

"..Why do you DISAGREE with the viewpoint that local governments in mountain resort communities should make reasonable efforts to maintain and increase the supply of available deed-restricted homes for residents."

GENDER	AGE RANGE	PARTY	HOME	HOUSING - PROBLEM	AGREE/DISAGREE COMMUNITY EFFORT	VERBATIM RESPONSE
FEMALE	45-54	DEMOCRAT	OWN	BIG	STRONGLY DISAGREE	Deed restricted properties are impacting the value of other units in complexes and often end up staying on the market much longer again impacting the sales of non-deed restricted properties. Plus, given deed restricted can still be quite pricey, for example over \$600k for a 2-3BR in Vail, this price point is still very difficult for a new home buyer or lower economic bracket, which again keeps it on the market longer and is not serving the purpose that it was meant to serve but does end up hurting the non-deed restricted properties. We have first hadn't experience with this.
FEMALE	18-34	OTHER	OWN	BIG	STRONGLY DISAGREE	We need more employee housing. With the deed-restricted housing, there is only one family. The employee housing allows more.
FEMALE	45-54	OTHER	OWN	BIG	STRONGLY DISAGREE	People lie and cheat.
MALE	55-64	REPUBLICAN	OWN	BIG	STRONGLY DISAGREE	They can't get political. You have to take the housing issue seriously in Eagle county and the surrounding counties in the area. Politics cannot get in the way of the vision of the housing authority or anyone else involved in the process.

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FEMALE	45-54	UNAFFILIATED	OWN	BIG	STRONGLY DISAGREE	Deed-restriction robs the owner the opportunity to gain property value. Being stuck in a lower valued property would decrease incentive to maintain the property. As years pass the deed restricted homes will look out of place and potentially bring the town down.
FEMALE	55-64	UNAFFILIATED	OWN	BIG	STRONGLY DISAGREE	I don't believe the town should regulate private homes to be deed restricted. If the town wants to build and own the homes and require deed restrictions that is fine.
MALE	55-64	UNAFFILIATED	OWN	BIG	STRONGLY DISAGREE	It is a very expensive cost to all residents, I think if employers are having trouble attracting employees they should pay more and be more responsible for providing employee housing. Also, there are many future burdens of deed restricted housing on purchasers that they may not realize when they buy a home.
FEMALE	REFUSED	UNAFFILIATED	OWN	BIG	STRONGLY DISAGREE	If you are trying to be a responsible adult that would like to start a family, you are not eligible for a certain number of bedrooms because you have not had a child yet. Ridiculous!!
MALE	REFUSED	UNAFFILIATED	OWN	BIG	STRONGLY DISAGREE	Town of Vail is NOT in the real estate business. Vail Resorts (town merchants) should be providing housing for their employees.
MALE	65+	DEMOCRAT	REFUSED	BIG	STRONGLY DISAGREE	Competing w/the govt. puts the public sector at an unfair disadvantage.

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MALE	45-54	OTHER	RENT	BIG	STRONGLY DISAGREE	I'm libertarian. I don't believe in limiting the market supply and demand forces.
MALE	18-34	UNAFFILIATED	RENT	BIG	STRONGLY DISAGREE	Because the town lets the resort manage the majority of property in town.
MALE	45-54	DEMOCRAT	OWN	NOT AT ALL	STRONGLY DISAGREE	How many people that work in Manhattan live there?? How many people that work in Denver live there?? It is OK to commute like 90% of people in this country!!!
FEMALE	65+	OTHER	OWN	NOT AT ALL	STRONGLY DISAGREE	The battle was lost 20 years ago.
MALE	35-44	REFUSED	OWN	NOT AT ALL	STRONGLY DISAGREE	Housing shouldn't be a government issue. If employers want employees to live in town, then they can provide housing or pay employees more. Town of Vail shouldn't be tasked with subsidizing business.
MALE	35-44	REPUBLICAN	OWN	NOT AT ALL	STRONGLY DISAGREE	Because it's not a town of Vail problem. It's a Vail Resorts problem. I'm so tired of people complaining about the cost of living in Vail. PEOPLE! it's not just Vail, it's the entire state. Vail is no more expensive than Boulder or Denver. We have an "employee housing unit" aka, a lockoff apartment above our garage. it's a beautiful apartment. We ask a reasonable rent. Guess what. Our last 3 renters (one lady managed the LuLuLemon in Vail, another worked for Bail Resorts, other was chef at Fall Line) completely destroyed the place. Their pit bull attacked our neighbors grand daughter. So we're not even renting it out anymore. Done. It sits empty now.

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MALE	35-44	REPUBLICAN	OWN	NOT AT ALL	STRONGLY DISAGREE	Not everyone is going to be able to afford to live in Vail. That's ok- there are many surrounding communities that people can commute from and many transportation options to assist. Pay should be the equalizing factor that drives workers to the community. If the businesses in Vail truly want to provide exceptional service- they'll do that by paying a rate that brings the best- regardless of where they live. I don't believe the government has a responsibility to ensure that everyone has a chance to live in an expensive city. Vail is limited in space by its natural surroundings so any additions your making are going to increase density. This is against the open space efforts and diminishes the value - in relative terms- of any existing property that Vail residents own.
MALE	35-44	REPUBLICAN	OWN	NOT AT ALL	STRONGLY DISAGREE	The government has no business being involved in the local housing market. By the Town of Vail becoming involved, the market is distorted to individuals personal benefit. For example, Anesthesiologists making \$600,000/year living in deed restricted housing when they could easily afford a multi million dollar house on the free market.
MALE	55-64	REPUBLICAN	OWN	NOT AT ALL	STRONGLY DISAGREE	I believe in free market. Stop encouraging more growth.

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FEMALE	65+	REPUBLICAN	OWN	NOT AT ALL	STRONGLY DISAGREE	They should make an effort, but not in Vail. They should commute from down the valley. Forcing this on the town is misguided.
MALE	55-64	UNAFFILIATED	OWN	NOT AT ALL	STRONGLY DISAGREE	The Town should not be in the public housing business.
MALE	55-64	UNAFFILIATED	OWN	NOT AT ALL	STRONGLY DISAGREE	This is nothing more than a tax payer subsidy of big business. There is already too much government and this is not the government's problem.
MALE	55-64	DEMOCRAT	OWN	NOT TOO MUCH	STRONGLY DISAGREE	It is a problem created by Vail Resorts and large hotels using a business model to get others to pay their overhead costs. These large employers need to have a business model that charges their customers enough to provide housing necessary to provide the guest services their customers want. There is no reason most of these employees need to live in the Town of Vail. Why is the Town of Vail seeking to make living in the town more un-affordable for current residents via a tax? Is this a push poll?
MALE	65+	DEMOCRAT	OWN	NOT TOO MUCH	STRONGLY DISAGREE	Don't like deed restricted.
MALE	65+	DEMOCRAT	OWN	NOT TOO MUCH	STRONGLY DISAGREE	Housing is a commodity, like food and health care. The government actions only distort the efficient functioning of the market, benefited only those that are in the impacted class and disadvantaging everyone else.

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FEMALE	45-54	REFUSED	OWN	NOT TOO MUCH	STRONGLY DISAGREE	Why decrease the value of other homes by making areas of "low income" housing. There are affordable places to live in towns very nearby.
FEMALE	55-64	REFUSED	OWN	NOT TOO MUCH	STRONGLY DISAGREE	We should not make any effort. So they have to travel a bit. I did to when I couldn't find reasonable housing in the city. I took a bus to work.
MALE	65+	REFUSED	OWN	NOT TOO MUCH	STRONGLY DISAGREE	I think the local governments are making the tax payer liable for their past mistakes in allowing large entities like the hospital and hotels from coming up with a plan to house their employees. Housing shortage isn't a new thing in resorts. It has been going on since the early days of all ski resorts. It has always been a problem since day one. Expensive land dictates that.
MALE	65+	REFUSED	OWN	NOT TOO MUCH	STRONGLY DISAGREE	The town of Vail should not be engaging its municipality in buying and selling real estate. It should be done by professional real estate people and developers and not by the town of Vail. It is in conflict with their fiduciary duty to the town of Vail citizens.

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FEMALE	REFUSED	REFUSED	OWN	NOT TOO MUCH	STRONGLY DISAGREE	Employers need to step up and provide a living wage for their workforce. It is not the public sectors job to provide housing. If you are conservatively against socialism....this is socialism. The rules of supply and demand (capitalism) are always strong in real estate markets....everywhere in the world. Vail is not an exception.
MALE	REFUSED	REFUSED	OWN	NOT TOO MUCH	STRONGLY DISAGREE	Re-read answer to #9.
MALE	45-54	REPUBLICAN	OWN	NOT TOO MUCH	STRONGLY DISAGREE	I'm not opposed to efforts to improve access to affordable housing. It is just that this government intervention is unlikely to make much of a difference for most workers. It is hilarious that this program is selling a condo now for \$600K as "affordable!" Build huge apartment/townhome complexes in Avon or further east. Stop pretending that solutions exist within the town of Vail. They do not.
MALE	35-44	UNAFFILIATED	OWN	NOT TOO MUCH	STRONGLY DISAGREE	It's a waste of money. My money. You're taking money from taxpayers like me and giving it to people who haven't earned it.
FEMALE	55-64	UNAFFILIATED	OWN	NOT TOO MUCH	STRONGLY DISAGREE	I think a resort community needs to do what is best to support/sustain the resort, making the town as high end as possible. Deed restricted communities do not add to the value of the town, and should be down valley.

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FEMALE	55-64	UNAFFILIATED	OWN	NOT TOO MUCH	STRONGLY DISAGREE	Not governments roll. This is not what my tax dollars should be used for. Fix the potholes, improve infrastructure, maintain my safety. I am against my hard earned dollars going to support housing for other people to own homes. I feel rental situations for short term seasonal employees needs to be solved by the businesses that benefit from that labor.
MALE	55-64	UNAFFILIATED	OWN	NOT TOO MUCH	STRONGLY DISAGREE	We have enough. All you want to do is tax and spend!
FEMALE	65+	UNAFFILIATED	OWN	NOT TOO MUCH	STRONGLY DISAGREE	Town Government should not be involved in real estate.
MALE	65+	UNAFFILIATED	OWN	NOT TOO MUCH	STRONGLY DISAGREE	That affordable housing is inconvenient is not a serious concern. Working in Vail does not entitle one to live within walking distance of a lift. Workers throughout the U.S. are quite accustomed to "Drive til you qualify" conditions of proximity for housing. Resort town workers are rather spoiled and feel entitled in ways that would not prevail in most cities in America.
FEMALE	35-44	REFUSED	RENT	NOT TOO MUCH	STRONGLY DISAGREE	If I could not afford a residence in a certain town/area/etc., I would look elsewhere for a home. I would not expect the government to assist me. There are other towns in this County to tackle this issue as well, shouldn't just be in the town of Vail.
FEMALE	65+	REFUSED	OWN	REFUSED	STRONGLY DISAGREE	The loss of an owners property rights when you allow government in as a partner.

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MALE	55-64	DEMOCRAT	OWN	SOMEWHAT	STRONGLY DISAGREE	There is a limited space. The housing should be further down in Vail.
FEMALE	45-54	REFUSED	OWN	SOMEWHAT	STRONGLY DISAGREE	I agree with Town of Vail requiring developers to build employee units as new buildings are erected. As for converting vacant lands (which make Vail special to begin with) to employee housing I wholeheartedly oppose. There is more housing and lower costs down valley. Town of Vail should focus on busing not building.
FEMALE	65+	REFUSED	OWN	SOMEWHAT	STRONGLY DISAGREE	Again, it is not the governments job to provide housing.
MALE	45-54	REPUBLICAN	OWN	SOMEWHAT	STRONGLY DISAGREE	See previous response, this is the responsibility of employers. Government could do more to impact housing by restricting short term rentals which in the long run would return make more housing available for local residents both to rent and own.
FEMALE	REFUSED	REPUBLICAN	OWN	SOMEWHAT	STRONGLY DISAGREE	I agree with Town of Vail changing existing structures-including Vail and down valley-to deed restricted and for employee housing. A big issue is winter workers and they are not here 12 months a year anyway. There is greater availability and at lesser costs down valley. Building in Vail and ruining beautiful vacant lands, which make this place special, is not the answer.

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FEMALE	55-64	UNAFFILIATED	OWN	SOMEWHAT	STRONGLY DISAGREE	I don't support Housing Authority because they don't care about the mountain charm Vail represents. It has approved and or lobbied for every high density proposal that has come before council with no regard for whether it is even economically feasible.
FEMALE	65+	UNAFFILIATED	OWN	SOMEWHAT	STRONGLY DISAGREE	The town of Vail should provide housing opportunities for their employees and not for those for profit businesses.
MALE	65+	UNAFFILIATED	OWN	SOMEWHAT	STRONGLY DISAGREE	See preceding. The question is much too vague to allow a thoughtful answer.
FEMALE	35-44	OTHER	OWN	BIG	SOMEWHAT DISAGREE	These properties are typically for working class families, sure, you give them an option of a place to live, but it robs them of the appreciation. For couples (because typical single income won't afford even a deed-restricted unit) that don't plan on having children, this is fine. For families, it prevents them from having the earned appreciation in the future. We need more affordable housing for residents to rent while they save to buy a proper home that will appreciate.
FEMALE	18-34	REFUSED	OWN	BIG	SOMEWHAT DISAGREE	See previous answer. I think employers should be more engaged in deed restricted projects and the financing of those projects.

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FEMALE	55-64	REFUSED	OWN	BIG	SOMEWHAT DISAGREE	I don't totally disagree with government helping out a little but in areas like Vail where the property values are extremely expensive, I think purchasing land and building in adjacent, more affordable communities is wiser choice of spending tax payer money.
FEMALE	18-34	REPUBLICAN	OWN	BIG	SOMEWHAT DISAGREE	This does not help the housing market and families cannot invest in a home. They need to just make free market homes that can still have the restrictions as mentioned but the value of the home will increase as a normal home would.
FEMALE	35-44	UNAFFILIATED	OWN	BIG	SOMEWHAT DISAGREE	If people are paid reasonably enough in their towns, then there should be a higher pay rate. There would be no need for the government.
MALE	18-34	DEMOCRAT	RENT	BIG	SOMEWHAT DISAGREE	In some sense, my issue is that if the house you have to buy is in Vail, it is too expensive. If it is a house that is unoccupied, it has been already purchased.
FEMALE	45-54	OTHER	RENT	BIG	SOMEWHAT DISAGREE	Doesn't give the opportunity to profit from the growth of the town through real estate. Does not apply to the self employed working in Vail.

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MALE	55-64	OTHER	RENT	BIG	SOMEWHAT DISAGREE	I would prefer affordable housing. Lionsridge was proposed to have 300 units but Vail's HOA nixed that saying that would affect their ability to rent their homes during the summer and winter season. This limited the supply of rentable rooms thereby causing a premium on the property.
MALE	35-44	UNAFFILIATED	RENT	BIG	SOMEWHAT DISAGREE	I understand the use of deed restrictions, but it is too much here for the cost of what people pay to live here. Vail BS is not good to the working class.
MALE	65+	DEMOCRAT	OWN	NOT TOO MUCH	SOMEWHAT DISAGREE	Because the town then ramrods these projects into neighborhoods where they may not be suitable; size or density wise. It is time for private business to pay a living wage for their circumstances. Or, at least assist their employees with transportation.
FEMALE	65+	REFUSED	OWN	NOT TOO MUCH	SOMEWHAT DISAGREE	Feel government intervention is creating home use that is unrealistic for long term needs of those inhabiting them. As their lifestyle changes they end up being too dependent on a property that may no longer suit them due to cost, maintaining property, size no longer appropriate and might not integrate in neighborhoods that have other interests.

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FEMALE	REFUSED	REFUSED	OWN	NOT TOO MUCH	SOMEWHAT DISAGREE	Government and bureaucracy may play a role in some efforts and working with private business but the employers ie. Vail Resorts should be responsible for developing a viable plan for dealing with a part time, low paying seasonal jobs. Dealing with deed restrictions in a long term manner make create long term financial impacts especially when an economic recess impacts housing market costs.
MALE	REFUSED	REFUSED	OWN	NOT TOO MUCH	SOMEWHAT DISAGREE	What is a reasonable effort? I may think your "reasonable " effort is very unreasonably. I don't know what you plan and what unintended consequences there will be. I also don't think it has to be in the town limits. I don't think the employee housing so far is great. Town is horribly crowded. Parking is not available.
MALE	45-54	REPUBLICAN	OWN	NOT TOO MUCH	SOMEWHAT DISAGREE	It's not government responsibility to provide housing in this instance.
FEMALE	65+	REPUBLICAN	OWN	NOT TOO MUCH	SOMEWHAT DISAGREE	I have lived here through a series of booms and busts and the market is sometimes saturated with rental housing. I am happy for the locals who have been able to buy homes in Vail, but I do not favor the town's involvement in housing.
MALE	65+	REPUBLICAN	OWN	NOT TOO MUCH	SOMEWHAT DISAGREE	I don't disagree with the entire statement. I believe that things in the town of Vail should be with Eagle County and not just the town of Vail.

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MALE	55-64	UNAFFILIATED	OWN	NOT TOO MUCH	SOMEWHAT DISAGREE	Government is not in the business to supply housing for businesses in this county or town. Government employees-yes.
MALE	65+	UNAFFILIATED	OWN	NOT TOO MUCH	SOMEWHAT DISAGREE	Government involvement has consequences on the marketplace. The supply of available affordable housing is increasing as we speak outside the town of Vail. Why? Demand.
FEMALE	REFUSED	REFUSED	REFUSED	NOT TOO MUCH	SOMEWHAT DISAGREE	As previously mentioned, I feel that too much focus is placed on having that housing within the town limits of where one is working. I am not opposed to deed-restricted housing; however, I feel strongly that this housing does not have to be immediately within the same town. I think it is VERY reasonable to have deed-restricted housing within a short commute. This is something that seems to have been lost on the Town of Vail when discussing deed-restricted homes.
FEMALE	65+	DEMOCRAT	OWN	SOMEWHAT	SOMEWHAT DISAGREE	It should only be in the Town of Vail.
MALE	65+	REFUSED	OWN	SOMEWHAT	SOMEWHAT DISAGREE	"Reasonable" is a term subject to interpretation--many things the Town of Vail has done recently are not in my view "reasonable" Also the private sector (i.e. VR) need to do much more re: workforce housing.
FEMALE	REFUSED	REFUSED	OWN	SOMEWHAT	SOMEWHAT DISAGREE	Government should not be in the housing business.
MALE	REFUSED	REFUSED	OWN	SOMEWHAT	SOMEWHAT DISAGREE	Disagree with the restrictions to the Town of Vail. Avon, etc ?

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MALE	65+	REPUBLICAN	OWN	SOMEWHAT	SOMEWHAT DISAGREE	Deed restricted unit harm re-sale value in the condo community that it the unit resides. Also why is it the governments responsibility to house employees of local businesses? You are using my tax dollars to solve a problem that is the responsibility of the business owners.
MALE	65+	REPUBLICAN	OWN	SOMEWHAT	SOMEWHAT DISAGREE	Local government should not be in the real estate market.
FEMALE	45-54	UNAFFILIATED	OWN	SOMEWHAT	SOMEWHAT DISAGREE	Should be outside scope of responsibilities.
MALE	45-54	UNAFFILIATED	OWN	SOMEWHAT	SOMEWHAT DISAGREE	This question implies Town of Vail should generate housing within its city limits. This issue should be addressed within the full corridor East Vail to Gypsum and all communities need to come together and participate. This will take leadership.
FEMALE	55-64	UNAFFILIATED	OWN	SOMEWHAT	SOMEWHAT DISAGREE	Vail Health and Vail Resorts should be paying the bulk of the cost of providing more deed restricted housing. Town of Vail can be a partner but should not shoulder the majority of the financial burden.
MALE	55-64	UNAFFILIATED	OWN	SOMEWHAT	SOMEWHAT DISAGREE	Seems to me that the town and resort make money on both sides of the decal and still use tax dollars for housing.
MALE	55-64	UNAFFILIATED	OWN	SOMEWHAT	SOMEWHAT DISAGREE	It is more of an emotional thing. I think people should take jobs that can support where they live. I don't think that just because they work here and in Denver that they shouldn't plan for both housing and work.

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FEMALE	65+	UNAFFILIATED	OWN	SOMEWHAT	SOMEWHAT DISAGREE	Privately built deed restricted housing would be better. The burden should be on the employers with the town providing guidelines. Vail resorts, Hospital etc. should contribute. It should not be built on the frontage road in East Vail, it is already too congested.
MALE	65+	UNAFFILIATED	OWN	SOMEWHAT	SOMEWHAT DISAGREE	It should be a private sector responsibility. If the Town provides housing it lets the private sector off the hook. But I'm ok with a 'minor' effort by the Government if it is aimed at housing for hourly or low paid workers.
FEMALE	REFUSED	UNAFFILIATED	OWN	SOMEWHAT	SOMEWHAT DISAGREE	I think the local government should be involved in helping but I feel strongly that Vail Resorts should be taking a stronger lead. However I am totally against VR building in East Vail and disturbing the wildlife habitat in that area.

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MALE	35-44	DEMOCRAT	REFUSED	SOMEWHAT	SOMEWHAT DISAGREE	Deed restricted properties are still not attractive to me as a homebuyer because I'm recent history in Colorado homeowners are seeing better increases in home value then the capped annual increase that seed restricted properties allow. This effectively limits the amount of return I can see on an investment in deed restricted properties and makes them unappealing. Additionally, for the same price I can get a deed restricted property in Vail I can move further away and have more square footage and average in addition to a better return on investment.
FEMALE	45-54	DEMOCRAT	RENT	SOMEWHAT	SOMEWHAT DISAGREE	At some point employers, not the town, need to step up. And as someone who scrimped and saved for YEARS I don't want my own propert value diluted. (Further, everyone I know who bought deed-restricted left income of assets off their application. Just saying.)