENT	BIG	The ability to provide a home at an"affordable"cost with a cap on increasing the value of your home.
FEMALE	35-44	REPUBLICAN	RENT	BIG	It is a home that is restricted on the amount you can buy or sell it for.

"In your own words, being as descriptive as possible, please tell me what you think a "deed-restricted" home is."

GENDER	AGE RANGE	PARTY	HOME	HOUSING - PROBLEM	VERBATIM RESPONSE
MALE	35-44	REPUBLICAN	RENT	BIG	I think it is a home that is only available to people who work 30 hours a week in Vail. There is a cap on the profit that they can make if they sell it to a Vail resident. It cannot be rented out through Airbnb and such.
FEMALE	45-54	REPUBLICAN	RENT	BIG	Only residents working in the town of Vail would be able to occupy the property.
FEMALE	45-54	REPUBLICAN	RENT	BIG	A home that the city of Vail ultimately owns but an individual can purchase if they are willing to buy certain rules such as the home's costs, only rising at 3% a year maximum.
FEMALE	45-54	REPUBLICAN	RENT	BIG	It is not market-based. It only increases by 2 to 3 percent a year.
MALE	45-54	REPUBLICAN	RENT	BIG	A home where you pay cheaper rent but don't get all the other options other home owners in the same area get.
MALE	45-54	REPUBLICAN	RENT	BIG	It is something you have to sell within the restrictions of the deed.
MALE	55-64	REPUBLICAN	RENT	BIG	The community has covenants and restrictions which pertain to homes and land.
FEMALE	18-34	UNAFFILIATED	RENT	BIG	A deed restricted home is one that you buy knowing that you can only rent it out to Vail residents. Housing value is based on a certain percentage.
FEMALE	18-34	UNAFFILIATED	RENT	BIG	A "deed restricted home" is a property with criteria set in the event of purchase that may include restrictions as to the amount of appreciation that may occur annually or other requirements such as it must be occupied by someone who lives and works full time in the area.
FEMALE	18-34	UNAFFILIATED	RENT	BIG	A "deed restricted home" is an "affordable" option for a Town of Vail employee (30 hours or more) to purchase/rent home.
FEMALE	18-34	UNAFFILIATED	RENT	BIG	A home that has certain regulations in place to benefit our locals. One example may be that you have to be employed in Eagle County or the property cannot be rented short term.
FEMALE	18-34	UNAFFILIATED	RENT	BIG	Homes available for purchase for families in lower household income brackets; purchase prices are always controlled, and purchasers must meet additional requirements.

"In your own words, being as descriptive as possible, please tell me what you think a "deed-restricted" home is."

GENDER	AGE RANGE	PARTY	HOME	HOUSING - PROBLEM	VERBATIM RESPONSE
FEMALE	18-34	UNAFFILIATED	RENT	BIG	Housing that is being secured for local residents. There is a point system to which it operates under. How long you've lived in the area, where do you work, how long you've worked there. it's the more time you've lived here, if you work in in the county and town you receive more points. And people who have been here for 10 yrs are still on a list for housing.
FEMALE	18-34	UNAFFILIATED	RENT	BIG	Needs to be owned or rented to a person who works a minimum of 30 hours per week in Eagle County.
FEMALE	18-34	UNAFFILIATED	RENT	BIG	Not sure.
FEMALE	18-34	UNAFFILIATED	RENT	BIG	One that is available only to people who live and work full time in Vail. Can be sold only to those people at a restricted profit.
FEMALE	18-34	UNAFFILIATED	RENT	BIG	It is when you can buy a place and you can't really sell it for an inflated price. You probably can get small amounts of money back, but can't flip it right away.
FEMALE	18-34	UNAFFILIATED	RENT	BIG	It is a home that limits the amount and types of occupants who can be in the house.
MALE	18-34	UNAFFILIATED	RENT	BIG	1 year lease
MALE	18-34	UNAFFILIATED	RENT	BIG	A "deed-restriction" refers to a list of rules governing what you can and cannot do on your property. Not to be mistaken, however, with an HOA. Somewhat similar, but different.
MALE	18-34	UNAFFILIATED	RENT	BIG	A "deed restricted home" is any unit that has a limitation placed on the deed. There are a bunch of different types. It could be market capped or have some sort of use restriction on it.
MALE	18-34	UNAFFILIATED	RENT	BIG	A home where the deed is restricted.
MALE	18-34	UNAFFILIATED	RENT	BIG	Any type of residential deed that restricts the use of the property. In this case largely to provide "affordable" local housing for people who live and work in Vail.
MALE	18-34	UNAFFILIATED	RENT	BIG	It is a home where you must live and work in the county.

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GENDER	AGE RANGE	PARTY	HOME	HOUSING - PROBLEM	VERBATIM RESPONSE
FEMALE	35-44	UNAFFILIATED	RENT	BIG	A home "affordable" to the blue collar worker, not a home that aligns with the exorbitant inflation of the area. It also should only be allowed to be purchased by a year round resident who actually needs the housing.
FEMALE	35-44	UNAFFILIATED	RENT	BIG	A home that is restricted to buyers/occupants who work in the Town of Vail a minimum of 32 hours per week, or are able to prove that 75% of their income comes from a Vail based business.
FEMALE	35-44	UNAFFILIATED	RENT	BIG	Basically an "affordable" but cheap duplex that the buyer is unable to make any money off of when they sell.
FEMALE	35-44	UNAFFILIATED	RENT	BIG	Limited number of homes offered to full time-year round residents that work in Eagle County a minimum of 30 hours per week. Lottery system...I believe that a set amount of equity can be gained yearly. 3% deed restricted meaning restricted to whom can purchase the home and how much equity can be gained yearly.
FEMALE	35-44	UNAFFILIATED	RENT	BIG	It is only available to certain residents.
MALE	35-44	UNAFFILIATED	RENT	BIG	A house with a 3% market cap, available to people that live/work in the county for over 30 hrs a week. Other restrictions including not being able to rent it out.
MALE	35-44	UNAFFILIATED	RENT	BIG	A house with certain requirements of ownership.
MALE	35-44	UNAFFILIATED	RENT	BIG	It is a contract that restricts the availability of using your own property for a variety of things that don't fall into the "town's politicians" idea of what the town should be.
MALE	35-44	UNAFFILIATED	RENT	BIG	No idea.
MALE	35-44	UNAFFILIATED	RENT	BIG	Properties that have an assigned appreciation cap designed to keep them "affordable" and to discourage investors from flipping them.
MALE	35-44	UNAFFILIATED	RENT	BIG	This is a home that is required to stay below a certain percentage of appreciation yearly and if rented, must be offered at a fair rate to local county workers. NEED MORE!
FEMALE	45-54	UNAFFILIATED	RENT	BIG	Appreciation and buyers are restricted/limited to keep housing "affordable" and available to residents of Vail/Eagle County.

"In your own words, being as descriptive as possible, please tell me what you think a "deed-restricted" home is."

GENDER	AGE RANGE	PARTY	HOME	HOUSING - PROBLEM	VERBATIM RESPONSE
FEMALE	45-54	UNAFFILIATED	RENT	BIG	I think it should mean that only people who can show need to live here - because we work here and need "affordable housing" - can purchase the home. I don't think the lottery should allow people to participate who have tons of money already and can afford to buy houses here already, or to buy homes for their kids to live in, etc. Working people need first dibs... so there should be checks to make sure the people buying / living there actually fit the description.
FEMALE	45-54	UNAFFILIATED	RENT	BIG	Restricted to those who work at least 32 hours in Town of Vail and appreciation is limited to 3% annually.
FEMALE	45-54	UNAFFILIATED	RENT	BIG	It is a housing unit that is sold for an appropriate price and cannot be sold until two to five years later. There will be a restricted price.
FEMALE	45-54	UNAFFILIATED	RENT	BIG	It is a house that you buy and can't sell. It goes up at a very small rate. As far as being horrible to the people who are living here, it isn't even close.
MALE	45-54	UNAFFILIATED	RENT	BIG	A "fair value" housing opportunity which are great for year-round residents.
MALE	45-54	UNAFFILIATED	RENT	BIG	A home deed that restricts what the owner can do with their property. For example, this could be a restriction on how much the owner can make on his/her property annually or who the owner can sell to upon the sale of the property.
MALE	45-54	UNAFFILIATED	RENT	BIG	A home with limited upside and downside.
MALE	45-54	UNAFFILIATED	RENT	BIG	Making available a dwelling to one who meets certain financial conditions.
MALE	45-54	UNAFFILIATED	RENT	BIG	Not sure.
MALE	45-54	UNAFFILIATED	RENT	BIG	Understand I'm familiar.
MALE	45-54	UNAFFILIATED	RENT	BIG	A deed-restricted home is a home where the value of the home is capped every year to a certain percentage and is a home for low income residents.
MALE	55-64	UNAFFILIATED	RENT	BIG	A home that has a set appreciation value based on a government index and not market forces.

"In your own words, being as descriptive as possible, please tell me what you think a "deed-restricted" home is."

GENDER	AGE RANGE	PARTY	HOME	HOUSING - PROBLEM	VERBATIM RESPONSE
MALE	65+	UNAFFILIATED	RENT	BIG	A deed-restricted home is can't be rented out. The town has paid them money so that they can't rent it out. The town has paid them some money so that when they go to sell the house, they are limited to what they can sell it for.
MALE	REFUSED	UNAFFILIATED	RENT	BIG	It is a property that has had certain restrictions on its deed that can do any number of things. (ie. limit its resale value, limited its appreciation, limit who can live there, limit the time it can be resold.) Really its whatever the owners of the property says he want the deed restriction to imply.
MALE	45-54	DEMOCRAT	OWN	NOT AT ALL	Deed restricted housing limits what the land can be used for and what can be built there. In Vail's case it means restricting the housing to low income earners.
MALE	65+	DEMOCRAT	OWN	NOT AT ALL	Deed contains restrictions, that in this context means restricted by income.
FEMALE	65+	OTHER	OWN	NOT AT ALL	That is a limitation on ownership to benefit the price.
MALE	35-44	REFUSED	OWN	NOT AT ALL	A "deed restricted home" limits who can live in a particular unit (usually a resident of Town of Vail or Eagle County in our particular case). It also artificially limits the appreciation one can realize from an investment. This is a largely unforeseen consequence of home ownership in a "deed-restricted" unit. Taking out a loan at 4-6% and only being able to make 3% on your deed restriction guarantees a loss for the buyer. This loss may be offset by increasing rent...which only further exasperates the housing "problem."
MALE	35-44	REPUBLICAN	OWN	NOT AT ALL	A "deed restricted home" is a way to provide housing for people who work in Vail. These people like to complain about housing-But the majority of them don't want to live in Vail anyway. They're having families and want to live down valley where families live. Again, not a Town of Vail problem. Every resort town has this issue. You don't see Aspen or Telluride building "affordable" housing "right in the middle of town. They put money into an "affordable" bus service.

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GENDER	AGE RANGE	PARTY	HOME	HOUSING - PROBLEM	VERBATIM RESPONSE
MALE	35-44	REPUBLICAN	OWN	NOT AT ALL	A home that can only be purchased by certain people, in this case based on where they live or work. Also typically restricted by the annual increase in value.
MALE	35-44	REPUBLICAN	OWN	NOT AT ALL	A home that is not available on the free market and is restricted to whatever the deed states.
MALE	55-64	REPUBLICAN	OWN	NOT AT ALL	Rules determine who may buy the house. Sale price of the home is only allowed to increase a designated amount annually from the purchase price.
FEMALE	65+	REPUBLICAN	OWN	NOT AT ALL	The homes cannot be used for any purpose at all. It causes the inability for seasonal workers to use the homes for any reason.
MALE	65+	REPUBLICAN	OWN	NOT AT ALL	Can only be sold to Eagle County full time residents who work in Eagle County at a discount and price can only rise a cost of living index per year.
MALE	55-64	UNAFFILIATED	OWN	NOT AT ALL	Requires occupant to work within the town and owner can only rent to a qualified occupant. Appreciation is capped.
MALE	55-64	UNAFFILIATED	OWN	NOT AT ALL	Restriction on sales and use guidelines. Caps re-sell price to set percentage and potential buyers qualifications.
MALE	REFUSED	UNAFFILIATED	OWN	NOT AT ALL	A home that must be occupied by someone working in Eagle County for 30 hours a week. The town gives compensation to the homeowner who deed restricts his property.
MALE	45-54	DEMOCRAT	RENT	NOT AT ALL	A restriction on the deed that restricts who may live in the unit, appreciation caps (type 1), etc.
FEMALE	35-44	DEMOCRAT	OWN	NOT TOO MUCH	It places constraints on the property. Any or a combination of price, value appreciation, buyer, purpose, or occupant criteria.
MALE	35-44	DEMOCRAT	OWN	NOT TOO MUCH	A home that can only be sold to a certain person.
FEMALE	45-54	DEMOCRAT	OWN	NOT TOO MUCH	This pertains to restrictions placed on a property such as who can buy/sell that property, time period placed on the property before it can be bought/sold, etc.

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GENDER	AGE RANGE	PARTY	HOME	HOUSING - PROBLEM	VERBATIM RESPONSE
MALE	55-64	DEMOCRAT	OWN	NOT TOO MUCH	A deed restriction is simply a contract. In the context of a home in Vail it is a contract between a property owner and the Town of Vail. The contract states the terms a restricted home may be used and the enforcement mechanism.
MALE	55-64	DEMOCRAT	OWN	NOT TOO MUCH	One designated for local residents with limited income.
FEMALE	65+	DEMOCRAT	OWN	NOT TOO MUCH	It is supposed to be "affordable housing" for those who qualify under the specific program.
MALE	65+	DEMOCRAT	OWN	NOT TOO MUCH	Dunn investment.
MALE	65+	DEMOCRAT	OWN	NOT TOO MUCH	Just as it reads, one has restrictions on selling. To whom and for what amount.
MALE	65+	DEMOCRAT	OWN	NOT TOO MUCH	Property where the limits on future appreciation is controlled and the class of permitted owners or occupants is limited by the town.
MALE	65+	DEMOCRAT	OWN	NOT TOO MUCH	I have no responses on that. I do not know.
FEMALE	45-54	REFUSED	OWN	NOT TOO MUCH	A home to be purchased, owned and loved in by someone who works IN Eagle County. The purchase price is "affordable" and later on, the increase in price to sell the house is limited to a small percentage....NOT market value.
MALE	45-54	REFUSED	OWN	NOT TOO MUCH	A residence that is either capped on appreciation over time or a residence that is dedicated to employees who work in the town boundaries or Eagle County a certain number of hours.
FEMALE	55-64	REFUSED	OWN	NOT TOO MUCH	Home can only be sold for so much.
FEMALE	65+	REFUSED	OWN	NOT TOO MUCH	A residence that is deemed to be owned or rented under the Town of Vail directives and kept as home for residents or Vail employment with guidelines as to cost or residence by Town of Vail.
MALE	65+	REFUSED	OWN	NOT TOO MUCH	You have to be an Eagle County Resident to obtain the housing. I believe it should be limited to employees in the Vail Area not the whole county.
MALE	65+	REFUSED	OWN	NOT TOO MUCH	A deed-restricted home is a home that is solely used by an employee of Eagle County. It is a home that is solely being used or rented by an employee in Eagle County, Colorado 365 days a year. It should be a full-time year-round employee.

"In your own words, being as descriptive as possible, please tell me what you think a "deed-restricted" home is."

GENDER	AGE RANGE	PARTY	HOME	HOUSING - PROBLEM	VERBATIM RESPONSE
FEMALE	REFUSED	REFUSED	OWN	NOT TOO MUCH	The program with its undisclosed long term costs and lack of an exit strategy to end the deed restriction or reprice the properties without total disclosure and transparency to the public.
FEMALE	REFUSED	REFUSED	OWN	NOT TOO MUCH	Where qualified buyer can only earn so much when reselling the home and home needs to be sold to Eagle County resident.
MALE	REFUSED	REFUSED	OWN	NOT TOO MUCH	A ripoff for the tax payer and a scam for the buyer.
MALE	REFUSED	REFUSED	OWN	NOT TOO MUCH	Deed restrictions can regulate what color you can paint your house, what landscaping is required. It can restrict parking of a motor home or boat on your property. It can require employment in town or have income requirements. It can limit appreciation. Whatever the seller wants to limit and what someone is willing to agree to.
MALE	45-54	REPUBLICAN	OWN	NOT TOO MUCH	A home that can only appreciate a set amount of a specific timetable, meant to encourage locals to stay in there home.
MALE	45-54	REPUBLICAN	OWN	NOT TOO MUCH	A home that's the value increase are limited to inflation plus improvements.
FEMALE	65+	REPUBLICAN	OWN	NOT TOO MUCH	It must be sold to an eligible resident (employee) if it is resold.
MALE	65+	REPUBLICAN	OWN	NOT TOO MUCH	It is a home that requires a minimum down payment and a cap on the appreciation over a period of time.
MALE	65+	REPUBLICAN	OWN	NOT TOO MUCH	It is a home for employees of Vail Valley who spend more than 30 hours a week. As a result, they get a break on the cost of the house, but they are restricted in selling the house.
MALE	35-44	UNAFFILIATED	OWN	NOT TOO MUCH	A home that has restrictions on its sale and the gain that can be realized. They are generally developed with wasteful incentives from the government.
MALE	45-54	UNAFFILIATED	OWN	NOT TOO MUCH	A "deed-restricted" home is one where use of the property is limited by a restriction recorded against the deed. In Vail's case, the subject property must be occupied by a person working in Eagle County at least 30 hrs/week.
MALE	45-54	UNAFFILIATED	OWN	NOT TOO MUCH	In this case a property with a deed that restricts it occupancy to someone who lives and works in Eagle County for at least 30 hour per week.

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GENDER	AGE RANGE	PARTY	HOME	HOUSING - PROBLEM	VERBATIM RESPONSE
FEMALE	55-64	UNAFFILIATED	OWN	NOT TOO MUCH	Deed restrictions, often called are restrictions contained in a deed that limit how a property can be used and what can be built on it.
FEMALE	55-64	UNAFFILIATED	OWN	NOT TOO MUCH	Restriction on the sale of property. Only someone meeting the "town guideline" of employee can repurchase the property.
MALE	55-64	UNAFFILIATED	OWN	NOT TOO MUCH	A unit that is restricted for persons that meet the employee criteria and have an appreciation cap on resale.
MALE	55-64	UNAFFILIATED	OWN	NOT TOO MUCH	No comment.
MALE	55-64	UNAFFILIATED	OWN	NOT TOO MUCH	Get the house cheaper now and give up the upside gain.
FEMALE	65+	UNAFFILIATED	OWN	NOT TOO MUCH	A deed restriction means the property can only be occupied by full time employee of either Town of Vail or Eagle County.
FEMALE	65+	UNAFFILIATED	OWN	NOT TOO MUCH	A property that is sold under market value and can only be sold according to the restrictions on the property.
MALE	65+	UNAFFILIATED	OWN	NOT TOO MUCH	A deed restriction is a rider on the deed that prevents some act from taking place in or on the property so restricted.
MALE	65+	UNAFFILIATED	OWN	NOT TOO MUCH	Purchased by full-time local employee for housing, not investment.
FEMALE	REFUSED	REFUSED	REFUSED	NOT TOO MUCH	A deed restriction is something that limits the use of/building of a home in one fashion or another.
FEMALE	35-44	REFUSED	RENT	NOT TOO MUCH	Type of housing that is restricted by some measure. For example, how it is used, how much it can be sold for, what you can build on it, etc.
MALE	65+	DEMOCRAT	OWN	REFUSED	It depends on the terms of the restrictions. Enough is enough. Wages is as much of a problem. Need controls on unrelated tenants. Residential owners should not be taxed for more of this.
FEMALE	65+	REFUSED	OWN	REFUSED	Limitation on property.
MALE	18-34	DEMOCRAT	RENT	REFUSED	A home that has a limit for how much profit you can sell it for.
FEMALE	35-44	DEMOCRAT	RENT	REFUSED	The price of the homes cannot go up. No matter what, the home will sell for the same price. You can only do so much in upgrades to the home.
FEMALE	18-34	DEMOCRAT	OWN	SOMEWHAT	Maybe it is specifically around the rent. You have to buy it.

"In your own words, being as descriptive as possible, please tell me what you think a "deed-restricted" home is."

GENDER	AGE RANGE	PARTY	HOME	HOUSING - PROBLEM	VERBATIM RESPONSE
FEMALE	35-44	DEMOCRAT	OWN	SOMEWHAT	A residential property with some type of restriction permanently affixed to the title. The deed restriction can vary, some cap the appreciation of the home and all (that I know of) indicate specific qualifications for the full time resident such as an Eagle County resident who works 30 hours per week in Eagle County.
FEMALE	45-54	DEMOCRAT	OWN	SOMEWHAT	3% cap on appreciation. Must be working, contributing in the vicinity.
FEMALE	45-54	DEMOCRAT	OWN	SOMEWHAT	Managing investment growth. Great project in west Vail.
MALE	45-54	DEMOCRAT	OWN	SOMEWHAT	A home that has rules about living in it. Typical restrictions include requirements to work in a certain area, the home must be primary residence, and a cap on appreciation.
MALE	45-54	DEMOCRAT	OWN	SOMEWHAT	Homes where the town buys a deed restriction from the owner to lower the market price of the property to make it "affordable" to local residents with full time jobs in the town of Vail.
FEMALE	55-64	DEMOCRAT	OWN	SOMEWHAT	I know why a "deed restricted home" is and I am in approval of having them.
MALE	55-64	DEMOCRAT	OWN	SOMEWHAT	It is where the town provides for the individuals to have the requirements on profits and how much they can sell it for.
FEMALE	65+	DEMOCRAT	OWN	SOMEWHAT	For locals, and resale to approved locals at maximum 3% price increase/years owned.
FEMALE	65+	DEMOCRAT	OWN	SOMEWHAT	It is housing that can only be sold or leased to a full time Eagle County employee and may include limits on yearly appreciation.
FEMALE	65+	DEMOCRAT	OWN	SOMEWHAT	Owner may not sell at market value.
FEMALE	65+	DEMOCRAT	OWN	SOMEWHAT	There is a limit to the amount you can make, when you sell your home.
FEMALE	65+	DEMOCRAT	OWN	SOMEWHAT	They are only being occupied by someone who lives in Vail or the county.
MALE	65+	DEMOCRAT	OWN	SOMEWHAT	Employee housing restricted to Eagle County or Vail specific work force.
MALE	65+	DEMOCRAT	OWN	SOMEWHAT	It is a home that costs less than the average home for someone who is a first-time homeowner and works in the Town of Vail.
MALE	65+	DEMOCRAT	OWN	SOMEWHAT	I don't know how to answer that question.

"In your own words, being as descriptive as possible, please tell me what you think a "deed-restricted" home is."

GENDER	AGE RANGE	PARTY	HOME	HOUSING - PROBLEM	VERBATIM RESPONSE
FEMALE	REFUSED	DEMOCRAT	OWN	SOMEWHAT	Housing allocated for low-income occupants.
FEMALE	REFUSED	DEMOCRAT	OWN	SOMEWHAT	You can only resell for a certain amount...each year it goes only up by that percentage...
FEMALE	35-44	OTHER	OWN	SOMEWHAT	Keeps from flipping houses. You can't sell a property for more than a percentage raise in what you paid.
MALE	55-64	OTHER	OWN	SOMEWHAT	Subject to restrictions.
FEMALE	65+	OTHER	OWN	SOMEWHAT	It is a home that is only allowed to be appreciated by a controlled small amount per year.
MALE	18-34	REFUSED	OWN	SOMEWHAT	A home with a restriction on the deed to use in the restrictions own way.
FEMALE	45-54	REFUSED	OWN	SOMEWHAT	A home with restricted use and limitations, including rent parameters.
FEMALE	55-64	REFUSED	OWN	SOMEWHAT	A deed-restricted home has limitations as to who can purchase it and how it is used.
MALE	55-64	REFUSED	OWN	SOMEWHAT	A home that can only be sold to or occupied by a person working in the town of Vail or upper valley full time.
FEMALE	65+	REFUSED	OWN	SOMEWHAT	One that is restricted in some way that is reflected in the deed and is in perpetuity.
MALE	65+	REFUSED	OWN	SOMEWHAT	A property that is encumbered by certain limits to an owner's use or sale of the property.
FEMALE	REFUSED	REFUSED	OWN	SOMEWHAT	A residence for local employees with 3% restricted increased valuation per year.
FEMALE	REFUSED	REFUSED	OWN	SOMEWHAT	Various restrictions: must be Employed 30 hrs. In Town of Vail; must live in unit and rent to employees; cap on profit on resale; must qualify to participate in lottery; can only sell to employee in Town of Vail or county; probably more, very complicated process!
MALE	REFUSED	REFUSED	OWN	SOMEWHAT	Income restricted ownership with limited resale gain.
FEMALE	45-54	REPUBLICAN	OWN	SOMEWHAT	A home that has been sold to a local year round resident and eagle valley worker at a reduced price, and in return that local can then only sell it at a reduced price, their appreciation is limited so that the "deed restricted home" hopefully stays "affordable"
FEMALE	45-54	REPUBLICAN	OWN	SOMEWHAT	Private agreements that restrict the use of real estate in some way.

"In your own words, being as descriptive as possible, please tell me what you think a "deed-restricted" home is."

GENDER	AGE RANGE	PARTY	HOME	HOUSING - PROBLEM	VERBATIM RESPONSE
FEMALE	45-54	REPUBLICAN	OWN	SOMEWHAT	It is a home that can only be occupied by an Eagle County employee.
MALE	45-54	REPUBLICAN	OWN	SOMEWHAT	A title encumbrance which can limit a number of uses of the property. In this context it is a tool to ensure that a property is occupied by a permanent working resident of Eagle County.
MALE	45-54	REPUBLICAN	OWN	SOMEWHAT	Restrictions contained in a deed that limit how a property can be used and what can be built on it.
FEMALE	55-64	REPUBLICAN	OWN	SOMEWHAT	A home that has restrictions on the deed. Restrictions can vary on income, residency, property ownership, etc.
FEMALE	55-64	REPUBLICAN	OWN	SOMEWHAT	A home that is more"affordable"than the open market but is restricted in several ways. Must work in Vail, no renting
FEMALE	55-64	REPUBLICAN	OWN	SOMEWHAT	Housing that is limited to workers in Town of Vail clocking in 30 hours a week or more.
MALE	55-64	REPUBLICAN	OWN	SOMEWHAT	A home where the amount the value can increase is locked by the town so the owner sees some but limited growth in the value of their home. Making the resale"affordable"to the next purchaser of said property.
MALE	55-64	REPUBLICAN	OWN	SOMEWHAT	It comes in different forms. in the strict sense - All deed restrictions burdening price capped for sale housing units must include resale restrictions binding future buyers and sellers to the applicable conditions set forth in the guidelines and these administrative procedures and shall be in a form approved by the Program Administrator and the attorney's Office. All purchasers shall execute the deed restriction as well as an Acknowledgement of Deed Restriction.
FEMALE	65+	REPUBLICAN	OWN	SOMEWHAT	For this purpose, it means restricting the property to ownership by a local resident, employed in Vail and sometimes imposing a limit on the percentage of the resale value.
FEMALE	65+	REPUBLICAN	OWN	SOMEWHAT	It is simply a home that has a restriction built into a deed. It states the home must be used by a local area resident or a full-time resident.

"In your own words, being as descriptive as possible, please tell me what you think a "deed-restricted" home is."

GENDER	AGE RANGE	PARTY	HOME	HOUSING - PROBLEM	VERBATIM RESPONSE
MALE	65+	REPUBLICAN	OWN	SOMEWHAT	A home that is restricted as to who can own the home i.e. homeowner must work a certain amount of hrs in town or county to be able to purchase, or property has an appreciation cap that restricts the amount of annual appreciation that can be realized by the homeowner.
MALE	65+	REPUBLICAN	OWN	SOMEWHAT	A scam.
MALE	65+	REPUBLICAN	OWN	SOMEWHAT	Not available for multiple individual rentals.
MALE	65+	REPUBLICAN	OWN	SOMEWHAT	Ownership restricted to a certain class of owners, i.e. town employees.
MALE	65+	REPUBLICAN	OWN	SOMEWHAT	Probably is only a little restricted.
MALE	65+	REPUBLICAN	OWN	SOMEWHAT	Restricted to employees working in the town of Vail or Eagle County.
FEMALE	REFUSED	REPUBLICAN	OWN	SOMEWHAT	A home with restrictions dictating who can live there.
FEMALE	18-34	UNAFFILIATED	OWN	SOMEWHAT	A home that can only accrue at a certain amount per year and has terms of the purchase and sale. Often includes "first right of refusal" provisions and limitations on how many homes you can own as well as working restrictions on where your job must be located. I own one of these homes.
MALE	18-34	UNAFFILIATED	OWN	SOMEWHAT	I have no idea.
MALE	18-34	UNAFFILIATED	OWN	SOMEWHAT	I believe, generally, that a deed-restricted home is one that is provided in this challenging home market in order to provide a lower price point for buyers. They are then unable to get equity for their home. I have always heard it is like a savings account. You are net getting equity. You own it and you can sell it back, but you won't get much equity from it.
FEMALE	35-44	UNAFFILIATED	OWN	SOMEWHAT	No comment.
FEMALE	35-44	UNAFFILIATED	OWN	SOMEWHAT	A home in community that requires its residents to comply with various restrictions set forth by a governing body that has ultimate oversight on all things related to that home and the terms by which it can be occupied.
FEMALE	35-44	UNAFFILIATED	OWN	SOMEWHAT	No transfer tax or inflated resale price.

"In your own words, being as descriptive as possible, please tell me what you think a "deed-restricted" home is."

GENDER	AGE RANGE	PARTY	HOME	HOUSING - PROBLEM	VERBATIM RESPONSE
FEMALE	35-44	UNAFFILIATED	OWN	SOMEWHAT	Restrictions contained in a deed that limit how a property can be used and what can be built on it. In the town's case, perimeters on who can own the home and cap the appreciation value.
FEMALE	35-44	UNAFFILIATED	OWN	SOMEWHAT	You are restricted in the ways you use or sell the home.
FEMALE	35-44	UNAFFILIATED	OWN	SOMEWHAT	It would be a restriction on the use of the property, which is carried on by the use of the deed.
FEMALE	45-54	UNAFFILIATED	OWN	SOMEWHAT	"Affordable" housing purchasing with minimal increase for future sales
FEMALE	45-54	UNAFFILIATED	OWN	SOMEWHAT	Deed restricted properties are to be sold or rented to individuals that work an average of 30 hours per week in Eagle County. They cannot be used for short term rentals. If a deed restricted property goes to market, they usually sell for less than free-market units.
FEMALE	45-54	UNAFFILIATED	OWN	SOMEWHAT	House that has bylaws governing what can be done with it.
FEMALE	45-54	UNAFFILIATED	OWN	SOMEWHAT	My view of Deed Restrictions is that a home comes with specific parameters and guidelines as to who qualifies to buy it, limited appreciation / resale, etc. etc.
FEMALE	45-54	UNAFFILIATED	OWN	SOMEWHAT	Somewhat unsupportive.
FEMALE	45-54	UNAFFILIATED	OWN	SOMEWHAT	Stipulation placed on a property.
FEMALE	45-54	UNAFFILIATED	OWN	SOMEWHAT	It is a home that the land is owned by the town. The house is owned by the person.
MALE	45-54	UNAFFILIATED	OWN	SOMEWHAT	Can only be occupied by full time employees.
MALE	45-54	UNAFFILIATED	OWN	SOMEWHAT	Properties that have limitations imposed on the title that may include some or all of the following: occupancy requirement, employment status, sale restrictions, gain restriction.
MALE	45-54	UNAFFILIATED	OWN	SOMEWHAT	Restrict your property to be occupied by someone who works in Eagle County. Can be either the homeowner or full time renter. The property can no longer be used as a short term rental property.
FEMALE	55-64	UNAFFILIATED	OWN	SOMEWHAT	Cap on price valuation, special rules applied to applicants for the opportunity, lease on land.
FEMALE	55-64	UNAFFILIATED	OWN	SOMEWHAT	Employee.
FEMALE	55-64	UNAFFILIATED	OWN	SOMEWHAT	Employee only

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GENDER	AGE RANGE	PARTY	HOME	HOUSING - PROBLEM	VERBATIM RESPONSE
FEMALE	55-64	UNAFFILIATED	OWN	SOMEWHAT	Homes may not be used as a second home. Homes are supposed to be occupied by people who work in Town of Vail or Eagle County. The number of hours required to qualify is too low! People can be part-time or less and still qualify.
FEMALE	55-64	UNAFFILIATED	OWN	SOMEWHAT	Limits the use on the land on which the house sits.
MALE	55-64	UNAFFILIATED	OWN	SOMEWHAT	3% appreciation a year, must be a fulltime resident and work in Vail.
MALE	55-64	UNAFFILIATED	OWN	SOMEWHAT	A home that either requires a lock off with a rental for residents and employee's of the Vail Valley, and or homes that have a fixed price and fixed gains allowed to provide a source of "affordable" homes for residents of Vail.
MALE	55-64	UNAFFILIATED	OWN	SOMEWHAT	Deed restricts the use of the home for whatever is delineated in the restriction.
MALE	55-64	UNAFFILIATED	OWN	SOMEWHAT	Hard to sell.
MALE	55-64	UNAFFILIATED	OWN	SOMEWHAT	Not available for less than 1 year leases.
MALE	55-64	UNAFFILIATED	OWN	SOMEWHAT	To me it means restrictions on the owner, not sure it's fair to owners of property
MALE	55-64	UNAFFILIATED	OWN	SOMEWHAT	I assume it has something to do with the title not owned by the owner.
FEMALE	65+	UNAFFILIATED	OWN	SOMEWHAT	A unit is available to a group of individuals, based on specific criteria, at a set price. The unit must be resold under the same guidelines.
FEMALE	65+	UNAFFILIATED	OWN	SOMEWHAT	Appreciation is regulated and limited and must be used for employee housing.
FEMALE	65+	UNAFFILIATED	OWN	SOMEWHAT	Housing with restricted appreciation and lower prices than regular market, restricted to employees.
FEMALE	65+	UNAFFILIATED	OWN	SOMEWHAT	They are only allowed to appreciate a certain amount each year. You have to be in the Vail workforce. When you sell it, it has to be to the residents or workers of Vail.
FEMALE	65+	UNAFFILIATED	OWN	SOMEWHAT	It is a home that is available to people who work and meet the work requirements to be eligible for housing. There is also an appreciation cap on resale.

"In your own words, being as descriptive as possible, please tell me what you think a "deed-restricted" home is."

GENDER	AGE RANGE	PARTY	HOME	HOUSING - PROBLEM	VERBATIM RESPONSE
MALE	65+	UNAFFILIATED	OWN	SOMEWHAT	A home that has language restricting the resale of that property placed on the recorded deed. For example to a person working 30 hr/ week or more in Vail or Eagle County.
MALE	65+	UNAFFILIATED	OWN	SOMEWHAT	Ensuring that owner works a minimum of 30 hours per week as a full time resident in Eagle County and in some cases the deed restriction also puts a cap on appreciation.
MALE	65+	UNAFFILIATED	OWN	SOMEWHAT	Must sell at a very minor increase in price.
MALE	65+	UNAFFILIATED	OWN	SOMEWHAT	Occupied by current resident working in t ecommunity. No 2nd homeowner and no short term rental.
MALE	65+	UNAFFILIATED	OWN	SOMEWHAT	No comment.
MALE	65+	UNAFFILIATED	OWN	SOMEWHAT	Restricts who can own it or rent it.
MALE	65+	UNAFFILIATED	OWN	SOMEWHAT	The owner doesn't own the land.
MALE	65+	UNAFFILIATED	OWN	SOMEWHAT	The restriction limits the annual appreciation and/or who can live in the unit.
MALE	65+	UNAFFILIATED	OWN	SOMEWHAT	This question should ask what "deed-restricted" means in Vail at present. There can be all sorts of deed restrictions.
FEMALE	REFUSED	UNAFFILIATED	OWN	SOMEWHAT	I think you must work in Vail or Eagle County at least 30 hrs per week. I think you cannot own another home in Vail. I think the resale percent is capped.
FEMALE	REFUSED	UNAFFILIATED	OWN	SOMEWHAT	Restrictions to a property. Private agreements, listed in the deed itself, that restrict the use of real estate in some specific way.
MALE	35-44	DEMOCRAT	REFUSED	SOMEWHAT	Subsidized housing which is intended to be more "affordable" for people. Capped on amount of annual return in value so not as attractive for homebuyers who can move farther from the Vail valley and see a potential larger return on their real estate investment over time
MALE	45-54	REFUSED	REFUSED	SOMEWHAT	A home that cannot increase in cost when sold more than a certain percentage per year.
MALE	REFUSED	REFUSED	REFUSED	SOMEWHAT	This is a ridiculous question. Are you trying to insult the intelligence of individuals that may not fully comprehend deed restrictions and or the Towns mission on housing?

"In your own words, being as descriptive as possible, please tell me what you think a "deed-restricted" home is."

GENDER	AGE RANGE	PARTY	HOME	HOUSING - PROBLEM	VERBATIM RESPONSE
FEMALE	18-34	DEMOCRAT	RENT	SOMEWHAT	I don't know.
MALE	18-34	DEMOCRAT	RENT	SOMEWHAT	Only eligible people are allowed to own that house.
FEMALE	35-44	DEMOCRAT	RENT	SOMEWHAT	I don't know.
FEMALE	45-54	DEMOCRAT	RENT	SOMEWHAT	Below market value home with income/appreciation limits on buying and selling.
FEMALE	18-34	REPUBLICAN	RENT	SOMEWHAT	A home that qualifying families can purchase for less than market value in exchange for agreeing that any appreciation when they go to sell is also capped. If you are single, don't expect the program to work for you since families with children are the target group and singles are discouraged from seeking deed restricted housing.
MALE	65+	REPUBLICAN	RENT	SOMEWHAT	I'm not certain on that.
FEMALE	18-34	UNAFFILIATED	RENT	SOMEWHAT	A "deed-restricted" home in which there are regulations on how the property can be used. In Vail it is used to keep properties available only for individuals who live and work in the county at least half the time.
MALE	18-34	UNAFFILIATED	RENT	SOMEWHAT	A home purchased at a discount rate with the agreement of some kind of selling or valuation restriction (must sell to a local worker, 3% appreciation cap etc.)
MALE	18-34	UNAFFILIATED	RENT	SOMEWHAT	A home with a "held" deed, that allows for more "affordable" homes, but the homeowner doesn't receive the same rights like a deed holder.
FEMALE	35-44	UNAFFILIATED	RENT	SOMEWHAT	It is a home that the deed is restricted for resale for the people of the valley.
FEMALE	55-64	UNAFFILIATED	RENT	SOMEWHAT	It is a restriction. It encumbers the title of the property. It requires the occupants to work within the Vail Valley.