



Root Policy Research

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Summit County

2023 Housing Needs Assessment

PREPARED FOR:

Summit Combined Housing Authority
Summit County
Town of Breckenridge
Town of Dillon
Town of Frisco
Town of Silverthorne
www.summithousing.us

CREATED

September 2023

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Summit County Housing Needs Assessment

Executive Summary



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Study Background

The Summit County Housing Needs Assessment, completed in September 2023, provides updated housing needs for Summit County, the Summit Combined Housing Authority (SCHA), and the Towns of Breckenridge, Dillon, Frisco, and Silverthorne.

The HNA is comprised of five sections:

- I. Demographic and Economic Trends
- II. Housing Inventory
- III. Housing Affordability and Needs
- IV. Focus Group Findings
- V. Survey Findings

Demographic and Economic Trends

Primary Demographic Trends Affecting Housing Needs

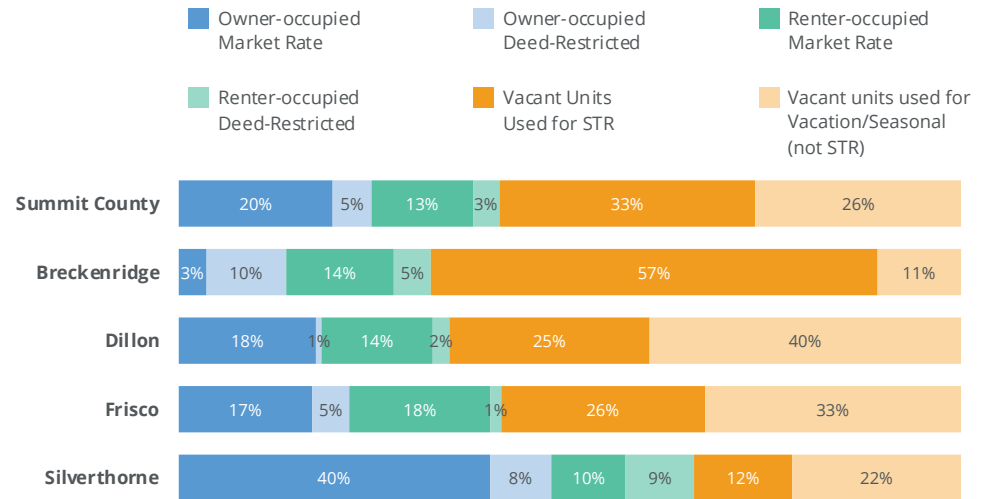
- Between 2019 and 2021, Summit County's population of permanent residents declined by 220 people, or 1% of the population. The county's loss of permanent residents is likely due to workers leaving the county for more affordable housing elsewhere, owners selling their homes, and conversion of long term rental and ownership units into short term rentals and second home use.
- Seniors are a growing segment of the county's population. The strongest resident growth between 2010 and 2021 was for residents aged 65 and older. Residents aged 45 to 64 years declined.
- In 2021, the average income of households moving into the county was \$44,000 higher than those moving out of the county.
- Hispanic households have a median income that is 40% lower than non-Hispanic White households.
- Since 2010, job growth has outpaced workforce growth. The county's main industries are largely dependent on a labor pool located outside of the county.

Housing Inventory

Primary Findings in Housing Inventory Analysis

- To keep an ample supply of housing for permanent residents, the county must maintain an adequate ratio of housing units, including units in vacation use, to households. In 1990, the county had 3.2x more housing units than households; by 2021, this had dropped to 2.5x as housing production lagged household growth.
- As of 2023, countywide, an estimated 33% of units are used as short term rentals and 26% are used as vacation homes.

Distribution of Occupancy and Use of Housing Units, 2023

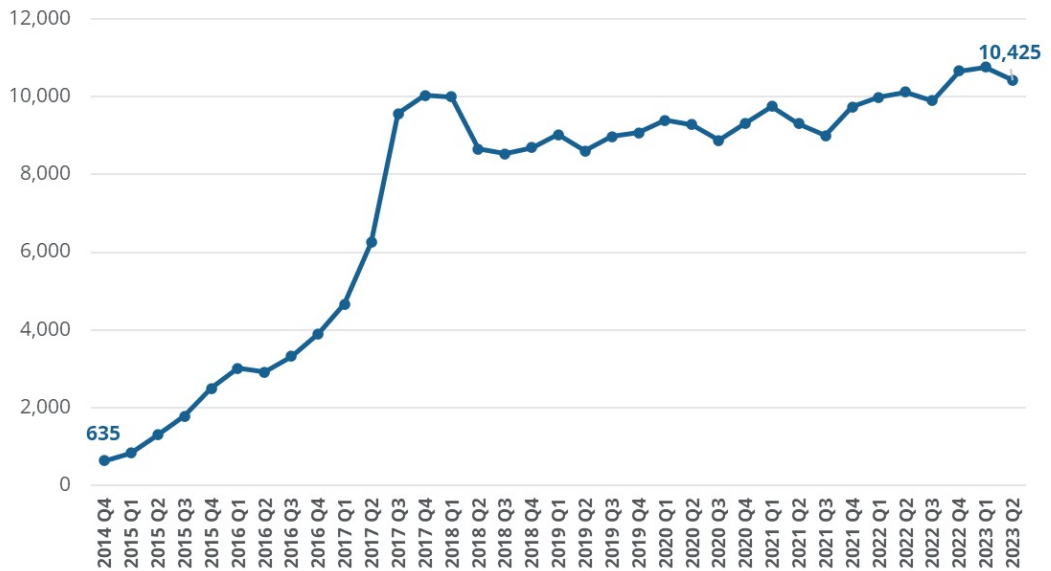


Source: SCHA, Summit County, towns, Colorado State Demographer, Root Policy Research.

Primary Findings in Housing Inventory Analysis

- Short term rental (STR) licenses grew exponentially between 2014 and 2017 as the industry grew. As of 2023, there were 10,425 active STR listings in Summit County.

Active Short Term Rental Listings in Summit County, 2014 Q4-2023 Q3

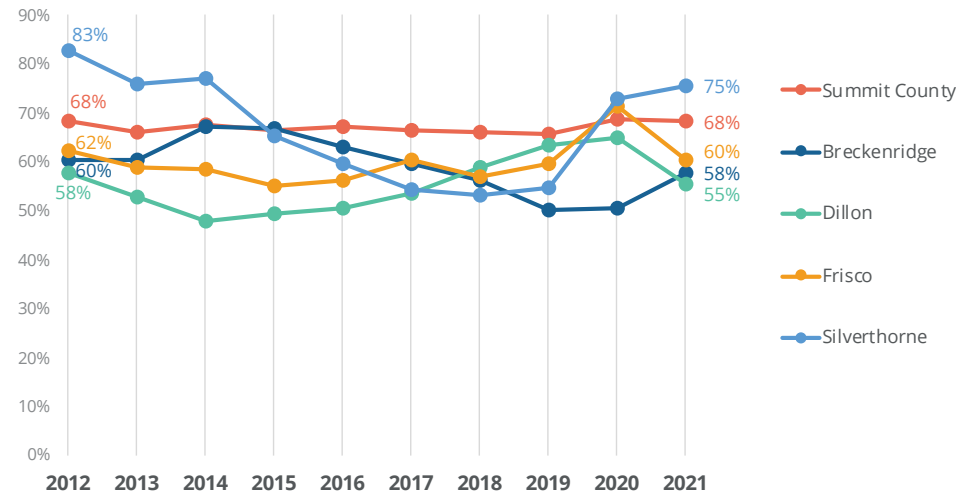


Source: AirDNA.

Primary Findings in Housing Inventory Analysis

- As of third quarter 2019, there were zero rental vacancies for studios, 1-bedroom, and 2-bedroom rentals and 1.8% vacancy for 3-bedroom rentals.
- Between 2020 and 2021, buyers who originated mortgages for principal residences had significantly lower incomes (\$103,000 median income) than second home buyers (\$291,000) and investment property buyers (\$209,000).
- The homeownership rate has dropped in every town since 2012 and is currently 68%.

Trends in Homeownership Rate, 2012 - 2021



Source: 5-year ACS.

Primary Findings in Housing Inventory Analysis

- According to the Colorado State Demographer, second home purchases are most common among buyers between the ages of 40 and 50 years old, which Millennials will be reaching in the next 10-15 years. Demand for second homes is expected to stay strong due to the large number of Millennials and post-Millennials in Colorado.
- Altogether, approximately 2,200 new units could be developed in Summit County in 5+ years, including affordable and market rate units. Based on affordable housing needs projections, this production could fulfill about 20% of ownership needs and 50% of rental needs.
- An estimated 5,600 units are possible before the county reaches estimated build out and developable land becomes very limited. The cost and intended use of these units—e.g., seasonal, vacation, workforce—will have a large impact on how the county is able to accommodate demand from existing residents, new workers, and in-commuters.

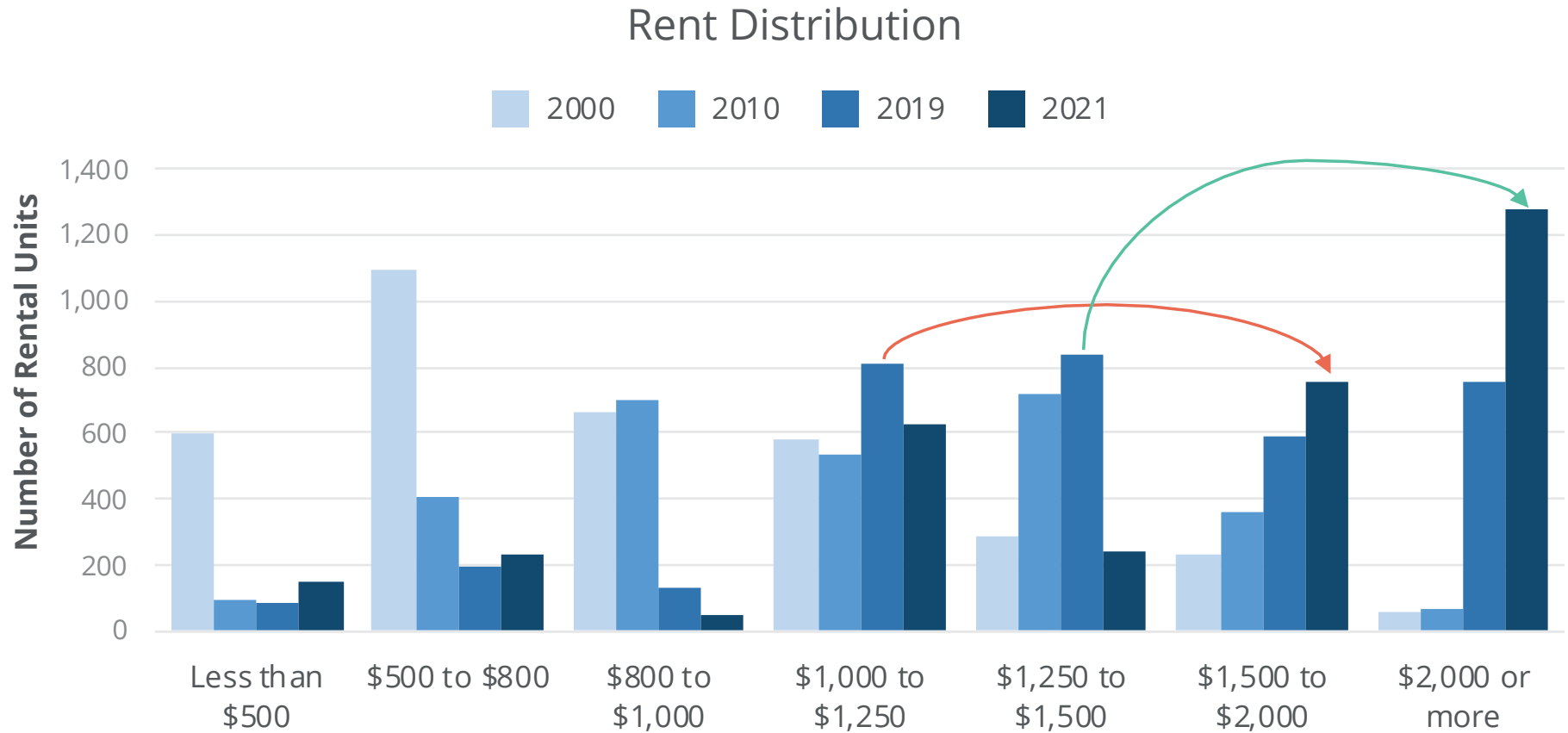
Housing Affordability and Needs

Primary Findings from Affordability Analysis

Rental costs have continued to shift upward, with sharp increases between 2019 and 2021.

- In 2021, 38% of rental units rented for \$2,000/month or more (v. 22% in 2019).
- In Spring 2023, 15% of renters in the county could afford the cost of units listed for rent.
- The median rent per bedroom was \$1,667 in Spring 2023, requiring an annual income of \$67,000 per year or an equivalent full time hourly wage of \$32/hour.
- The median deed–restricted rental is \$1,200 per bedroom, potentially saving a renter \$450 per month or \$5,500 in rental costs annually.

Rent and Utility Cost Shifts, 2000 to 2021



Primary Findings from Affordability Analysis

The price of a single family detached home has risen by 86% since 2018. As of 2022, the down payment needed to buy a single family detached home was \$383,000.

Homeownership is out-of-reach for the vast majority of renters for all product types. Condominiums are the the most affordable product.

- The median-valued single family detached home requires an income of \$456,183;
- Townhome requires an income of \$304,230;
- A “plex” product requires an income of \$337,460;
- A unit in a large multifamily complex requires an income of \$207,786.

Source: County Assessor Data, 2023. Calculations assume a 30-year mortgage, 7% interest rate, 20% down payment, and an additional 27% of the mortgage payment for HOA fees, utilities, and taxes.

Countywide Five-year Housing Needs: Rental Units

The number of rental units needed to address current needs and accommodate projected employment growth between 2023 and 2028 include:

- **588** rental units for < 60% AMI
- **464** rental units for 61-80% AMI
- **209** rental units for > 81% AMI
- **1,261** rental units total.

Countywide Five-year Housing Needs: Ownership Units

The number of ownership units needed to accommodate current needs and projected employment growth between 2023 and 2028 include:

- **182** ownership units for 61-80% AMI
- **531** ownership units for 81-100% AMI
- **260** ownership units for 101-120% AMI
- **421** ownership units for 121-140% AMI
- **112** ownership units for > 141% AMI
- **1,506** ownership units total.

Community Engagement

Community Engagement Process

Focus Groups

Focus groups were held with:

- Employers of a diverse set of industries, representing large and small businesses, and employing ~ 2,500 workers;
- Seniors and persons with disabilities including the Timberline Center; and
- Spanish speaking residents.

Resident Survey

Survey respondents consisted of people who:

- Live and work in Summit County;
- Commute to work outside of the county;
- Commute to work in the county; and
- Work seasonal jobs.

Focus Groups Findings: Employers

17 employer participants

- An estimated 10% of jobs in Summit County are unfilled. Seasonal positions are nearly impossible to fill unless employers provide housing.
- Employers are most concerned about housing for employees earning \$60,000 to \$100,000/year. If they cannot find housing in 3 months after starting their job, they will leave. At the 2 year mark, employees want to buy.
- Employers feel that demand for housing is broader than 60-110% AMI, which is typically what funding supports.
- Solutions most supported by employers include: continued down payment assistance, more workforce and deed-restricted developments, taxes on short term rentals, and a county housing resource office or "one stop shopping" for housing resources.

Focus Groups Findings: Residents

43 resident participants

- Employment is the primary reason people move to Summit County.
- Finding housing has become much more difficult in the past 5 years, leading to overcrowding. Most residents feel this is due to STRs.
- Affordable rentals should be priced \$600 to \$1,000 per person; affordable ownership units, \$300,000 to \$800,000.
- Employer-owned housing is less desirable for some due to the feeling that workers are monitored.
- Seniors desire a mixed-income housing complex with varying levels of care and units reserved for health care workers.
- Residents expressed frustration with bus routes (Stage and school buses) being cut back.

Resident Survey— profile of English language respondents

74% live and work in Summit County

9% in-commute

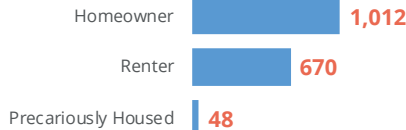
7% are not employed

ENGLISH HOUSING SURVEY BY THE NUMBERS

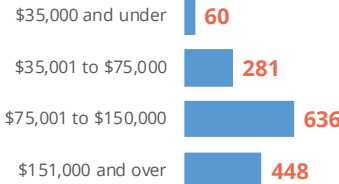
NUMBER OF SURVEY RESPONDENTS

1,810

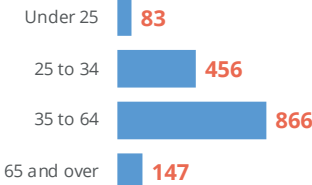
HOUSING STATUS



HOUSEHOLD INCOME



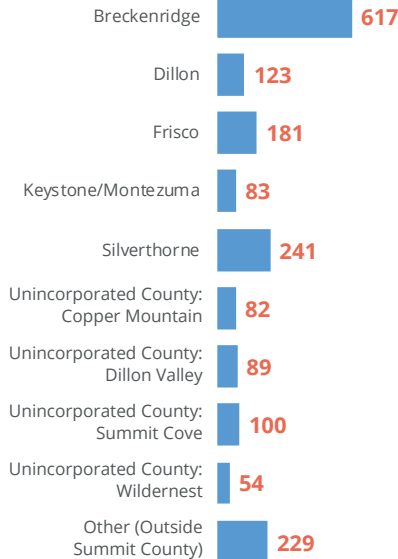
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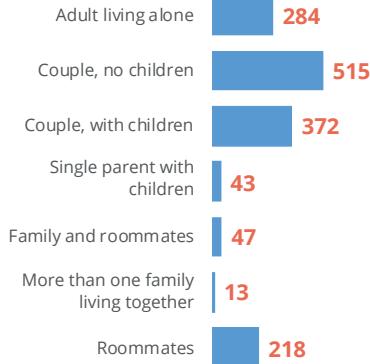
FOCUS GROUPS WITH:

- 17 Employers representing around 5,000 workers
- 13 Senior residents

WHERE RESPONDENTS LIVE



HOUSEHOLD TYPE



Resident Survey— profile of Spanish language respondents

91% live and work in Summit County

4% in-commute

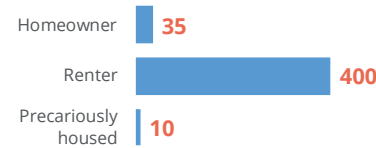
4% are not employed

SPANISH HOUSING SURVEY BY THE NUMBERS

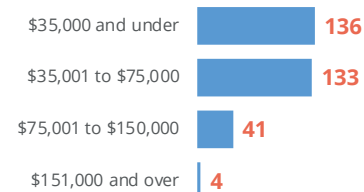
NUMBER OF SURVEY RESPONDENTS

474

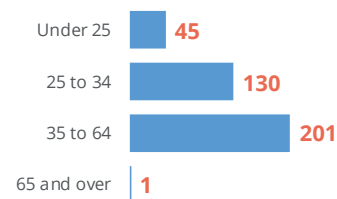
HOUSING STATUS



HOUSEHOLD INCOME



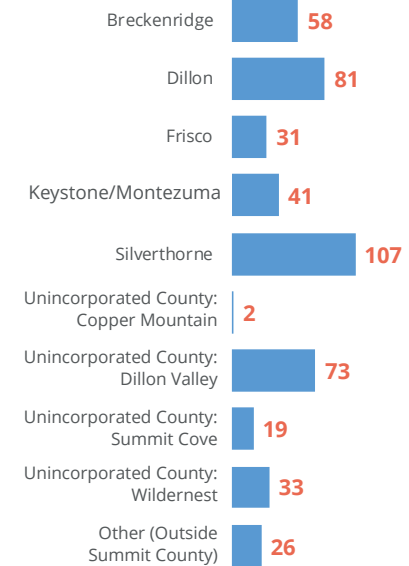
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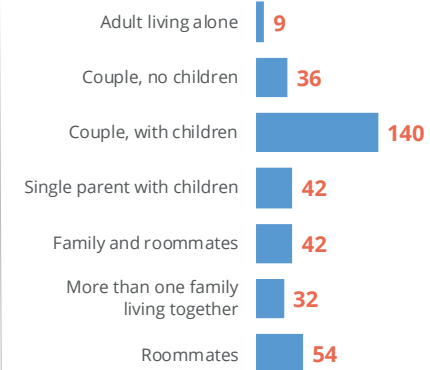
FOCUS GROUPS WITH:

30 Spanish-speaking residents

WHERE RESPONDENTS LIVE



HOUSEHOLD TYPE



Primary Findings from Resident Survey

Overcrowding and Housing Condition

- **17%** of residents live with someone sleeping on a couch or floor. Rate is highest for Spanish speakers (47%), single parents (34%), residents under age 25 (33%).
- **18%** of residents rate their homes or apartments in fair or poor condition.
- **37%** of Spanish speaking residents worry about rent increases or eviction if they request repairs to rental units.
- **25%** of renters have asked for repairs and been refused.

Primary Findings from Resident Survey

Housing Insecurity

- **11%** of residents feel they are insecure in their housing situation.
- **58% of renters** are cost burdened and 29% are severely cost burdened.
- **33% of owners** are cost burdened and 8% are severely cost burdened.
- **26% of renters** have been displaced in the past 5 years. Rate is highest for Spanish speakers (49%) and renters without a lease (52%). Top reasons for displacement: sale of rental units, conversion to STR, unaffordable rents, evictions.

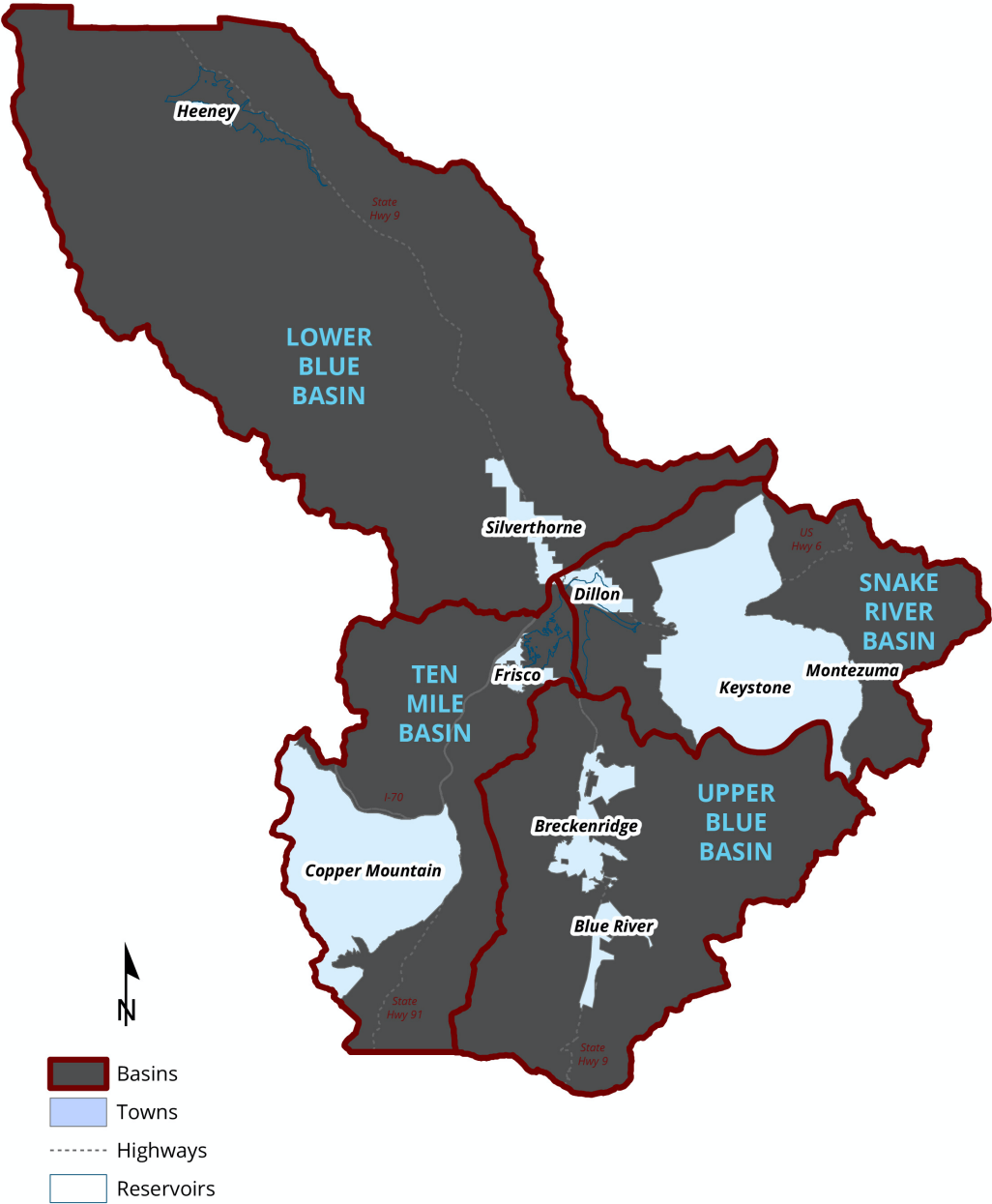
Most Needed Housing Assistance, by income range

\$35,000 and under			\$35,001 to \$75,000				
	%	N		%	N		
1	Assistance to help me pay rent each month	29%	50	1	Finding a home I can afford to buy	40%	145
2	Help find rental housing	28%	47	2	Help getting a loan to buy a house	24%	87
3	More bedrooms for my family	26%	45	3	Help find rental housing	22%	81
4	Finding a home I can afford to buy	26%	44	4	Assurance that I can stay in my rental unit for awhile (that my landlord won't sell the unit or convert it to a short term rental)	22%	79
5	Where to find landlords that take ITINs, accept people without a social security number (SSN)	23%	39	5	Help with a down payment and closing costs to buy a home	22%	78
\$75,001 to \$150,000			\$151,000 and over				
	%	N		%	N		
1	Finding a home I can afford to buy	45%	262	1	N/A; I am happy with my housing situation	55%	219
2	N/A; I am happy with my housing situation	30%	174	2	Finding a home I can afford to buy	28%	114
3	Help with a down payment and closing costs to buy a home	26%	153	3	Help with a down payment and closing costs to buy a home	14%	57
4	Help getting a loan to buy a house	20%	119	4	Help with repairs to my home or apartment	11%	45
5	More bedrooms for my family	13%	79	5	More bedrooms for my family	9%	37

Interest in Deed- restricted Ownership

- **45%** of survey respondents who rent said they would be “very interested” in buying a deed-restricted home if that was the only path to homeownership. 39% were “somewhat interested”
- Interest is highest among 25-34 year olds; households with incomes between \$35,000 and \$70,000; and families with children, including single parents

Summit County Basins



SECTION I.

DEMOGRAPHIC AND ECONOMIC TRENDS

SECTION I.

Demographic and Economic Trends

This section provides an overview of Summit County's demographic and economic environment to set the context for the housing needs analysis. The discussion is organized around trends in population, household characteristics, and income and workforce growth as these relate to housing demand and housing needs.

Primary Findings

- Summit County experienced rapid population growth in the 1970s and 1990s and has experienced a much lower pace of growth since 2000. Prior periods of rapid population growth were driven by in-migration, but since 2018, net migration in Summit County has been negative. Between 2019 and 2021 the county lost an estimated 220 residents, around 1% of the population. This loss is likely due to workers leaving the county for more affordable housing and conversion of housing units into short-term rentals and second home use by landlords and owners selling their homes.
- Between 2000 and 2010, Breckenridge added the most residents followed by Silverthorne. After 2010, growth slowed in Breckenridge and picked up in the Town of Dillon¹, Frisco, and the unincorporated areas of the county. More recently, between 2019 and 2021, all towns and unincorporated areas lost population except for Silverthorne, which experienced a 10% population increase.
- The population of those aged 65 and over has grown the fastest of all age cohorts, particularly among those aged 65 to 74. The county added more than 2,500 residents aged 65 and older between 2010 and 2021. Change among other age cohorts, particularly those of key working age, has been mixed. Residents aged 25 to 34 grew by 250, while the number of residents aged 45 to 64 declined.
- Trends from Summit County migration data based on year-to-year address changes reported on individual income tax returns filed with the IRS show that the gap between the average adjusted gross income of inflow and outflow returns has generally been increasing over time, indicating higher income households moving into the county and middle income households moving out. In 2016, the average adjusted gross income among households coming into the county was around \$14,000 higher

¹ The Town of Dillon represents town boundaries; Dillon Valley is captured in the unincorporated county.

than the average adjusted gross income among households leaving the county; by 2021, this difference had increased to over \$44,000.

- Income has been shifting to higher income brackets, and the shift is much more pronounced among renters than among owners. Today, most Summit County renters have incomes of \$75,000 to \$150,000—between 80% and 160% of the HUD-defined Area Median Income (AMI). These trends are a reflection of higher wages for renters, lower income renters being displaced from the county due to rising rents, and renters' challenges in transitioning to homeownership. Indeed, between 2010 and 2021, the county's homeownership rate declined, with the steepest decline among married couples with children under 18.
- Hispanic households have a median income approximately 40% lower than for non-Hispanic White households, and median income growth has been slower among Hispanic households, widening the income gap between Hispanic and non-Hispanic White households.
- Compared to surrounding counties, Summit and Eagle counties have larger households, which is indicative of doubling-up to afford housing costs. Summit County has the highest rate of renter overcrowding among surrounding counties at 12%. Since 2010, the share of both single person households and of larger households of 4 or more persons that rent has increased significantly.
- Overall, employment in the county increased by 33% between 2010 and 2022. This increase was driven by an increase in the accommodation and food services; and the arts, entertainment, and recreation industries, which combined accounted for 50% of the growth in employment. While average wages increased across all industries, the industries that added the most employment—accommodation and food services along with the arts, entertainment, and recreation industries—are among the industries with the lowest wages, below \$50,000, or less than 50% AMI.
- According to the Summit County Housing Survey, Spanish speaking households have a higher concentration of workers in the accommodation and food services (40%) and construction (53%) industries. On the other hand, English speaking households have a greater representation in government (28%), accommodation and food services (22%), outdoor recreation/outfitter (21%), and real estate/property management (18%) industries. Households with workers in construction (16%); accommodation and food services (19%); and retail (11%) industries are more likely to have a household income of \$35,000 or less (approximately 40% AMI and less) and the most likely to be renters, at 53%, 66% and 61% respectively.
- The tourism industry is growing and continues to dominate economic activity in the county. Travel spending in Summit County increased from an estimated \$687 million in 2012 to \$1.8 billion in 2021. Additionally, Summit County's share of travel spending

became the largest among surrounding counties in 2019—surpassing Eagle County—increasing from 35% in 2012 to 48% in 2021.

- The increase in the number of jobs has outpaced the increase in the number of workers in the county, and since 2010 the share of jobs filled by in-commuters has risen. In 2019, over 70% of jobs in each basin were filled by in-commuters. The county's main industries: accommodation and food services; retail trade; and arts, entertainment, and recreation largely depend on a labor pool located outside the county.

Data Sources and Methodology

Data sources informing this section include the following:

- Bureau of Labor Statistics (BLS),
- Colorado Department of Local Affairs (DOLA) State Demography Office,
- Colorado Department of Revenue (CDOR).
- Colorado Labor Market Information (LMI) Data,
- Colorado Tourism Office (CTO),
- Summit County Housing Survey 2023,
- U.S. Census American Community Survey (ACS), and
- U.S. Internal Revenue Service (IRS) Statistics on Income (SOI).

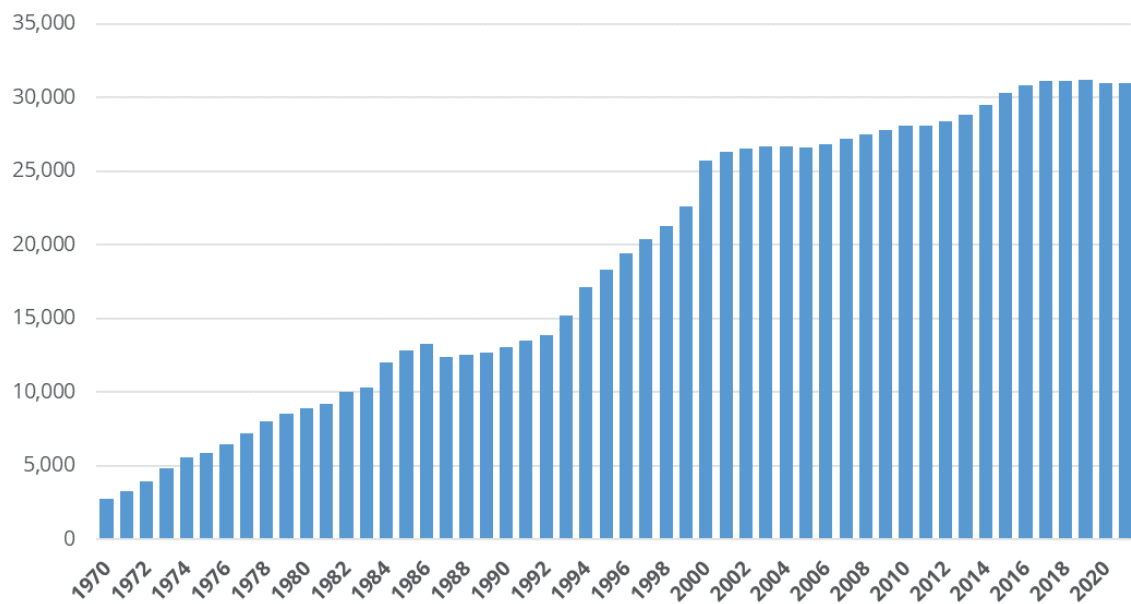
Population Growth

According to the Colorado State Demography Office, in 2021 Summit County had a population of 30,970 residents. As shown in Figure I-1, Summit County experienced rapid population growth in the 1970s and 1990s and has experienced a much lower pace of growth since 2000.

The county added the largest number of residents during the 1990s. Between 1990 and 2000, the population almost doubled, growing at an annualized rate of 7%, resulting in growth of more than 12,000 residents. Between 2000 and 2010, population increased at a much lower annualized growth rate of 0.9%, with growth of only 2,300 residents. The pace of growth increased slightly between 2010 and 2020, for an annualized growth rate of 1% and addition of 2,900 residents.

Between 2019 and 2021 it is estimated the county lost 220 residents, around 1% of the population. In 2020 alone, the county's population decreased by 0.04%; by comparison, the state's population growth rate was a higher 0.5%. The state's population growth was the slowest since 1989, according to the Colorado State Demographer.

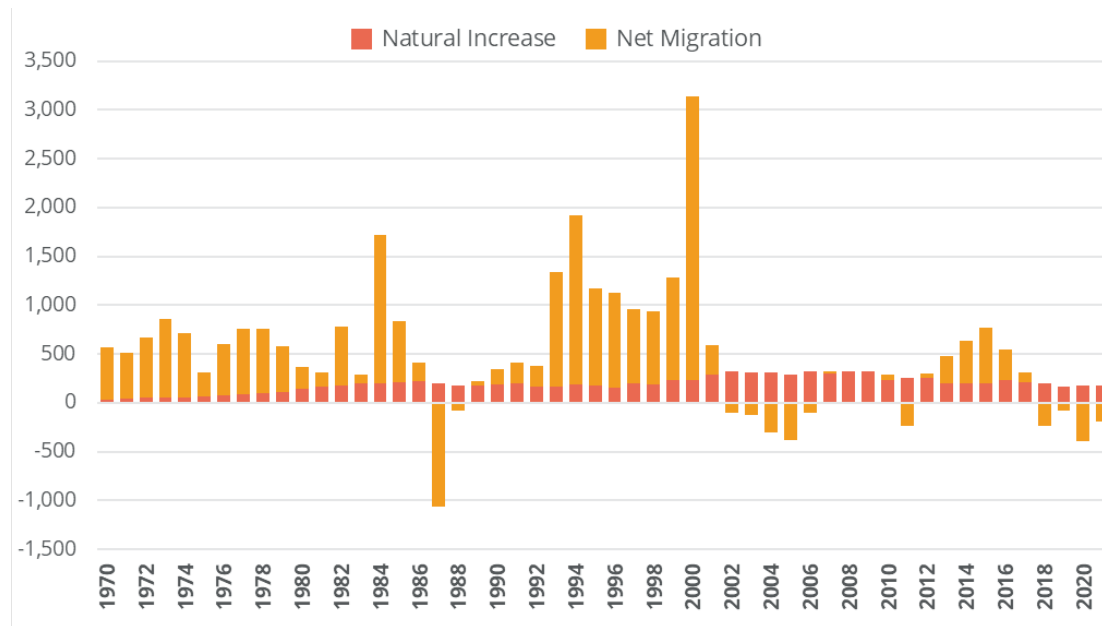
Figure I-1.
Summit County Population Estimates, 1970-2021



Source: DOLA and Root Policy Research.

Figure I-2 shows the components of change in population, where natural increase is the difference between the number of births and the number of deaths in a given year and net migration is the difference between the number of people moving into the county and the number of people moving out of the county. As shown in the figure, the periods of rapid population growth were driven by in-migration. As expected, natural increase follows a more stable pattern, it peaked in the 2000s after the influx of residents in the 1990s.

Figure I-2.
Summit County Population Components of Change, 1970-2021



Source: DOLA and Root Policy Research.

As shown in Figure I-3, since 2018 net migration in Summit County has been negative and is beginning to resemble trends in the early 2000s. Natural increase—births exceeding deaths—has slowed down to levels experienced in the 1990s. As in the state, births accelerated in the 2000s, after strong positive net migration in the 1990s and have slowed down more recently.

Between 2020 and 2021, 20 of Colorado’s 64 counties reported net outmigration, including Denver, Jefferson, Arapahoe, Boulder, and Adams. The Colorado State Demographer reports that this is the first time these metro counties have reported net outmigration since the early 2000s. In the state overall, net migration remained positive but significantly slowed during 2021.

Figure I-3.
Population Change in Summit County and Colorado, 2010-2021

	Summit County				Colorado			
	Births	Deaths	Net Migration	Pop. Change	Births	Deaths	Net Migration	Pop. Change
1990	202	15	154	341	53,107	21,303	-12,964	18,840
1991	209	13	214	410	53,530	22,094	46,125	77,561
1992	202	31	205	376	54,545	22,428	76,805	108,922
1993	203	38	1,179	1,344	54,100	23,171	84,261	115,190
1994	211	20	1,727	1,918	53,787	23,829	77,077	107,035
1995	200	20	987	1,167	53,863	24,695	69,825	98,993
1996	194	36	964	1,122	54,974	25,073	61,527	91,428
1997	241	39	754	956	56,305	25,876	63,020	93,449
1998	216	30	747	933	57,736	26,293	75,102	106,545
1999	281	46	1,048	1,283	60,718	26,531	79,319	113,506
2000	275	38	2,903	3,141	63,917	26,998	85,860	122,822
2001	329	44	300	585	66,525	27,934	67,137	105,728
2002	364	41	-102	221	67,778	28,833	21,251	60,196
2003	346	32	-122	192	69,012	28,950	10,313	50,375
2004	353	46	-306	1	68,452	29,025	14,300	53,727
2005	339	46	-377	-84	69,031	29,087	13,779	53,723
2006	367	50	-101	216	69,538	29,308	42,896	83,126
2007	345	42	21	324	70,777	29,653	35,000	76,124
2008	366	49	-16	301	70,733	31,048	40,469	80,154
2009	373	47	-7	319	69,135	30,487	36,267	74,915
2010	287	51	54	290	67,306	31,396	37,569	73,479
2011	308	54	-240	14	65,923	32,017	39,312	73,218
2012	309	57	46	298	64,733	32,764	39,143	71,112
2013	248	53	280	475	64,737	33,624	45,109	76,222
2014	271	67	432	636	65,711	34,003	45,062	76,770
2015	271	69	570	772	66,339	36,244	68,844	98,939
2016	295	63	317	549	66,561	36,820	53,295	83,036
2017	279	68	105	316	65,312	37,747	42,395	69,960
2018	275	71	-242	-38	63,782	38,219	51,761	77,324
2019	241	71	-75	95	62,484	38,645	34,161	58,000
2020	263	84	-388	-209	62,806	42,146	28,583	49,243
2021	251	71	-191	-11	61,976	46,499	15,074	30,551

Source: DOLA and Root Policy Research.

Figure I-4 shows population estimates from 2000 to 2021 by town. Between 2000 and 2010, Breckenridge added the most residents followed by Silverthorne. Between 2010 and 2019, growth in the number of residents slowed down in Breckenridge and picked up in the Town of Dillon, Frisco, and the unincorporated areas of the county. More recently, between 2019 and 2021 all towns and unincorporated areas lost population except for Silverthorne, which experienced a 10% population increase during this period.

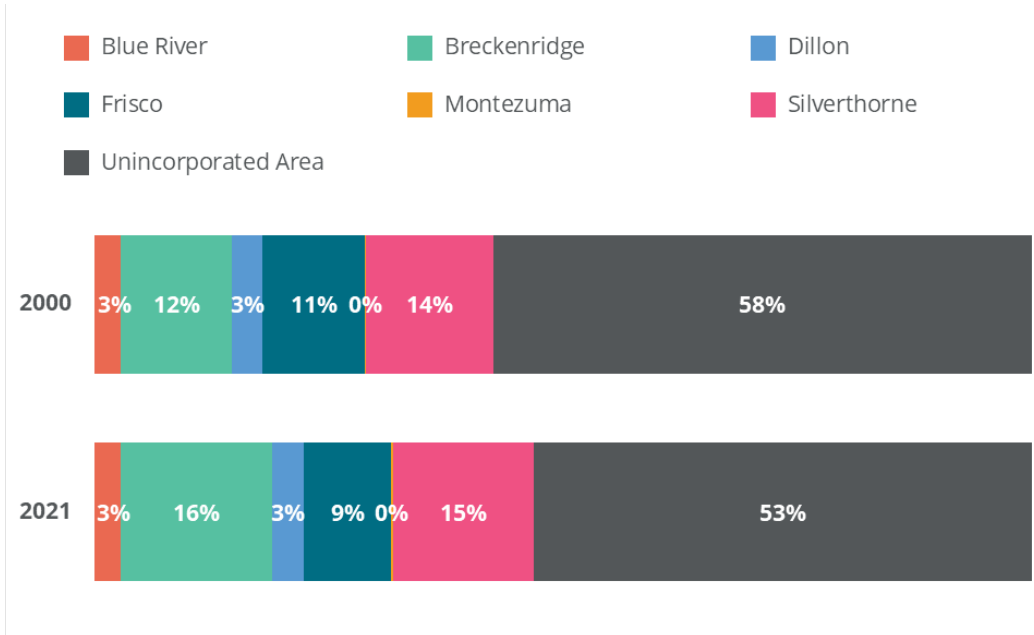
Figure I-4.
Population by Town, 2000-2021

	Blue River	Breckenridge	Dillon	Frisco	Montezuma	Silverthorne	Unincorporated Area
2000	695	3,076	831	2,792	42	3,489	14,784
2001	702	3,171	819	2,757	44	3,584	15,216
2002	710	3,284	821	2,744	45	3,639	15,271
2003	737	3,364	820	2,782	45	3,684	15,274
2004	737	3,390	818	2,763	48	3,716	15,235
2005	745	3,464	812	2,754	50	3,660	15,138
2006	755	3,536	816	2,762	52	3,730	15,188
2007	764	3,651	820	2,782	55	3,823	15,268
2008	773	3,753	824	2,806	58	3,881	15,369
2009	779	3,950	852	2,792	62	3,937	15,411
2010	851	4,552	906	2,694	65	3,904	15,101
2011	849	4,581	911	2,686	65	3,863	15,132
2012	855	4,695	926	2,704	66	3,835	15,303
2013	861	4,847	947	2,746	68	3,826	15,567
2014	866	5,002	969	2,795	69	3,955	15,840
2015	879	5,234	1,001	2,873	71	3,966	16,245
2016	892	5,382	1,025	2,934	72	4,013	16,500
2017	896	5,422	1,037	2,967	73	4,093	16,645
2018	891	5,437	1,034	2,922	74	4,152	16,585
2019	887	5,373	1,058	2,912	75	4,215	16,670
2020	872	5,050	1,064	2,900	74	4,431	16,590
2021	863	5,000	1,056	2,859	73	4,641	16,478
2000-2010 Change	156	1,476	75	-98	23	415	317
2010-2019 Change	36	821	152	218	10	311	1,569
2019-2021 Change	-24	-373	-2	-53	-2	426	-192
2020-2021 Change	-9	-50	-8	-41	-1	210	-112

Source: DOLA and Root Policy Research.

Figure I-5 shows the population distribution across towns and in the unincorporated county. Compared to 2000, Breckenridge has a larger share of residents and the unincorporated county has less. Change in other areas is minimal.

Figure I-5.
Summit County Population Distribution by Town, 2000 and 2021



Source: DOLA and Root Policy Research.

Figure I-6 shows trends from Summit County migration data based on year-to-year address changes reported on individual income tax returns filed with the IRS. Inflows represent the number of new households who filed a return in the county and filed a return in a different county the previous year and outflows are the number of households who filed a return in a county other than Summit and had filed a return in Summit the previous year. The data also provide the total adjusted gross income which allows the estimation of the average adjusted gross income² for inflow and outflow returns each year.

Since 2016, the outflow of returns is similar or exceeds the inflow of returns. Additionally, the gap between the average adjusted gross income of inflow and outflow returns has generally been increasing over time, indicating higher income households moving into the county and middle income households moving out. In 2016, the average adjusted gross income among households coming into the county was around \$14,000 higher than the

² Adjusted Gross Income (AGI) is defined as gross income minus adjustments to income. Gross income includes your wages, dividends, capital gains, business income, retirement distributions as well as other income. Adjustments to Income include such items as Educator expenses, Student loan interest, Alimony payments or contributions to a retirement account.

average adjusted gross income among households leaving the county; in 2021 this difference had increased to over \$44,000.

Figure I-6.
Summit County Migration Trends

Tax Filing Years	Outflow		Inflow	
	Number of Returns	Average Adjusted Gross Income	Number of Returns	Average Adjusted Gross Income
2015-2016	1,763	\$69,962	1,773	\$84,019
2016-2017	2,286	\$60,240	2,070	\$71,735
2017-2018	1,892	\$62,841	1,787	\$103,129
2018-2019	1,808	\$81,097	1,662	\$92,998
2019-2020	1,923	\$68,644	1,948	\$131,947
2020-2021	1,996	\$87,352	1,776	\$132,041

Note: IRS Statistics of Income (SOI) program, and Root Policy Research.

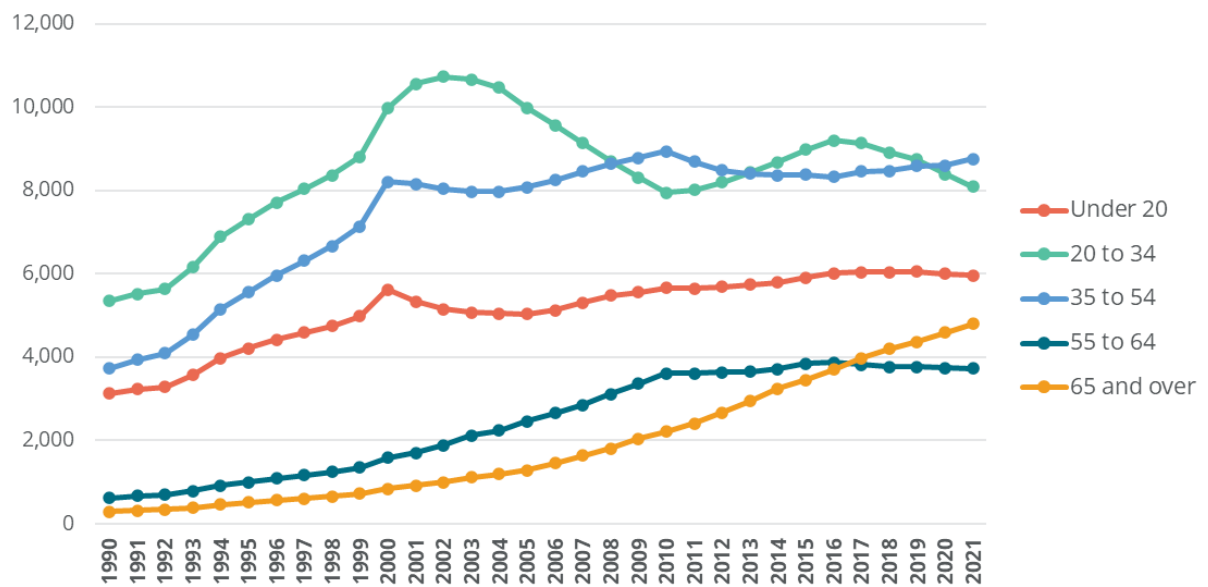
Source: Data do not represent the full U.S. population because many individuals are not required to file an individual income tax return. The County-to-County outflow migration files represent the migration flows from the origin state and county, in year one, to the destination state and county, in year two. Tax returns with an Individual Taxpayer Identification Number (ITIN) issued by the IRS are included.

In 2021 the outflow of returns with an average income below \$85,000 tended to leave Summit County for different states; within Colorado they tended to leave for Park, Larimer, and Boulder counties. The outflow of returns with the lowest average adjusted gross incomes—below \$50,000—went to Adams and Lake counties. The inflow of returns with the highest average adjusted gross income—above \$130,000—came from other states; within Colorado they came from Denver, El Paso, and Douglas counties.

Population and Household Composition

Age distribution. Figure I-7 shows Summit County's population by different age groups. Since 2010, growth in the population 65 and over has accelerated, while other age groups have remained fairly stable, except for the population between ages 20 to 34 which increased between 2010 and 2016 and has been declining since 2017.

Figure I-7.
Summit County Population by Age Group, 1990-2021

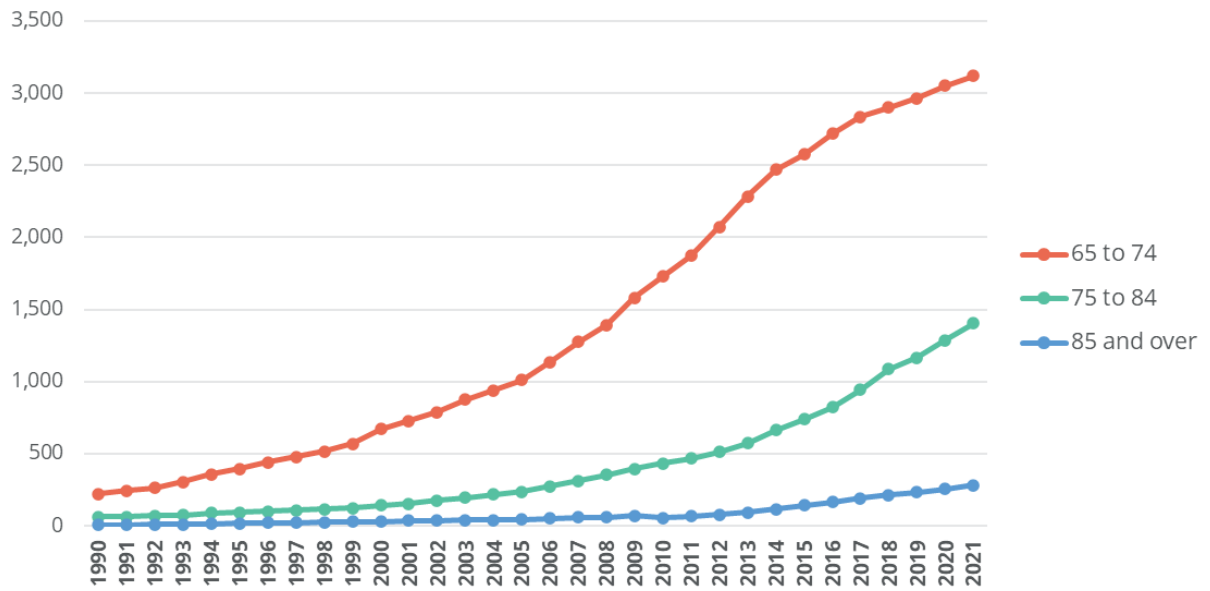


Source: DOLA and Root Policy Research.

As shown in the previous figure, the largest share of growth in the past few years has been in the 65 and over age group, driven by the aging of Baby Boomers.

Figure I-8 shows the county's 65 and over population across different age groups. The largest group is composed of residents between ages 65 to 74, which increased by 1,390 residents since 2010. The number of residents between ages 75 to 84 increased more modestly, by 971. These two groups tend to live independently while the age cohort with the slowest growth, those aged 85 and over, which increased 227 since 2010, are more likely to need services such as in-home care, meals, transportation, health services, and institutional care facilities.

Figure I-8.
Summit County Population Over 65 by Age Group, 1990-2021



Source: DOLA and Root Policy Research.

Figure I-9 shows the population by age cohort for Summit County, surrounding counties, and the state for 2010 and 2021. Summit and surrounding counties all experienced larger growth in their population 65 and older, however, compared to surrounding counties, Summit County has been able to maintain or slightly grow its population in younger cohorts ages 44 and under. Summit County hasn't experienced the decline in residents under 18 that most surrounding counties have experienced since 2010.

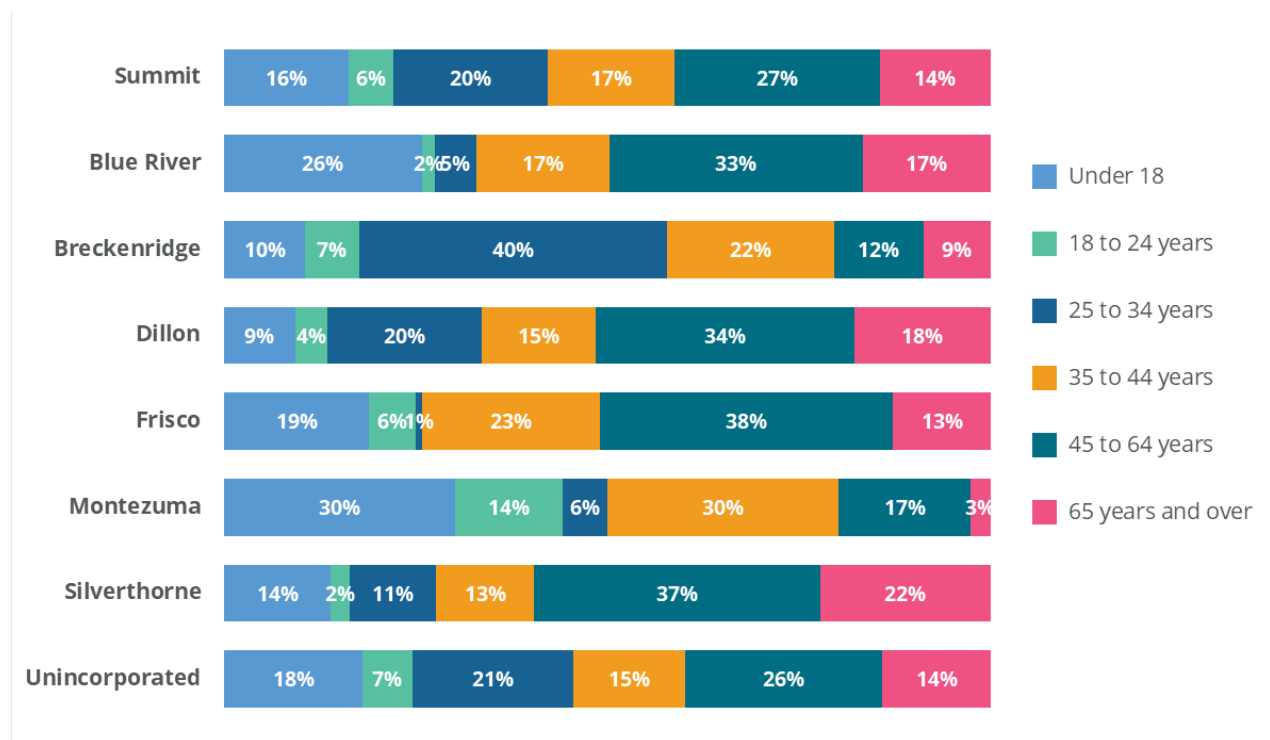
Figure I-9.
Population and Population Change by Age Group, 2010 and 2021

	Summit	Clear Creek	Eagle	Grand	Lake	Park	Colorado
2010	28,073	9,155	52,057	14,790	7,282	16,262	5,050,332
Under 18	4,897	1,559	12,762	2,995	1,804	3,098	1,228,042
18 to 24 years	2,727	432	4,351	1,046	706	792	489,551
25 to 34 years	5,689	905	9,732	2,041	1,108	1,392	730,126
35 to 44 years	4,657	1,358	9,019	2,089	1,060	2,242	701,102
45 to 64 years	7,889	3,760	13,188	5,084	1,942	6,806	1,346,710
65 years and over	2,214	1,141	3,005	1,535	662	1,932	554,801
2021	30,970	9,453	55,702	15,835	7,392	17,720	5,814,672
Under 18	4,993	1,565	12,408	2,938	1,735	3,031	1,244,189
18 to 24 years	2,761	578	4,974	1,187	680	1,047	564,194
25 to 34 years	5,940	901	8,872	1,707	926	1,691	863,561
35 to 44 years	4,703	1,161	8,044	2,218	1,174	1,966	804,383
45 to 64 years	7,771	3,117	13,576	4,605	1,799	5,726	1,435,048
65 years and over	4,802	2,131	7,828	3,180	1,078	4,259	903,297
2010-2021 Change	2,897	298	3,645	1,045	110	1,458	764,340
Under 18	96	6	-354	-57	-69	-67	16,147
18 to 24 years	34	146	623	141	-26	255	74,643
25 to 34 years	251	-4	-860	-334	-182	299	133,435
35 to 44 years	46	-197	-975	129	114	-276	103,281
45 to 64 years	-118	-643	388	-479	-143	-1,080	88,338
65 years and over	2,588	990	4,823	1,645	416	2,327	348,496

Source: DOLA and Root Policy Research.

Figure I-10 shows the age distribution by town. Although Breckenridge has a younger population—with 58% of residents under age 35—it has a significantly smaller share of residents under 18 compared to Blue River, Frisco, and Montezuma. Breckenridge and Montezuma also have a significantly lower share of residents aged 45 and older, at 20% compared to 41% in the county overall.

Figure I-10.
Summit County Age Distribution by Town, 2021



Source: ACS 5-year estimates and Root Policy Research.

Household type. Figure I-11 shows the number of households and household types as well as their ownership rate in Summit County for 2010 and 2021. According to ACS estimates, the number of households in the county increased by almost 800 between 2010 and 2021. Most of the growth in households was driven by growth in family households, largely married couples *without* children under 18 years.

The homeownership rate decreased from 70% to 68% and the decrease in homeownership was steepest among married couples with children under 18 while the homeownership rate slightly increased among married couples without children. Nonfamily households with more than one person and female householders with children also experienced an increase in homeownership rates however, the number of owners in such categories is small and subject to large margins of error.

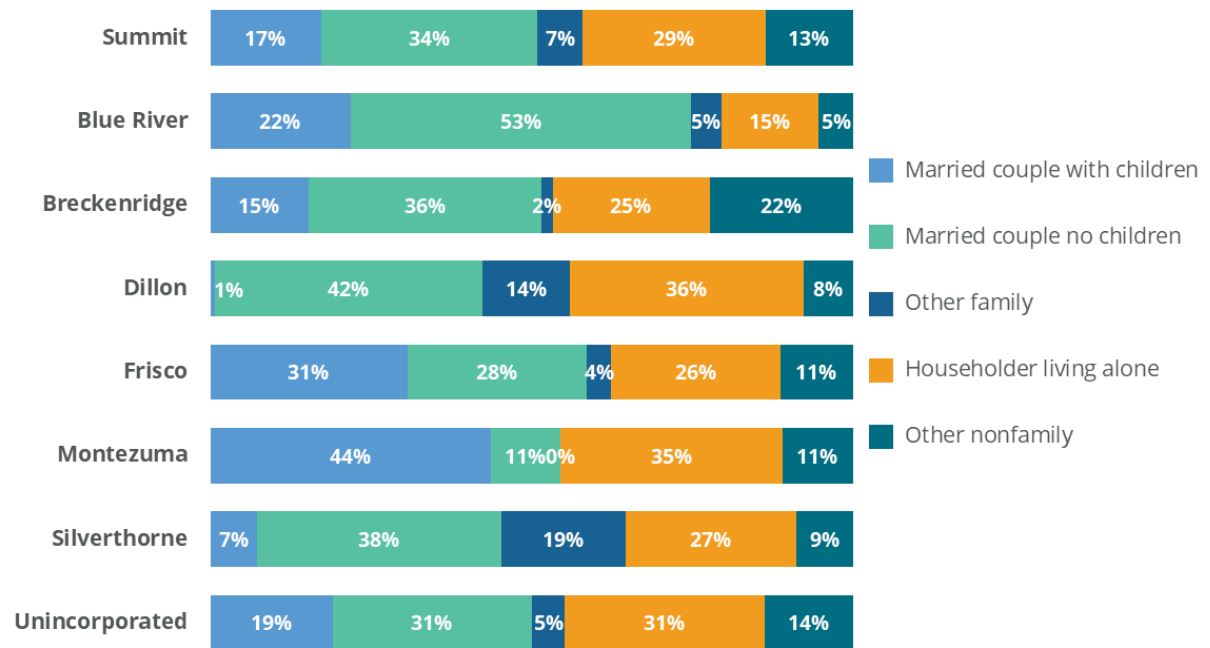
Figure I-11.
Household Type, 2010 and 2021

Household Type	Total Households			Percent Owners		
	2010	2021	Change	2010	2021	Change
Total	10,553	11,329	776	70%	68%	-2%
Family households	5,852	6,564	712	80%	77%	-3%
Married-couple family	4,902	5,771	869	86%	82%	-4%
With own children under 18 years	1,919	1,966	47	89%	72%	-17%
No own children under 18 years	2,983	3,805	822	84%	88%	3%
Other family	950	793	-157	52%	39%	-13%
Male householder, no wife present	427	179	-248	60%	41%	-18%
With own children under 18 years	234	148	-86	68%	44%	-24%
No own children under 18 years	193	31	-162	49%	29%	-20%
Female householder, no husband present	523	614	91	45%	38%	-7%
With own children under 18 years	276	214	-62	38%	62%	24%
No own children under 18 years	247	400	153	54%	26%	-28%
Nonfamily households	4,701	4,765	64	58%	57%	-2%
Householder living alone	3,040	3,237	197	75%	63%	-12%
Householder not living alone	1,661	1,528	-133	28%	43%	15%

Source: ACS 2010 and 2021 5-year estimates and Root Policy Research.

In the county, the most common household type is married couples without children, making up 34% of households, followed by single person households, which account for 29% of households.

Figure I-12.
Household Type Distribution by Town, 2021



Source: ACS 5-year estimates and Root Policy Research.

Household size. Figure I-13 shows the average household size by tenure in Summit County and towns for 2010 and 2021. In the county overall, the average household size decreased among both owners and renters, with renter household size experiencing a larger decrease. Owner average household size decreased across all towns except Silverthorne, where it had a slight increase. Renter average household size decreased in Blue River, Breckenridge, and the Town of Dillon, with the largest decrease experienced in Breckenridge. Renter average household size increased in Frisco, Montezuma, and Silverthorne with the largest increase observed in Frisco.

Figure I-13.
Average Household Size by Town and Tenure, 2010 and 2021

Source:
ACS 2010 and 2021 5-year estimates and Root Policy Research.

Place	Owner			Renter		
	2010	2021	Change	2010	2021	Change
Summit County	2.42	2.40	-0.02	3.33	2.80	-0.53
Blue River	2.78	2.28	-0.50	2.73	2.62	-0.11
Breckenridge	2.34	2.32	-0.02	3.51	1.88	-1.63
Dillon	2.14	2.01	-0.13	3.18	2.33	-0.85
Frisco	2.31	2.12	-0.19	2.55	3.27	0.72
Montezuma	3.58	2.75	-0.83	1.88	2.23	0.35
Silverthorne	2.27	2.34	0.07	3.28	3.62	0.34

As shown in Figure I-14, the distribution of households by household size in the county has remained stable between 2010 and 2021. However, the share of single person households and of larger households of 4 or more persons that rent has increased significantly.

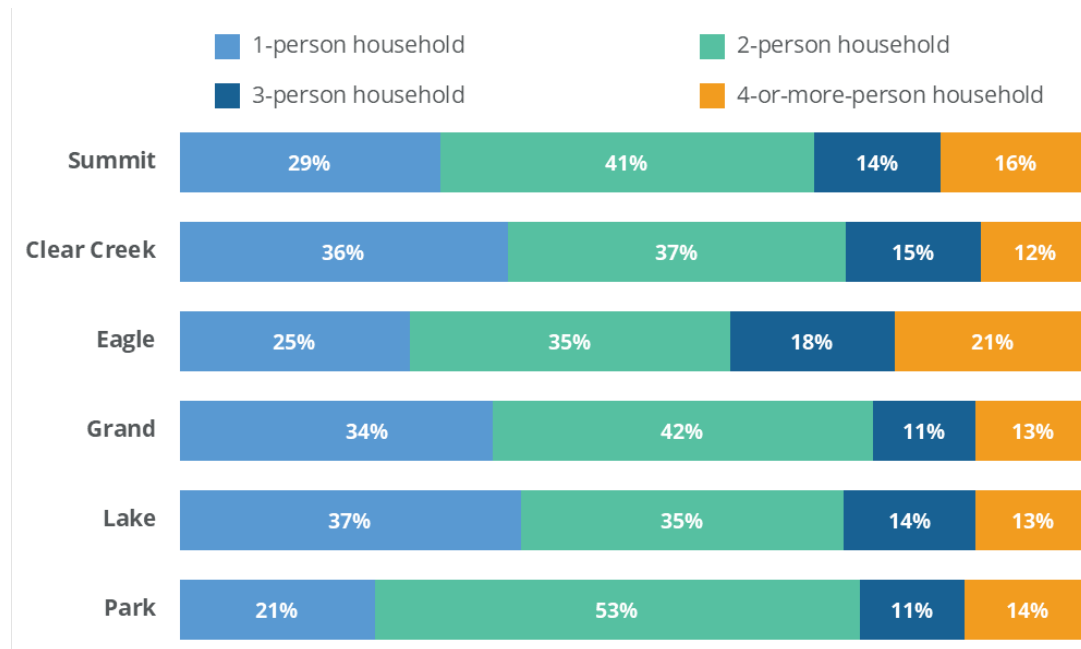
Figure I-14.
Summit County Household Size by Tenure, 2010 and 2021

Household Size	Total Households		% Owners		% Renters	
	2010	2021	2010	2021	2010	2021
Total	10,553	11,329	70%	68%	30%	32%
1-person household	3,040	3,237	75%	63%	25%	37%
2-person household	4,341	4,652	68%	79%	32%	21%
3-person household	1,443	1,573	66%	65%	34%	35%
4-person household	1,261	1,409	71%	63%	29%	37%
5-or-more person household	468	458	78%	36%	22%	64%

Source: ACS 2010 and 2021 5-year estimates and Root Policy Research.

Figure I-15 shows the household size distribution in Summit and surrounding counties. Compared to surrounding counties, Summit and Eagle counties have larger households. Summit County has a larger share of 3-or-more-person households (30%) than all surrounding counties except Eagle County (40%).

Figure I-15.
Household Size Distribution by County, 2021



Source: ACS 2021 5-year estimates and Root Policy Research.

As shown in Figure I-16, 3-person households in Summit and Eagle counties are more likely to have 3 workers per household. Among 4-or-more-person households, Summit and Clear Creek are more likely to have 2 or more workers per household. In Summit County 81% of 4-or-more-person households have 2 or more workers per household, lower than the 94% in Clear Creek County but significantly higher than Eagle (72%), Grand (74%), Lake (67%), and Park (77%).

Figure I-16.
Distribution of Workers per Household by Size, by County, 2021

	Summit	Clear Creek	Eagle	Grand	Lake	Park
1-person household	3,237	1,593	4,933	2,010	1,047	1,533
No workers	26%	47%	39%	39%	21%	53%
1 worker	74%	53%	61%	61%	79%	47%
2-person household	4,652	1,641	6,844	2,432	990	3,818
No workers	21%	26%	22%	28%	23%	37%
1 worker	29%	31%	27%	21%	24%	27%
2 workers	50%	43%	51%	51%	53%	36%
3-person household	1,573	659	3,543	662	405	822
No workers	16%	9%	2%	2%	11%	1%
1 worker	23%	16%	23%	33%	43%	41%
2 workers	36%	68%	46%	47%	31%	43%
3 workers	26%	7%	28%	19%	16%	14%
4-or-more-person household	1,867	534	4,191	737	353	996
No workers	1%	0%	3%	3%	0%	1%
1 worker	18%	6%	25%	24%	32%	22%
2 workers	58%	46%	49%	61%	45%	55%
3 or more workers	23%	48%	23%	12%	22%	22%

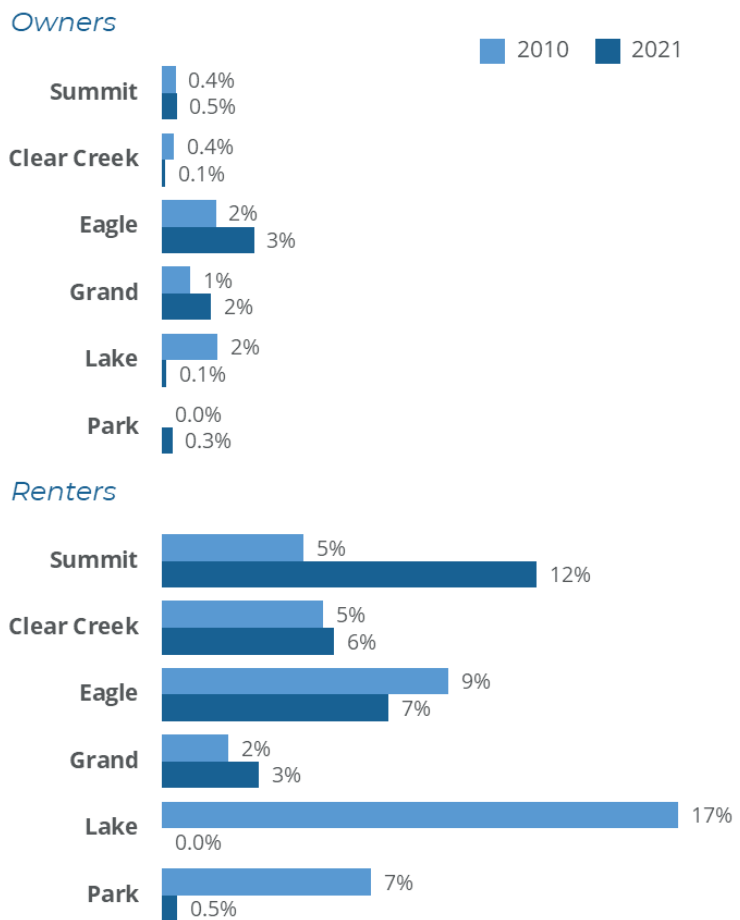
Source: ACS 2021 5-year estimates and Root Policy Research.

Figure I-17 illustrates the rate of overcrowding by tenure for Summit in comparison to the surrounding counties. The rate of overcrowding is below 1% among owners in Summit County, while Eagle County has the highest overcrowding rate at 3%. Overcrowding among renters is considerably higher. In Summit County overcrowding among renters has increased from 5% in 2010 to 12% in 2021, making it the highest rate among the counties.

**Figure I-17.
Overcrowding by Tenure
and County, 2010 and
2021**

Note:
Overcrowding is defined as more than one occupant per room.

Source:
ACS 2011 5-year estimates and Root Policy
Research.



According to the Summit County Housing Survey, 17% of respondents in the county lacked sufficient bedrooms in their homes, indicating that someone who lives with them sleeps on a couch/sofa bed or on the floor because there is no room in a bedroom. As shown in Figure I-18, several respondent segments are more severely affected by lack of housing:

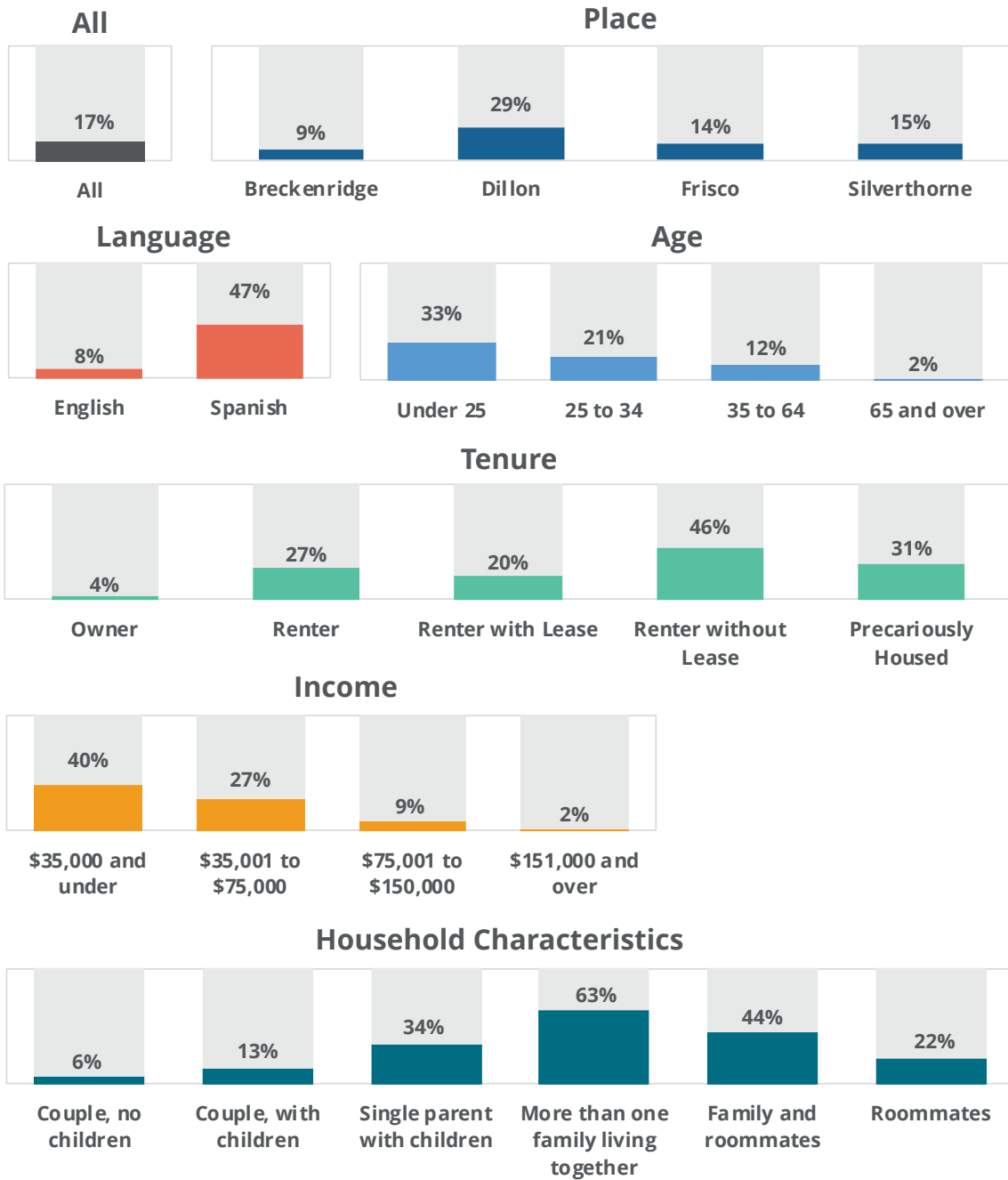
- Among the jurisdictions, the Town of Dillon has the highest share of households lacking sufficient bedrooms, at 29%.
- Almost half of Spanish speaking respondents (47%) lack sufficient rooms, they are almost 6 times more likely to lack bedrooms than English speaking respondents (8%).
- The likelihood of lacking sufficient bedrooms decreases with age and income. While only 2% of respondents age 65 and over indicated lacking bedrooms, one in three respondents under age 25 (33%) indicated the same. Two in five respondents with household income \$35,000 and under (40%) lack bedrooms and almost one in three respondents with household income between \$35,000 and \$75,000 lack bedrooms,

compared with 2% of respondents with household income over \$150,000. Insufficient unit size and number of bedrooms is most prevalent among households with incomes of 40% AMI and less.

- Among tenure categories, renters without a lease are the most likely to lack bedrooms—almost half of the renters without a lease (46%) lack bedrooms—followed by precariously housed respondents, at 31%.
- A third of single parents (34%), over two out of five households with families and roommates (44%), and almost two out of three households with more than one family living together (63%) lack sufficient bedrooms.

Figure I-18.

Does anyone who regularly lives with you sleep on a couch/sofa bed or on the floor because there is no room in a bedroom? (% Yes)

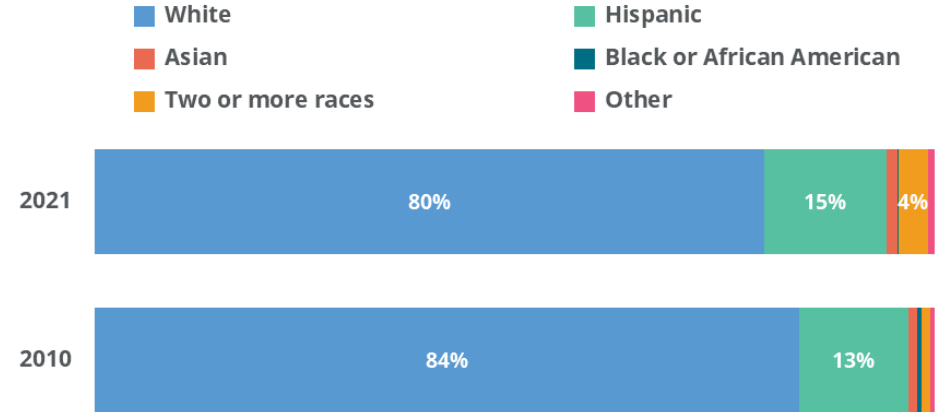


Note: n= 1,987.

Source: Root Policy Research from the Summit County Housing Survey 2023.

Race and ethnicity. Non-Hispanic White residents make up 80% of the population in Summit County, and this share decreased from 2010 when it was 84% (Figure I-19). The largest growth among minorities has been among the population that identifies as Hispanic, which increased from 13% to 15%, and the population that identifies as two or more races, which increased from 1% to 4%.

Figure I-19.
Race and Ethnicity Distribution, 2010 and 2021

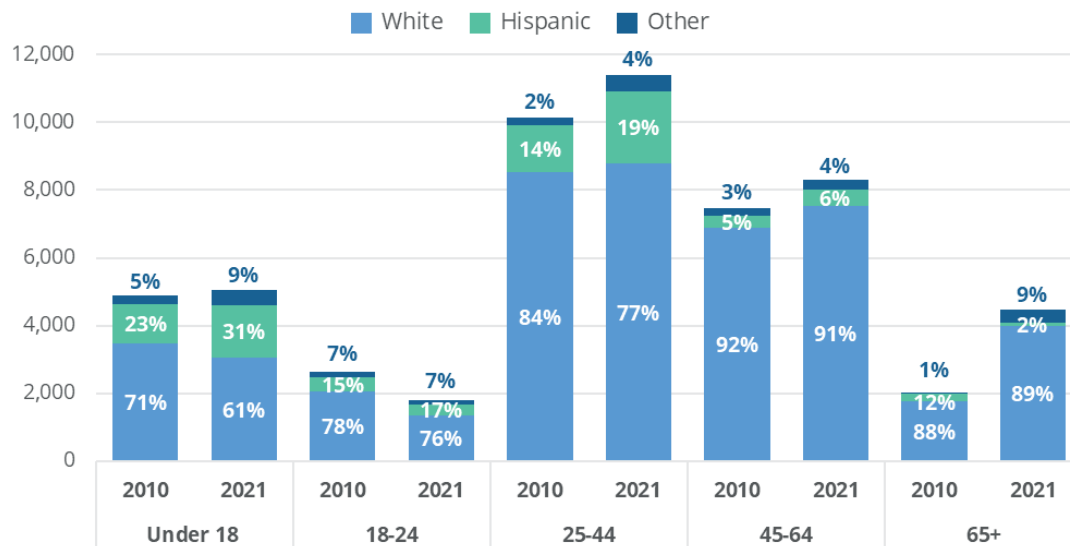


Note: White refers to Non-Hispanic White and Hispanic includes Hispanics of any race.

Source: ACS 2010 and 2021 5-year estimates and Root Policy Research.

As shown in Figure I-20, minorities are younger than the Non-Hispanic White population. As the minority share of the population rises, younger cohorts become disproportionately more diverse than older cohorts. In Summit County the share of the population under 18 who identified as a minority increased by ten percentage points, from 29% in 2010 to 39% in 2021. The share of the population between ages 25 and 44 who identified as a minority also increased significantly—from 16% to 23%—while the rest of the age groups had smaller distributional shifts.

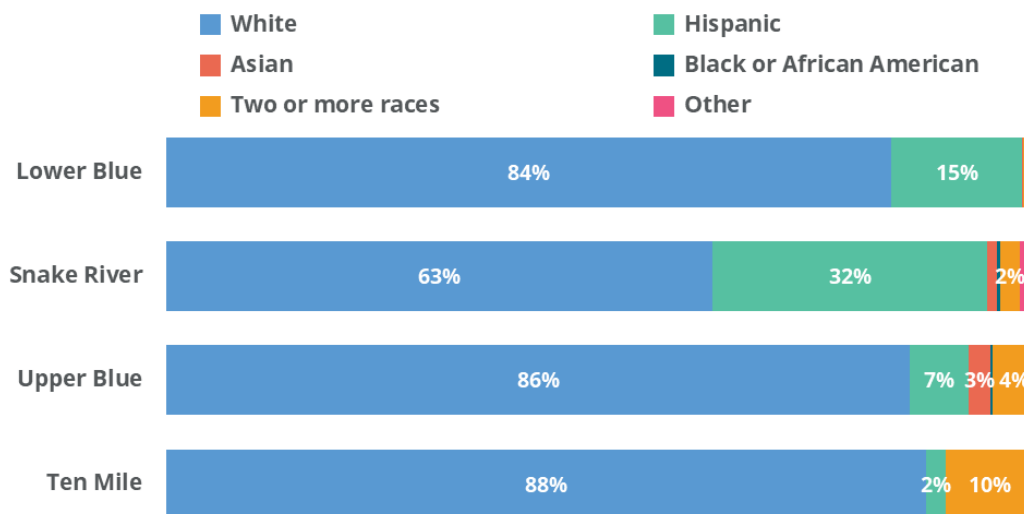
Figure I-20.
Race and Ethnicity Distribution by Age Groups, 2010 and 2021



Note: White refers to Non-Hispanic White and Hispanic includes Hispanics of any race.
 Source: ACS 2010 and 2021 5-year estimates and Root Policy Research.

Figure I-21 shows the racial/ethnic distribution by basin. As shown, Snake River Basin is more diverse compared to the other basins, driven by the high share of the Hispanic population, at 32%.

Figure I-21.
Race and Ethnicity Distribution by Basin, 2021



Note: White refers to Non-Hispanic White and Hispanic includes Hispanics of any race.
 Source: ACS 2021 5-year estimates and Root Policy Research.

Income and Poverty Trends

In 2023, the 4-person household Area Median Income (AMI) for Summit County defined by HUD was \$128,300, up 34% from 2021 and 23% from 2022. Figure I-22 shows AMI levels by household size for 2021, 2022, and 2023. According to HUD data, incomes have increased significantly in just two years. It is important to note that AMI includes owners as well as renters; as such, and an influx of high income owners can quickly drive up AMIs.

Figure I-22.
Summit County AMI by Household Size, 2021 and 2022

	30% AMI	50% AMI	60% AMI	80% AMI	100% AMI	120% AMI
2021						
1 person	\$20,150	\$33,600	\$40,320	\$53,700	\$67,200	\$80,640
2 person	\$23,000	\$38,400	\$46,080	\$61,400	\$76,800	\$92,160
3 person	\$25,900	\$43,200	\$51,840	\$69,050	\$86,400	\$103,680
4 person	\$28,750	\$47,950	\$57,540	\$76,700	\$95,900	\$115,080
5 person	\$31,050	\$51,800	\$62,160	\$82,850	\$103,600	\$124,320
6 person	\$35,160	\$55,650	\$66,780	\$89,000	\$111,300	\$133,560
7 person	\$39,640	\$59,500	\$71,400	\$95,150	\$119,000	\$142,800
8 person	\$44,120	\$63,300	\$75,960	\$101,250	\$126,600	\$151,920
2022						
1 person	\$22,000	\$36,650	\$43,980	\$58,650	\$73,300	\$87,960
2 person	\$25,150	\$41,900	\$50,280	\$67,000	\$83,800	\$100,560
3 person	\$28,300	\$47,150	\$56,580	\$75,400	\$94,300	\$113,160
4 person	\$31,400	\$52,350	\$62,820	\$83,750	\$104,700	\$125,640
5 person	\$33,950	\$56,550	\$67,860	\$90,450	\$113,100	\$135,720
6 person	\$37,190	\$60,750	\$72,900	\$97,150	\$121,500	\$145,800
7 person	\$41,910	\$64,950	\$77,940	\$103,850	\$129,900	\$155,880
8 person	\$46,630	\$69,150	\$82,980	\$110,550	\$138,300	\$165,960
2023						
1 person	\$23,330	\$38,800	\$46,560	\$62,100	\$77,600	\$93,120
2 person	\$26,600	\$44,350	\$53,220	\$70,950	\$88,700	\$106,440
3 person	\$29,950	\$49,900	\$59,880	\$79,800	\$99,800	\$119,760
4 person	\$33,250	\$55,400	\$76,980	\$88,650	\$128,300	\$153,960
5 person	\$35,950	\$59,850	\$71,820	\$95,750	\$119,700	\$143,640
6 person	\$40,280	\$64,300	\$77,160	\$102,850	\$128,600	\$154,320
7 person	\$45,420	\$68,700	\$82,440	\$109,950	\$137,400	\$164,880
8 person	\$50,560	\$73,150	\$87,780	\$117,050	\$146,300	\$175,560

Source: HUD and Root Policy Research.

Median income trends for different household types, based on ACS data, are displayed in Figure I-23. Since 2010, median income in Summit County has risen 36%, from \$68,750 to \$93,505. Growth in income was particularly high among renter households, whose median income was 63% of owners' in 2010 and 71% in 2021.

Compared to 2021 HUD AMIs in Figure I-22 above, ACS median income estimates are higher for most household sizes except for single person households. For 2 to 4 person households, ACS estimates are approximately \$30,000 higher than HUD estimates, while for 5 person households, ACS estimates are about \$8,000 higher. However, for single person households, ACS estimates are approximately \$11,000 lower than HUD estimates.

Figure I-23 also shows that younger households have the lowest median income and have experienced slower income growth since 2010. Income also varies considerably by ethnicity; Hispanic households have a median income approximately 40% lower than for non-Hispanic White households. Additionally, median income growth has been slower among Hispanic households, widening the income gap between Hispanic and non-Hispanic White households.

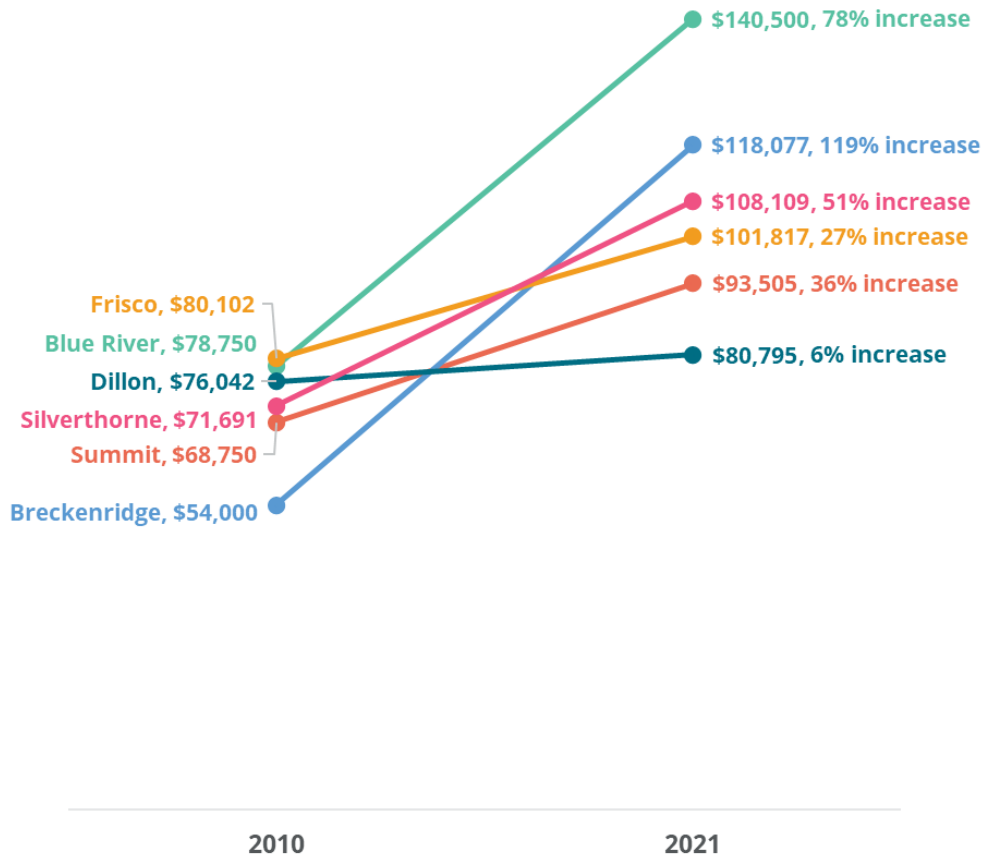
Figure I-23.
Median Income, 2010 and 2021

	Median Income		2010-2021 Change	
	2010	2021	Amount	Percent
All Households	\$68,750	\$93,505	\$24,755	36%
By Tenure				
Owner	\$81,148	\$108,771	\$27,623	34%
Renter	\$51,152	\$77,710	\$26,558	52%
By Size				
1-person household	\$43,287	\$55,758	\$12,471	29%
2-person household	\$76,787	\$108,349	\$31,562	41%
3-person household	\$89,675	\$120,339	\$30,664	34%
4-person household	\$94,665	\$125,080	\$30,415	32%
5-person household	\$101,250	\$111,750	\$10,500	10%
6-person household	\$80,368	-	-	
By Age				
Householder under 25 years	\$39,129	\$43,967	\$4,838	12%
Householder 25 to 44 years	\$68,518	\$93,359	\$24,841	36%
Householder 45 to 64 years	\$78,514	\$96,474	\$17,960	23%
Householder 65 years and over	\$71,167	\$100,357	\$29,190	41%
By Ethnicity				
Non-Hispanic White	\$72,131	\$98,936	\$26,805	37%
Hispanic	\$50,574	\$61,705	\$11,131	22%

Source: ACS 2010 and 2021 5-year estimates and Root Policy Research.

Median household income by town is shown in Figure I-24. Blue River has the highest median income and the Town of Dillon has the lowest. Breckenridge had the largest percent increase in median income (119%), more than doubling between 2010 and 2021. Most towns experienced robust income growth except for the Town of Dillon, which had the lowest growth (6%).

Figure I-24.
Median Household Income by Town, 2010 and 2021

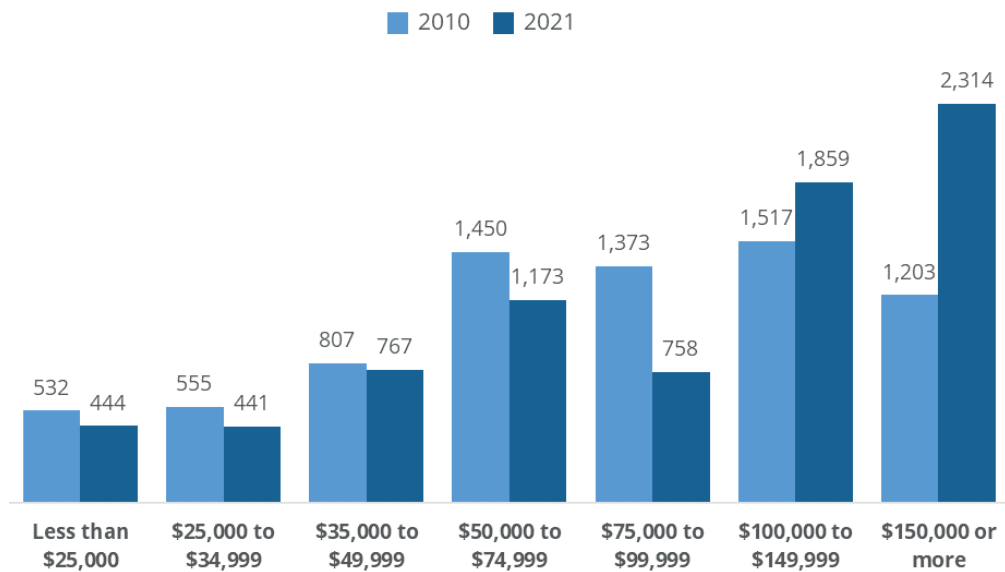


Note: Data for Montezuma are not available.

Source: ACS 5-year estimates and Root Policy Research.

Figures I-25 and I-26 show how the income distribution among owners and renters shifted between 2010 and 2021. Both figures show a shift to higher income brackets, but the shift is much more pronounced among renters than among owners.

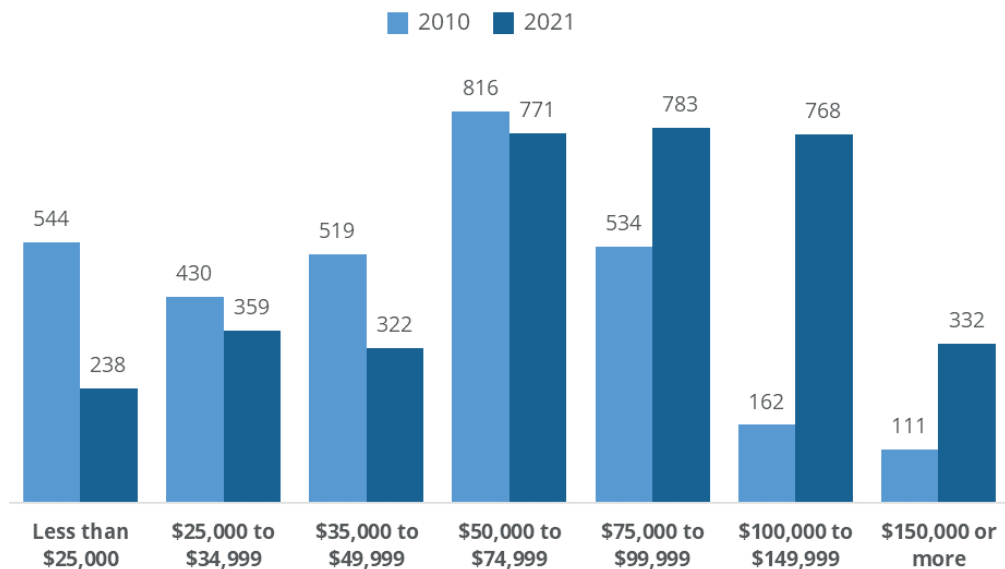
Figure I-25.
Owner Income Distribution



Source: ACS 2010 and 2021 5-year estimates and Root Policy Research.

In 2010, renters were more likely to have incomes of less than \$75,000. Now, most Summit County renters have incomes of \$75,000 to \$150,000, approximately 80% to 160% AMI. These trends are a reflection of higher wages for renters, lower income renters being displaced from the county, and renters' challenges in transitioning to homeownership.

Figure I-26.
Renter Income Distribution



Source: ACS 2010 and 2021 5-year estimates and Root Policy Research.

Figure I-27 shows household poverty rates by household type and age of householder for 2015 and 2021. As expected given the shifts in the income distribution, household poverty rates have decreased notably since 2015 for all household types and all age groups except those under 25. However, the number of households in that age cohort is small and subject to large margins of error.

Figure I-27.
Household Poverty Rates by Household Type and Householder Age, 2015 and 2021

	2015	2021	Percentage Point Change
Overall Household Poverty Rate	10%	4%	-6%
Household Type			
Family households	6%	1%	-5%
Married-couple family	4%	1%	-3%
Other family	19%	4%	-15%
Male householder, no spouse present	19%	1%	-18%
Female householder, no spouse present	19%	5%	-14%
Nonfamily households	15%	8%	-6%
Male householder	10%	2%	-9%
Female householder	21%	17%	-4%
Householder Age			
Householder under 25 years	16%	42%	26%
Householder 25 to 44 years	12%	2%	-10%
Householder 45 to 64 years	10%	4%	-6%
Householder 65 years and over	6%	5%	-1%

Source: ACS 2015 and 2021 5-year estimates and Root Policy Research.

Overall individual poverty rates, shown in Figure I-28, have also decreased since 2015. However, most minority groups still have a significantly higher poverty rate compared to non-Hispanic Whites. Residents with a disability also have higher poverty rates compared to residents without a disability, and noncitizens also have a higher poverty rate compared to citizens. As expected, poverty rates decrease as educational attainment increases, except for the increase in poverty among those with some college or associate's degree.

Figure I-28.
Individual Poverty Rates by Selected Characteristics, 2015 and 2021

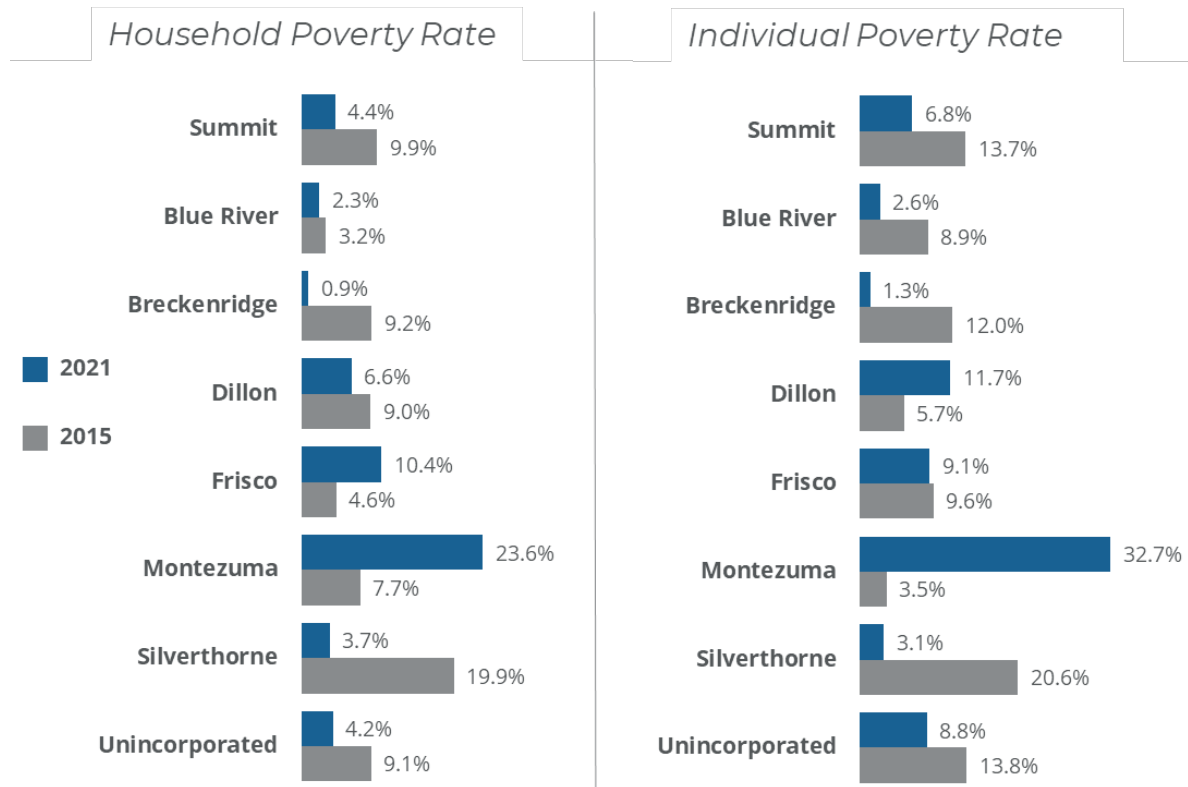
	2015	2021	Percentage Point Change
Overall Poverty Rate	14%	7%	-7%
Race/Ethnicity			
Non-Hispanic White	10%	5%	-5%
Black or African American alone	9%	36%	27%
American Indian and Alaska Native alone	0%	14%	14%
Asian alone	27%	0%	-27%
Other/Two or more races	44%	12%	-33%
Hispanic	29%	16%	-13%
Educational Attainment			
Less than high school graduate	14%	6%	-8%
High school graduate	17%	4%	-13%
Some college, associate's degree	9%	12%	3%
Bachelor's degree or higher	7%	2%	-5%
Disability Status			
With a Disability	21%	10%	-11%
No Disability	13%	7%	-7%
Citizenship Status			
Not a Citizen	29%	17%	-12%
Citizen	12%	6%	-6%

Notes: Poverty rates by educational attainment are estimated for the population 25 years and older.

Source: ACS 2015 and 2021 5-year estimates and Root Policy Research.

Household and individual poverty rates by town are shown in Figure I-29. Montezuma and Frisco have the highest household poverty rates, which are significantly higher than the county's average. Between 2015 and 2021, both towns saw an increase in their household poverty rates, while all other towns and the unincorporated area saw decreases. At the individual level, Montezuma and the Town of Dillon have the highest poverty rates, with both towns also experiencing an increase between 2015 and 2021, while all other towns and the unincorporated area saw decreases. The largest decrease in both household and individual poverty rates occurred in Silverthorne.

Figure I-29.
Poverty Rates by Town, 2015 and 2021

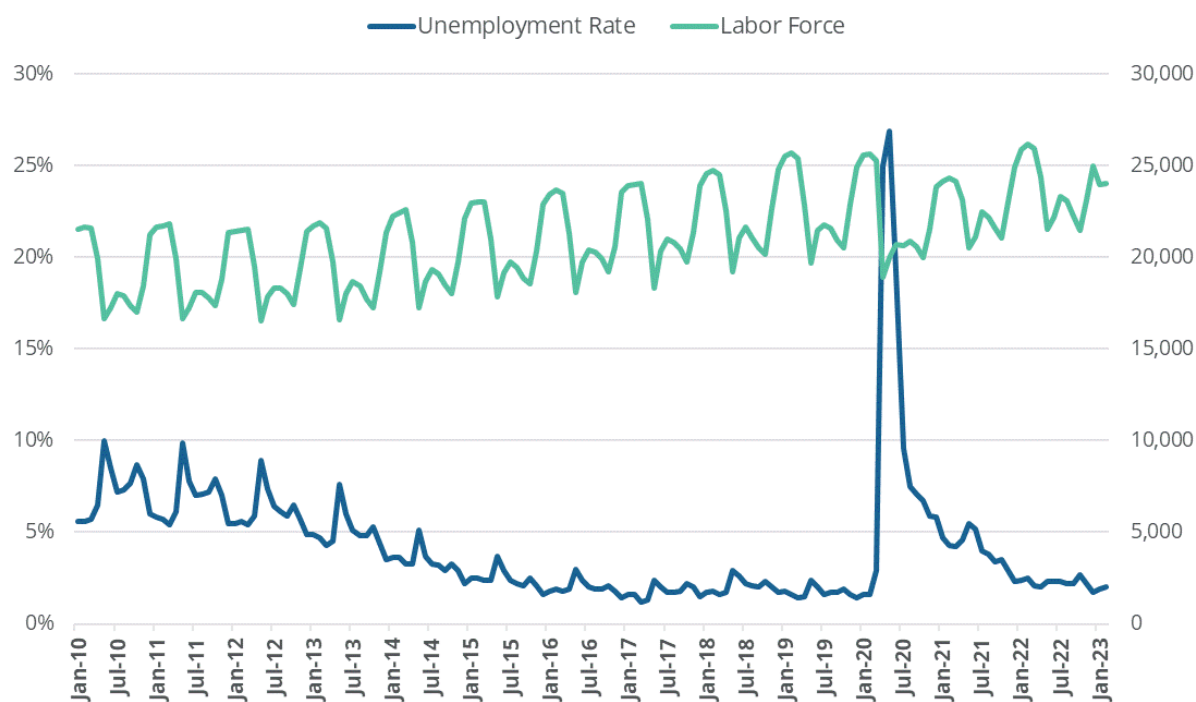


Source: ACS 5-year estimates and Root Policy Research.

Economic Trends

Following national trends, Summit County experienced a rise in unemployment during the pandemic, with rates reaching a high of 27% (Figure I-30). However, as of early 2022, the unemployment rate has dropped back down to pre-pandemic levels of around 2%. The labor force also shrank during the pandemic, but has since recovered to pre-pandemic levels. Notably, the seasonality of the labor force has decreased since the pandemic, as there has been a greater demand for labor during the off-peak seasons.

Figure I-30.
Summit County Unemployment Rate and Labor Force, January 2010 – February 2023



Note: Not seasonally adjusted.

Source: Bureau of Labor Statistics Local Area Unemployment Statistics and Root Policy Research.

By all employment measures, Summit County has a high level of employment. According to 2021 ACS data, the labor force participation rate in Summit County is high, at 76.3%. This compares to the statewide labor force participation rate of 68.5%.³ The employment to population ratio—another measure of an active labor force—is also high in Summit County, at 73.8% compared to 64.6% statewide.⁴ Finally, the percentage of the population between ages 16 and 64 who worked full-time year-round was higher in Summit County compared to the state (71.8% compared to 66.3%)—even given the seasonal nature of work in the county.

Although the overall unemployment rate in the county is very low, 2021 ACS data on unemployment rates for minorities show that minorities experience higher unemployment rates. The unemployment rate for the non-Hispanic Whites was 3.4%, slightly lower than

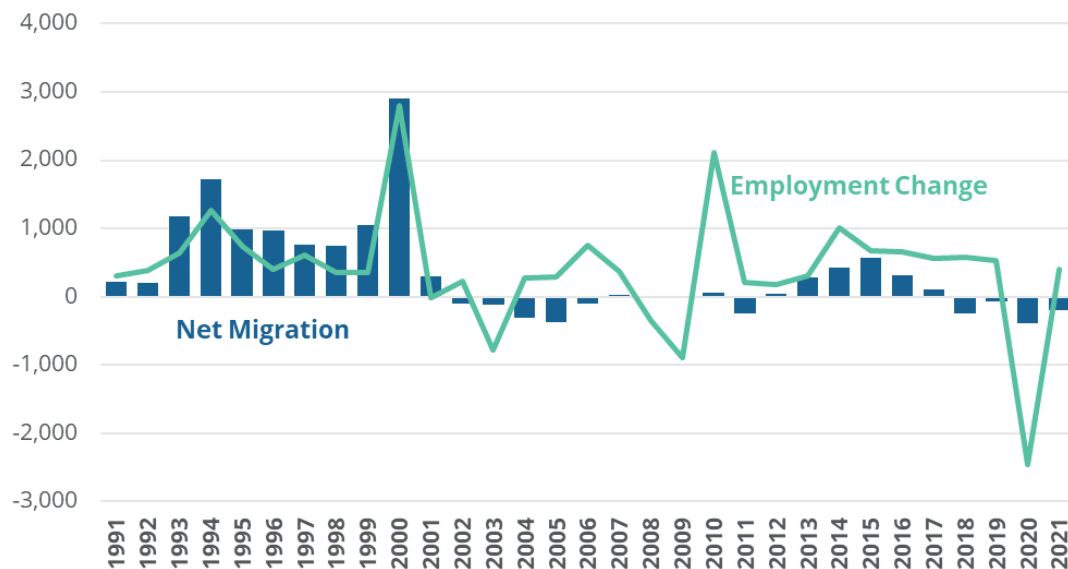
³ The labor force participation rate is the number of people in the labor force (employed or actively looking for employment) as a percentage of the population over 16.

⁴ The employment to population ratio is the number of employed people relative to the total population over 16. This ratio measures labor underutilization by accounting for persons without jobs who elect to stop actively searching for employment, also called discouraged workers, who are not included in the unemployment rate.

the unemployment rate for Hispanics of 3.6%, but significantly lower than the unemployment rate for persons of two or more races of 6.2%.

Figure I-31 shows annual employment change and net migration from 1991 to 2021. The greatest net migration and employment growth in Summit County occurred during the 1990s, and during this decade employment and population growth were closely correlated. Net migration turned negative with the economic contractions of the dot com bust and the Great Recession; net migration turned positive again with the employment recovery from the Great Recession until 2018. Net out migration accelerated during the COVID Pandemic but did not match the rate of job loss.

Figure I-31.
Summit County Net Migration and Employment Change, 1991-2021



Note: Employment change represents year over year change.

Source: DOLA, Bureau of Labor Statistics Local Area Unemployment Statistics, and Root Policy Research.

Figure I-32 shows the average annual employment by industry in the county for 2010 and 2022 according to the Quarterly Census of Employment and Wages. Overall, employment in the county increased by 33% between 2010 and 2022. This increase was driven by an increase in the accommodation and food services; and the arts, entertainment, and recreation industries, which combined accounted for 50% of the growth in employment.

Figure I-32.
Employment Growth by Industry Between 2010 and 2022

	Employment		Employment Growth 2010-2022	
	Q3 2010	Q3 2022	# Change	% Change
Goods Producing				
Agriculture, Forestry, Fishing and Hunting	26	19	-7	-27%
Construction	1,075	1,399	324	30%
Manufacturing	113	357	244	216%
Service Providing				
Wholesale Trade	161	157	-4	-2%
Retail Trade	2,423	2,777	354	15%
Transportation and Warehousing	226	278	52	23%
Utilities	85	88	3	4%
Information	134	134	0	0%
Finance and Insurance	272	252	-20	-7%
Real Estate and Rental and Leasing	782	1,093	311	40%
Professional and Technical Services	533	891	358	67%
Management of Companies and Enterprises	54	55	1	2%
Administrative and Waste Services	723	869	146	20%
Educational Services	766	854	88	11%
Health Care and Social Assistance	849	1,211	362	43%
Arts, Entertainment, and Recreation	593	1,279	686	116%
Accommodation and Food Services	5,033	6,954	1,921	38%
Public Administration	1,510	1,710	200	13%
Other Services	390	643	253	65%
Total, All Industries	15,844	21,094	5,250	33%

Note: Fourth quarter data for 2022 were not available. Ski resort employment is covered in Arts, Entertainment, and Recreation.
Source: Quarterly Census of Employment and Wages, and Root Policy Research.

Figure I-33 shows the average annual wages by industry in the County for 2010 and 2022 according to the Quarterly Census of Employment and Wages. Overall, average wages increased by 64% between 2010 and 2022. While average wages increased across all industries, the industries that added the most employment—accommodation and food services along with the arts, entertainment, and recreation industries— are among the industries with the lowest wages, below \$50,000, or less than 50% AMI.

Figure I-33.
Wage Growth by Industry Between 2010 and 2022

	Average Annual Wage		Wage Growth 2010-2022	
	Q3 2010	Q3 2022	\$ Change	% Change
Goods Producing				
Agriculture, Forestry, Fishing and Hunting	\$13,520	\$44,928	\$31,408	232%
Construction	\$43,628	\$83,096	\$39,468	90%
Manufacturing	\$28,860	\$50,960	\$22,100	77%
Service Providing				
Wholesale Trade	\$73,216	\$167,596	\$94,380	129%
Retail Trade	\$27,040	\$46,176	\$19,136	71%
Transportation and Warehousing	\$43,160	\$59,956	\$16,796	39%
Utilities	\$79,300	\$113,152	\$33,852	43%
Information	\$51,012	\$84,396	\$33,384	65%
Finance and Insurance	\$53,612	\$96,148	\$42,536	79%
Real Estate and Rental and Leasing	\$35,308	\$64,636	\$29,328	83%
Professional and Technical Services	\$56,056	\$93,600	\$37,544	67%
Management of Companies and Enterprises	\$73,528	\$159,952	\$86,424	118%
Administrative and Waste Services	\$32,968	\$49,608	\$16,640	50%
Educational Services	\$37,960	\$55,380	\$17,420	46%
Health Care and Social Assistance	\$51,116	\$67,496	\$16,380	32%
Arts, Entertainment, and Recreation	\$27,924	\$45,500	\$17,576	63%
Accommodation and Food Services	\$25,688	\$43,368	\$17,680	69%
Public Administration	\$43,472	\$68,692	\$25,220	58%
Other Services	\$28,392	\$50,180	\$21,788	77%
Total, All Industries	\$34,840	\$57,044	\$22,204	64%

Note: Estimated from average weekly wage data. Fourth quarter data for 2022 were not available.

Source: Quarterly Census of Employment and Wages, and Root Policy Research.

Figure I-34 shows the various industries that employ workers in households according to the Summit County Housing Survey. The data indicates that:

- Spanish speaking households have a higher concentration of workers in the accommodation and food services (40%) and construction (53%) industries.

- On the other hand, English speaking households have a greater representation in government (28%), accommodation and food services (22%), outdoor recreation/outfitter (21%), and real estate/property management (18%) industries.

Figure I-34.

What types of business(es) do the adults in your household work for?

Industry	English Survey		Spanish Survey	
	N	%	N	%
Banking/finance/insurance	53	4%	1	0%
Construction	191	13%	135	40%
Mining and Natural Resources	16	1%	0	0%
Outdoor recreation/outfitter	298	21%	2	1%
Accommodation and food services	322	22%	178	53%
Retail	137	10%	21	6%
Education (PreK-12, college)	129	9%	14	4%
Health care	153	11%	13	4%
Local/state government	406	28%	8	2%
Manufacturing	11	1%	1	0%
Real estate/property management	255	18%	0	0%
Transportation and warehousing	63	4%	3	1%
Professional services (legal, accounting, etc.)	150	10%	2	1%

Note: N= 1,434. Numbers and percentages do not add up to the total because multiple responses were allowed from respondents.

Source: Root Policy Research from the Summit County Housing Survey 2023.

Figure I-35 shows the income distribution, tenure, and commute time by industry according to the Summit County Housing Survey.

- Households with workers in construction (16%); accommodation and food services (19%); and retail (11%) industries are more likely to have a household income of \$35,000 or less (approximately 40% AMI) and the most likely to be renters, at 53%, 66% and 61% respectively.
- Households with workers in the government and in the outdoor recreation/outfitter industries are more likely to have incomes in the \$75,000 to \$150,000 range (52% and 55% respectively), or 80% to 160% AMI. Households with workers in the government sector have a homeownership rate of 62%, compared to 45% among workers in the outdoor recreation/outfitter industries.
- Households with workers in the real estate/property management industry are most likely to have income over \$150,000 (more than 160% AMI), at 53%, and the highest ownership rate, at 69%.
- For commutes, households with workers in the transportation and warehousing, and real estate/property management industries have a higher chance of having a

commute of 20 minutes or less, at 76% and 73% respectively. In contrast, households with workers in the construction and professional services industries are more likely to have a commute of over an hour, at 12% and 10%, respectively.

Figure I-35.
Income, Tenure, and Commute Time by Employment Industry

Industry	Income Distribution				Tenure		Commute Time		
	\$35,000 and under	\$35,001 to \$75,000	\$75,001 to \$150,000	\$150,001 and over	Renter	Owner	0 to 20 min.	20 to 60 min.	More than 60 min.
Banking/finance/insurance	4%	18%	37%	41%	43%	57%	67%	29%	4%
Construction	16%	31%	34%	20%	53%	41%	47%	42%	12%
Outdoor rec/outfitter	5%	20%	55%	20%	48%	45%	60%	35%	5%
Accommodation and food services	19%	28%	36%	18%	66%	26%	55%	38%	7%
Retail	11%	31%	39%	19%	61%	32%	59%	33%	7%
Education	3%	22%	46%	29%	42%	55%	62%	34%	4%
Health care	1%	18%	38%	43%	42%	55%	62%	32%	6%
Local/state government	1%	13%	52%	34%	31%	62%	61%	30%	8%
Real estate/property management	0%	9%	38%	53%	26%	69%	73%	22%	5%
Transportation and warehousing	0%	31%	56%	13%	42%	48%	76%	19%	5%
Professional services	0%	17%	40%	43%	33%	64%	67%	23%	10%

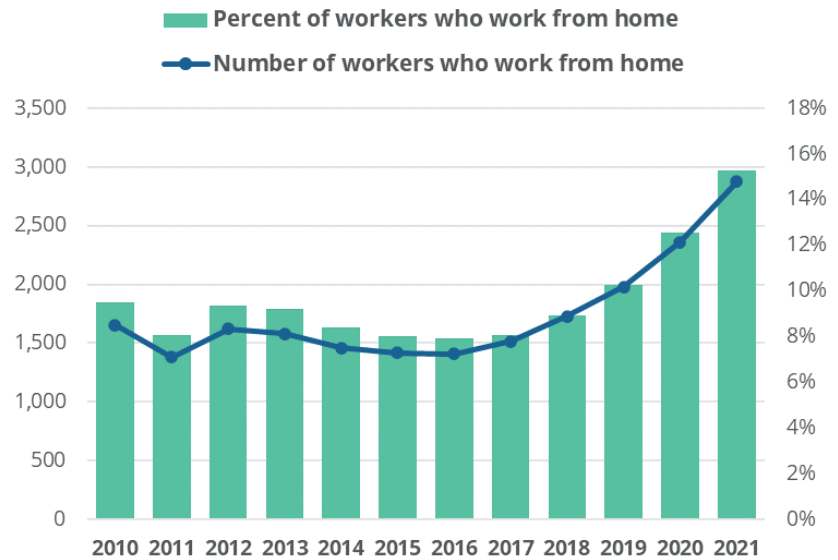
Note: N= 1,434. The commute time was asked of up to three workers per household, the results shown are for the first worker.

Source: Root Policy Research from the Summit County Housing Survey 2023.

Work from home trends. Work from home trends according to ACS data are shown in Figure I-36. The number of remote workers living in Summit County began an upward trend in 2018 and remote workers now represent close to 16% of workers in the county.

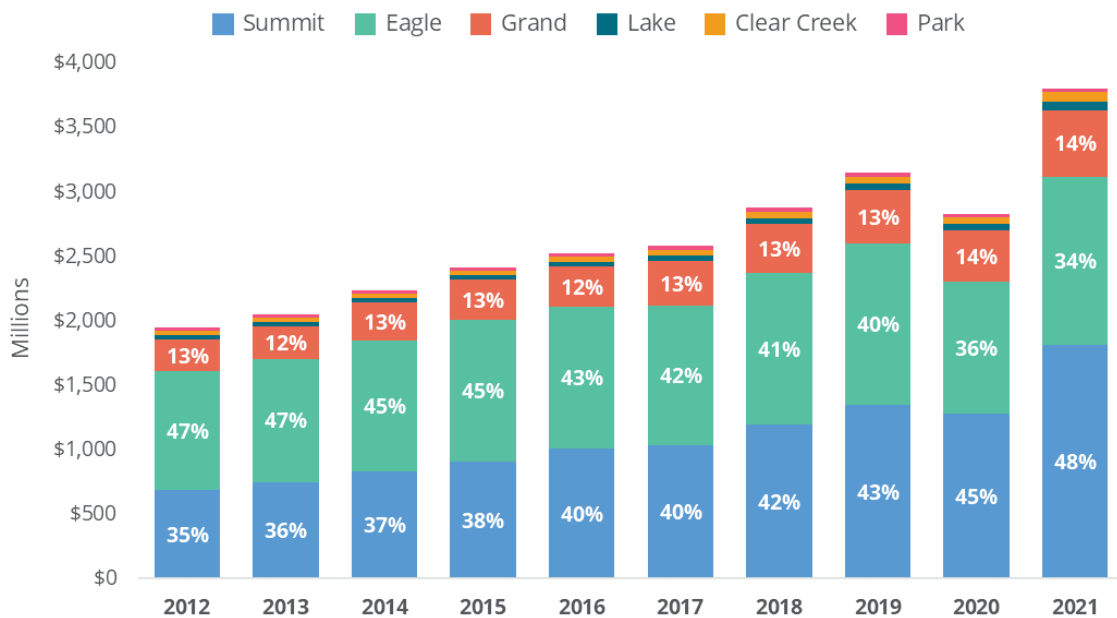
Figure I-36.
Number and
Percent of Total
Workers Who Work
from Home, 2010-
2021

Source:
 ACS 5-year estimates and Root
 Policy Research.



Tourism industry. The tourism industry is growing and continues to dominate economic activity in the county. Figure I-37 shows the distribution of direct travel spending by county according to the Colorado Tourism Office. Travel spending in Summit County increased from an estimated \$687 million in 2012 to \$1.8 billion in 2021. Additionally, Summit County’s share of travel spending became the largest among surrounding counties in 2019—surpassing Eagle County— increasing from 35% in 2012 to 48% in 2021.

Figure I-37.
Direct Travel Spending in Summit and Surrounding Counties

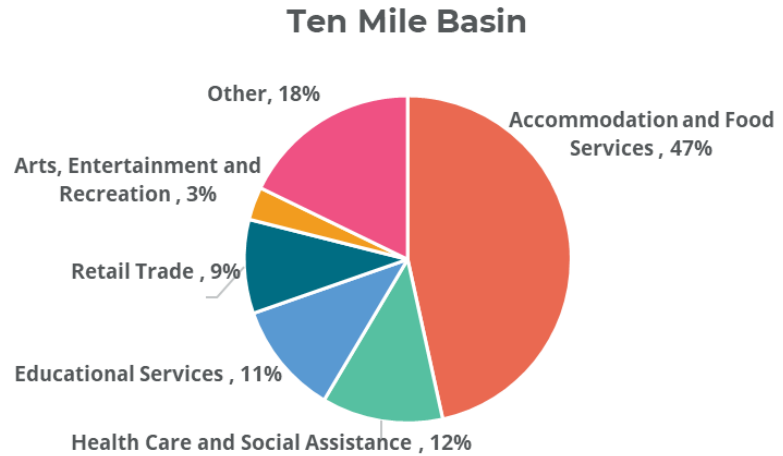
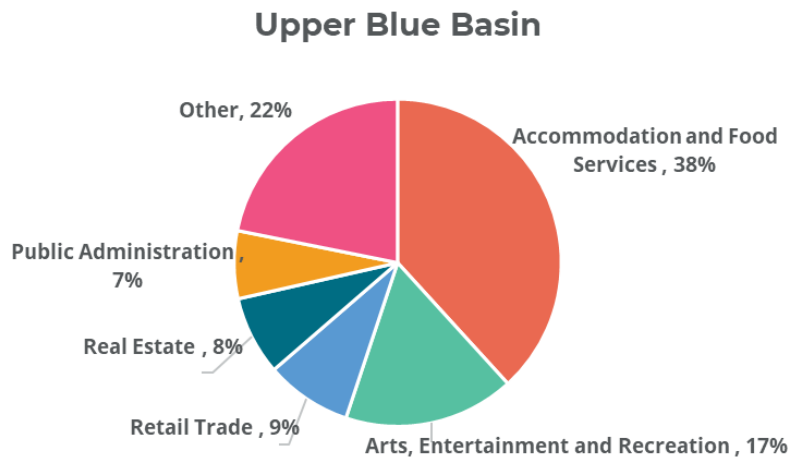
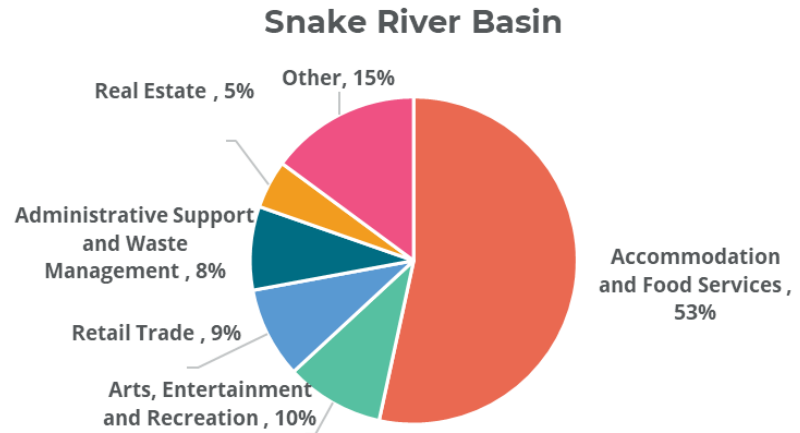
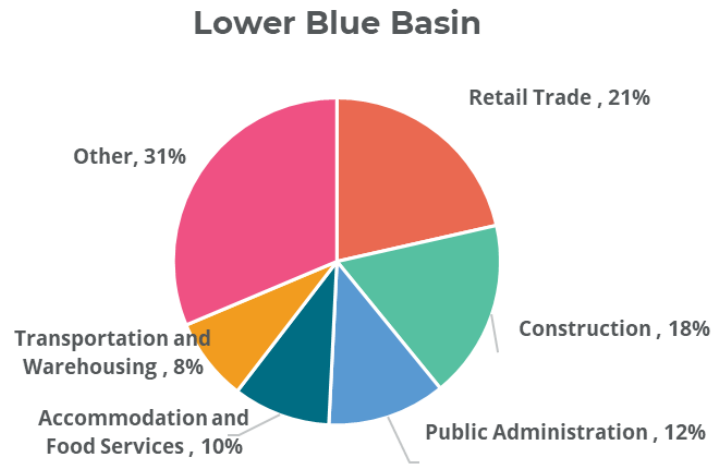


Note: Direct travel spending is purchases by travelers during their trip, including lodging taxes and other applicable local and state taxes, paid by the traveler at the point of sale.

Source: The Economic Impact of Travel in Colorado, prepared by Dean Runyan Associates for the Colorado Tourism Office.

The jobs distribution by industry in each basin is displayed in Figure I-38. The share of jobs in the accommodation and food services industry is the highest in the Snake River (53%) and Ten Mile (47%) basins. The Lower Blue basin has a higher share of jobs in the retail trade industry (21%) and the Upper Blue basin has a higher share of jobs in the arts, entertainment and recreation industry.

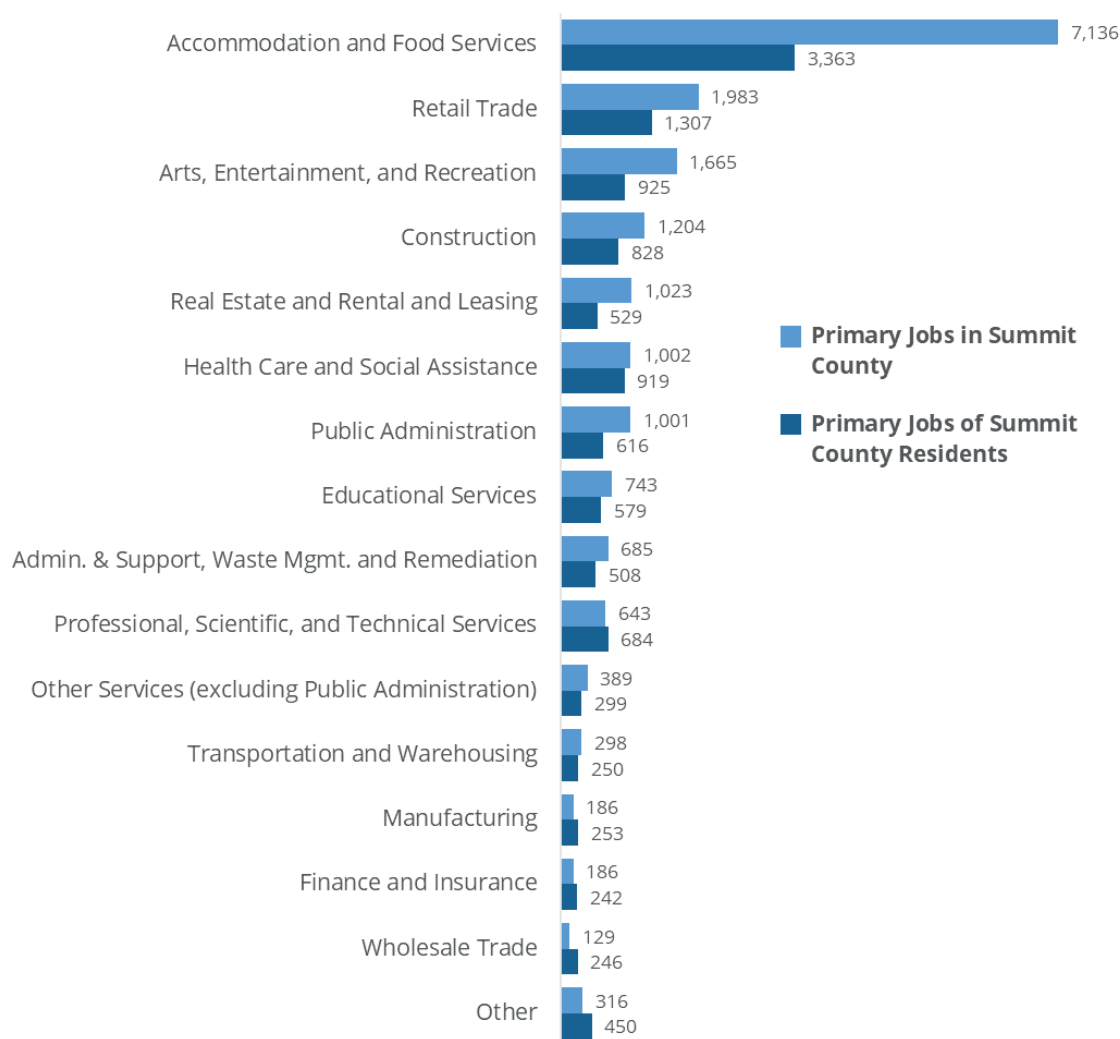
Figure I-38.
Job Distribution by Basin, 2019



Source: LEHD and Root Policy Research.

Commuting patterns and transportation. Figure I-39 compares the number of resident workers in Summit County with the number of primary jobs in the county by industry. As shown in the figure, the county's main industries: accommodation and food services; retail trade; and arts, entertainment, and recreation largely depend on a labor pool located outside the county.

Figure I-39.
Primary Jobs in Summit County v. Primary Jobs of Summit County Residents, 2019



Note: A primary job is defined as the one job for each worker that provides the most earnings.

Source: LEHD and Root Policy Research.

As shown in Figure I-40 the increase in the number of jobs has outpaced the increase in the number of workers in the county leading to an increase in the share of jobs filled by in-commuters in the county since 2010.

Within the county, commuting is very high across basins and this has been the case since 2010. In 2019, More than 70% of jobs *in each basin* were filled by in-commuters, as shown in the last column of Figure I-41. This is expected given that the county, not the towns or basins, comprise the labor market area—which is an economically integrated area within which individuals can reside and find employment within a reasonable distance or can readily change jobs without changing their place of residence.

Figure I-40.
Number of Jobs and Workers by Basin, 2010, 2015, and 2019

Place	Year	Jobs	Workers	% of County Jobs	% of County Workers	% of Jobs Filled by In-Commuters
Summit County	2010	15,645	15,008	100%	100%	45%
	2015	19,127	11,503	100%	100%	64%
	2019	22,086	13,805	100%	100%	62%
Lower Blue Basin	2010	2,712	3,373	17%	22%	79%
	2015	2,473	2,221	13%	19%	87%
	2019	2,894	2,802	13%	20%	86%
Snake River Basin	2010	3,422	5,383	22%	36%	68%
	2015	4,644	3,817	24%	33%	82%
	2019	5,343	4,489	24%	33%	77%
Upper Blue Basin	2010	6,439	4,753	41%	32%	60%
	2015	7,451	3,986	39%	35%	74%
	2019	8,666	4,819	39%	35%	73%
Ten Mile Basin	2010	3,072	1,499	20%	10%	90%
	2015	4,559	1,479	24%	13%	89%
	2019	5,183	1,695	23%	12%	88%

Note: LEHD data show the location of the job and place of residence of workers but does not account for remote work patterns.

Source: LEHD and Root Policy Research.

Figure I-41 shows the number of jobs in Summit County that are filled by the top 10 counties of origin in 2019. Combined, these counties accounted for 35% of all jobs in Summit County.

**Figure I-41.
Number of Jobs By
Worker County of
Origin, 2019**

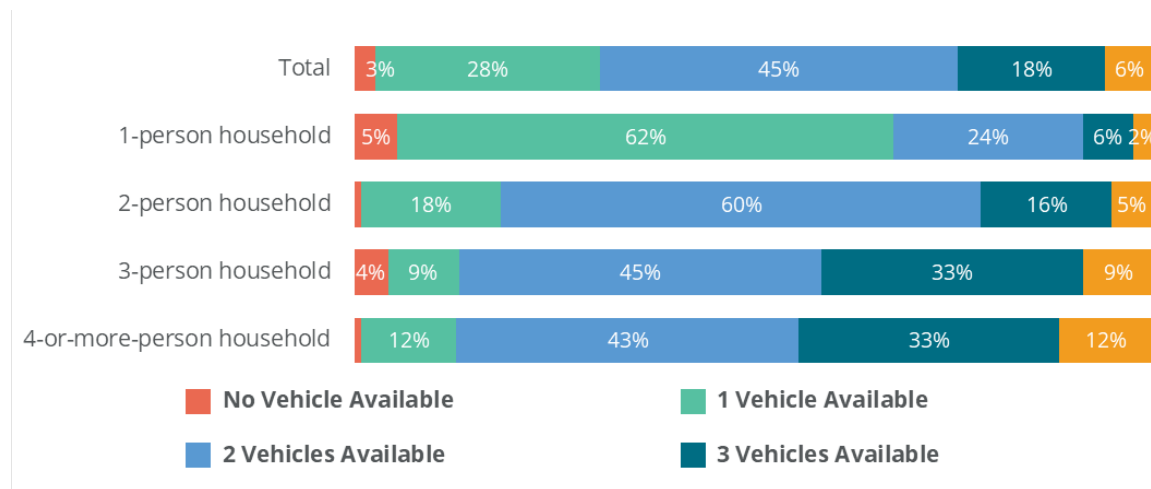
Note:
LEHD data show the location of the job
and place of residence of workers but
does not account for remote work
patterns.

Source:
LEHD and Root Policy Research.

County	Number	Percent of all Jobs in Summit County
Top 10 Counties:	7,810	35%
Jefferson County	1,400	6%
Eagle County	987	4%
Denver County	968	4%
Lake County	938	4%
Arapahoe County	685	3%
El Paso County	676	3%
Boulder County	572	3%
Park County	555	3%
Adams County	535	2%
Douglas County	494	2%

Figure I-42 shows the distribution of number of vehicles available by household size. As expected, larger households are more likely to have a higher number of vehicles. In the County overall, 76% of households have 2 or fewer vehicles.

**Figure I-42.
Household Size by Vehicles Available, 2021**



Source: ACS 2021 5-year estimates and Root Policy Research.

As shown in Figure I-43, the county currently has a total of 22,000 vehicles for permanent residents. On average, owner households have 2.1 vehicles while renter households have 1.8 vehicles. Out of all the owner households, around 5,650 have 2 vehicles or less, while

around 2,100 have 3 vehicles or more. For renter households, around 2,900 have 2 vehicles or less, while around 670 have 3 vehicles or more.

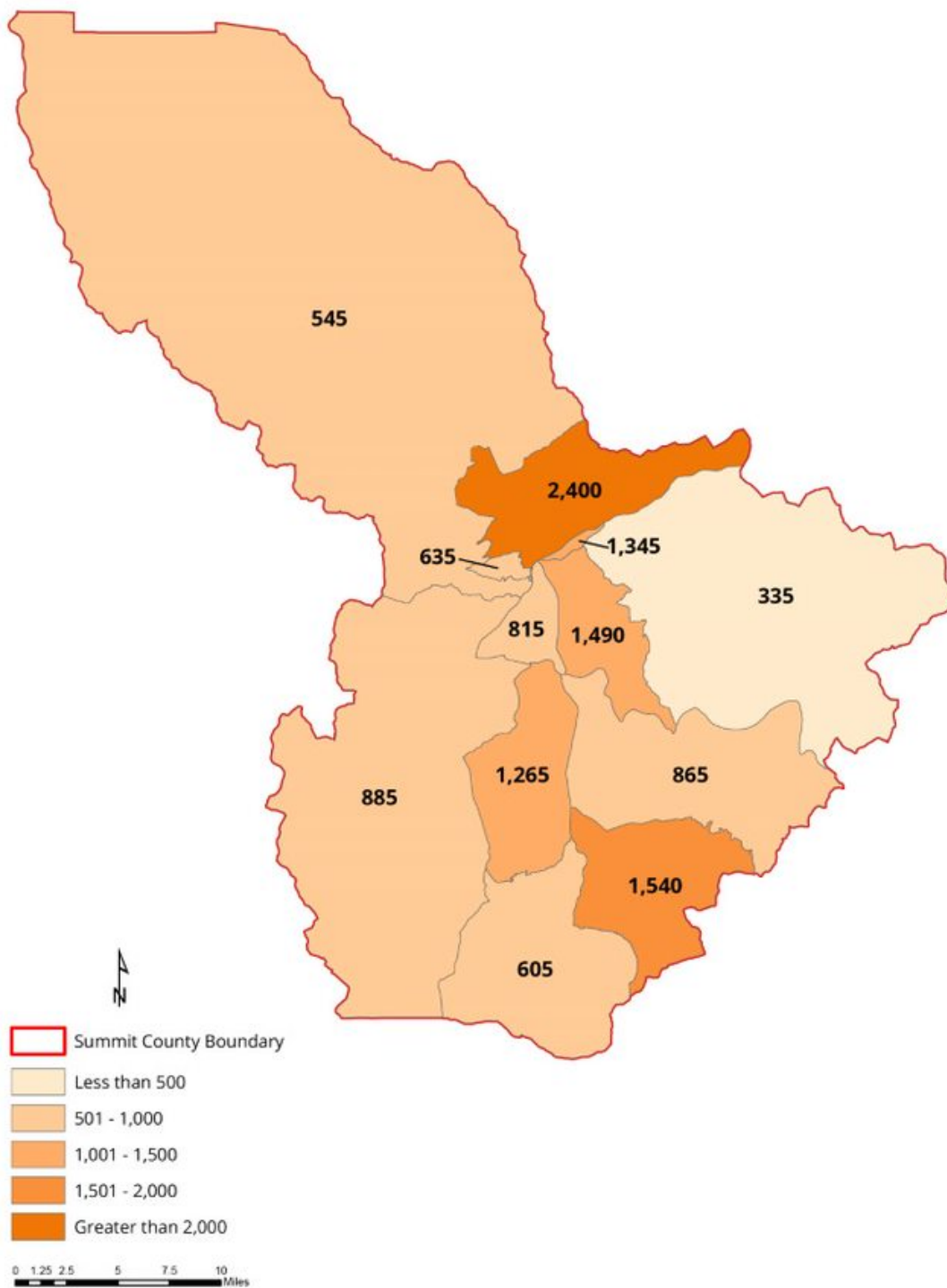
**Figure I-43.
Tenure by Vehicles
Available, 2021**

Source:
ACS 2021 5-year estimates and Root
Policy Research.

	Number of Households	Estimated Number of Vehicles
Total:	11,329	22,581
Owner occupied:	7,756	16,304
No vehicle available	87	0
1 vehicle available	1,883	1,883
2 vehicles available	3,683	7,366
3 vehicles available	1,543	4,629
4 vehicles available	374	1,496
5 or more vehicles available	186	930
Renter occupied:	3,573	6,277
No vehicle available	204	0
1 vehicle available	1,307	1,307
2 vehicles available	1,396	2,792
3 vehicles available	548	1,644
4 vehicles available	56	224
5 or more vehicles available	62	310

Figure I-44 maps the number of vehicles used in commuting in each census tract. The highest number of vehicles used for commuting is in Silverthorne, followed by the census tracts along the Frisco and Breckenridge corridor.

Figure I-44.
Aggregate Number of Vehicles Used in Commuting by Workers



Note: Data are for workers 16 and over.
 Source: ACS 2021 5-year estimates and Root Policy Research.

SECTION II.

HOUSING INVENTORY

SECTION II.

Housing Inventory

This section discusses housing development in Summit County. The section addresses the questions of:

- What type of housing has been developed?
- Who occupies housing stock—permanent residents or vacationers—and how has that changed?
- What are the characteristics of the county’s housing stock—type, age, size, location, tenure, vacancies, workforce targeting?
- How many units are rented long-term (at least 6 months) and what are the characteristics and location of those units?
- How many housing units—at what price points and target occupancy, if known—are projected?

Primary Findings

- Housing development in Summit County has historically struggled to keep pace with demand from second and vacation owners, workers, retirees, and investors. This was true even during the 1990s and early 2000s when Summit County’s residential development activity was relatively high, and the mismatch between housing unit production and demand for units has worsened since then. Keeping up with demand is more challenging in Summit County than in urban markets due to a short building season, limited developable land, and very high building costs.
- To keep an ample supply of housing for permanent residents, the county must maintain an adequate ratio of housing units (including vacant units) to households. In 1990, the county had 3.2x more housing units than permanent resident households. This has dropped to 2.5x as of 2021, as development failed to keep up with demand. Countywide, about 29% of housing units are occupied by workforce.
- The composition of the towns’ and county’s housing stock has changed slightly since 1990 as single family detached homes have become a smaller proportion of the overall housing stock. In numbers, however, more single family detached homes were built than any other housing type. As of 2021, single family detached homes made up 36% of the county’s housing stock. Large multifamily complexes made up 28% of the housing stock; small multifamily complexes made up 17%; and attached homes and “plexes” made up 19%.

- According to the Colorado Division of Housing’s bi-annual survey of multifamily rentals, as of third quarter 2019, there were zero rental vacancies for studios, 1-bedroom, and 2-bedroom units, and a 1.8% vacancy rate for 3-bedroom units, excluding short-term rentals. Property management company Corum Real Estate, which manages many multifamily complexes in the county with affordable long-term rentals, reports that annual unit turnover is minimal and units that do become available are quickly filled by the large number of households on wait lists. There are more than 800 households on wait lists for those complexes.¹
- The homeownership rate has dropped in every town since 2012, while increasing in the unincorporated county, and is currently 68%. Silverthorne’s homeownership rate has declined and fluctuated the most of any areas, affected by investor purchases and deed-restricted units coming online.
- The effect of the pandemic on property value increases is evident in value changes in mortgage loans between 2020 and 2021: two-thirds of the value increase for second residences occurred between 2020 and 2021. Buyers who originated mortgages for principal residences have significantly lower incomes (\$103,000 median income) than second home buyers (\$291,000) and investment property buyers (\$209,000).
- Demand for second and vacation home ownership is likely to continue to be strong even as population growth slows in Colorado. According to the Colorado State Demographer², second home purchases are most common among buyers between the ages of 40 and 50 years old, which the large age cohort of Millennials will be reaching in the next 10-15 years. Despite high first home costs, demand for second homes is expected to stay strong due to the large number of Millennials and post-Millennials in the state.
- Workforce housing initiatives have long been in place in Summit County and its towns, and many have established affordable and permanent resident housing goals. In addition, major employers have internal goals for provision of housing, and these employers often partner to share available units. The ski resorts typically have focused on securing beds for seasonal workers, either through direct ownership of developments or partnerships with independent owners. Permanent, middle-level workers have secured housing through the affordable or private market in the past, and employers are less likely to provide dedicated housing. That is shifting, however, as the rental market for middle-level workers has tightened. Employers have begun to

¹ It is unknown how many households on waitlists are duplicated; the unduplicated number is likely to be much lower. At the complex level, waitlists average 200 households.

² Colorado American Planning Association (APA) workshop, October 21, 2021.

master lease units for these workers and/or initiated plans to own and operate rental housing.

- Approximately 20% of *occupied units* in the county are dedicated affordable for use by workforce and permanent residents. These units include more than 1,500 units of owner-occupied units, 1,000 affordable rentals, and about 1,800 employer master leased units and seasonal beds. As a share of *all housing units*—not just occupied units—the share is much smaller: 5% of the entire county's entire housing stock is comprised of deed-restricted ownership units and another 3% is comprised of affordable rentals, for a total of 8% of the county's housing units that are dedicated for workforce and/or affordable.
- Planned affordable and deed-restricted developments total 239 ownership units, 762 rental units, and 39 beds for seasonal workers. Altogether, approximately 2,200 new units could become available in Summit County in 5+ years, including affordable and market rate units. Based on the needs estimates in Section III, the known affordable units will fulfill about 20% of ownership needs and 50% of rental needs. This excludes the Lake Hill development, which could add 400-500 units.

Planned market rate units total 570 ownership units and 152 rental units. An estimated 5,600 units are possible before the county reaches estimated build out and developable land become very limited. The cost and intended use of these units—e.g., seasonal, vacation, workforce—will have a large impact on how the county is able to accommodate demand from existing residents, new workers, and in-commuters.

Data Sources and Methodology

This section utilizes data provided by Summit County and the towns within the county; the Colorado State Demographer; the County Assessor; the Home Mortgage Disclosure Act; and the U.S. Census. Data are aggregated and analyzed to provide a holistic picture of the county's housing stock, including future housing stock based on planned development.

This section frequently uses the terms “population” and “households.” It is important to note that:

- “Population” is the same as what some jurisdictions call the “permanent resident population.” These are people who spend the majority of their time in Summit County and may be workers or retirees or both.
- “Households” are formed and occupied by permanent residents. The term “household” does not include people occupying units primarily for vacation or seasonal use.

Housing Development Trends

This section details trends in building permits by unit type in the context of population and household growth.

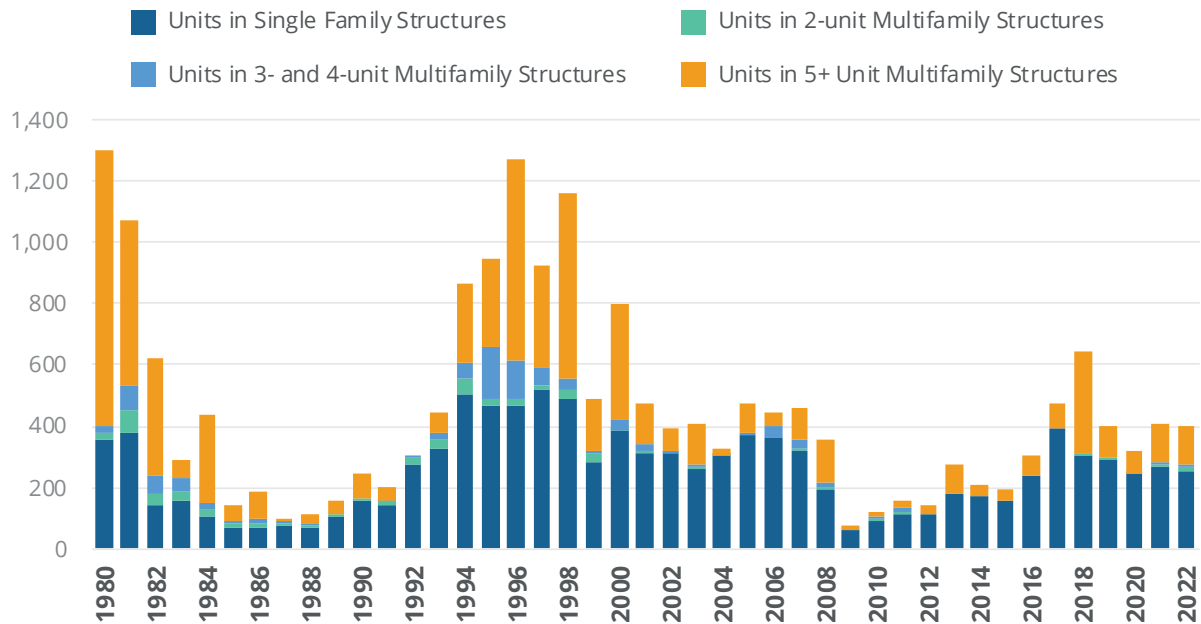
Residential building permits. Residential development activity in Summit County, as indicated by building permit activity, has steadily increased since hitting a low of 78 permits in 2009.

In 2022, 400 building permits were issued. This followed trends of 401 building permits issued in 2019, 313 in 2020, and 407 in 2021. Between 2010 and 2022, an average of 311 permits were issued annually, with the most permits issued in 2018 (643 permits). Permit issuances have steadily increased since 2010.

Residential permitting volume was much higher during the 1990s. Between 1990 and 1999, an average of 684 permits were issued annually, with the largest number of permits—1,270 permit— issued in 1996. Permitting trends in the 1980s, in contrast, were more volatile, reaching a high of 1,296 permits in 1980 and dropping off after 1982.

Fluctuations in permitting are driven by multifamily permit activity, which have been much lower in recent decades than in the past. Permitting of single family detached homes is much more consistent, dropping only during economic downturns.

Figure II-1.
Building Permits by Units in Structure, Summit County, 1980-2022



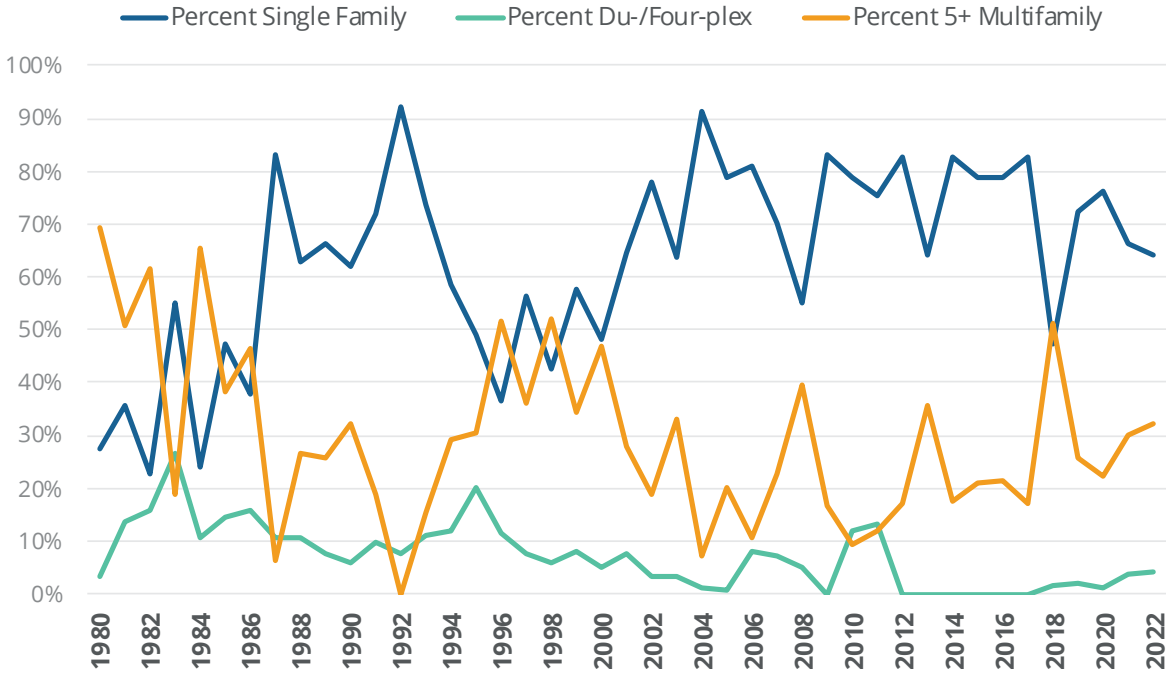
Note: Data for 2022 are preliminary and subject to revision.

Source: U.S. Census Building Permits Survey and Root Policy Research.

Except for in the early 1980s and late 1990s and in 2018, the majority of building permits issued in Summit County are for single family detached homes. The share of permits for single family detached homes has been on a slightly declining trend, as shown in Figure II-2, but is still higher than in the 1990s and 1980s. On average, between 2010 and 2022, 73% percent of permits issued were for single family detached homes, compared to 60% in the 1990s and 46% in the 1980s. In 2022, 64% of permits issued were for single family detached homes.

Permits for duplexes, triplexes, and fourplexes have made up fewer than 10% of permits historically, and less than 5% in recent years. Permits for 5+ unit multifamily complexes have made up between one-fifth and one-third of permits historically.

Figure II-2.
Building Permit Trends, Single Family, Du-/Four-plex, Multifamily, Summit County, 1980 – 2022

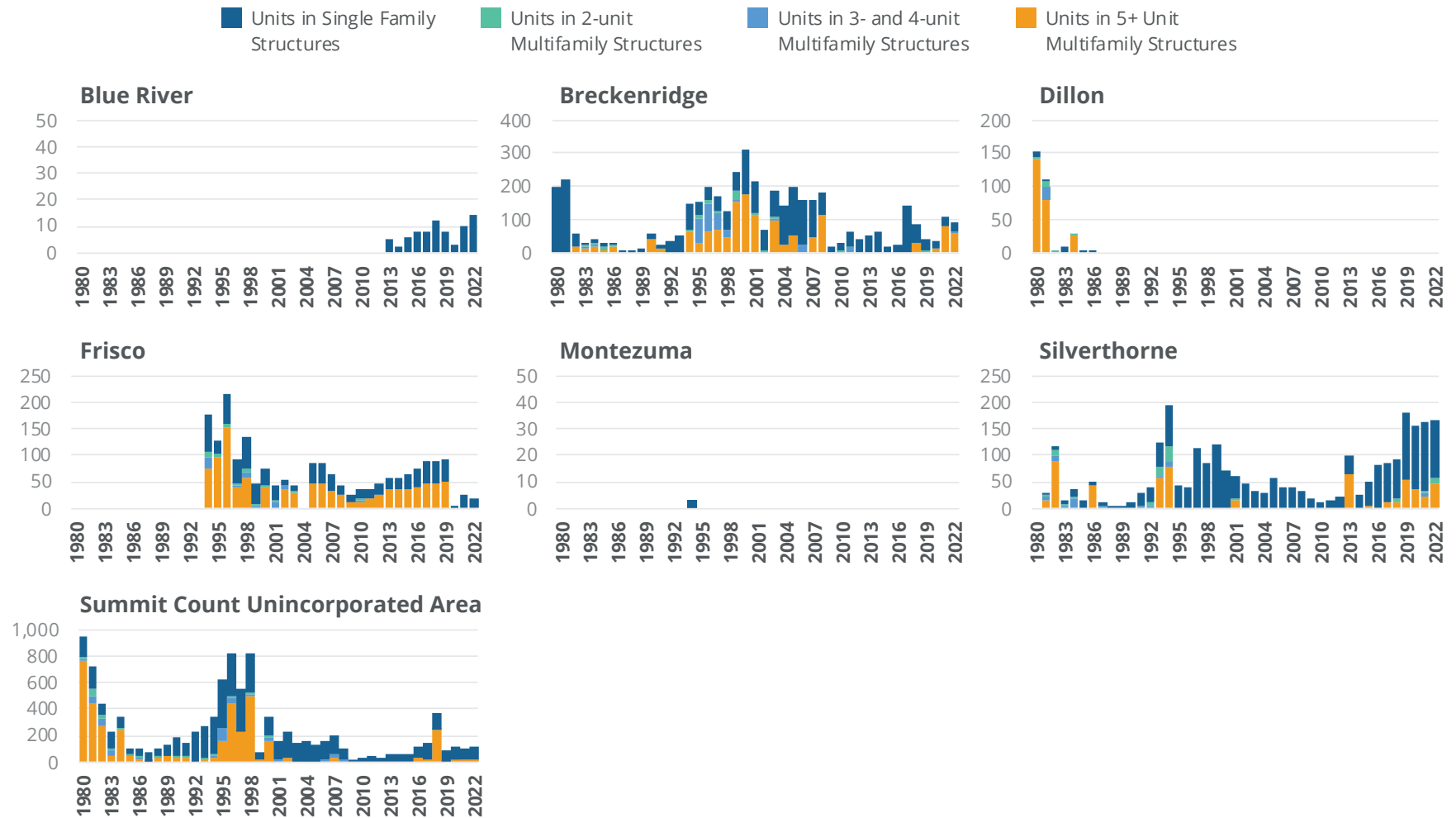


Note: Data for 2022 are preliminary and subject to revision.
 Source: U.S. Census Building Permits Survey and Root Policy Research.

Building permits issued by towns and for the unincorporated area are shown in the following graphics. The Town of Dillon’s³ permits are now included in Summit County’s numbers.

³ The Town of Dillon represents town boundaries; Dillon Valley is captured in the unincorporated county.

Figure II-3.
Building Permits by Units in Structure, Town and Unincorporated County, 1980-2022



Note: Data for 2022 are preliminary and subject to revision.

Source: U.S. Census Building Permits Survey and Root Policy Research.

Housing unit growth compared to population growth. As Figure II-4 shows, the rate of housing unit growth has consistently lagged population and household growth in the county, even during the 1990s when development volume was the highest.

- Between 1990 and 2000, Summit County's permanent population increased by 83%; households grew by 92%; and housing units grew by 61%. At the start of the decade, Summit County had 3.2x the number of housing units than households. By 2000, this ratio had dropped to 2.7x, because housing development failed to keep up with both household and second home demand.
- Growth patterns shifted in the 2000s, partially related to the Great Recession. The population and household growth rates were still strong but much lower than the rates of the 1990s. Permanent population grew by 19%, households grew by 16%, and housing units grew by 9%.
- Between 2010 and 2021, permanent population growth and housing unit growth continued to slow. The permanent population grew by 11% and housing units grew by 6%.
- The 1990s saw large growth in vacant housing units (47% increase in vacant units), reacting to demand from new residents moving into Colorado during the 1990s. Since then, vacant unit growth has been between 4% to 5% per decade. By 2021, Summit County had nearly 19,000 vacant units.
- Between 2019 and 2021, the county's permanent resident population declined by 220 (a 1 percentage point decrease). Housing units increased by 616, and vacant housing units increased by 732. Population loss coupled with an increase in vacant units is indicative of units converting into seasonal and vacation use and displacing permanent residents. Indeed, 26% of respondents to a survey conducted for this study report being displaced in the past 5 years, with the primary reasons being "owner sold the unit," followed by "rent increased," and "owner turned the unit into a short-term rental."

Figure II-4.

Population and Household Growth v. Housing Unit and Vacant Unit Growth, Summit County, 1990-2000, 2000-2010, 2010-2021, and 2019-2021

						1990-2000		2000-2010		2010-2021		2019-2021	
	1990	2000	2010	2019	2021	# Change	% Change	# Change	% Change	# Change	% Change	# Change	% Change
Population	12,881	23,548	27,994	31,190	30,970	10,667	83%	4,446	19%	15,113	11%	-220	-1%
Households	5,295	10,169	11,787	13,000	12,884	4,874	92%	1,618	16%	6,492	9%	-116	-1%
Housing Units	17,097	27,457	29,861	31,123	31,739	10,360	61%	2,404	9%	1,878	6%	616	2%
Units/Households Ratio	3.2	2.7	2.5	2.4	2.5								
Vacant Housing Units	11,796	17,288	18,074	18,123	18,855	5,492	47%	786	5%	6,278	4%	732	4%

Source: Summit County, and DOLA.

In contrast to Summit County, in Colorado overall, housing unit and household growth appears to be growing more balanced as residential development has bounced back after the Great Recession. The Colorado State Demographer reports that housing units increased by 42,000 in 2021 and approximately 50,000 in 2022, while household growth slowed.

Housing Characteristics

This section provides an overview of housing type and unit characteristics, including housing type and condition and the location of housing occupied by permanent residents and workers.

Unit type. The State Demographer estimates that there were 31,739 housing units in Summit County as of 2021. County assessor data report slightly fewer, 30,320 residential records.

The composition of the towns' and county's housing stock has changed since 1990, with a shift in attached homes and large multifamily complexes. Specifically,

- Single family detached homes have become a smaller share of the overall housing stock in all communities except for Silverthorne. In terms of numbers of units, however, more single family detached homes have been built than any other housing type. The county added more than 9,000 single family detached homes between 1990 and 2021. As of 2021, single family detached homes made up 36% of the county's housing stock.
- Growth was also strong for large (20+ unit) multifamily complexes (7,000+ new units between 1990 and 2021). As of 2021, units in large multifamily complexes made up 28% of the county's housing stock. Units in small multifamily complexes made up 17%.
- The weakest growth has been for duplexes, triplexes, and fourplexes: 1,595 units were added between 1990 and 2021. These units make up 6% of the county's overall housing stock. Attached homes—townhomes, rowhomes—make up 13%.
- By town,
 - Breckenridge has seen the largest shift away from single family detached homes toward attached homes and large multifamily complexes.
 - The Town of Dillon's share of single family detached and large multifamily complexes has decreased, while the share of attached homes rose significantly.
 - Frisco's share of single family homes decreased and large multifamily units increased.
 - Silverthorne lost mobile home housing, which represented 14% of units in 1990 and is now at less than 1% and increased its shares of both single family detached and attached homes significantly.

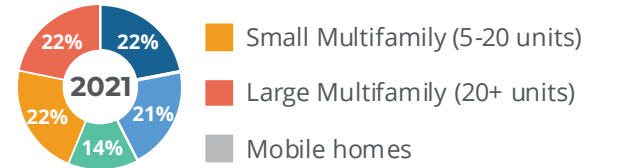
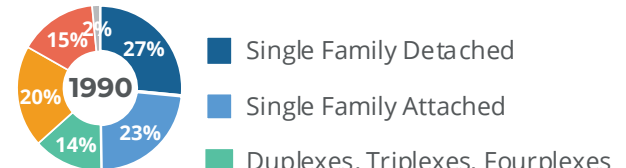
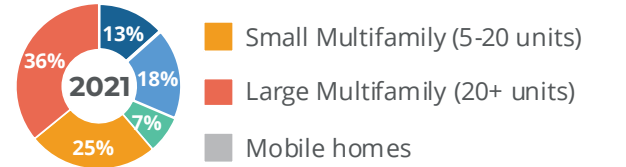
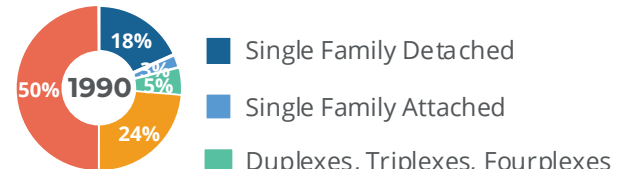
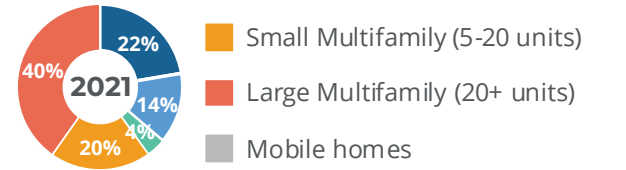
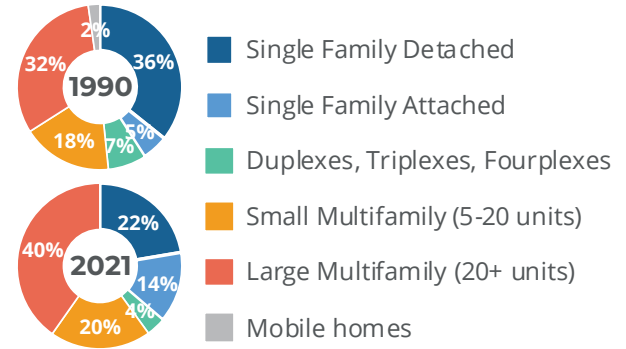
It should be noted that these data may slightly underestimate "large multifamily" developments if they are comprised of multiple buildings with each containing fewer than 20 units per building.

Figure II-5. Housing Unit Type and Change, 1990, 2000, 2010, and 2021

Breckenridge	1990	2000	2010	2021	# Change 1990-2021
Single Family Detached	337	1,224	1,992	1,662	1,325
Single Family Attached	49	334	150	1,036	987
Duplexes, Triplexes, Fourplexes	70	426	671	280	210
Small Multifamily (5-20 units)	166	1,207	1,446	1,467	1,301
Large Multifamily (20+ units)	299	1,866	2,664	2,993	2,694
Mobile homes	21	171	70	0	-21
Total	942	5,228	6,993	7,438	

Dillon	1990	2000	2010	2021	# Change 1990-2021
Single Family Detached	49	362	286	168	119
Single Family Attached	7	83	177	226	219
Duplexes, Triplexes, Fourplexes	14	50	98	92	78
Small Multifamily (5-20 units)	64	343	343	318	254
Large Multifamily (20+ units)	134	454	755	450	316
Mobile homes	0	7	4	0	0
Total	269	1,298	1,663	1,254	

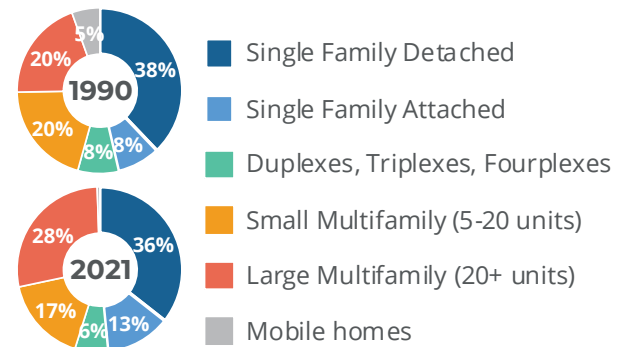
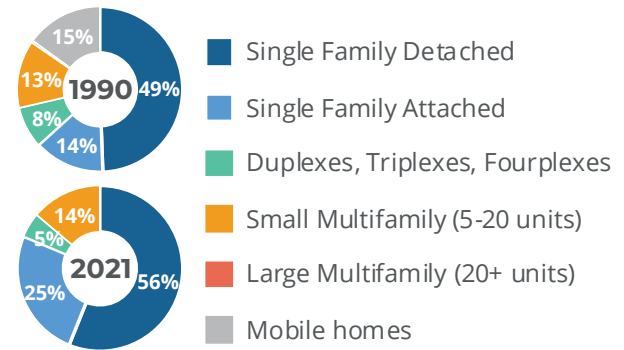
Frisco	1990	2000	2010	2021	# Change 1990-2021
Single Family Detached	177	625	775	778	601
Single Family Attached	155	632	550	726	571
Duplexes, Triplexes, Fourplexes	91	443	529	485	394
Small Multifamily (5-20 units)	133	622	845	777	644
Large Multifamily (20+ units)	102	468	390	771	669
Mobile homes	10	11	0	0	-10
Total	669	2,803	3,089	3,537	



Silverthorne	1990	2000	2010	2021	# Change 1990-2021
Single Family Detached	342	923	1,200	1,448	1,106
Single Family Attached	96	341	446	652	556
Duplexes, Triplexes, Fourplexes	56	141	182	125	69
Small Multifamily (5-20 units)	91	246	246	357	266
Large Multifamily (20+ units)	3	22	63	0	-3
Mobile homes	104	45	37	0	-104
Total	692	1,717	2,174	2,582	

Summit County	1990	2000	2010	2021	# Change 1990-2021
Single Family Detached	1,974	6,930	9,252	11,091	9,117
Single Family Attached	443	2,440	2,518	4,007	3,564
Duplexes, Triplexes, Fourplexes	414	1,877	2,914	2,009	1,595
Small Multifamily (5-20 units)	1,064	5,265	5,538	5,230	4,166
Large Multifamily (20+ units)	1,031	7,092	8,801	8,671	7,640
Mobile homes	286	567	556	162	-124
Total	5,213	24,171	29,579	31,170	

Source: 1990, 2000, 2010 Decennial Census and 2017-2021 ACS.



Infrastructure, size, parking. County assessor data provide details on housing unit condition including connection to public water and sewer systems v. septic, type of utilities used, year built, size, and availability of garage or on-site parking. Those variables were analyzed to identify differences in housing condition by jurisdiction and basin.

Public water and sewer v. septic. Figure II-6 shows, by unit type, the share of units that are connected to a public sewer system, use septic, or use other types of disposal systems; Figure II-7 shows water connections.

The vast majority of housing in the county is connected to public systems. Septic and well water use are most common in the unincorporated areas of the county, yet these areas have the most land for residential build-out. As such, meeting housing demand will be dependent on adequate funding for public infrastructure expansion the unincorporated area.

**Figure II-6.
Sewer System,
Town and
Balance of
County, and
Basin, 2023**

Source:
Summit County Assessor.

	Public Sewer System	Septic	Unknown or Other
Single Family Detached			
Breckenridge	100%	0%	0%
Dillon	100%	0%	0%
Frisco	100%	0%	0%
Silverthorne	100%	0%	0%
Balance of County	56%	43%	1%
Lower Blue	65%	34%	1%
Snake River	93%	7%	0%
Upper Blue	67%	33%	0%
Ten Mile	90%	10%	0%
Townhome			
Breckenridge	100%	0%	0%
Dillon	100%	0%	0%
Frisco	100%	0%	0%
Silverthorne	100%	0%	0%
Balance of County	100%	0%	0%
Lower Blue	100%	0%	0%
Snake River	100%	0%	0%
Upper Blue	100%	0%	0%
Ten Mile	100%	0%	0%
Du- to Sixplex			
Breckenridge	100%	0%	0%
Dillon	100%	0%	0%
Frisco	100%	0%	0%
Silverthorne	100%	0%	0%
Balance of County	97%	3%	0%
Lower Blue	100%	0%	0%
Snake River	100%	0%	0%
Upper Blue	97%	3%	0%
Ten Mile	100%	0%	0%
Small Multifamily			
Breckenridge	100%	0%	0%
Dillon	100%	0%	0%
Frisco	100%	0%	0%
Silverthorne	100%	0%	0%
Balance of County	40%	0%	60%
Lower Blue	100%	0%	0%
Snake River	45%	0%	55%
Upper Blue	100%	0%	0%
Ten Mile	100%	0%	0%
Large Multifamily			
Breckenridge	100%	0%	0%
Dillon	100%	0%	0%
Frisco	100%	0%	0%
Silverthorne	100%	0%	0%
Balance of County	100%	0%	0%
Lower Blue	100%	0%	0%
Snake River	100%	0%	0%
Upper Blue	100%	0%	0%
Ten Mile	100%	0%	0%
Manufactured/Mobile			
Breckenridge	100%	0%	0%
Dillon	100%	0%	0%
Frisco	N/A	N/A	N/A
Silverthorne	N/A	N/A	N/A
Balance of County	100%	0%	0%
Lower Blue	N/A	N/A	N/A
Snake River	100%	0%	0%
Upper Blue	100%	0%	0%
Ten Mile	100%	0%	0%

**Figure II-7.
Water System,
Town and
Balance of
County, and
Basin, 2023**

Source:
Summit County
Assessor.

	Public System	Private System	Well, Unknown, or Other
Single Family Detached			
Breckenridge	100%	0%	0%
Dillon	100%	0%	0%
Frisco	100%	0%	0%
Silverthorne	100%	0%	0%
Balance of County	52%	0%	48%
Lower Blue	74%	0%	26%
Snake River	93%	0%	7%
Upper Blue	59%	0%	41%
Ten Mile	75%	0%	25%
Townhome			
Breckenridge	100%	0%	0%
Dillon	100%	0%	0%
Frisco	100%	0%	0%
Silverthorne	100%	0%	0%
Balance of County	99%	0%	1%
Lower Blue	100%	0%	0%
Snake River	100%	0%	0%
Upper Blue	98%	0%	2%
Ten Mile	100%	0%	0%
Du- to Sixplex			
Breckenridge	100%	0%	0%
Dillon	100%	0%	0%
Frisco	100%	0%	0%
Silverthorne	100%	0%	0%
Balance of County	100%	0%	0%
Lower Blue	100%	0%	0%
Snake River	100%	0%	0%
Upper Blue	99%	0%	1%
Ten Mile	100%	0%	0%
Small Multifamily			
Breckenridge	100%	0%	0%
Dillon	100%	0%	0%
Frisco	100%	0%	0%
Silverthorne	100%	0%	0%
Balance of County	40%	0%	60%
Lower Blue	100%	0%	0%
Snake River	45%	0%	55%
Upper Blue	100%	0%	0%
Ten Mile	100%	0%	0%
Large Multifamily			
Breckenridge	100%	0%	0%
Dillon	100%	0%	0%
Frisco	100%	0%	0%
Silverthorne	100%	0%	0%
Balance of County	100%	0%	0%
Lower Blue	100%	0%	0%
Snake River	100%	0%	0%
Upper Blue	99%	0%	1%
Ten Mile	100%	0%	0%
Manufactured/Mobile			
Breckenridge	100%	0%	0%
Dillon	100%	0%	0%
Frisco	100%	0%	0%
Silverthorne	100%	0%	0%
Balance of County	83%	7%	11%
Lower Blue	N/A	N/A	N/A
Snake River	99%	0%	1%
Upper Blue	60%	16%	24%
Ten Mile	0%	0%	100%

Utilities. Electric systems combined with natural gas are used in nearly all housing units in the towns and the majority of units in the county and basins. Solar is not used and only gas or propane is utilized for manufactured or mobile homes in the unincorporated county.

**Figure II-8.
Utilities
Connections,
Town and Balance
of County, and
Basin, 2023**

Source:
Summit County Assessor.

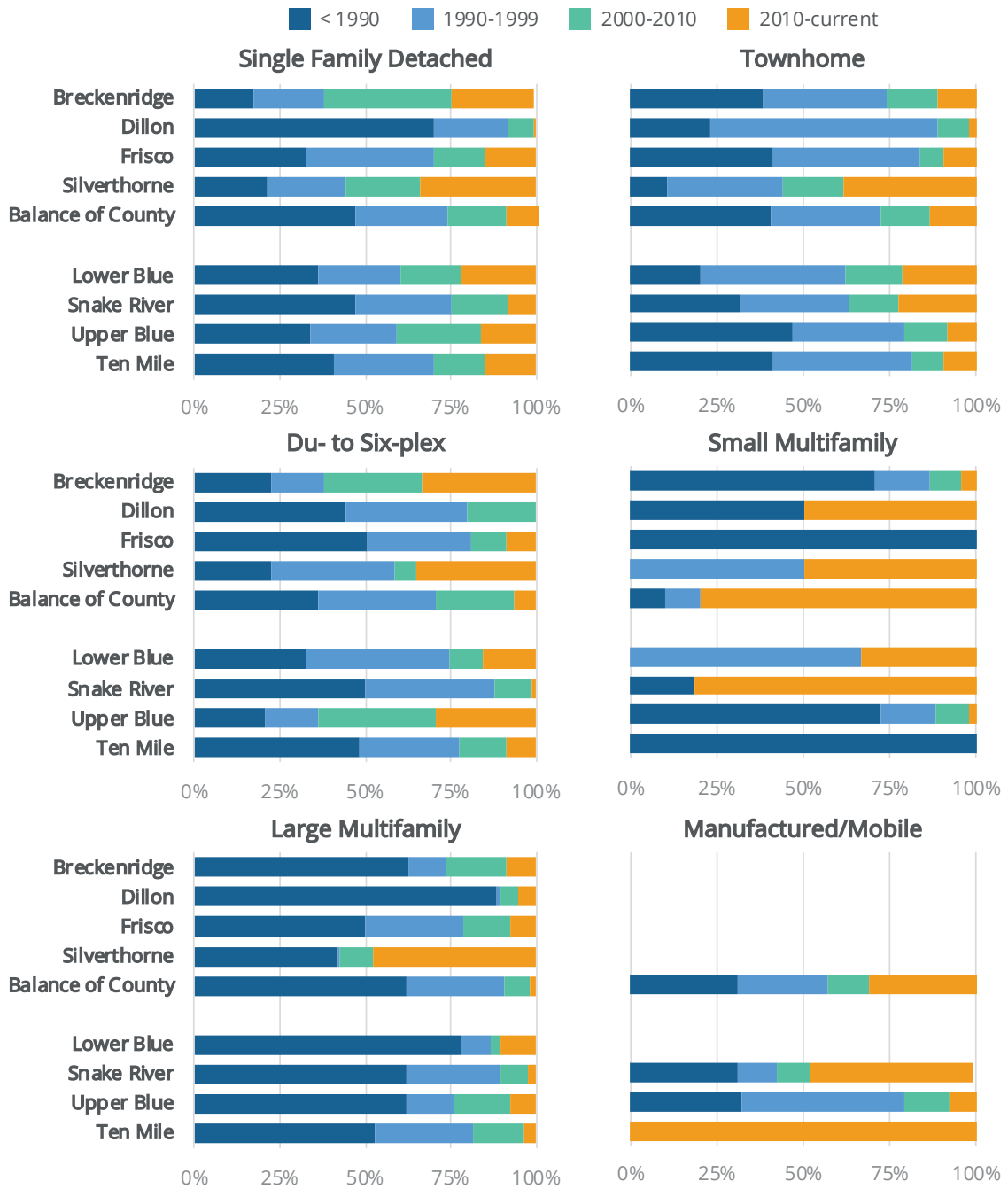
	Electric	Electric Combined	Solar	Gas or Propane
Single Family Detached				
Breckenridge	0%	100%	0%	0%
Dillon	0%	100%	0%	0%
Frisco	0%	100%	0%	0%
Silverthorne	0%	100%	0%	0%
Balance of County	15%	85%	0%	0%
Lower Blue	13%	87%	0%	0%
Snake River	5%	95%	0%	0%
Upper Blue	10%	90%	0%	0%
Ten Mile	1%	99%	0%	0%
Townhome				
Breckenridge	1%	99%	0%	0%
Dillon	0%	100%	0%	0%
Frisco	0%	100%	0%	0%
Silverthorne	0%	100%	0%	0%
Balance of County	1%	99%	0%	0%
Lower Blue	0%	100%	0%	0%
Snake River	0%	100%	0%	0%
Upper Blue	2%	98%	0%	0%
Ten Mile	0%	100%	0%	0%
Du- to Sixplex				
Breckenridge	1%	99%	0%	0%
Dillon	0%	100%	0%	0%
Frisco	0%	100%	0%	0%
Silverthorne	0%	100%	0%	0%
Balance of County	3%	97%	0%	0%
Lower Blue	0%	100%	0%	0%
Snake River	0%	100%	0%	0%
Upper Blue	4%	96%	0%	0%
Ten Mile	0%	100%	0%	0%
Small Multifamily				
Breckenridge	0%	100%	0%	0%
Dillon	0%	100%	0%	0%
Frisco	0%	100%	0%	0%
Silverthorne	0%	100%	0%	0%
Balance of County	0%	100%	0%	0%
Lower Blue	0%	100%	0%	0%
Snake River	0%	100%	0%	0%
Upper Blue	0%	100%	0%	0%
Ten Mile	0%	100%	0%	0%
Large Multifamily				
Breckenridge	0%	100%	0%	0%
Dillon	0%	100%	0%	0%
Frisco	0%	100%	0%	0%
Silverthorne	0%	100%	0%	0%
Balance of County	1%	99%	0%	0%
Lower Blue	0%	100%	0%	0%
Snake River	0%	100%	0%	0%
Upper Blue	1%	99%	0%	0%
Ten Mile	0%	100%	0%	0%
Manufactured/Mobile				
Breckenridge	N/A	N/A	N/A	N/A
Dillon	N/A	N/A	N/A	N/A
Frisco	N/A	N/A	N/A	N/A
Silverthorne	N/A	N/A	N/A	N/A
Balance of County	25%	75%	0%	5%
Lower Blue	N/A	N/A	N/A	N/A
Snake River	1%	99%	0%	0%
Upper Blue	59%	41%	0%	0%
Ten Mile	0%	100%	0%	0%

Year built. Figure II-9 shows the year units were built by type, town, unincorporated county, and planning area.

Single family detached homes and townhomes were mostly built before 1999, with exceptions in Breckenridge—where more than half of single family detached homes were built after 2000—and Silverthorne—where the slight majority of townhomes were built after 2000.

Small multifamily units are a very small share of all housing stock and most are newer. Units in large multifamily complexes, in contrast, represent some of the oldest housing units in the county, with the exception of Silverthorne, where half of multifamily units were built after 2010.

Figure II-9.
Year Built, Town and Balance of County, and Basin, 2023



Source: Source: Summit County Assessor.

Unit size and parking. Figure II-10 shows the median and average square feet of units by type based on county assessor data.

For single family detached units, units in Breckenridge are the largest, with a median of 2,339 square feet and average of 2,515 square feet. In other areas of the county, the median is around 1,800 square feet and the average, closer to 2,000 square feet. Breckenridge single family detached homes are about 500 square feet larger than homes in other parts of the county.

Townhomes are about 500-700 square feet smaller than single family detached homes. “Plexes” and townhomes are similarly sized, with duplexes being slightly larger (~100 square feet).

Units located in large multifamily complexes are the largest in the Town of Dillon, with a median size of 1,017 square feet and average size of 978 square feet, followed by Frisco. Overall, large multifamily units are about 850 square feet in size.

By number of bedrooms (Figure II-11), single family detached homes and plexes have the most bedrooms. Most single family homes have 4 or more bedrooms and most plexes have three bedrooms. Townhomes typically have 2 to 3 bedrooms, and large multifamily units, one to two bedrooms. Manufactured or mobile homes typically have two to three bedrooms.

Finally, Figure II-12 shows the presence of garages, carports, or surface parking spaces. Garages are available for nearly all single family detached homes, plexes, and most townhomes.

In large multifamily complexes, Breckenridge and the Town of Dillon most commonly have surface parking. Garages are least common for multifamily units located in the Town of Dillon, where carports are more common. Frisco has the highest share of large multifamily units with garage parking at 55% of all units.

**Figure II-10.
Square Footage, Town
and Balance of
County, and Basin,
2023**

Source:
Summit County Assessor.

	Median SqFt	Average SqFt
Single Family Detached		
Breckenridge	2,339	2,515
Dillon	1,764	1,910
Frisco	1,756	1,937
Silverthorne	1,812	2,012
Balance of County	1,819	2,005
Lower Blue	1,800	1,954
Snake River	1,809	1,983
Upper Blue	2,004	2,211
Ten Mile	1,896	2,068
Townhome		
Breckenridge	1,276	1,304
Dillon	1,155	1,159
Frisco	1,248	1,283
Silverthorne	1,404	1,537
Balance of County	1,248	1,262
Lower Blue	1,310	1,371
Snake River	1,276	1,299
Upper Blue	1,231	1,259
Ten Mile	1,272	1,317
Du- to Sixplex		
Breckenridge	1,353	1,534
Dillon	2,020	2,080
Frisco	1,394	1,484
Silverthorne	1,427	1,491
Balance of County	1,465	1,560
Lower Blue	1,427	1,473
Snake River	1,428	1,545
Upper Blue	1,457	1,622
Ten Mile	1,416	1,516
Small Multifamily		
Breckenridge	N/A	N/A
Dillon	N/A	N/A
Frisco	N/A	N/A
Silverthorne	N/A	N/A
Balance of County	N/A	N/A
Lower Blue	N/A	N/A
Snake River	N/A	N/A
Upper Blue	N/A	N/A
Ten Mile	N/A	N/A
Large Multifamily		
Breckenridge	833	849
Dillon	1,017	978
Frisco	960	980
Silverthorne	787	853
Balance of County	835	870
Lower Blue	860	844
Snake River	854	906
Upper Blue	835	847
Ten Mile	889	924
Manufactured/Mobile		
Breckenridge	N/A	N/A
Dillon	N/A	N/A
Frisco	N/A	N/A
Silverthorne	N/A	N/A
Balance of County	N/A	N/A
Lower Blue	N/A	N/A
Snake River	N/A	N/A
Upper Blue	N/A	N/A
Ten Mile	N/A	N/A

**Figure II-11.
Number of
Bedrooms, Town
and Balance of
County, and Basin,
2023**

Source:
Summit County Assessor.

	Studio/1 bedroom	2 bedrooms	3 bedrooms	4+ bedrooms
Single Family Detached				
Breckenridge	1%	3%	24%	73%
Dillon	0%	5%	32%	63%
Frisco	2%	7%	43%	49%
Silverthorne	0%	4%	33%	63%
Balance of County	2%	9%	35%	54%
Lower Blue	3%	10%	33%	54%
Snake River	1%	4%	31%	64%
Upper Blue	1%	7%	33%	60%
Ten Mile	3%	7%	39%	52%
Townhome				
Breckenridge	2%	32%	46%	21%
Dillon	2%	46%	47%	5%
Frisco	0%	31%	52%	17%
Silverthorne	0%	26%	60%	14%
Balance of County	1%	27%	49%	22%
Lower Blue	0%	29%	55%	16%
Snake River	2%	29%	51%	19%
Upper Blue	2%	30%	45%	23%
Ten Mile	0%	29%	52%	19%
Du- to Sixplex				
Breckenridge	0%	11%	53%	35%
Dillon	0%	2%	36%	62%
Frisco	0%	12%	63%	25%
Silverthorne	0%	9%	63%	28%
Balance of County	0%	7%	52%	42%
Lower Blue	0%	8%	57%	35%
Snake River	0%	9%	51%	40%
Upper Blue	0%	9%	51%	39%
Ten Mile	0%	12%	61%	28%
Small Multifamily				
Breckenridge	N/A	N/A	N/A	N/A
Dillon	N/A	N/A	N/A	N/A
Frisco	N/A	N/A	N/A	N/A
Silverthorne	N/A	N/A	N/A	N/A
Balance of County	N/A	N/A	N/A	N/A
Lower Blue	N/A	N/A	N/A	N/A
Snake River	N/A	N/A	N/A	N/A
Upper Blue	N/A	N/A	N/A	N/A
Ten Mile	N/A	N/A	N/A	N/A
Large Multifamily				
Breckenridge	45%	42%	11%	3%
Dillon	25%	56%	17%	1%
Frisco	21%	58%	19%	2%
Silverthorne	35%	59%	6%	1%
Balance of County	34%	47%	16%	3%
Lower Blue	20%	59%	19%	3%
Snake River	37%	45%	15%	3%
Upper Blue	44%	42%	12%	2%
Ten Mile	29%	53%	15%	3%
Manufactured/Mobile				
Breckenridge	N/A	N/A	N/A	N/A
Dillon	N/A	N/A	N/A	N/A
Frisco	N/A	N/A	N/A	N/A
Silverthorne	N/A	N/A	N/A	N/A
Balance of County	4%	40%	53%	3%
Lower Blue	N/A	N/A	N/A	N/A
Snake River	0%	12%	83%	5%
Upper Blue	10%	77%	12%	1%
Ten Mile	0%	0%	0%	100%

**Figure II-12.
Parking, Town and
Balance of County,
and Basin, 2023**

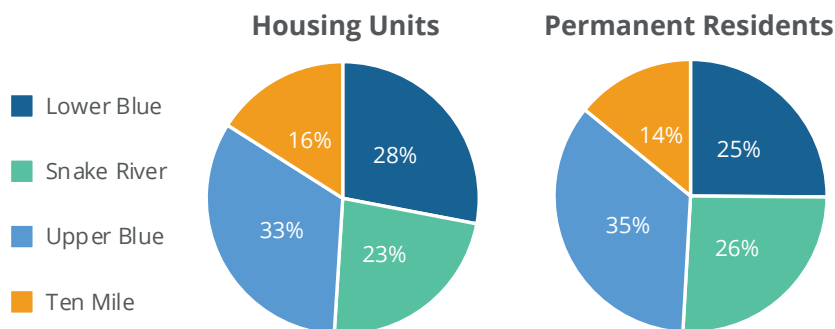
Source:
Summit County Assessor.

	Garage	Carport	Parking Space
Single Family Detached			
Breckenridge	99%	0%	0%
Dillon	100%	0%	0%
Frisco	100%	0%	0%
Silverthorne	100%	0%	0%
Balance of County	100%	0%	0%
Lower Blue	100%	0%	0%
Snake River	100%	0%	0%
Upper Blue	99%	0%	0%
Ten Mile	100%	0%	0%
Townhome			
Breckenridge	81%	2%	17%
Dillon	81%	0%	19%
Frisco	94%	2%	4%
Silverthorne	94%	1%	5%
Balance of County	80%	1%	19%
Lower Blue	85%	0%	14%
Snake River	82%	0%	18%
Upper Blue	79%	3%	18%
Ten Mile	95%	2%	3%
Du- to Sixplex			
Breckenridge	96%	0%	4%
Dillon	100%	0%	0%
Frisco	100%	0%	0%
Silverthorne	99%	0%	1%
Balance of County	99%	0%	0%
Lower Blue	99%	0%	0%
Snake River	100%	0%	0%
Upper Blue	97%	0%	3%
Ten Mile	100%	0%	0%
Small Multifamily			
Breckenridge	N/A	N/A	N/A
Dillon	N/A	N/A	N/A
Frisco	N/A	N/A	N/A
Silverthorne	N/A	N/A	N/A
Balance of County	N/A	N/A	N/A
Lower Blue	N/A	N/A	N/A
Snake River	N/A	N/A	N/A
Upper Blue	N/A	N/A	N/A
Ten Mile	N/A	N/A	N/A
Large Multifamily			
Breckenridge	13%	11%	76%
Dillon	6%	24%	70%
Frisco	55%	5%	40%
Silverthorne	33%	16%	51%
Balance of County	11%	7%	82%
Lower Blue	11%	17%	72%
Snake River	7%	7%	85%
Upper Blue	19%	9%	72%
Ten Mile	52%	6%	42%
Manufactured/Mobile			
Breckenridge	N/A	N/A	N/A
Dillon	N/A	N/A	N/A
Frisco	N/A	N/A	N/A
Silverthorne	N/A	N/A	N/A
Balance of County	20%	80%	0%
Lower Blue	N/A	N/A	N/A
Snake River	N/A	N/A	N/A
Upper Blue	20%	80%	0%
Ten Mile	100%	0%	0%

Location. By basin, American Community Survey (ACS) data estimate that, as of 2021, 28% of housing units were located in the Lower Blue; 23% in the Snake River; 16% in Ten Mile; and 33% in the Upper Blue. This is a similar distribution to permanent residents.

Geocoding of assessor’s data puts a higher share of units in the Upper Blue (39% v. 33%) and a lower share in the Lower Blue (20% v. 28%).

Figure II-13.
Location of Housing Units and Permanent Residents, Basin, 2021



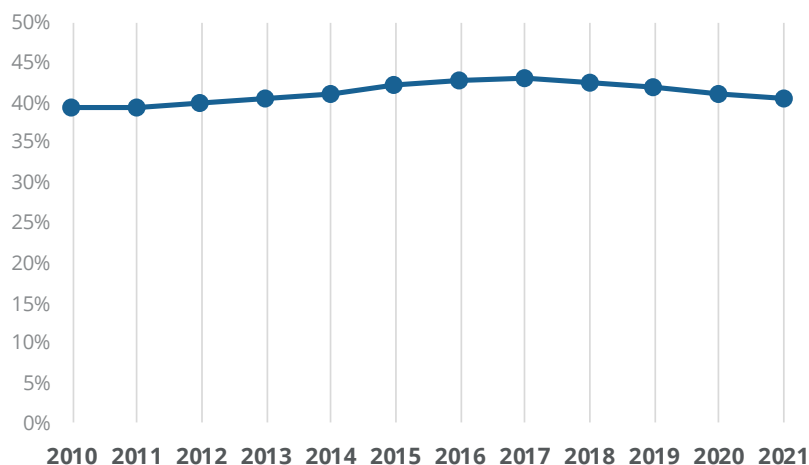
Source:
2021 5-year ACS.

Housing Occupancy

This section begins with trends in occupancy and unit vacancies; analyzes changes in home purchases by non-residents and non-workers; and concludes with an inventory and analysis of short- and long-term rentals.

Resident occupancy. In 2021, 40.6% of the county’s 31,739 housing units were occupied by permanent residents according to the American Community Survey (ACS). That is up slightly from 39.5% in 2010 and down slightly from 41.8% in 2019.

Figure II-14.
Share of Resident-Occupied Housing Units, Summit County, 2010 - 2021

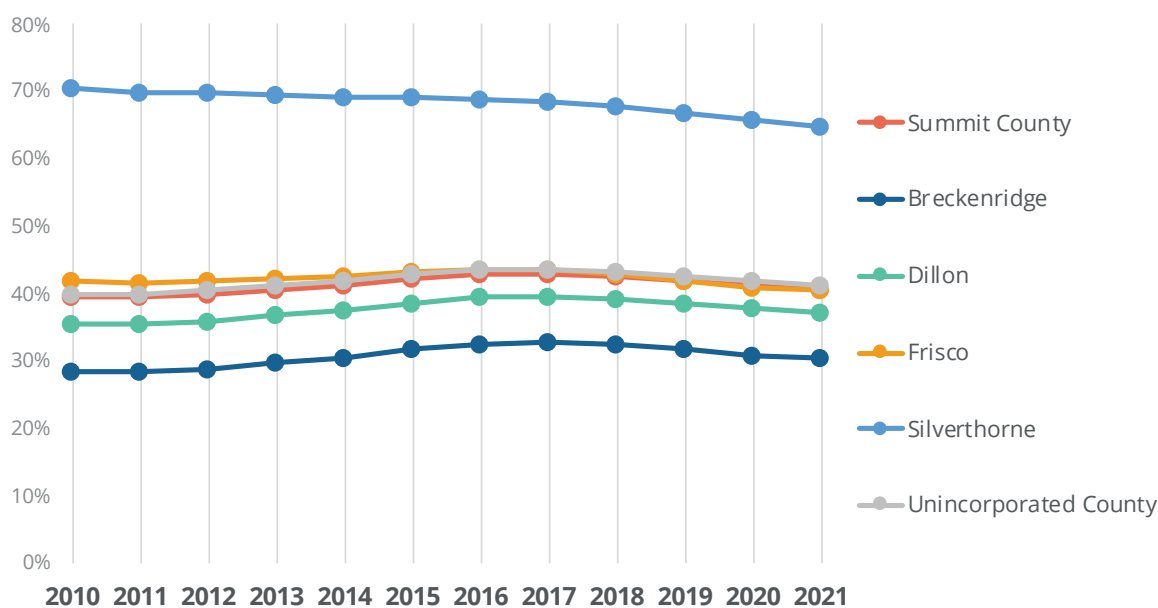


Source:
Colorado State Demographer.

Occupancy differs by town. Silverthorne has historically had the highest resident occupancy rate; this is still the case, even with the decline from a 71% occupancy rate in 2010 to 65% as of 2021. Breckenridge’s has historically been the lowest at 28% in 2010 and 30% in 2021.

Resident occupancy was on an upward trend for all jurisdictions except for Silverthorne until 2017, when it began to decline. This was about the same time that population growth slowed in the county and net in-migration rates dropped off. Resident occupancy rates now reflect 2014 levels.

Figure II-15.
Share of Resident-Occupied Housing Units, Towns, 2010 - 2021



Source: Colorado State Demographer.

The survey conducted to support this study provides additional information on resident occupancy.

- According to the survey, the vast majority of people who live permanently in Summit County both live and work in the county: 76% of respondents are both living and working in Summit County. This is higher for Spanish speakers: 91% both live and work in Summit County.
- People living in Summit County and working remotely represented about 3% of both English and Spanish survey respondents. Out-commuters represented another 1%. Persons who were not employed (retired, not seeking work, unemployed) represented 7% of English and 4% of Spanish respondents.
- Residents and workers most commonly live in condo/apartments in multifamily buildings followed by single family detached homes. Occupancy of unit type varies by community, with Breckenridge and Silverthorne having the highest shares of residents living in single family detached homes (about 40% live in single family detached homes) and the Town of Dillon having the lowest share (19%).

Worker occupancy. The table below shows the share of housing units that have at least one worker occupying the unit according to ACS data.⁴ Silverthorne has the highest share, with about half of the town’s housing units housing at least one worker; this is down from 61% in 2010. The Town of Dillon’s share is the lowest, followed by Breckenridge, with about one-fifth of units housing workers. The change column shows a decline in worker occupancy of housing units since 2010, although the overall change in the county is small. The shift away from workers occupying housing is largest in Silverthorne and Breckenridge, offset by increases in worker occupancy in Frisco and the Town of Dillon.

Figure II-16.
Share of Housing Units Occupied by Workers, Towns and Unincorporated County, 2010 and 2021

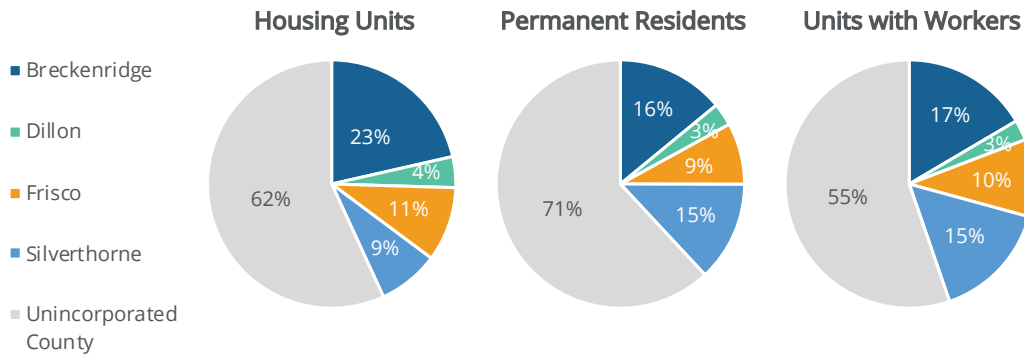
	2010	2021	Change
Town/County			
Breckenridge	25%	21%	-5%
Dillon	17%	18%	1%
Frisco	26%	28%	2%
Silverthorne	61%	52%	-9%
Unincorporated County	29%	26%	-3%
Summit County	30%	29%	-1%

Source:
 2010 and 2021 5-year ACS and 2010 Decennial Census.

Distribution of units relative to residents and workers. The pie charts below show how well each town is sharing in providing housing to permanent residents and county workforce based on ACS data. By town, Breckenridge has a much higher share of housing units than residents or workers due to the town’s relatively large share of units in seasonal and vacation use. The Town of Dillon and Frisco are more closely matched between housing units, residents, and workers. Silverthorne has a higher share of both residents and workers than housing units, demonstrating the town’s value in providing housing for residents and workers in the county. The unincorporated county provides a large share of housing to retirees as well as workers.

⁴ These could be remote or local workers; place of work is not specified in the data.

Figure II-17.
Location of Housing Units, Permanent Residents, and Units with Workers,
Town and Unincorporated County, 2021



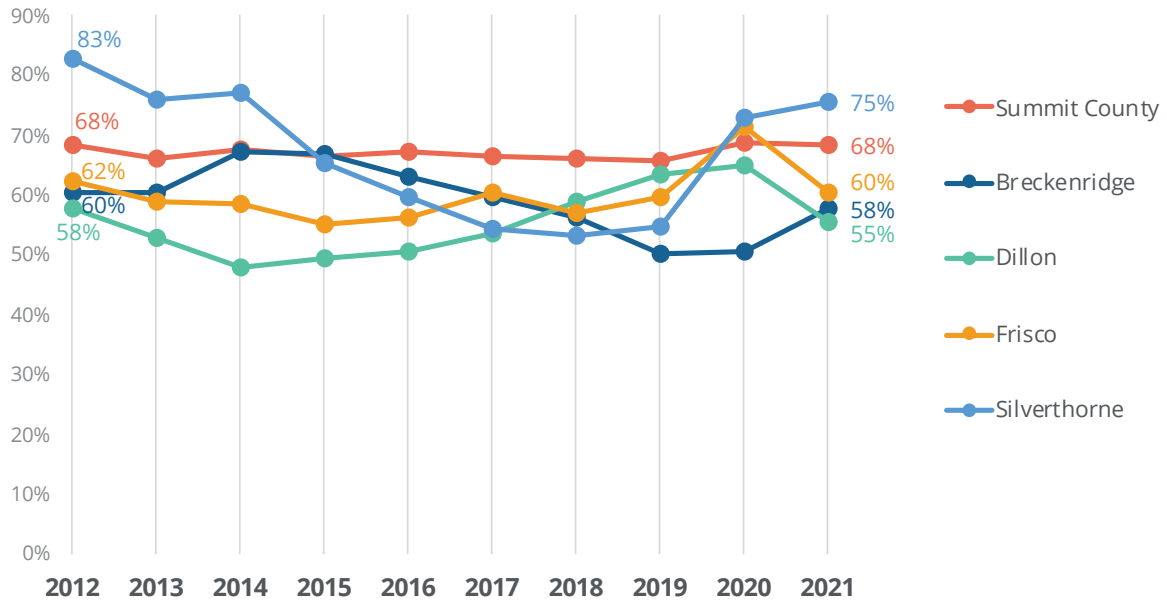
Note: Unincorporated includes the statutory towns of Blue River and Montezuma, as well as Keystone, which had not been incorporated when this study was prepared.

Source: 2021 5-year ACS.

Homeownership. Sixty-eight percent of units in Summit County occupied by permanent residents are owned. The homeownership rate in the county overall has not changed since 2012. However, every town has seen its homeownership rate drop, offset by an increase in the unincorporated county rate. The ownership rate dropped by 3 percentage points in Breckenridge to 58%; 2 percentage points in the Town of Dillon to 55%; 2 percentage points in Frisco to 60%; and 7 percentage points in Silverthorne to 75%.

Silverthorne, in particular, has experienced large fluctuations in the homeownership rate. The town’s homeownership rate dropped from 83% in 2012 to 53% in 2018—likely driven by units sold to investors—after which it increased as deed-restricted homeownership units were sold and occupied.

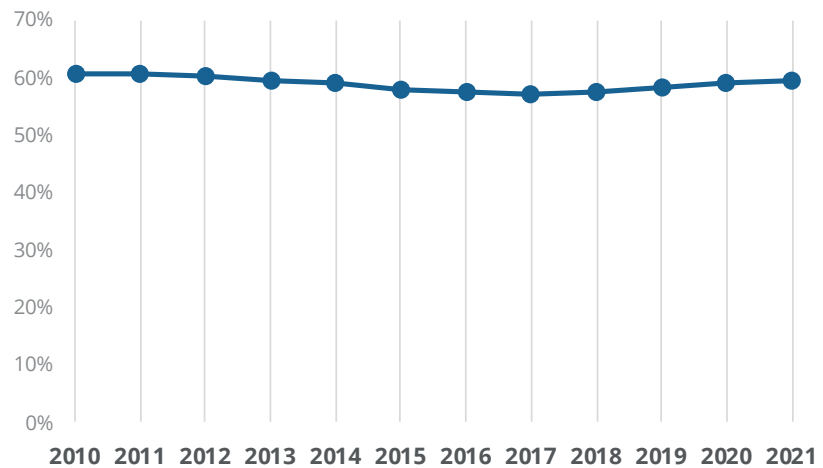
Figure II-18.
Trends in Homeownership Rate, 2012 - 2021



Source: 5-year ACS.

Vacant units. The share of housing units that are regularly vacant in Summit County has changed little since 2010. Sixty-one percent of units were vacant in 2010 compared to 59% in 2021.

Figure II-19.
Share of Housing Units that are Vacant, Summit County, 2010 - 2021

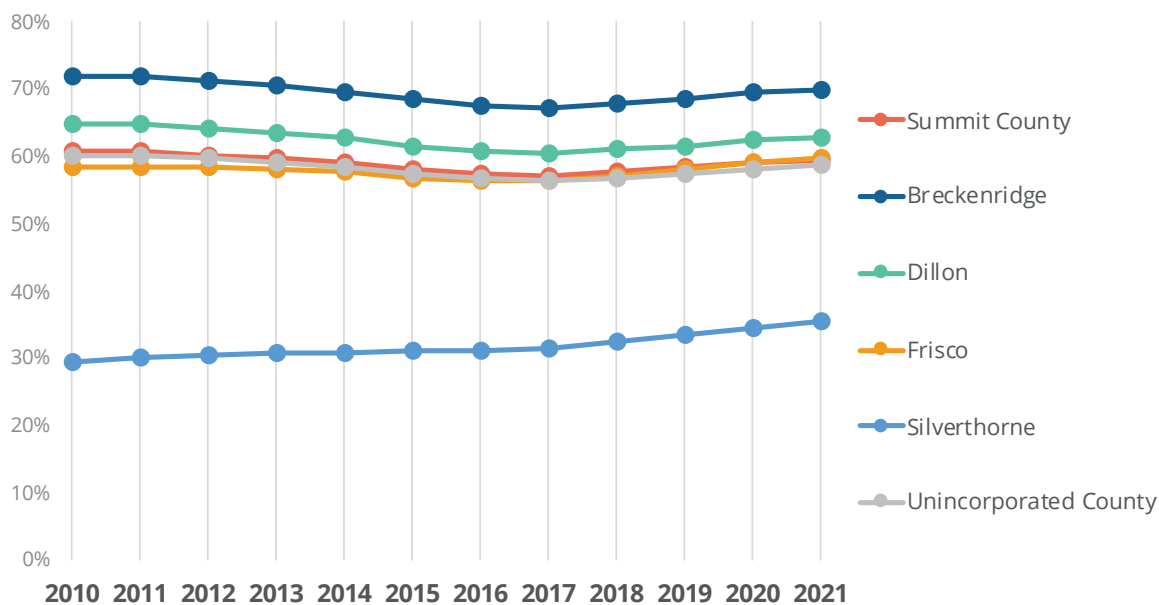


Source:
 Colorado State Demographer.

By town, Dillon's and Frisco's shares of units that are regularly vacant mirror trends in the unincorporated county. The Town of Dillon's share has dropped slightly from 2010 (65% to 63%), while Frisco's has risen slightly (58% to 60%). Breckenridge's share of units that are vacant has historically been the highest: 72% of units in Breckenridge were vacant in 2010 compared to 70% in 2021, with a low of 57% in 2016 and 2017.

Silverthorne is an outlier, with a much lower share of units that are regularly vacant (35% in 2021). That share has shifted upward, however, at a slightly steeper slope than in other communities. Silverthorne’s share of units vacant in 2010 was a relatively low 29%.

Figure II-20.
Share of Housing Units that are Vacant, Towns and Unincorporated County, 2010 - 2021



Source: Colorado State Demographer.

The vast majority of vacant units are being held for seasonal and/or vacation use: the 2021 ACS estimates that 89% of all vacant units in the county are for this purpose, up from 82% in 2012. The ACS also reports a decline in the share of vacant units reserved for seasonal and/or vacation use from 2019, when the estimate reached 97%. The decrease between 2019 and 2021 may be due to owners moving into units more permanently that they previously used seasonally after remote work became an option.

A small share of all vacant units are available to rent or buy. The Colorado Division of Housing conducts a bi-annual survey of multifamily rental units in Summit County to determine their vacancy status.⁵ The latest data for Summit County are for third quarter 2019. At that time, the multifamily vacancy rate for Summit County was .6%—less than 1%. The survey found zero rental vacancies for studios, 1-bedroom, and 2-bedroom units, and a 1.8% rate for 3-bedroom units.

⁵ Colorado Multi-Family Vacancy and Rental Survey, https://drive.google.com/file/d/1qY9RQsZw7uMG-viNHTL1CLP_SJJKpOuS/view

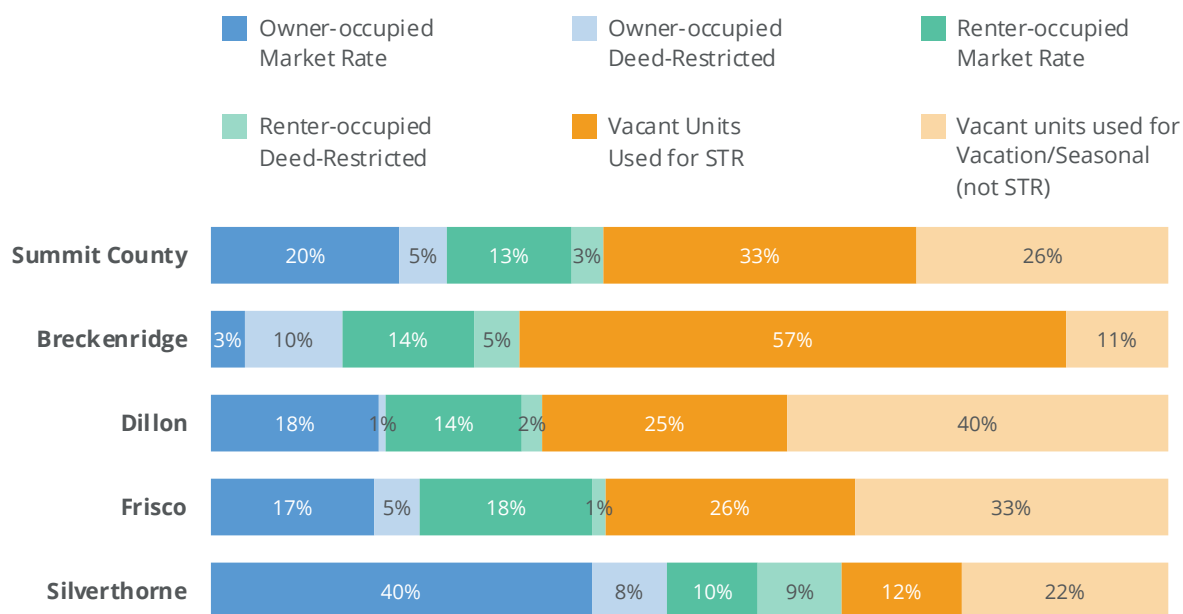
Property manager Corum Real Estate manages 10 multifamily properties with 361 units in Summit County, including motels and hotels that have been converted into rental housing. Units in these complexes have more affordable rents than market rate complexes. Currently, wait lists are the longest for the Huron Landing and Pinewood Village complexes in Breckenridge, where the average wait list per property is 250 households. This compares with between two and five households who vacated their units at these complexes during 2022. Among all properties, about 50 units turnover annually, although some of these units are re-leased by businesses with master lease relationships.

How units are used. The figures below show how the county's and towns' housing unit are used, on average, based on 2021 occupancy, vacancy, and affordable and workforce inventory data. For the county overall, 20% of units are occupied by owners in market rate units; an additional 5% are occupied by owners living in deed-restricted units. Thirteen percent of units are occupied by renters paying market rent; 3% are occupied by renters in affordable rent-restricted units. Units used primary as short-term rentals (STRs) make up 33% of all units in the county, and vacation/seasonal use, another 26%.

The distribution of units by occupancy varies considerably by community:

- Breckenridge has the largest share of units in STR use at 57%; Silverthorne has the lowest at 12%;
- The Town of Dillon has the largest share of units in seasonal use at 40%; Breckenridge has the smallest share at 11%;
- Silverthorne's share of market rate units occupied by owners is 40% and is much higher than any other community, reflecting the town's relative affordability for homebuying. Breckenridge leads on the share of deed-restricted ownership units at 10% of all units.
- The towns are most similar in the share of market rate rented units (between 10% and 18% of all units).
- Overall, dedicated affordable owner-occupied units make up 5% and dedicated affordable rental units make up 3% of the county's housing units.

Figure II-21.
Distribution of Occupancy and Use of All Housing Units, 2021-23



Source: SCHA, Summit County, towns, Colorado State Demographer, Root Policy Research.

Affordable and Workforce Housing Inventory

Countywide, affordable homeownership units comprise approximately 20% of all owner-occupied units. Affordable rentals—including employer-dedicated rentals but not seasonal beds—also comprise approximately 20% of all renter-occupied units. However, affordable units are a much smaller share of *all units*: 5% of the entire county's housing stock is comprised of deed-restricted ownership units and another 3% is comprised of affordable rentals.

These shares vary by community, as shown in the figure below.

**Figure I-22.
Share of
Occupied Units
that are
Dedicated
Affordable,
2021-23**

Source:
Root Policy Research.

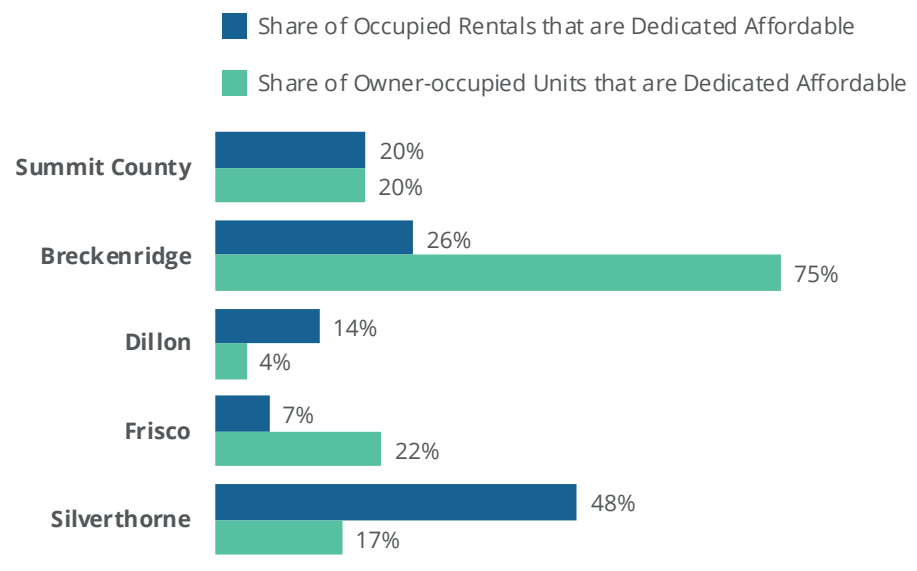


Figure II-23 details deed-restricted and employer-owned properties by town and for the unincorporated county, with eligibility targets, turnover, and the number of households on waitlists as available.

“Deed-restricted” housing refers to housing that is restricted to serve certain population groups; that restriction is typically executed through covenants in the property deed. Restrictions are often based on income level and/or hours of work in Summit County and often place of work. These restrictions vary in how they define and treat retirement, remote work, sub-leases, roommates, and short-term rental.

For the purposes of this section, “employer-provided housing” refers to dormitory-style housing for seasonal employees, deed-restricted rentals owned and operated by employers, as well as master leases of rental units. The county’s ski resorts, Breckenridge Grand Vacations, and towns actively master lease privately-owned units for employees.

This compilation of deed-restricted and employer-provided housing reveals:

- Approximately 1,540 units of owner-occupied deed-restricted units exist in the county, with most targeting the 80% to 120% AMI range. Of these, 640 (40%) are small developments, scattered site, or stand-alone units. There are also 8 market rate workforce (but not price) restricted units in addition to the 73 units in the Housing Helps program.

By location, half of the owner-occupied deed-restricted units are located in Breckenridge. One-quarter are in the unincorporated county. Fifteen percent are in Silverthorne; 10% are in Frisco; and less than 1% are in the Town of Dillon. Most Housing Helps units are located in the unincorporated county.

- There are approximately 1,028 deed-restricted rental units, about two-thirds of the number of deed-restricted ownership units. These include employer-owned rentals but not dormitory-style, employer-owned units. The typical targeting of deed-restricted rentals is 60% to 100% AMI.

By location, 36% are in Breckenridge, 33% are in Silverthorne, 24% are in the unincorporated county, 5% are in Frisco, and 3% are in the Town of Dillon.

- Employers master lease approximately 240 units and own and operate multifamily housing with 1,580 beds. The beds are provided by Vail Resorts and Copper Mountain and are located in Breckenridge and the unincorporated county.

**Figure II-23.
Housing List**

	Ownership Housing			Rental Housing				Employer Owned				
	Deed-restricted	Market Rate Workforce	Eligibility/Targets	Deed-restricted and/or Rent Subsidized	Eligibility/Targets	Turnover (if known)	Wait List (if known)	Employer-owned and Master Leased: Units	Employer-owned and Master Leased: Beds	Eligibility/Targets	Turnover (if known)	Wait List (if known)
Breckenridge												
Alta Verde				80	60% AMI							
Breckenridge Terrace								450		Vail Resorts employee preference		
COTO Flats								18		Town of Breckenridge employees (9), County employees (9)	Averages 10 units/year	
Denison Commons								30		70-80% AMI; CMC students and Town of Breckenridge employees	Averages 12.5 units/year	
Huron Landing				26	60-90% AMI; local workforce; Town/County 2 units							
Moose Landing								32		85% AMI; Breckenridge Grand Vacations master lease		
Pinewood I				74	50-100% AMI	Averages 8 units/year	196 1 bed; 189 2 bed; 58 3 bed					
Pinewood II				45	60% AMI	Averages 5.5 units/year						
Ullr Apartments				27								
Wayside Inn/Loge								38		Town of Breckenridge employees (19), County employees (9), A-Basin employees (10)	Typically zero, 2 units in 2022	

**Figure II-23.
Housing List, Continued**

	Ownership Housing			Rental Housing				Employer Owned				
	Deed-restricted	Market Rate Workforce	Eligibility/Targets	Deed-restricted and/or Rent Subsidized	Eligibility/Targets	Turnover (if known)	Wait List (if known)	Employer-owned and Master Leased: Units	Employer-owned and Master Leased: Beds	Eligibility/Targets	Turnover (if known)	Wait List (if known)
Blue 52 Townhomes	52		80-120% AMI; local workforce									
Farmers Grove	50		Local workforce									
Gibson Heights	40		80% AMI; local workforce									
Kenington Place	37		No short term rental									
Kings Ridge	35											
Lincoln Park (at Wellington)	62		80-150% AMI; local workforce									
Single-unit or Small Clusters	296		Varies									
Valley Brook Townhomes	41		80-120% AMI; local workforce									
Wellington	165		80-120% AMI; local workforce									
Total	778	0		252				118	450			
Dillon												
Mountain Creek Apartments				30								
Sail Lofts	10		90-130% AMI (8 units); local workforce									
Total	10	0		30				0	0			
Frisco												
Alpine Inn								38		<50% AMI County employees		
Mary Ruth								9		Town of Frisco and Copper Mountain employees		
Basecamp	25		100% AMI; local workforce only (18)									

**Figure II-23.
Housing List, Continued**

	Ownership Housing			Rental Housing				Employer Owned				
	Deed-restricted	Market Rate Workforce	Eligibility/ Targets	Deed-restricted and/or Rent Subsidized	Eligibility/ Targets	Turnover (if known)	Wait List (if known)	Employer-owned and Master Leased: Units	Employer-owned and Master Leased: Beds	Eligibility/ Targets	Turnover (if known)	Wait List (if known)
Coyote Village	4		100% AMI; Town of Frisco and Copper Mountain employees									
Peak One	61		80-160% AMI; local workforce									
Peak One		8	80-160% AMI; local workforce (8 local workforce only)									
Single-unit or Small Clusters	65		Various									
Housing Helps		1										
Total	155	9		0				47	0			
Silverthorne												
Archdiocese of Denver Sierra Madre I and II				125	60% AMI							
Blue River Apartments				78	<60% AMI; Affordability will expire in 2025							
Retreat on the Blue	4		100% AMI; local workforce									
Solarado	8		110% AMI; local workforce									
Smith Ranch Apartments				135	60% AMI (65 units); 80-120% AMI (70 units)							
Smith Ranch Homes	214		80-120% AMI									
Housing Helps		9										
Total	226	9		338				0	0			

**Figure I-23.
Housing List, Continued**

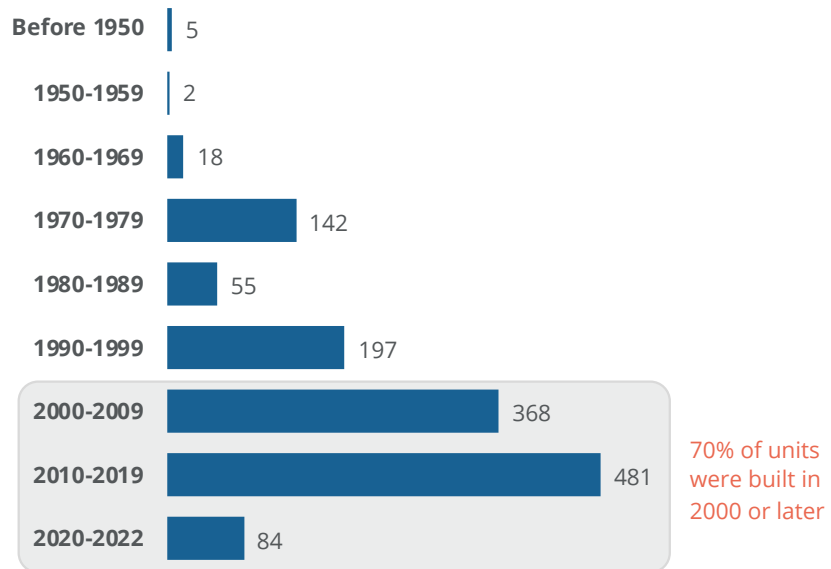
	Ownership Housing			Rental Housing				Employer Owned				
	Deed-restricted	Market Rate Workforce	Eligibility/Targets	Deed-restricted and/or Rent Subsidized	Eligibility/Targets	Turnover (if known)	Wait List (if known)	Employer-owned and Master Leased: Units	Employer-owned and Master Leased: Beds	Eligibility/Targets	Turnover (if known)	Wait List (if known)
Unincorporated County												
Bristlecone Condos				8	Local workforce/ County owned	None						
580 Silverthorne Lane Apartments								52		<80% AMI; County/local workforce	None	77 people
EDGE at Copper									584	Copper employees		
Skye Chutes								22		Copper employees		
Transit Department housing				1					8	County Transit Department		
Village at Wintergreen				40	30-60% AMI and local workforce							
Village at Wintergreen				120	100% AMI and local workforce							
Village at Wintergreen									36	Keystone employees		
CopperPoint	15		80-120% AMI									
Dillon Valley Vistas	12		100% AMI									
West Hills Phase I	25		80-110% AMI									
West Hills Phase II	41		70+110% AMI									
Single-unit or Small Development Clusters	279		Various									
Sunrise Keystone									503			
Housing Helps		63										
Total	372	63		169				74	1,131			
Grand Total	1,541	81		789				239	1,581			

Source: Root Policy Research.

Year built. Development of deed-restricted ownership units accelerated during the 2000s, when 368 units were built, or an average of nearly 37 units per year; this was followed by 481 units built in the 2010s, or 48 per year. Seventy-percent of all existing units were built after 2000.

Figure I-24.
Year Built, Deed-
restricted
Ownership Units,
Summit County,
February 2023

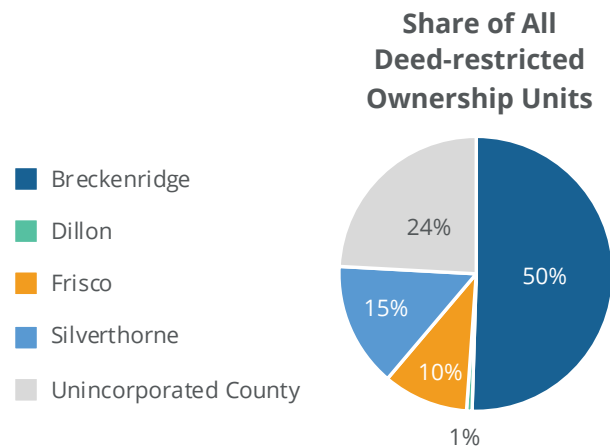
Note:
 Data do not reflect approximately 120 units now monitored by Breckenridge and Smith Ranch units recently completed.
 Source:
 SCHA Property Database, February 2023.



Location of units. Half of the deed-restricted ownership units are located in Breckenridge and one-quarter are located in the unincorporated county, as shown below. Silverthorne and Frisco supply another 25%, and, Town of Dillon, 1%.

Figure II-25.
Location of Deed-restricted
Ownership Units, Towns and
Unincorporated County,
February 2023

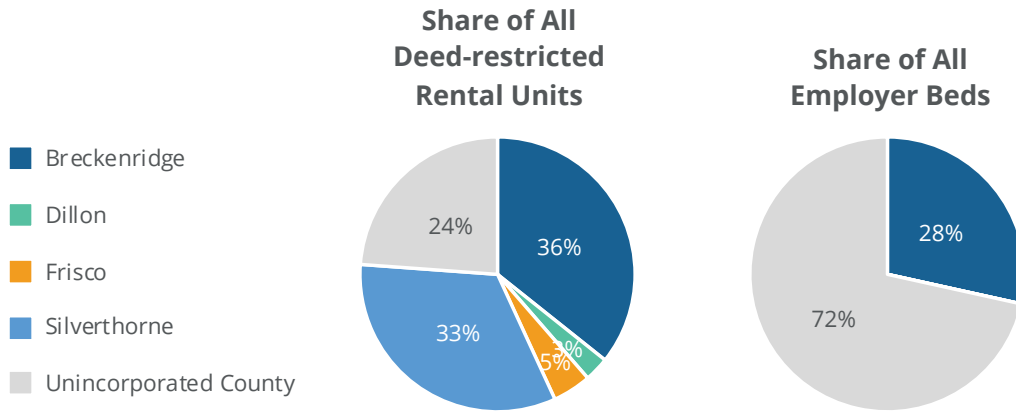
Source:
 SCHA Property Database, February 2023; Town of Breckenridge; Town of Dillon; Town of Frisco; Town of Silverthorne.



For rentals, 36% are located in Breckenridge, followed by 33% in Silverthorne and nearly one-quarter in the unincorporated county. Five percent are located in Frisco and 3% in the Town of Dillon.

Employer beds are concentrated near major ski resorts in Breckenridge and the unincorporated county (Keystone and Copper Mountain).

Figure II-26.
Location of Deed-restricted Rental Units, Leases to Locals, and Seasonal Beds, Towns and Unincorporated County, February 2023



Source: Town of Breckenridge; Town of Frisco; Town of Silverthorne; Summit County.

By basin, 56% of deed-restricted ownership units are located in the Upper Blue basin, with the remainder equally balanced among basins.

Figure II-27.
Location of Deed-restricted Ownership Units, Basin

Source:
 SCHA Property Database, February 2023.

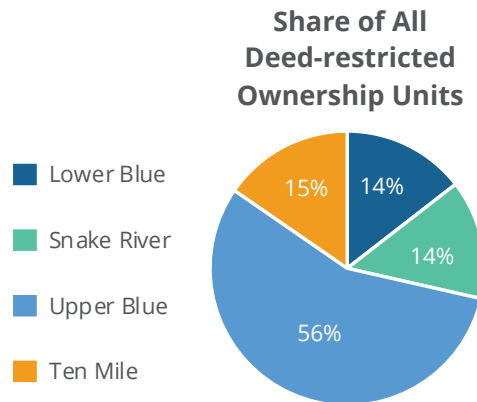
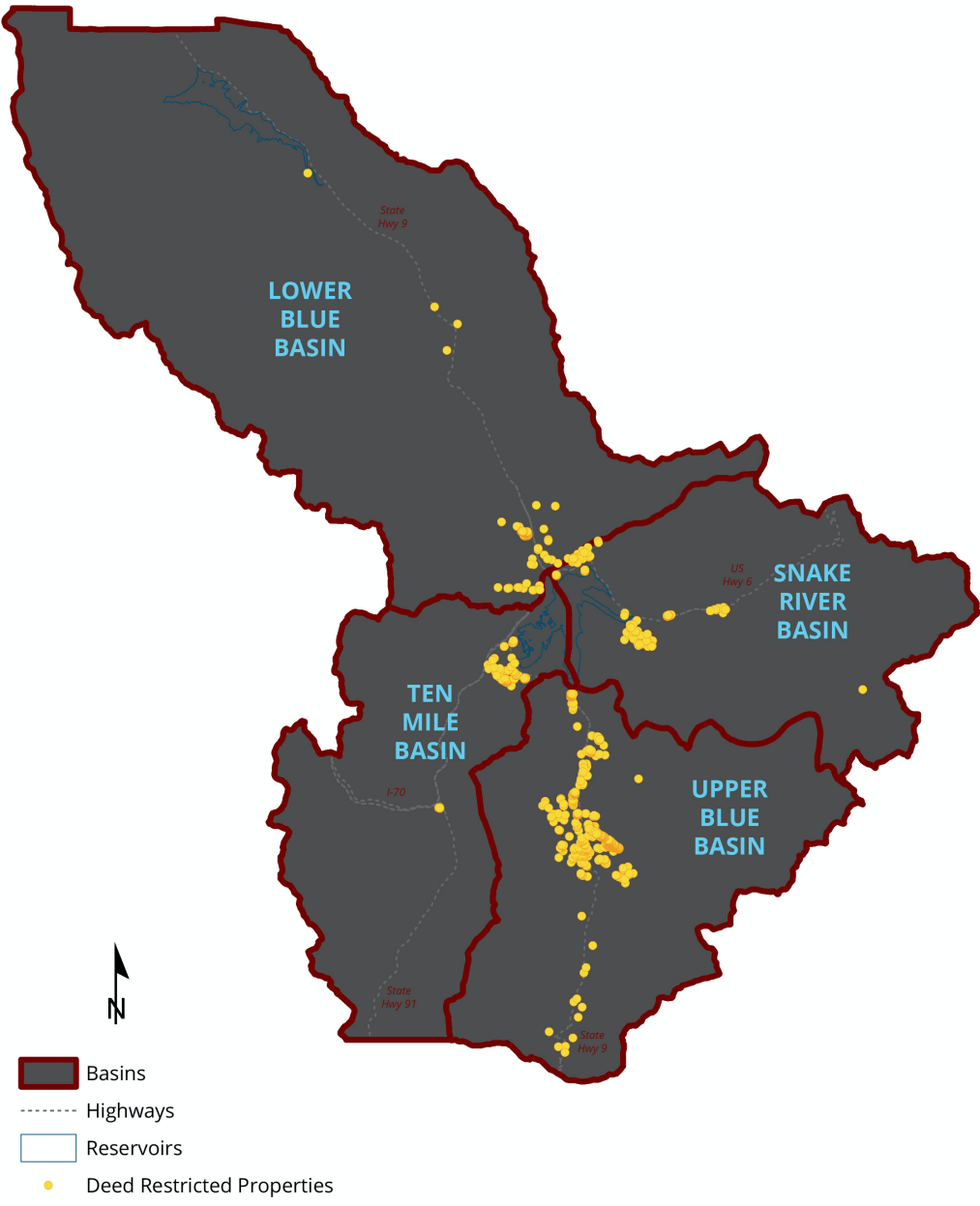


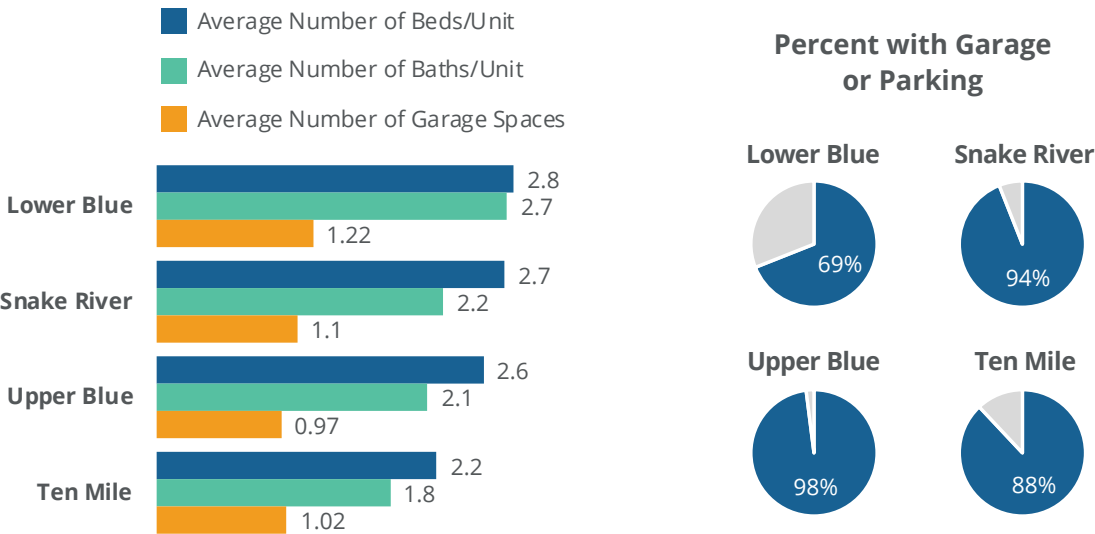
Figure II-28.
Map of Deed-restricted Properties



Source: Root Policy Research.

Unit characteristics. Deed-restricted ownership units average between 2 and 3 bedrooms and bathrooms—about the same size as townhomes and “plexes” throughout the county. The majority of units have garage or parking available, with units in the Lower Blue least likely to offer designated parking, although most do.

Figure II-29.
Characteristics of Deed-restricted Ownership Units, Basin, February 2023



Note: Data do not reflect approximately 120 units now monitored by Breckenridge and Smith Ranch units recently completed.
 Source: SCHA Property Database, February 2023.

Monitoring of deed-restricted units. SCHA and Summit County conduct monitoring of all deed-restricted ownership unit except those in resort areas to ensure that these units are being occupied according to their covenants; this includes Accessory Dwelling Units (ADUs) with covenants.⁶ The occupancy requirements in the unit covenants vary; in general, they are intended to maximize worker occupancy while allowing owners to remain in their units once they retire. A common work requirement is 30 hours per week.

Understanding occupancy of deed-restricted units is important for projecting the number of workers these units will accommodate in the future. A review of 2022 monitoring data found that:

- The vast majority of owner occupants work 30 hours per week or more in Summit County. Of those, 10% are employed in remote jobs—ranging from providing virtual counseling and health care to off-site sales and maintenance jobs. The balance of owners are retired (see below) or their work status was not available.

⁶ The Town of Breckenridge monitors units located with town limits.

- The average number of jobs is 1.15. The types of employers vary considerably, and include ski resorts, local government, education, health care, real estate, and service occupations.
- Twenty (less than 5%) of the units are occupied by owners who are fully retired; four are occupied by owners who are partially retired. Most had retired within the last decade.

Some covenants allow leasing to roommates and tenants.

- About 20% of the units monitored had tenants. Of those, nearly all worked 30 hours per week or more in Summit County. Only a handful of those tenants had remote jobs. These jobs are either combined with other physical jobs in Summit County or require off-site work (as opposed to working remotely from one's home).
- No retirees report having roommates or tenants.
- The median rent charged to tenants is \$1,700/month; the average is \$2,000.

Non-local, Second home, and Investor Housing

Demand for Summit County properties by non-locals affects how well the market can accommodate permanent residents and workers. Increased wealth among high income households in the U.S., continued interest in lifestyle communities, historically low interest rates in the recent past, and the ability to work remotely collectively raised demand for non-local purchases in many resort areas, including Summit County.

Nationally, as of March 2023, second home purchases were down compared to before the pandemic. A Redfin analysis of mortgage rate locks for second homes and primary homes found a 52% decrease for second homes, compared to 13% for primary homes—due to rising interest rates, low inventory, and inflation.⁷

Home Mortgage Disclosure Act (HMDA) data suggest that demand remains strong in Summit County, as mortgages for second residences have continued to grow.⁸

In 2018, approximately 1,500 mortgage loans were originated for residential purchases in Summit County. This rose to 1,800 by 2021. Of those loans:

- A small share of those loans were for investment properties according to the mortgage data: 12% of loans were for investment properties in 2018, compared to 11% in 2021.

⁷ <https://www.redfin.com/news/demand-down-second-homes-march-2023/>

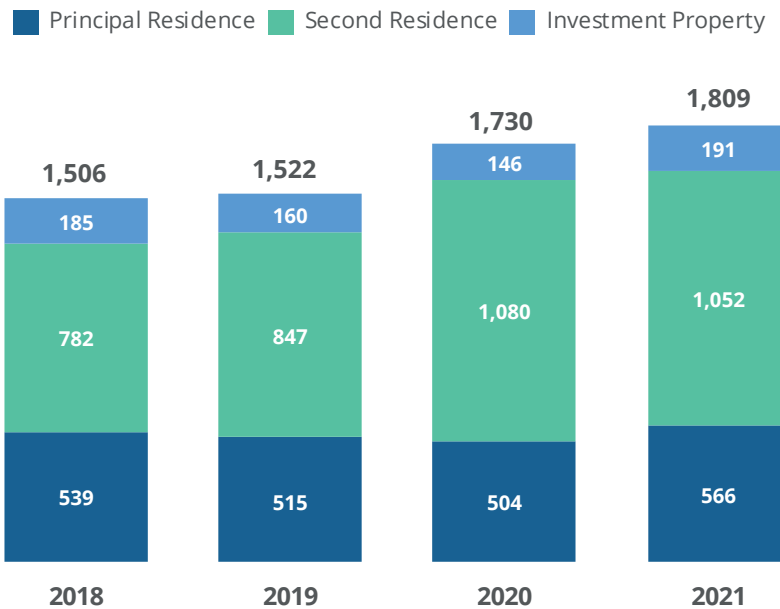
⁸ HMDA data exclude cash purchases.

- The majority of loans were for properties to be used as second residences. In 2018, 782 of 1,506 mortgages were for second home purchases—about 52%. By 2021, 1,052 mortgages were for second home purchases—about 58%.
- 36% of loans were for principal residences in 2018, dropping to 31% in 2021.
- Second home purchases have driven the increase in mortgage loans, rising by 35% between 2018 and 2021. Loans for principal residences and investment properties have increased by 5% and 3%, respectively.

Figure II-30.
Home Purchase
Loan Originations
by Occupancy Type,
2018-2021

Note:
 Includes first lien loan originations only.

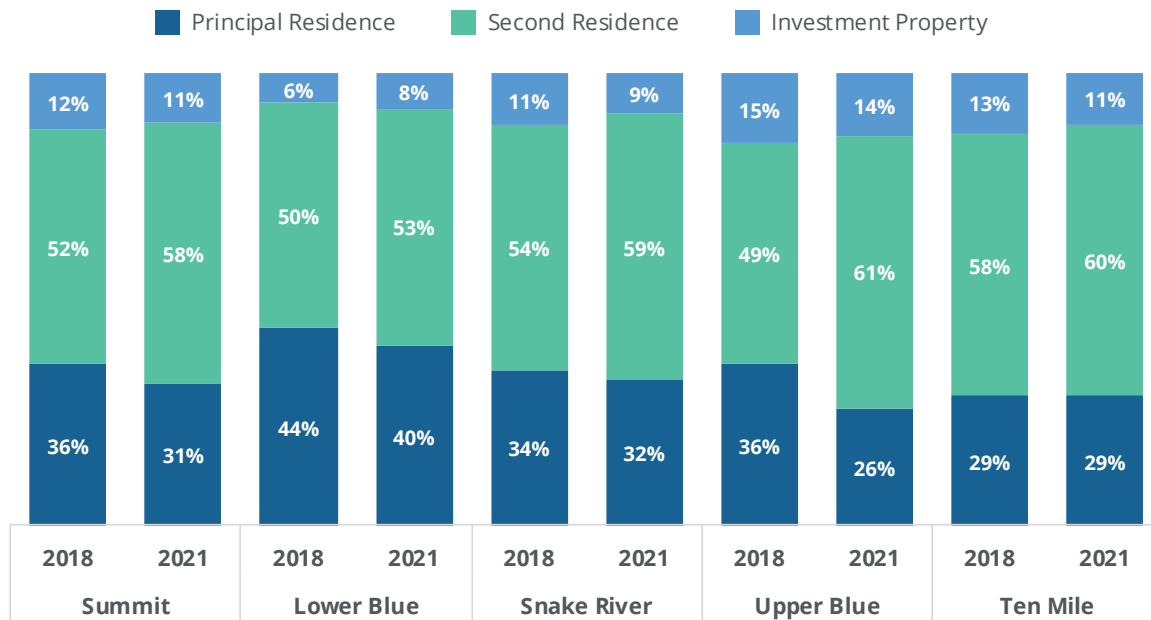
Source:
 HMDA and Root Policy Research.



By basin,

- The Upper Blue had the highest share of second residence mortgage originations at 61%, followed by Ten Mile at 60%.
- The Upper Blue's share of principal residence mortgages was much lower than other basins at 26%, down from 36% in 2018.
- The highest share of principal residence mortgage originations is in the Lower Blue. Lower Blue also had the lowest share of investment property mortgage originations.

Figure II-31.
Distribution of Home Purchase Loan Originations by Occupancy Type and Basin, 2018 and 2021



Note: Includes first lien loan originations only.

Source: HMDA and Root Policy Research.

The number of home purchase loan originations by occupancy type and basin for all years are shown in Figure II-32.

Figure II-32.
Home Purchase Loans by Occupancy Type and Basin, 2018-2021

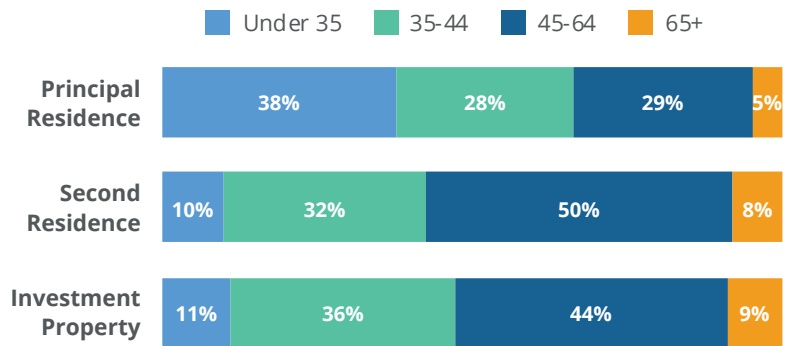
	2018	2019	2020	2021	2018-2021 % Change
Principal Residence					
Summit County	539	515	504	566	5%
Lower Blue Basin	122	183	194	180	48%
Snake River Basin	145	145	123	147	1%
Upper Blue Basin	209	124	137	167	-20%
Ten Mile Basin	57	63	50	72	26%
Second Residence					
Summit County	782	847	1,080	1,052	35%
Lower Blue Basin	140	183	232	240	71%
Snake River Basin	228	235	280	267	17%
Upper Blue Basin	285	308	396	393	38%
Ten Mile Basin	115	121	172	151	31%
Investment Property					
Summit County	185	160	146	191	3%
Lower Blue Basin	18	20	22	35	94%
Snake River Basin	48	46	35	40	-17%
Upper Blue Basin	90	70	65	88	-2%
Ten Mile Basin	26	24	24	28	8%

Note: Includes first lien loan originations only.

Source: HMDA and Root Policy Research.

The age of buyers taking mortgages varies depending on the reason for the purchase. Buyers of principal residences with mortgages are youngest, with 38% under 35 years old and 28% under 44 years old. Buyers of second residences and investment properties with mortgages are most likely to be between the ages of 45 to 64 years old, although about one-third are 35-44 years old.

Figure II-33.
Distribution of Home Purchase Loan Originations by Age and Occupancy Type, 2021



Note:
 Includes first lien loan originations only.

Source:
 HMDA and Root Policy Research.

Median home values increased for all types of property purchases and for every basin.

- The Upper Blue saw the most significant increase for principal residence purchases, with the median value of bought homes increasing from \$500,000 to \$915,000 (83% increase). The Lower Blue had the smallest increase in median value of principal residences at 23%. For buyers of principal residences with mortgages, the Snake River Basin was the most affordable.
- Price increases for second residences were more uniform across basins, ranging from 21% in the Lower Blue to 42% in the Upper Blue.
- Of all property types, median values rose the most for investment properties except for in the Upper Blue. The median value of investor purchases in the Lower Blue stands out at 105%--compared to 23% for principal residences and 21% for second residences.
- The effect of the pandemic on property value increases is evident in value changes between 2020 and 2021. For the county overall, two-thirds of the value increase for second residences occurred between 2020 and 2021, as median values jumped from \$675,000 to \$825,000. Similarly, median values of investment properties increased from \$585,000 to \$755,000. For principal residences values increased nearly as much between 2019 and 2020 as 2020 to 2021.

Figure II-34.
Median Property Value of Homes Purchased by Occupancy Type and Basin,
2018-2021

	2018	2019	2020	2021	2020-2021 % Change	2018-2021 % Change
Principal Residence						
Summit County	\$495,000	\$515,000	\$605,000	\$705,000	17%	42%
Lower Blue Basin	\$575,000	\$515,000	\$605,000	\$705,000	17%	23%
Snake River Basin	\$395,000	\$400,000	\$550,000	\$555,000	1%	41%
Upper Blue Basin	\$500,000	\$645,000	\$640,000	\$915,000	43%	83%
Ten Mile Basin	\$465,000	\$405,000	\$645,000	\$645,000	0%	39%
Second Residence						
Summit County	\$615,000	\$655,000	\$675,000	\$825,000	22%	34%
Lower Blue Basin	\$640,000	\$600,000	\$635,000	\$775,000	22%	21%
Snake River Basin	\$505,000	\$555,000	\$565,000	\$695,000	23%	38%
Upper Blue Basin	\$795,000	\$935,000	\$875,000	\$1,125,000	29%	42%
Ten Mile Basin	\$545,000	\$575,000	\$620,000	\$765,000	23%	40%
Investment Property						
Summit County	\$525,000	\$575,000	\$585,000	\$755,000	29%	44%
Lower Blue Basin	\$325,000	\$545,000	\$555,000	\$665,000	20%	105%
Snake River Basin	\$465,000	\$465,000	\$455,000	\$745,000	64%	60%
Upper Blue Basin	\$575,000	\$655,000	\$735,000	\$780,000	6%	36%
Ten Mile Basin	\$535,000	\$605,000	\$535,000	\$795,000	49%	49%

Note: Includes first lien loan originations only.

Source: HMDA and Root Policy Research.

Buyers who originated mortgages for principal residences have significantly lower incomes (\$103,000 median income for the county overall) than second home buyers (\$291,000) and investment property buyers (\$209,000) and this is consistent across years.

Figure II-35.
Median Buyer Income by Occupancy Type and Basin, 2018-2021

	2018	2019	2020	2021	2018-2021 % Change
Principal Residence					
Summit County	\$103,500	\$115,000	\$119,000	\$130,000	26%
Lower Blue Basin	\$120,500	\$118,000	\$115,000	\$121,500	1%
Snake River Basin	\$88,000	\$88,000	\$111,000	\$115,000	31%
Upper Blue Basin	\$104,500	\$141,000	\$135,000	\$155,000	48%
Ten Mile Basin	\$99,000	\$94,000	\$123,500	\$131,000	32%
Second Residence					
Summit County	\$250,000	\$271,000	\$274,000	\$291,000	16%
Lower Blue Basin	\$245,500	\$242,000	\$267,000	\$269,000	10%
Snake River Basin	\$220,000	\$241,500	\$243,000	\$247,000	12%
Upper Blue Basin	\$295,000	\$334,000	\$305,000	\$360,000	22%
Ten Mile Basin	\$247,000	\$259,500	\$275,000	\$260,000	5%
Investment Property					
Summit County	\$180,000	\$230,500	\$188,000	\$209,000	16%
Lower Blue Basin	\$171,000	\$181,000	\$173,000	\$178,000	4%
Snake River Basin	\$203,000	\$166,000	\$231,000	\$198,000	-2%
Upper Blue Basin	\$204,000	\$288,000	\$212,000	\$248,000	22%
Ten Mile Basin	\$177,000	\$307,500	\$161,000	\$254,000	44%

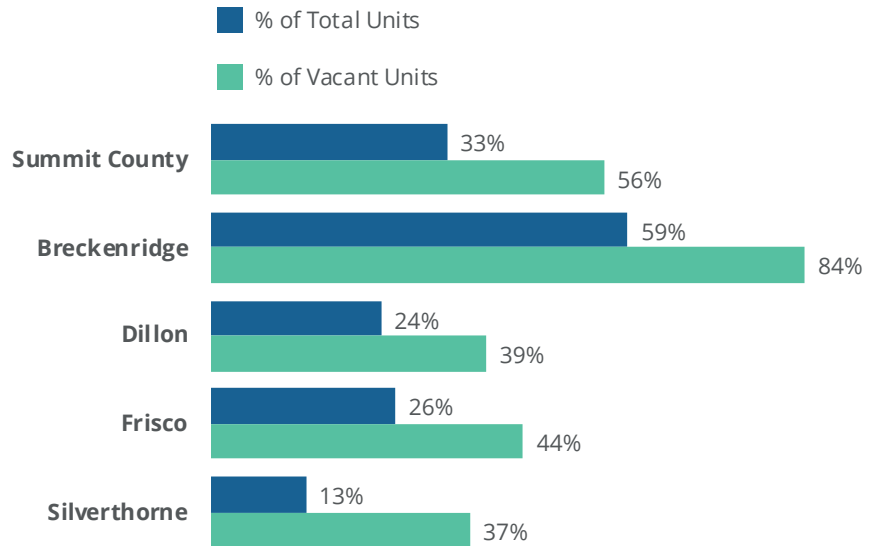
Note: Includes first lien loan originations only.

Source: HMDA and Root Policy Research.

Short term rentals. As of February 2023, 10,487 properties in Summit County had short term licenses based on town and county registries. Of these, 4,577 were located in the unincorporated county; 4,334 were in Breckenridge; 339 in the Town of Dillon; 882 in Frisco; and 354 in Silverthorne.

As a share of all units, STRs are approximately one-third of all units in the county and 56% of vacant units. These percentages vary by town, ranging from a high of 59% of all units in Breckenridge to 13% in Silverthorne.

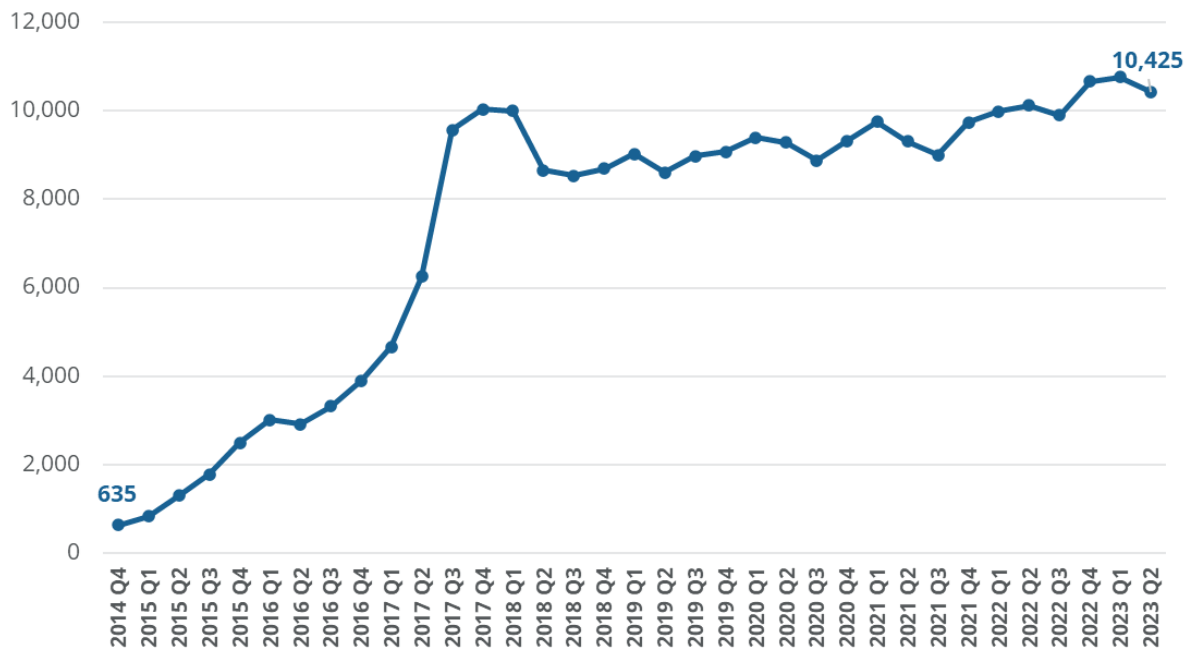
Figure II-36.
Share of Total
and Vacant Units
with Short-term
Rental Licenses,
2021-23



Source:
 Total units from 2021 5-year
 ACS; affordable units from
 Town/County lists.

Data from AirDNA (an online aggregator of STR listings) are shown in Figure II-37. As shown, STR listings grew exponentially between 2014 and 2017 as the industry grew, and exhibit a more consistent trend since then. As of the second quarter of 2023, there were approximately 10,425 active listings, which is very similar to the number of properties with short term licenses (10,487) in Summit County.

Figure II-37.
Active Short Term Rental Listings in Summit County, 2014 Q4-2023 Q3



Note: Aggregated from zip code level data.

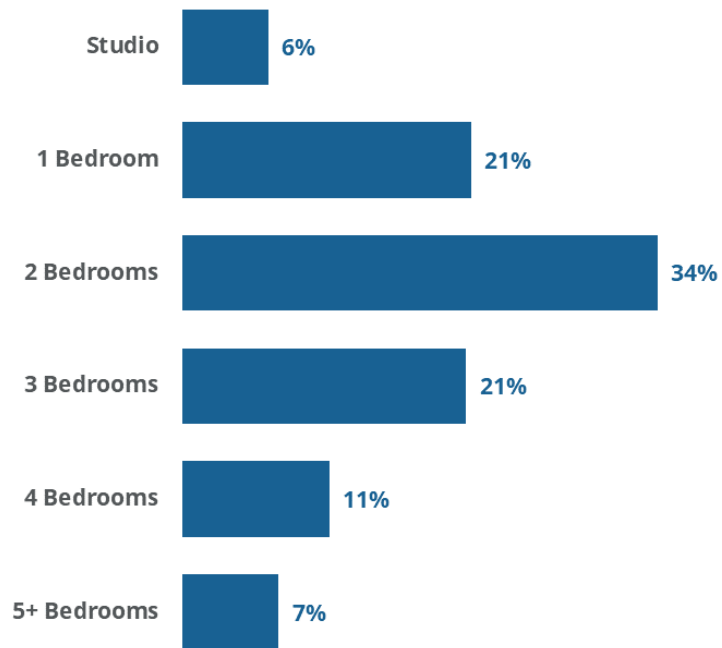
Source: AirDNA.

Figure II-38 shows the distribution by number of bedrooms of active STRs in Summit County. The majority of listings have a small number of bedrooms—with 62% of units listed having 2 or less bedrooms.

Figure II-38.
Active Short Term Rental Listings in Summit County, Number of Bedrooms Distribution, 2023 Q3

Note:
 Aggregated from zip code level data.

Source:
 AirDNA.



In the assessor data, 9,974 properties were able to be matched to STR registries. Of these,

- 1,368 are STRs owned by Summit County residents;
- About half of units with fractional ownership are STRs;
- Although most STRs are located in multifamily buildings (68%), 11% are located in townhomes and 4% in duplexes. Of all duplexes, one third are used for STRs; of all townhomes, 25% are STRs. This compares to more than half of units in multifamily buildings used for STRs.
- By basin, about half of STRs are located in the Upper Blue (48%), followed by Snake River (25%), Ten Mile (17%), and Lower Blue (10%).

The county and towns have recently passed ordinances to regulate STR activity, in response to growing concerns about the presence of STRs in neighborhoods. A recent unincorporated county study concluded that 60% of STRs approved were in neighborhood zones.

Those regulations include a combination of caps on STR licenses, as well as fees on STRs to offset service costs incurred by the public sector:

- In unincorporated Summit County, licenses are capped as a proportion of units by basin—a 18% in the Upper Blue, 15% in Lower Blue, 6% in Ten Mile, and 5% in Snake River.

- Breckenridge has a numerical license cap of 2,200 units. The caps are distributed by zones in the town, with the majority of STRs allowed in the downtown/Main Street area. There are no caps for resort properties (lodges, hotels). Current licenses are not affected by the cap, and the cap will be achieved through attrition.
- The Town of Dillon has no cap on licenses.
- Frisco has a cap of 25% of all residential units, or approximately 900 licenses.
- Silverthorne caps STRs at 10% of the number of units in most neighborhoods and 50% of units in the Town Core and Riverfront. The town also prohibits STRs in deed-restricted neighborhoods.

Planned Development

Figure II-39 details planned development by estimated year of completion, anticipated tenure, AMI level (if affordable) or target population group, by town and for the unincorporated county.

The figure also compares planned housing units to potential units based on realistic community build-out. This exercise helps determine how many units are likely to be developed in the future to meet affordable and market rate housing demand. It is important to note that realistic build-out is an estimate of the number of housing units likely to be developed based on current zoning and historical development patterns. Actual development will differ due to adaptive re-use opportunities, density bonuses, and site constraints.

The affordable housing developments listed in the figure do not incorporate emergency shelters, safe parking, or housing sanctuaries that assist persons experiencing homelessness and are typically provided by faith-based and community-based organizations.

Planned affordable and deed-restricted developments total 14,37 units and 36 seasonal beds. These will have a significant impact on housing availability in the county, particularly rental housing.

Additionally, 732 market rate units are expected to be developed.

Based on realistic build out, the county has the potential to add 5,600 housing units on top of the projected affordable/deed-restricted and market rate units.

**Figure II-39.
Planned Developments**

Estimated Year of Completion	Name or Site	Ownership Units	Rental Units	Tenure Mixed or Unknown	AMI and Occupancy Targets	Total
Breckenridge						
2023	Stables Village	20			80-160% AMI	
2024	Stables Village	41			80-160% AMI	
2024	Trails at Berlin Placer	21			Deed-restricted	
2025	Alta Verde II		172		Half of units <80% AMI	
2025	Stan Miller	22			Deed-restricted	
2026	Block 11		27		Deed-restricted	
2030	Block 11	60			Deed-restricted	
2030	Public Works		50		Deed-restricted	
2030	Stan Miller	43	40		Deed-restricted	
Unknown	Grand Vacations Gondola Lots		9		Employees	
Unknown	Grand Vacations Gondola Lots	149			Likely second/STR	
Unknown	Grand Vacations Gondola Lots	12			Unknown	
Unknown	Highlands Riverfront	46			TBD	
Total Affordable/Deed Restricted		207	298	0		505
Total Market Rate and Unknown		207	0	0		207
Grand Total		414	298	0		712
Potential Additional Units to reach Build-out (excluding redevelopment)						0
Dillon						
Total Affordable/Deed Restricted		0	0	0		0
Total Market Rate and Unknown		0	0	0		0
Grand Total		0	0	0		0
Potential Additional Units to reach Build-out (excluding redevelopment)						488

Figure II-39.
Planned Developments, Continued

Estimated Year of Completion	Name or Site	Ownership Units	Rental Units	Tenure Mixed or Unknown	AMI and Occupancy Targets	Total
Frisco						
2024	619 Granite Street Workforce Housing (CDOT site)		22		80-100% AMI; CDOT staff; county workforce	
2024	80 West Main	4			100% AMI	
2024	80 West Main	32			Market	
2027	602 Galena (Colorado Workforce Center)		45		30-120%	
Unknown	Basecamp	8			Deed restricted	
Unknown	Basecamp	22			Market	
Unknown	Centura Studios		37		Market	
Unknown	Various	5			Unknown	
Unknown	Various		55		Unknown	
Total Affordable/Deed Restricted		12	67	0		79
Total Market Rate and Unknown		59	92	0		151
Grand Total		71	159	0		230
Potential Additional Units to reach Build-out (excluding redevelopment)						815
Silverthorne						
Unknown	Fourth Street North				Seasonal beds	39
Unknown	Fourth Street North	36	36		Market	
2024	Aidan West condos	49			Market	
2024	Angler Mountain Vistas SFD	5			Market	
2024	Apres Shores condos	60			Market	
2024	Arrowleaf Townhomes	42			Market	
2024	Azure Landing	10			Market	
2024	Backcountry Family Dental		3			
2024	Blue River Flats II	30			Market	
2024	Fish Hawk Triplexes	12			Market	
2025	Smith Ranch		135		65 30-60% AMI; 70 80-120% AMI	
Unknown	325 and 327 Kestrel Lane Duplex	2			Market	
Unknown	Silverthorne Vet Clinic		3			
Unknown	Summit Blue SFD	11			Market	

Figure II-39.
Planned Developments, Continued

Estimated Year of Completion	Name or Site	Ownership Units	Rental Units	Tenure Mixed or Unknown	AMI and Occupancy Targets	Total
2023	Summit Blue Townhome	7			Market	
Unknown	TAG East	20			Market	
Unknown	Tree Line Rowhomes	17			Market	
2024	Wave on the Blue		18		Market	
2024	Wave on the Blue Townhomes	3			Market	
Total Affordable/Deed Restricted		0	135	0		0
Total Market Rate		304	60	0		304
Grand Total		304	195	0		499
Potential Additional Units to reach Build-out (excluding redevelopment)						0
Unincorporated Summit County						
2023	Justice Center		54		At least 50% of units at or below 80% AMI	
2025	Dillon Ranger District site (County Road 51)		162		Forest Service staff; county workforce	
Unknown	Bill's Ranch	15			<100% AMI	
Unknown	Village at Wintergreen II		46		LIHTC, 30-60% AMI	
Unknown	Soda Creek Habitat	5			100% AMI	
Unknown	Lake Hill, Dillon Dam Road			436	< 120% AMI	
Total Affordable/Deed Restricted		20	262	436		400
Total Market Rate		0	0	0		0
Grand Total		20	262	436		718
Potential Additional Units to reach Build-out (excluding redevelopment)						4,331
Total Affordable/Deed Restricted Summit County		239	762	436		1,437
Total Seasonal Beds			39			39
Total Market Rate Summit County		570	152	0		722
Total Projected/Known Development		809	953	436		2,198
Total Potential Additional Units based on Build Out Projections						5,634

Note: Preservation efforts are treated as zero net gain in units. Units in developments where certificates of occupancy (COs) have been issued are excluded.

Source: Summit County and Frisco Residential Build-out Projections, County and Town affordable and market rate development plans.

SECTION III.

HOUSING AFFORDABILITY AND NEEDS

SECTION III.

Housing Affordability and Needs

This section assesses housing needs in Summit County. The study addresses the questions of:

- How many residents and workers are paying more than they can afford for housing?
- How have costs to rent and buy housing in Summit County changed?
- Where can residents working in various industries afford to buy?
- How many households have friends or family members living with them because they cannot afford to live anywhere else? How many residents are sleeping in their cars?
- How many rentals are needed to meet current and future needs?
- How many ownership units—including deed-restricted and market rate units—are needed to meet current and future needs?

This section draws on findings from the resident survey and market data to estimate current housing needs and set 5-year housing targets.

Primary Findings

- Cost burden, which occurs when households pay more than 30% of their income in housing costs, has increased significantly for 60-80% AMI renters and declined for <30% AMI renters—possibly due to displacement. Owner cost burden fluctuated much less, reflecting the greater housing stability offered by homeownership.
- Renters in the county continue to struggle with rising rental costs, leading to higher levels of burden, doubling up, and, in the case of the lowest income renters, displacement. In 2021, there were about 100 fewer renter households overall in Summit County than in 2019, a decline of nearly 3%.
- About 15% of renters in Summit County could afford the units listed for rent during spring 2023. The rent *per bedroom* of the median-priced market rate rental unit listed during spring 2023 was \$1,667, requiring an annual income of approximately \$67,000 (around 80% AMI) or an equivalent full-time hourly wage of \$32/hour.
- The sold price of a single family detached home in Summit County has risen by 86% since 2018; the price of condos and townhomes increased by 59%. To purchase the median-valued single family detached home in Summit County, a household would need an income of more than \$450,000. An income of more than \$300,000 is needed to purchase a townhome or duplex/triplex product. A unit in a large multifamily

complex requires an income of \$200,000—more reasonable than other products, but still unattainable for many workers and in-commuters.

As of 2022, the down payment needed for a single family detached home was \$383,000 for the county overall, up from \$205,000 in 2018. For a condo/townhome/plex, a down payment of \$160,000 was required, up from \$100,400 in 2018.

Fewer than 9% of Summit County renters could afford to buy the median-valued home, regardless of type, except for a manufactured or mobile home.

- A housing needs model was developed to estimate the number of housing units needed to accommodate the needs of renters living in poor housing conditions, in-commuting workers, job growth, and the needs of seasonal workers. This model projects that in the next 5 years 1,261 new rental units, with most affordable to 80% AMI and less, and 1,506 new ownership units, with most affordable to 140% AMI and less, could be absorbed, or an average of 252 rental units and 301 ownership units annually. These units are in addition to the current pipeline for affordable housing and what the market develops for vacation and second home, short term rental, and high end market use. The need could be greater—up to 1,500 new rental units and 2,500 ownership units—if the market continues to convert units that are occupied by workers into short-term and seasonal units.

Data Sources and Methodology

The housing affordability and needs analysis utilized a combination of current market data, housing cost trends captured in the American Community Survey (ACS), and resident and in-commuter needs captured in the resident survey.

Market data utilized for this section includes:

- Summit County Assessor data,
- Data on unit sales contributed by local real estate agents, and
- Rental data from listings on the rents of available units.¹

Housing Costs and Affordability

This section includes an overview of trends in housing prices and how price changes have affected housing affordability. It begins with trends in cost burden, moves to an analysis of rental costs, and then examines the costs and attainability of homeownership.

¹ We also examined data from the commercial data provider Co-star; their unit sample was too small for reliable rental cost estimates.

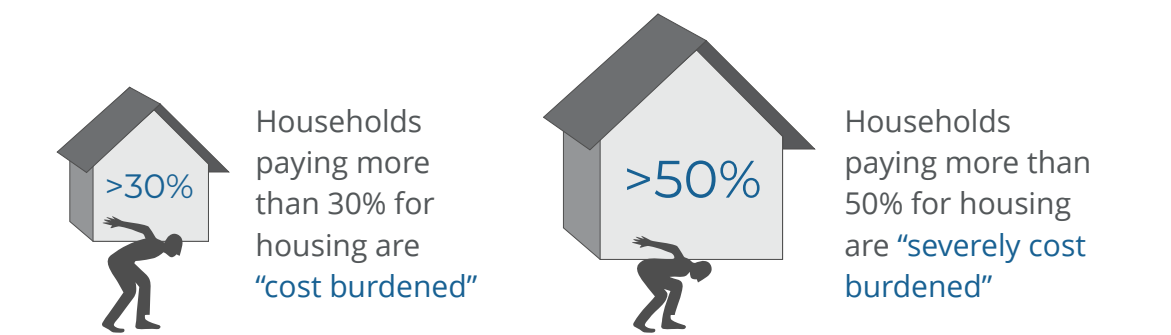
Households facing cost burden. The federal government, and most housing programs, consider housing as affordable when the housing payment—the rent or mortgage payment, plus taxes and utilities—consumes 30% or less of a household’s gross income. Households who pay more than 30% are “cost burdened.” This standard is derived from historically typical mortgage lending requirements, and is also applied to renters.

Households experiencing cost burden have less money to spend on other essentials like healthcare, education, groceries, and transportation—adversely affecting their household well-being, limiting their economic growth potential, and constraining local spending.

When households pay more than 50% of their incomes in housing costs they are considered “severely cost burdened.” These household are typically most at risk of displacement and struggle to manage housing and other household costs.

Federal definition of affordability

- 1) Housing costs are “affordable” if they do not exceed 30% of household’s gross monthly income
- 2) “Costs” include basic utilities, mortgage insurance, HOA fees, and property taxes



As of 2021, 38% of all permanent resident renters were cost burdened, down from 43% in 2015 (a 5 percentage point decline). Owner cost burden dropped more: 28% of owners were burdened in 2020, down from 36% in 2015 (an 8 percentage point decline).

Figure III-1 shows the share of renters and owners who face cost burden in Summit County as of 2021 and how the shares of burdened households has changed since 2015. Burden has declined for renters with incomes of \$50,000 and less and increased—quite dramatically—for renters with incomes between \$50,000 and \$100,000.

In contrast, the change in cost burden among owners has been more uniform across income ranges.

**Figure III-1.
Cost Burden by Tenure and
Income, 2015 and 2020**

Note:
Data represent the percent of households paying
30% of income or more in housing costs.

Source:
5-year ACS estimates and Root Policy Research.

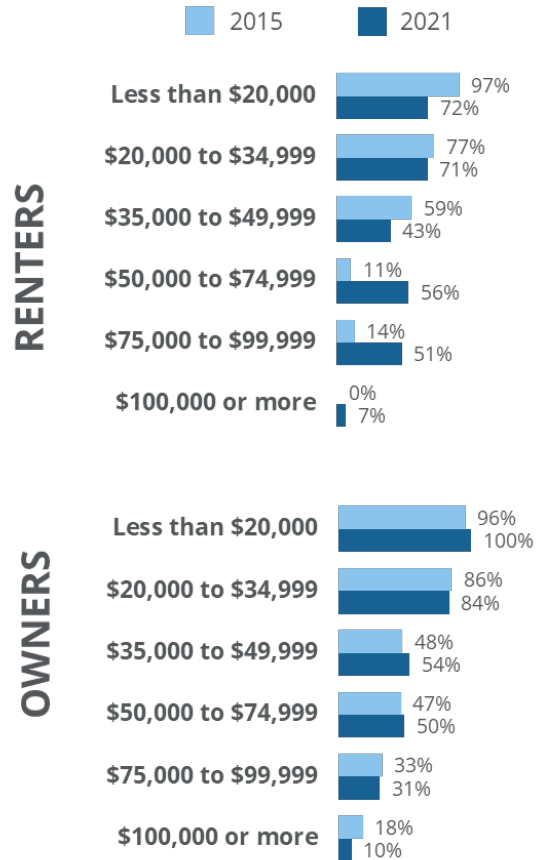


Figure III-2 shows cost burden shifts between 2015 and 2021 for severely cost burdened renters and owners only. The most significant shift is for owners with incomes of \$20,000 and less, where severe cost burdened dropped from 89% to 24%. Severe cost burden also declined significantly for renters with incomes of \$20,000 and less, dropping from 97% to 64%.

The decrease in cost burden among the county's lowest income households is likely related to several factors, including renters doubling up to manage housing costs, low income renters leaving Summit County, and owners selling their homes.

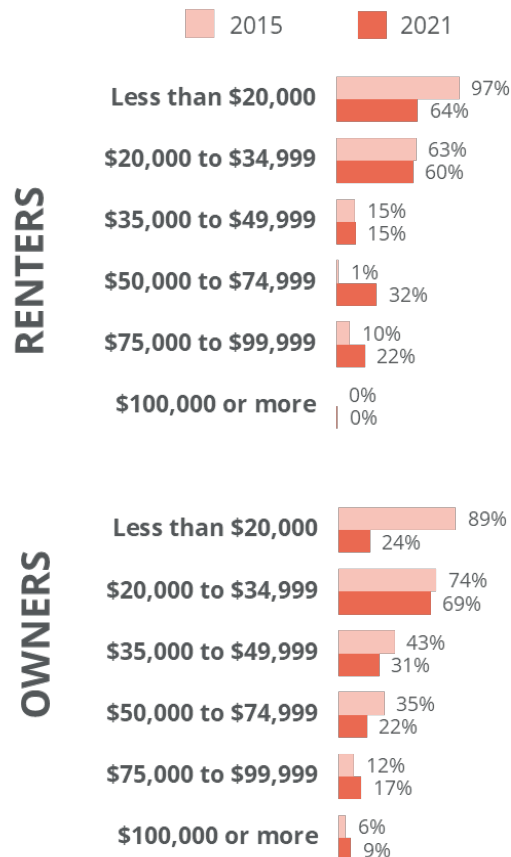
**Figure III-2.
Severe Cost Burden by Tenure
and Income, 2015 and 2020**

Note:

Data represent the percent of households paying 50% of income or more in housing costs.

Source:

ACS 2015 and 2021 5-year Estimates and Root Policy Research.



Rentals

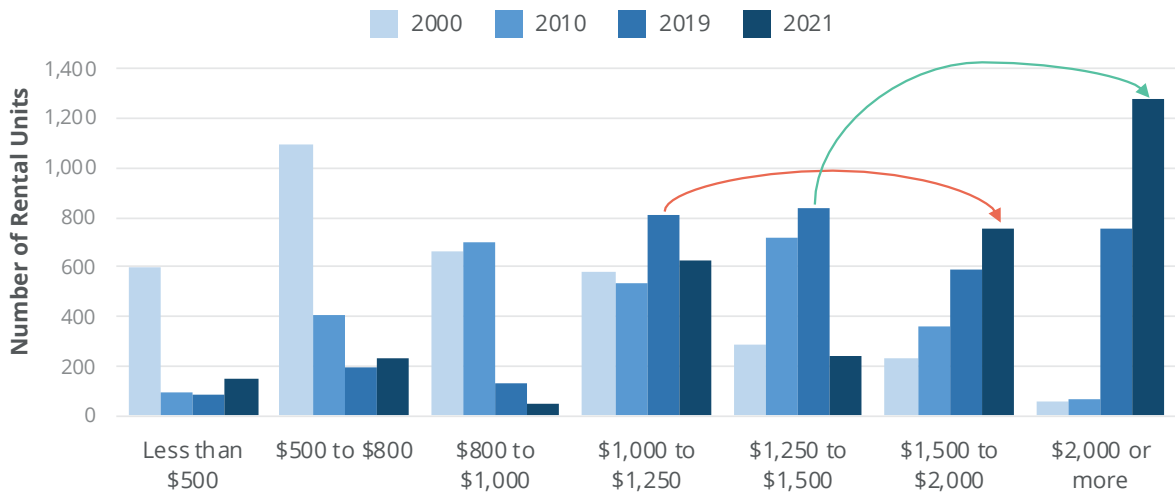
Rent trends. In 2000, most rental units occupied by permanent renters were priced in the \$500 to \$800 per month range per unit (not bedroom), with very few units renting for \$2,000 or more. More than 1,600 rental units, or nearly one half of all rental units at the time, rented for less than \$800 per month.

By 2010, units renting for \$800 and less had declined by 70% to about 500 units. In 2010, most units rented between \$800 and \$1,500 per month.

By 2019, there were 700 fewer rental units renting at less than \$1,000 per month than in 2010, and 700 more units renting at \$2,000 or more.

In 2021, the largest share of rental units in Summit County rented for \$2,000 or more at 38% of all units. The share of high cost rentals increased rapidly in the past few years: In 2019, 22% of all rental units rented at more than \$2,000 per month.

Figure III-3.
Distribution of Rent and Utility Costs, 2000, 2010, 2019, and 2021

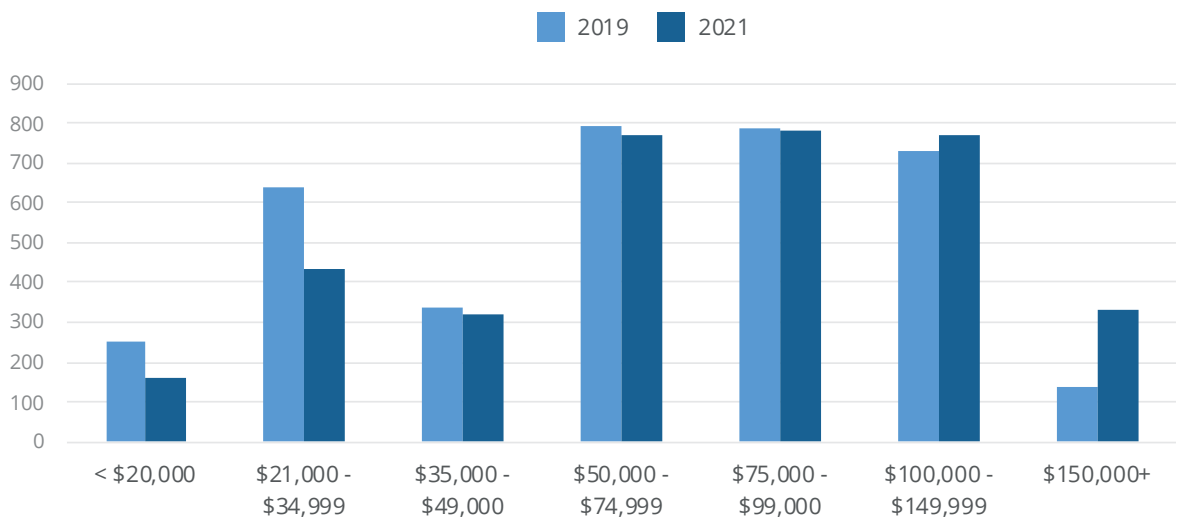


Note: Occupied homes only; excludes short term or seasonal rentals.

Source: 5-year ACS and Decennial Census.

Rent increases have affected the distribution of renters by income. Figure III-Xxx shows shifts in renters by income range between 2019 and 2021. In 2021, there were about 100 fewer renter households overall in Summit County than in 2019, a decline of nearly 3%. The number of renter households with incomes of less than \$35,000 declined by 300.

Figure III-4.
Renter Income Distribution, 2019 v. 2021



Source: 5-year ACS.

Figure III-4 above suggests that renters leaving the county and being replaced by higher income renters was a large factor in 2019 to 2021 renter income shifts.

Current rent costs. Figure III-5 shows the median rent of units listed as available for long term rental in online publications between March and June 2023.

Overall in Summit County,

- The median rent for studios and 1-bedrooms was \$2,300 per month, requiring an annual income of \$92,000, which is high for a one-person household yet possible for a two-person household. One-bedroom units, which could accommodate two renters, were more commonly listed than studios.
- Two bedrooms rented for \$3,100 per month. These were the most common type of listing.
- Median rents for 3- and 4-bedroom and larger units were \$4,500 to \$6,350.
- The rent per bedroom of the median unit listed was \$1,667, requiring an annual income of approximately \$67,000, or an equivalent, full-time hourly wage of \$32/hour.
- Rents per bedroom were highest in Dillon and lowest in Silverthorne.
- Rent per square feet, in contrast, was highest in Breckenridge, where rental units are smaller sized, and lowest in Silverthorne.

Figure III-5.

Median Rent of Units available for Long Term Rental, by Size, per Bedroom, and Square Feet, March – June 2023

Location of Listing	Studio - 1 bed	2 bed	3 bed	4+ bed	Rent per Bedroom	Rent per Sq Ft	% Accept Pets
Breckenridge	\$2,450	\$3,150	\$4,525	\$7,098	\$1,750	\$3.28	44%
Dillon	\$2,300	\$2,500	\$4,000	\$5,000	\$1,775	\$3.23	24%
Frisco	\$2,825	\$3,500	\$5,000	\$4,800	\$1,750	\$3.33	30%
Silverthorne	\$2,000	\$3,000	\$4,200	\$6,500	\$1,500	\$2.73	36%
All Summit County	\$2,300	\$3,100	\$4,500	\$6,350	\$1,667	\$3.16	36%

Source: Root Policy Research and online rental listing services active in Summit County.

Data were also collected on if units accepted pets, given how common pets are in Summit County, and renters’ preferences for units that accept pets. In the resident survey, several respondents mentioned that they are currently in a challenging situation where they are concerned about finding affordable housing that accommodates both themselves and their pets. They expressed that leaving their community is not what they want, but giving up their pets is not an option. One participant noted that despite having an income of nearly \$60,000 annually, they faced difficulties in finding a pet-friendly place to live within their budget since most of the affordable homes available do not allow pets. During focus groups, Spanish speakers expressed concerns about differential treatment regarding pets,

noting that some property management companies apply stricter pet rules to non-White tenants.

Overall in the county, 36% of rental units listed accepted pets. About 44% of Breckenridge rental units listed accepted pets; this was the highest share. Dillon had the lowest share at 24%.

Rents by type. Figure III-6 reports the median rent by bedrooms and listing type—Long Term Rentals (LTRs), separated by workforce and market; Monthly rentals; Short-term rentals (STRs); and Seasonal rentals. In some cases, too few listings were available to report medians.

For 2-bedrooms—the most commonly listed unit type—rents were highest for seasonal rentals, followed by monthly rentals. Except for 4-bedroom STRs, the difference between LTRs and STRs was small: the median 2-bedroom STR rents for \$350 less than a 2-bedroom LTR (\$2,850 v. \$3,200).

These data also demonstrate how much renters can benefit from living in affordable rentals restricted for workforce. The difference in a 2-bedroom market and workforce rental was \$800 per month (\$3,200 v. \$2,400), potentially saving a renter household \$9,600 per year in rental costs.

Figure III-6.
Median Rent of Available Units, by Type of Listing and Size and per Bedroom, March – June 2023

Type of Listing	Studio - 1 bed	2 bed	3 bed	4+ bed	Rent per Bedroom
Long Term Rental	\$2,300	\$3,100	\$4,500	\$6,350	\$1,667
Workforce		\$2,400			\$1,200
Market	\$2,300	\$3,200	\$4,500	\$6,350	\$1,750
Monthly		\$3,300			
Short Term Rental	\$2,450	\$2,850	\$4,700	\$10,000	\$1,675
Seasonal Rental		\$4,075	\$4,650		

Source: Root Policy Research and online rental listing services active in Summit County..

Ability to afford rent. Figure III-7 shows median rents for all LTRs listed as available between March and June 2023 compared to the rents that survey respondents reported. The figure also shows the household income needed to afford the median rent and the proportion of Summit County renters who can afford the median rent.

Listings represent the costs that renters who are looking for units would be faced with if they needed housing in the spring of 2023, whereas rents survey respondents represent what individual renters are paying.

About 15% of renters in Summit County could afford the rents listed in spring 2023. Renters would have a much easier time finding affordable units in Dillon (30% of renters can afford units listed in Dillon) than in Breckenridge (9%).

Survey respondents, who are already housed, report paying much lower rents than advertised in rental listings. The data indicate that Summit County renters need roommates to afford market rents and, even with roommates, fewer than half of renters can afford market rents without being cost burdened.

**Figure III-7.
Median Rents by Location, Listings and Survey Respondents, and Income Required to Afford, 2023**

Location of Listing	Rental Listings	Income needed to Afford	Renters who can Afford	Resident Survey	Income needed to Afford	Renters who can Afford
Breckenridge	\$3,800	\$152,000	9%	\$1,900	\$76,000	53%
Dillon	\$2,500	\$100,000	31%	\$2,200	\$88,000	42%
Frisco	\$3,500	\$140,000	13%	\$2,175	\$87,000	42%
Silverthorne	\$3,500	\$140,000	13%	\$2,000	\$80,000	48%
All Summit County	\$3,400	\$136,000	15%	\$2,000	\$80,000	48%

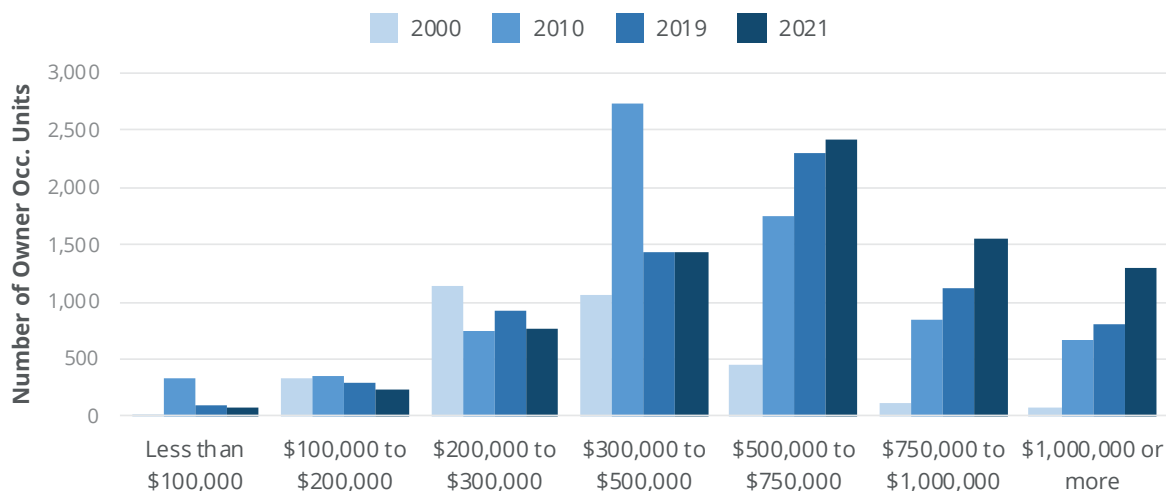
Source: Root Policy Research.

Ownership

In 2000, home values, as reported by owners occupying homes in Summit County through Census surveys, were fairly balanced across ranges, with most valued at between \$200,000 and \$500,000. This shifted dramatically between 2000 and 2010, and by 2010 most units were valued in the \$300,000 to \$500,000 range. This coincided with a doubling of the number of units in Summit County occupied by permanent resident owners.

The growth in the share of units valued at \$500,000 or more has steadily increased since 2010. By 2019, the largest share of owner-occupied units were valued between \$500,000 and \$750,000.

Figure III-8.
Value Distribution of Owner-Occupied Homes, 2000, 2010, 2019, and 2021



Note: Owner occupied homes only; excludes vacation homes.

Source: 5-year ACS and Decennial Census.

Affordability. Figure III-9 shows the median home value by unit type from Summit County Assessor data as of spring 2023. These data include all homes, regardless of occupancy, and represent more than 31,000 properties in Summit County.²

- **Breckenridge** has the highest median value for all home types. The median value of a single family detached home was \$2.87 million. Units in “plexes” had a median value of \$1.97 million, and townhomes, \$1.37 million. The most affordable product in Breckenridge is a unit in a large multifamily complex, with a median of \$893,000.
- **Dillon** is the most affordable town for single family detached homes and townhomes. Plexes, however, have the second highest median value.
- **Frisco** has the second highest median value for single family detached homes at \$1.83 million and is generally the most expensive town after Breckenridge.
- **Silverthorne** offers relative affordability for plexes and large multifamily complexes. Silverthorne’s townhomes have the second highest median value after Breckenridge’s, and the third highest value for single family detached homes.
- **Unincorporated Summit County** has the lowest median values for units in large multifamily complexes. Single family detached homes are relatively higher priced. The county also provides deeply affordable options in manufactured or mobile homes.

² For this section, unit types are defined by the Summit County Assessor, which differentiates townhomes as attached units that are not configured in two- to six-plex developments.

- **By basin,** the Upper Blue and Ten Mile have the highest median values across housing types. The most affordable basin for single family detached homes is the Snake River. The Lower Blue has the lowest value for townhomes and units in large multifamily complexes.

**Figure III-9.
Median Home Value by Type, 2023**

	Single family Detached	Townhome	Du- to Sixplex	Large Multifamily	Manufactured/ Mobile home
Breckenridge	\$2,867,300	\$1,366,850	\$1,962,900	\$893,000	
Dillon	\$1,401,700	\$994,900	\$1,620,000	\$883,200	
Frisco	\$1,830,200	\$1,164,600	\$1,407,600	\$844,600	
Silverthorne	\$1,660,250	\$1,218,200	\$948,500	\$657,500	
Unincorporated County	\$1,504,900	\$1,006,100	\$1,135,400	\$693,100	\$107,600
Summit County overall	\$1,687,200	\$1,125,200	\$1,248,100	\$768,500	\$107,650
Lower Blue	\$1,519,800	\$993,600	\$1,041,950	\$678,100	
Snake River	\$1,379,950	\$1,088,500	\$1,034,000	\$729,850	\$128,400
Upper Blue	\$1,880,300	\$1,244,100	\$1,817,000	\$871,900	\$85,200
Ten Mile	\$1,859,850	\$1,209,200	\$1,420,550	\$800,850	

Source: Summit County Assessor.

Figure III-10 expands on Figure III-9 with the income needed to service a mortgage on the median-valued home, by home type, in Summit County. The “income needed” calculations assume a 30-year mortgage, 7% interest rate, 20% down payment, and an additional 27% of the mortgage payment for HOA fees, utilities, and taxes.

The lowest household income needed to afford a median-valued home in Summit County, excluding manufactured or mobile homes, is \$177,774. This income is required to afford a unit in a large multifamily complex in Silverthorne.

For Summit County overall,

- The median-valued single family detached home requires an income of \$456,183;
- Townhome requires an income of \$304,230;
- A “plex” product requires an income of \$337,460;
- A unit in a large multifamily complex requires an income of \$207,786; and

- A manufactured or mobile home—by far the most affordable product, but very rare in the county—requires an income of \$29,106.³ These data do not include lot rents that would be paid by manufactured or mobile home occupants and could double the income needed to afford a manufactured or mobile home.

Fewer than 9% of Summit County renters could afford to buy the median-valued home, regardless of type, except for a manufactured or mobile home.

An analysis of the data by square feet and number of bedrooms shows that smaller sized units were still valued well above what most Summit County renters can afford. In the county overall, single family detached homes and plexes with less than 1,250 square feet have a median value of \$1 million, and townhomes, \$907,000. Small units in large multifamily complexes have the lowest median value at \$724,250.

³ This assumes mortgage financing comparable to other products. The cost is likely to be higher if the unit is considered person, not real, property.

**Figure III-10.
Income Required to Afford the Median Home Value by Type, 2023**

	Single family Detached	Income Needed	Townhome	Income Needed	Du- to Sixplex	Income Needed	Large Multifamily	Income Needed	Manufactured/ Mobile home	Income Needed
Breckenridge	\$2,867,300	\$775,258	\$1,366,850	\$369,567	\$1,962,900	\$530,727	\$893,000	\$241,448		
Dillon	\$1,401,700	\$378,990	\$994,900	\$269,000	\$1,620,000	\$438,014	\$883,200	\$238,799		
Frisco	\$1,830,200	\$494,848	\$1,164,600	\$314,883	\$1,407,600	\$380,585	\$844,600	\$228,362		
Silverthorne	\$1,660,250	\$448,897	\$1,218,200	\$329,376	\$948,500	\$256,454	\$657,500	\$177,774		
Unincorporated County	\$1,504,900	\$406,893	\$1,006,100	\$272,028	\$1,135,400	\$306,988	\$693,100	\$187,400	\$107,600	\$29,093
Summit County	\$1,687,200	\$456,183	\$1,125,200	\$304,230	\$1,248,100	\$337,460	\$768,500	\$207,786	\$107,650	\$29,106
Lower Blue	\$1,519,800	\$410,922	\$993,600	\$268,649	\$1,041,950	\$281,721	\$678,100	\$183,344		
Snake River	\$1,379,950	\$373,109	\$1,088,500	\$294,307	\$1,034,000	\$279,572	\$729,850	\$197,336	\$128,400	\$34,717
Upper Blue	\$1,880,300	\$508,394	\$1,244,100	\$336,378	\$1,817,000	\$491,279	\$871,900	\$235,743	\$85,200	\$23,036
Ten Mile	\$1,859,850	\$502,864	\$1,209,200	\$326,942	\$1,420,550	\$384,087	\$800,850	\$216,533		

Source: Summit County Assessor and Root Policy Research.

Figure III-11 estimates the years of income renters and workers in key professions would need to service a mortgage on the median-value home—on top of saving for a down payment. The numbers assume that the workers live in households with another similarly-paid worker and use the average number of workers per household in Summit County.

- To afford the monthly mortgage payment on a single family detached home, workers in arts, entertainment, and recreation would need to have 6 times their annual salary. For a townhome, 4 times their annual salary would be needed, and for multifamily unit, 3 times. Workers in public works have a similar need.
- Construction and health care workers get the closest to being able to service debt on a large multifamily complex; however, this would still require 3 times their annual salary.
- Teachers in Summit County would need 5 times their annual salary to afford to buy a single family detached home; 3 times for a townhome; and 2 times for a unit in a large multifamily complex.
- All workers would have an easy time servicing debt on a manufactured or mobile home.

Figure III-11.
Years of Income needed to Afford the Median Home Value for Key Professions, Summit County, 2023

	Single family Detached	Townhome	Large Multifamily	Manufactured/ Mobile home
Arts, Entertainment, Recreation	6	4	3	0
Construction	3	2	2	0
Public Works	6	4	3	0
Education	5	3	2	0
Health Care	4	3	2	0

Source: Summit County Assessor and Root Policy Research.

Assessor data provide a comprehensive view of the market value of all properties in Summit County—but they do not necessarily represent the choices or options faced by a potential buyer if they were looking to buy at a point in time. Multiple Listing Service (MLS) data are a better measure of current buying options.

Figure III-12 replicates Figure III-10 with MLS data, separating single family detached homes into market and deed-restricted. Townhomes, plexes, and multifamily condos are aggregated in the MLS data. The MLS data represent slightly different geographies, using submarket areas in some cases instead of town or unincorporated county boundaries (for example, the Town of Dillon and Dillon Valley are combined in MLS data).

Figure III-12 reveals a stark difference in the affordability between market and deed-restricted single family detached homes. In Summit County overall and in the towns with deed-restricted transactions, deed-restricted homes sold for \$300,000 to \$400,000 less than market rate homes. The income required to purchase a deed-restricted home was approximately \$375,000 less than that required for a market rate home.

The price differential is smaller for condos/townhomes/plexes at \$75,000 to \$100,000, and the income differential, around \$100,000.

Figure III-12.
Income Required to Afford the Median Listed Home by Type, 2022

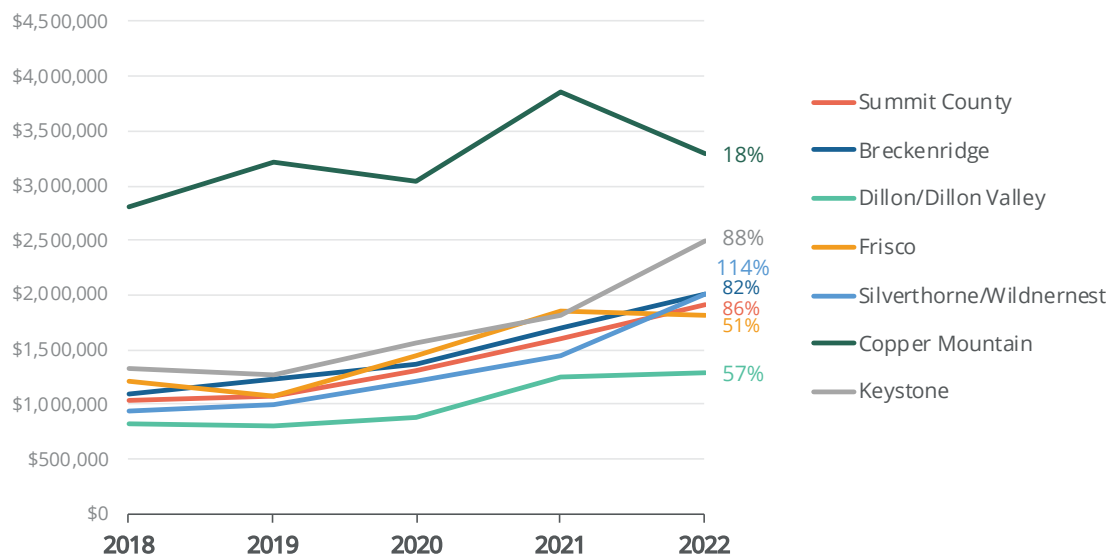
Single Family Detached							
	Market Rate	Income Needed	No. Listed and Sold	Deed-restricted	Income Needed	Listed and Sold	Income Difference
Breckenridge	\$2,000,000	\$540,758	197	\$643,572	\$174,008	5	\$366,750
Dillon/Dillon Valley	\$1,292,500	\$349,465	36	N/A	N/A		
Frisco	\$1,822,710	\$492,822	30	N/A	N/A		
Silverthorne/Wilderness	\$2,014,798	\$544,759	122	\$522,320	\$141,224	13	\$403,535
Copper Mountain	\$3,300,000	\$892,250	5	N/A	N/A		
Keystone	\$2,500,000	\$675,947	17	N/A	N/A		
Summit County	\$1,916,000	\$518,046	407	\$522,320	\$141,224	19	\$376,822
Condo/Townhome/Plexes							
	Market Rate	Income Needed	No. Listed and Sold	Deed-restricted	Income Needed	Listed and Sold	Income Difference
Breckenridge	\$820,000	\$221,711	241	\$475,000	\$128,430	21	\$93,281
Dillon/Dillon Valley	\$568,393	\$153,681	102	\$236,670	\$63,990	6	\$89,691
Frisco	\$1,022,500	\$276,462	98	\$510,000	\$137,893	4	\$138,569
Silverthorne/Wilderness	\$725,000	\$196,025	185	\$448,402	\$121,238	41	\$74,786
Copper Mountain	\$855,000	\$231,174	50	\$307,000	\$83,006	5	\$148,168
Keystone	\$795,000	\$214,951	218	\$407,414	\$110,156	3	\$104,795
Summit County	\$799,500	\$216,168	894	\$448,402	\$121,238	80	\$94,930

Source: Summit County Assessor and Root Policy Research.

Just 19 deed-restricted single family detached homes were sold through the MLS in 2023; 80 deed-restricted condos/townhomes/plexes were sold. These represent 4% and 9% of transactions, respectively. Similar to market rate units, some deed-restricted homes may be sold by owners and owner agents and not run through the MLS; as such, the deed-restricted homes represented in the table above are a sample of units sold.

Figures III-13 through III-18 show trends in the prices of homes that were listed and sold in Summit County between 2018 and 2022. The prices of single family detached homes have increased by 86% in the county overall, with the highest price increase in the Silverthorne and Wildernest market, where prices jumped by 114%. Prices in the Copper Mountain market have been much higher than in other areas and have been more stable.

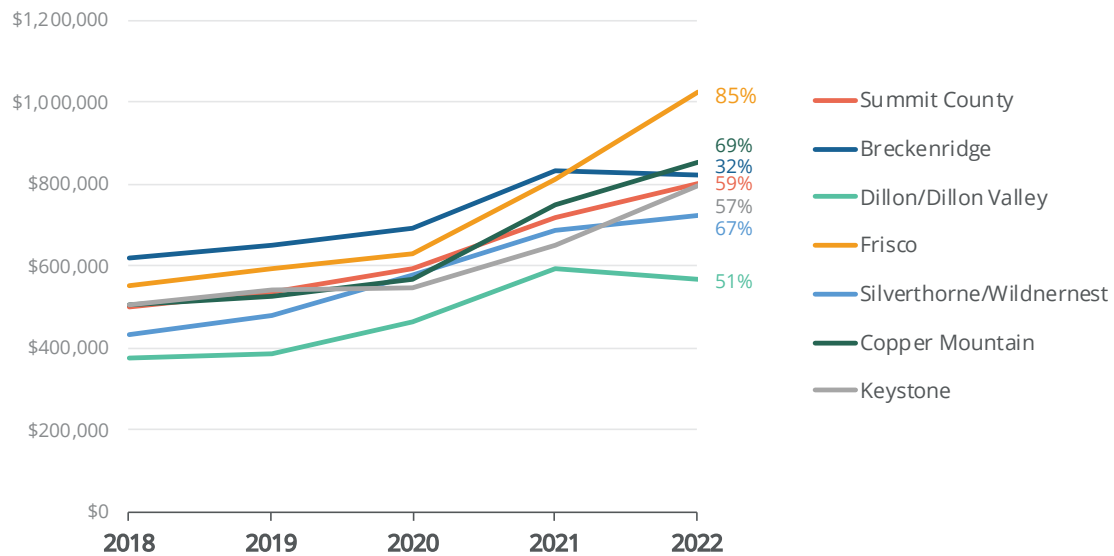
Figure III-13.
Median Price of Market Rate Single Family Detached Homes, 2018-2022



Source: Multiple Listing Service.

As shown in Figure III-14, price increases for condos, townhomes, and plexes have been a bit more tempered, with Frisco being the exception: In Frisco’s case, the median priced condo/townhome/plex rose by 85%, compared to 51% for the single family detached home. Copper Mountain also saw prices of condo/townhome/plex units increase faster than single family detached homes.

Figure III-14.
Median Price of Market Rate Condo/Townhome/Plexes, 2018-2022

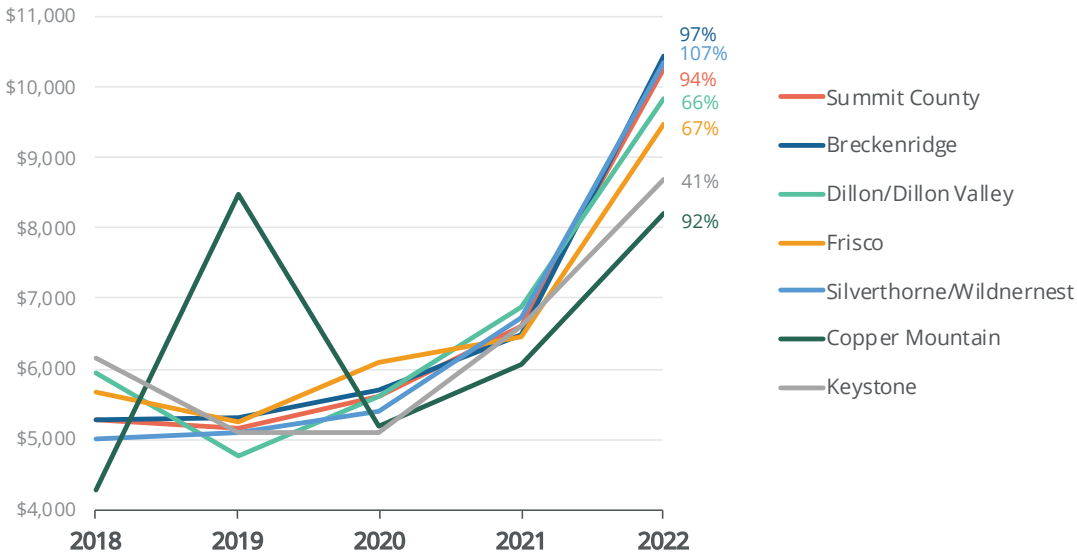


Source: Multiple Listing Service.

Figures III-15 and III-16 show the change in the mortgage payment and HOA fees required to service the debt on the median priced home. A combination of home price increases and interest rate increase have dramatically increased the monthly payment.

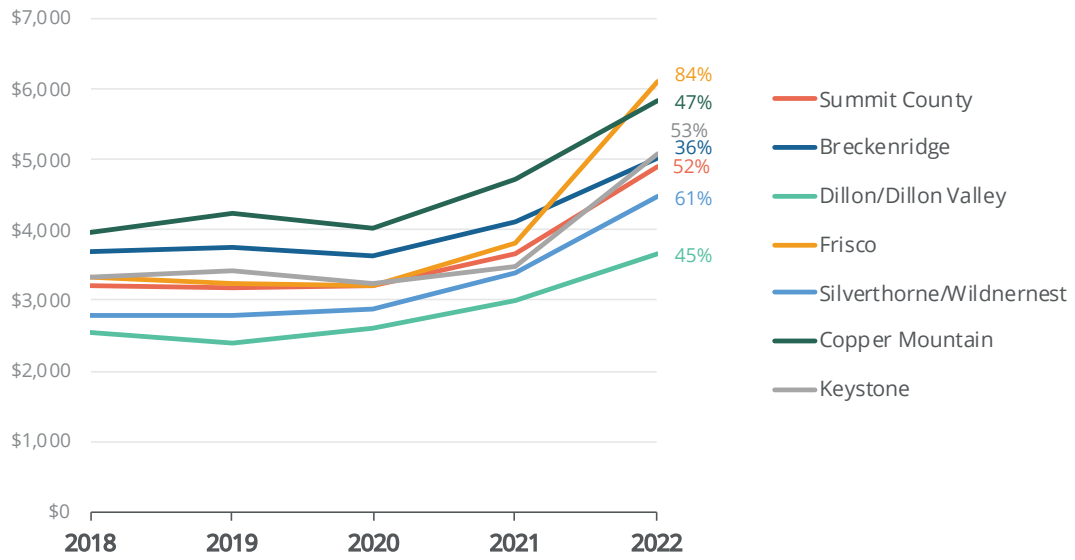
Figures III-17 and III-18 show trends in the down payment required to purchase the median priced single family detached home and condo/townhome/plex. As of 2022, the down payment needed for a single family detached home was \$383,000 for the county overall, up from \$205,000 in 2018. For a condo/townhome/plex, a down payment of \$160,000 was required, up from \$100,400 in 2018.

Figure III-15.
Median Mortgage Payment with HOA fee, Market Rate Single Family Detached Homes, 2018-2022



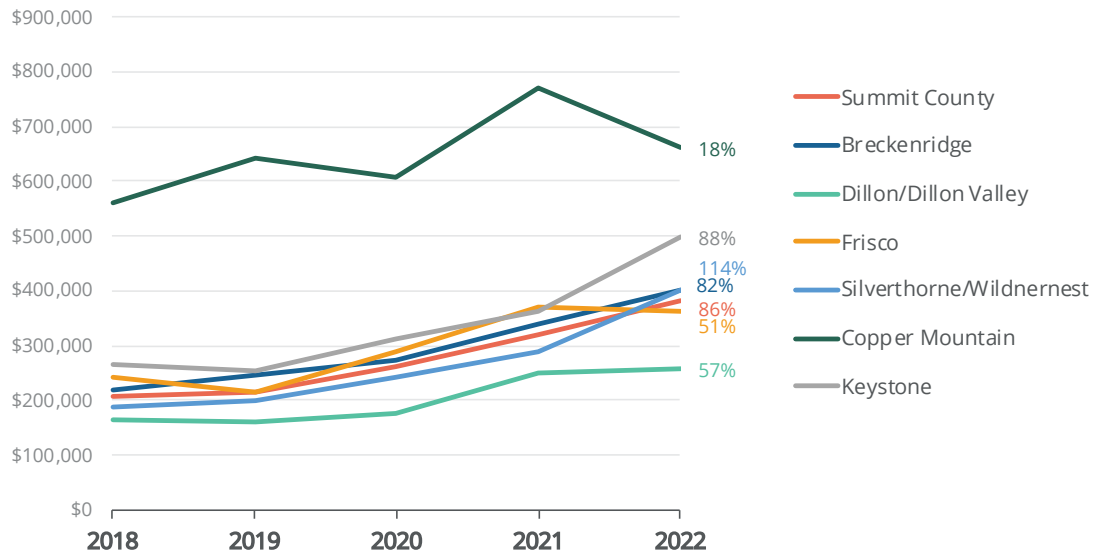
Source: Multiple Listing Service and Root Policy Research.

Figure III-16.
Median Mortgage Payment with HOA Fee, Market Rate
Condo/Townhome/Plexes, 2018-2022



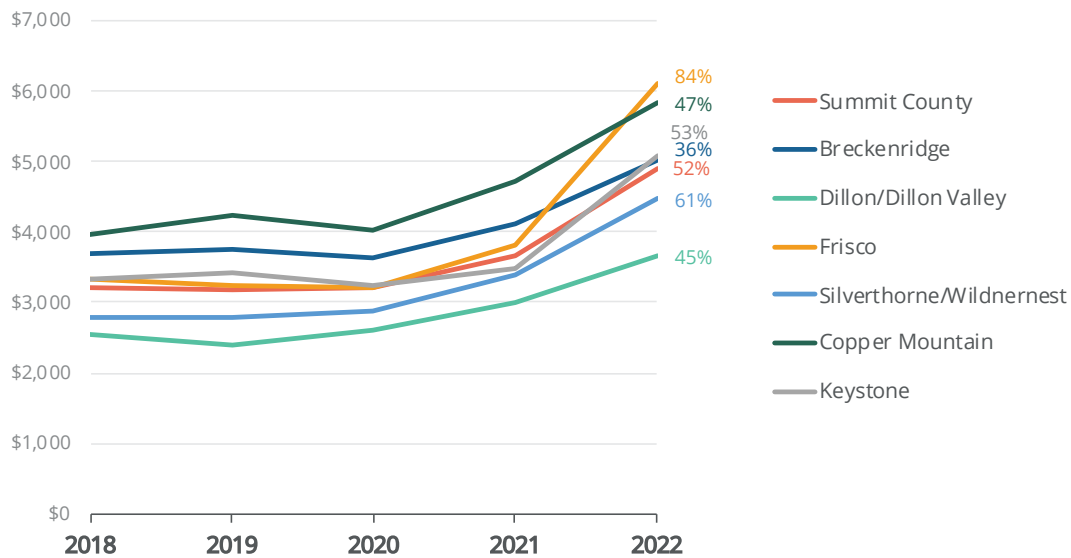
Source: Multiple Listing Service and Root Policy Research.

Figure III-17.
20% Down payment Required on Median-Priced Market Rate Single Family Detached Home, 2018-2022



Source: Multiple Listing Service and Root Policy Research.

Figure III-18.
20% Down payment Required on Median-Priced Market Rate
Condo/Townhome/Plex, 2018-2022



Source: Multiple Listing Service and Root Policy Research.

Figure III-19 on the following page shows the number of homes listed for sale between 2018 and 2022 and affordable at Area Median Income (AMI) ranges. The table separates single family detached homes and condos, attached products (townhomes, plexes), and mobile homes by market rate and deed-restriction.

In 2018, approximately 17% of single family detached homes were priced affordably for buyers with incomes of less than 160% of the AMI; by 2022, this had dropped to 3%. Similarly, in 2018, 60% of condo/attached products/mobile homes were affordable for buyers with incomes of less than 160% of the AMI, compared to 34% in 2022.

Deed-restricted products show very different trends, with affordability improving or adjusting slightly between 2018 and 2022. It is important to note that the table shows only those deed-restricted products that were sold through the Multiple Listing Services (MLS) and is therefore a sample of deed-restricted homes sold during this period.

Figure III-19.
Sold Housing Units by Area Median Income Affordability, 2018 - 2022

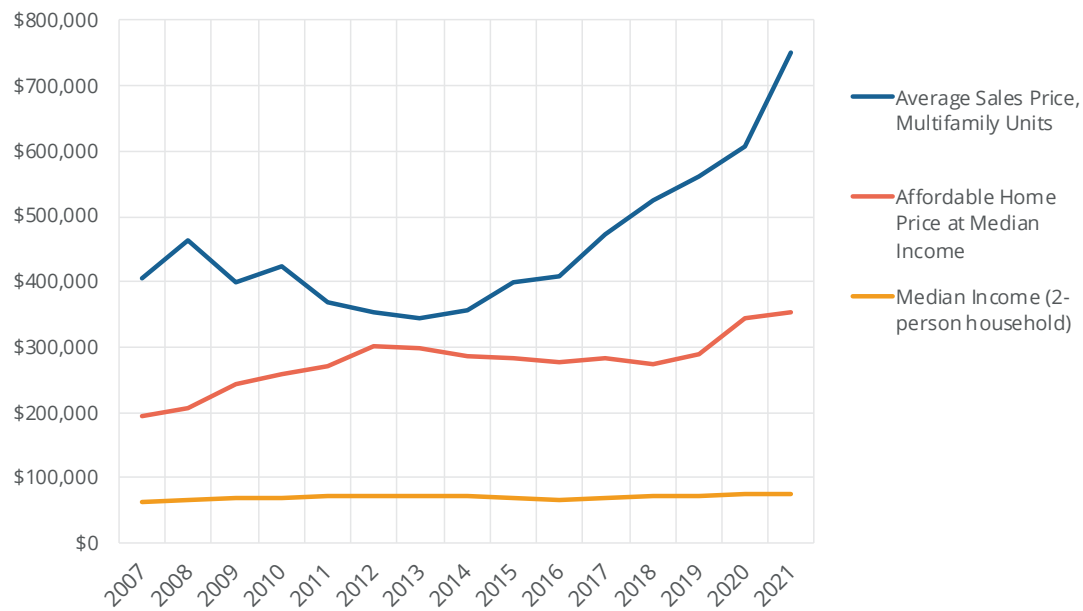
Income Range	2018		2019		2020		2021		2022		2018-2022 Change	
	No.	Pct.	No.	Pct.	No.	Pct.	No.	Pct.	No.	Pct.	No.	Pct.
Market Rate Single Family Detached												
< 80% AMI	4	1%	1	0%	1	0%	0	0%	1	0%	-3	-1%
80-99% AMI	3	1%	2	0%	3	0%	0	0%	0	0%	-3	-1%
100-119% AMI	4	1%	5	1%	7	1%	6	1%	3	1%	-1	0%
120-159% AMI	80	15%	45	9%	54	9%	10	2%	10	2%	-70	-13%
>160% AMI	447	83%	456	90%	539	89%	615	97%	393	97%	-54	14%
Total	538	100%	509	100%	604	100%	631	100%	407	100%	-131	
Market Rate Condo/Attached/Mobile Home												
< 80% AMI	62	5%	35	3%	50	3%	11	1%	8	1%	-54	-4%
80-99% AMI	126	10%	111	9%	112	8%	65	5%	35	4%	-91	-6%
100-119% AMI	227	19%	167	14%	198	13%	119	8%	68	8%	-159	-11%
120-159% AMI	312	26%	314	26%	410	28%	318	22%	192	22%	-120	-4%
>160% AMI	483	40%	595	49%	699	48%	912	64%	590	66%	107	26%
Total	1210	100%	1222	100%	1469	100%	1425	100%	893	100%	-317	
Deed-restricted Single Family Detached												
< 80% AMI	0	0%	0	0%	0	0%	1	6%	0	0%	0	0%
80-99% AMI	0	0%	0	0%	2	13%	1	6%	0	0%	0	0%
100-119% AMI	0	0%	2	13%	6	37%	3	18%	12	63%	12	63%
120-159% AMI	3	60%	12	80%	6	37%	10	59%	6	32%	3	-28%
>160% AMI	2	40%	1	7%	2	13%	2	12%	1	5%	-1	-35%
Total	5	100%	15	100%	16	100%	17	101%	19	100%	14	
Deed-restricted Condo/Attached/Mobile Home												
< 80% AMI	25	31%	9	17%	19	26%	10	14%	11	14%	-14	-17%
80-99% AMI	17	21%	15	28%	21	29%	26	35%	23	29%	6	8%
100-119% AMI	24	30%	19	35%	29	40%	29	39%	26	33%	2	3%
120-159% AMI	13	16%	11	20%	3	4%	5	7%	19	24%	6	8%
>160% AMI	1	1%	0	0%	0	0%	4	5%	1	1%	0	0%
Total	80	100%	54	100%	72	100%	74	100%	80	100%	0	

Source: Multiple Listing Service and Root Policy Research.

Drivers of price increases. The upward pressure on home prices is driven by the incomes of those outside of Summit County who are purchasing homes for second or vacation use, as investments, and/or for retirement. According to an analysis of mortgage loan data (see Figure II-35 in Section II), buyers who originated mortgages for principal residences have significantly lower incomes (\$103,000 median income for the county overall) than second home buyers (\$291,000) and investment property buyers (\$209,000), and this is consistent across years.

This is further demonstrated by Figure III-20, which compares trends in the median income of permanent resident, 2-person households in Summit County with the affordable home price for these households and the average sales prices of units. Median incomes have remained relatively flat, while the amount households can afford has risen due to interest rate declines. Since 2018, the gap between what a household can afford and the actual sales prices of units in multifamily buildings has risen consistently, and the gap widened significantly during 2020.

Figure III-20.
Average Sales Price for Homes in Multifamily Buildings v. Affordability for Median-income 2-person Household, 2007 - 2021



Source: Root Policy Research.

Housing Unit Shortage Analysis

This section estimates current and future housing needs. While analysis of market data provides a broad picture of need, it can obscure the effect on residents most vulnerable to high housing costs and lack of available housing. As such, the housing unit shortage analysis is informed by resident survey data on households who are living in precarious housing conditions; in-commuters who would make trade-offs to live in Summit County; and seasonal workers who are seeking permanent housing solutions. The needs of renters who are cost burdened are addressed through better meeting the needs of these resident groups.

This section begins with descriptions of the main drivers of housing needs and the underlying assumptions used in estimating and projecting needs. It concludes with three 5-year needs scenarios. Those drivers include:

- Needs of residents currently [Living in Summit County](#);
- Needs of [Workers in Summit County](#), including in-commuters; and
- Needs generated by future [Job Growth](#).

The needs scenarios also factor in planned unit development and potential increases in available units through resales.

Living in Summit County. Current needs estimates begin with the needs of residents living in Summit County, including households in precarious conditions, renters needing more affordable units, and renters who desire to own.

Households in precarious conditions. The resident survey asked residents to identify the type of housing they occupied most often during 2022. Among the options were living out of a car; living in a recreational vehicle, camper, or van; living in a tent or open space; and living in a hotel or motel—as well as more traditional options (renting an apartment, living in an owned home). Respondents were also asked if someone lived with them who was sleeping on a couch or the floor, and if they were living in housing in poor or fair condition. These survey responses were used to estimate the total number of Summit County residents experiencing these housing conditions.

Based on the resident survey, it is estimated that:

- 75 to 100 renters are currently sleeping in their cars, generating a need for 37.5 to 50 rental units, at 2 persons per household.
- Twenty-one percent of households in the resident survey said that they are providing housing for someone who is sleeping on a couch or the floor. This is equivalent to 742 people in Summit County who need rental units. At 2 persons per household, 371 units are needed for these residents.

In addition to these renters, an estimated 917 renters are living in housing they report as “poor” or “fair.” Of these renters, 59% are cost burdened and 28% are severely cost burdened. These renters create demand for new units if they are in units that cannot be improved because their landlord refuses or the condition is too poor for rehabilitation. The needs model estimates that 25% of these renters need new units, or 115 units.

Renters needing more affordable units. The housing needs model prioritizes renters living in precarious housing conditions by fully accounting for their needs. For renters who are more stably housed but who struggle with continued rent increases, rental unit production that increases the LTR vacancy rate to 5% would help to stabilize prices. The needs model increases the inventory of LTR at the 80-120% AMI level to add stability; this may also reduce the level of cost burden for >60% AMI renters. This adds close to 250 new units to the LTR inventory.

Working in Summit County.

Seasonal workers. Fifty-six percent of seasonal workers expressed a desire to live and work in the county year around and cannot find or afford such housing; this is equivalent to about 2,500 seasonal workers. The model prioritizes housing units for seasonal workers who are living in the least stable housing conditions—about 25% of all seasonal workers.

Year around workers. Workers who rent and express a “very strong” interest in purchasing deed-restricted homes in Summit County are accommodated through new ownership units. Those who can afford market rate units are assumed to be accommodated without public subsidy. The model also assumes that some of the LTR units freed up by these renters becoming owners are made available to assist with rental needs.

In-commuters. A large share of in-commuters—61% of those responding to the survey—express a desire to rent in Summit County if they could afford housing. Altogether, around 11,500 workers commute into Summit County for work. These in-commuters generate demand for an estimated 1,264 rental units and 2,023 ownership units. Half of these in-commuters have incomes that fall within 51% to 100% of Summit County’s AMI.

New workers. The Colorado Department of Local Affairs (DOLA) projects job growth for Summit County. By 2027, 1,454 new jobs will be created in the county. The model assumes these workers will have a slightly lower ownership rate as currently exists in the county, and that wages by occupation will resemble the relative wage that workers are paid in 2022. New workers will create demand for 688 rental units and 188 ownership units.

New unit production. The model accounts for planned rental and ownership units that have a reasonable chance of being developed in the next 5 years, and excludes units that have been built and for which certificates of occupancy (COs) have been issued. These units are accounted for based on their planned affordability levels.

Resales. The model assumes that some of the 1,572 units for purchase by renters wanting to buy and able to afford market rate units will be available. This number is based on the proportion of survey respondent owners who said they planned to leave the county.

Housing needs estimates. Three housing needs scenarios were developed. Figure III-21 shows a middle-ground estimate of needs for the county, based on the assumptions above. In addition to those assumptions:

- This scenario assumes that only 20% of the LTR units occupied by renters who become owners are available to meet the need for more rental units and that 20% of owners selling and leaving the county will sell to permanent residents.
- It also assumes that 50% of in-commuters needs are met for renters and 25% for owners. Reducing housing needs projected for in-commuters has a large impact on needs.
- This scenario assumes that some of the planned rental units in the 100-140% AMI range will house lower income renters. Those renters would benefit from and prefer those units to overcrowded or unsafe conditions even if they face some level of cost burden. Demand for rental units by very low income renters far exceeds what is able to be met by public subsidies.
- Similarly, the model assumes that a share of sold units priced at 150% AMI and greater will be purchased by moderate income renters using down payment assistance and possible deed restrictions.

The town-level estimates were based on this scenario.

Under this scenario, in the next 5 years, **1,261 new rental units and 1,506 new ownership units for workforce could be absorbed**, or an average of 252 rental units and 301 ownership units annually. These units are *in addition* to what the private market develops for vacation and second home, short term rental, and high end market use. The need could be greater—up to 1,500 new rental units and 2,500 ownership units—if the market continues to convert units that are occupied by workers into short-term and seasonal units.

Figures III-22 through III-26 show needs by town and for the unincorporated area. These needs were determined by geographically allocating the countywide needs based on renters' needs captured in the resident survey; renters who express interest in deed-restricted homeownership; and, for in-commuters, job growth, and seasonal worker units, the concentration of jobs and projected job growth.

In addition to total units needed, by rentership and ownership, the figures show needs *if planned developments are not built*, which increases needs significantly in most communities.

- In **Breckenridge**, five-year needs are concentrated in rental units, mostly for renters earning 31 to 60% AMI. An estimated 426 rental units for workforce could be absorbed in the next 5 years to accommodate in-commuters and job growth. This is driven by projected job growth in the food, accommodations, and recreation industry. On the ownership side, if all planned affordable ownership products are developed, demand for affordable ownership products will be 222 new units and will mostly be driven by renters with incomes between 81 and 140% AMI who rent and hope to buy in Breckenridge. However, the ownership estimates assume that renters have available a share of the higher priced ownership units under development (265 units) and resold (65 units) by current owners—possible only with a softening of interest rate hikes heavy down payment assistance. These estimates assume that 50% of in-commuting renters and 25% of in-commuting owners who express interest living in Breckenridge receive housing. If affordable rental and ownership products are developed beyond projected needs, they are likely to be absorbed by additional in-commuters.
- In **Dillon**, projected housing needs total 167 rental units—mostly for low income renters earning less than 60% AMI—and another 102 ownership units, distributed among 61 and 140% AMI. These estimates assume no planned development; the need could be relieved through redevelopment and new builds of designated affordable and mixed-income developments.
- In **Frisco**, needs total 71 rental units, mostly affordable to 31 to 80% AMI renters, and 150 ownership units, mostly affordable to 81 to 140% AMI renters wanting to own in Frisco. These represent the lower bound need and are contingent upon development of the 159 rental units and 71 ownership units planned to be developed in Frisco; however, not all are entitled.

The ownership estimates assume that renters have available a share of the higher priced ownership units under development and resold by current owners. Although this may be possible with heavy down payment assistance, it is more likely that the ownership needs are closer to 190 units for 81 to 140% AMI renters.

- In **Silverthorne**, needs are concentrated in affordable ownership: 228 affordable ownership units are projected to be needed and affordable to 81 to 140% AMI renters who desire to buy in Silverthorne. In addition, 63 rentals units are needed, mostly affordable to 61 to 80% AMI renters.
- The **unincorporated county**, including Copper Mountain and Keystone, is estimated to absorb about 50% of all need. This is based partially on job generation and mostly on the ability to absorb the needs of in-commuters who want to live in the county and the needs of current renters who are living in poor conditions.

Overall, 552 rental units are needed in the next five years, with the majority of these affordable to 31 to 100% AMI renters. On the ownership side, 817 units could be absorbed, with most generated by current renters in the county who desire to be

owners and are willing to live in deed-restricted housing. These should be affordable to 81 to 140% AMI renters desiring ownership. Of these units:

- In **Copper Mountain**, based on the resident survey and projected job growth, there is demand for approximately 92 rental units and 27 ownership units.
- In **Keystone**, there is demand for approximately 199 rental units and 66 ownership units.

**Figure III-21.
Housing Needs by AMI, Countywide, 2028**

AMI Range	Current and Future Needs				Planned and Available Units			Remaining Needs	
	Living in Summit County	In-commuters	Job Growth	Seasonal Worker Units	Planned Units	Renters to Owners and Resales	Planned Seasonal Beds	5-year Units Needed	Avg. Annual Need
Renters									
0-30% AMI	38	32		65				135	27
31-60% AMI	186	113	293	116	236		20	453	91
61-80% AMI	300	113	281	22	197	36	20	464	93
81-100% AMI	196	211	114	69	254	89		246	49
101-120% AMI	65	81		22	106	38		24	5
121-140% AMI		49		30	122	50		-93	-19
141-150% AMI								0	0
151% AMI+		32						32	6
Total Units Needed	784	632	688	327	914	213	39	1261	252
Total if Planned Units are not Built								2214	443
Owners									
0-30% AMI									
31-60% AMI									
61-80% AMI	182							182	36
81-100% AMI	444	98	48		60			531	106
101-120% AMI	189	98	48		76			260	52
121-140% AMI	248	183	43		52			421	84
141-150% AMI	51	14			52			13	3
151% AMI+	371	112	49		120	314		98	20
Total	1485	506	188		359	314	N/A	1506	301
Total if Planned Units are not Built								1865	373

Source: Root Policy Research.

Figure III-22.
Housing Needs by AMI, Breckenridge, 2028

AMI Range	Current and Future Needs				Planned and Available Units			Remaining Needs	
	Living in Summit County	In-commuters	Job Growth	Seasonal Worker Units	Planned Units	Renters to Owners and Resales	Planned Seasonal Beds	5-year Units Needed	Avg. Annual Need
Renters									
0-30% AMI	8	12		26				45	9
31-60% AMI	38	40	104	46	60			169	34
61-80% AMI	62	40	100	9	104	8		99	20
81-100% AMI	40	75	40	27	104	18		60	12
101-120% AMI	13	29		9	30	8		13	3
121-140% AMI		17		12		10		19	4
141-150% AMI								0	0
151% AMI+		12						9	2
Total	162	224	244	130	298	44		426	85
Total if Planned Units are not Built								724	145
Owners									
0-30% AMI								0	0
31-60% AMI								0	0
61-80% AMI	37							37	7
81-100% AMI	91	35	17		52			92	18
101-120% AMI	39	35	17		52			39	8
121-140% AMI	51	65	15		52			79	16
141-150% AMI	11	5			52			-36	-7
151% AMI+	76	40	17		58	65		11	2
Total	306	179	67		265	65		222	44
Total if Planned Units are not Built								487	97

Source: Root Policy Research.

**Figure III-23.
Housing Needs by AMI, Dillon, 2028**

AMI Range	Current and Future Needs				Planned and Available Units			Remaining Needs	
	Living in Summit County	In-commuters	Job Growth	Seasonal Worker Units	Planned Units	Renters to Owners and Resales	Planned Seasonal Beds	5-year Units Needed	Avg. Annual Need
Renters									
0-30% AMI	4	2		3				9	2
31-60% AMI	22	6	16	6				49	10
61-80% AMI	35	6	15	1		2		56	11
81-100% AMI	23	11	6	3		5		39	8
101-120% AMI	8	4		1		2		11	2
121-140% AMI		3		1		3		1	0
141-150% AMI								0	0
151% AMI+		2						2	0
Total	92	34	37	16		12		167	33
Total if Planned Units are not Built								167	33
Owners									
0-30% AMI								0	0
31-60% AMI								0	0
61-80% AMI	10							10	2
81-100% AMI	24	5	3					32	6
101-120% AMI	10	5	3					18	4
121-140% AMI	14	10	2					26	5
141-150% AMI	3	1						4	1
151% AMI+	20	6	3			17		12	2
Total	82	27	10			17		102	20
Total if Planned Units are not Built								102	51

Source: Root Policy Research.

**Figure III-24.
Housing Needs by AMI, Frisco, 2028**

AMI Range	Current and Future Needs				Planned and Available Units			Remaining Needs	
	Living in Summit County	In-commuters	Job Growth	Seasonal Worker Units	Planned Units	Renters to Owners and Resales	Planned Seasonal Beds	5-year Units Needed	Avg. Annual Need
Renters									
0-30% AMI	5	3		6				14	3
31-60% AMI	27	10	26	10	11			62	12
61-80% AMI	43	10	25	2	11	5		64	13
81-100% AMI	28	19	10	6	33	12		18	4
101-120% AMI	9	7		2	11	5		2	0
121-140% AMI		4		3	92	7		-92	-18
141-150% AMI								0	0
151% AMI+		3						3	1
Total	113	56	61	28	159	29		71	14
Total if Planned Units are not Built								230	46
Owners									
0-30% AMI								0	0
31-60% AMI								0	0
61-80% AMI	25							25	5
81-100% AMI	60	9	4		8			65	13
101-120% AMI	26	9	4		4			35	7
121-140% AMI	34	16	4					54	11
141-150% AMI	7	1						8	2
151% AMI+	50	10	4		59	43		-37	-7
Total	202	45	17		71	43		150	30
Total if Planned Units are not Built								221	44

Source: Root Policy Research.

**Figure III-25.
Housing Needs by AMI, Silverthorne, 2028**

AMI Range	Current and Future Needs				Planned and Available Units			Remaining Needs	
	Living in Summit County	In-commuters	Job Growth	Seasonal Worker Units	Planned Units	Renters to Owners and Resales	Planned Seasonal Beds	5-year Units Needed	Avg. Annual Need
Renters									
0-30% AMI	6	4		6				16	3
31-60% AMI	31	14	37	10	65		20	7	1
61-80% AMI	50	14	35	2		4	20	77	15
81-100% AMI	33	26	14	6	35	11		33	7
101-120% AMI	11	10		2	65	5		-47	-9
121-140% AMI		6		3	30	6		-27	-5
141-150% AMI								0	0
151% AMI+		4						4	1
Total	130	79	86	28	195	26	39	63	13
Total if Planned Units are not Built								297	59
Owners									
0-30% AMI								0	0
31-60% AMI								0	0
61-80% AMI	22							22	4
81-100% AMI	55	12	6					73	15
101-120% AMI	23	12	6					42	8
121-140% AMI	30	23	5					59	12
141-150% AMI	6	2						8	2
151% AMI+	46	14	6		3	39		24	5
Total	183	63	24			39		228	46
Total if Planned Units are not Built								228	46

Source: Root Policy Research.

**Figure III-26.
Housing Needs by AMI, Unincorporated County, 2028**

AMI Range	Current and Future Needs				Planned and Available Units			Remaining Needs	
	Living in Summit County	In-commuters	Job Growth	Seasonal Worker Units	Planned Units	Renters to Owners and Resales	Planned Seasonal Beds	5-year Units Needed	Avg. Annual Need
Renters									
0-30% AMI	14	12		25				51	10
31-60% AMI	68	43	110	44	100			165	33
61-80% AMI	110	43	106	8	81	16		170	34
81-100% AMI	72	79	43	26	81	39		100	20
101-120% AMI	24	31		8		17		46	9
121-140% AMI		18		11		22		8	2
141-150% AMI								0	0
151% AMI+		12						12	2
Total	287	238	259	125	262	93	0	552	110
Total if Planned Units are not Built								814	163
Owners									
0-30% AMI								0	0
31-60% AMI								0	0
61-80% AMI	87							87	17
81-100% AMI	213	37	18					268	54
101-120% AMI	91	37	18		20			126	25
121-140% AMI	119	69	16					204	41
141-150% AMI	24	5						30	6
151% AMI+	178	42	19			138		101	20
Total	713	191	71		20	138		817	163
Total if Planned Units are not Built								837	167

Source: Root Policy Research.

SECTION IV.

FOCUS GROUP FINDINGS

SECTION IV.

Focus Group Findings

Focus group discussions were conducted with three distinct groups to support the Summit County Housing Needs Assessment (HNA):

- Employers of a diverse set of industries and representing small and large businesses;
- Seniors and persons with disabilities; and
- Spanish speaking residents.

This section describes the primary findings from those discussions.

Methodology

Focus groups are discussions, generally with 12 to 15 people, that explore particular issues in depth. Attendees were made aware of the groups through trusted organizations—Mountain Dreamers, Staying in Summit (SIS), Timberline Adult Care, Summit County Senior Center, and the Summit County Chamber of Commerce.

The focus groups conducted to support the HNA complemented the resident survey through nuanced discussions about residents' and employees' experiences finding and keeping housing; housing preferences; overcrowdedness and safety in housing; accessibility in housing; and supportive services and long term care needs. Employers discussed challenges their workers face finding housing and how that affects their ability to recruit and retain staff.

The employer focus group was conducted on May 22nd. The seniors focus group was conducted the morning of April 3rd at the Senior Center. Two Spanish speaking focus groups were conducted at Dillon Valley Elementary School on the evening of April 5th.

A total of 60 residents and business owners participated in focus group discussions.¹

Resident and Employer Profile

Employers participating in focus group discussions represented Arapahoe Basin, Copper Mountain, Vail Resorts, Breckenridge Grand Vacations, 1st Bank, Vail Health, Centura, Village at Copper, Xcel Energy, staff of Towns, independent mortgage brokers, and the

¹ 43 residents—30 Spanish speakers and 13 seniors—and 17 employers.

Chamber of Commerce. Altogether, these employers represented more than 5,000 employees, with about 2,500 of those seasonal workers.

The seniors and persons with disabilities group included full- and part-time workers, active volunteers, and retirees. Many are long-time owners in the county who occupied their homes full time upon relocating to the county for retirement. When employed they worked as teachers, accountants, engineers, real estate agents, and for the public sector. They have lived in Summit County full time for a range of 2 to 15 years. Many are active volunteers and support immigrant services, arts and culture, and faith-based organizations.

Three attendees were employed by the Timberline Center and owned homes outside of the county or rented within the county.

Longtime Spanish-speaking residents noted they have been in the county for 5 and up to 20 years and they tend to come from Mexico. Newer residents who have arrived in the county within the past year were more likely to originate from Nicaragua and Argentina.

Employer Perspectives

On average, about 10% of positions with major employers in the county are unfilled. Most attributed this to lack of affordable housing. Seasonal positions are the most difficult to fill if employers are not providing housing for these workers.

Employers expressed the most concern around housing for middle management workforce (generally earning between \$60,000 and \$100,000/year). Employers need housing to recruit these employees; the dormitory-style housing that accommodates seasonal workers is not meant for permanent middle management workforce. Some employers said that housing is a concern for *all employees*, regardless of income.

It is critical that new employees find rental housing in the first 90 days after accepting a job; otherwise, they will leave. Several employees had new workers quit and take jobs in Grand Junction or the Front Range because they could not find housing.

Another critical juncture is the two year mark. This is typically when employees have decided to stay in Summit County and begin to look to buy homes. If they feel they have a very low chance of purchasing in the county, they may look outside of the county and then leave for jobs closer to their homes. They may also try to obtain deed-restricted housing through the lottery, but it is oversubscribed. They may feel it is too risky to wait for a deed-restricted home.

“The first thing we discuss in onboarding is housing. Everyone will ask for housing, regardless of their income.”

Income thresholds. Employers need to pay competitively to attract workers, and the Area Median Income (AMI) limits used to qualify renters and buyers for affordable housing lag wage increases. Complexes that set eligibility at 60% AMI “eliminate 90% of our employees.” Once employees combine incomes, they cannot qualify for publicly subsidized units.

“The problem is that units are being built for 60% to 110% AMI...but demand is below and above that range.”

Workforce rentals. Most resort employers said they are close to meeting the demand for entry-level, seasonal beds. It’s when employees leave employer-provided housing that they struggle, and most employers are unsure of where their employees find housing beyond master leases that some employers maintain.

The most common solution for employers is master leasing, and all major employers have master lease programs.

Many employers said that master leases for non-seasonal workforce are becoming harder to find: employers typically individually contact condo complexes and ask if owners would be willing to lease to employees. The going rate for master leased units is \$1,100/bed/month; employers subsidize these rates to get them to an affordable price for seasonal workers (generally a subsidy of \$400/bed/month).

Owners are increasingly less likely to master lease because they can make double the revenue off of STRs. Some employers have had master lease owners leave their programs and convert to STRs or raise their asking rate: one employer shared that they had an owner offer to long term lease a studio for \$4,000 per month. Owners increasingly expect long term leases to be economically equivalent to STR revenue, to help them recoup the higher mortgages they are paying to acquire the units. STRs are also attractive to owners because they allow owners to still spend time in the property.

“I find it ironic that we are now converting hotels into workforce housing...in response to long-term rental units being converted to short-term/vacation use.”

Many of the county’s larger employers have part- or fill-time staff solely dedicated to running their housing subsidy programs and managing the units they own and rent. Some also offer community, personal (mental health, personal finance), and housing navigation services.

Deed-restrictions and ownership. Some employers feel that deed restricted products “don’t work” for workforce. Some employees have been told they earn only \$1,000 too much over the AMI threshold! Many employers expressed that it would be ideal to have some latitude and flexibility in income eligibility.

Alternatively, single employees who want to buy cannot qualify for deed-restricted housing because their incomes are too low (\$80,000 per year).

Others view deed-restricted products as a reasonable solution when calibrated properly. They feel that concerns about depressed equity gains are overblown and that owners of deed-restricted units can find other ways to invest to gain wealth.

Many employers expressed frustration at the place of work requirements in covenants. If an employer site is across the street from a town—but they are located in another town or the unincorporated county—their staff is ineligible.

“Stringent place of work requirements on deed-restricted homes...is inconsistent with how labor markets function. Deed-restricted homes should be available for workers throughout the county, not restricted to the town in which they work.”

Many employers took issue with the way some deed-restricted properties are resold, feeling that they should go back through a lottery process.

If an employee cannot qualify for affordable units because they earn too much, their only option is market rate for-sale housing. For workers who want to buy, the gap between deed-restricted housing and market rate for-sale housing is much too wide. Market rate housing is rarely a solution for workforce.

“Many staff make too much to qualify for deed-restricted for-sale housing but their incomes are way under for market rate housing. This is especially true of families.”

Many employers expressed the need for a for-sale product priced in between deed-restricted and market rate. This product would be targeted to middle management workforce and to families. The Housing Helps program helps meet this need and is very helpful for workforce who are close to being able to afford market rate homes. The generous down payment programs offered by towns and the county are also incredibly helpful and much better than those offered by the state.

Most employers said they are more incentivized to provide rental housing subsidies than for-sale housing subsidies because they can be sure that the occupants are employees. In some cases, when employers have subsidized deed-restricted for-sale housing, employees have quit—leaving the employer with a lost unit of workforce housing and subsidy.

Interest in becoming development partners. Many employers could and would develop more affordable housing if there were local and state incentives to do so. Several employers mentioned the desire to move into development partnerships where they provide capital in exchange for a set aside of units for their employees. Other employers own land but do not have capital to contribute and are unable to find development partners.

One employer sees a solution in development of a large apartment community, with units shared among employers in the county—from small businesses to large operations. Others see a solution in mixed-income for-sale products. Employers also hope that the Lake Hill site is master planned soon—and expressed some frustration with the delay in finding infrastructure and transportation solutions. This could add a significant amount of workforce housing.

One employer is concerned that the lack of workforce housing poses a broader risk (than economic) to county operations, noting that bus operations, CDOT operations, and public safety are all understaffed.

Creative solutions. Many of the county's larger employers have tried unique solutions to find housing for their employees. Some have incentivized current employees who are own to open up an unused bedroom to other staff.

Some employers struggle with what is best to offer to ensure they are treating all employees fairly.

Many employers supported the concept of prioritizing housing for essential workers—including health care workers, behavioral health care staff, public works (water, sewer, sanitation), energy workers (power grid responders), teachers. They feel that new affordable housing with public subsidies, including deed restricted housing, should prioritize these workers, who have some of the most challenging jobs in the county.

"[We] really need to evaluate how we are prioritizing who occupies subsidized housing."

Many employers expressed frustration at how the lottery system works for deed-restricted ownership units.

Recommendations and solutions. Solutions and recommendations for the county and local governments that were discussed by employers included:

- **Build more Wellington and Peak One neighborhoods**—affordable single family homes for families.
- **Build more employer-owned and/or master leased rentals.**

- **Continue the generous down payment assistance programs** offered by towns and the county.
- **Create a housing resource coordinator office**—a “one stop shop” for housing applications and resources—that all employers could use.
- **Make all affordable housing eligibility criteria consistent** to lessen the confusion about what a household can qualify for and to streamline the application process.
- **Add flexibility in the deed-restrictions for place of work.** Allow deed-restricted housing to be occupied by workers in the county overall (v. a specific town).
- **Impose a vacancy tax** on unoccupied housing units and/or and **raise the tax on STRs** and use the revenue to build dedicated workforce housing.
- Require **accessory dwelling units be used as long term rentals.**
- **Prohibit redevelopment of affordable housing**, including mobile home parks, into market rate housing or **impose significant inclusionary zoning requirements** on the redeveloped property.

Resident Perspectives

Living in Summit County. Seniors said they chose to retire in the county for the high quality of life, access to the outdoors, and the county’s reputation as a generous community. However, they have seen their neighborhoods eroded by conversion of units into vacation use: **“These empty houses drive me crazy!”**

Seniors are frustrated with the lack of opportunity to age in place in the county. They specifically mentioned a huge shortage of in-home care, lack of memory care and a physical therapy or rehab center—and no assisted living facilities in the county.

“[The county should] honor the seniors who have put so much into this community.”

Staff at the Timberline and Senior Center expressed their frustration at not being able to become homeowners in the county. Some had household incomes that exceeded the AMIs for deed-restricted housing, yet could not afford private market prices or manage the costs of an affordable fixer-upper.

Spanish-speaking residents who have been in Summit County for decades as well as newcomers all agreed that employment opportunities were the main draw to the county. Members from the group have very high labor force participation; some work in education and social work and most tend to work in the hospitality industry—in occupations such as housekeepers, waiters, and cooks— and the construction industry.

Those that have lived in Summit for several years all feel a big sense of community in Summit and they consider the county their home. Main reasons they wish to continue to live in Summit County include:

- Low crime in the county;
- Green spaces and opportunities to enjoy nature;
- High quality of schools and activities available to their children; and
- Abundant employment opportunities.

Longtime residents feel housing used to be manageable before the pandemic but in the past several years the lack of affordable housing accelerated. These residents feel they are being pushed out of the county and residents that arrived recently noted they find it extremely challenging to find stable housing options. Many of them have to double up to afford housing and others have to hold multiple jobs to make ends meet; it is not uncommon for households to have 7 to 10 people. There is perception among residents that the increase in short-term rentals (STRs) has made the situation worse and that STRs place a significant displacement pressure on their community.

A participant noted that the workforce community feels that **“The County is closing the door on us.”**

Housing affordability. Residents were asked about what they could afford to pay for rental or for-sale housing, as well as the ideal number of bedrooms, baths, and parking spaces. Responses ranged from:

Rental pricing

- \$700 to \$1,300 for a studio or 1-bedroom unit with 1 bathroom, and housing 1-2 people;
- \$1,200 to \$1,800 for a 2-bedroom, 2-bathroom unit, housing 4 people and with 3 parking spaces;
- \$3,500 to \$4,000 for a house with 4 bedrooms and 3 bathrooms.
- Per-person rents should range from \$600 to \$1,000 per person.
- In addition to adequate parking, access to a grill or a place to put a grill is important.

For sale pricing

- Three bedroom, 2 bathroom units are most desired, with 2-3 parking spots;
- Price range should be \$300,000 to \$800,000—with a median of \$500,000.
- Desired amenities include proximity to a bike path and a small backyard or area for children to play.

Attendees with real estate knowledge expressed that price increases are driven by increased demand and wealth from out-of-county and out-of-state buyers. The competition of units is more than just local, and locals have a very hard time competing with such buyers.

Senior and accessible housing. Senior attendees and attendees with and representing people with disabilities supported development of an assisted living facility in Summit County. The closest facilities are in Eagle County, Jefferson County, and Boulder County. Attendees prioritized senior independent and assisted living over nursing care, noting that nursing care is less of a demand.

Building an accessible, independent senior living community could free up units for workforce. It is increasingly difficult for seniors to manage the stairs that are so common in Summit County condos. Many desire a transitional community, with both independent living and assisted living.

“I would be happy to sell my condo at an affordable price if it could help [the community] and move into something that would be better for me.”

Several attendees described a vision of a multi-story facility with increasing levels of care by floor.

Timberline staff noted that they have clients who need to shower at their facility because their homes do not offer accessible showers.

Housing instability. Among longtime residents, rent increases have accelerated in the past years and many have had to move. In the past five years, some residents have had to move up to 5 times. Main reasons for displacement included:

- Rent increasing to an unaffordable level. Residents noted rent increases of up to \$300 in monthly rent per person;
- Because their lease was not renewed; or
- Because the owner of the unit wanted to sell.

Residents noted that housing instability is very detrimental for their children, who experience increased levels of anxiety. Some have had to move far away and commute from places like Leadville to work in the county. Others noted they are given a very short notice when they are displaced: A couple in attendance shared they had been given one week to find a new rental place by their current landlord.

Among newcomers housing conditions are very unstable. Most of them rely on personal networks to find housing and many end up in severely overcrowded conditions where they pay rent month to month without a lease or a clear living arrangement, paying up to \$400 per person to stay in a shared space (such as a living room). Some live under such

conditions with their infants. Others feel they are stuck living in hotel rooms for months at a time, without access to proper cooking facilities, which increases their food costs.

Barriers to housing access. All residents noted that finding housing is very difficult in Summit County. In addition, the immigrant community faces unique challenges compared to the non-immigrant population. The main barriers discussed were:

- **Deposits and fees**, security deposits plus first and last month's rent can range from \$4,000 up to \$12,000. In addition, residents have to pay for application fees and background check fees, which are non-refundable.
- **Credit checks** present a large barrier among newcomers who do not have a credit history in the U.S. and among longtime residents who are undocumented or who do not have the financial literacy to navigate the credit system. Some participants mentioned that **due to their lack of credit history they have been asked for deposits equivalent to one year of rent.**
- **Lack of social security number** presents a major barrier to finding housing among newcomers and undocumented residents. Some participants noted that they tried to apply for deed-restricted, for-sale housing in Smith Ranch in Silverthorne but were told they needed a social security number. They expressed an interest in deed-restricted homes—but don't feel that they can qualify.

Recent immigrants working in occupations such as housekeeping generally meet income restrictions for affordable units, but they believe they cannot apply for such units due to lack of a social security number; they also face language barriers that prevent them from applying and/or are not aware of the availability of the units.

- **References and background checks.** Many landlords are now asking for references and documentation of rental history, but many immigrants rent from personal networks and do not have formal leases that can prove they have had a stable rental history.
- **Children.** Participants noted landlords prefer not to rent to tenants with children. They shared several anecdotes of feeling they were being treated differently when the potential landlord learned they had children. If they note in a rental application that they have children, they are less likely to get a call back from the landlord.
- **Language.** Participants also noted that not speaking English leaves them at a disadvantage when looking for housing. It also makes it very difficult to fill in the paperwork correctly and communicate with potential landlords. They noted that landlords will not call back someone they believe to be a monolingual speaker.
- **Lack of financial products that work for the immigrant population.** Longtime residents who wish to transition into homeownership but do not have a social security number find it very difficult to get a mortgage. They feel there are no lenders for the immigrant population and although some lenders approve loans using

ITIN² (identification numbers in lieu of a social security number), finding those financing options is hard and they come with higher down payment requirements and higher interest rates.

Participants noted that they would love the opportunity to purchase a deed restricted home, since their desire is to stay in the community for a long time. They do not care if the deed-restriction prevents them from gaining equity. They perceive obtaining financing as a significant barrier to obtaining a deed-restricted home.

- **Income limits.** Among longtime residents who work in higher paying occupations such as construction, income limits on rental units present a barrier to affordable housing units.

On an hourly wage of around \$25 an hour, they surpass the income limits for income restricted units but are unable to find something they can afford at market rates. Some participants specifically mentioned trying to get a unit in the Alta Verde development in Breckenridge and being disqualified due to income limits. Residents perceive that many applicants underreport their income or ask for work hour reductions in order to qualify for such units.

- **Income requirements.** Some participants also noted that although their income is too high for income restricted units, they often do not meet the minimum income requirements in market rate units. Income requirements (such as earning 3 times the monthly rent) prevent them from qualifying for such units.
- **Occupancy code.** Some participants also noted that the only way they can afford to live in the county is by doubling up, which tends to violate occupancy limits. Some shared that employers are facing more pressure to house their workers in order to retain them, particularly in the restaurant industry. However, this leads to employers housing workers beyond occupancy limits and when the occupancy code is enforced, workers are displaced. Attendees mentioned peer workers who quit their positions and moved to Grand Junction because of occupancy enforcement.

The tight housing market with low vacancy rates combined with the barriers listed above presents an opportunity for opportunistic behavior. Residents noted that the current housing environment incentivizes predatory practices. For those who have a stable rental situation, high housing costs incentivize them to sublet to people who do not qualify for a unit. They can earn up to \$3,000 in monthly profits. Renters who are subletting are at risk of displacement if they are breaking the terms of a lease. They are also unlikely to request maintenance and repairs to the units because they fear landlords will raise their rent. To avoid this, they make the repairs themselves.

² An ITIN, or Individual Taxpayer Identification Number, is a tax processing number only available for certain nonresident and resident aliens, their spouses, and dependents who cannot get a Social Security Number (SSN). It is a 9-digit number, beginning with the number "9", formatted like an SSN (NNN-NN-NNNN).

In addition, participants noted that there is a lot of abuse from property management companies and the owners of the properties do not seem to know. For example, they noted that rules and restrictions on pets seem to only apply to non-White residents in LIHTC properties.

Finally, they noted a significant increase in the number of fake rental unit publications online that aim to scam people.

Future housing plans. When asked about their future housing plans, residents shared that they would like to continue to live in Summit County, but long time renters feel they can only afford to buy a house in places like Leadville, where mobile home lot rents are cheaper than in Summit, at around \$600 a month. They shared that they used to think buying a mobile home in Summit County was attainable, but that is no longer the case. A participant shared that mobile homes that used to sell for around \$80,000 are now going for \$200,000 or more on top of lot rents of up to \$1,300. In addition, they are afraid of displacement from the mobile home parks if they do own a mobile home.

Some mentioned that if the housing situation continues, they will have to move to Grand Junction, Pueblo, or Denver. Those with children noted that they will try to stay in the county until their children grow up because they feel this is a great community in which to raise children. However, in the long term they feel that their children will leave Summit County when they become adults and they will also have to leave to find a more affordable place where they can retire.

Services, infrastructure, education, and other needs. Residents also discussed their experience with supportive services, infrastructure, and transportation. They noted that the food bank is very helpful and they like the quality of the schools.

Seniors commonly expressed concern about the very limited in-home care in the county. They described a system with one reliable care provider, who struggles to find reliable staff. Churches often “step up” and help, but it is not their core function.

They also noted they like having access to the free bus but feel it caters to the tourists more than to the workforce. For example, they highlighted the need for better bus routes that go into the mobile home park communities. They also mentioned that the Summit Stage used to run every 15 minutes but now it runs every hour; therefore, workers have to leave 2 hours earlier to get to work by bus.

Seniors also mentioned frustration with the “shrinking” bus routes and frequency.

They also noted the need for better sidewalks and snow removal for pedestrians—including K-12 students. For example, access to Summit High School lacks appropriate sidewalks and snow presents a barrier for students who wish to walk to school. In addition,

the bus does not match the school hours. The schools in Summit County serve a lot of new immigrant children who would benefit from better transportation options to school.

Parents of children attributed enrollment challenges to lack of transportation, as well as lack of motivation for older children to remain in school when they can contribute to household earnings through work. Parents attending the focus group noted that the school bus has become very competitive and that there is now a waitlist for school bus services since there is a shortage of school bus drivers.

Residents also noted the need for better/more streetlights particularly in mobile home park communities and in Silverthorne.

The lack of public transportation that can reliably be used to get to work and school leads households to rely on private vehicles to meet their transportation needs. Therefore, households have a higher need for parking spaces.

“We need 3 workers in the household to afford housing. Everyone needs a car to get to work...but we have only one parking spot available through our rental unit.”

Many noted the parking situation is particularly challenging in Keystone, where parking fees are high (up to \$300 a month per vehicle). The area is more aggressively putting boots on cars without warning, which can cost \$140 to remove. Residents noted getting boots when they were visiting friends or family and had just been parked for a couple of hours, particularly in Orofino and Dillon Valley West Condominiums. Residents see these actions as predatory.

Finally, residents are grateful for the services they receive from local nonprofits like FIRC, but feel that some organizations are oversubscribed and reluctant to continue to help residents served in the past. In addition, many of its programs are earnings based and they are unable to help residents who exceed the income limits but have severe needs, particularly due to medical emergencies.

Recommendations and solutions. Solutions and recommendations for the county and local governments that were discussed by resident participants included:

- **Build more housing that is affordable and available to the workforce** and is not used for short-term rentals (STRs). Residents feel the stock of housing available to permanent residents is being replaced by STRs and the county should limit the extent to which this happens. Seniors are very concerned about the number of people in Summit County, including workforce, who are living out of their cars.
- **Support a senior living community with accessible independent living, assisted living, and tailored levels of care.** Such a facility would “give back” to the seniors who have invested in the Summit County community and provide a higher level of care for aging seniors and persons with disabilities. It would also free up housing stock that is currently occupied by seniors. Ideally, such a community would

consist of patio homes/accessible townhomes, an accessible living structure with tiered levels of care, and a cooperative/cohousing option.

- **Raise revenue from STRs and vacant properties to increase affordable inventory and down payment assistance or mortgage points buydown.** Some attendees wanted to tax STRs more aggressively, and many favored caps on the STR licenses. Some attendees proposed a vacancy tax. Others acknowledged that while STRs have hurt locals' access to housing, there is not an easy solution to prevent conversion of units into STRs in rural resort areas. Many attendees agreed that such taxes should be used to create more affordable units and/or higher levels of down payment assistance or a buydown of mortgage points to lower the monthly payment.
- **Continue to incentivize property owners to rent to workforce** (v. short term rent or leave units vacant). This could include state tax incentives for property owners, including small/non-corporate owners, who commit to master leases of rental units to employers.
- **Increase housing navigators and outreach targeted to the Hispanic community.** There is a high need for education on how to navigate the housing market among the Hispanic community. Participants noted they would like to learn how they can work to meet all rental requirements but need access to the information in Spanish. Having access to trusted housing navigators that can help them with the application process for rental units in Spanish would be very beneficial for the community. They also noted that having Flyers in Spanish would be a good place to start. They explained that new immigrants feel they do not have the right to reach out and ask for the services and that they would benefit from affirmative marketing that clearly communicates which services they can access and how to access them. In addition, even longtime Hispanic residents feel the Hispanic community is not involved in decision making around housing investments, but they need access to information in Spanish to speak up have their voices represented on decisions around affordable housing, so the design and requirements of such projects meets the needs of their community.
- **Invest in shared equity programs or rent to own programs.** Residents noted that they feel their prospects to become homeowners in the county are very low, they feel shared equity homeownership programs and rent to own programs can be an effective way to reduce the gap between what they can afford to pay for a mortgage and the market cost. They feel such programs would shield them from constant rent increases and allow them to stay in the community in the long term.
- **Invest in displacement prevention programs.** Residents feel very anxious about being able to stay in the community. Even the ones who have year long leases feel they will be displaced at the end of the lease and wish they had access to longer term leases. For example, residents noted that they have heard the Blue River apartments in Silverthorne are going to market rate and current residents will soon be displaced due to rent increases.

- **Invest in programs that fit the unique needs of the community.** Residents noted that new immigrants do not know how to build credit without a social security number and would benefit on financial literacy and guidance on building credit using their ITIN number. They also noted that housing programs would benefit them if they catered to the needs of residents who do not have access to a social security number or credit history, but they are not aware of any current programs that offer more flexibility around such documentation. In addition, many adults in the community are still striving to complete their education in order to qualify for better jobs and learn English, and housing programs that do not have any exceptions to their work requirements force residents to choose between affordable housing and education investments.

SECTION V.

SURVEY FINDINGS

SECTION V.

Survey Findings

This section reports the findings from the resident survey conducted to support the Housing Needs Assessment. It explores residents' current housing situations, housing and affordability challenges, and housing preferences. The Summit Combined Housing Authority and Root Policy Research who designed and analyzed the survey, are grateful to the residents who shared their experiences and perspectives by participating in this survey, in addition to Mountain Dreamers, who distributed the survey to Spanish speaking residents.

Methodology

The survey was available online and in paper format to people who:

- Live and work in Summit County;
- Live in Summit County and work outside of the county, including remote workers;
- Live in Summit County and are retired;
- Commute into Summit County for work; and/or
- Work seasonally in Summit County.

People who own a home in Summit County which they use primarily as a second/vacation home or an investment property and who do not live or work in the County are not represented in this survey.

The survey was available in both English and Spanish. Valid surveys were received from 2,284 residents with 1,810 completed in English and 474 completed in Spanish.¹

Sampling. A random sample is a sample in which each individual in the population has an equal chance of being selected for a survey. Survey takers are typically invited to take the survey through a text message or phone call. These types of surveys are costly to administer, particularly in less densely populated areas.

¹ For the purposes of this section, "valid" means that the survey did not appear to be completed by a "bot." The term bot refers to a script or program that is written to populate surveys with fake responses, often in an attempt to collect compensation. Surveys completed bots were identified by examining the time taken to complete the survey, repeat IP addresses, and inconsistent responses.

The Summit County housing survey was not conducted using a random sample. Instead, the survey was promoted through community networks. The survey was promoted through:

- Town and county social media;
- Through flyers with QR codes in recreation centers, the senior and community center, and local markets;
- Posted on town and county websites;
- Advertised in local newspapers and local radio stations; and
- Circulated by employers.

The self-selected nature of the survey means it is not a true random sample; however, important insights and themes can still be gained from the survey results.

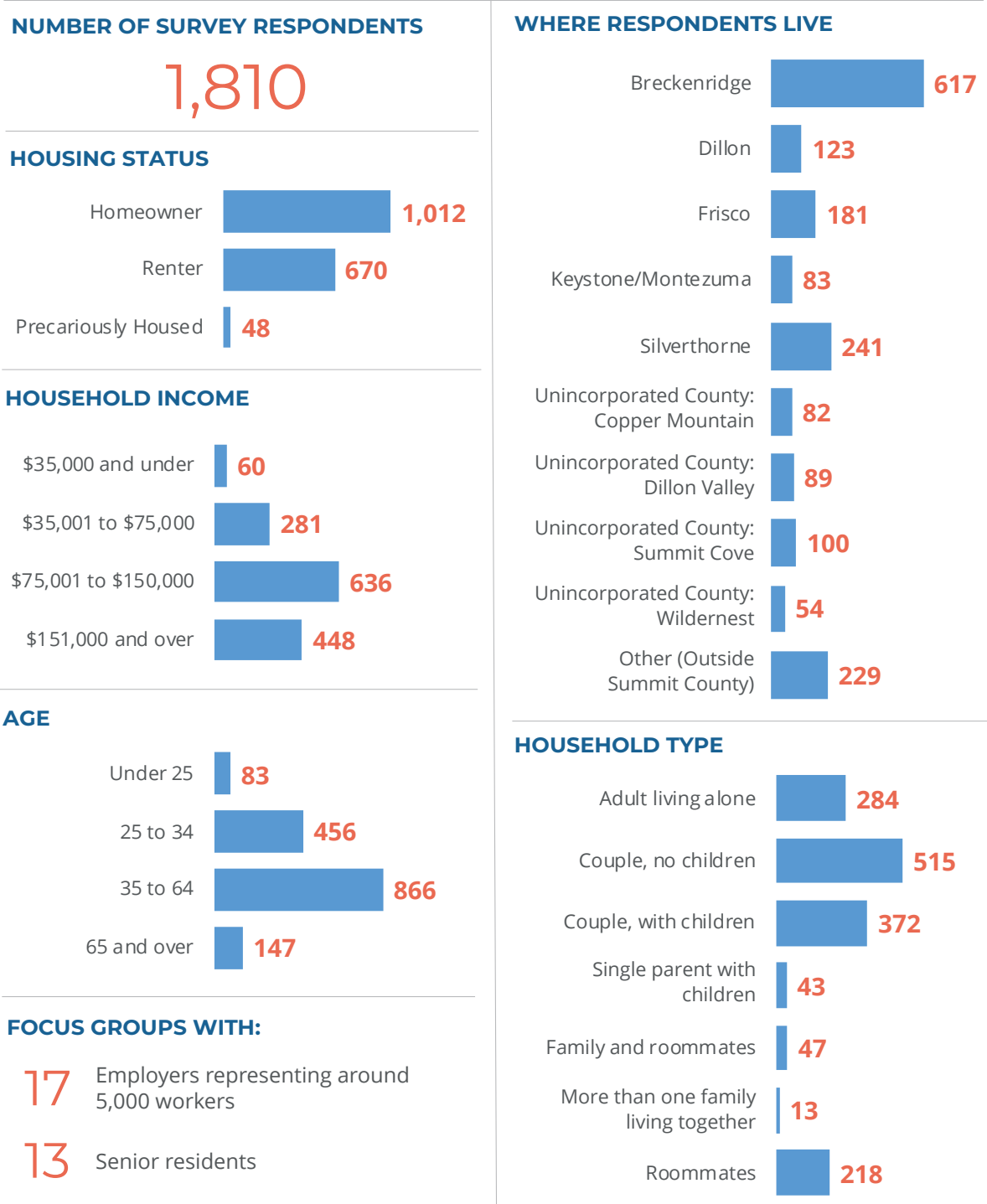
One of the primary objectives of the survey was to gather responses from the County's Hispanic community—a demographic group whose needs are often underrepresented in standard housing needs analyses. With the assistance of Mountain Dreamers, this objective was met: 474 surveys were completed by Spanish-speaking residents. Overall—considering both the English and Spanish surveys—24% of respondents identified their ethnicity as Hispanic. Overall, the data provide a rich source of information about households and their housing needs.

Sample size note. When considering the experience of members of certain groups within jurisdictions, the sample sizes are too small ($n < 20$ respondents) to express results quantitatively. In these cases, we present the survey findings as representative of those who responded to the survey, but the magnitude of the estimate may vary significantly in the overall population (i.e., large margin of error). Survey data from small samples are suggestive of an experience or preference, rather than conclusive.

Demographics. Figures V-1 and V-2 show the demographics and geographic distribution of survey respondents by language. English speaking respondents are much more likely to be owners (58%) compared to Spanish speaking respondents (8%). Spanish speaking respondents are more likely to have household income below \$75,000 (86%) compared to English speaking respondents (24%) to be younger (46% under age 35 v. 35%) to have children (51% v. 38%) and to have shared living arrangements including families and roommates and more than one family living together (21% v. 4%).

Figure V-1.
Housing Survey Participants, English

ENGLISH HOUSING SURVEY BY THE NUMBERS



Note: Numbers do not aggregate either due to multiple responses or that respondents chose not to provide a response to all demographic and socioeconomic questions.

Source: Root Policy Research from the Summit County Housing Survey 2023.

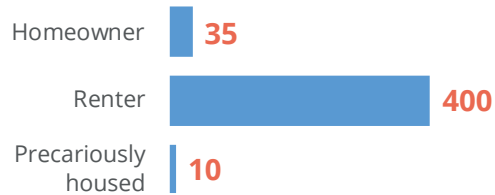
Figure V-2.
Housing Survey Participants, Spanish

SPANISH HOUSING SURVEY BY THE NUMBERS

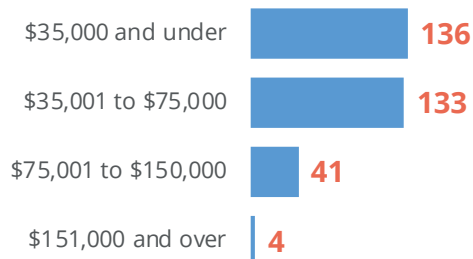
NUMBER OF SURVEY RESPONDENTS

474

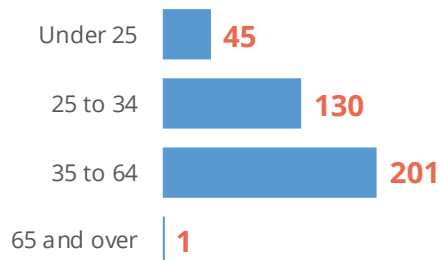
HOUSING STATUS



HOUSEHOLD INCOME



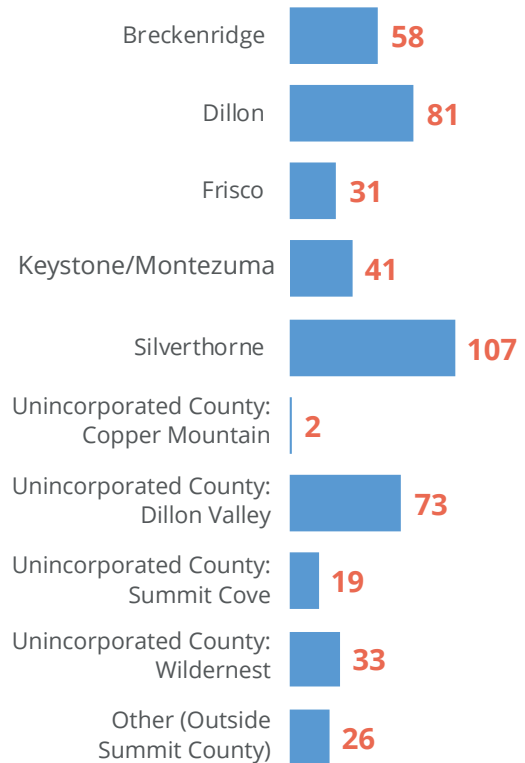
AGE



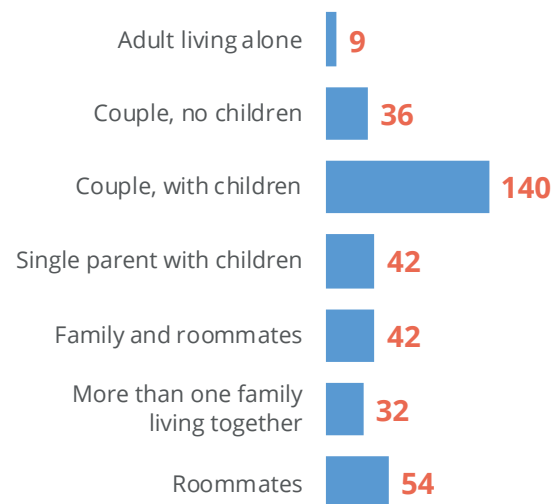
FOCUS GROUPS WITH:

30 Spanish-speaking residents

WHERE RESPONDENTS LIVE



HOUSEHOLD TYPE

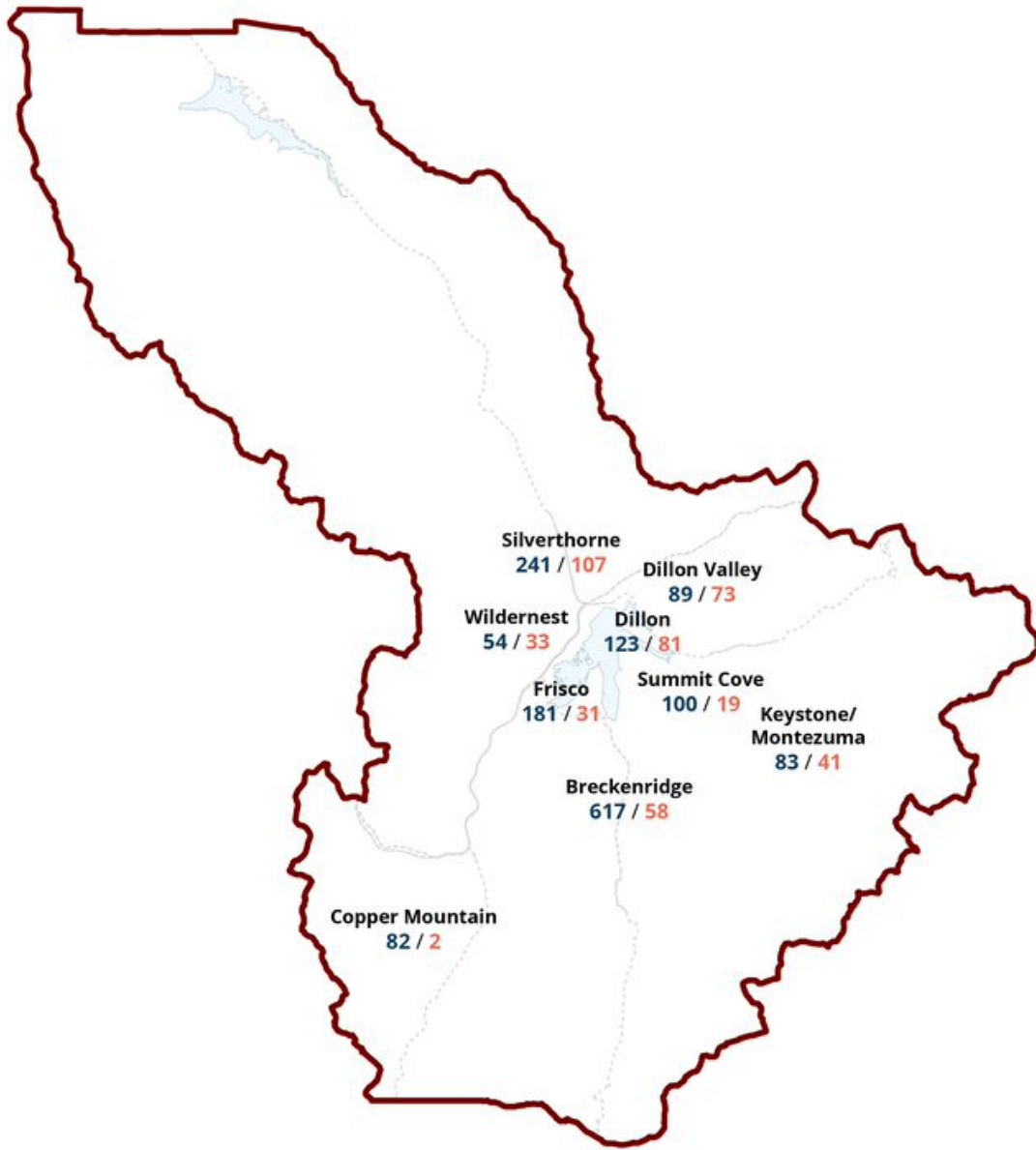


Note: Numbers do not aggregate either due to multiple responses or that respondents chose not to provide a response to all demographic and socioeconomic questions.

Source: Root Policy Research from the Summit County Housing Survey 2023.

As shown in the map in Figure V-3, Spanish speaking respondents are also more likely to live in Dillon, Keystone/Montezuma, Silverthorne, Dillon Valley, and Wilderndest.

Figure V-3.
Geographic Distribution of Respondents



English responses in **BLUE**
Spanish responses in **ORANGE**

Source: Root Policy Research from the Summit County Housing Survey 2023.

Explanation of terms used in this section. Terms that will be used throughout this section include:

- “Household income” includes the aggregate income of all members of a housing unit—e.g., the combined income of a married couple, or the combined income of all roommates. “Individual income” is the income of one worker only.
- “Precariously housed” includes residents who are currently living out of their car, in a recreational vehicle (RV) or camper or van, or in a tent, and respondents staying with friends or family.
- “Tenure” in the housing industry means rentership or ownership.
- “Seasonal worker” is a respondent who is living in the county because they are working a seasonal job.
- “Out-commuter” is a person who lives in Summit County and leaves the county for work. “In-commuter” is a person who lives outside of the County and commutes into the county for work.
- “Not employed” is a Summit County resident who is retired or not working—for example, because they are stay-at-home parent or caregiver, because they are unable to work, because they do not need to work, or because they are unemployed and looking for work.

Primary Findings

Primary findings from residents’ perspectives and experiences include:

Housing Needs

Overcrowding. Seventeen percent of respondents in the county lacked sufficient bedrooms in their homes. Dillon had the highest percentage with 29% lacking space. Spanish speakers were almost six times more likely than English speakers to report not having enough rooms (47% v, 8%). Age and income were also factors, with 33% of those under 25 and 40% of households with income of \$35,000 or less indicating an insufficient number of bedrooms. Renters without a lease (46%) and precariously housed (31%) respondents were also more likely to lack bedrooms. Single parents (34%), households with families and roommates (44%), and households with multiple families (63%) also reported insufficient space.

Housing security. Renters and those with unstable housing situations were asked about their feelings of security in their current housing situation. Overall, 11% said they were insecure in their housing situation and 19% were uncertain. Certain segments showed higher levels of insecurity, such as Spanish-speaking respondents (16%), renters

without a lease (21%), precariously housed residents (81%), and households with lower incomes. Households with more than one family living together (21%) and families and roommates living together (20%) were also more likely to feel insecure.

Doubled up. Respondents were asked if they have someone temporarily staying in their home due to lack of affordable housing; 14% of respondents reported doubling up. Over 60% of households with multiple families living together reported doubling up. Dillon and Frisco had higher percentages at 21% and 16%, respectively. Spanish-speaking respondents were more likely to double up, at 36%. Renters without a lease also had a high likelihood at 40%, as well as precariously housed respondents at 29%.

Displacement. The survey found that 26% of respondents had been displaced from their homes in the past five years. Spanish-speaking respondents had a much higher rate of displacement at 49%. Renters without leases were the most affected at 52%. Reasons for displacement included the sale of rental units, conversion to short term rentals, unaffordable rents, and evictions. Twenty-six percent of those displaced have been displaced from Breckenridge.

Condition. Around one in four respondents from Dillon and Spanish-speaking respondents rated their home condition as poor or fair. Renters without a lease (28%), those under age 35 (25%), and households with lower incomes (25%) are also more likely to rate their home condition as poor or fair. Weatherization repairs are the most frequently needed. When asked why the repairs hadn't been made, 22% of respondents said they cannot afford repairs and 37% of Spanish-speaking respondents worry about rent increases or eviction if they request repairs. One in four renters has asked their landlord for repairs, but the landlord has refused.

Cost burden. Survey data were used to estimate the rate of cost burden in Summit County. Survey data estimates 29% of renters are severely cost burdened and 58% are cost burdened. The survey also found that 33% of owners experience cost burden, and 8% are severely cost burdened.

Solutions

Improving housing situations. Participants were given various housing assistance options and asked to choose the ones that would improve their situation. Overall, 35% of respondents indicated finding a home they can afford to buy would improve their situation; 31% indicated they are happy with their housing situation; and 18% indicated help with a down payment and closing costs to buy a home would improve their situation. Spanish speaking participants preferred having more bedrooms for their families (35%). Renters preferred finding an affordable home to buy (54%) or receiving assistance with a down payment and closing costs (30%). Lower-income households preferred assistance with rent payments (30%) or help finding rental housing (28%).

Interest in deed restricted homes. Forty-five percent of renters surveyed expressed high interest in owning a deed restricted home if it were the only path to ownership, as did 50% of respondents ages 25 to 34 and almost 40% of those with a household income between \$35,000 and \$75,000.

Awareness of SCHA. Many respondents are unaware of the Summit Combined Housing Authority (SCHA). Out of all respondents, 32% indicated they are unaware, with the highest percentages among specific categories such as households with multiple families living together (85%) and Spanish-speaking respondents (82%).

Future Housing Plans

The survey found that 31% of respondents want to stay in their current home as long as possible, while 20% plan to move within the same county. Another 19% hope to stay put but are concerned about having to move, and 19% plan to leave the county. Families, Spanish speakers, those precariously housed, and renters without a lease are most worried they will not be able to stay. The most common reasons for planning to move are affordability, size, and stability. Finding stable housing is a top priority for many Silverthorne residents, Spanish speakers, renters without a lease, those under 25, low-income households, single parents, and roommates.

Respondent Segments

Where there are enough responses, the survey data are analyzed by subcategories including: place of residence, live/work status, tenure, age, income, and household characteristics, these are further segmented by English and Spanish responses.

Place of residence. Compared to the household distribution in the county, the resident survey collected more responses from Breckenridge (33% v. 18%), Dillon (10% v. 4%), and the Keystone/Montezuma area (6% v. <1%), and fewer from unincorporated areas of the county (22% v. 51%). As shown in Figure V-4, Spanish speaking respondents are more likely to live in Dillon, Keystone/Montezuma, Silverthorne, Dillon Valley, and Wildercrest, places that have a higher share of Hispanic residents according to ACS data.

Figure V-4.
Place of Residence, by Language

	English Survey		Spanish Survey	
	N	%	N	%
Breckenridge	617	34%	58	12%
Dillon	123	7%	81	17%
Frisco	181	10%	31	7%
Keystone/Montezuma	83	5%	41	9%
Silverthorne	241	13%	107	23%
Unincorporated County: Copper Mountain	82	5%	2	0%
Unincorporated County: Dillon Valley	89	5%	73	15%
Unincorporated County: Summit Cove	100	6%	19	4%
Unincorporated County: Wildernest	54	3%	33	7%
Alma Fairplay	66	4%	8	2%
Eagle/Eagle Vail/Edwards	5	0%	1	0%
Farmer's Korner	8	0%	4	1%
Georgetown/Idaho Springs	16	1%	1	0%
Leadville	41	2%	4	1%
Front Range	30	2%	1	0%
Other	63	4%	7	1%

Note: n=2,270.

Source: Root Policy Research from the Summit County Housing Survey 2023.

Live/work status. Figure V-5 shows the live/work status of survey respondents by language. Spanish speaking respondents are more likely to live and work in the county while English speaking respondents are more likely to be in-commuters. Additionally, Spanish speaking respondents are less likely to not be employed.

Figure V-5.
Live/Work Status, by Language

	English Survey		Spanish Survey	
	N	%	N	%
Live and Work	1,367	76%	430	91%
Live and Remote Work	59	3%	13	3%
Out-commute	23	1%	5	1%
In-commute	167	9%	18	4%
Seasonal worker	25	1%	10	2%
Not Employed	128	7%	19	4%
Other	41	2%	21	4%

Note: n= 2,284.

Source: Root Policy Research from the Summit County Housing Survey 2023.

Age. As shown in Figure V-6, Spanish speaking respondents are younger than English speaking respondents (46% under age 35 v. 35%) and this is consistent with trends in ACS data. The survey had more responses from younger residents than the county's population. The survey had 7% responses from households with a householder under 25 years old (compared to 3% in the county), 30% responses from households with a householder aged 25-34 (compared to 14% in the county), 56% responses from households with a householder aged 35-64 (compared to 61% in the county), and 8% responses from households with a householder aged 65 and above (compared to 22% in the county).

Figure V-6.
Age, by Language

	English Survey		Spanish Survey	
	N	%	N	%
Under 25	78	6%	39	11%
25 to 34	391	29%	124	35%
35 to 64	767	56%	192	54%
65 and over	132	10%	1	0%

Note: n= 1,724.

Source: Root Policy Research from the Summit County Housing Survey 2023.

Household characteristics. Based on the data in Figure V-7, Spanish speaking respondents have different types of households compared to those who speak English. Specifically, they are less likely to be couples without children (9% v. 32%) and less likely to live alone (2% v. 18%). On the other hand, they are more likely to be couples with children (38% v. 24%) and single parents with children (11% v. 3%). Additionally, they tend to have shared living arrangements such as families and roommates (11% v. 3%) and more than one family living together (9% v. 1%).

As expected given the differences in age distribution, compared to the county population, the survey received a higher percentage of responses from couples with children (27%) compared to the county average (17%) and it received a lower percentage of responses from adults living alone (15%) compared to the county average (29%).

Figure V-7.
Household Characteristics, by Language

	English Survey		Spanish Survey	
	N	%	N	%
Adult living alone	255	18%	8	2%
Couple, no children	442	32%	33	9%
Couple, with children	329	24%	132	38%
Single parent with children	37	3%	39	11%
More than one family living together	12	1%	32	9%
Family and roommates	40	3%	40	11%
Roommates	204	15%	51	15%
Other family	18	1%	9	3%
Other	50	4%	5	1%

Note: n=1,736.

Source: Root Policy Research from the Summit County Housing Survey 2023.

Income. The income distribution of the survey respondents closely resembles the income distribution of the county. Based on the ACS data, 12% of households earn \$35,000 or less, which is the same as the percentage in the survey. In addition, 27% of households earn between \$35,001 and \$75,000, which is slightly lower than the 24% reported in the survey and 38% of households earn between \$75,001 to \$150,000, which is almost the same as the 37% reported in the survey. Lastly, 26% of households earn \$151,000 or more, which is slightly higher than the 23% reported in the survey.

As shown in Figure V-8, Spanish speaking respondents are more likely to have household incomes below \$75,000 (86%) compared to English speaking respondents (24%).

Figure V-8.
Household Income, by Language

	English Survey		Spanish Survey	
	N	%	N	%
\$35,000 and under	52	4%	127	43%
\$35,001 to \$75,000	242	20%	128	43%
\$75,001 to \$150,000	550	44%	39	13%
\$151,000 and over	397	32%	4	1%

Note: n=1,539.

Source: Root Policy Research from the Summit County Housing Survey 2023.

Housing Experience

This section explores county residents' current housing situation and explores the main housing challenges they face, ranging from overcrowding and precarious living arrangements, rental agreements and their experience finding housing, their assessment of housing stability, recent displacement experience, housing condition, and housing costs. To the extent possible, survey data are reported for each jurisdiction and by selected household characteristics (e.g., housing situation, income, demographics).

Housing tenure. Figure V-9 shows the housing situation of survey respondents by place of residence. In the county overall, 45% of respondents are owners and 49% renters; 36% of respondents have a rental agreement and 11% do not have a long term lease or rent agreement. Among the different places:

- Respondents from Breckenridge, Frisco and Summit cove are more likely to be homeowners while respondents from Dillon, Copper Mountain, Dillon Valley and Wildernest are more likely to be renters.
- Respondents from Dillon (20%), Dillon Valley (16%), and Wildernest (15%) are more likely to lack a rent agreement.
- Respondents from Copper Mountain (18%) are more likely to live in employer provided housing.

Figure V-9a.

Which most accurately describes your rental or ownership situation? By Place of Residence

	Summit County		Breckenridge		Dillon		Frisco		Silverthorne	
	N	%	N	%	N	%	N	%	N	%
I don't rent or own; I am staying with friends or family	32	2%	8	1%	3	2%	3	1%	7	2%
I don't rent or own; I live in employer provided housing	44	2%	11	2%	1	1%	1	0%	5	1%
I don't rent or own; I live in my car or RV or camper/van or tent	16	1%	2	0%	2	1%	4	2%	3	1%
I live in a cooperative that is jointly owned by the people living there	9	0%	1	0%	4	2%	1	0%	1	0%
I own my home and have a loan on the property/pay the bank	718	36%	288	43%	49	25%	79	37%	137	40%
I own my home outright/no loan	176	9%	55	8%	23	12%	25	12%	27	8%
I rent a room in a motel/hotel	25	1%	4	1%	1	1%	14	7%	1	0%
I rent a short term rental without a long term lease or rent agreement	18	1%	3	0%	3	2%	0	0%	3	1%
I rent and don't have a rent agreement	217	11%	51	8%	39	20%	18	9%	37	11%
I rent and have a lease/rent agreement	719	36%	236	35%	73	37%	63	30%	122	35%
Other	42	2%	12	2%	5	3%	3	1%	2	1%

Figure V-9b.
Which most accurately describes your rental or ownership situation? By
Place of Residence (Continued)

	Unincorporated:							
	Copper Mountain		Dillon Valley		Summit Cove		Wilderness	
	N	%	N	%	N	%	N	%
I don't rent or own; I am staying with friends or family	0	0%	2	1%	4	3%	2	2%
I don't rent or own; I live in employer provided housing	15	18%	1	1%	1	1%	1	1%
I don't rent or own; I live in my car or RV or camper/van or tent	1	1%	3	2%	0	0%	1	1%
I live in a cooperative that is jointly owned by the people living there	0	0%	1	1%	0	0%	0	0%
I own my home and have a loan on the property/pay the bank	9	11%	47	30%	55	46%	24	28%
I own my home outright/no loan	5	6%	5	3%	19	16%	6	7%
I rent a room in a motel/hotel	0	0%	3	2%	0	0%	0	0%
I rent a short term rental without a long term lease or rent agreement	1	1%	6	4%	1	1%	0	0%
I rent and don't have a rent agreement	8	10%	25	16%	10	8%	13	15%
I rent and have a lease/rent agreement	40	48%	58	37%	27	23%	37	43%
Other	5	6%	7	4%	2	2%	2	2%

Note: n= 2,216. UC stands for "Unincorporated County."

Source: Root Policy Research from the Summit County Housing Survey 2023.

As shown in Figure V-10 Spanish speaking respondents are more likely to rent and less likely to own. Additionally, 26% of respondents indicated they rent and don't have a rent agreement, compared to 6% of English speaking respondents.

Figure V-10.
Which most accurately describes your rental or ownership situation? By Language

	English Survey		Spanish Survey	
	N	%	N	%
I don't rent or own; I am staying with friends or family	28	2%	4	1%
I don't rent or own; I live in employer provided housing	40	3%	4	1%
I don't rent or own; I live in my car or RV or camper/van or tent	12	1%	4	1%
I live in a cooperative that is jointly owned by the people living there	3	0%	6	1%
I own my home and have a loan on the property/pay the bank	700	45%	18	4%
I own my home outright/no loan	168	11%	8	2%
I rent a room in a motel/ hotel	6	0%	19	4%
I rent a short term rental without a long term lease or rent agreement	9	1%	9	2%
I rent and don't have a rent agreement	100	6%	117	26%
I rent and have a lease/rent agreement	481	31%	238	54%
Other	25	2%	17	4%

Note: n= 2,016.

Source: Root Policy Research from the Summit County Housing Survey 2023.

Housing types. Overall, the largest share of respondents (34%) live in a condominium or apartment, followed by detached single-family homes (29%), and attached homes such as townhomes or duplexes (19%). Figure V-11 shows the variation in housing types of respondents by place of residence. Respondents in Breckenridge, Silverthorne, and Summit Cove are more likely to occupy single-family detached homes, while respondents in Copper Mountain, Dillon Valley, and Wildernest are more likely to live in condominiums or apartments. Respondents from Summit Cove are more likely to live in mobile homes. Among respondents living in mobile homes, the majority (over 90%) indicated they rent the land or space in a park.

Figure V-11a.
What type of housing do you live in? By Place

	Summit		Breckenridge		Dillon		Frisco		Silverthorne	
	N	%	N	%	N	%	N	%	N	%
Detached single-family home (shares no walls with other homes)	588	29%	260	39%	38	19%	46	22%	130	38%
Attached home/townhome/duplex (shares walls but not ceilings/floors)	369	19%	117	17%	32	16%	61	29%	79	23%
Condo/apartment in multifamily building (shares walls and ceilings/floors)	687	34%	193	29%	88	44%	71	34%	81	24%
Mobile home	35	2%	7	1%	3	2%	0	0%	2	1%
Room in a home or apartment	200	10%	48	7%	28	14%	8	4%	41	12%
Room in a hotel or motel	33	2%	7	1%	1	1%	17	8%	2	1%
Room in a cooperative living development	3	0%	0	0%	1	1%	1	0%	0	0%
Accessory dwelling unit (ADU) (housing unit located within or on a property of a single-family home, above garage, or in a separate structure)	35	2%	22	3%	4	2%	1	0%	5	1%
I live out of my car	13	1%	2	0%	2	1%	3	1%	2	1%
RV/camper/van	4	0%	3	0%	0	0%	0	0%	0	0%
Tent in park/open space	1	0%	0	0%	0	0%	0	0%	0	0%
Other	38	2%	14	2%	2	1%	2	1%	0	0%

Figure V-11b.
What type of housing do you live in? By Place (Continued)

	Unincorporated: Copper Mountain		Unincorporated: Dillon Valley		Unincorporated: Summit Cove		Unincorporated: Wilderness	
	N	%	N	%	N	%	N	%
Detached single-family home (shares no walls with other homes)	1	1%	35	23%	58	49%	7	8%
Attached home/townhome/duplex (shares walls but not ceilings/floors)	7	8%	14	9%	17	14%	28	33%
Condo/apartment in multifamily building (shares walls and ceilings/floors)	48	58%	74	48%	14	12%	39	46%
Mobile home	0	0%	0	0%	18	15%	0	0%
Room in a home or apartment	11	13%	25	16%	11	9%	12	14%
Room in a hotel or motel	1	1%	3	2%	0	0%	0	0%
Room in a cooperative living development	0	0%	1	1%	0	0%	0	0%
Accessory dwelling unit (ADU) (housing unit located within or on a property of a single-family home, above garage, or in a separate structure)	0	0%	0	0%	0	0%	0	0%
I live out of my car	1	1%	2	1%	0	0%	1	1%
RV/camper/van	0	0%	1	1%	0	0%	0	0%
Tent in park/open space	0	0%	1	1%	0	0%	0	0%
Other	14	17%	1	1%	0	0%	0	0%

Note: n= 1,994.

Source: Root Policy Research from the Summit County Housing Survey 2023.

It is not surprising that Spanish respondents, given their tenure and household characteristics discussed above, are more likely to live in condominiums or apartments than English speakers, with a rate of 52% compared to 30% (as seen in Figure V-12). Additionally, they are more likely to rent a room in a home or apartment (25% v. 6%), live in a room in a hotel or motel (7% v. 0%), and reside in mobile homes (5% v. 1%).

Figure V-12.
What type of housing do you live in? By Language

	English Survey		Spanish Survey	
	N	%	N	%
Detached single-family home (shares no walls with other homes)	563	36%	25	6%
Attached home/townhome/duplex (shares walls but not ceilings/floors)	336	21%	33	8%
Condo/apartment in multifamily building (shares walls and ceilings/floors)	467	30%	220	52%
Mobile home	15	1%	20	5%
Room in a home or apartment	96	6%	104	25%
Room in a hotel or motel	5	0%	28	7%
Room in a cooperative living development	0	0%	3	1%
Accessory dwelling unit (ADU) (housing unit located within or on a property of a single-family home, above garage, or in a separate structure)	35	2%	0	0%
I live out of my car	13	1%	0	0%
RV/camper/van	4	0%	0	0%
Tent in park/open space	0	0%	1	0%
Other	38	2%	0	0%

Note: n= 1,994.

Source: Root Policy Research from the Summit County Housing Survey 2023.

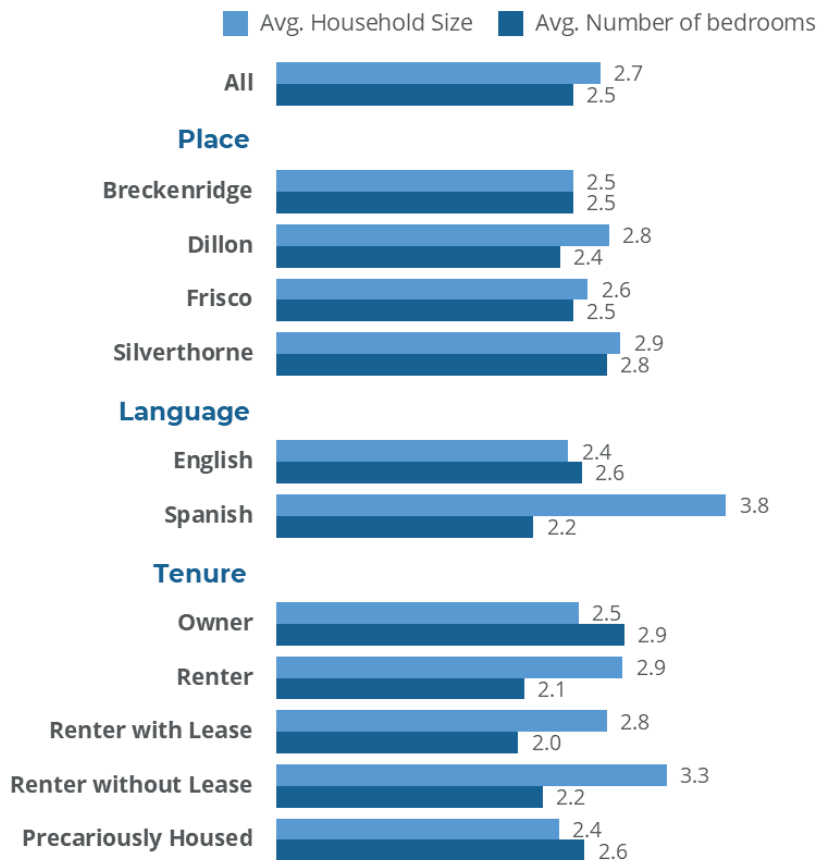
Reasons that some households are precariously housed. Overall, around 1% of respondents indicated they live out of their car, RV/camper/van, or tent in a park/open space. Those participants were then asked to specify the reason for their current housing situation. The majority indicated that they came to work in Summit County and could not find a place to live. Other common reasons expressed in the survey included: “I applied for housing and didn’t get chosen,” “I had to leave the place I was renting,” and “I am on waitlists and nothing is available.”

Overcrowding. The average household size among survey participants is 2.7 and the average number of bedrooms is 2.5. Although these suggest low rates of overcrowding, there is considerable variation in average household size and average number of bedrooms among different respondent groups. As shown in Figure V-13:

- Respondents from Dillon and Silverthorne have higher average household sizes at 2.8 and 2.9 respectively, but respondents from Dillon have the lowest average number of bedrooms (2.4) indicating higher rates of overcrowding.

- Spanish speaking respondents have a larger average household size of 3.8, while those who speak English have an average household size of 2.4. Additionally, Spanish speaking respondents have an average of 2.2 bedrooms, while English speaking respondents have an average of 2.6 bedrooms, indicating a higher likelihood of overcrowding among Spanish speakers.
- Among tenure categories, renters without a lease have the highest likelihood of overcrowding, with an average household size of 3.3 and an average number of bedrooms of 2.2.

Figure V-13a.
Average Household Size and Average Number of Bedrooms



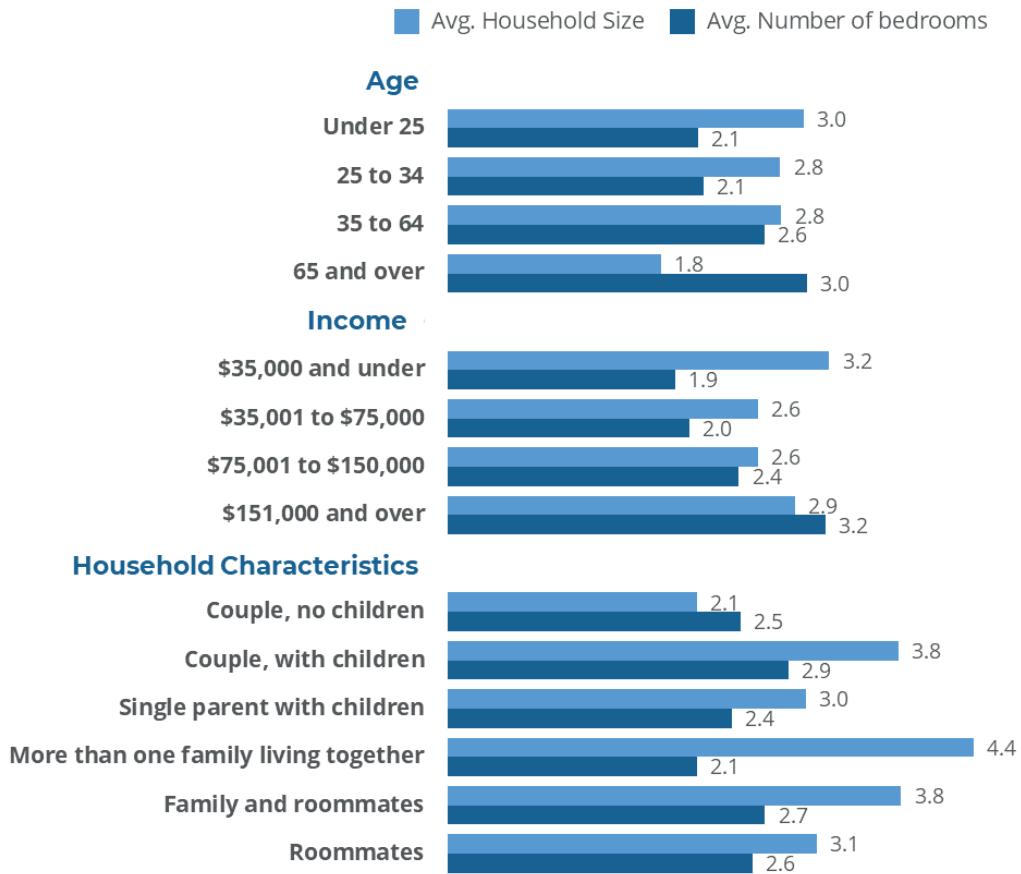
Note: n=1,747.

Source: Root Policy Research from the Summit County Housing Survey 2023.

- As shown below, the likelihood of overcrowding decreases with age and income. Respondents under age 25 have an average household size of 3 and an average number of bedrooms of 2.1, and households with income below \$35,000 have an average household size of 3.2 and an average number of bedrooms of 1.9.

- Among household characteristics, households with more than one family living together have the highest likelihood of overcrowding, with an average household size of 4.4 and an average number of bedrooms of 2.1, followed by households with a family and roommates, with an average household size of 3.8 and an average number of bedrooms of 2.7.

Figure V-13b.
Average Household Size and Average Number of Bedrooms (Continued)



Note: n=1,747.

Source: Root Policy Research from the Summit County Housing Survey 2023.

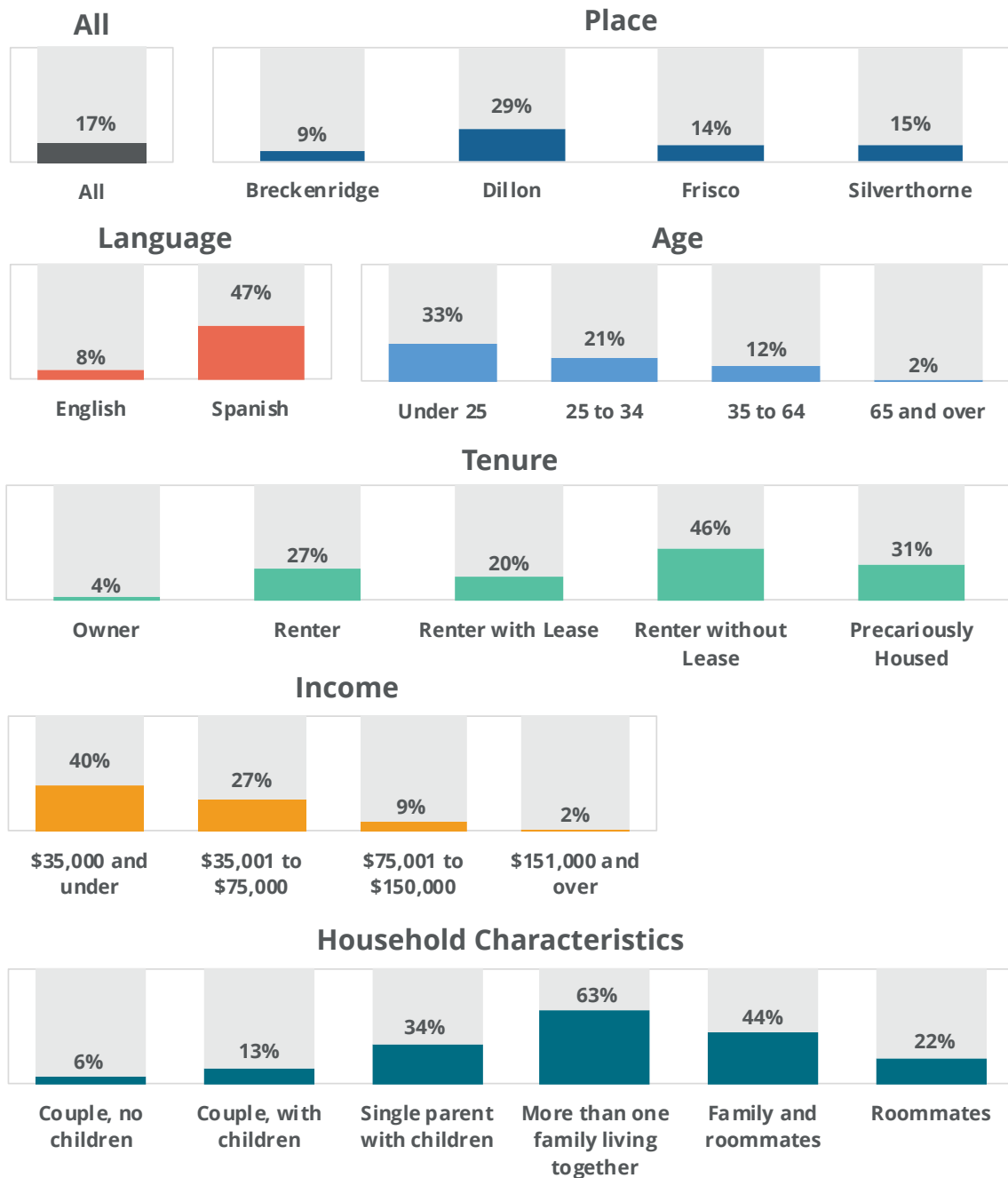
Figure V-14 shows the share of respondents that indicated that someone who lives with them sleeps on a couch/sofa bed or on the floor because there is no room in a bedroom by place and respondent's characteristics. In the county, 17% of respondents indicated insufficient bedrooms. Following overcrowding patterns presented above, several respondent segments are more severely impacted by lack of housing:

- Among the jurisdictions, Dillon has the highest share of households lacking sufficient bedrooms, at 29%.

- Almost half of Spanish speaking respondents (47%) lack sufficient rooms, they are almost 6 times more likely to lack bedrooms than English speaking respondents (8%).
- The likelihood of lacking sufficient bedrooms decreases with age and income. While only 2% of respondents age 65 and over indicated lacking bedrooms, one in three respondents under age 25 (33%) indicated the same. Two in five respondents with household income \$35,000 and under (40%) lack bedrooms and almost one in three respondents with household income between \$35,000 and \$75,000 lack bedrooms, compared with 2% of respondents with household income over \$150,000.
- Among tenure categories, renters without a lease are the most likely to lack bedrooms—almost half of the renters without a lease (46%) lack bedrooms—followed by precariously housed respondents, at 31%.
- A third of single parents (34%), over two out of five households with families and roommates (44%), and almost two out of three households with more than one family living together (63%) lack sufficient bedrooms.

Figure V-14.

Does anyone who regularly lives with you sleep on a couch/sofa bed or on the floor because there is no room in a bedroom? (% Yes)



Note: n= 1,987.

Source: Root Policy Research from the Summit County Housing Survey 2023.

Rental agreements. In the county, 75% of renters with a rental agreement indicated the agreement is a year long and 12% have a month to month agreement. Spanish speakers with a lease/rental agreement are more likely to have year long rental

agreements (78%) compared to English speakers with a lease/rental agreement (73%). Respondents with household income over \$150,000 were more likely to have year long rental agreements (83%), and among households with income below \$150,000, the share stood at around 75% without much variation among income categories.

Among renters without a lease, the vast majority (91%) indicated they pay rent on a monthly basis and only 2% indicated they pay on a weekly basis.

Finding housing. Figure V-15 shows the types of channels most utilized for finding housing in the county. Overall, 24% of respondents indicated using a real estate agent, 21% indicating finding their place through a friend, and 10% found it searching online. Across the different places of residence respondents from Dillon were more likely to find their place through a friend (30%) and more likely to find it through ads on craigslist/social media (12% v. 7% overall).

Figure V-15.
How did you find your current housing arrangement? By Place

	Summit									
	County		Breckenridge		Dillon		Frisco		Silverthorne	
	N	%	N	%	N	%	N	%	N	%
A family member knew of a place	123	6%	23	3%	19	10%	26	12%	21	6%
A friend knew of a place	411	21%	125	19%	59	30%	44	21%	66	19%
A nonprofit/service organization helped	25	1%	8	1%	1	1%	3	1%	7	2%
A real estate agent	486	24%	183	28%	44	22%	43	21%	92	27%
Ads in local newspaper	36	2%	8	1%	5	3%	2	1%	9	3%
Ads on social media/ Craigslist	148	7%	38	6%	23	12%	9	4%	23	7%
Bought from a friend or family member	68	3%	29	4%	7	4%	11	5%	5	1%
Called motels/hotels I knew about	6	0%	1	0%	1	1%	1	0%	1	0%
I found and bought my home through a lottery	84	4%	25	4%	0	0%	14	7%	29	8%
My employer; they provide my housing	171	9%	62	9%	6	3%	3	1%	10	3%
Needed a place to live and had a car/RV/van/camper/ tent	16	1%	2	0%	2	1%	3	1%	3	1%
Searched for housing online	193	10%	67	10%	17	9%	24	11%	35	10%
Other	232	12%	93	14%	16	8%	26	12%	44	13%

Note: n= 1,999.

Source: Root Policy Research from the Summit County Housing Survey 2023.

As shown in Figure V-16, Spanish speaking respondents were more likely to find their place through informal networks compared to English speaking respondents:

- Almost half (44%) of Spanish speaking respondents indicated they found their place through a friend and 14% found it through a family member, compared to 14% and 4% of English speaking respondents respectively.
- Twelve percent of Spanish speaking respondents indicated they found their place through ads on social media/Craigslist, compared to 6% of English speaking respondents.

Figure V-16.
How did you find your current housing arrangement? By Language

	English Survey		Spanish Survey	
	N	%	N	%
A family member knew of a place	62	4%	61	14%
A friend knew of a place	216	14%	195	44%
A nonprofit/service organization helped	13	1%	12	3%
A real estate agent	472	30%	14	3%
Ads in local newspaper	17	1%	19	4%
Ads on social media/Craigslist	94	6%	54	12%
Bought from a friend or family member	67	4%	1	0%
Called motels/hotels I knew about	1	0%	5	1%
I found and bought my home through a lottery	80	5%	4	1%
My employer; they provide my housing	152	10%	19	4%
Needed a place to live and had a car/RV/van/camper/tent	11	1%	5	1%
Searched for housing online	160	10%	33	8%
Other	214	14%	18	4%

Note: n= 1,999.

Source: Root Policy Research from the Summit County Housing Survey 2023.

Among tenure categories:

- Over half (52%) of owners found their housing through a real estate agent, 9% found and bought their home through a lottery, and 7% bought from a friend or family member.
- Among renters, 35% found it through a friend, 14% through adds on social media/craigslist, and 13% searched for housing online.
- Among precariously housed residents, 33% indicated they “needed a place to live and had a car/RV/van/camper/tent,” and 22% found it through a family member.

Figure V-17.
How did you find your current housing arrangement? By Tenure

	Owner		Renter		Precariously Housed	
	N	%	N	%	N	%
A family member knew of a place	19	2%	92	10%	10	22%
A friend knew of a place	58	6%	338	35%	4	9%
A nonprofit/service organization helped	7	1%	16	2%	2	4%
A real estate agent	469	52%	16	2%	0	0%
Ads in local newspaper	12	1%	24	2%	0	0%
Ads on social media/Craigslist	7	1%	135	14%	0	0%
Bought from a friend or family member	64	7%	0	0%	0	2%
Called motels/hotels I knew about	0	0%	6	1%	0	0%
I found and bought my home through a lottery	83	9%	0	0%	0	0%
My employer; they provide my housing	5	1%	114	12%	0	0%
Needed a place to live and had a car/RV/van/camper/tent	0	0%	1	0%	15	33%
Searched for housing online	60	7%	130	13%	0	0%
Other	116	13%	87	9%	14	30%

Note: n= 1,909.

Source: Root Policy Research from the Summit County Housing Survey 2023.

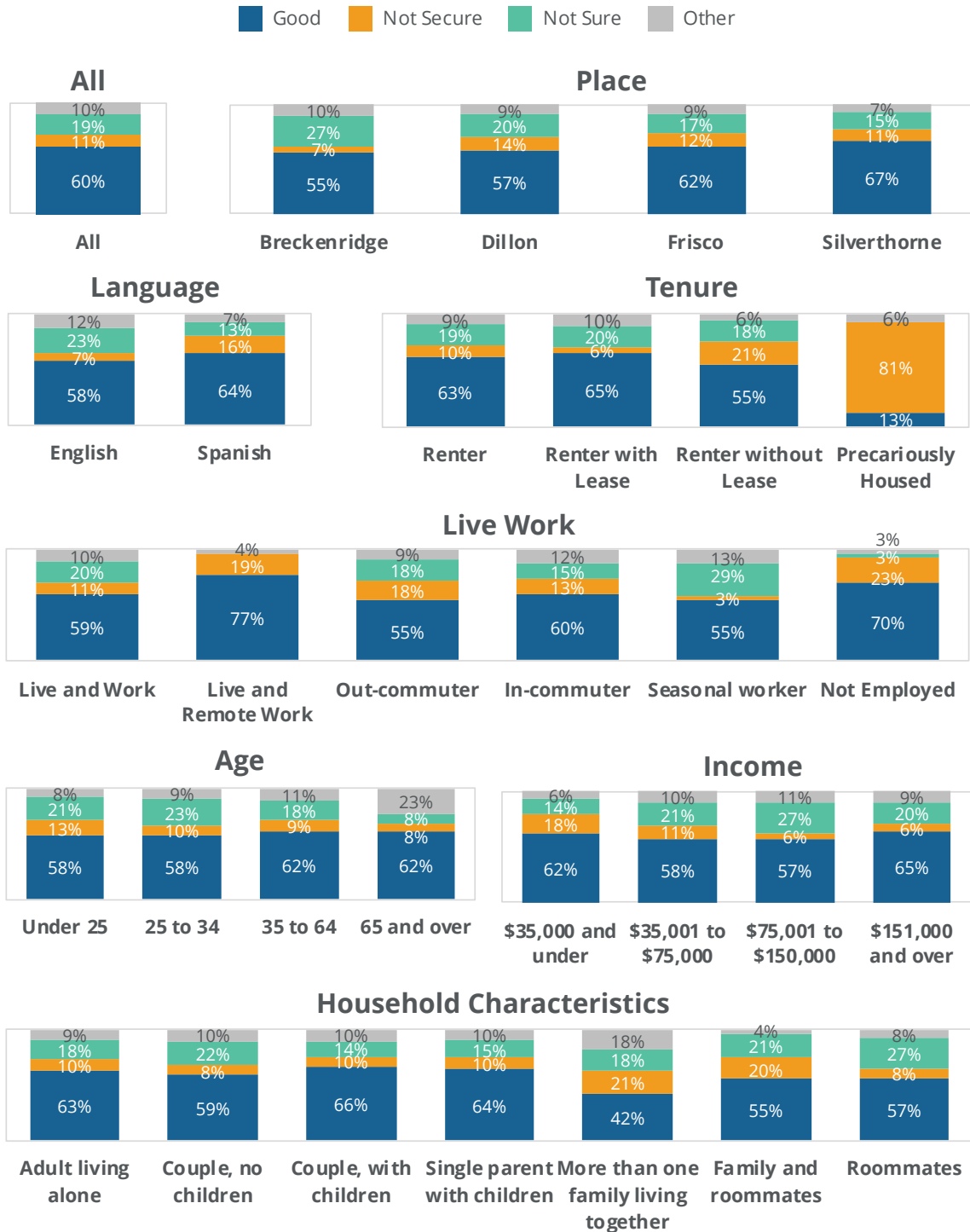
Housing security among renters. Renters and precariously housed respondents were asked how secure they feel in their housing situation. Figure V-18 shows responses by respondent segment. In the county overall, 19% indicated they are not sure about the housing situation and 11% indicated they do not feel secure about their current housing situation. Among different respondent segments:

- Respondents from Dillon (14%) and Frisco (12%) are slightly more likely to feel insecure about their housing situation than in the county overall.
- Spanish speaking respondents are around twice as likely to feel insecure about their housing situation than English speaking respondents, 16% compared to 7%.
- Renters without a lease (21%) are over 3 times as likely to feel insecure about their housing situation than renters with a lease (6%).
- Precariously housed residents are the most vulnerable and are the most likely to feel insecure about the housing situation, at 81%.
- Among different live/work segments, respondents who are not employed (23%), were the most likely to feel insecure about their housing situation, followed by remote workers (19%), out-commuters (18%), and in-commuters (13%).

- Younger residents under 25 (13%) are slightly more likely to feel insecure about their housing situation than in the county overall (11%).
- Respondents with household income of \$35,000 and under are three times as likely to feel insecure compared to households with income over \$75,000 (18% v. 6%) and households with income between \$35,000 and \$75,000 are around twice as likely to feel insecure compared to households with income over \$75,000 (11% v. 6%).
- Among household characteristics, households with more than one family living together (21%) and households with families and roommates living together (20%) were the most likely to feel insecure about their housing situation.

Figure V-18.

How secure do you feel in your housing situation?



Note: n=1,078.

Source: Root Policy Research from the Summit County Housing Survey 2023.

Stability. Figure V-19 shows how long county participants have lived in their current place. Overall, 38% of participants have been in their current place for 5 years or more, 35% have been in their current place between 1 to 5 years, and 27% have been in their current place less than a year. Among respondent segments:

- Residents in Dillon are more likely to have lived in their current place for less than a year (32% compared to 27% in the county overall).
- Almost half of Spanish speaking (48%) respondents have lived in their current place for less than a year, compared to 21% of English speaking respondents.
- Almost two thirds of owners (65%) have been in their current place 5 years or more. Conversely, 60% of renters without a lease have been in their current place for less than 1 year.
- As expected, the duration increases with age and income; 71% of residents under age 25 have been in their current place less than 1 year, compared to only 5% of respondents over age 65. Over half of households with income of \$35,000 and under (56%) have been in their current place for less than 1 year, compared to 14% of households with income over \$150,000.
- Among household types, households with more than one family living together (55%), and households of roommates (53%) are the most likely to have been in their current place less than 1 year.

Figure V-19.
How long have you been in your home/apartment/room/place you live?

	Less than 1 year		1 year up to 5 years		5 years or more	
	N	%	N	%	N	%
All	530	27%	690	35%	755	38%
Place						
Breckenridge	138	21%	233	35%	290	44%
Dillon	63	32%	79	40%	56	28%
Frisco	55	27%	59	29%	93	45%
Silverthorne	91	27%	106	31%	144	42%
Language						
English	327	21%	561	36%	667	43%
Spanish	203	48%	129	31%	88	21%
Tenure						
Owner	64	7%	252	28%	581	65%
Renter	396	42%	400	42%	147	16%
Renter with Lease	246	36%	327	47%	119	17%
Renter without Lease	150	60%	73	29%	28	11%
Precariously Housed	17	37%	16	35%	13	28%
Age						
Under 25	81	71%	27	24%	6	5%
25 to 34	210	41%	240	47%	57	11%
35 to 64	162	17%	315	33%	466	49%
65 and over	6	5%	16	12%	110	83%
Income						
\$35,000 and under	96	56%	42	25%	32	19%
\$35,001 to \$75,000	127	35%	137	38%	100	27%
\$75,001 to \$150,000	122	21%	238	41%	227	39%
\$151,000 and over	56	14%	142	36%	202	51%
Household Characteristics						
Adult living alone	79	30%	86	33%	95	37%
Couple, no children	85	18%	182	39%	204	43%
Couple, with children	65	17%	132	34%	193	49%
Single parent with children	12	21%	23	40%	23	40%
More than one family living together	24	55%	10	23%	10	23%
Family and roommates	33	43%	21	28%	22	29%
Roommates	134	53%	91	36%	27	11%

Note: n= 1,975.

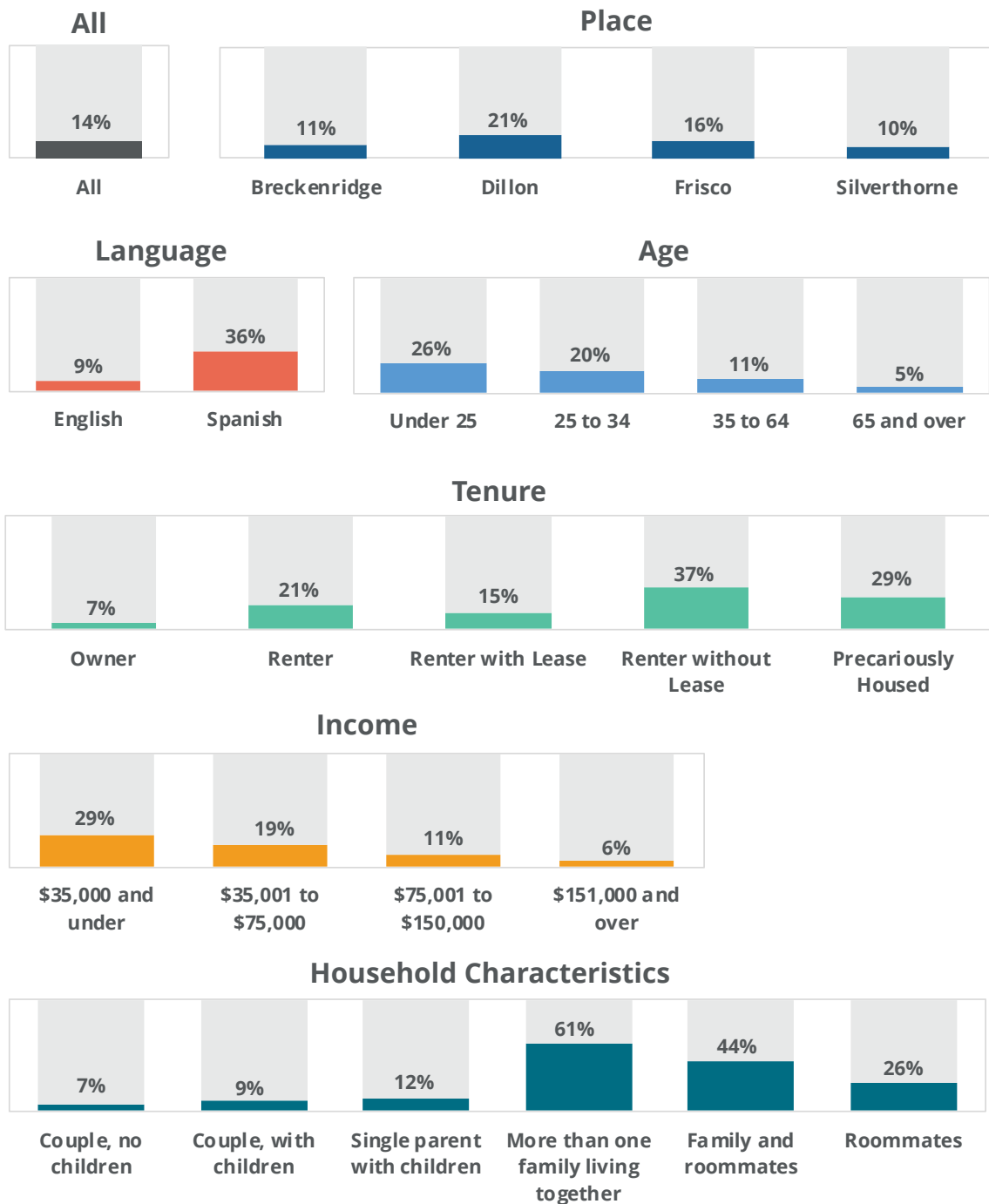
Source: Root Policy Research from the Summit County Housing Survey 2023.

Doubled up. Figure V-20 shows the share of respondents that indicated they have someone temporarily staying in their home due to lack of affordable housing—also referred to as “doubling up”— by place and respondent’s characteristics. Overall, 14% of respondents are doubled up. As shown in the Figure:

- This share was slightly higher in Dillon and Frisco, at 21% and 16% respectively.
- Over one third of Spanish speaking respondents (36%) are doubled up, compared to 9% of English speaking respondents.
- The likelihood of being doubled up decreases with age and income. While only 5% of respondents age 65 and over are doubled up, 26% respondents under age 25 are doubled up. Almost 30% of respondents with household income \$35,000 and under are doubled up and 20% of respondents with household income between \$35,000 and \$75,000 are doubled up, compared with 6% of respondents with household income over \$150,000.
- Among tenure categories, renters without a lease are the most likely to be doubled up, at 40%, followed by precariously housed respondents, at 29%.
- Over 60% of households with more than one family living together are doubled up, and 44% of five households with families and roommates are doubled up.

Figure V-20.

Is anyone temporarily staying in your home because they cannot find an affordable place to live? % Yes



Note: n= 1,740.

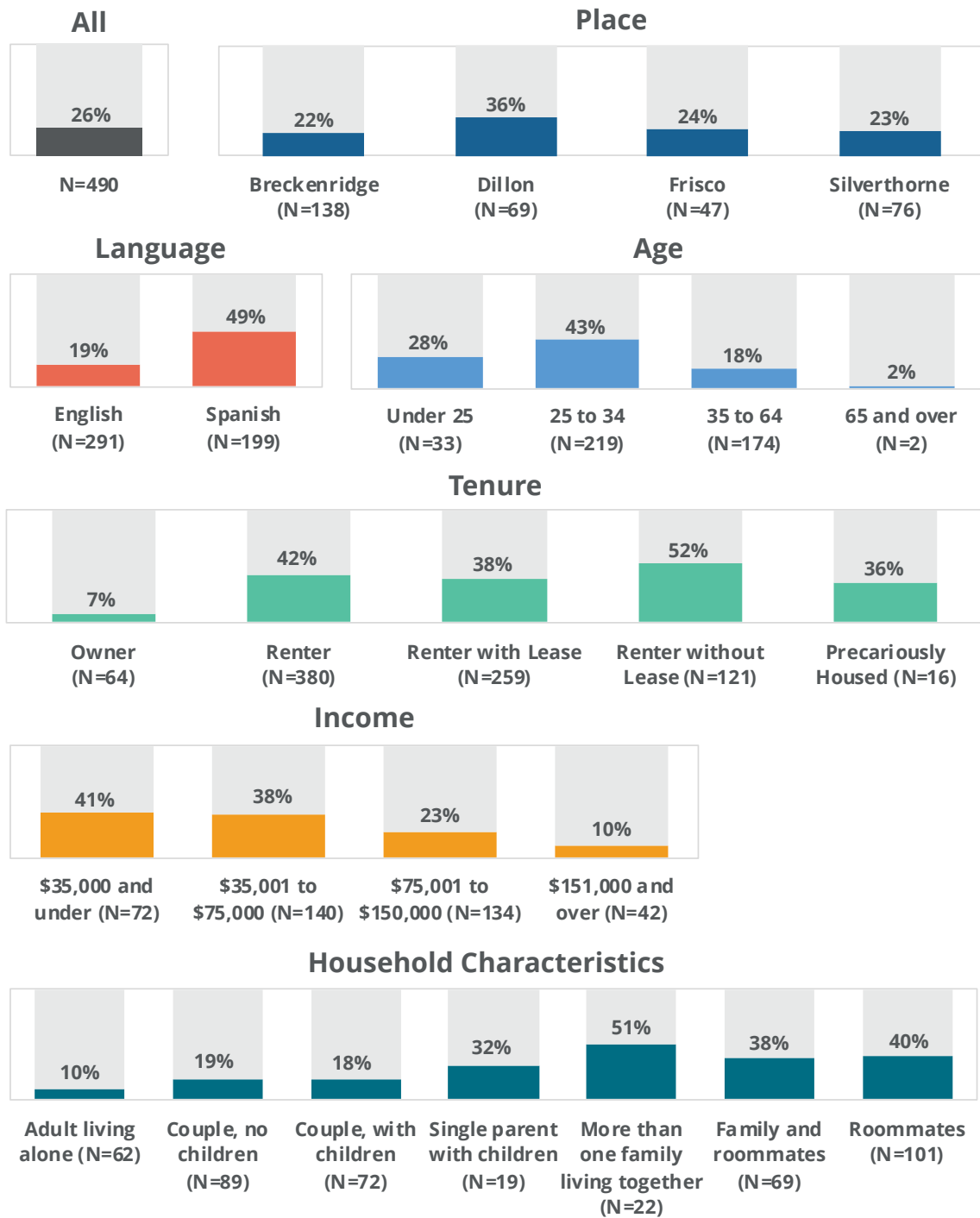
Source: Root Policy Research from the Summit County Housing Survey 2023.

Displacement experience. Residents were asked if they have been displaced from their home—had to move when they did not want to move—in Summit County over the past five years. Figure V-21 presents the proportion of residents who indicated they experienced displacement.

- Overall, 26% of respondents indicated they have experienced displacement, this rate was higher in Dillon, at 36%.
- Almost half (49%) of Spanish speaking respondents indicated they have experienced displacement, over twice the 19% rate reported by English speaking respondents.
- Overall, 42% of renters indicated they have experienced displacement. This incidence is higher among renters without a lease, who are the most likely to have experienced displacement, at 52%. Over one third of precariously housed respondents (36%) indicated they have experienced displacement.
- Out of all age groups, residents aged between 25 to 34 had the highest displacement rate, which was 43%.
- Around 40% of households with income below \$75,000 indicated they have been displaced, compared to 23% of households with income between \$75,000 to \$150,000 and 10% of households with income over \$150,000.
- Households with shared living arrangements—more than one family living together (51%), families and roommates (38%), and roommates (40%)—as well as single parents(32%) have the highest rates of displacement among different household types.

Figure V-21.

In the past 5 years, have you had to move out of a home, condo, or apartment in Summit County and surrounding areas when you didn't want to move? (% Yes)



Note: N=1,909.

Source: Root Policy Research from the Summit County Housing Survey 2023.

Figure V-22 shows the top 5 reasons why residents were displaced by segment. Overall, 28% of displaced respondents indicated that the owner had sold the rental units they occupied and around one in four (26%) indicated the owner turned the unit into a short term rental. Among the segments with the highest rates of displacement for which enough responses were gathered:

- Over one third (36%) of displaced respondents in Breckenridge indicated that the owner turned the unit into a short term rental.
- Almost one third (32%) of displaced respondents in Dillon indicated that the owner had sold the unit.
- Almost one in four Spanish speaking respondents who have been displaced indicated they were evicted (23%), and 21% indicated that the owner had sold the unit.
- One in four renters without a lease who have been displaced indicated the owner turned the units into a short term rental, almost one in four indicated the rent and/or property taxes increased to an unaffordable level (24%), and 19% indicated they were evicted.
- Almost 30% of residents aged between 25 to 34 who have been displaced indicated that the owner turned the unit into a short term rental or had sold the unit.
- The top displacement reason among households with income \$35,000 or less who have been displaced was because rent and/or property taxes increased to an unaffordable level, at 24%. The top displacement reason among households with income between \$35,000 and \$75,000 who have been displaced was because the owner sold the unit, at 28%.
- Over 40% of couples without children and 30% of adults living alone who have been displaced indicated the owner turned the unit into a short term rental.

Figure V-22.
What were the reasons you had to move? Top 5 Reasons

ALL

All	%	N
1 Owner sold my rental unit	28%	134
2 Owner turned the unit into a short term rental	26%	122
3 Rent and/or property taxes increased; couldn't afford to stay in current housing	16%	76
4 Owner turned the unit into a short term rental	14%	66
5 Evicted from home/apartment/ Personal Reasons	12%	58

CITY

Breckenridge	%	N	Dillon	%	N
1 Owner turned the unit into a short term rental	36%	47	1 Owner sold my rental unit	32%	21
2 Owner sold my rental unit	29%	38	2 Owner turned the unit into a short term rental	24%	16
3 Rent and/or property taxes increased; couldn't afford to stay in current housing	17%	22	3 Rent and/or property taxes increased; couldn't afford to stay in current housing	20%	13
4 Personal reasons	17%	22	4 Other	15%	10
5 Owner wouldn't commit to a long lease (six months or more)	12%	16	5 Evicted from home/apartment	14%	9
Frisco	%	N	Silverthorne	%	N
1 Owner sold my rental unit	32%	16	1 Owner sold my rental unit	38%	29
2 Owner turned the unit into a short term rental	30%	15	2 Owner turned the unit into a short term rental	30%	23
3 Rent and/or property taxes increased; couldn't afford to stay in current housing	18%	9	3 Evicted from home/apartment	14%	11
4 Evicted from home/apartment	16%	8	4 Personal reasons	13%	10
5 Personal reasons	14%	7	5 Other	12%	9

LANGUAGE

English		%	N
1	Owner sold my rental unit	33%	94
2	Owner turned the unit into a short term rental	31%	89
3	Rent and/or property taxes increased; couldn't afford to stay in current housing	14%	41
4	Other	13%	38
5	Personal reasons	11%	31

Spanish		%	N
1	Evicted from home/apartment	23%	44
2	Owner sold my rental unit	21%	40
3	Rent and/or property taxes increased; couldn't afford to stay in current housing	18%	35
4	Owner turned the unit into a short term rental	17%	33
5	Personal reasons	14%	27

TENURE

Owner		%	N
1	Owner sold my rental unit	38%	24
2	Owner turned the unit into a short term rental	37%	23
3	Other	22%	14
4	Rent and/or property taxes increased; couldn't afford to stay in current housing	13%	8
5	Personal reasons	13%	8

Renter		%	N
1	Owner sold my rental unit	29%	105
2	Owner turned the unit into a short term rental	24%	89
3	Rent and/or property taxes increased; couldn't afford to stay in current housing	17%	62
4	Evicted from home/apartment	14%	51
5	Personal reasons	11%	42

Renter With Lease		%	N
1	Owner sold my rental unit	34%	86
2	Owner turned the unit into a short term rental	24%	60
3	Rent and/or property taxes increased; couldn't afford to stay in current housing	14%	34
4	Evicted from home/apartment	12%	29
5	Personal reasons	11%	28

Renter Without Lease		%	N
1	Owner turned the unit into a short term rental	25%	29
2	Rent and/or property taxes increased; couldn't afford to stay in current housing	24%	28
3	Evicted from home/apartment	19%	22
4	Owner sold my rental unit	16%	19
5	Could not afford to pay rent/mortgage due to job or income loss	14%	16

AGE

Under 25			25 to 34				
	%	N		%	N		
1	Rent and/or property taxes increased; couldn't afford to stay in current housing	26%	9	1	Owner turned the unit into a short term rental	29%	65
2	Evicted from home/apartment	24%	8	2	Owner sold my rental unit	29%	63
3	Could not afford to pay rent/mortgage due to job or income loss	18%	6	3	Rent and/or property taxes increased; couldn't afford to stay in current housing	16%	36
4	Owner turned the unit into a short term rental	15%	5	4	Other	13%	29
5	Owner sold my rental unit	12%	4	5	Personal reasons	13%	28
35 to 64							
	%	N		%	N		
1	Owner sold my rental unit	32%	55				
2	Owner turned the unit into a short term rental	24%	42				
3	Rent and/or property taxes increased; couldn't afford to stay in current housing	15%	26				
4	Personal reasons	12%	21				
5	Evicted from home/apartment	10%	18				

INCOME

\$35,000 and under			\$35,001 to \$75,000		
	%	N		%	N
1	24%	18	1	28%	40
Rent and/or property taxes increased; couldn't afford to stay in current housing			Owner sold my rental unit		
2	20%	15	2	23%	33
Owner sold my rental unit			Owner turned the unit into a short term rental		
3	17%	13	3	15%	21
Personal reasons			Other		
4	17%	13	4	13%	19
Evicted from home/apartment			Rent and/or property taxes increased; couldn't afford to stay in current housing		
5	12%	9	5	12%	17
Owner turned the unit into a short term rental			Change in household size (e.g., had children, found a roommate, children moved out)		
\$75,001 to \$150,000			\$151,000 and over		
	%	N		%	N
1	36%	49	1	31%	13
Owner sold my rental unit			Owner turned the unit into a short term rental		
2	32%	43	2	24%	10
Owner turned the unit into a short term rental			Owner sold my rental unit		
3	19%	25	3	21%	9
Rent and/or property taxes increased; couldn't afford to stay in current housing			Personal reasons		
4	13%	18	4	19%	8
Other			Owner wouldn't commit to a long lease (six months or more)		
5	13%	18	5	17%	7
Change in household size (e.g., had children, found a roommate, children moved out)			Owner moved in		

HOUSEHOLD CHARACTERISTICS

Adult Living Alone			Couple, No Children				
	%	N		%	N		
1	Owner turned the unit into a short term rental	30%	19	1	Owner turned the unit into a short term rental	41%	36
2	Owner sold my rental unit	30%	19	2	Owner sold my rental unit	35%	31
3	Other	17%	11	3	Personal reasons	13%	11
4	Rent and/or property taxes increased; couldn't afford to stay in current housing	14%	9	4	Other	11%	10
5	Personal reasons	13%	8	5	Rent and/or property taxes increased; couldn't afford to stay in current housing	11%	10
Couple, with Children			Family and Roommates				
	%	N		%	N		
1	Owner sold my rental unit	30%	22	1	Owner turned the unit into a short term rental	27%	8
2	Change in household size (e.g., had children, found a roommate, children moved out)	25%	18	2	Rent and/or property taxes increased; couldn't afford to stay in current housing	27%	8
3	Evicted from home/apartment	18%	13	3	Owner sold my rental unit	17%	5
4	Owner turned the unit into a short term rental	14%	10	4	Evicted from home/apartment	17%	5
5	Personal reasons	11%	8	5	Personal reasons	17%	5
Roommates							
	%	N		%	N		
1	Owner sold my rental unit	27%	28				
2	Rent and/or property taxes increased; couldn't afford to stay in current housing	27%	28				
3	Owner turned the unit into a short term rental	21%	22				
4	Changed jobs and could no longer live in housing provided or discounted by my employer	14%	14				
5	Owner moved in	12%	12				

Note: N= 476.

Source: Root Policy Research from the Summit County Housing Survey 2023.

The data presented in Figure V-23 displays the locations from which respondents were displaced. Breckenridge had the highest number of displaced respondents with 128 individuals, making up 26% of the total. Silverthorne and Dillon followed with 15% and 14% respectively, while Frisco accounted for 10% of the displaced individuals.

Figure V-23.
In what area were you living at the time when you were asked to move?

Note:
 n= 488.

Source:
 Root Policy Research from the Summit County Housing Survey 2023.

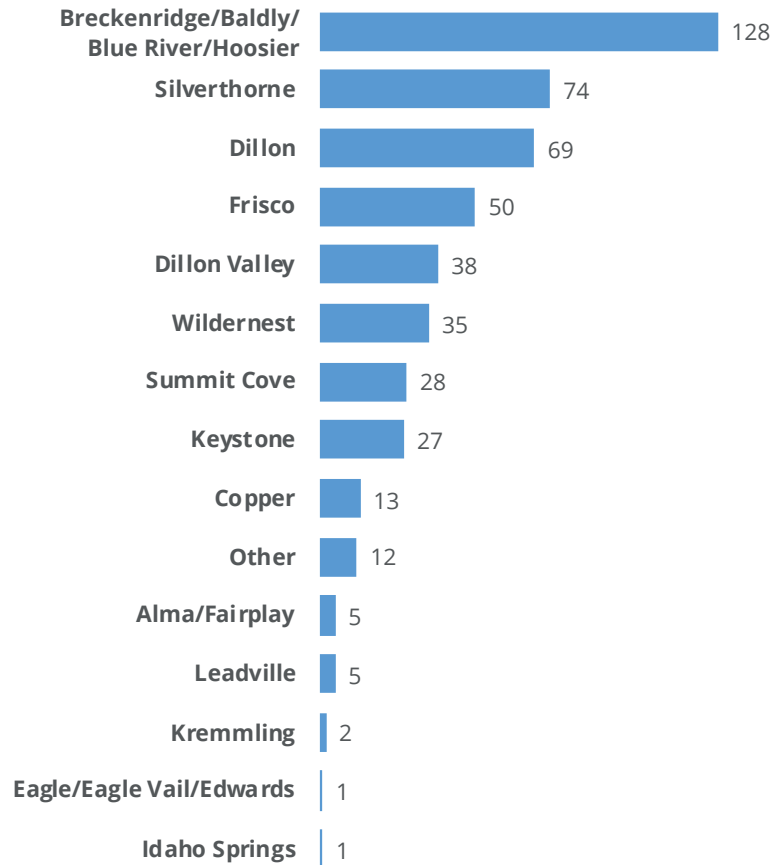


Figure V-24 shows the duration of time allotted for displaced residents to vacate their premises. Around 55% of them were given a month or more, 19% had three to four weeks, while 20% were given two weeks or less.

Figure V-24.
How much of a notice did your landlord give you before you had to move?

Note:
 n= 464.

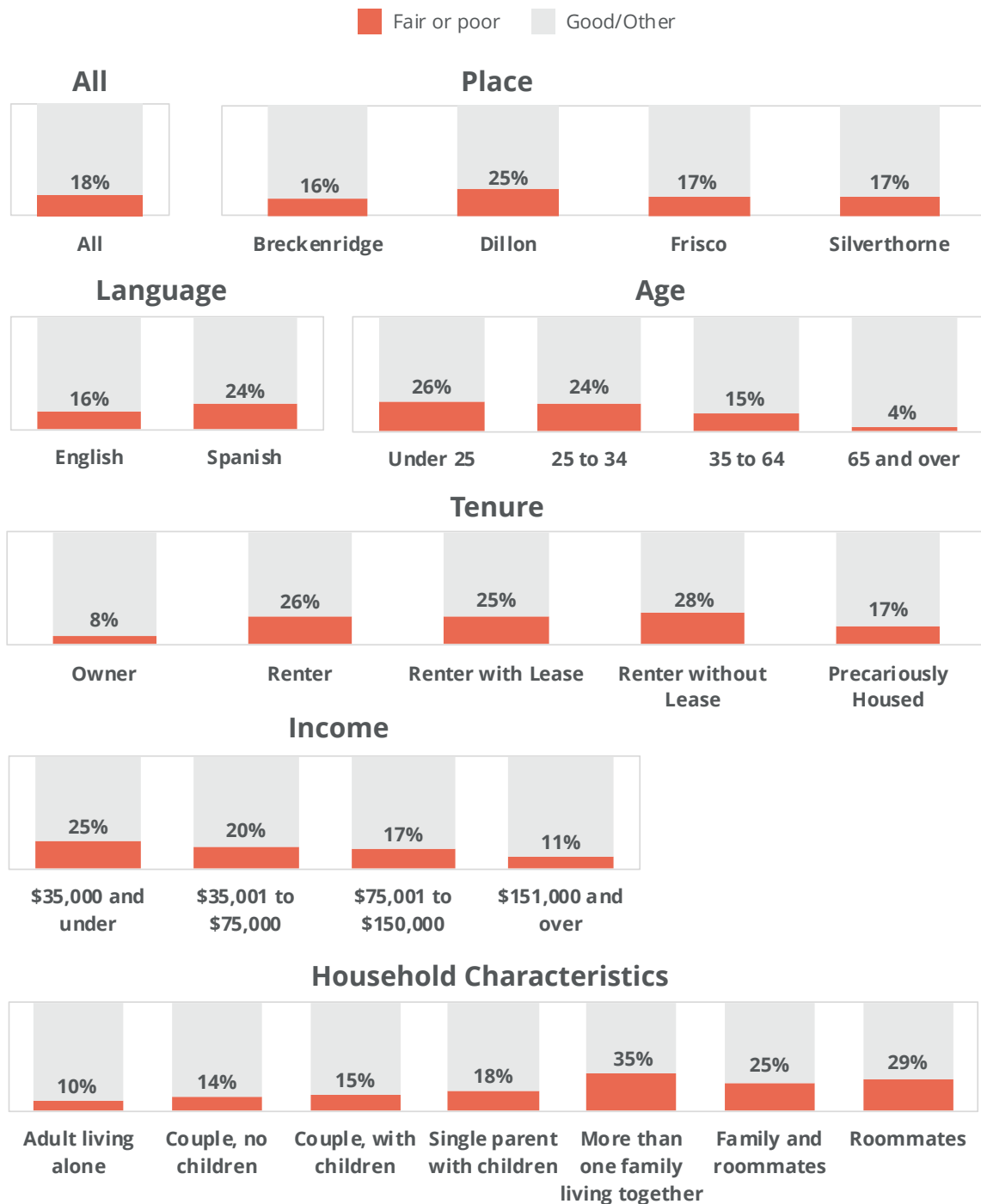
Source:
 Root Policy Research from the Summit County Housing Survey 2023.

	N	%
Less than 1 week	45	10%
1-2 weeks	45	10%
3-4 weeks	86	19%
1-2 months	137	30%
2-3 months	67	14%
Longer than 3 months	50	11%
I don't remember/unsure	34	7%

Housing condition. Figure V-25 shows the share of respondents who rated the condition of their home as fair or poor. Overall, 18% of respondents indicated their home is in fair or poor condition.

- Respondents from Dillon are more likely to deem their house in poor or fair condition, at 25% compared to 18% countywide.
- Almost one in four Spanish respondents deem their house in poor or fair condition (24%), compared to 16% of English respondents.
- Around one in four of respondents below age 35 deem their house in poor or fair condition, compared to 15% of respondents ages 35 to 64 and 4% of respondents 65 and over.
- A high share of all renters, around one in four, deem their house in poor or fair condition, and the share is slightly higher among renters without a lease, at 28%.
- One in four households with income of \$35,000 or below and one in five households with income between \$35,000 and \$75,000 deem their house in poor or fair condition, compared to 11% of households with income over \$150,000.
- Over one third of households with more than one family living together (35%), 29% of households of roommates, and 25% of households with families and roommates deem their house in poor or fair condition.

Figure V-25.
How would you rate the condition of your home/apartment/place you are living in? Percent Fair or Poor

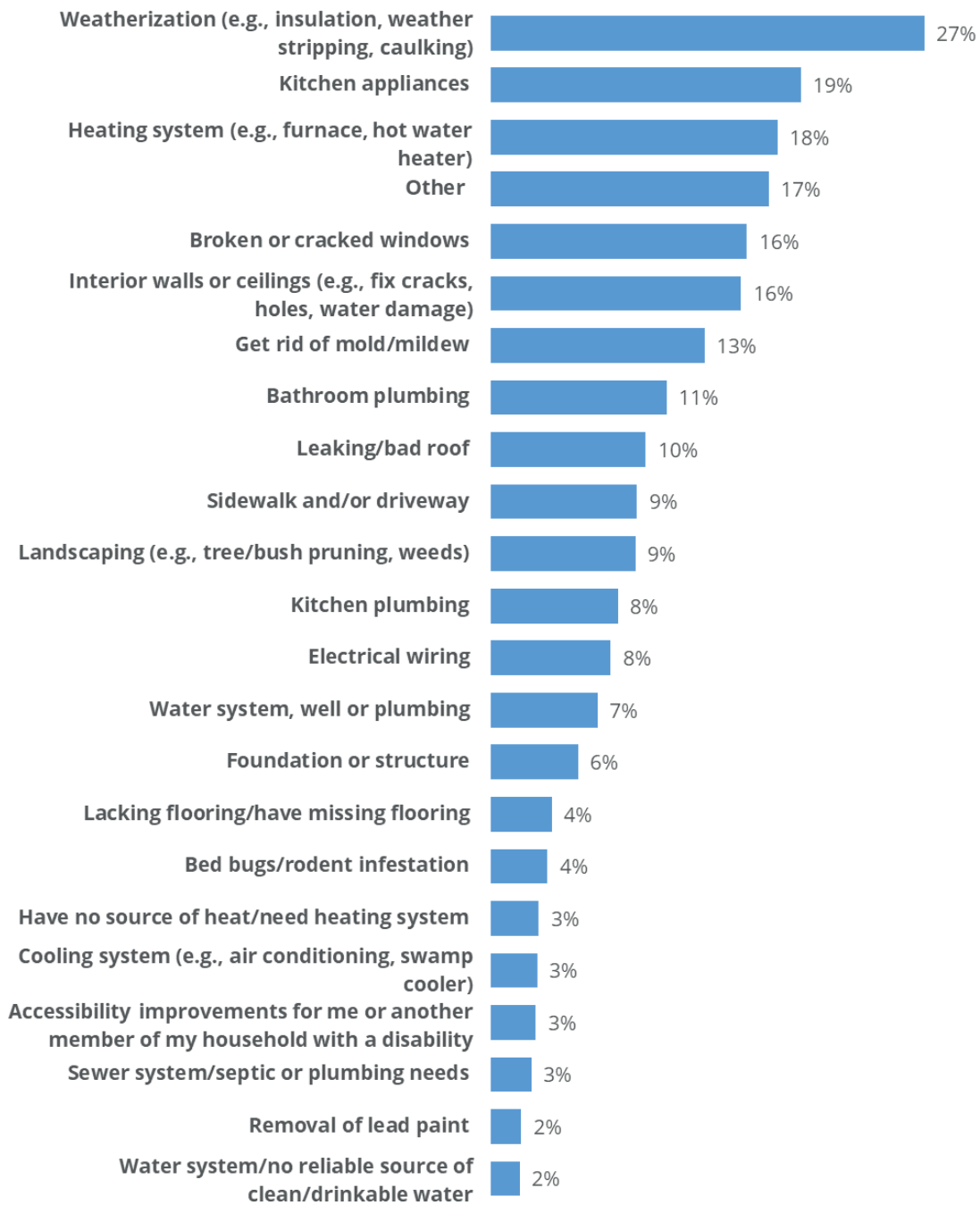


Note: N= 1,987.

Source: Root Policy Research from the Summit County Housing Survey 2023.

According to Figure V-26, the repair that is most frequently required is related to weatherization such as insulation, weather stripping, and caulking, accounting for 27%. This is followed by kitchen appliances at 19% and heating systems such as furnaces and hot water heaters at 18%.

Figure V-26.
What are the most important items in your home that need to be fixed?



Source: Root Policy Research from the Summit County Housing Survey 2023.

As shown in Figure V-27:

- Twenty-two percent of respondents indicated they have not made repairs because they cannot afford them and this share is higher in Frisco, at 32%.
- Among Spanish speaking respondents, 37% indicated they worry that if they request a repair it will result in a rent increase or eviction, and 21% indicated they have asked the landlord and he/she won't make them, compared to 16% and 13% of English speaking respondents respectively.
- More than a third of renters are concerned that if they request a repair, their rent might go up or they might face eviction. Additionally, one in four renters have asked their landlord for a repair, but the landlord has refused. These figures remain fairly consistent regardless of whether or not the renter has a lease agreement.

Figure V-27.
What are the main reasons the repairs have not yet been made?

	I/a household member will make the repairs but haven't had time		I/we can't afford to make them		I/we are saving up to make them		I can't find someone to hire to make them		I have asked landlord and he/she won't make them		I worry that if I request a repair it will result in a rent increase or eviction		I am afraid to ask my landlord to make repairs I need		Other	
	N	%	N	%	N	%	N	%	N	%	N	%	N	%	N	%
All	180	17%	232	22%	190	18%	79	8%	159	15%	222	21%	123	12%	194	19%
Place																
Breckenridge	68	20%	73	22%	57	17%	28	8%	51	15%	61	18%	36	11%	72	21%
Dillon	11	10%	27	24%	16	14%	3	3%	17	15%	30	26%	13	11%	18	16%
Frisco	18	17%	34	32%	23	21%	10	9%	12	11%	20	19%	8	7%	15	14%
Silverthorne	26	15%	38	22%	29	17%	19	11%	19	11%	44	26%	23	14%	26	15%
Language																
English	165	21%	187	23%	174	22%	73	9%	108	13%	130	16%	80	10%	160	20%
Spanish	15	6%	45	18%	16	7%	6	2%	51	21%	92	37%	43	17%	34	14%
Tenure																
Owner	115	30%	157	41%	153	40%	53	14%	2	1%	3	1%	5	1%	54	14%
Renter	51	9%	66	11%	27	5%	20	3%	144	25%	210	36%	113	19%	117	20%
Renter with Lease	39	9%	36	8%	12	3%	12	3%	110	25%	155	35%	85	19%	100	23%
Renter without Lease	12	8%	30	20%	15	10%	8	5%	34	23%	55	37%	28	19%	17	11%

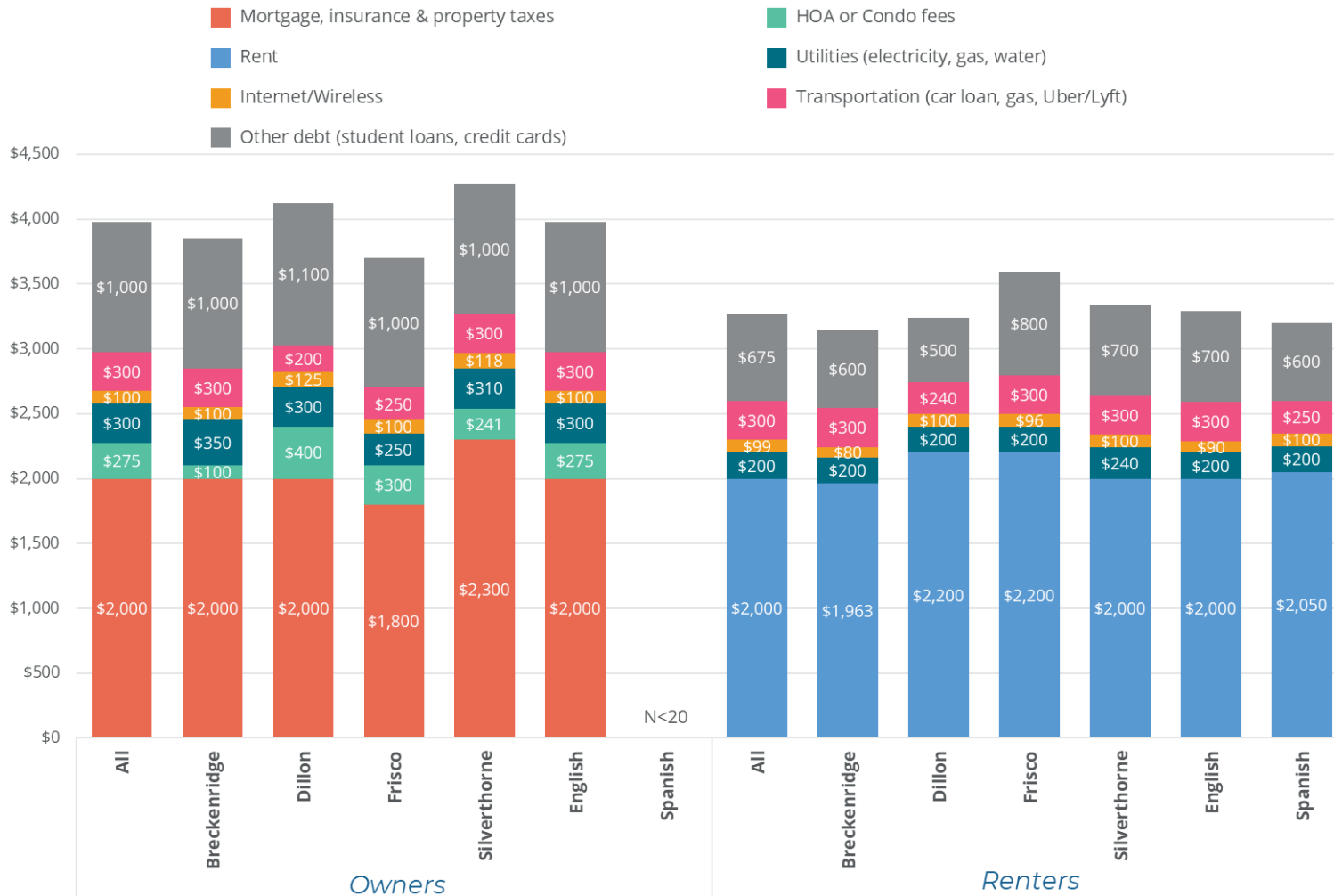
Note: N=1,047.

Source: Root Policy Research from the Summit County Housing Survey 2023.

Housing costs. Figure V-28 compares median housing, transportation, utilities, and debt costs for owners and rents by place and language.

- The total median costs among owners in the county is \$3,975 and for renters, \$3,274.
- Among owners, the highest median mortgage costs were reported by respondents in Silverthorne, at \$2,300, and the lowest in Frisco at \$1,800.
- Among renters, the highest median rent costs were reported by respondents in Dillon and Frisco, at \$2,200, and the lowest in Breckenridge at \$1,963.
- Spanish speaking renters reported slightly lower median rents of \$2,050 compared to \$2,000 for English speaking renters. Spanish speakers reported slightly lower rent and transportation costs, bringing their median costs to \$3,200, slightly lower than the \$3,290 among English speakers.

Figure V-28. Median Monthly Costs

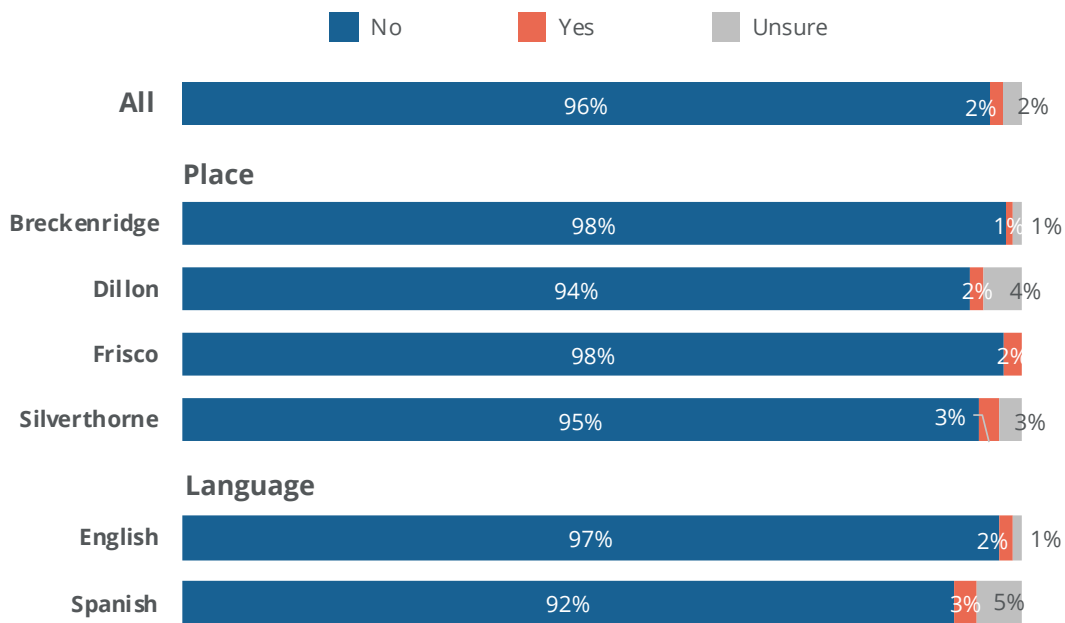


Note: N=1,047. Data not reported for samples under 20.

Source: Root Policy Research from the Summit County Housing Survey 2023.

Figure V-29 shows the percentage of respondents who indicated receiving rent or mortgage assistance from an organization such as FIRC, churches, SCHA, or the State of Colorado. The vast majority of respondents, over 90%, indicated they do not receive rent or mortgage assistance.

Figure V-29.
Do you receive assistance from an organization like FIRC, churches, the Summit Combined Housing Authority, or the State of Colorado to help you with your rent or mortgage?



Note: N=1,814.

Source: Root Policy Research from the Summit County Housing Survey 2023.

Cost burden. Survey data were used to estimate the rate of cost burden in Summit County. Figure V-30 shows the cost burden rates by area median income (AMI) and tenure compared to the rates from the latest Comprehensive Housing Affordability Strategy (CHAS) data from HUD in 2019.

Among renters, the survey estimates indicate higher rates of cost burden and severe cost burden among all AMI categories. Survey data estimates 29% of renters are severely cost burdened and 58% are cost burdened, compared to 42% and 14% according to CHAS data.

According to the survey, owners experience a higher rate of cost burden compared to CHAS data. The survey found that 33% of owners experience cost burden, while CHAS data reported 26%. However, the survey indicates owners below 30% AMI and those with income between 80% and 100% AMI have lower rates of cost burden, 63% compared to 72% and 40% compared to 46%, respectively. Additionally, the survey revealed a lower

rate of severe cost burden at 8% compared to 13%, which is driven by significantly lower rates of severe cost burden among owners with income below 30% AMI (50% v. 60%) and those with income between 80% and 100% AMI (4% v. 22%).

Figure V-30.
Cost Burden by AMI and Tenure

	Renters		Owners	
	CHAS Data	Survey Data	CHAS Data	Survey Data
Housing Cost Burden >30%	42%	58%	26%	33%
Household Income <= 30% AMI	77%	94%	72%	63%
Household Income >30% to <=50% AMI	85%	91%	77%	83%
Household Income >50% to <=80% AMI	42%	65%	30%	62%
Household Income >80% to <=100% AMI	39%	45%	46%	40%
Household Income >100% AMI	13%	21%	11%	24%
Housing Severe Cost Burden >50%	14%	29%	13%	8%
Household Income <= 30% AMI	47%	90%	60%	50%
Household Income >30% to <=50% AMI	41%	67%	46%	67%
Household Income >50% to <=80% AMI	8%	21%	14%	26%
Household Income >80% to <=100% AMI	0%	6%	22%	4%
Household Income >100% AMI	0%	1%	2%	3%

Note: N=1,430.

Source: Root Policy Research from the Summit County Housing Survey 2023, and HUD CHAS 2019 data.

Employment

Figure V-31 shows the various industries that employ workers in households. The data indicates that:

- Spanish speaking households have a higher concentration of workers in the accommodation and food services (40%) and construction (53%) industries.
- On the other hand, English speaking households have a greater representation in government (28%), accommodation and food services (22%), outdoor recreation/outfitter (21%), and real estate/property management (18%) industries.

Figure V-31.
What types of business(es) do the adults in your household work for?

Industry	English Survey		Spanish Survey	
	N	%	N	%
Banking/finance/insurance	53	4%	1	0%
Construction	191	13%	135	40%
Mining and Natural Resources	16	1%	0	0%
Outdoor recreation/outfitter	298	21%	2	1%
Accommodation and food services	322	22%	178	53%
Retail	137	10%	21	6%
Education (PreK-12, college)	129	9%	14	4%
Health care	153	11%	13	4%
Local/state government	406	28%	8	2%
Manufacturing	11	1%	1	0%
Real estate/property management	255	18%	0	0%
Transportation and warehousing	63	4%	3	1%
Professional services (legal, accounting, etc.)	150	10%	2	1%

Note: N= 1,434. Numbers and percentages do not add up to the total because multiple responses were allowed from respondents.
 Source: Root Policy Research from the Summit County Housing Survey 2023.

Figure V-32 shows the income distribution, tenure, and commute time by industry.

- Households with workers in construction (16%); accommodation and food services (19%); and retail (11%) industries are more likely to have a household income of \$35,000 or less and the most likely to be renters, at 53%, 66% and 61% respectively.
- Households with workers in the government and in the outdoor recreation/outfitter industries are more likely to have incomes in the \$75,000 to \$150,000 range, at 52% and 55% respectively. While households with workers in the government sector have a higher homeownership rate of 62%, this is much lower among workers in the outdoor recreation/outfitter, at 45%.
- Households with workers in the real estate/property management industry are the most likely to have income over \$150,000, at 53%, and have the highest ownership rate, at 69%.
- For commutes, households with workers in the transportation and warehousing, and real estate/property management industries have a higher chance of having a commute of 20 minutes or less, at 76% and 73% respectively. In contrast, households with workers in the construction and professional services industries are more likely to have a commute of over an hour, at 12% and 10%, respectively.

Figure V-32.
Income, Tenure, and Commute Time by Employment Industry

Industry	Income Distribution				Tenure		Commute Time		
	\$35,000 and under	\$35,001 to \$75,000	\$75,001 to \$150,000	\$150,001 and over	Renter	Owner	0 to 20 min.	20 to 60 min.	More than 60 min.
Banking/finance/insurance	4%	18%	37%	41%	43%	57%	67%	29%	4%
Construction	16%	31%	34%	20%	53%	41%	47%	42%	12%
Outdoor rec/outfitter	5%	20%	55%	20%	48%	45%	60%	35%	5%
Accommodation and food services	19%	28%	36%	18%	66%	26%	55%	38%	7%
Retail	11%	31%	39%	19%	61%	32%	59%	33%	7%
Education	3%	22%	46%	29%	42%	55%	62%	34%	4%
Health care	1%	18%	38%	43%	42%	55%	62%	32%	6%
Local/state government	1%	13%	52%	34%	31%	62%	61%	30%	8%
Real estate/property management	0%	9%	38%	53%	26%	69%	73%	22%	5%
Transportation and warehousing	0%	31%	56%	13%	42%	48%	76%	19%	5%
Professional services	0%	17%	40%	43%	33%	64%	67%	23%	10%

Note: N= 1,434. The commute time was asked of up to three workers per household, the results shown are for the first worker.

Source: Root Policy Research from the Summit County Housing Survey 2023.

Seasonal workers. According to the survey, 51% of seasonal workers find it very difficult to secure housing in the county and 27% find it somewhat difficult. Additionally, 63% of seasonal workers live and work in Summit County for 7-12 months each year. Forty percent of seasonal workers indicated they reside in one of the Front Range cities.

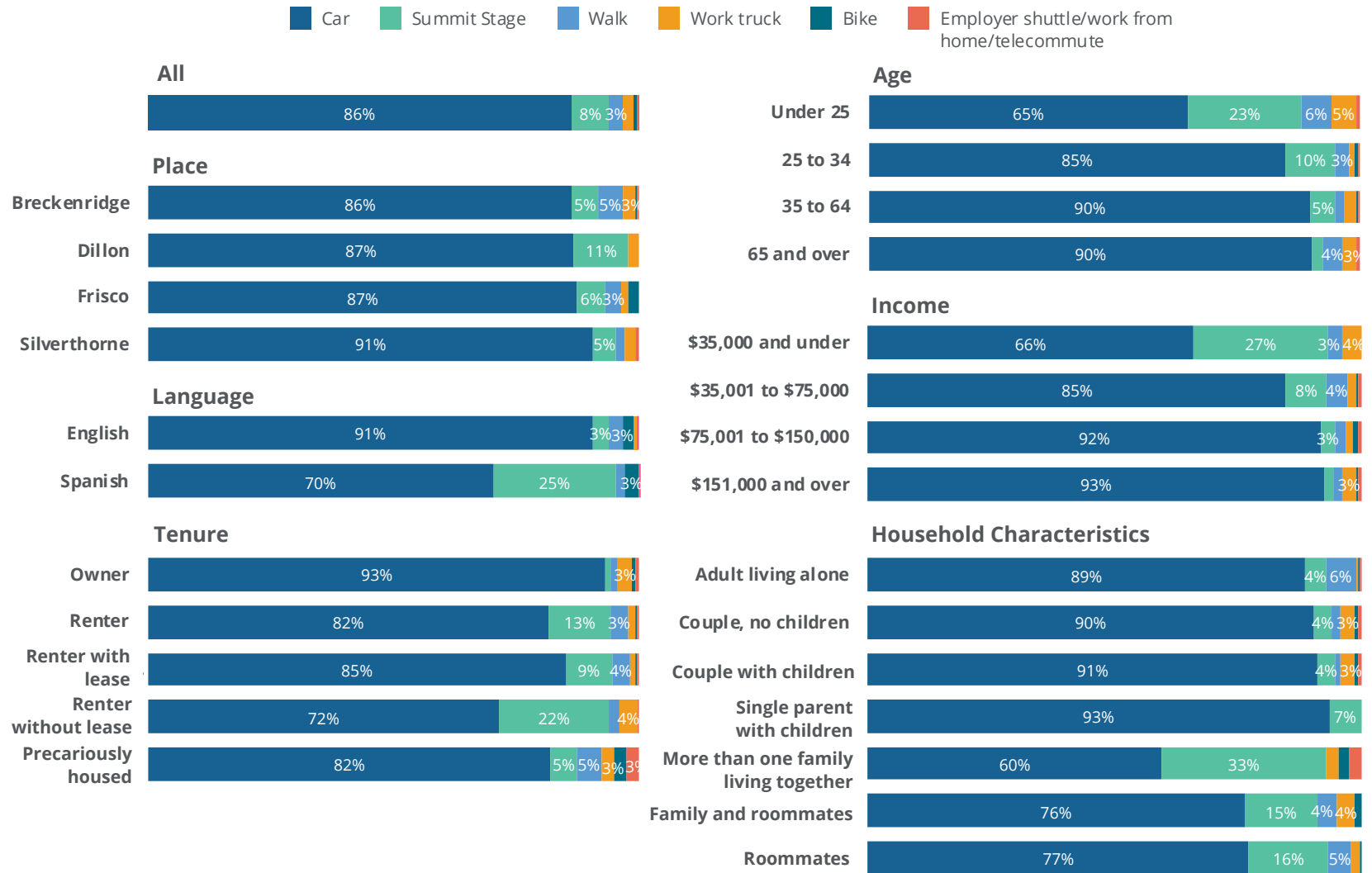
Transportation and Commuting

Figure V-33 displays the common modes of transportation used by respondents in Summit County. Out of all the respondents, 86% use a car, 8% use the Summit Stage, 3% walk, 2% use a work truck, and 1% use a bike.

The Summit Stage is most frequently used by certain groups of respondents. Specifically, those residing in Dillon (8%) and renters (13%), particularly those without a lease (22%), use the Summit Stage frequently. Additionally, Spanish speakers (25%), younger residents under the age of 25 (23%), households with an income below \$35,000 (27%), and households with multiple families living together (33%) are among the most frequent users.

According to the survey results, respondents from Silverthorne, English speakers, homeowners, respondents over 35 years of age, respondents with a household income above \$75,000, and respondents who live in couple households rely heavily on personal vehicles, with 90% or more of them indicating they typically get round the county by car.

Figure V-33. How do you typically get around Summit County?



Note: N=1,805.

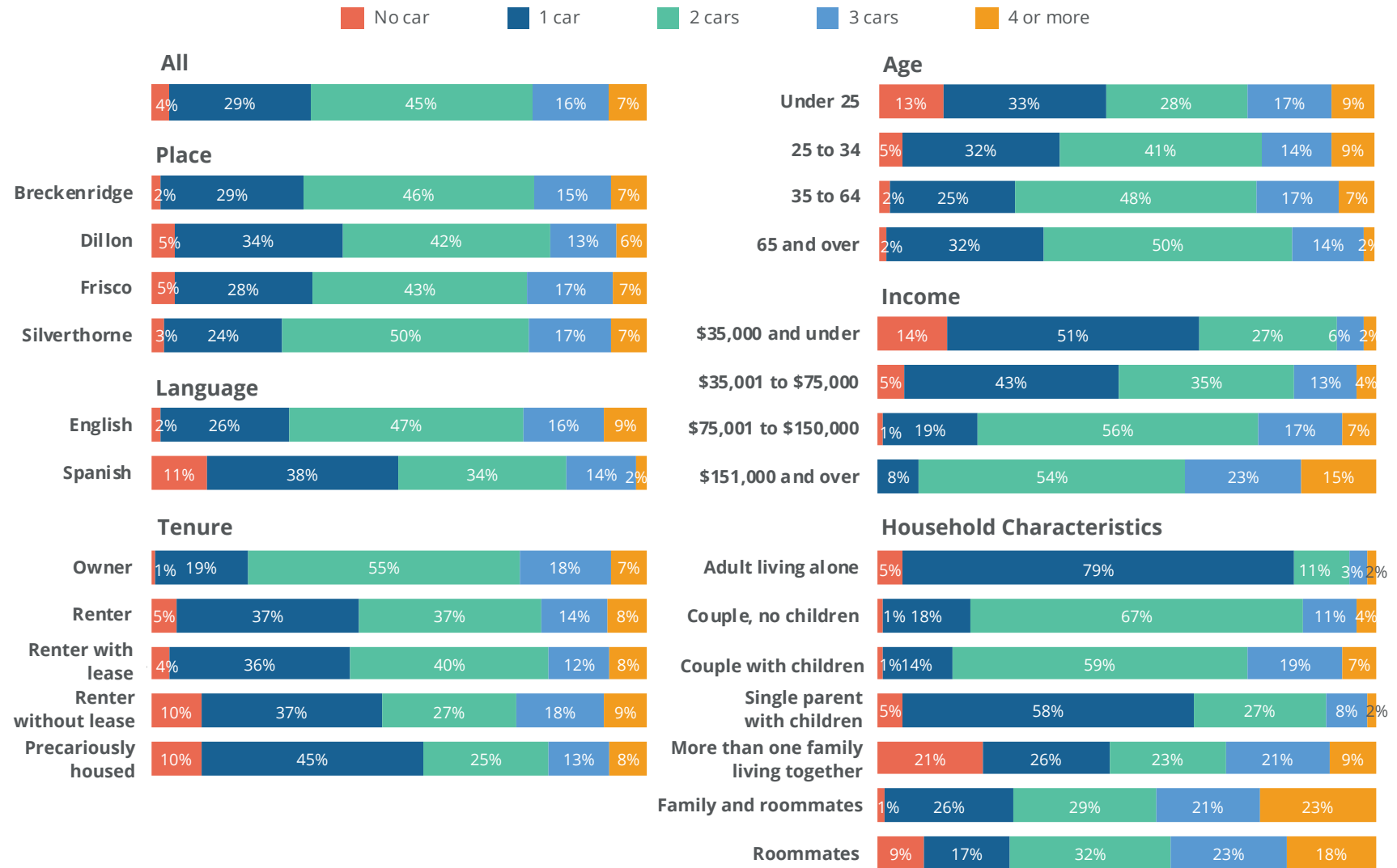
Source: Root Policy Research from the Summit County Housing Survey 2023.

Figure V-34 shows the number of cars per household according to survey respondents. Overall, 45% of households indicated having 2 cars, 29% indicated having one car, 16% indicated having 3 cars, 7% indicated having 4 or more cars, and 4% indicated not having a car.

The usage of Summit Stage is similar to the pattern of households that have no car. This includes Spanish speakers (11%), renters without a lease (10%), individuals with unstable housing (10%), those under the age of 25 (13%), individuals with an income below \$35,000 (14%), and families with multiple members living together (21%).

Households that are most likely to have three or more cars include English speakers (25%), owners (26%), renters without a lease (26%), those under the age of 25 (26%), households with an income above \$150,000 (38%), couples with children (26%), families and roommates living together (44%), and households composed of roommates (41%).

Figure V-34. How many cars does your household have?

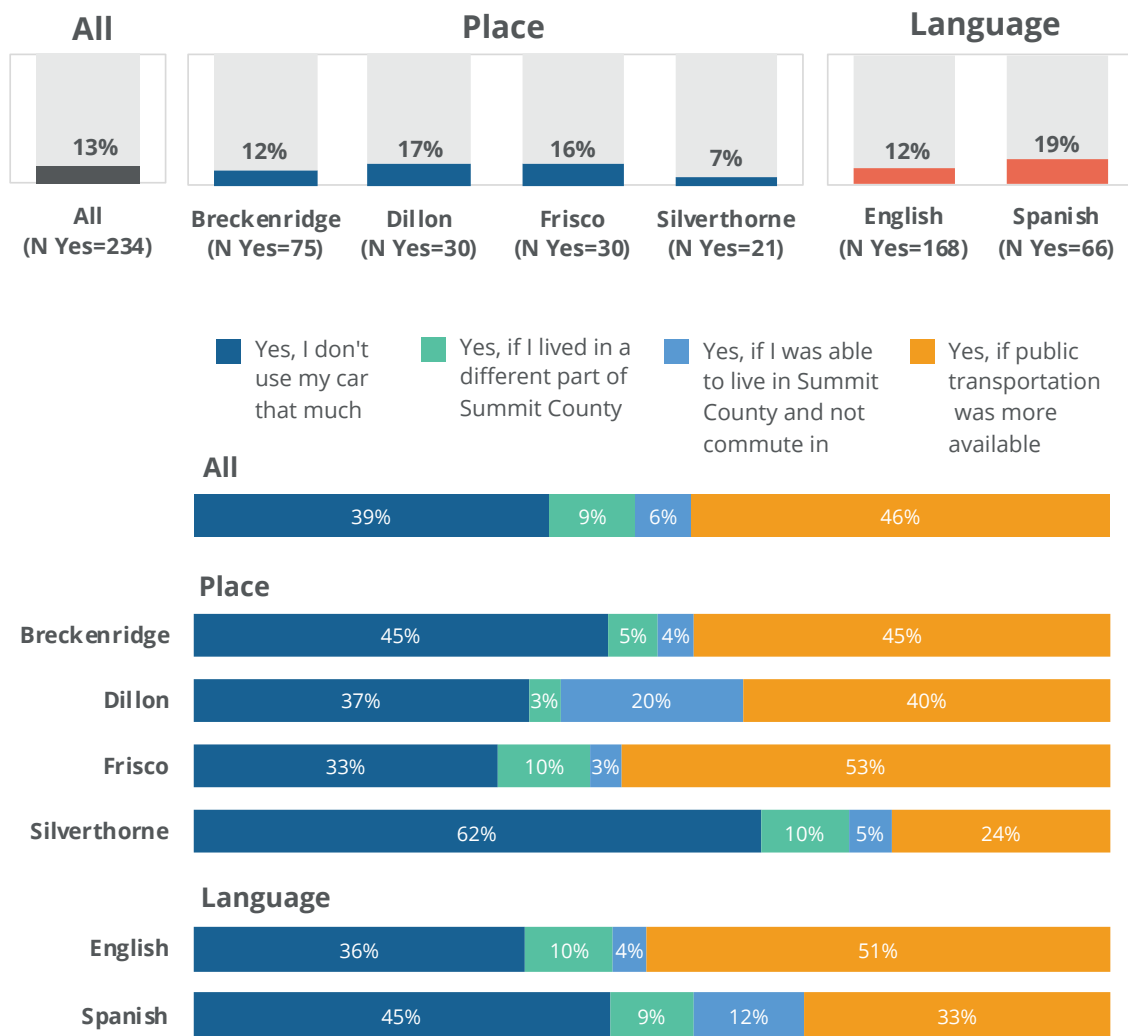


Note: N=1,789.

Source: Root Policy Research from the Summit County Housing Survey 2023.

Figure V-35 shows the percentage of respondents who said they could live without a car by place of residence and language, as well as what would be needed for that to happen. Overall, 13% of respondents indicated they could live without a car. This share was higher in Frisco (16%) and Dillon (17%), and among Spanish speaking respondents (19%). Among those who indicated they could live without a car, 46% indicated they could do it if public transportation was more available, 9% indicated they could do it if they lived in a different part of the county, and 6% if they could live in Summit County and not commute in.

Figure V-35.
Do you think you could live without a car?



Note: N=1,767.

Source: Root Policy Research from the Summit County Housing Survey 2023.

As shown in Figure V-36, 69% of respondents feel they have enough parking spaces, while 22% need more parking space, 5% need two more spaces, 4% need three more spaces, and 1% need fewer parking spaces.

- Among places of residence, respondents from Breckenridge and Dillon are more likely to need extra spaces.
- Demand for more parking space is higher among Spanish speaking respondents, 32% of Spanish speaking respondents indicated needing one more parking space, compared to 19% of English speaking respondents.
- Renters also have a higher demand for more parking spaces, 27% indicated needing one more parking space, compared to 17% of owners.
- Among age categories, residents under 25 were the most likely to indicate needing two or more parking spaces (20%).
- Around 30% of lower income households with income of \$35,000 indicated needing one more parking space, a larger share than higher income households.
- Among households with more than one family living together, 28% indicated needing one more parking space, and 18% indicated three or more extra spaces. Among households with families and roommates 34% indicated needing one more parking space, and 10% indicated two extra spaces. Among households with roommates, 10% indicated needing three or more extra spaces.

As shown in Figure V-37 parking for work vehicles is an issue for 9% of respondents. Renters with a lease (11%), precariously housed respondents (17%), and households with families and roommates (12%) are more likely to indicate having difficulty finding parking for their work vehicles.

Figure V-36.

Think about the parking spaces you have available in your housing for all the people who live in your housing. Would you say that...

	N	We have enough parking spaces	We need one more parking space	We need two more parking spaces	We need three or more parking spaces	We need fewer parking spaces/ we have too many places to park
All	1,759	69%	22%	5%	4%	1%
Place						
Breckenridge	605	69%	23%	5%	3%	0%
Dillon	172	66%	22%	5%	6%	2%
Frisco	185	74%	19%	4%	2%	2%
Silverthorne	296	72%	21%	3%	2%	1%
Language						
English	1,419	71%	19%	5%	4%	1%
Spanish	340	58%	32%	6%	4%	0%
Tenure						
Owner	817	77%	17%	3%	2%	1%
Renter	831	61%	27%	6%	6%	0%
Renter with Lease	620	61%	27%	6%	7%	0%
Renter without Lease	211	60%	26%	9%	5%	0%
Precariously Housed	35	71%	11%	14%	3%	0%
Age						
Under 25	112	55%	25%	10%	10%	0%
25 to 34	496	60%	26%	6%	7%	0%
35 to 64	942	72%	20%	4%	2%	1%
65 and over	130	88%	9%	1%	2%	1%
Income						
\$35,000 and under	170	55%	31%	8%	6%	1%
\$35,001 to \$75,000	358	65%	24%	5%	6%	0%
\$75,001 to \$150,000	586	69%	23%	5%	3%	1%
\$151,000 and over	399	77%	16%	5%	2%	1%
Household Characteristics						
Adult living alone	261	72%	16%	3%	8%	0%
Couple, no children	471	73%	19%	5%	2%	1%
Couple, with children	385	72%	22%	4%	1%	1%
Single parent with children	56	84%	14%	2%	0%	0%
More than one family living together	40	50%	28%	5%	18%	0%
Family and roommates	77	52%	34%	10%	3%	1%
Roommates	250	62%	22%	7%	10%	0%

Note: N=1,759.

Source: Root Policy Research from the Summit County Housing Survey 2023.

Figure V-37.

Do you or anyone in your household need to have parking for a work truck or trailer where you live?

	N	Yes, and I have trouble finding a place to park it	Yes, and I am able to park it near where I live	No; no one in my household brings a work truck or trailer home
All	1,751	9%	16%	75%
Place				
Breckenridge	606	7%	16%	76%
Dillon	164	7%	20%	74%
Frisco	188	8%	13%	79%
Silverthorne	297	9%	21%	70%
Language				
English	1,413	8%	17%	75%
Spanish	338	9%	13%	78%
Tenure				
Owner	814	7%	19%	73%
Renter	823	9%	13%	77%
Renter with Lease	614	11%	11%	78%
Renter without Lease	209	6%	20%	74%
Precariously Housed	35	17%	14%	69%
Age				
Under 25	111	9%	15%	76%
25 to 34	495	10%	15%	75%
35 to 64	937	8%	18%	74%
65 and over	131	5%	11%	83%
Income				
\$35,000 and under	165	8%	14%	78%
\$35,001 to \$75,000	358	8%	14%	78%
\$75,001 to \$150,000	585	9%	17%	74%
\$151,000 and over	398	8%	17%	75%
Household Characteristics				
Adult living alone	259	5%	11%	84%
Couple, no children	466	10%	16%	74%
Couple, with children	383	9%	21%	69%
Single parent with children	59	8%	15%	76%
More than one family living together	41	7%	7%	85%
Family and roommates	76	12%	18%	70%
Roommates	249	9%	15%	76%

Note: N=1,751.

Source: Root Policy Research from the Summit County Housing Survey 2023.

In-commuters. Out of the surveyed individuals who commute to the county for work, 61% expressed they would be willing to make a trade-off in order to reside in the county. Respondents were able to select all applicable trade-offs they would be willing to make. The most common trade-offs were:

- I would be willing to live in a duplex/triplex/townhome rather than a single family home, at 35%;
- I would be willing to buy a home that is smaller than the one I own now, at 28%;
- I would be willing to live in a place with fewer bedrooms than I have now, at 28%;
- I would be willing to live in a condominium rather than a single family detached home, at 27%; and
- I would be willing to buy a home that has resale restrictions, at 23%.

Housing Solutions

Respondents were presented with a set of housing assistance options and asked to select the ones that would most improve their housing situation. Figure V-38 presents the top 5 most selected options among different respondent segments.

- Overall, 35% of respondents indicated finding a home they can afford to buy would improve their situation, 31% indicated they are happy with their housing situation, and 18% indicated help with a down payment and closing costs to buy a home would improve their situation.
- Among the places of residence, respondents from Breckenridge were the most likely to be happy with their housing situation, at 37%. Over 30% of respondents in all jurisdictions indicated finding a home they can afford to buy would improve their situation.
- Spanish speaking respondents indicated the top solution was to have more bedrooms for their families (35%), followed by finding a home they can afford (33%), and help finding rental housing (31%); while 38% of English speaking respondents indicated they are happy with their housing situation and top solutions mentioned were finding a home (36%) they can afford to buy and help with a down payment and closing costs to buy a home (20%).
- Over 70% of respondents age 65 and over indicated they are happy with their housing situation, this was also the top response among respondents age 35 to 64 at 38%, followed by finding a home they can afford to buy (33%). Finding a home they can afford to buy was the top response among residents ages 25 to 34, at 53%.

while finding rental housing was the top response among those under age 25, at 44%.

- Almost 60% of owners indicated they are happy with their housing situation, while 54% of renters indicated finding a house they can afford and 30% indicated help with a down payment and closing costs to buy a home would improve their housing situation.
- Households composed of couples with and without children were the most likely to be happy with their housing situation, at 35% and 44% respectively. Finding a home they can afford to buy was the top solution among adult living alone (37), single parents (45%), and households with roommates (51%). Almost 40% of households of more than one family together and 30% of families and roommates indicated help finding rental housing would improve their housing situation, and 37% of households of more than one family together indicated assistance with paying rent each month would improve their housing situation.
- Around 30% of households earning \$35,000 or less stated that receiving assistance with rent payments would improve their housing situation. Additionally, 28% of households in this income bracket also said that help with locating rental housing would be beneficial.
- Among households earning between \$35,000 and \$75,000, finding a home that is affordable to buy was the most popular response, with 40% indicating it as their top choice. Similarly, among households earning between \$75,000 and \$150,000, 45% selected help in finding a home they can afford to buy. For households in the \$35,000 to \$75,000 income bracket, the second most popular response was receiving help to obtain a loan for buying a house, with 24% indicating this. Meanwhile, among households earning between \$75,000 and \$150,000, the next most common response was that they were satisfied with their current housing situation, with 30% indicating this.

Figure V-38.

What do you feel you most need to improve your housing situation?

ALL

All	%	N
1 Finding a home I can afford to buy	35%	678
2 N/A; I am happy with my housing situation	31%	604
3 Help with a down payment and closing costs to buy a home	18%	354
4 Help getting a loan to buy a house	16%	312
5 Help find rental housing	15%	291

CITY

Breckenridge	%	N
1 N/A; I am happy with my housing situation	37%	241
2 Finding a home I can afford to buy	37%	239
3 Help with a down payment and closing costs to buy a home	21%	137
4 Help getting a loan to buy a house	17%	113
5 More bedrooms for my family	14%	90

Dillon	%	N
1 Finding a home I can afford to buy	35%	67
2 N/A; I am happy with my housing situation	26%	49
3 Help find rental housing	17%	33
4 Help with a down payment and closing costs to buy a home	17%	32
5 Help getting a loan to buy a house	16%	31

Frisco	%	N
1 Finding a home I can afford to buy	32%	65
2 N/A; I am happy with my housing situation	29%	58
3 Help find rental housing	17%	35
4 Help with a down payment and closing costs to buy a home	16%	33
5 More bedrooms for my family	14%	28

Silverthorne	%	N
1 Finding a home I can afford to buy	36%	120
2 N/A; I am happy with my housing situation	32%	108
3 Help getting a loan to buy a house	17%	57
4 Help with a down payment and closing costs to buy a home	16%	53
5 More bedrooms for my family	15%	51

LANGUAGE

English	%	N
1 N/A; I am happy with my housing situation	38%	571
2 Finding a home I can afford to buy	36%	542
3 Help with a down payment and closing costs to buy a home	20%	299
4 Help getting a loan to buy a house	15%	225
5 Help find rental housing	11%	167

Spanish	%	N
1 More bedrooms for my family	35%	142
2 Finding a home I can afford to buy	33%	136
3 Help find rental housing	31%	124
4 Assistance to help me pay rent each month	29%	117
5 Where to find landlords that take ITINs, accept people without a social security number (SSN)	25%	102

AGE

Under 25	%	N
1 Help find rental housing	44%	49
2 Assistance to help me pay rent each month	33%	37
3 Finding a home I can afford to buy	29%	33
4 Assurance that I can stay in my rental unit for awhile (that my landlord won't sell the unit or convert it to a short term rental)	21%	23
5 More bedrooms for my family	17%	19

25 to 34	%	N
1 Finding a home I can afford to buy	53%	267
2 Help with a down payment and closing costs to buy a home	31%	156
3 Help getting a loan to buy a house	26%	132
4 Help find rental housing	23%	115
5 Assurance that I can stay in my rental unit for awhile (that my landlord won't sell the unit or convert it to a short term rental)	20%	99

35 to 64	%	N
1 N/A; I am happy with my housing situation	38%	358
2 Finding a home I can afford to buy	33%	312
3 Help with a down payment and closing costs to buy a home	17%	160
4 More bedrooms for my family	15%	141
5 Help getting a loan to buy a house	14%	138

65 and Over	%	N
1 N/A; I am happy with my housing situation	73%	97
2 Specialized housing for memory care/respice care when I or a family member needs it	8%	11
3 Finding a home I can afford to buy	6%	8
4 Assistance to help me get through emergency situations when they arise	5%	7
5 Money or technical assistance to build an Accessory Dwelling Unit (ADU) or cottage home on my lot	5%	7

TENURE

Owner			Renter				
		%	N		%	N	
1	N/A; I am happy with my housing situation	58%	514	1	Finding a home I can afford to buy	54%	492
2	Help with repairs to my home or apartment	15%	136	2	Help with a down payment and closing costs to buy a home	30%	274
3	Finding a home I can afford to buy	15%	130	3	Help getting a loan to buy a house	28%	260
4	More bedrooms for my family	14%	124	4	Help find rental housing	26%	238
5	Assistance to help me pay property taxes	6%	56	5	Assurance that I can stay in my rental unit for awhile (that my landlord won't sell the unit or convert it to a short term rental)	23%	207
Renter With Lease			Renter Without Lease				
		%	N		%	N	
1	Finding a home I can afford to buy	59%	398	1	Finding a home I can afford to buy	39%	94
2	Help with a down payment and closing costs to buy a home	33%	224	2	Help find rental housing	34%	80
3	Help getting a loan to buy a house	31%	209	3	Assistance to help me pay rent each month	28%	66
4	Help find rental housing	23%	158	4	Assurance that I can stay in my rental unit for awhile (that my landlord won't sell the unit or convert it to a short term rental)	21%	51
5	Assurance that I can stay in my rental unit for awhile (that my landlord won't sell the unit or convert it to a short term rental)	23%	156	5	Help getting a loan to buy a house	21%	51
Precariously Housed							
		%	N				
1	Finding a home I can afford to buy	55%	17				
2	Help getting a loan to buy a house	35%	11				
3	Help with a down payment and closing costs to buy a home	32%	10				
4	Help find rental housing	29%	9				
5	N/A; I am happy with my housing situation	16%	5				

HOUSEHOLD CHARACTERISTICS

Adult Living Alone			Couple, No Children				
	%	N		%	N		
1	Finding a home I can afford to buy	37%	95	1	N/A; I am happy with my housing situation	44%	208
2	N/A; I am happy with my housing situation	32%	81	2	Finding a home I can afford to buy	33%	156
3	Help with a down payment and closing costs to buy a home	26%	65	3	Help with a down payment and closing costs to buy a home	18%	85
4	Help getting a loan to buy a house	18%	46	4	Help getting a loan to buy a house	14%	67
5	Help find rental housing	15%	37	5	More bedrooms for my family	12%	55
Couple, with Children			Single Parent with Children				
	%	N		%	N		
1	N/A; I am happy with my housing situation	35%	138	1	Finding a home I can afford to buy	45%	27
2	Finding a home I can afford to buy	32%	127	2	More bedrooms for my family	37%	22
3	More bedrooms for my family	25%	99	3	Help getting a loan to buy a house	25%	15
4	Help with repairs to my home or apartment	14%	55	4	Help with a down payment and closing costs to buy a home	23%	14
5	Help getting a loan to buy a house	14%	55	5	N/A; I am happy with my housing situation	18%	11
More than One Family Living Together			Family and Roommates				
	%	N		%	N		
1	Help find rental housing	39%	16	1	Help find rental housing	30%	24
2	Assistance to help me pay rent each month	37%	15	2	Finding a home I can afford to buy	28%	22
3	More bedrooms for my family	29%	12	3	Assurance that I can stay in my rental unit for awhile (that my landlord won't sell the unit or convert it to a short term rental)	25%	20
4	Finding a home I can afford to buy	22%	9	4	More bedrooms for my family	21%	17
5	Help with a security deposit for a rental unit	22%	9	5	Assistance to help me pay rent each month/Help with repairs to my home or apartment	19%	15
Roommates							
	%	N		%	N		
1	Finding a home I can afford to buy	51%	127				
2	Help find rental housing	35%	87				
3	Assurance that I can stay in my rental unit for awhile (that my landlord won't sell the unit or convert it to a short term rental)	25%	64				
4	Help with a down payment and closing costs to buy a home	25%	63				
5	Help getting a loan to buy a house	24%	60				

INCOME

\$35,000 and under			\$35,001 to \$75,000				
	%	N		%	N		
1	Assistance to help me pay rent each month	29%	50	1	Finding a home I can afford to buy	40%	145
2	Help find rental housing	28%	47	2	Help getting a loan to buy a house	24%	87
3	More bedrooms for my family	26%	45	3	Help find rental housing	22%	81
4	Finding a home I can afford to buy	26%	44	4	Assurance that I can stay in my rental unit for awhile (that my landlord won't sell the unit or convert it to a short term rental)	22%	79
5	Where to find landlords that take ITINs, accept people without a social security number (SSN)	23%	39	5	Help with a down payment and closing costs to buy a home	22%	78
\$75,001 to \$150,000			\$151,000 and over				
	%	N		%	N		
1	Finding a home I can afford to buy	45%	262	1	N/A; I am happy with my housing situation	55%	219
2	N/A; I am happy with my housing situation	30%	174	2	Finding a home I can afford to buy	28%	114
3	Help with a down payment and closing costs to buy a home	26%	153	3	Help with a down payment and closing costs to buy a home	14%	57
4	Help getting a loan to buy a house	20%	119	4	Help with repairs to my home or apartment	11%	45
5	More bedrooms for my family	13%	79	5	More bedrooms for my family	9%	37

Note: N=1,928.

Source: Root Policy Research from the Summit County Housing Survey 2023.

Interest in deed restricted homes. As shown in Figure V-39, 30% of respondents overall indicated they are very interested in deed restricted homes, and another 31% indicated they are somewhat interested. These include respondents who are current owners and would be looking to own a different unit.

- Forty five percent of renters indicated they are very interested and another 39% indicated they are somewhat interested in deed restricted homes.
- Among the different jurisdictions interest is highest among respondents from Frisco, of which 38% indicated they are very interested.
- Among the different age groups, interest is higher among respondents ages 25 to 34, with almost 50% indicating they are very interested.

- Among income categories, interest is higher among respondents with household income between \$35,000 and \$75,000, with almost 40% indicating they are very interested.
- Household with families and roommates (35%), households of single parents (30%), and households of couples with children (30%), indicated higher interest in deed restricted homes compared to the other household types.

Figure V-39a.

How interested would you be in becoming a homeowner if the only way to afford to buy a home was to participate in a program that limits the resale terms of the home (for example, resale and price cap, must sell to others participating in the program or local workers)?

	Total	Very interested	Somewhat interested	Not at all interested
All	1,533	31%	31%	38%
Place				
Breckenridge	591	32%	32%	36%
Dillon	122	23%	29%	48%
Frisco	173	38%	25%	36%
Silverthorne	241	26%	34%	40%
Tenure				
Owner	858	21%	25%	54%
Renter	586	45%	39%	16%
Renter with Lease	476	46%	37%	17%
Renter without Lease	110	42%	48%	10%
Precariously Housed	26	31%	50%	19%
Age				
Under 25	73	27%	45%	27%
25 to 34	390	49%	37%	14%
35 to 64	773	27%	30%	42%
65 and over	133	7%	11%	82%
Income				
\$35,000 and under	55	31%	31%	38%
\$35,001 to \$75,000	241	39%	36%	25%
\$75,001 to \$150,000	549	36%	32%	32%
\$151,000 and over	398	23%	27%	50%
Household Characteristics				
Adult living alone	248	29%	33%	37%
Couple, no children	443	28%	28%	44%
Couple, with children	279	30%	28%	42%
Single parent with children	30	30%	40%	30%
Family and roommates	40	35%	33%	33%
Roommates	208	41%	38%	21%

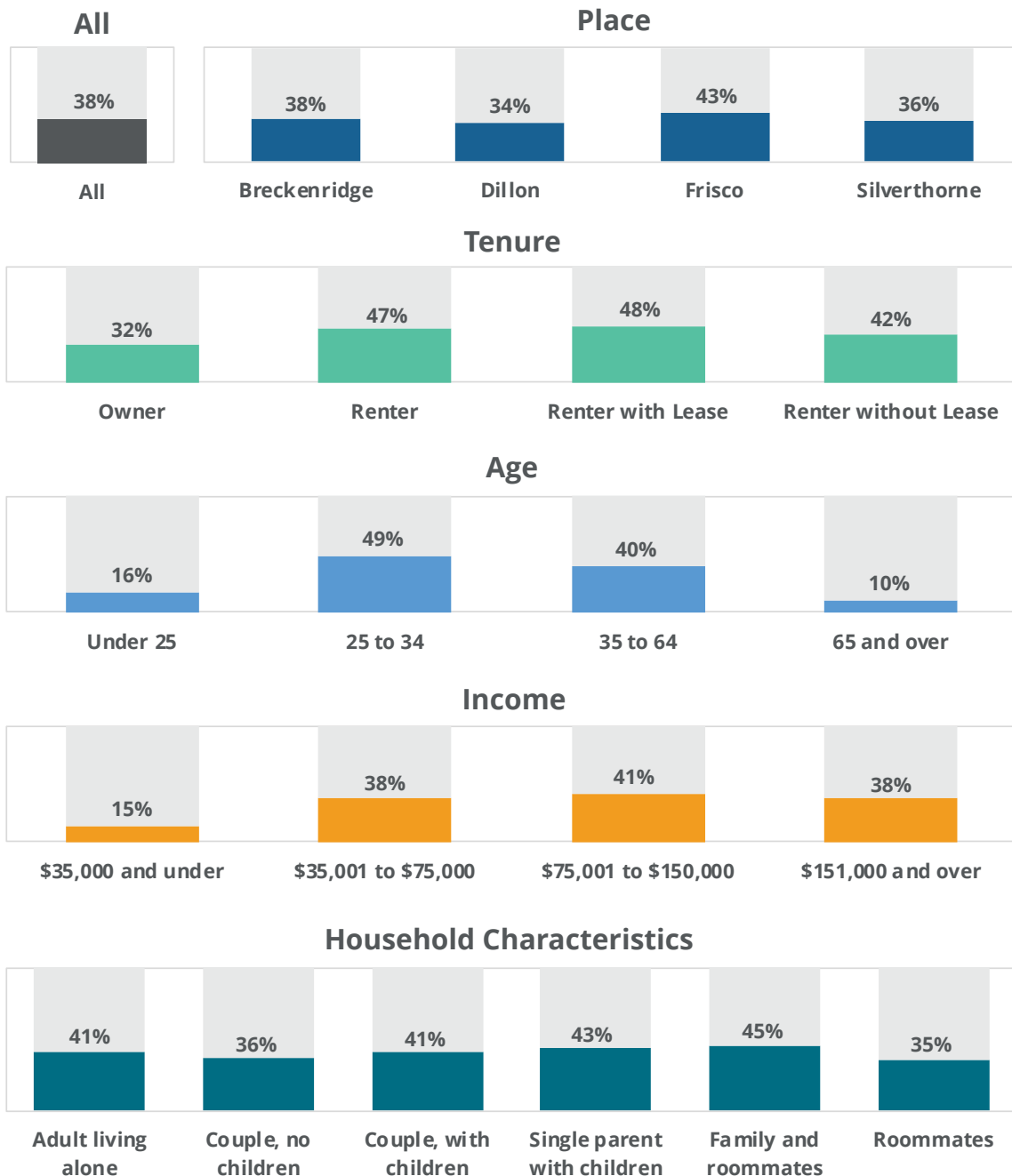
Note: N=1,533. Not enough responses were gathered from the Spanish survey.

Source: Root Policy Research from the Summit County Housing Survey 2023.

Figure V-40 displays the share of respondents who indicated they have looked into buying a deed restricted home but did not buy one and Figure V-41 shows the reasons for not buying the property.

- Overall, 38% of respondents indicated they looked into but did not buy a deed restricted home, and 31% indicated they did not buy the property because the resale restrictions made them feel it was not a good investment.
- Among the jurisdictions, respondents from Frisco (43%) were the most likely to have looked into but did not buy a deed restricted home, 24% of the indicated they did not buy it because the resale restrictions made them feel it was not a good investment, but 21% indicated they did not buy it because they were not chosen in the lottery.
- Close to half (47%) of renters looked into but did not buy a deed restricted home, and 22% indicated they did not buy the property because they couldn't afford the monthly payments, 18% because they were not chosen in the lottery, and 17% because they felt it was not a good investment.
- Almost half (49%) of respondents ages 25 to 34 and 40% of respondents ages 35 to 64 looked into but did not buy a deed restricted home. Among respondents ages 25 to 34 the top reason was they didn't feel it was a good investment, at 25%, and the second was because they couldn't afford the monthly payments, at 19%. Among respondents ages 35 to 64, the top reason was they didn't feel it was a good investment, at 35%.
- Around 40% of respondents with income over \$35,000 indicated they looked into but did not buy a deed restricted home. Among households with income over \$150,000 the top reason they did not buy was that they didn't feel it was a good investment (43%), while among households with income between \$35,000 and \$75,000 the top reason was that they couldn't afford the monthly payments (19%) followed by not being chosen in the lottery (17%). Among households with income between \$75,000 and \$150,000 the top reason was that they didn't feel it was a good investment (31%), followed by not being chosen in the lottery (17%).

Figure V-40.
Have you ever looked into buying a deed restricted home and didn't buy one? (% Yes)



Note: N=1,519.

Source: Root Policy Research from the Summit County Housing Survey 2023.

Figure V-41. What were the reasons you did not buy a deed restricted home?

What were the reasons you did not buy a deed restricted home?	Total	Resale restrictions/ didn't feel it was a good investment	I tried but wasn't chosen in the lottery	Couldn't afford monthly payments	Other (please specify)	Not desired housing type	Couldn't get a mortgage	Employment rules of owning	Not desired location	Not good enough credit/no credit	Can't buy without a social security number (SSN)
All	591	31%	16%	14%	13%	12%	5%	4%	3%	2%	1%
Place											
Breckenridge	226	33%	12%	13%	12%	13%	8%	4%	3%	1%	0%
Dillon	44	34%	18%	11%	14%	9%	0%	11%	0%	2%	0%
Frisco	72	24%	21%	10%	18%	11%	8%	3%	1%	3%	1%
Silverthorne	84	32%	14%	20%	14%	10%	2%	2%	2%	2%	0%
Tenure											
Owner	252	47%	14%	4%	16%	12%	2%	4%	2%	0%	0%
Renter	303	17%	18%	22%	11%	12%	8%	5%	3%	4%	1%
Renter with Lease	255	19%	19%	20%	11%	12%	7%	5%	3%	3%	1%
Renter without Lease	48	10%	13%	29%	10%	8%	10%	8%	4%	6%	0%
Age											
25 to 34	205	25%	17%	19%	10%	12%	8%	4%	2%	2%	0%
35 to 64	303	35%	16%	12%	16%	11%	3%	4%	3%	1%	1%
Income											
\$35,001 to \$75,000	99	16%	17%	19%	8%	15%	7%	5%	2%	9%	1%
\$75,001 to \$150,000	236	31%	17%	13%	15%	10%	5%	4%	3%	0%	0%
\$151,000 and over	145	43%	11%	9%	17%	12%	2%	4%	1%	0%	0%
Household Characteristics											
Adult living alone	108	28%	15%	20%	10%	10%	6%	5%	4%	3%	0%
Couple, no children	160	33%	16%	10%	16%	13%	4%	6%	2%	1%	0%
Couple, with children	109	37%	20%	4%	16%	12%	3%	2%	4%	3%	1%
Roommates	85	15%	11%	31%	12%	14%	7%	5%	2%	4%	0%

Note: N=591. Respondent segments with less than 20 responses are omitted.

Source: Root Policy Research from the Summit County Housing Survey 2023.

FigureV-42 shows the range of prices respondents would be willing to pay for a deed restricted home. In the county overall, the median price was \$350,000. This figure was higher in Breckenridge, at \$400,000, and lower in Frisco, at \$300,000. As expected, the median price respondents are willing to pay increases with age and income. The median price renters are willing to pay in \$300,000 and the median among couples without children and couples with children is higher, at \$400,000 and \$500,000 respectively.

Figure V-42.

How much would you be willing to pay and could afford if you were looking to buy a home with resale limits?

	N	Mean	25th Percentile	50th Percentile (Median)	75th Percentile
All	392	\$389,499	\$250,000	\$350,000	\$500,000
Place					
Breckenridge	165	\$445,427	\$250,000	\$400,000	\$500,000
Dillon	23	\$349,400	\$250,000	\$350,000	\$500,000
Frisco	49	\$347,328	\$200,000	\$300,000	\$450,000
Silverthorne	53	\$362,857	\$300,000	\$350,000	\$450,000
Tenure					
Owner	126	\$488,973	\$300,000	\$450,000	\$560,000
Renter	239	\$344,095	\$240,000	\$300,000	\$450,000
Renter with Lease	196	\$346,502	\$250,000	\$350,000	\$450,000
Renter without Lease	43	\$333,128	\$200,000	\$250,000	\$375,000
Age					
25 to 34	157	\$335,419	\$250,000	\$325,000	\$450,000
35 to 64	189	\$425,071	\$250,000	\$380,000	\$500,000
Income					
\$35,001 to \$75,000	72	\$289,928	\$175,000	\$287,500	\$350,000
\$75,001 to \$150,000	170	\$374,989	\$280,000	\$375,000	\$500,000
\$151,000 and over	83	\$538,478	\$350,000	\$500,000	\$600,000
Household Characteristics					
Adult living alone	69	\$278,322	\$200,000	\$300,000	\$350,000
Couple, no children	106	\$417,539	\$300,000	\$400,000	\$500,000
Couple, with children	65	\$519,419	\$320,000	\$500,000	\$600,000
Roommates	67	\$312,186	\$200,000	\$300,000	\$350,000

Note: N=392. Respondent segments with less than 20 responses are omitted.

Source: Root Policy Research from the Summit County Housing Survey 2023.

Awareness of Summit Combined Housing Authority. Figure V-43 shows how aware respondents are of the Summit Combined Housing Authority (SCHA). Overall, 32% of respondents indicated they do not know of SCHA. Among respondent categories this share was highest among:

- Households with more than one family living together, at 85%;
- Spanish speaking respondents, at 82%;
- Households with income of \$35,000 or less, at 72%;
- Respondents under age 25, at 64%;
- Renters without a lease, at 57%;
- Dillon, at 49%;
- Household with families and roommates, at 49%;
- Households with roommates, at 48%; and
- Households with income between \$35,000 and \$75,000, at 48%.

Figure V-43.

Are you aware of the Summit Combined Housing Authority?

	N	No, I do not know of the Summit Combined Housing Authority	Yes, I am aware of them but unsure of what they do	Yes, I have contacted them for housing	Yes, I attended a homebuyer class/homeownership counseling class through the Summit Combined Housing Authority	Yes, I have gotten housing through the Summit Combined Housing Authority	I may have heard of them but cannot remember
All	1663	32%	31%	12%	11%	8%	7%
Place							
Breckenridge	564	21%	35%	17%	12%	10%	6%
Dillon	161	49%	27%	6%	3%	6%	9%
Frisco	174	24%	34%	13%	13%	12%	5%
Silverthorne	284	36%	27%	12%	10%	8%	7%
Language							
English	1314	19%	37%	15%	13%	9%	7%
Spanish	349	82%	7%	1%	3%	2%	5%
Tenure							
Owner	734	12%	35%	15%	15%	16%	6%
Renter	815	47%	28%	10%	7%	1%	6%
Renter with Lease	604	44%	29%	12%	8%	1%	6%
Renter without Lease	211	57%	24%	5%	7%	0%	7%
Precariously Housed	36	39%	39%	11%	3%	0%	8%
Age							
Under 25	115	64%	17%	5%	4%	1%	9%
25 to 34	500	36%	30%	11%	11%	6%	7%
35 to 64	912	27%	31%	14%	13%	10%	6%
65 and over	108	28%	47%	9%	4%	2%	10%
Income							
\$35,000 and under	169	72%	12%	5%	3%	1%	7%
\$35,001 to \$75,000	353	48%	25%	10%	6%	3%	8%
\$75,001 to \$150,000	562	18%	37%	12%	14%	13%	5%
\$151,000 and over	365	14%	38%	18%	15%	9%	6%
Household Characteristics							
Adult living alone	257	19%	44%	15%	8%	5%	9%
Couple, no children	437	21%	35%	14%	11%	12%	8%
Couple, with children	372	32%	25%	12%	16%	10%	5%
Single parent with children	61	39%	30%	11%	5%	13%	2%
More than one family living together	41	85%	5%	0%	2%	2%	5%
Family and roommates	78	49%	19%	9%	9%	5%	9%
Roommates	246	48%	29%	9%	6%	1%	7%

Note: N= 1,663.

Source: Root Policy Research from the Summit County Housing Survey 2023.

Future Housing Preferences

Survey respondents shared their future housing preferences, including their plans for moving, and the reasons why they plan to move.

Overall, 31% of survey respondents plan to stay in their current place for as long as possible, 20% plan to move at some point within the county, 19% want to stay in their current place but are afraid they won't be able to, and 19% plan to leave the county at some point. The share of respondents who want to stay in their current place but are afraid they won't be able to is highest among:

- Family and roommates, at 43%;
- Spanish, at 36%;
- Precariously Housed, at 33%; and
- Renter without Lease, at 31%.

The share of respondents who plan to leave the county at some point is the highest among:

- Adults living alone, at 25%; and
- Household with income between \$75,000 and \$150,000, at 23%.

Figure V-44.
Which of the following is most true for you?

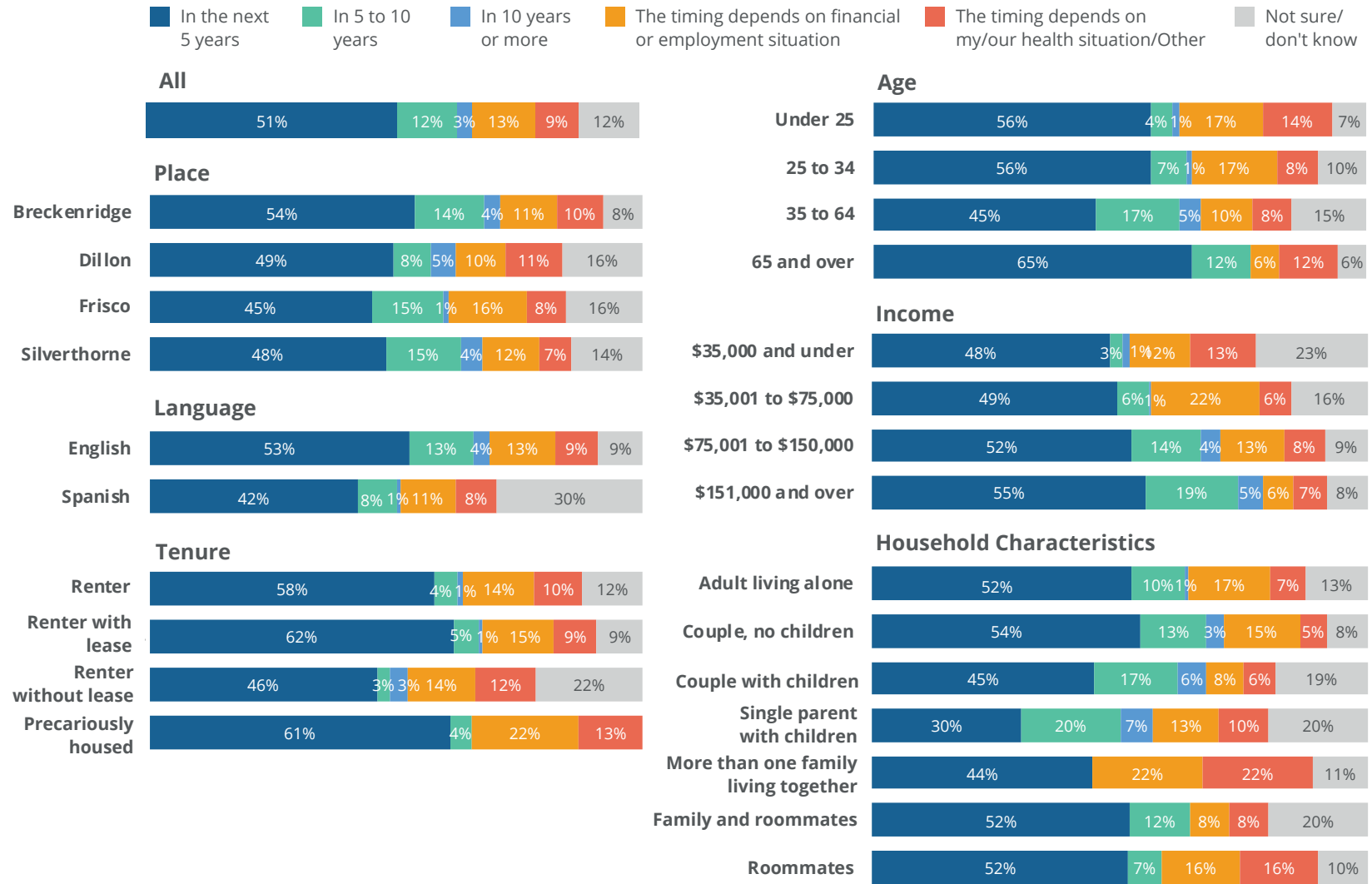
	Total	I plan to stay in the current place I am living in for as long as possible	I plan to move at some point within Summit County	I want to stay in the current place I am living, but I'm worried I won't be able to	I plan to move at some point and leave Summit County	I plan to move at some point into or near Summit County	I plan to move but not within or into Summit County	Don't know
All	1799	31%	20%	19%	19%	2%	1%	8%
Place								
Breckenridge	609	30%	25%	18%	19%	1%	0%	7%
Dillon	178	33%	16%	22%	17%	1%	1%	10%
Frisco	192	32%	21%	20%	14%	2%	1%	10%
Silverthorne	309	35%	17%	20%	17%	1%	2%	8%
Language								
English	1428	33%	22%	15%	21%	1%	1%	7%
Spanish	371	23%	14%	36%	7%	4%	3%	13%
Tenure								
Owner	819	50%	12%	9%	20%	0%	0%	9%
Renter	859	15%	27%	29%	17%	3%	2%	7%
Renter with Lease	633	15%	28%	28%	18%	3%	1%	6%
Renter without Lease	226	15%	24%	31%	13%	4%	4%	9%
Precariously Housed	40	8%	33%	33%	10%	3%	0%	15%
Age								
Under 25	116	17%	29%	19%	19%	4%	2%	9%
25 to 34	512	18%	31%	24%	17%	3%	1%	6%
35 to 64	958	35%	16%	18%	20%	1%	1%	9%
65 and over	133	61%	4%	11%	18%	0%	1%	5%
Income								
\$35,000 and under	178	27%	15%	29%	14%	2%	2%	12%
\$35,001 to \$75,000	369	23%	22%	29%	14%	4%	1%	7%
\$75,001 to \$150,000	589	30%	23%	17%	23%	1%	1%	6%
\$151,000 and over	401	44%	21%	7%	19%	1%	0%	8%
Household Characteristics								
Adult living alone	263	29%	18%	16%	25%	2%	0%	9%
Couple, no children	473	36%	22%	13%	21%	0%	0%	7%
Couple, with children	393	38%	18%	18%	14%	3%	1%	9%
Single parent with children	61	26%	15%	25%	20%	0%	3%	11%
More than one family living together	44	30%	20%	27%	5%	0%	5%	14%
Family and roommates	80	25%	14%	43%	13%	3%	3%	1%
Roommates	255	15%	31%	24%	20%	2%	2%	7%

Note: N=1,799.

Source: Root Policy Research from the Summit County Housing Survey 2023.

As shown in Figure V-45, the majority of respondents who plan to move plan to do so in the next 5 years (51%), and this share is higher among respondents ages 65 and over (65%).

Figure V-45. When do you think you will move?



Note: N=881.

Source: Root Policy Research from the Summit County Housing Survey 2023.

Figure V-46 shows respondents primary reasons for planning to move. Overall, the top reason was to find a more affordable home to buy (34%), followed by wanting a different sized home (32%), and wanting to find stable housing (31%).

Finding stable housing was the top reason among respondents in Silverthorne (35%), among Spanish speaking respondents (47%), among renters without a lease (47%), among respondents under age 25 (53%), among household with income of \$35,000 and under (41%) and with income between \$35,000 and \$75,000 (46%), as well as among single parents (43%), and roommates (57%).

Figure V-46.
What are the primary reasons you plan to move in the future?

ALL

All		%	N
1	To find a more affordable home to buy	34%	299
2	I want a different sized home and/or yard	32%	278
3	To find stable housing	31%	274
4	I rent and want to own	31%	269
5	To find a more affordable home to rent	22%	193

CITY

Breckenridge				Dillon			
		%	N			%	N
1	I want a different sized home and/or yard	36%	111	1	To find a more affordable home to buy	34%	26
2	I rent and want to own	35%	106	2	I rent and want to own	31%	24
3	To find a more affordable home to buy	34%	103	3	To find stable housing	29%	22
4	To find stable housing	30%	92	4	I want a different sized home and/or yard	27%	21
5	To find a more affordable home to rent	20%	62	5	To find a more affordable home to rent	22%	17
Frisco				Silverthorne			
		%	N			%	N
1	To find a more affordable home to buy	42%	38	1	To find stable housing	35%	47
2	I rent and want to own	36%	32	2	To find a more affordable home to buy	33%	44
3	I want a different sized home and/or yard	36%	32	3	I want a different sized home and/or yard	28%	38
4	To find stable housing	32%	29	4	I rent and want to own	22%	30
5	Other	20%	18	5	To find a more affordable home to rent	21%	28

LANGUAGE

English		%	N
1	To find a more affordable home to buy	37%	268
2	I want a different sized home and/or yard	36%	265
3	I rent and want to own	32%	234
4	To find stable housing	28%	205
5	To find a more affordable home to rent	18%	135

Spanish		%	N
1	To find stable housing	47%	69
2	To find a more affordable home to rent	40%	58
3	I rent and want to own	24%	35
4	To find a more affordable home to buy	21%	31
5	I want to live closer to place of work	12%	18

TENURE

Owner		%	N
1	I want a different sized home and/or yard	46%	147
2	Other	27%	88
3	Retirement	24%	78
4	To find a more affordable home to buy	22%	72
5	I want to move to a different town	16%	51

Renter		%	N
1	I rent and want to own	52%	247
2	To find stable housing	48%	228
3	To find a more affordable home to buy	42%	199
4	To find a more affordable home to rent	35%	169
5	I want a different sized home and/or yard	24%	116

Renter With Lease		%	N
1	I rent and want to own	57%	202
2	To find stable housing	48%	171
3	To find a more affordable home to buy	46%	162
4	To find a more affordable home to rent	37%	130
5	I want a different sized home and/or yard	27%	95

Renter Without Lease		%	N
1	To find stable housing	47%	57
2	I rent and want to own	37%	45
3	To find a more affordable home to rent	32%	39
4	To find a more affordable home to buy	30%	37
5	I want a different sized home and/or yard	17%	21

AGE

Under 25			25 to 34				
	%	N		%	N		
1	To find stable housing	53%	39	1	I rent and want to own	48%	139
2	To find a more affordable home to rent	44%	32	2	To find stable housing	45%	130
3	To find a more affordable home to buy	27%	20	3	To find a more affordable home to buy	42%	122
4	I rent and want to own	25%	18	4	I want a different sized home and/or yard	37%	108
5	I want a different sized home and/or yard	22%	16	5	To find a more affordable home to rent	30%	88
35 to 64			65 and Over				
	%	N		%	N		
1	I want a different sized home and/or yard	33%	145	1	Other	45%	15
2	To find a more affordable home to buy	33%	143	2	Retirement	30%	10
3	I rent and want to own	23%	100	3	I want to live closer to family and/or friends	21%	7
4	To find stable housing	21%	93	4	I want a home without as many stairs /no stairs	18%	6
5	Other	16%	72	5	To find a more affordable home to buy	15%	5

INCOME

\$35,000 and under			\$35,001 to \$75,000				
	%	N		%	N		
1	To find stable housing	41%	32	1	To find stable housing	46%	81
2	To find a more affordable home to rent	38%	30	2	To find a more affordable home to buy	40%	70
3	I rent and want to own	19%	15	3	To find a more affordable home to rent	38%	66
4	I want to live closer to place of work	17%	13	4	I rent and want to own	37%	65
5	I want a different sized home and/or yard	14%	11	5	I want a different sized home and/or yard	24%	43
\$75,001 to \$150,000			\$151,000 and over				
	%	N		%	N		
1	To find a more affordable home to buy	44%	134	1	I want a different sized home and/or yard	39%	74
2	I want a different sized home and/or yard	41%	127	2	To find a more affordable home to buy	25%	47
3	I rent and want to own	38%	116	3	I rent and want to own	22%	42
4	To find stable housing	31%	94	4	Retirement	20%	38
5	To find a more affordable home to rent	18%	54	5	Other	20%	38

HOUSEHOLD CHARACTERISTICS

Adult Living Alone			Couple, No Children				
	%	N		%	N		
1	To find a more affordable home to buy	41%	58	1	I want a different sized home and/or yard	45%	106
2	I rent and want to own	39%	55	2	To find a more affordable home to buy	34%	80
3	To find stable housing	30%	42	3	I rent and want to own	30%	72
4	To find a more affordable home to rent	26%	36	4	To find stable housing	25%	59
5	I want a different sized home and/or yard	26%	36	5	Other	19%	46
Couple, with Children			Single Parent with Children				
	%	N		%	N		
1	I want a different sized home and/or yard	41%	71	1	To find stable housing	43%	13
2	To find a more affordable home to buy	29%	51	2	To find a more affordable home to buy	40%	12
3	To find stable housing	19%	33	3	To find a more affordable home to rent	33%	10
4	I rent and want to own	17%	29	4	I rent and want to own	30%	9
5	Other	16%	28	5	I want a different sized home and/or yard	27%	8
Family and Roommates			Roommates				
	%	N		%	N		
1	To find a more affordable home to buy	50%	13	1	To find stable housing	57%	86
2	I rent and want to own	35%	9	2	I rent and want to own	43%	66
3	To find a more affordable home to rent	31%	8	3	To find a more affordable home to rent	38%	58
4	To find stable housing	27%	7	4	To find a more affordable home to buy	35%	53
5	I want a different sized home and/or yard	19%	5	5	I want a different sized home and/or yard	22%	34

Note: N=876.

Source: Root Policy Research from the Summit County Housing Survey 2023.

Snapshots of Survey Respondents by Place of Residence

The balance of this section presents descriptive characteristics of the survey respondent population as well as the top 3 housing solutions indicated by survey respondents by place of residence. The places included are the county overall, Breckenridge, Dillon, Frisco, Keystone/Montezuma, Silverthorne, Copper Mountain, Dillon Valley, Summit Cove and Wilderndest.

Figure V-47.
County

MOST COMMON HOUSING TYPES			MOST COMMON EMPLOYMENT CATEGORIES		
	N	%		N	%
Condo/apartment in multifamily building	687	34%	Accommodation and food service	464	27%
Detached single-family home	588	29%	Local/state government	349	20%
Attached home/townhome/duplex	369	19%	Construction	296	17%
TOP HOUSING SOLUTIONS			COMMUTE TIME DISTRIBUTION		
	N	%	Worker 1	Worker 2	Worker 3
Finding a home I can afford to buy	678	35%	0 to 20 minutes	65%	57%
N/A; I am happy with my housing situation	604	31%	20 to 60 minutes	30%	37%
Help with a down payment and closing costs to buy a home	354	18%	More than 60 minutes	5%	7%
HOUSING SITUATION			NUMBER OF CARS IN HOUSEHOLD		
	N	%		N	%
Own their home	903	45%	1	511	29%
Displaced in past 5 years	490	26%	2	797	45%
With someone sleeping on couch/sofa bed	329	17%	3	282	16%
Somewhat or very Interested in deed restricted home	956	62%	4 or more	133	7%
MEDIAN HOUSING COSTS			HOUSEHOLD INCOME		
		\$		N	%
Rent		\$2,000	\$35,000 and under	179	12%
Mortgage		\$2,000	\$35,001 to \$75,000	370	24%
Utilities		\$300	\$75,001 to \$150,000	589	38%
Transportation		\$300	\$150,001 and over	401	26%

Note: Multifamily buildings share walls and ceilings/floors with other units; Detached single-family homes share no wall with other homes; and attached home/townhome/duplex shares walls but not ceilings/floors.

Source: Root Policy Research from the Summit County Housing Survey 2023.

**Figure V-48.
Breckenridge**

MOST COMMON HOUSING TYPES			MOST COMMON EMPLOYMENT CATEGORIES			
	N	%		N	%	
Detached single-family home	260	39%	Accommodation and food service	172	29%	
Condo/apartment in multifamily building	193	29%	Local/state government	140	24%	
Attached home/townhome/duplex	117	17%	Real estate/property management	124	21%	
TOP HOUSING SOLUTIONS			COMMUTE TIME DISTRIBUTION			
	N	%		Worker 1	Worker 2	Worker 3
N/A; I am happy with my housing situation	241	37%	0 to 20 minutes	77%	75%	67%
Finding a home I can afford to buy	239	37%	20 to 60 minutes	21%	22%	31%
Help with a down payment and closing costs to buy a home	137	21%	More than 60 minutes	2%	3%	2%
HOUSING SITUATION			NUMBER OF CARS IN HOUSEHOLD			
	N	%		N	%	
Own their home	344	51%	1	175	29%	
Displaced in past 5 years	138	22%	2	283	46%	
With someone sleeping on couch/sofa bed	61	9%	3	94	15%	
Somewhat or very Interested in deed restricted home	378	64%	4 or more	45	7%	
MEDIAN HOUSING COSTS			HOUSEHOLD INCOME			
		\$		N	%	
Rent		\$1,900	\$35,000 and under	26	5%	
Mortgage		\$2,000	\$35,001 to \$75,000	108	20%	
Utilities		\$300	\$75,001 to \$150,000	230	43%	
Transportation		\$300	\$150,001 and over	174	32%	

Note: Multifamily buildings share walls and ceilings/floors with other units; Detached single-family homes share no wall with other homes; and attached home/townhome/duplex shares walls but not ceilings/floors.

Source: Root Policy Research from the Summit County Housing Survey 2023.

Figure V-49.
Dillon

MOST COMMON HOUSING TYPES			MOST COMMON EMPLOYMENT CATEGORIES			
	N	%		N	%	
Condo/apartment in multifamily building	88	44%	Accommodation and food service	48	29%	
Detached single-family home	38	19%	Construction	33	20%	
Attached home/townhome/duplex	32	16%	Outdoor recreation/outfitter	21	13%	
TOP HOUSING SOLUTIONS			COMMUTE TIME DISTRIBUTION			
	N	%		Worker 1	Worker 2	Worker 3
Finding a home I can afford to buy	67	35%	0 to 20 minutes	53%	61%	35%
N/A; I am happy with my housing situation	49	26%	20 to 60 minutes	40%	30%	58%
Help find rental housing	33	17%	More than 60 minutes	7%	9%	8%
HOUSING SITUATION			NUMBER OF CARS IN HOUSEHOLD			
	N	%		N	%	
Own their home	76	37%	1	59	34%	
Displaced in past 5 years	69	36%	2	73	42%	
With someone sleeping on couch/sofa bed	58	29%	3	23	13%	
Somewhat or very Interested in deed restricted home	63	52%	4 or more	11	6%	
MEDIAN HOUSING COSTS			HOUSEHOLD INCOME			
		\$		N	%	
Rent		\$2,200	\$35,000 and under	33	23%	
Mortgage		\$1,780	\$35,001 to \$75,000	42	29%	
Utilities		\$250	\$75,001 to \$150,000	43	30%	
Transportation		\$220	\$150,001 and over	26	18%	

Note: Multifamily buildings share walls and ceilings/floors with other units; Detached single-family homes share no wall with other homes; and attached home/townhome/duplex shares walls but not ceilings/floors.

Source: Root Policy Research from the Summit County Housing Survey 2023.

Figure V-50.
Frisco

MOST COMMON HOUSING TYPES			MOST COMMON EMPLOYMENT CATEGORIES			
	N	%		N	%	
Condo/apartment in multifamily building	71	34%	Local/state government	48	27%	
Attached home/townhome/duplex	61	29%	Accommodation and food service	37	21%	
Detached single-family home	46	22%	Real estate/property management	32	18%	
TOP HOUSING SOLUTIONS			COMMUTE TIME DISTRIBUTION			
	N	%		Worker 1	Worker 2	Worker 3
Finding a home I can afford to buy	65	32%	0 to 20 minutes	70%	71%	50%
N/A; I am happy with my housing situation	58	29%	20 to 60 minutes	27%	26%	46%
Help find rental housing	35	17%	More than 60 minutes	3%	3%	4%
HOUSING SITUATION			NUMBER OF CARS IN HOUSEHOLD			
	N	%		N	%	
Own their home	105	50%	1	53	28%	
Displaced in past 5 years	47	24%	2	83	43%	
With someone sleeping on couch/sofa bed	29	14%	3	33	17%	
Somewhat or very Interested in deed restricted home	110	64%	4 or more	13	7%	
MEDIAN HOUSING COSTS			HOUSEHOLD INCOME			
		\$		N	%	
Rent		\$2,175	\$35,000 and under	16	9%	
Mortgage		\$1,800	\$35,001 to \$75,000	37	22%	
Utilities		\$250	\$75,001 to \$150,000	70	41%	
Transportation		\$300	\$150,001 and over	46	27%	

Note: Multifamily buildings share walls and ceilings/floors with other units; Detached single-family homes share no wall with other homes; and attached home/townhome/duplex shares walls but not ceilings/floors.

Source: Root Policy Research from the Summit County Housing Survey 2023.

Figure V-51.
Keystone/Montezuma

MOST COMMON HOUSING TYPES			MOST COMMON EMPLOYMENT CATEGORIES			
	N	%		N	%	
Condo/apartment in multifamily building	73	61%	Accommodation and food service	33	34%	
Room in a home or apartment	16	13%	Construction	22	23%	
Detached single-family home	11	9%	Outdoor recreation/outfitter	18	19%	
TOP HOUSING SOLUTIONS			COMMUTE TIME DISTRIBUTION			
	N	%		Worker 1	Worker 2	Worker 3
Finding a home I can afford to buy	38	33%	0 to 20 minutes	58%	63%	47%
Assistance to help me pay rent each month	30	26%	20 to 60 minutes	31%	29%	20%
N/A; I am happy with my housing situation	30	26%	More than 60 minutes	12%	7%	33%
HOUSING SITUATION			NUMBER OF CARS IN HOUSEHOLD			
	N	%		N	%	
Own their home	34	28%	1	45	45%	
Displaced in past 5 years	40	36%	2	34	34%	
With someone sleeping on couch/sofa bed	35	28%	3	12	12%	
Somewhat or very Interested in deed restricted home	53	65%	4 or more	3	3%	
MEDIAN HOUSING COSTS			HOUSEHOLD INCOME			
		\$		N	%	
Rent		\$1,964	\$35,000 and under	22	24%	
Mortgage		\$1,668	\$35,001 to \$75,000	28	30%	
Utilities		\$275	\$75,001 to \$150,000	32	34%	
Transportation		\$300	\$150,001 and over	11	12%	

Note: Multifamily buildings share walls and ceilings/floors with other units; Detached single-family homes share no wall with other homes; and attached home/townhome/duplex shares walls but not ceilings/floors.

Source: Root Policy Research from the Summit County Housing Survey 2023.

**Figure V-52.
Silverthorne**

MOST COMMON HOUSING TYPES			MOST COMMON EMPLOYMENT CATEGORIES			
	N	%		N	%	
Detached single-family home	130	38%	Construction	65	22%	
Condo/apartment in multifamily building	81	24%	Local/state government	63	21%	
Attached home/townhome/duplex	79	23%	Accommodation and food service	52	18%	
TOP HOUSING SOLUTIONS			COMMUTE TIME DISTRIBUTION			
	N	%		Worker 1	Worker 2	Worker 3
Finding a home I can afford to buy	120	36%	0 to 20 minutes	52%	56%	58%
N/A; I am happy with my housing situation	108	32%	20 to 60 minutes	41%	38%	36%
Help getting a loan to buy a house	57	17%	More than 60 minutes	7%	6%	6%
HOUSING SITUATION			NUMBER OF CARS IN HOUSEHOLD			
	N	%		N	%	
Own their home	165	48%	1	73	24%	
Displaced in past 5 years	76	23%	2	152	50%	
With someone sleeping on couch/sofa bed	51	15%	3	51	17%	
Somewhat or very Interested in deed restricted home	144	60%	4 or more	22	7%	
MEDIAN HOUSING COSTS			HOUSEHOLD INCOME			
		\$		N	%	
Rent		\$2,000	\$35,000 and under	34	14%	
Mortgage		\$2,300	\$35,001 to \$75,000	60	24%	
Utilities		\$300	\$75,001 to \$150,000	82	33%	
Transportation		\$300	\$150,001 and over	74	30%	

Note: Multifamily buildings share walls and ceilings/floors with other units; Detached single-family homes share no wall with other homes; and attached home/townhome/duplex shares walls but not ceilings/floors.

Source: Root Policy Research from the Summit County Housing Survey 2023.

**Figure V-53.
Copper Mountain**

MOST COMMON HOUSING TYPES			MOST COMMON EMPLOYMENT CATEGORIES			
	N	%		N	%	
Condo/apartment in multifamily building	48	58%	Outdoor recreation/outfitter	30	41%	
Other	14	17%	Accommodation and food service	28	38%	
Room in a home or apartment	11	13%	Professional services (legal, accounting, etc.)	10	14%	
TOP HOUSING SOLUTIONS			COMMUTE TIME DISTRIBUTION			
	N	%		Worker 1	Worker 2	Worker 3
Finding a home I can afford to buy	33	42%	0 to 20 minutes	83%	78%	79%
Help find rental housing	21	27%	20 to 60 minutes	14%	17%	14%
Help with a down payment and closing costs to buy a home	21	27%	More than 60 minutes	3%	5%	7%
HOUSING SITUATION			NUMBER OF CARS IN HOUSEHOLD			
	N	%		N	%	
Own their home	14	17%	1	36	47%	
Displaced in past 5 years	15	19%	2	27	35%	
With someone sleeping on couch/sofa bed	11	14%	3	6	8%	
Somewhat or very Interested in deed restricted home	60	77%	4 or more	2	3%	
MEDIAN HOUSING COSTS			HOUSEHOLD INCOME			
		\$		N	%	
Rent		\$1,000	\$35,000 and under	4	6%	
Mortgage		\$1,169	\$35,001 to \$75,000	32	50%	
Utilities		\$200	\$75,001 to \$150,000	20	31%	
Transportation		\$200	\$150,001 and over	8	13%	

Note: Multifamily buildings share walls and ceilings/floors with other units; Detached single-family homes share no wall with other homes; and attached home/townhome/duplex shares walls but not ceilings/floors.

Source: Root Policy Research from the Summit County Housing Survey 2023.

**Figure V-54.
Dillon Valley**

MOST COMMON HOUSING TYPES			MOST COMMON EMPLOYMENT CATEGORIES			
	N	%		N	%	
Condo/apartment in multifamily building	74	48%	Construction	40	30%	
Detached single-family home	35	23%	Accommodation and food service	40	30%	
Room in a home or apartment	25	16%	Local/state government	25	19%	
TOP HOUSING SOLUTIONS			COMMUTE TIME DISTRIBUTION			
	N	%		Worker 1	Worker 2	Worker 3
Finding a home I can afford to buy	46	32%	0 to 20 minutes	61%	63%	59%
N/A; I am happy with my housing situation	35	24%	20 to 60 minutes	29%	31%	28%
More bedrooms for my family	30	21%	More than 60 minutes	10%	7%	14%
HOUSING SITUATION			NUMBER OF CARS IN HOUSEHOLD			
	N	%		N	%	
Own their home	53	34%	1	37	27%	
Displaced in past 5 years	51	35%	2	56	41%	
With someone sleeping on couch/sofa bed	47	30%	3	28	21%	
Somewhat or very Interested in deed restricted home	56	66%	4 or more	8	6%	
MEDIAN HOUSING COSTS			HOUSEHOLD INCOME			
		\$		N	%	
Rent		\$2,100	\$35,000 and under	26	22%	
Mortgage		\$2,040	\$35,001 to \$75,000	31	26%	
Utilities		\$200	\$75,001 to \$150,000	38	32%	
Transportation		\$300	\$150,001 and over	23	19%	

Note: Multifamily buildings share walls and ceilings/floors with other units; Detached single-family homes share no wall with other homes; and attached home/townhome/duplex shares walls but not ceilings/floors.

Source: Root Policy Research from the Summit County Housing Survey 2023.

Figure V-55.
Summit Cove

MOST COMMON HOUSING TYPES			MOST COMMON EMPLOYMENT CATEGORIES			
	N	%		N	%	
Detached single-family home	58	49%	Local/state government	27	26%	
Mobile home	18	15%	Accommodation and food service	23	23%	
Attached home/townhome/duplex	17	14%	Construction	20	20%	
TOP HOUSING SOLUTIONS			COMMUTE TIME DISTRIBUTION			
	N	%		Worker 1	Worker 2	Worker 3
N/A; I am happy with my housing situation	50	43%	0 to 20 minutes	56%	52%	50%
Finding a home I can afford to buy	38	33%	20 to 60 minutes	41%	41%	40%
Help with a down payment and closing costs to buy a home	22	19%	More than 60 minutes	3%	6%	10%
HOUSING SITUATION			NUMBER OF CARS IN HOUSEHOLD			
	N	%		N	%	
Own their home	74	62%	1	13	12%	
Displaced in past 5 years	18	16%	2	50	46%	
With someone sleeping on couch/sofa bed	7	6%	3	20	19%	
Somewhat or very Interested in deed restricted home	62	61%	4 or more	24	22%	
MEDIAN HOUSING COSTS			HOUSEHOLD INCOME			
		\$		N	%	
Rent		\$1,550	\$35,000 and under	3	3%	
Mortgage		\$2,400	\$35,001 to \$75,000	19	21%	
Utilities		\$300	\$75,001 to \$150,000	41	45%	
Transportation		\$300	\$150,001 and over	28	31%	

Note: Multifamily buildings share walls and ceilings/floors with other units; Detached single-family homes share no wall with other homes; and attached home/townhome/duplex shares walls but not ceilings/floors.

Source: Root Policy Research from the Summit County Housing Survey 2023.

Figure V-56.
Wilderness

MOST COMMON HOUSING TYPES			MOST COMMON EMPLOYMENT CATEGORIES			
	N	%		N	%	
Condo/apartment in multifamily building	39	46%	Accommodation and food service	24	33%	
Attached home/townhome/duplex	28	33%	Construction	21	29%	
Room in a home or apartment	12	14%	Local/state government	11	15%	
TOP HOUSING SOLUTIONS			COMMUTE TIME DISTRIBUTION			
	N	%		Worker 1	Worker 2	Worker 3
Finding a home I can afford to buy	28	35%	0 to 20 minutes	47%	45%	36%
Help find rental housing	19	23%	20 to 60 minutes	41%	45%	64%
N/A; I am happy with my housing situation	17	21%	More than 60 minutes	12%	9%	0%
HOUSING SITUATION			NUMBER OF CARS IN HOUSEHOLD			
	N	%		N	%	
Own their home	30	35%	1	17	23%	
Displaced in past 5 years	27	33%	2	33	44%	
With someone sleeping on couch/sofa bed	23	28%	3	12	16%	
Somewhat or very Interested in deed restricted home	24	47%	4 or more	5	7%	
MEDIAN HOUSING COSTS			HOUSEHOLD INCOME			
		\$		N	%	
Rent		\$2,675	\$35,000 and under	14	23%	
Mortgage		\$1,700	\$35,001 to \$75,000	8	13%	
Utilities		\$300	\$75,001 to \$150,000	28	46%	
Transportation		\$320	\$150,001 and over	11	18%	

Note: Multifamily buildings share walls and ceilings/floors with other units; Detached single-family homes share no wall with other homes; and attached home/townhome/duplex shares walls but not ceilings/floors.

Source: Root Policy Research from the Summit County Housing Survey 2023.