

Town of Vail Community Survey 2020

Selected Housing-Related Open-Ended Comments



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Introduction

The following pages contain verbatim comments from two survey questions related to housing topics. These questions from the survey were worded:

1. **Do you have any specific comments on your responses concerning tax increases to support local housing funding needs?**
2. **Do you have any suggestions or opinions (positive or negative), regarding how additional housing for residents could be provided, that you would like to share with the Vail Town Council and the Vail Local Housing Authority?**

The two questions together resulted in over 480 open-ended comments. The responses are further sorted by response to additional survey questions that help provide context for general patterns in the comments. The first block of open-ended comments are from Q1 above. They are further sorted by the following question as it was worded in the survey:

“As you may know, the Town of Vail is beginning to have discussions with the community to learn what voters think about sources of financial support for resident-occupied, deed-restricted housing. Are you willing to consider supporting a tax increase of some type to fund local efforts for resident-occupied, deed-restricted housing?”

- Yes
- No
- Uncertain

This question was used to segment open-ended comments on responses related to willingness to consider tax increases. A total of 118 comments were received from respondents that are not inclined to consider supporting a potential tax increase, 68 comments are from those that are favorably inclined, and 42 comments from those that are “uncertain.” These break downs help to organize the comments into general favorable, unfavorable, and uncertain groups that provide additional insight beyond the quantitative data reported separately.

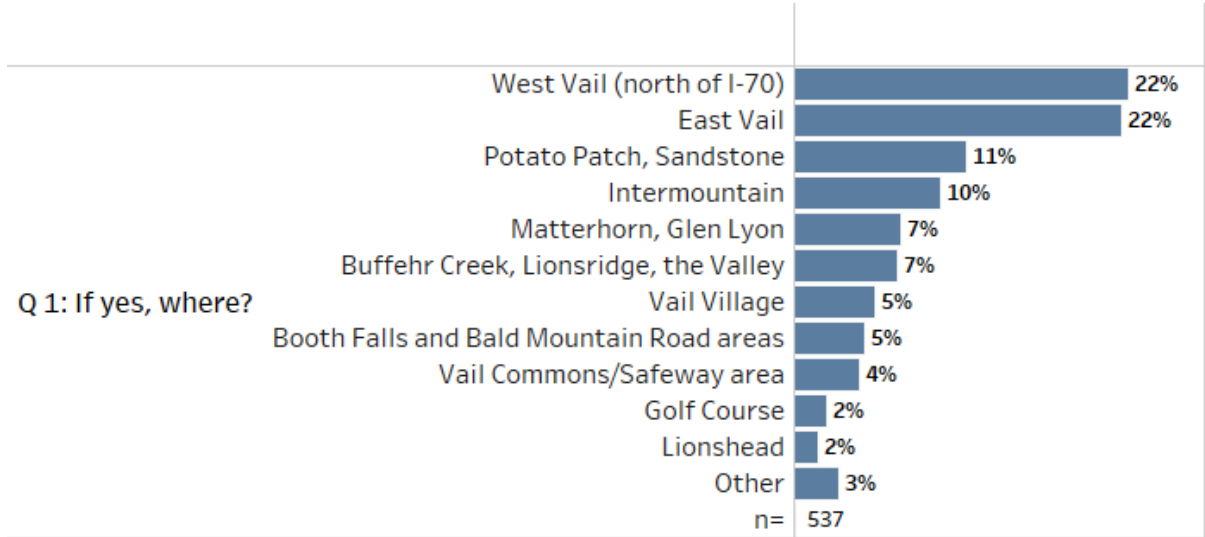
Question 2 above was sorted in a different way, the open-ended comments are grouped into three subsets using the question below resulting in respondents that are: generally more positive about the mission and goals to address housing (“right direction”), those that are more negative (“wrong track”), and those that are neutral (“unsure”). All three segments provided numerous comments, with similar numbers of comments coming from both right track and wrong track respondents, and those that are unsure/no opinion providing fewer comments.

Do you think the Town of Vail and the Vail Local Housing Authority’s mission and goals to address housing for year-round residents is headed in the right direction or do you feel they are off on the wrong track?”

- Headed the right direction
- Off on the wrong track
- Unsure/no opinion

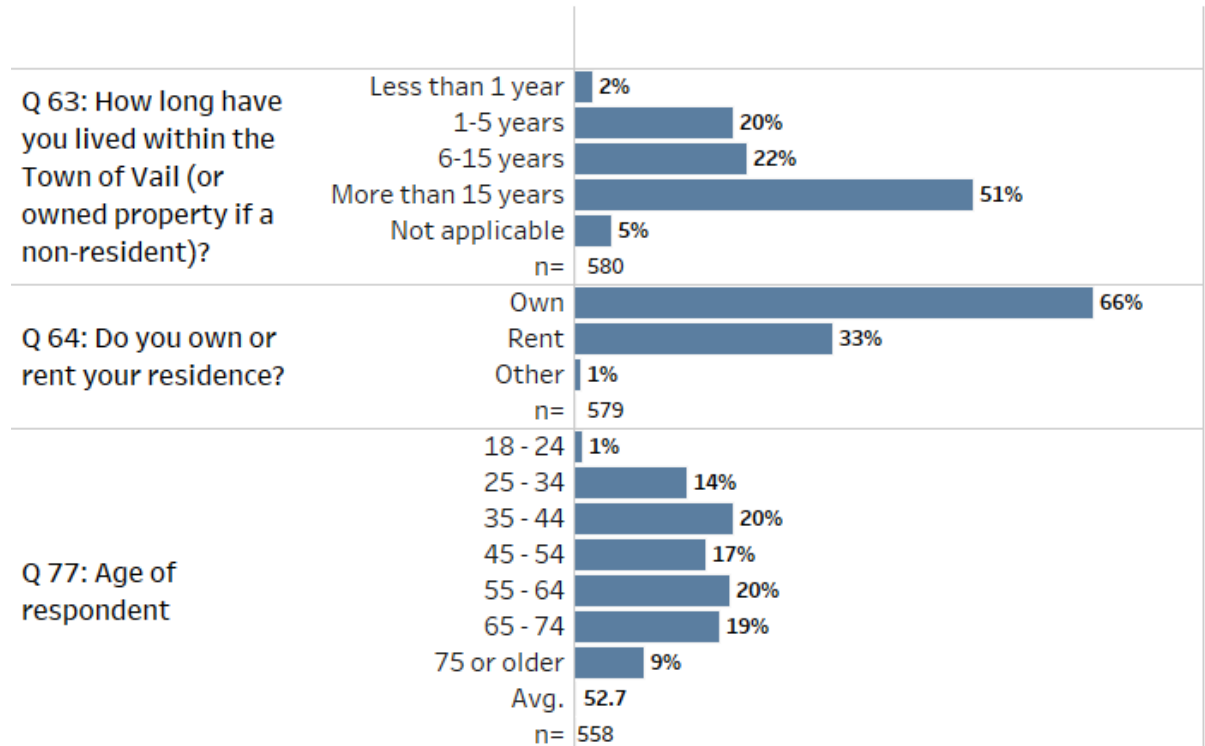
For additional context, a selection of respondent demographics are illustrated below. These graphs represent a profile of the registered voters in Vail that responded to the survey. The open-ended comments below are from respondents that are residents of the Town.

Location of Residence Within Town of Vail



*Results are weighted by own/rent.
Source: RRC Associates

Tenure in Town of Vail, Own vs. Rent, Respondent Age



*Results are weighted by own/rent.
Source: RRC Associates

Town of Vail Community Survey 2020



	Number of Comments
Q47: Do you have any specific comments on your responses concerning tax increases to support local housing funding needs?	229
Comments from respondents WILLING TO CONSIDER a tax increase of some type to fund efforts for resident-occupied, deed-restricted housing.	68
8.4% sales tax is very low - it should be increased to fund events and housing.	1
A sales tax will more evenly spread the load across all visitors to Vail. If you increase property taxes, you inadvertently end up hurting the very same local homeowners you're trying to help.	1
Again a county wide approach would have a greater impact	1
Any sales tax should be collected from many different sectors - retail, restaurant, lodging, etc. If Vail Resorts really wants to participate in a solution to this problem, they should also agree to a significant increase in the Lift Tax.	1
As someone that currently lives in a deed restricted condo I am a proponent of this program. As someone who lives in deed restricted housing I am also leery of actions that further increase the cost of living in the valley.	1
Both (above)	1
Deed restricted is good but, per norm they are hardly congruent to the pay scale in the area.	1
DO NOT INCREASE TAXES	1
Does the town have any ability to go to a rent controlled system? Rents have become so out of control which then leaves people paying too much for rent.	1
Everyone should pay a little, not just property owners.	1
Expand scope of metric to beyond Town of Vail!	1
First, any housing supported by the town should be actually affordable for people who work in town - not just slightly cheaper than full-market-rate. Second, I think a sales tax is better as visitors use the services of local workers and so should help pay for housing - but if that is not feasible, I would support a property tax increase. Those of us who live in Vail need local workers to be decently housed.	1
focus the taxes on the tourists and non-full time residents	1
go toward truly affordable housing for families make 12.30/hr at 30% income on rent.	1
Has to be a balance. Property taxes already increased significantly in 2020 so additional tax increases should come from sales tax and other use taxes from visitors. Given this we must recognize that we are dependent on people working in Vail that can not otherwise afford to live here.	1
I am not sure which tax increase would provide the most revenue for funding residential housing. Housing for local work force is extremely expensive, even the 'affordable housing' is more than an individual can afford to pay and still have some quality of life.	1
I believe we must do it.	1
I do not own a multi-million dollar home, but I would be willing to have my property taxes increase to support affordable housing development. More importantly, the 2nd homeowners MUST be contributing more to finance affordable housing, ESPECIALLY if they are using their properties for short term rentals. I would also support a tax/fee on short term rentals to help finance affordable housing. Remember, without locals to maintain roads, plow driveways, and run chairlifts, their second homes wouldn't have any value. They need affordable housing as much as the locals do.	1
I don't know	1
I don't remember loosing any guests when we raised taxes to build a convention center.	1
I support a second home owner/vacancy tax.	1
I think it is town's best interest to preserve the community and that is done by enabling folks who work here to also be able to live here with their families. We dont want to be like Copper or Beaver Creek where nobody lives there as residents they are dead towns.	1
I think we should look at the Valley as a whole, not just TOV and collaborate with other towns and the county to provide more affordable housing.	1
I would also consider supporting a reasonable property tax increase.	1
I would like not see us in a situation where we do not have enough employees like aspen. Also I'm tired if all the houses being dark...all second homeowners. Let's get more locals living in vail	1
I would prefer TOV use existing funds. Eliminate wasteful spending, like the bus stop built at lionshead parking structure. All the money wasted on building \$700,000 condo's in West Vail. If someone can afford a \$700,000 mortgage they do not need a subsidy from me.	1
If you add an excise tax to STRs, it should be added to hotels/lodges too. Don't single out the little guy just because you have had a bad personal experience. Too many guests have had great experiences to out weight selfish personal issues.	1
If you want to start a business, expand a business, add a chair lift or an on mountain restaurant / lodge, build or sell an EverVail, build a hospital etc., then you need to step up and provide housing and associated impact fees. Don't tax local homeowners.	1
In relation to other resorts our taxes especially lodging our tax is very low.	1
Increase sales tax as we are a resort destination	1

Increase taxes on second home owners with huge empty houses and zero non monetary investment in Vail. They should have to subsidize in some way all the landscapers, managers, maids, and public service services they need to maintain a big home.	1
Increasing STR taxes - and having AirBnB collect and remit taxes directly to the town like they do in many other areas (https://www.airbnb.com/help/article/2298/occupancy-tax-collection-and-remittance-by-airbnb-in-colorado) would be a huge. Several cities have also instituted 'Vacant property' taxes - which would have the effect of increasing rentals, increasing residency, increasing occupancy, or at minimum increase revenue.	1
it seems only right that those of us who have the financial wherewithal to afford to live in Vail should bear some of the burden for those who have been priced out of the market. The appreciation on our homes is what has forced so many people out. Property tax seems a fair way to fund housing that's affordable.	1
It's time the Vail resident contribute to the financial and socioeconomic livelihood of the valley.	1
Lodgers tax	1
Make the rich pay. Sales taxes are weighted to hurt the poor	1
Many houses are owned as second, third or income purposes. It shouldn't effect the residents of these places as it is a need not an investment. Sales tax impacts the residents of these lodging so the money would go right back to them and there isn't a bonus in that equation.	1
my guess is business should pay for it and real estate sales as they have driven the shortage	1
No	3
Other communities have permanent funding for housing which seems like a good use of funds. I would rather pay a small amount as a resident, commercial pay more than dipping into capital funds for every project.	1
Probably a combination of several sources including construction use tax, possibly reallocation all or a portion of RETT funds, sales, lodging and property taxes should all be considered. Make sure it is a large enough total to make a significant impact over the long term.	1
Property tax allocates costs where they belong, hitting VR hardest and locals housing least.	1
Property taxes are artificially low because of the power of second home owners with high assessment properties. This means the Town relies too heavily on sales tax revenue which is too variable.	1
Property taxes of second homeowners should be increased, not year round residents/owners. Vail is pushing locals and it's workforce further and further down valley.	1
Property taxes would be disproportionately paid by owners of expensive Vail real estate. This is a good thing; it would redistribute wealth while shoring up investments made in these properties. After all, multi million homes hold such incredible values in large part due to the workers who keep the lifts running, the parks maintained, the restaurants staffed, etc.	1
Raising sales tax to our guests is good to provide housing for the locals who serve them.	1
Sales and lodging tax seem like the most direct form of taxation as these business generate the most employees.	1
Sales tax is high enough. Let the trophy home owners pay a little more.	1
Scale this tax on value of property ie much higher taxes for higher prices properties/second homes that sit empty most of the year.	1
Smart housing on existing high density zoned lands	1
Stop talking about housing needs and start building. The town should pay additional costs to bring the units down in price to the \$300-\$400,000 range if you want to have a work force here in the next 10 years and beyond. \$1100 rent per room is not sustainable with wages in our town.	1
Tax the wealthy and not the lower income that keep the town running.	1
The housing crisis in Vail is driven by 1. Vail Resorts and the visitation to the ski area 2. absentee second, third and fourth homeowners. Let's tax the visitors who come to ski Vail to address our local housing needs.	1
The need for more workers being housed in Vail is due to continued visitation growth. That's where this need should be funded.	1
The only tax that I would vote for would be an increased lodging tax.	1
This is critical to meet the Town's goals of increased affordable community housing	1
This is of highest priority to me as the past 5 years this is our community's highest need.....more housing of all types including deed-restricted purchases by the town!	1
Through events, lodging, restraunts and other guest enriching opportunities, this is where we should have the taxes focused on.	1
Tourism is the backbone for economic growth in the town of Vail. Most of the tourists are willing and able to pay a bit more for things.	1
Tourism should generate the tax to help the community grow. In my opinion to create a community in the town of Vail the financial aspect is one of the most difficult obstacles to overcome. The cost of house is on par to high priced real estate in some major cities. Increasing property taxes will make it that much more difficult for first time home buyers. Let's use the strength of tourism to help these first time home buyers.	1
TOV mill levy is low. It's OK to raise it. Everything can't be in sales tax.	1
Town should look into current owner occupied dwellings and see if they can purchase now and allow the owner to continue to live in the dwelling until a set date or death. This way the town would have a property eventually for it's use. This could be beneficial to the current home owner	1
Vail Resorts should help pay for Indeed	1

We live in a deed restricted unit on Chamonix so this is an area we care about.	1
We need more local housing as the Valley becomes too expensive for workers to live. But Vail Resorts should also pay a living wage and they don't. I think VR should be taxed more to support this effort.	1
we will never have enough affordable housing.	1

Comments from respondents NOT WILLING TO CONSIDER a tax increase of some type to fund efforts for resident-occupied, deed-restricted housing. 118

ABSOLUTELY NO NO NO This needs to be a county and private employer issue.	1
After this shutdown things in Vail will never be the same. Vail Resorts really let down the community. We did not save our Big Horn Sheep. We have too many 10th Mountain Parades.	1
Again - I believe a greater effort should be placed on finding housing further west	1
Again, it is just unrealistic to think the TOV can make any significant dent in this problem. Rent control plans just make things worse.	1
Already the taxes are really high, this ia not good for the workers	1
Am a strong believer that lower taxes is a solid long term appeal for productive and positive residence wanting to live here. They can be more productive and afford to support the towns positive aspects. Retail, restaurants, etc.	1
Any increased tax should come from 2nd home owners who have caused the housing shortage. The tax should not be levied on full-time residents. Tax the short-term rentals more (not lodging per say, but private short-term rentals via Airbnb, VRBO and Craigslist.) These people are creating the problem. I know because I live in an area that used to rent yearly to staff but now every weekend I get another short-term rental above me. They are loud and obnoxious and the owner NEVER responds to my text for help	1
Any tax increase should be borne by the businesses who benefit from more affordable housing.	1
Any tax increases should be directed towards the larger businesses, residential properties over \$500,000 value, or non-resident properties, or toward the tourists via sales taxes, not toward long time working locals who have managed to acquire a place to live which is probably valued below \$500,000. Working locals already pay fairly high sales taxes on everything that is not considered essential.	1
Ask Vail Resorts todo their part!!!!	1
Been very disappointed and disillusioned by past actions of the town and in particular how it allows Vail Resorts so much influence regarding development. So I am just tired of the emotional drain of not being listened to. I am hoping the council takes a more critical look into what residents and guests want.	1
Business community should have a larger role.	1
Businesses need to support this more than the tax payers! Put more of the burden on the big business in town to build and offer housing.	1
How much is Vail Resorts offering? Big hotel chains?	1
Current price for deed-restricted are extremely high!	1
Deed restricted and resident-occupied housing are vital, but the Town has bungled the Chamonix development. This has not helped the employee situation. We need entry-level housing as opposed to permanent housing. Paying people to live in Vail is nonsense.	1
Deed restricted housing is a scam allowing for rich kids to have a place to buy with daddys money.	1
Develop better transit system between the three towns and housing with take care of itself.	1
Don't do it. You know, when I moved to the mountains-I didn't have this sense of entitlement 'because I work in the hospital in Vail, I deserve to live in Vail.' No, I worked my ass off and had roommates in Eagle Vail and Edwards.	1
dont need to pay anymore fkn taxes, seek endowments from the ridiculously wealthy, they're everywhere here	1
Don't tax residents. Increase tax on visitors and businesses	1
Employers should be financially responsible for their employees' housing.	1
employers should pay more so people can afford to live here	1
Give tax incentives to support local housing funding needs. Increasing taxes is rarely supported.	1
Have developers provide it and not get any work arounds.	1
Hoping the Vaildaily publishes the names of the board members that support this, so I know who to vote against	1
Housing values have increased significantly the last few years along with property taxes which has provided increase revenue.	1
I believe taxing the source of strain- second home owners and short term rental units is a better solution.	1
I believe that Vail should implement a tax on unoccupied housing as well as increase the occupancy tax for these items.	1
I do not like the way that affordable housing is wiping out open spaces or protected wildlife areas. I think we can do netter.	1
I do not support locals paying for this. It should be a visitors tax or new purchasing real estate tax if any! Please tell me why the same locals you are trying to protect that have lived here since 1993 should be paying for buying new deed restricted units?	1
I DON'T WANT TO PAY FOR SOMEONE ESLE'S HOME! ABSOLUTELY NOOOOOOOOOOOOOOOOO on taxes for that! NO NO NO	1
I find it incredibly important to deed restrict housing so that people who work here have just as much of an oppportunity to buy a house as a millionaire. BUT you don't need to raise taxes to accomplish this, the town already brings in so much money from tourism, use that money! Stop taxing low income individuals and paying your billionaires. THAT is the biggest problem with this town.	1

I think at this point between federal, state, sales, property tax, payroll tax, we are taxed to death. Let's find another way.	1
I think that the local residents who benefit from this program are the same ones who don't have enough money to pay more in taxes. I also think it would be slightly unfair to tax residents who don't benefit from this program. Since this program is so new, I think it should be implemented for a few years to determine what's needed down the road.	1
I think the town has contributed sufficiently to local housing funding.	1
I think VRBO, Airbnb, and the others should be heavily taxed and regulated as other cities do. Or offer tax incentives to those who rent to seasonal/temp employees. Help resolve housing crisis.	1
I think we need to put pressure on employers (vail resorts being the prime offender) to pay their employees a living wage. I'm sick of putting my tax dollars towards financing housing for employees that get paid poorly by a publicly traded company. And make them finish current projects (expansion of the lionsridge apartment homes) before starting new ones.	1
I think we should restrict short term rentals. It detracts from the community feel of our neighborhoods. The town is becoming one giant hotel. The short term renters are not invested in our neighborhoods, community, or town.	1
I'd happily pay more taxes to see our low income residents housed. Let's take care of those people before we start talking about housing for higher income residents who might be able to afford to purchase.	1
If the Town wants higher taxes for this it should look into higher fees and taxing short term rentals with a Lodging Tax. Too many people do short term rentals without paying appropriate fees. Vail Resorts and Vail Health have created the greatest number of jobs but have done little to date with regard to housing. The Town should not be asked to bail them out. The Town, however, should work with them to try to find suitable locations for housing.	1
If we build housing for town employees that's OK. Building for profitable private business NO!	1
I'm getting taxed enough by the town, state and feds. Now that I may be out of a job for awhile, I don't need to lose anymore \$.	1
I'm not willing to pay much additional tax to support it, but Vail Resorts should.	1
Improve allocation of tax dollars that are already taken in.	1
Increased taxes would be a burden on retired people, such as ourselves, living on fixed incomes.	1
It is an honor and privilege to live and work in Vail. I do not feel that deed-restricted housing belongs in this community. We have a enough already. It is more realistic for people with these needs to live down valley,.	1
it is not a public matter to subsidize housing for private businesses. Take for example VR; they employ far more people than necessary. Go to Europe and you see no one standing around the lifts, just one operator at bottom and another at the top. And their lifts rarely stop. Here, with so many employees the lifts stop almost every ride.	1
It won't work long term. Entitlement is not a good trait. The town encourages redevelopment which is a negative impact on affordable housing yet increases the employee need. No one is looking at all the pieces of the puzzle and how they fit together.	1
It's the mountain responsibility not the town's. They just tear up the property anyway.	1
Just because people work in Vail does not mean they MUST live in Vail. Most people around the globe commute to work...Vail does not have to try and be the exception to this.	1
Just use town owned lands more effectively. Developers should be able to make money with high-density housing for employees without subsidies	1
Keep your hands off my money. TOV should not be in the business of finding housing for slaves who collect substandard wages from Vile Resorts or Romer's merchants.	1
Leave housing to the private sector	1
Let's not tax our way to additional housing.	1
Local housing funds are NOT a town of Vail problem. Government must stay out of the housing market. Housing is an individual and business problem. Look at Summit county and how public housing has destroyed the quality of life of residents. There are now too many people and the housing has destroyed the environment and removed areas of recreation.	1
my property taxes are way to high as is Make the vacationers pay	1
N/A	1
nc	1
need more of a fine line between great services and the amazing pay, benefits and retirement employees receive. Increasing taxes on people like me who already rent out rooms to the local workforce is not something I look to do. Get more out of all the Airbnb type places who have destroyed our local rental market.	1
No	1
No comment.	1
NO MORE HOUSING IN VAIL. Move down Valley and increase bus service	1
no more taxes	1
NO MORE TAXES!! ENOUGH WITH FLEEING US OUT OF MORE DOLLARS VIA TAXATION!!! STOP IT!!!	1
No new tax on residents. Tax the visitors	1
NO NO NO	1
No one funding me when I moved here!!	1
No one helped us. Theres tons of job and my husband and I have both worked 2 and 3 jobs at the same time many times.	1
No tax increases	1

NO TAX INCREASES Tax Vail Resorts more to pay for housing their employees.	1
None	1
Not every issue can be solved by a tax increase, nor are tax increases always appropriate.	1
Not if it's 'business as usual' where employee housing comes at the cost of wildlife habitat or more luxury condos so the developers can make more money.	1
Not interested in increased taxes. Housing is available down valley. If businesses need employees, they can pay more. If employees want to live in Vail, they will make that choice. If they want to make more money and live down valley, they should be free to do so.	1
Not my responsibility to pay for housing for others. No one pays for my housing. We will always have a housing issue. TOV has not done a good job of producing housing on redevelopment or new large commercial projects providing enough housing. Solarce is the best example. A total failure by the town.	1
Our taxes are currently much higher than any other area in the valley. It would be more cost effective for the TOV to develop housing projects in less expensive communities and provide busing for TOV or Vail Resorts Employees. Also consideration of multi-function buildings for seasonal employees. That is, have a plan for how to use housing in the off season when seasonal employees are not using it (house Bravo/Dance Festival performers etc.)	1
Our taxes are plenty high already.	1
People bought the properties based on the current tax structure.	1
Property taxes should not be used for local housing projects.	1
Public funds should not be used for housing- pay people a reasonable wage!	1
QUIT BEING MYOPIC ABOUT THE BORDERS OF THE TOWN OF VAIL. VAIL GOES FROM EAST VAIL TO EDWARDS	1
should be funded in new developments & sales tax not property tax	1
Stay out of the housing market. You already control it through zoning. When ever tax payer dollars are spent on housing, it is in effect a subsidy to large corporations like VRI, Hyatt, Etc. We've been spending money on this for the 30 years I've lived here and still the problem exists. That's insanity. Let the private sector solve their problem with their money.	1
Support none with increased taxes/fees. Vail Resorts and big hotels should pay to fix the problems that they have created.	1
Tax revenue should not be used for public housing options of any kind. Housing is a county issue NOT a town matter. Employers need to be involved and take more responsibility for employee housing matters.	1
Taxation is theft, keep it to a minimum	1
taxing residents does nothing but cause ill feelings towards the government. Use funds developed from events to support deed restriction to benefit residents.	1
The business community should subsidize this, not taxpayers.	1
The government should not be subsidizing private housing	1
The large corporations need to donate.	1
The money should come from somewhere else. People that actually live in Town of Vail struggle enough.	1
The occupancy drivers are Vail Resorts, and Vail Health. They should be held responsible for the housing impact they create. I am a hard working local, barely making it here and I do not feel I should be taxed so Vail Resorts can build out Ever Vail with inadequate employee housing, as they were allowed with Arabelle and other projects.	1
The seasonal employees are here to serve the guests. Therefore the burden of the housing cost should fall to them and not to the already financially stressed locals. Or, the new tax should apply only to incomes above \$100k or to properties whose valuation exceeds \$2m.	1
The town gets enough tax money already!	1
The town should limit/restrict short term rentals rather than trying to tax residents to fund deed restricted housing. Short term rentals are really the issue with housing in town.	1
the town shouldn't be in the real estate business	1
There are numerous areas for employee housing down valley. Vail is a tiny place limited by typography- don't spoil our beauty.	1
There are plenty of other ways to create revenue to support local housing than taxing the residents in Vail. Increase the parking rates, increase the sales tax and lodging tax. The tourists that come here should be taxed higher if you need to raise more tax revenue.	1
There is plenty of space in Avon, Edwards and Eagle to build employee housing and deed restricted properties. Offer them more free bus options and build down Valley. There is no more space in Vail, unless you put parking under Ford Park!!	1
Think outside the box. Tax the corporations that employ these workers. Acquire land destined for real estate development, etc.	1
This program has been and continues to be overly hyped by Ruther and Company. It is time for VR to step up and address this problem with minimal TOV financial support.	1
This should not be financed by local taxpayers. Make building codes and costs more user friendly to developers. Make it easier for developers to have and incentive to build employee housing here. Why can't the exclusive and expensive community of Vail include affordable Tiny Homes?	1
This supports the concept of over development into our very limited open space.	1

Though sacrifice I managed to buy in Vail, even though I am an hourly seasonal worker. it is achievable and feel like I am being asked to pay for others who aren't willing to make the sacrifices I had to make to own here. Rent is as much as a mortgage so why can't they afford a mortgage on their own?	1
town needs to be careful about getting too involved in real estate	1
Vail has enough reserve funds to use. No tax please.	1
Vail Resorts and local businesses should pay the most. It is their problem primarily, no matter how you spin the self created, persistent problem	1
Vail Resorts has pledged 30M for employee housing, yet the town has done nothing to hold them accountable for providing a meaningful contribution to the housing situation.	1
Vail Resorts should be doing this, not the town,	1
Very concerned	1
We already have lots of taxes.	1
We are taxed enough for schools and some of this should be helped by Vail Resorts	1
We do not need anymore housing in the town of Vail	1
we do not need to have a tax increase for local housing funding nor do we need it to justify the housing department - what we need in this valley is to provide dormitory style housing for all of the seasonal workers who are so necessary to this valley. This type of housing doesn't have to be in Vail, transportation could be provided to get them to their employmet.	1
We should not be in the business of subsidizing housing.	1
What about supporting locals whom are struggling to keep up who currently own and work hard in the town. Tax increases and cost of living are more reasons why true locals are leaving.	1
why are the taxes/ restrictions/ improvement prices so high for property owners? Not every property owner in this valley has a multimillion dollar home (or second home). I'm all for affordable housing for the people that keep this town running but The Town of Vail needs to find another way to fund this. And there needs to be less red-tape for those of us that want to take care of and maintain our properties who are not in a ridiculous tax bracket.	1
You shouldn't be asking residents to fund local housing. Tax the second home owners.	1
Comments from respondents UNCERTAIN as to whether they are willing to consider a tax increase of some type to fun efforts for resident-occupied, deed-restricted housing.	42
A tax on full-time residents should NOT be an option. Over the past few years there have been various mill increases (VRD, Eagle County emergency services, etc.). Why not increase the hotel tax or start a restaurant tax for this? That way those who are using the services pay for it.	1
Any construction needs to be aesthetically similar to other vail buildings	1
biggest concern is how the tenants take care of the property if they are renting	1
Buying deed restricted housing to help the employee housing shortage in town is justifiable. Also, taxing sales so visitors share in supporting the employees who serve them in stores, restaurants, and on the mountain is a good idea.	1
Difficult to answer this question without knowing magnitude of tax increase and oversight of revenues raised	1
Difficult to say given I'm completing this during the Covid-19 lockdown. (Priorities and views change in such a time of crisis).	1
Don't know. Prices are too high for me to ever own property here.	1
general interests should always prioritize special interests	1
Given the possible significant recession because of covid, I'm not really excited about tax increases.	1
Have to look at the \$ and benefit	1
I am not opposed to supporting it, but not with a blank check, I would want to see what is included and what is excluded in funding. The devil is in the details on this one.	1
I don't like deed restrictions.	1
I have limited income and can't afford to buy property right now. I am willing to support this effort but that support will be contingent upon specifics of plans presented.	1
I need more information	1
I support controlling the cost of housing to make it attractive for people to want to live and contribute here. It's got to make sense and be viable. Not just live pay check to pay check	1
I think there should be some sort of price cap if you do so.	1
I was interested in turning my condo into deed restricted but the offering was not worth it. TOV needs to make the offers more enticing.	1
I would have to see the specifics before I decide to fund someone else's housing. I worked really hard and sacrificed a lot so I could buy my own home.	1
I would need details, but it is certainly an issue to discuss and we need a solution.	1
I would support a tax that went to local housing needs. Perhaps if the tax rate was lower for people who lived here year round and higher for homeowners and residents who do not live here full-time.	1
I'm a renter and don't pay property taxes	1
In usual times I would be supportive of a tax increase to support local housing funding needs. However, given all of the uncertainty surrounding the fallout from the COVID-19 outbreak I think it would be prudent to wait until we know the final impacts of this event before moving forward with a tax increase.	1

Increase property tax on second homes and short term rentals.	1
Is it 100% going to go to it?	1
It's not fair to put this burden on the current residents through a property tax. More contribution needs to come from VR.	1
Need to know more.	1
No	1
Our taxes are high, the town budget is huge, it's unnecessary, there are plenty of funds already there, they just need to be allocated properly.	1
Perhaps this tax would be better collected from property taxes of the second home owners and/or the short term rentals tax.	1
pressvailresorts.com for substantial property/financial contribution before taxes	1
Put housing down valley	1
Tax the tourist not the workers.	1
Tax Vail Resorts and the 1% because most your residents do not have more to give.	1
taxes are high, prioritize better where the money is going.	1
The only tax increase I'd support is an increase in the lodging tax and all future funding for special events will come solely from that fund. That would free up \$3.5 million dollars of general fund money for housing or other specific needs and ny point in time.	1
The town is doing so much and people are not going to be able to afford more taxes. I think it's time for the business community to increase wages to support their employees, especially Vail Resorts. It would depend on the nature/type and use of the tax before I would support it. Vail Indeed is a smart program. Building everywhere and anywhere is not.	1
vailresorts.com should take initiative in funding as it is their employees that most lack housing.	1
Vail Resorts was going to fund more employee housing. The town denied this new addition. We should have to pay for their bad decision.	1
We have a tremendous number of high wealth individuals that own second homes. This is driving the cost of homes up and the reason people cannot purchase in Vail. Tax these homes at a higher rate to get funds to build employee and deed restricted housing.	1
We'd have to see a plan before being in support.	1
Would the tax increase be the paid by full time vail residents, or by the corporation who need to help their employees find affordable housing.....?	1
you should increase taxes on short term rentals to pay this increase	1
Comments respondents that did not answer Q45.	1
Can we tax second home owners? I suppose a property tax would work, but it would be nice if it didn't affect people who actually live here.	1
Q53: Do you have any suggestions or opinions (positive or negative), regarding how additional housing for residents could be provided, that you would like to share with the Vail Town Council and the Vail Local Housing Authority?	193
Comments from respondents that think TOV and the Vail Local Housing Authority is HEADED IN THE RIGHT DIRECTION.	73
Add a Vacancy Tax and STR tax to fund up the development of deed restricted units. incentive the construction/addition of LTR of lock offs/carriage houses on/in existing properties. Personally contact all new construction/remodel permit holders and construction companies to inform them of the options/incentives available to build LTR deed restricted housing on units zoned Primary/secondary.	1
Again; county wide	1
All properties built in the 70's and 80's with no codes in place should be allowed to rebuild at equal or higher density to encourage lock off units and deed restricted units. Current codes make redevelopment of these old properties IMPOSSIBLE.	1
Allow ehu's in residential areas, limit vrbo's in same areas.	1
Allow existing houses to create lockoff within their existing home for LTR only. Make the LTR as or more appealing as the STR. Require STR owners to live in their home for x number of weeks or to pay increased taxes or fees.	1
Allow the use of modular small-homes to take care of this issue	1
Be cautious not too have people trapped in deed restricted and unable to move on from those homes. Aspen has this problem where their retiring population is unable to move because they cannot afford to move from deed restricted housing.	1
Build more dense housing units down Valley where the land is cheaper. People commute in big cities all the time. Workers will have to commute to Vail now. The Valley has grown tremendously in the the last 20 years and housing has been geared Intentionally to the 1%. VR (a real estate company!) has made that clear.	1
building affordable housing in Edwards supports Edwards not VAIL	1
Consider garage renovations for studio apartments; mandate second homes have an employee unit for someone who works in town	1
Deed restricted housing also need ample parking	1

Deed restricted housing ownership (Vail Commons) allowed me buy a place and stay in Vail. Fortunately, I got in 22 years ago when it was possible for the lower income strata. That would have not been possible later. The Chamonix project is upper middle only.	1
Deed restricted housing should not be forced into high income areas. Even in large metropolitan areas people are bused into work from surrounding communities.	1
Don't allow the Payment-in-lieu exception like was used by the developers of the Westin in Avon. (Not sure if that's an issue in Vail)	1
Don't make quiet small neighborhoods as on Davos Trail more densely build and populated!	1
Eagle Vail and WalMart Ville Has so much space for homes etc, more than enough.	1
eliminate special events support. Eliminate Visa programs for seasonal staff. Make Vail resorts and Vail Health create housing for their staff in all of their own projects. Deal with the demand 'spikes' and housing will be more attainable.	1
Encourage long term rentals through tax breaks with the caveat of having these residents prove that they work full time within the town of Vail. Keep the money within the community. Air BnB & VRBO has striped any sense of true community in recent years.	1
Have the second phase of Timber Ridge be 6 or 7 stories high. There is nothing behind it.	1
Housing is complicated and expensive. Important to have as many tools in the tool box as possible. I think vail in deed is a good start but I also think It's important to look at other options in addition to ro deed restriction	1
Housing is the single greatest problem Vail needs to solve to maintain our place as a world class destination and resort.	1
I believe the InDeed program is a well received welcome addition to the housing program. The deed restrictions placed on other Vail properties (ie: lottery program) can be deterrent to local residents wanting to buy property because although less expensive to buy also restricts the ability of the property to increase in value. I have heard from owners of deed restricted properties that needed renovations are ignored because the cost of renovation outweighs the cost of appreciation.	1
I believe there should be a variety of options available which is why I support dwelling units within residences. There is real potential here to 'subdivide' some of the vacant second home properties into comfortable living space for those who can work with owners.	1
I don't know	1
I feel that there should be vouchers available to workers to help offset the housing costs. Long term more employee housing needs to be built with various options from dorm style to single family homes. There should be frequent free transport for employees across the valley.	1
I just think there should be a focus on affordable units, not just deed restricted.	1
I like the idea of accessory dwelling, but we know that will never happen w/the big wig homeowner. They will figure out a way NOT to have a local living in or near their million dollar unit. It will just become an extension of their mansion home? Local restrictions on short term great idea so less will do it and more long terms will open up. Tax on new developments? Its already pricey to build here - is that going to stop some from building? Please do not push all deed restricted housing west... Vail needs to share in this project!!!	1
I like the idea of small housing for singles built with eco friendly materials. But also family living, and elders too.	1
I think if hotels in Vail were reasonable, Airbnb type entities wouldn't do as well. Hotels should try to be more competitive.	1
I think it is important to emphasize long term residents when trying to buy deed-restricted housing, at least for some of the housing.	1
I would like to see more collaboration between towns and unincorporated areas, where there is a lot more room for development, rather than just in Vail proper. If the TOV would look at helping with those types of developments, that are actually affordable (\$700,000 for a 3 bedroom unit is NOT affordable) and design transportation systems and parking that was useful for those residences as part of the master plan. I believe it would benefit all Eagle County residents.	1
I'd like to see more time spent on the impact short-term rental units are having on the loss of long-term housing. I'm hearing that most condo sales in the TOV (ex, Vail Racquet Club), are being purchased specifically for short term rental income to the owners.	1
If more deed restrictive homes are built down valley the ECO bus transportation must exponentially improve as well as the Town of Avon start routes into Vail. The 2nd point with a smaller EHU attached to a larger residence is a good idea. In the past this has been tried and many of the larger residences got around the issue by incorporating the EHU into the main residence after the CO.	1
if we go down valley then improved bus transportation has to come first. Has staff and council randomly ridden ECO peak times? Please do so individually!	1
If you restrict STR, then you'll increase available long term rentals. You'll make Vail neighborhoods a community again. Otherwise, you'll continue to drive people down valley.	1
Increase fees or taxes on short term rentals. It hurts our long term rental options and brings too many unscrupulous people to our neighborhoods.	1
Increased density seems necessary to me. Either by building taller developments where it is ok to do so, or by the above idea of accessory units.	1
In-deed program the way to go. Developers did not create the housing shortage. Why would they have to subsidize Vail Resorts and other employee intensive business?	1
It is long past the time that developers of McMansions, massive hotels and Vail Resorts start to pay up!	1

more 1 bedroom, and small two bedroom units	1
More outreach on what the deed restricted program means and entails. There are many discussions within HOA's to ban deed restriction in existing complexes.	1
No	4
None	1
of the above listed changes, 'Increase restrictions on short-term rental units (STR) in Vail to mitigate the loss of long-term rental home opportunities' is the most important, I think; there have been so many rental units lost to locals due to the increase in STR	1
Provide a tax incentive to second home owners in exchange for their agreement to rent their unoccupied unit to the town of vail for local housing.	1
RE new or expanded residential development contributing fees... maybe only above a certain cost threshold? A full-time resident building a home for them to occupy is very different from PT resident homes or FT homes that are high end. Needs to be scalable or exempt at some level.	1
Restrict STRs before its late. The loss, of what was housing available to locals, has done more to contribute to the loss of community than almost any other factor.	1
Restrictions should be given to landlords who are exploiting and taking advantage of seasonal workers, especially J1s, and over pricing their units for the winter months.	1
Second home owner tax.	1
Short term rentals are essential for visitors. I don't support additional restrictions especially when there is a lack of enforcement of existing policy.	1
Short Term rentals in the TOV are a major problem. Parking on side streets, inconsistent tax collection, impact on long term housing for employees. TOV should stop new Short Term rental approvals	1
Short term rentals such as AirB&B are businesses and should be taxed as such. Also, local businesses must participate in employee housing projects.	1
some benefit to second home owners to rent long term instead of short term	1
STR does not impact long-term rentals. You cannot prove that it does. Do the math. Name one trophy home up on Forrest Road that would be converted into employee housing. Yet the people who throw down \$5,000 a night spend a ton of dough in town (read SALES TAX) Employee housing does NOT need to provide as much (any?) parking. Or allow dogs. Use some common sense here. If we really are green, and a number of locals just roll their eyes when this topic comes up, we need housing in Town and not down valley. Yet it will cost more, but it place less of a burden on transportation and parking. Plus a shorter commute will make happier employees with makes for happier guests. This is not rocket surgery.	1
Teacher next door program. Work with public school system to provide housing for full time teachers who sign a contract stating they need to be employees or retired from eaglecounty schools to purchase and maintain ownership.	1
Tell AirBnB (STR) to hit the road. Apartments should be for locals.	1
Thank you for continuing to provide house-buying options to those who cannot afford 20% down. Please try to concentrate on residents who have chosen to live full-time and for a long time.	1
the explosion of short-term rentals has eroded the occupancy of existing lodging establishments, without significantly increasing the town's sales tax revenue or licensing fees	1
The TOV cannot solve the housing problem alone and only in Vail. Housing should be a community effort, involving Eagle County and ALL the municipalities.	1
The town council needs to get on board. The communication that this needs to happen with virulent opposition to recent project(s) is a hypocritical position that I cannot fathom.	1
The town needs to consider restrictions to the number of residences that are being built over \$3+M. The volume of second homes in the valley has driven property values to the point that year round workers cannot afford to purchase homes in the town of Vail. We have so many rentals and homes being used for Air bnb type rentals there is no ability for workers to rent units.	1
There is a lot of housing that stays empty. Can we do something about this and utilize the empty space?	1
There is currently no housing or plans for senior citizens. Consider townhome-style development for year-round residents who might want to downsize, eliminate maintenance, etc.	1
Use density as a tool to increase housing opportunities	1
We have an EHU and support the concept.	1
We need 1000's more units, get going. Stop building units for people who can afford to figure out their own housing. Example, that beautiful lot above the fire station, what a waste of land that we will never get back. One of the richest people in Vail owns one of those units, disgusting!	1
We need homes in Town to maintain a community, not cash to buy homes downvalley. We need opportunity for families to live here long term.	1
We need housing in-town, not cash. We need to keep people living in Vail, or we will lose our community.	1
West Vail master plan can help. Find a permanent source of funding for Vail InDeed. Don't restrict short term rentals, you're taking private property rights - leave it to HOA a and party wall agreement amendment if owners agree	1
whats going on with the old roost lot?	1

Comments from respondents that think TOV and the Vail Local Housing Authority is OFF ON THE WRONG TRACK.	78
A 'Vail Tomorrow' citizen input event, please!	1
Additional housing outside the town needs to be encouraged. Cooperation with other bodies should be encouraged.	1
Additional housing should be provided by neighboring communities and enhanced transit supplied to get them to and from work, etc.	1
Adopt a 2-tier property tax: lower for full-time residents and higher for homes that nobody actually lives in.	1
Affording housing needs to be affordable for what local workers can afford not what developers need to support the project. \$500,000 and higher prices on properties for purchase is not affordable nor is \$1800 per month for a 1 bedroom rental.	1
Again, NOT A TOV PROBLEM! It's a Vail Resorts problem. We have a lockoff apartment over our garage-an employee housing unit we were REQUIRED to build when we built our house. You think we get any tax credits? No. You think we're that dumb to not realize who is profiting the most. Builders. BTW, we don't even rent out our lockoff any longer. It sits empty. Too many lazy, pot-smoking, loud, disgusting renters.	1
Allowing developers to push housing outside if the town does not improve the quality of life for the workers.	1
As mentioned earlier.	1
Better and real enforcement. A \$300,000. 'fee' to demo homes, or double density or square footage more than 7500 sq ft (plus or minus) The town can not create community when town incentives are destroying neighborhoods. Another example of council and boards only looking at their own interests and not the town as a whole. Commercial square footage must have a major roll in funding housing needs and not be freeloaders.	1
Better transportation system to get workers into the cities is needed versus having workers live in town. The cost difference is to great to be supported by developers.	1
Better use of town-owned lands.	1
Build all new employee housing west of Avon!!!!!!	1
Build bigger rental unit buildings, taller, denser. The 1st portion of the timber ridge redo is way too small. When the rest comes down, build huge. Build huge on the roost lodge spot as well.	1
Build in/up. Multi-use. 2nd floors for residential on existing strip mall areas. Encourage shared spaces, like the new development in Eagle by Lachie Thomas. Require parking for new developments. Charge 2nd homeowners larger fee. Encourage shared parking/riding - 'rent a space for the day' options.	1
Chamonix was in no way affordable. Anything built must be affordable. We don't need to attract any more people that can afford to buy on the open market and take away units from the people who have been making this town go round for years.	1
Collaborate with other Eagle Valley towns to create housing and bus service for Vail employees	1
Collaboration between all towns and areas of Eagle County to provide affordable housing with accessible frequent transportation.	1
Do a more comprehensive applicant pool review for who you hire for TOV housing jobs.	1
Do not add and fees or taxes to existing residential low density property owners. The existing Vail Local Housing Authority seems ruled by members that do not ever get out of Vail/Eagle County, and do not socialize with anyone out of their own small clique.	1
Don't kill anymore wildlife for employee housing !! It's not your right to tell people what they can do with their property they bought with their own money. They have a right to do as they wish. Enough with the deed restricted housing sales. There are locals buying these up and not doing what it is intended for. You are giving them all these grants to help purchase them , which you should have nothing to do with. There are so many people taking advantage of this !!!	1
Dormitories for seasonal workers. This would free up long term rental units for other employees.	1
Feel need to explore outside of town since Vail is overdeveloped and impractical to try to resolve now. Since Vail only has expensive private school out of reach for all working class families and feel most would rather live closer to schools and affordable shopping needs. So look more into development that can sustain the work force especially if the stay and want to have a family. Then look into good transportation needs to make workers able to still get jobs in Vail but live in a more realistic neighborhood that can sustain them. Vail is mostly second homes, seasonal rentals and no longer designed for young families to have year round neighborhoods or any neighbors at times. That is gone	1
Have Vail Resorts build a seasonal dorm and deed housing for it's full time and seasonal employees perhaps in Minturn or Evervail Area.	1
Housing development needs to be mindful of wildlife as well as the residents in the area it will impact.	1
housing should be private sector	1
I am strongly opposed to having more multi-unit residential housing along the I-70 corridor.	1
I don't think we should drop one more penny into deed restricted housing until we provide extensive employee housing for low income workers in our community.	1
I don't understand why you don't build a large dormitory style building in somewhere like Minturn (there was a large parcel of land there for sale by Union Pacific recently) and partner with Vail Resorts to provide shuttle service or bus service to move employees to the resort. You could also look at Eagle-Vail, Avon or Edwards area to move employees to and from Vail. It is not that far a distance.	1

I feel rather unfortunate for Vail that is dealing with the housing crisis. Blame the VRBO resident home owners and we all know that the jobs will not come back to Vail - VR is currently cutting salaries. The people who rent their lock offs will need to decrease there rentals drastically. The Mexican Internationals will not be as many as prior to the Virus.	1
If Vail Resorts is so concerned about housing for their employees, how can we continue to allow VR to sit on the Ever Vail property and do nothing with it? That would be wonderful location for employee housing. Plus it is an EYE-SORE of land that distracts from the aesthetics of the surroundings.	1
If you build housing down valley you are only providing employees for business down valley unless you address the parking at the same time it is a wasted effort. Outside of that NO COMMENT.	1
I'm a huge fan of the deed restriction program. I am not a fan of additional STR regulations. The existing regulations were put in place while the owner of a small property management company was on the town council, and the policies were a clear retaliation against homeowners who had recently left his rental program in favor of Vrbo, Airbnb, etc. He has since been fired by his largest HOA.	1
Indeed program is great, but when I see a deed was purchased for a home of over a million, it's hard to justify that in my eyes. I would love a home that is \$1.2m but if I were to buy that with TOV owning the deed, it's a hard resel. Focus on deeds that homes are less than \$1m. Also, I have not seen anything on a property that is deed restricted and then owner retires, can they still live in that home since they don't work full time in the county anymore? But worked in the county for X amount of years? I'm an owner in Vail and sold my deed, my worry is in 20 years when I retire I can't live there anymore	1
Indeed program seems to be working. Don't take open space/open areas, or go higher - it changes the light and views. We need to protect the natural light and views in the Vail Valley.	1
In-law or additional units have been required in the past for new residential buildings. However there is nothing in the town code that says the home owners have to rent that unit. So this is pointless.	1
it would be interesting to see the change in volume of STR in the past 5 years. If STR are generating enough revenue to make it more lucrative to STR the long term, then tax them more. They are the problem.	1
Its seems obvious that a new high end home with a lock off will support a high end renter, not the regular local.	1
Knoble keeps laughing at you	1
Less growth of Vail = less demand for more housing. Too many people here already.	1
Make sure the residents are included in the decision making process.	1
More monitoring of rentals with cooperation of these property management companies. Somehow swing the tide back to a more equitable share of short term/seasonal long term rentals	1
Move these projects forward: -Finish rebuilding Timber Ridge. -Develop The Roost Property (I thought there was a proposal that has not moved forward. -Public private partnerships to build new residential units specifically for workers. -The Vail InDeed Program will eventually damage property values, when they have over 50% of any of the HOA's units, forcing owners from private ownership into a government subsidized situation.	1
my family has often commuted to work within a commute of 45 minutes (not long by many standards). in this time frame there exists cheaper and plentiful housing. Provide inexpensive and available routine bus service to these areas.	1
NO MORE DEED RESTRICTED OR EMPLOYEE HOUSING IN VAIL!!!!!!!!!!!!!! How many people work in Manhattan that live elsewhere and commute???? San Francisco??? Denver????? You don't have to live in Vail to work here!!!	1
NO MORE HOUSING IN VAIL, there is plenty of room down Valley that would be cheaper and cause less congestion. Offer more free bus routes to those areas and build.	1
please see previous comments. Increasing fees for current homeowners is a move in the wrong direction	1
Please stop the socialism. We cannot pay for everyone's housing in Vail and if business have to pay higher wages and charge higher prices because people live down valley, that is fine. We should focus on providing them better parking, instead of housing	1
Preserve homes instead of building new.	1
Put any new housing in infill sites instead of on virgin greenfield sites. Between Solar Vail and Middle Creek is perfect as is the abandoned Roost site. In any case, new housing buildings should blend with the landscape and not become a monument to the Architects.	1
Redevelop the rest of Timber Ridge, but include some for purchase units	1
Restricting/limiting short term rentals should be the focus. That is the major issue when it comes to affordable housing in Vail.	1
Site east of the post office could be very high density and taller buildings. Put housing where there are facilities. Existing buses, shopping, grocery stores etc. Where the people in these facilities can walk to	1
STRs often don't obtain business licenses and create a burden on neighbors and communities. A STR Lodging Tax should be implemented and enforced.	1
The in deed program will create slums. My own home is at risk as more units become deed restricted. My own neighbor deed restricted his unit to take the cash and then he rents it to tenets at the highest price possible. He himself has said he wants to get as much money as possible out of his unit and put as little money into is as possible...thanks.	1
The land and housing is any resort has been become to expensive to build employee housing and subsidize it. That ship sailed a long time ago. That is why the majority of the population moved down valley years ago. Find land down valley and provide timely and free busing for seasonal employees not business owners	1
The town has driven up rent through their past actions. Since the Town is focused on driving up real estate prices, employees will be forced to commute further and further.	1

The town has taken actions to remove employees from current TOV housing options as rentals with plans to sell the same unit as a deed restricted property. I do not believe this is a good avenue to increasing the number of deed restricted properties as it displaces current, hard working TOV employees who are already living in the town and creates unnecessary hardship on those employees while not adding to the overall number of Town of Vail employees living in the town.	1
The Town should not try and go it alone on this. It needs to be a collaborative issue with the other Towns and the county to provide affordable housing.	1
The Town's focus on deed-restricted housing within town boundaries is inappropriate and NOT supported by the majority of full-time residents. The programs should be terminated immediately.	1
there is a gross square footage rule Jonathan Spence throws at you when you ask about expanding a residence that he Baffles you with jargon, does not fully explain or provide source documentation to allow you to research and does not help at all in allowing such 'accessory dwellings' to be constructed.	1
This is a country problem now- Vail is complete	1
TOV should not be in the business of providing housing for more slaves under the guise of 'sustaining communities'. Not everyone can live in La Jolla, Montecito, or Vail because of sheer economics.	1
Town of Vail must stay out of the housing market. Vail is completely built. If you desire to build something in Vail, you must knock-down something. No more construction. We have enough people. Our quality of life suffers as more construction occurs.	1
Town of Vail should let the largest company (Vail Resorts) foot the bill	1
Unfortunately my experiences with employee housing is very unfavorable; they are almost instant slums needing much cleaning and repair at the end of each rental. And it is very difficult to control the number of inoperative vehicles presenting a constant eyesore.	1
Vail has limited space and there will never be enough housing for everyone that WANTS to live in Vail. People that work at Saks 5th Ave in NY don't live on 5th Avenue. They commute. Does everyone who works in Vail have to live here? Increase ECO bus service and move housing out of high cost real estate areas.	1
Vail indeed is a very good program. focus on redevelopment and infill.	1
Vail Resorts has to be part of the solution, they have the financial resources as well as the real estate, the town is on a fool's errand to address a problem that VR should be leading from the front on.	1
We are always going to 'upset' someone in the Vail Valley wherever we build...just build what we need soon.	1
We definitely need more housing. Is it possible to create this housing increase without majorly impacting the wildlife? We love our East Vail big horn sheep!	1
We have lived here through 7 small recessions (1-2 years) and one long lasting recession 2008 where many employees never came back, and now this COVID may be the longest one ever. it came at time when there was a large push for more housing to meet the great need of a boom. Like building a church for Easter. When is too big really too big for a town limited on all sides with public lands? What is the limit on the number of skiers? What is the number of skier collisions? How big does the hospital have to be? How heavy the traffic? Vail pass closures are getting to be huge commerce and visitor and local issue. Car rentals do not have snow tires for unsuspecting visitors. It's become a down valley bragging rite to say you never come to Vail any more. Too crowded and no parking in winter, shops too expensive. It's becoming a Disneyland with I bet a majority of shops owned by Vail resorts. TOV builds housing and VR buys most of the units. Doesn't help small businesses.	1
We should severely restrict VRBO short term rentals... They ruined the neighborhood and are changing the character of Vail.	1
Whatever the decision we need to keep the environmental effects top priority	1
While it would be great for Locals to own in Vail, I don't want to pay for it. Peter Noble should pay for it with his development money. He needs employees for his developments so he should pay to house them, not me!	1
Why should a local trying to update their property be expected to finance the living situation for someone else. I might support this for second homes - but this would be one more obstacle in the increasingly expensive proposition of locals trying to update and stay in Vail. This is nuts!!!!	1
Years ago, the town passed a rule that all new homes have an employee unit. This rule was never enforced and the cycle continues. Same with developments with retail having to supply parking for each retail. Whatever you do now - will future councils keep the requirements?	1
Yes- build massive 'affordable' housing within 30 miles of Vail and have busses run every 15 minutes for BC/Vail/Avon. This is how places with expensive real estate work. All of the suggested plans will not be worth it and create bureaucratic barriers to reasonable, market-driven growth (if, in fact, that even happens again in my lifetime after COVID- hate to be pessimistic here but where will the capital come from for any of these projects?)	1
Yes use the old Roost lot for Employee Housing. Do not allow the planned East Vail Employee Housing to be built. The Vail Units this Developer has built Lionsridge and Chamionix are ugly. Rebuild the crummy Vail Resorts housing by the Post Office.	1
Comments from respondents UNSURE/NO OPINION.	39
Allow increases in density to facilitate the development of high density, resident occupied and owned, deed restricted housing projects. Primary/secondary unit zoning, to my knowledge, does not help the local middle income worker today. VRBO etc. is too attractive.	1

Build outside town limits and add more public transportation for where they build!	1
cant afford tax increase	1
Focus on the rentals for employees and for new home buyers for locals/year round employees.	1
Get Vail Resorts to develop Ever Vail for employee housing. Is there still a chance to buy The Roost?	1
have single homes with lock off's	1
Housing alone cannot solve this problem. Vail Resorts cannot pay lift operators \$12/hr and expect them to find any housing. TOV must work with Vail Resorts to increase pay for entry level workers (remember, these are the front line customer service agents for all visitors of the mountain- they need to be treated well!)	1
I do not support an additional local tax to address the issue that the resort has created for the town. If I understand the questions above correctly, new developments, 2nd home owners, new homeowners, and visitors should help pay for this issue. Especially if they are using Airbnb or items like that for short-term rentals while they stay. Homeowners in Vail proper, that can obviously help chip in for the assessments of their own property close to the lifts, could be taxed a little extra as well. But those are the same people that already squished and complained about the events that Vail used to run that were too loud. So obviously they will not be happy with that proposal either, but as your survey has asked about our events as important, Vail proper residents and HOAs have requested those to be quieted. Sometimes before even 9 p.m. which is ridiculous when you are trying to promote a world-class Resort. I.E. check point Charlie concerts that used to provide a family weekly event during the winter.	1
I don't know enough about Vail's specifics to truly comment but I don't want what happened in Southern CA to happen to Vail. It ruined the community in Hermosa Beach and if we are not careful here in Vail, it will ruin the community here too.	1
I have a 2b/2b condo and have tried to do long term housing for over 10 years but because turnover rate is so high and the employees rent could barely cover my mortgage (\$1800-\$2000 year round), I am forced to turn it into a short term rental. People don't make enough money to cover the rent so then they want to move 3-4 people into a 2 bedroom condo. Summer months are difficult to find renters and STR in the summer are not very profitable.	1
i know of several homes and condos that were rented to employees, that are now in short term rental market!!	1
I think that allowing people who are not full time resident, to buy properties in vail for short term rental is contributing to the housing problem...	1
I think that commercial developments should contribute fees vs residential.	1
I understand the need for additional housing. Booth Heights is not the ethically correct location.	1
If developers are allowed to meet requirements outside TOV they should contribute to parking and/or public transport in addition	1
I'm a big fan of ADU's and lock-offs. I have a lock-off in Intermountain rented to a local full-time worker. I am very happy with the situation. I don't AirBnb my house. However, with hotels being so expensive up here ... I really don't think you want to restrict that.	1
I'm a fan of incentives rather than restrictions. It would be nice if there were more incentives for people to rent long term rather than short term.	1
In all cities in the world, the most expensive homes are in the center. Vail is no different than anywhere else in our country.	1
In general, I don't like to tell people what they can and cant do with property they own, unless it was purchased with restriction and governance already attached. As far as long term rentals go, they can be worst neighbors than having a STR next door, it just depends on who you get.	1
Increase minimum wages to a livable minimum!!! Stop subsidizing Vail Resorts!!	1
Like idea of requiring employee housing in new condo bldgs.	1
Look at an occupancy tax on homes that are vacant more than X% of the year. Other communities are doing this. These taxes could be specifically earmarked for employee housing efforts. Also, don't build Booth Heights. There are other and better places to do it. Why not build where Children's Garden of Learning is and make CGL included in the new facility? May be an opportunity to expand it.	1
Looking at short term rentals which most residents dislike. Parking issues, noise issues. I think it should be banned in TOV residential areas.	1
Maybe buy land in Minturn near the rail road tracts develop the property for employees and provide busing	1
No	2
None	1
Nothing other than it need to be affordable not just for the higher end income.	1
Over the past several years the Town has allowed accessory dwellings to be absorbed back into the base property. No reason to think it won't happen again, so forget it unless there a major deed restrictions on the property. Define 'outside the Town boundaries' - should be in reasonable commuting distance, not in Dotsero. Vail will lose jobs to down valley communities. Allow increases in density to allow employee housing - duplexes, tri-plexes and four-plexes where feasible and neighborhood price compatible and deed-restrict the entire structure, not just one unit.	1
Regulate short term rentals! Tax them A LOT. If you are increasing density, then developers also need to increase parking. Lions Ridge should have had to build a parking structure, much like Middle Creek.	1
Short-term rentals should be restricted in areas that we not intended for that purpose. Properties outside of condominiums, Vail Village, Lionshead, Sandstone, Cascade, should restrict the number of STR licenses. It is common sense!	1

Some kind of incentive for landlords to cap monthly rental rates. Wages aren't keeping up with rental rates and that is causing people to leave the valley or save money to buy a home. Maybe look at where wages should be and adjust if necessary.	1
take empty mansions and make into multi unit family homes	1
The rates for housing need to be reasonable. Most of us make \$1,000-\$1300 a paycheck. It's insane that rentals out there are getting up to \$2,000+ for a 1 bedroom with barely a kitchen.	1
The town rushed ahead with the rezoning of critical habitat and partnership with VR under the guise of affordable housing. This was short-sighted. Take a critical look at Airbnb and short term rentals, increase the requirement for developments to build housing on site, keep improving Vail Indeed.	1
There are several areas, particularly in Minturn that need to be analyzed for employees	1
There are so many people 'cheating' the tax system here. People owning second or third homes in Vail should be contributing more in taxes to fund schools and local housing.	1
unfortunatley it's too late at this stage in vail's growth to be able to provide any meaningful volume of affordable vail properties for this.	1
We had an implemented law on short term rental units (RICH PPL making lots of \$\$ on VRBO but nowhere for locals to live) but this was retracted. WHY????????	1
Comments from respondents that did not answer Q51.	3
don't let developers build without consideration for where their employees will live. it is important that employees have access to housing near work	1
Fix Dowd Junction access to Vail from the west. Chair lift for workers from Minturn or gondola, then build your housing in Minturn; annex Minturn!	1
Short term rentals should not be in residential areas. In many areas, ruining the neighborhoods.	1