AGENDA
INTERGOVERNMENTAL WORKSESSION
Town of Mountain Village Hosting
Participants: Telluride, Mountain Village, Ophir, Norwood, Sawpit, San Miguel County
1:30 p.m. Monday, February 10, 2025
455 Mountain Village Blvd Ste A & Zoom Virtual Meeting

https://us06web.zoom.us/webinar/register/WN_7MhKt5dESWaFaMEogqxY-A

	TOPIC	SPONSOR/SPEAKER	TIME
1.	Introductions	Mountain Village Mayor Martinique Prohaska	5 Minutes
2.	Intergovernmental Goals & Objectives	Dohnal	45 Minutes
3.	Regional Housing Needs Assessment Preliminary Data	Duffany, EPS Pradmod-Meyers, EPS	35 Minutes
4.	Telluride Foundation: New Down Payment Assistance Program	Demas	15 Minutes
	Adjourn		

You are invited to a Zoom webinar.
When: February 10, 2025 01:30 PM Mountain Time (US and Canada)
Topic: Intergovernmental Worksession

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INTRODUCTION

As our region examines the shared focus areas and goals outlined in corresponding master plans and other visioning documents, we establish a solid foundation for collaborative alignment on annual action items.

A **Focus Area** is a broad, high-level category that represents a key priority or strategic emphasis. It provides a thematic framework for guiding efforts and aligns with the overarching vision of the organization or region. Think of it as the "big picture" direction.

A **Goal** is more specific and falls within a focus area, outlining a clear objective that contributes to the success of that area. Goals are targeted outcomes that specify what needs to be achieved to advance the broader focus are

An **Action Item** is a concrete, task-oriented step linked directly to a goal. It defines the specific actions that need to be taken to achieve the goal within a defined timeframe, typically within the year. Action items allow for detailed planning, assignment of responsibilities, collaboration, and tracking progress.

These three elements work together hierarchically: Focus Areas provide the broad direction, Goals establish clear objectives within those areas, and Action Items are the actionable tasks that turn those objectives into reality. Each level is distinct, yet they all contribute to a cohesive strategy for achieving the region's or organization's long-term vision.

Documents Referenced: San Miguel County East End Master Plan, Town of Telluride Master Plan, Town of Mountain Village Master Plan, Wrights Mesa Strategic Plan

Focus Areas	*Description*	**Goals**	*Description*	**Action Items (2025)**	*Description*	Associated Hyperlinks	Priority	Working Group Lead
I. **Address Critical Infrastructure**	This focus area is dedicated to maintaining and enhancing the essential systems that support the region's daily operations and long-term sustainability. This includes the development, maintenance, and modernization of key infrastructure such as transportation, utilities, public facilities, and technology networks. The goal is to ensure that critical infrastructure remains reliable, resilient, and adaptable to meet current needs and future demands	I.1. *Increase Housing Diversity and Affordability*	Ensure housing is accessible to all income levels and supports a stable, year-round population.	I.1.a. *Utilize the Housing Needs Assessment to develop a strategic housing plan including a gaps analysis*	Collaborate to develop a strategic housing plan that aligns with community needs by leveraging the Housing Needs Assessment. Identify and address demographic gaps—ensuring diverse, inclusive housing options for families, seniors, low-income residents, and the local workforce—while fostering a balanced and sustainable community.			
				I.1.b. *Enhance Regional Housing Collaboration and Governance*	Work collaboratively with existing regional housing authorities, development teams, and staff to explore a more cohesive regional approach. Assess opportunities to streamline resources, improve coordination, and develop shared strategies that expand workforce and affordable housing solutions. Evaluate funding mechanisms that enhance efficiency and responsiveness to regional housing needs.			
				I.1.c. *Expand Housing Development Programs and Incentives*	Explore additional programs and incentives to support housing development. This includes examining tax credits, grants, and financial incentives that encourage developers to invest in affordable and workforce housing. Investigate partnerships, and philanthropic opportunities with non-profits and other organizations to increase funding and support.			
				I.1.d. *Promote Diverse Housing Options*	Encourage a mix of housing types, including mixed-use developments, secondary dwellings (such as accessory dwelling units), and subsidized housing options. Emphasize projects that integrate commercial and residential spaces, foster walkable communities, and provide affordable rental and ownership opportunities.			
				I.1.e. *Inventory and Assess ADU Potential for Workforce Housing*	Conduct a comprehensive inventory of all Accessory Dwelling Units (ADUs) in the region to evaluate their potential for workforce housing. Assess current utilization, identify opportunities for conversion, and explore strategies to maximize ADU availability in addressing local housing needs.			
				I.1.f. *Ensure Compliance with Master Plan Standards*	Regularly conduct **housing needs assessments** to address regional demands and incorporate findings into local planning. Ensure that housing projects are consistent with master plans for infrastructure, water, and land use, supporting sustainable and integrated community growth.	housing needs assessments		
		I.2. *Transportation*	Enhancing transportation infrastructure to improve connectivity and reduce the environmental impact of vehicle use.	I.2.a. *Expand and Modernize Public Transit Options*	Continue collaboration with SMART to advance the feasibility study for expanding gondola service to Lawson, Ilium, and other key locations. Prioritize public transit improvements that enhance regional connectivity, reduce emissions, and support sustainable transportation solutions.			
				I.2.b. *Expand Electric Bike Infrastructure and Programs*	Explore the development of electric bike infrastructure and programs to enhance community connectivity and promote sustainable, non-vehicle travel. Assess opportunities for bike-friendly zones, improved pathways, and e-bike accessibility to support alternative transportation options.			
				I.2.c. *Enhance Regional Mobility Through a Comprehensive Connectivity Plan*	Advance an integrated connectivity strategy that strengthens multimodal transportation options, including pedestrian pathways, cycling networks, and transit linkages. Utilize **SMART's Strategic Operating Plans** alongside a Comprehensive **Community Connectivity Plan** to address infrastructure gaps, improve accessibility, and enhance mobility between key community hubs. By aligning pedestrian, bike, and transit networks, this initiative will create a seamless, sustainable transportation system that reduces car dependency and supports regional connectivity.	SMART's Strategic Operating Plans; Community Connectivity Plan		
				1.2.e *Explore Localized Delivery Solutions and Electric Fleet Integration*	Assess the feasibility of implementing a localized delivery system to reduce large vehicle traffic in downtown areas, using examples from Vail and Mountain Village core as reference points. Explore strategies to shift bulk deliveries to designated hubs outside the downtown core while integrating an electric fleet for last-mile distribution. Evaluate potential partnerships, infrastructure needs, and environmental benefits to determine the viability of this approach in enhancing efficiency and reducing emissions.			

				1.2.d. *Develop a Regional Parking Plan*	Collaborate with regional partners to create a comprehensive parking strategy that optimizes availability, improves efficiency, and supports sustainable transportation goals. Assess current parking infrastructure, demand trends, and future needs to develop solutions that enhance access while reducing congestion. Explore opportunities for shared parking agreements, smart parking technology, and multimodal connectivity to ensure an integrated and user-friendly system across the region.	link individual parking studies
		I.3. *Utility Infrastructure*	Upgrade utilities to ensure sustainability, reliability, and future growth capacity	I.3.a *Assess and Strengthen Regional Utility Infrastructure*	Conduct a comprehensive assessment of existing utility systems to identify immediate upgrade needs and long-term capacity challenges. Use these findings to develop partnerships with local and regional agencies to secure funding, coordinate improvements, and enhance system resilience. Prioritize infrastructure upgrades that support sustainability, reliability, and future growth, including the modernization of aging systems and the addition of redundancy to prevent outages and disruptions.	
				I.3.b *Implement Sustainable and Resilient Technologies*	Adopt energy-efficient systems, water conservation measures, and renewable energy sources to reduce environmental impact. Expand regional infrastructure, including targeted EV charging stations, to support future mobility and sustainability goals.	
				I.3.c *Regional Wastewater Facility and Future Growth Planning*	Plan for regional wastewater facility upgrades and identify future growth locations to support increasing demands. Continuously evolve **master plans** to ensure infrastructure capacity aligns with long-term regional development and sustainability objectives.	WW master plan
II. **Community Vitality and Inclusivity**	This focus area aims to foster a vibrant, diverse, and inclusive community where all residents feel welcome and engaged. Efforts focus on actively involving all community members, including those from traditionally underserved or marginalized groups, in the planning, decision-making, and development processes. This commitment to inclusivity enhances social equity, strengthens community connections, and supports public health, recreational, and cultural opportunities. The objective is to build a connected, thriving community that values diversity and prioritizes the well-being of all its members.	II.1. **Foster Inclusive Community Spaces:**	Ensure accessible, welcoming, and inclusive spaces that promote social connection, cultural engagement, and community well-being for all residents.	II.1.a *Protect and create free community hubs that promote social cohesion*	Inventory existing free community spaces and develop a plan to enhance, design, and maintain safe, accessible, and welcoming public spaces for individuals of all ages and abilities. Strengthen their role as social cohesion centers for community engagement.	
				II.1.b *Expand Access to Public Health and Wellness Services*	Support community well-being by enhancing access to affordable, high-quality healthcare, preventive care, mental health services, and substance abuse support. Support the **Regional Behavioral Health Strategic Plan** to ensure a coordinated and effective approach to addressing public health needs.	Regional Behavioral Health Strategic Plan
				II.1.c *Promote Cultural and Recreational Programs that Reflect Community Diversity*	Support and expand cultural, educational, and recreational programs that celebrate the community's diverse backgrounds, interests, and traditions. **Oversee the feasibility of a regional Recreation Center** to enhance accessibility to recreational opportunities.	
				II.1.d *Strengthen Community Engagement and Participation*	Develop inclusive engagement pathways to ensure all residents can actively participate in town planning, policy-making, and community development. Utilize regional collaboration and external consultants to enhance outreach, ensure accessibility, and implement targeted efforts to engage underserved populations.	
III. **Economic Vitality**	This focus area is dedicated to fostering a vibrant, year-round economy that supports local businesses while providing essential services and recreational opportunities to residents. The aim is to balance the tourism-driven economy with local vitality, ensuring that economic development benefits the entire community. Efforts will focus on encouraging entrepreneurship, encourage investment, promoting workforce development, and supporting business growth. The goal is to create economic stability and resilience, making the local economy adaptable to changing conditions and positioned for long-term success	III.1. **Support Economic Diversity and Resilience:**	Build a diversified, climate-resilient economy that balances tourism with a robust local industry and essential services. Create sustainable opportunities that support year-round economic stability while ensuring adaptability to evolving environmental and economic conditions.	III.1.a. *Strengthen Year-Round Economic Activity:*	Expand gondola operations into the fall as a catalyst for broader economic resilience, leveraging this expansion to build a climate-resilient local economy. Develop targeted programming, marketing strategies, and business incentives to support long-term success	
				III.1.b. *Ensure Accessibility to Essential Community Services*	Ensure that essential services—including healthcare, early childhood care, youth programs, recreation, and public amenities—are affordable, accessible, and equitably available to all residents. Support the development of a new regional medical center to meet growing healthcare demands while prioritizing family-friendly amenities and expanded childcare options to strengthen community well-being and economic stability.	
				III.1.c. *Celebrate and Preserve Regional Culture and Heritage*	Promote and uphold the region's historical, artistic, and cultural heritage as an integral part of economic vitality. This includes supporting cultural events, historical preservation efforts, and artistic programs that reflect and celebrate the local identity. Integrate cultural heritage preservation into planning processes by protecting historically significant sites and promoting local traditions and history through planning and development policies.	
				III.1.d. *Foster a Thriving Entrepreneurial Ecosystem and business support*	Encourage and support entrepreneurship by facilitating access to resources, mentorship, and funding opportunities in collaboration with the Telluride Tourism Board, Telluride Venture Network, and Telluride Foundation. Promote networking opportunities, advocacy efforts, and marketing initiatives that help local businesses and startups grow. Support workforce development programs, job training, and investment initiatives that attract and retain talent. Foster a dynamic ecosystem that empowers local innovators and business owners, ensuring long-term economic resilience and sustainability in the community.	
				III.1.e. *Ensure Long-Term Accessibility of Resort Amenities*	Collaborate with TSG (Telluride Ski & Golf) to make resort amenities accessible and available to residents and visitors now and in the future, ensuring these resources continue to benefit the local community and draw tourism sustainably.	

				III.1.f. *Promote Accessible and Inclusive Experiences*	Encourage and support the accessibility of local experiences and events to ensure they are welcoming to all residents and visitors. Promote events that reflect the community's diversity and inclusivity while exploring innovative funding options to sustain free and low-cost events. Advocate for long-term event management strategies that enhance accessibility, cultural representation, and community engagement.	
				III.1.g. *Highlight and Support Local Agriculture*	Increase regional awareness of the local agricultural economy by promoting farmers' markets, farm-to-table initiatives, and partnerships with local producers. This initiative will strengthen the connection between residents and local agriculture, supporting sustainable food systems and economic growth.	
IV. **Building Climate Resilience**	This focus area is centered on preparing the region to reduce, adapt to and mitigate the impacts of climate change. It involves implementing strategies to reduce greenhouse gas emissions, conserve natural resources, enhance energy efficiency, and protect the environment. Additionally, this area focuses on building adaptive capacity to withstand climate-related events, ensuring that the community, infrastructure, and natural ecosystems are resilient to future climate challenges.	IV.1. **Promote Sustainable Land Use and Environmental Stewardship**	Foster environmentally responsible land use practices that support the preservation and enhancement of natural resources. This goal emphasizes sustainable development and stewardship of the land to protect biodiversity, water quality, and air quality.	IV.1.a. *Encourage Green Building Practices*	Promote sustainable building standards, such as energy-efficient designs, renewable materials and energy, and reduced water usage, to minimize environmental impact. Encourage the adoption of green codes for new and existing buildings and discussion about aligning 2024 building code adoption.	
				IV.1.b. *Conserve and Protect Natural Resources*	Implement conservation initiatives to protect vital natural resources, including water, forests, soil, and wildlife. Support local conservation organizations and integrate resource preservation into land-use planning. Promote understanding of carrying capacity to ensure sustainable ecosystem management. Advance efforts in beaver management planning and education, while fostering discussions on aligning noxious weed and invasive species management plans with broader conservation and education initiatives.	
		IV.2. *Wildfire and Forest Management*		IV.2.a. *Assess Emergency Water Storage Needs*	Explore opportunities for additional emergency water storage infrastructure to enhance wildfire response and resilience.	
				IV.2.b. *Strengthen Wildfire Mitigation Partnerships*	Continue work through San Miguel Basin Wildfire Collaborative and West Region Wildfire Council	
				IV.2.c. *Expand Wildfire Preparedness and Public Education*	Ensure participation in spring evacuation table top exercise and provide education to public	
				IV.2.d. *Enhance Wildfire Resilience Through Firebreaks and Emergency Access*	Partner with the U.S. Forest Service (USFS) to create and maintain firebreaks that help reduce wildfire risk and protect regional forests and communities. Collaborate with regional stakeholders to assess and improve the vulnerability of the road system (ingress/egress) to enhance emergency evacuation routes and overall wildfire preparedness.	
		IV.3. **Encourage Environmentally Responsible Growth to Reduce the Community's Carbon Footprint**	Implement policies that support sustainable growth, reduce greenhouse gas emissions, and lower the overall carbon footprint of the community.	IV.3.a. *Develop and Apply Climate Adaptation Strategies*	Create and implement strategies that enable infrastructure and services to adapt to changing climate conditions. Work collaboratively with regional environmental partners and participate in a regional **Climate Change Vulnerability Assessment** to identify risks and resilience opportunities. Align and support **regional climate action plans** and coordinate with other jurisdictions to ensure a unified approach to climate adaptation and sustainability efforts.	Climate Change Vulnerability Assessment; link to individual Climate Action Plans
				IV.3.b. *Transition and Incentivizes to Renewable Energy Sources*	Invest in renewable energy options for public facilities and incentivize and explore unified ordnances' to require the use of solar, wind, and geothermal energy land other opportunities sustainable building private developments, reducing reliance on fossil fuels	
				IV.3.a. *Promote Responsible Development Standards*	Establish equitable development guidelines that prioritize minimal environmental impact, ensuring low-impact infrastructure and careful site selection to protect sensitive ecosystems and culturally significant areas. Promote responsible growth that balances sustainability, accessibility, and community needs, ensuring all residents benefit from development initiatives.	
		IV.4. **Incentivize Holistic and Regenerative Land Use Practices**	Support land use practices that restore and regenerate natural ecosystems, enhancing biodiversity and soil health while promoting sustainable agriculture.	IV.4.a. *Support Local Food Systems and Regional Agriculture*	Prioritize and promote local and regional food production by supporting farmers' markets, community-supported agriculture (CSA) programs, and farm-to-table initiatives. Integrate food production into climate action goals to reduce the community's food-related carbon footprint.	
				IV.4.b. *Encourage Regenerative Agriculture and Soil Health Practices*	Promote regenerative agricultural practices, such as crop rotation, cover cropping, and no-till farming, to restore soil health, increase biodiversity, and sequester carbon in local farming operations.	
				IV.4.c. *Strengthen Regional Composting Efforts*	Promote and support the development of regional composting infrastructure by encouraging local waste haulers to participate in waste diversion efforts. Facilitate collaboration between waste management providers, municipalities, and businesses to expand composting services, reduce landfill waste, and turn organic byproducts into valuable soil amendments. Advocate for policies and incentives that make composting more accessible and financially viable for waste haulers and the community.	
		IV.5. **Strengthen Climate Education and Advocacy**	Enhance the impact of regional environmental efforts by supporting education, outreach, and lobbying initiatives that promote climate resilience.	IV.5.a. *Empower Communities Through Climate Education*	Encourage community engagement through public education programs, workshops, and partnerships that increase awareness of climate challenges and solutions.	
				IV.5.b. *Strengthen Climate Advocacy and Lobbying Efforts*	Advocate for stronger regional, state, and federal policies that align with local climate goals, ensuring sustained investment in mitigation, adaptation, and conservation efforts.	

SAN MIGUEL COUNTY HOUSING NEEDS

Key Findings

Intergovernmental Meeting
February 10th, 2025

Economic & Planning Systems, Inc.
The Economics of Land Use

RRC
ASSOCIATES

AGENDA

- Demographics and Economy

- Housing Market Conditions

- Employer Survey – conducted July–September 2024, over 200 respondents

- Household Survey – conducted July–September 2024, over 1,300 respondents

- Countywide Housing Needs

DEMOGRAPHICS AND ECONOMY

KEY TRENDS

- The economy in San Miguel County is strong
  - 13% job growth since 2020
  - Tourism/recreation and retail sectors remain the fastest growing industries
  - Hiring and retention challenges persist

- Demographics are changing
  - Household size is decreasing
  - The number of middle-income households has declined (80-150%) AMI
  - Median age is increasing
  - Investment income as a percentage of household income has increased

- Important to continue progress on housing
  - Sustain the economy
  - Maintain community

POPULATION AND HOUSEHOLDS

- Population peaked in 2018 at 8,154 residents, but has decreased by 60 residents each year since

- Household sizes are small and may be declining
  - 2.2 to 1.9 in Mountain Village
  - Remained at 2.1 in Telluride

San Miguel County Historic Population

Population

8,154

7,855

3,192

3,000

2,000

1980   1985   1990   1995   2000   2005   2010   2015   2020
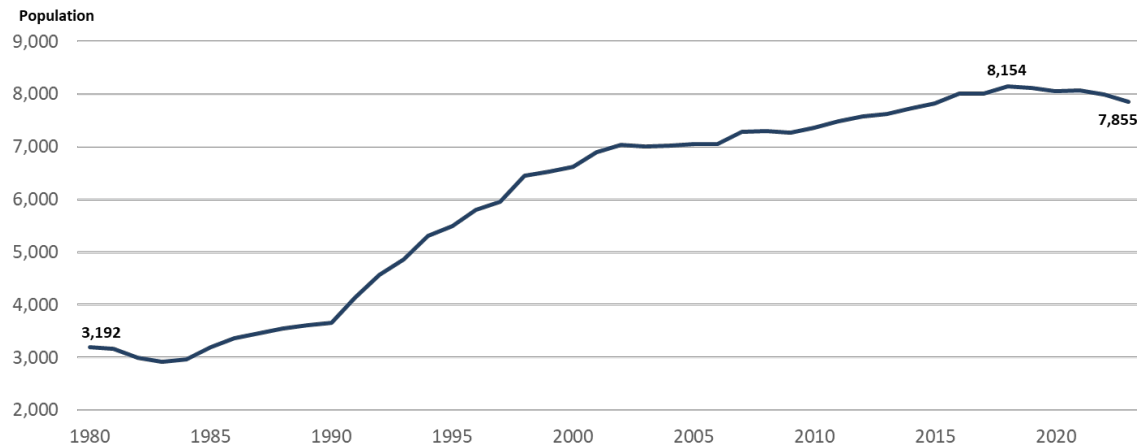
Source: CO Dept. of Local Affairs, Economic & Planning Systems

Household Change, 2010-2023

Description	2010	2023	2010-2023		
			Total	Ann. #	Ann. %
Households					
Telluride	1,113	1,209	96	7	0.6%
Mountain Village	588	648	60	5	0.8%
Norwood	203	243	40	3	1.4%
Ophir	77	73	-4	0	-0.4%
Sawpit	13	17	4	0	2.1%
Unicorporated Areas	1,259	1,425	166	13	1.0%
San Miguel County	**3,253**	**3,615**	**362**	**28**	**0.8%**

Source: CO Dept. of Local Affairs, Economic & Planning Systems

JOBS

San Miguel County Total Jobs, 2001-2023

Jobs
- 8,500
- 8,000
- 7,500
- 7,000
- 6,500
- 6,000

6,381 (2001)
7,846 (2019)
7,030 (2020)
7,985 (2023)
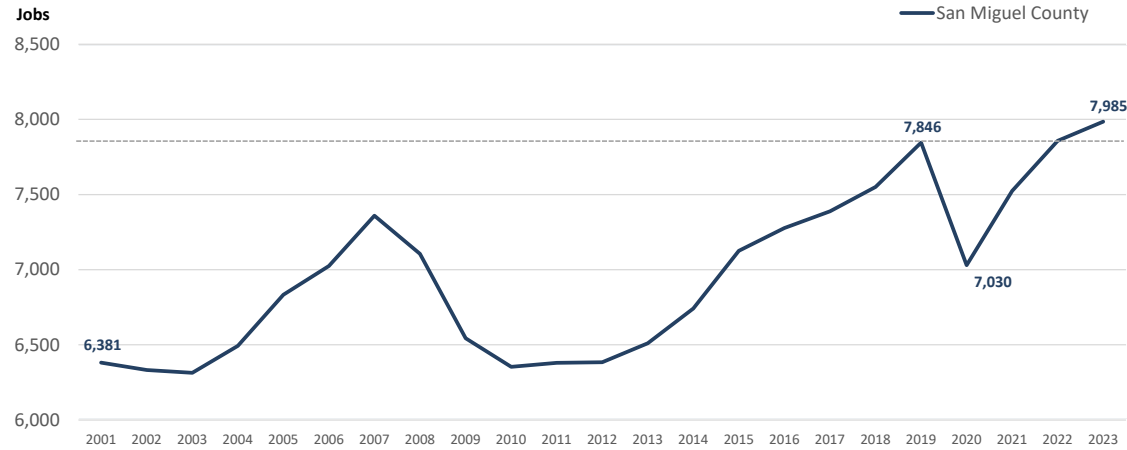
Source: State Demographer Office, Economic & Planning Systems

Job growth is strong and resilient, having recovered and overtaken pre–pandemic employment, but wages are low compared to cost of living

- Top industries employ over 60% of the county's workforce but they are amongst the lowest paying jobs

%Employment	Industry	Avg. Annual Wages
22.2%	Accomm./Food Services	$49,813
13.1%	Arts/Rec.	$39,201
9.4%	Construction	$66,717
9.0%	Retail Trade	$44,816
7.8%	Public Admin.	$65,673
5.4%	Admin. and Waste Services	$47,432
5.4%	Education	$48,566
5.3%	Real Estate	$87,584
5.2%	Prof./Tech Services	$92,778
3.8%	Health Care	$59,583
3.6%	Other (ex. Public Admin.)	$54,860
2.4%	Manufacturing	$58,037
1.7%	Information	$49,511
1.4%	Finance	$168,042
1.3%	Transport./Warehousing	$50,960
1.2%	Ag./Forestry/Fishing	$21,823
0.5%	Wholesale Trade	$74,188
0.5%	Mining	$51,023
0.3%	Management	$238,103
0.2%	Utilities	$108,410
0.1%	Unclassified	$81,381

Source: JobsEQ; Economic & Planning Systems

INCOME AND DISPLACEMENT

The percentage of low- to middle-income households has declined

- Median Household Income has increased by 0.8% annually since 2010

- The share of households earning between 80–150% AMI in the county dropped between 2010 and 2022

- The percentage of lower AMI households has increased – affordable housing construction?

- Households >150% AMI have increased – high cost of market rate housing

Change in Median Household Income, 2010-2022

Description	2010	2022	2010-2022		
			Total	Ann. #	Ann. %
Median Household Income					
Telluride	$70,375	$81,429	$11,054	$921	1.2%
Mountain Village	$51,667	$56,917	$5,250	$438	0.8%
Norwood	$36,875	$53,603	$16,728	$1,394	3.2%
Ophir	$70,313	$121,667	$51,354	$4,280	4.7%
Sawpit	$90,357	---	---	---	---
San Miguel County	**$66,399**	**$72,829**	**$6,430**	**$536**	**0.8%**

Source: ACS 5-Year Estimates, Economic & Planning Systems

Change in Households by AMI, 2010-2022
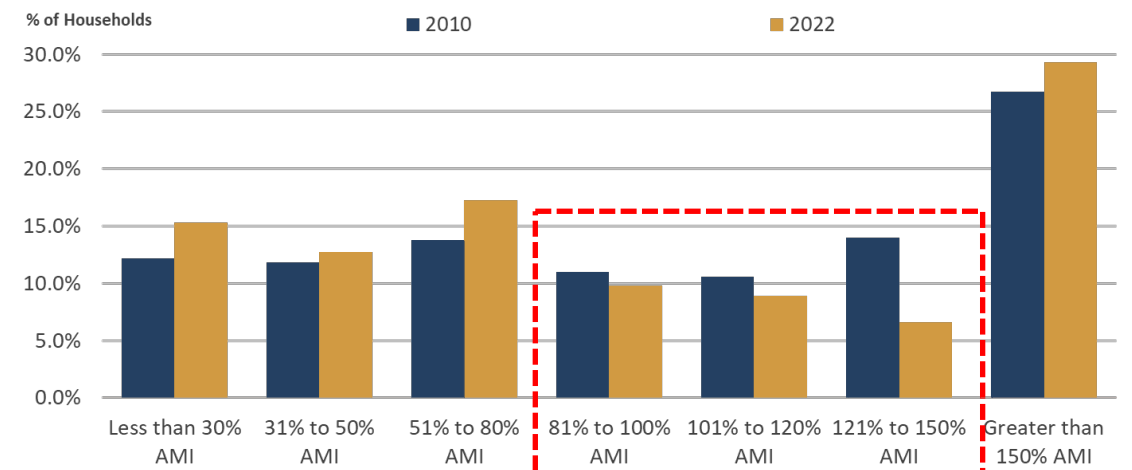
Source: ACS 5-Year Estimates, Economic & Planning Systems

INCOME AND WEALTH

Nearly half of the income in San Miguel County is derived from sources not tied to the local economy

- 46% of the county's personal income was generated from "unearned" sources

- Up from 35% in 2010

SMC Earned Wage and Salary Vs. Unearned Income

■ Earnings by Place and Work

■ Dividends, Interest, and Rent

% Income

	2010	2022
Dividends, Interest, and Rent	35%	46%
Earnings by Place and Work	65%	54%
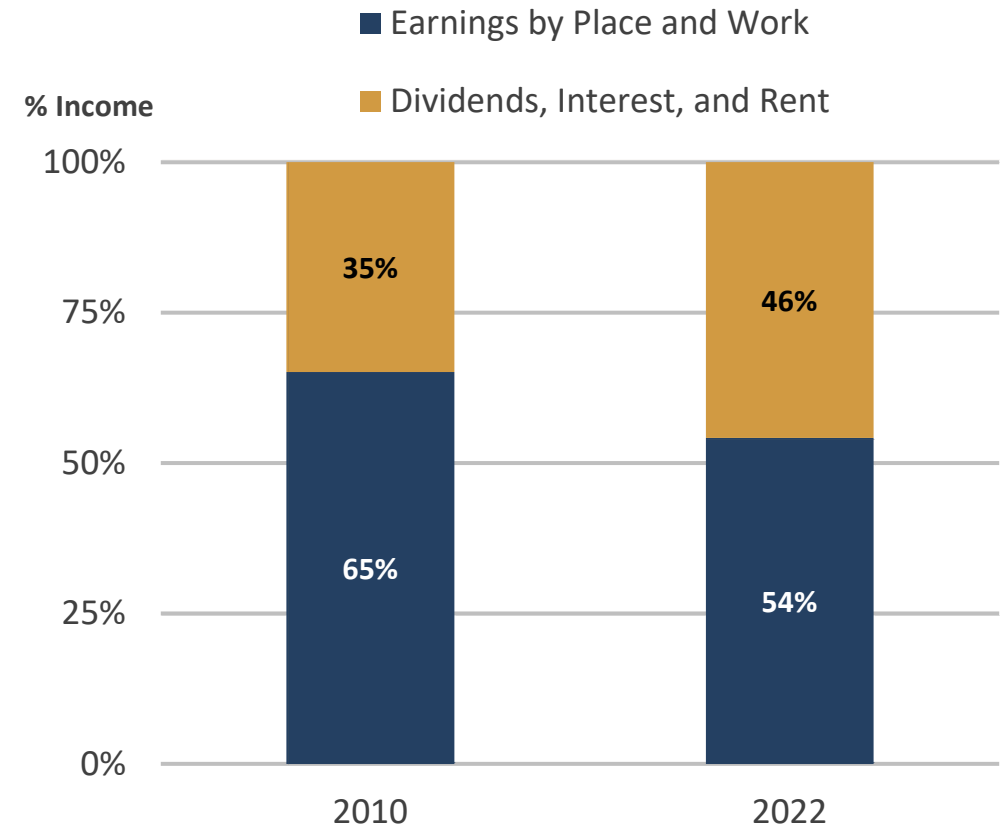
Source: Bureau of Economic Analysis (BEA), Economic & Planning Systems

HOUSING MARKET CONDITIONS

HOUSING COSTS

Since 2018, home prices have more than doubled in some areas

Median Sale Price

Legend: Telluride, Mountain Village, Sawpit/Placerville, Ophir, Norwood, Rest of SMC
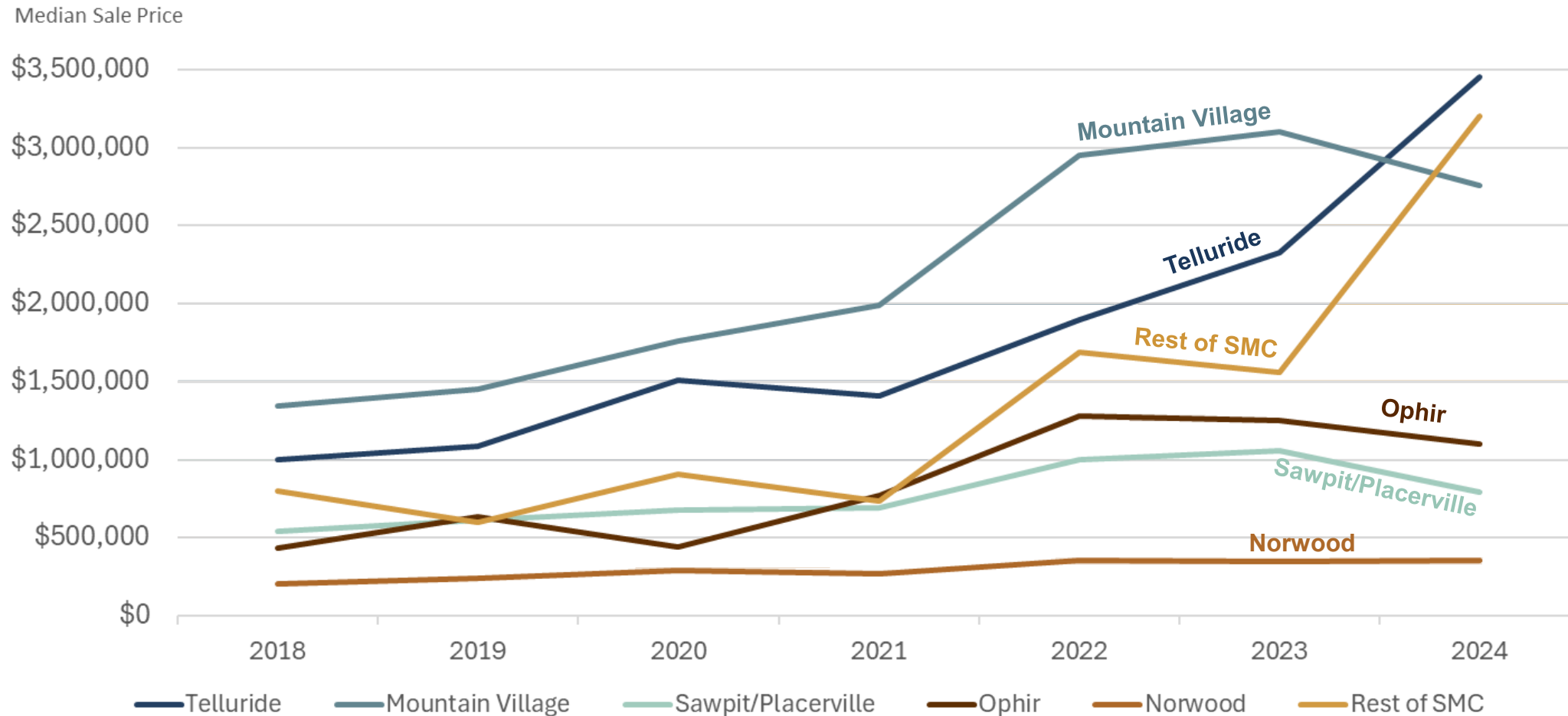
Source: San Miguel County Assessor; Economic & Planning Systems

HOUSING AFFORDABILITY

There were less than 30 sales (15%) affordable to people earning less than 250% of AMI in 2024.

Market Residential Properties Sales by AMI, 2018-2024
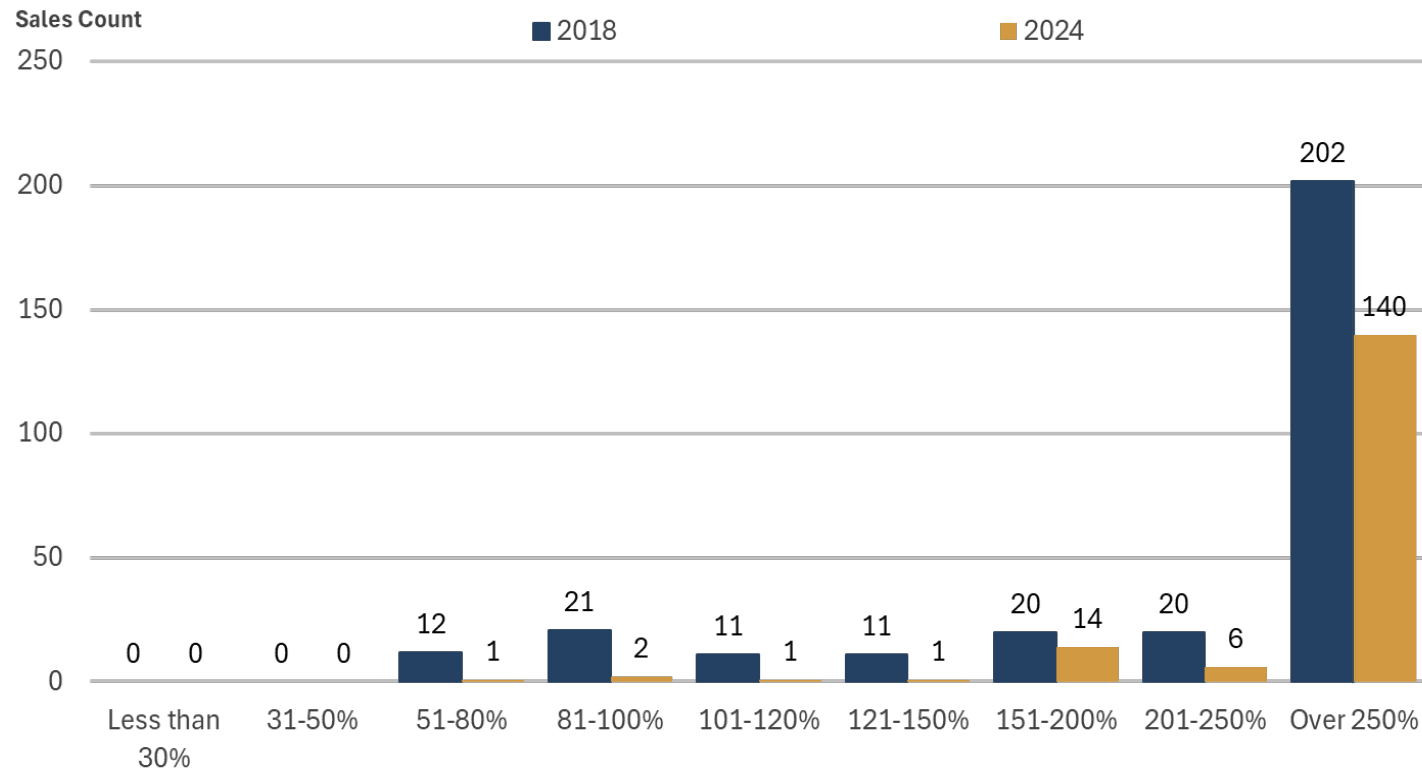
Source: San Miguel County Assessor; Economic & Planning Systems

- Most homes sold in 2024 were affordable to those earning over 250% AMI

- 250% AMI ~$250,000 for a 3-person household in 2024

HOUSEHOLD SURVEY

KEY SURVEY FINDINGS

- Respondents are likely moving outside San Miguel County when they need more space

- Renters and people in employer-provided housing have the lowest perception of housing stability

- Affordability and distance to work are the top priority for all respondents

- Most respondents want to own their homes but find affordable for-sale housing of their preference hard to find

RESPONDENT CHARACTERISTICS

Description	Residence		Tenure		Housing Type		
	SMC	Non-SMC	Owners	Renters	Market	Employee	Affordable
Household Characteristics							
Place of Residence							
San Miguel County	100%			94%	87%	98%	98%
Non-San Miguel County	0%			6%	13%	2%	2%
n=	1,129			329	715	50	349
Tenure							
Owners	62%	76%	100%	0%	77%	0%	48%
Renters	34%	21%	0%	100%	20%	94%	50%
Other	4%	3%	0%	0%	4%	6%	2%
n=	1,154	107	833	338	721	53	356
% by residency time							
All year - 12 months	86%	95%	85%	92%	84%	89%	94%
8 to 11 months/year	8%	4%	8%	7%	9%	5%	6%
3 to 7 months/year	4%	1%	5%	1%	5%	6%	0%
Less than 3 months/year	2%	1%	2%	0%	2%	0%	0%
n=	1,155	106	830	336	722	53	355
Avg. Household Size	2.2	2.6	2.3	2.0	2.3	2.4	2.1
Median Household Income	$91,247	$105,306	$120,000	$75,000	$105,525	$95,000	$80,000
Median Respondent Age	51.0	46.4	56.0	37.0	54.0	40.0	44.0

A larger share of owners outside SMC

Source: RRC Associates - 2024 San Miguel County Resident Survey, Economic & Planning Systems

Description	Residence		Tenure		Housing Type		
	SMC	Non-SMC	Owners	Renters	Market	Employee	Affordable
Household Characteristics							
Place of Residence							
San Miguel County	100%	0%	89%	94%	87%	98%	98%
Non-San Miguel County	0%	100%	11%	6%	13%	2%	2%
n=	1,129	107	821	329	715	50	349
Tenure							
Owners	62%			0%	77%	0%	48%
Renters	34%			100%	20%	94%	50%
Other	4%			0%	4%	6%	2%
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% by residency time							
All year - 12 months	86%	95%	85%	92%	84%	89%	94%
8 to 11 months/year	8%	4%	8%	7%	9%	5%	6%
3 to 7 months/year	4%	1%	5%	1%	5%	6%	0%
Less than 3 months/year	2%	1%	2%	0%	2%	0%	0%
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Median Household Income	$91,247	$105,306	$120,000	$75,000	$105,525	$95,000	$80,000
Median Respondent Age	51.0	46.4	56.0	37.0	54.0	40.0	44.0

A larger share of year-round residents outside SMC

Source: RRC Associates - 2024 San Miguel County Resident Survey, Economic & Planning Systems

RESPONDENT CHARACTERISTICS

Description	Residence		Tenure		Housing Type		
	SMC	Non-SMC	Owners	Renters	Market	Employee	Affordable
Household Characteristics							
Place of Residence							
San Miguel County	100%	0%	89%	94%	87%	98%	98%
Non-San Miguel County	0%	100%	11%	6%	13%	2%	2%
n=	1,129	107	821	329	715	50	349
Tenure							
Owners	62%	76%	100%	0%	77%	0%	48%
Renters	34%	21%	0%	100%	20%	94%	50%
Other	4%	3%	0%	0%	4%	6%	2%
n=	1,154	107	833	338	721	53	356
% by residency time							
All year - 12 months	86%		92%		84%	89%	94%
8 to 11 months/year	8%		7%		9%	5%	6%
3 to 7 months/year	4%		1%		5%	6%	0%
Less than 3 months/year	2%		0%		2%	0%	0%
n=	1,155		336		722	53	355
Avg. Household Size	2.2	2.6	2.3	2.0	2.3	2.4	2.1
Median Household Income	$91,247	$105,306	$120,000	$75,000	$105,525	$95,000	$80,000
Median Respondent Age	51.0	46.4	56.0	37.0	54.0	40.0	44.0

Larger households outside SMC

Source: RRC Associates - 2024 San Miguel County Resident Survey, Economic & Planning Systems

RESPONDENT CHARACTERISTICS

Description	Residence		Tenure		Housing Type		
	SMC	Non-SMC	Owners	Renters	Market	Employee	Affordable
Household Characteristics							
Place of Residence							
San Miguel County	100%	0%	89%	94%	87%	98%	98%
Non-San Miguel County	0%	100%	11%	6%	13%	2%	2%
n=	1,129	107	821	329	715	50	349
Tenure							
Owners	62%	76%	100%	0%	77%	0%	48%
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Less than 3 months/year	2%	1%	2%	0%	2%	0%	
n=	1,155	106	830	336	722		
Avg. Household Size	2.2	2.6	2.3	2.0	2.3	2.1	
Median Household Income	$91,247	$105,306	$120,000	$75,000	$105,525	$95,000	$80,000
Median Respondent Age	51.0	46.4	56.0	37.0	54.0	40.0	44.0

Younger respondents outside SMC, and in rental, employee, and affordable housing

Source: RRC Associates - 2024 San Miguel County Resident Survey, Economic & Planning Systems

HOUSING CHARACTERISTICS

Description	Residence		Tenure		Housing Type		
	SMC	Non-SMC	Owners	Renters	Market	Employee	Affordable
Housing Characteristics							
Avg. No. of bedrooms	2.5	2.7	2.9	1.7	2.8	1.9	2.0
Avg. No. of bathrooms	2.1				2.4	1.4	1.7
% in employer-provided housing	5%				0%	100%	0%
% in a deed-restricted/affordable unit	33%				0%	0%	100%
Avg. Community Satisfaction [1]	3.7	3.9	3.8	3.6	3.8	3.6	3.7
Avg. Residence Satisfaction [1]	3.9	4.1	4.2	3.3	4.1	3.3	3.7
Avg. Monthly Housing Costs (incl. utilities/HOA fee	$1,960	$1,817	$2,244	$1,483	$2,121	$1,331	$1,682
% moderately cost-burdened	18%	11%	16%	19%	16%	9%	23%
% severely cost-burdened	11%	4%	10%	11%	10%	2%	12%

A third of SMC respondents live in affordable/deed-restricted housing

[1] Rated on a scale of 1 to 5, where 1 is "Very dissatisfied" and 5 is "Very satisfied"

Source: RRC Associates - 2024 San Miguel County Resident Survey, Economic & Planning Systems

HOUSING CHARACTERISTICS

Description	Residence		Tenure		Housing Type		
	SMC	Non-SMC	Owners	Renters	Market	Employee	Affordable
Housing Characteristics							
Avg. No. of bedrooms	2.5	2.7	2.9	1.7			
Avg. No. of bathrooms	2.1	2.1	2.5	1.4			
% in employer-provided housing	5%	1%	0%	13%			
% in a deed-restricted/affordable unit	33%	7%	24%	47%			
Avg. Community Satisfaction [1]	3.7	3.9	3.8	3.6	3.8	3.6	3.7
Avg. Residence Satisfaction [1]	3.9	4.1	4.2	3.3	4.1	3.3	3.7
Avg. Monthly Housing Costs (incl. utilities/HOA fee)	$1,960	$1,817	$2,244	$1,483	$2,121	$1,331	$1,682
% moderately cost-burdened	18%	11%	16%	19%	16%	9%	23%
% severely cost-burdened	11%	4%	10%	11%	10%	2%	12%

> **Those in rental and employee housing are less satisfied with their homes**

[1] Rated on a scale of 1 to 5, where 1 is "Very dissatisfied" and 5 is "Very satisfied"

Source: RRC Associates - 2024 San Miguel County Resident Survey, Economic & Planning Systems

HOUSING CHARACTERISTICS

Description	Residence		Tenure		Housing Type		
	SMC	Non-SMC	Owners	Renters	Market	Employee	Affordable
Housing Characteristics							
Avg. No. of bedrooms	2.5	2.7	2.9	1.7	2.8	1.9	2.0
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% in employer-provided housing	5%	1%	0%	13%	0%	100%	0%
% in a deed-restricted/affordable unit	33%	7%	24%	47%	0%	0%	100%
Avg. Community Satisfaction [1]	3.7	3.9	3.8	3.6	3.8	3.6	3.7
Avg. Residence Satisfaction [1]	3.9	4.1	4.2	3.3	4.1	3.3	3.7
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[1] Rated on a scale of 1 to 5, where 1 is "Very dissatis

Source: RRC Associates - 2024 San Miguel County R

30% of respondents in SMC are cost–burdened, while 15% outside SMC are cost burdened

How important are the following factors to you when looking for a place to live? (Top 3)

■ SMC Residents   ■ Non-SMC Residents

% Respondents

Source: RRC Associates - 2024 San Miguel County Resident Survey, Economic & Planning Systems

How important are the following factors to you when looking for a place to live? (Top 3)

■ Owners   ■ Renters

% Respondents
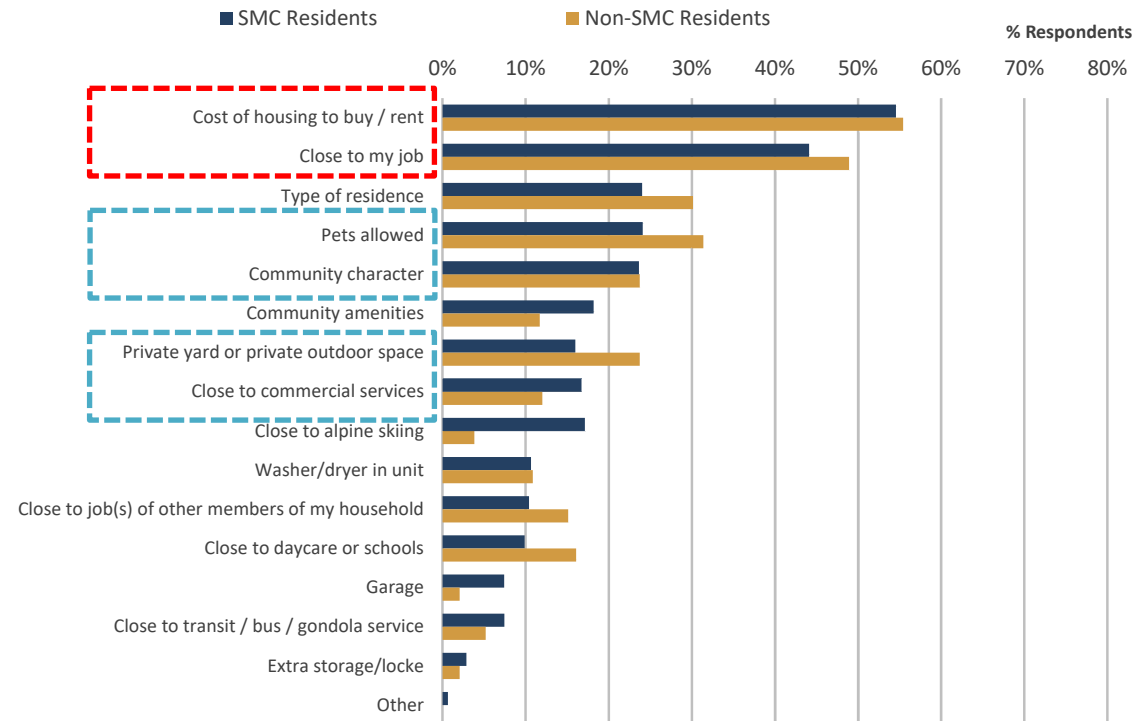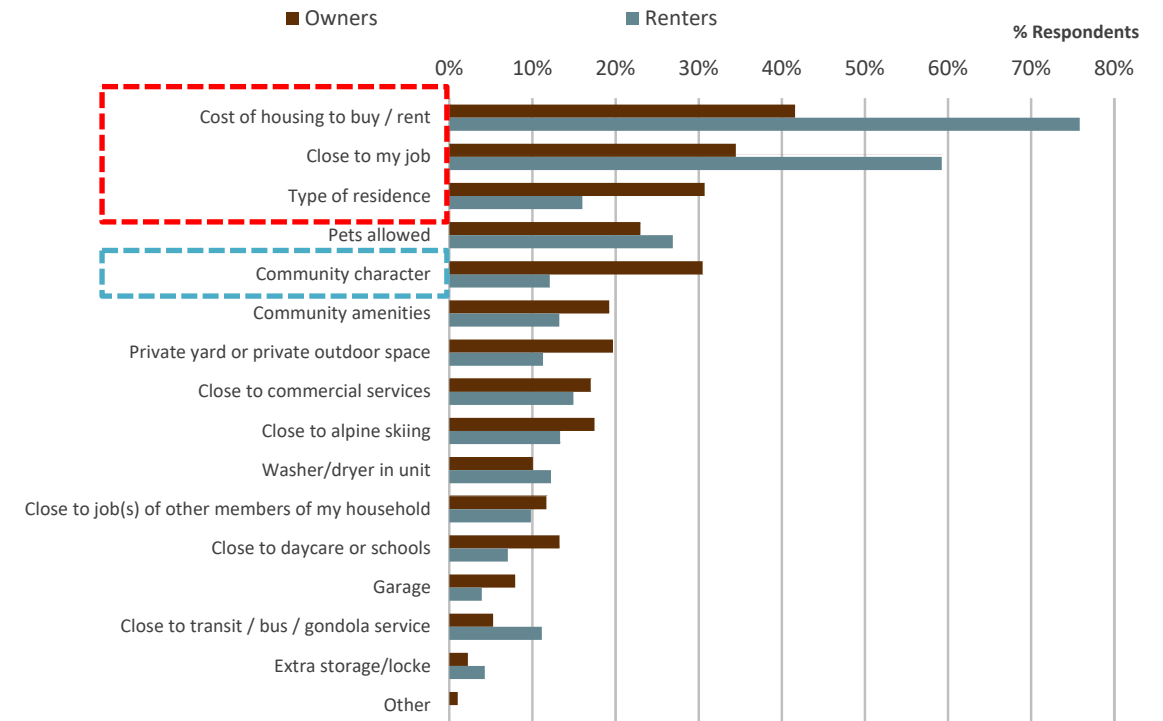
Source: RRC Associates - 2024 San Miguel County Resident Survey, Economic & Planning Systems

- Cost of housing and distance to job the top priorities for all residents

- Non–SMC residents also place importance on unit type, pet friendliness, private yards, day care

- Cost of housing and distance to job are more of a priority for renters than homeowners

- Homeowners also place emphasis on unit type and community character

TENURE PREFERENCE – BY RESIDENCE

- Homeownership is preferred amongst respondents
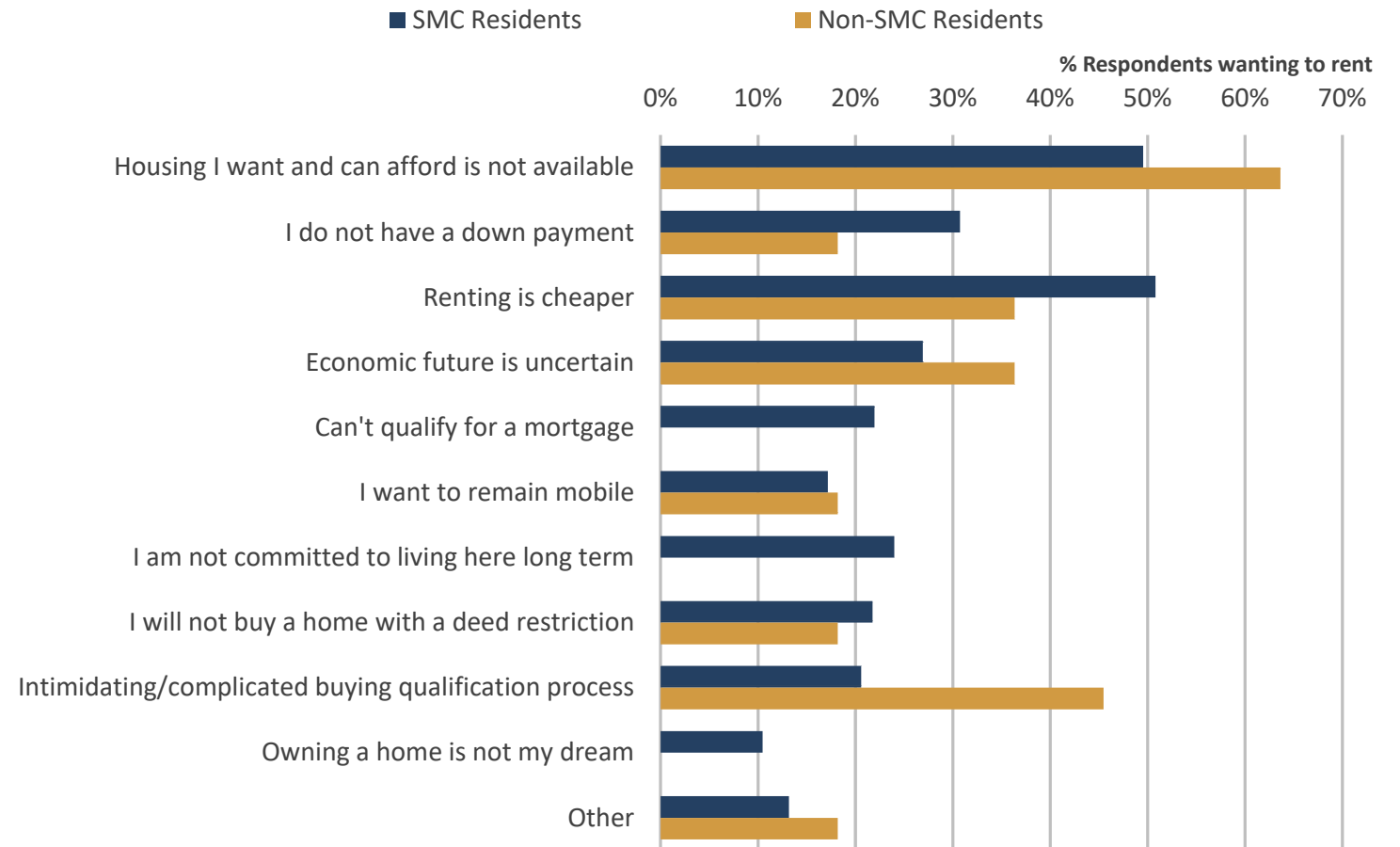 - 87% of renters would prefer to own their home

- Limited availability and cost are likely the primary reasons some respondents want to continue renting
  - Only 32% of respondents who want to rent say they do not have a downpayment

(If you don't want to own) If you want to rent, why is renting your choice?

% Respondents wanting to rent

- SMC Residents
- Non-SMC Residents

Categories:
- Housing I want and can afford is not available
- I do not have a down payment
- Renting is cheaper
- Economic future is uncertain
- Can't qualify for a mortgage
- I want to remain mobile
- I am not committed to living here long term
- I will not buy a home with a deed restriction
- Intimidating/complicated buying qualification process
- Owning a home is not my dream
- Other

Source: RRC Associates - 2024 San Miguel County Resident Survey, Economic & Planning Systems

EMPLOYER SURVEY

LABOR FORCE

Business conditions (demand) are strong, but operations are challenging.

- Employers reported about 200 unfilled positions in 2024.

- Half of the employer respondents reported finding and retaining employees had gotten harder

- Finding housing is the largest barrier to hiring, followed by high costs of living

Question	Description	Total	% Total
10. To what extent has your ability to find and retain qualified employees changed over the past five years?	Improved/gotten easier	9	5.5%
	Declined/gotten harder	81	49.4%
	Stayed about the same	41	25.0%
	Don't know/not applicable	33	20.1%
	Total Responses	**164**	**100.0%**

Source: Economic & Planning Systems

Question	Description	Total	% Total
11. What are the primary challenges you face in recruiting and retaining employees? Select all that apply.	No challenges	27	16.5%
	Lack of available affordable housing	101	61.6%
	High costs of living (excluding housing)	94	57.3%
	Low wages	19	11.6%
	Lack of year-round positions	11	6.7%
	Lack of childcare	15	9.1%
	Transportation/long commutes	48	29.3%
	Seasonality of community activity	14	8.5%
	Lack of suitable job opportunities for partner/family	8	4.9%
	Unskilled applicants	49	29.9%
	No/few applicants	38	23.2%
	Other	5	3.0%
	Total Responses	**164**	

Source: Economic & Planning Systems

EMPLOYER BASED HOUSING ASSISTANCE

Businesses have varying interest in supporting employee housing

- A third of the businesses did not indicate interest/ability to provide housing or assistance to employees

- A third of the businesses reported interest in programs such as master leasing rentals and partnering with other employers

- Businesses would like local governments to prioritize rental housing for year–round employees to create a stable workforce

Question	Description	Highest 1	2	3	Lowest 4
19. Please rank the types of housing local governments should prioritize creating.	Rental housing for year-round employees	55.2%	24.8%	14.6%	2.8%
	Rental housing for seasonal employees	6.0%	32.1%	17.5%	41.7%
	Entry-level for-sale housing for year-round employees	23.3%	30.3%	34.0%	14.8%
	Move-up for-sale housing for year-round employees	15.5%	12.8%	34.0%	40.7%

Source: Economic & Planning Systems

HOUSING NEEDS

METHODOLOGY

- Existing Shortage: "Catch-up"
  - 100% of overcrowding (ACS)
  - 100% of temporary housing (ACS)
  - 50% of in-commuters (employer & household survey)
  - 100% of unfilled jobs (employer survey and interviews)

- Projected Need: "Keep-up"
  - 0.7% annual job growth (SDO)
  - Convert jobs -> occupations -> household income

- Method complies with SB-174 Guidelines for Housing Needs Assessments published by DOLA
  - SB-174 methodology varies slightly from 2018 Study (allows more factors to be considered than 2018 Study)
  - Comparison with 2018 Study method is included ("apples to apples")

KEY FACTORS

- To translate from jobs to housing needs:
  - 1.44 jobs per worker (decrease from 1.50 in 2018)
  - 1.43 employees/household (decrease from 1.56 in 2018)
  - Households → housing units (increase using 5% vacancy rate)

- To distribute need by income level:
  - 2023 San Miguel County AMI distribution (American Community Survey/Census and CHFA)
  - Based on current income distribution in San Miguel County

TENURE ASSUMPTIONS

Description	Tenure Split	
	Owners	Renters
Extremely Low Income (<30% AMI)	0%	100%
Very Low Income (31 - 50% AMI)	0%	100%
Low Income (51% - 80% AMI)	50%	50%
Moderate Income		
81% - 100%	50%	50%
100% - 120%	50%	50%
Middle Income (121% to 150% AMI)	50%	50%
Greater than 150%	70%	30%

- Factors based on a range of policy goals, surveyed preferences, and development feasibility

- Challenging to create ownership units below 50% AMI, although most renters would prefer to own

- 50:50 split to accommodate a housing preferences and site opportunities

- More ownership over 150% AMI

COMPONENTS OF NEED

- **Catch-up is ~70% of need; Keep-up is ~30%**

- Existing Housing Shortage
  - Eliminate current overcrowding in housing (>1 occupant per room)
  - Provide stable housing for those currently in temporary housing conditions
  - Create housing opportunities for in-commuters who would prefer to live locally
  - Ensure available housing for new workers needed to fill existing jobs

- Projected Housing Need
  - Ensure housing supply "keeps up" with job growth"

Description	Total	% Total
Existing Housing Shortage		
Overcrowding	110	10%
Temporary Housing	72	6%
Commuting	520	47%
Unfilled Jobs	105	9%
Total Existing Housing Shortage	**807**	**72%**
Projected Housing Need		
Employment Growth 2024-2029	151	14%
Employment Growth 2029-2034	156	14%
Total Projected Housing Need	**307**	**28%**
Total Units Needed through 2034	**1,114**	**100%**

Source: JobsEQ, SDO, U.S. Census ACS, BLS QCEW, RRC Associates, Economic & Planning Systems

SUMMARY OF NEED – 2024–2034

- About **1,100 total units needed** over the next 10 years
  - 800 to address existing housing shortage
  - 300 to address projected housing needs

- More need for rental than ownership due to large amount of "catch-up"

Description	Existing Shortage			Projected Need			Total Housing Need		
	Owner	Renter	Total	Owner	Renter	Total	Owner	Renter	Total
Extremely Low Income (<30% AMI)	0	122	122	0	0	0	0	122	122
Very Low Income (31 - 50% AMI)	0	79	79	0	0	0	0	79	79
Low Income (51% - 80% AMI)	61	61	122	53	53	106	114	114	228
Moderate Income									
81% - 100% AMI	35	35	70	50	50	101	85	85	170
100% - 120% AMI	42	42	85	20	20	40	62	62	125
Middle Income (121% to 150% AMI)	31	31	62	14	14	27	45	45	90
Greater than 150% AMI	188	80	268	23	10	33	211	90	301
Total	**357**	**450**	**807**	**160**	**147**	**307**	**517**	**597**	**1,114**

Source: ACS 5-Year Estimates, CHFA, JobsEQ, SDO, BLS QCEW, RRC Associates, Economic & Planning Systems

COMPARISON TO 2018 AND 2011 STUDIES

Existing Shortage: Catch-up

Description	2011 Study	2018 Study	2025 Study
Unfilled Jobs			
Total unfilled jobs	126	150	205
Jobs per employee	1.31	1.50	1.44
Additional employees needed	96	100	142
Employees per household	1.60	1.56	1.43
Additional housing units needed	60	64	100
In-Commuters [1]			
Total in-commuters	745	980	1,417
% want to move	56%	60%	50%
# want to move	417	588	709
Employees per household	1.60	1.56	1.43
Additional housing units needed	260	377	495
Total Additional Housing Units Needed	**320**	**441**	**595**

Source: SDO, BLS QCEW, RRC Associates, Economic & Planning Systems

Projected Need: Keep-up

Description	2016-2026 2018 Study	2024-2034 2025 Study
Employment Forecast		
Ann. Forecasted Growth Rate	1.00%	0.71%
Current Total Employment	7,266	8,162
New Jobs	760	603
Employee Forecast		
Jobs per Employee	1.50	1.44
Additional Employees	507	418
Household Forecast		
Employees per household	1.56	1.43
Total Additional Housing Units Needed	**325**	**293**

Source: JobsEQ, CO State Demography Office, Economic & Planning Systems

HOW ARE WE DOING?

The workforce housing supply is growing

- Approximately 170 affordable and deed–restricted units were added to the inventory since 2018

- Equates to:
  - 39% of Catch–Up need (2018 Study)
  - 29% of Keep–Up need (2018 Study)

- "Apples to apples" comparison with 2018 Study methodology

Property	Year Built	2018-2025		
		Renter	Owner	Total
Telluride				
SMPA (Silver Jack)	2019	0	10	10
Longwill 16	2020	0	16	16
Sunnyside	2022	30	0	30
Voodoo Apartments	2024	27	0	27
Subtotal		**57**	**26**	**83**
Mountain Village				
Village Court Phase IV	2024	35	0	35
Meadowlark	2024	0	29	29
Subtotal		**35**	**29**	**64**
San Miguel County				
Pinion Park	2022	0	24	24
Subtotal		**0**	**24**	**24**
Total		**92**	**79**	**171**

Source: SMRHA, San Miguel County, Town of Telluride, Town of Mountain Village, Economic & Planning Systems

QUESTIONS?

APPENDIX

CATCH-UP

- 807 total units are needed to accommodate current housing need in the County
  - Largest share of total need (520 units) from in-commuting (65% of need)
  - 182 units for households in overcrowded or temporary situations (23% of need)
  - 142 units (13% of need) to accommodate workers from unfilled jobs

Description	Total	% of Total
Overcrowding		
Number of overcrowded units	110	
Adjustment Factor	100%	
Units needed	**110**	**13.6%**
Temporary Housing		
HH in temporary housing	72	
Units needed	**72**	**8.9%**
Commuting		
Number of in-commuters	1,417	
Target relocation %	50%	
Units needed	**520**	**64.5%**
Unfilled Jobs		
Employees needed	142	
Units needed	**105**	**13.0%**
Total Units Needed	**807**	**100.0%**

Source: ACS 5-Year Estimates, SDO, BLS QCEW, RRC Associates, Economic & Planning Systems

KEEP-UP

- AMI is based on current wages and applied to a 2-person household

- Projected job growth converted to households, and a 5% vacancy adjustment applied

Occupation Sectors	Median Ann. Wage 2024 Q2 wages	Household Income [1] 1.43 empl./hh	% AMI for 2-person HH $87,700	2024-2034			
				New Jobs	New Employees 1.44 jobs/empl	New Households 1.43 empl./hh	New Units 5% vacancy adj.
Management Occupations	$124,100	$177,463	202.4%	32	23	16	17
Business and Financial Operations Occupations	$89,600	$128,128	146.1%	36	25	17	18
Computer and Mathematical Occupations	$119,500	$170,885	194.9%	9	6	4	5
Architecture and Engineering Occupations	$95,900	$137,137	156.4%	5	4	3	3
Life, Physical, and Social Science Occupations	$97,900	$139,997	159.6%	3	2	2	2
Community and Social Service Occupations	$67,400	$96,382	109.9%	7	5	4	4
Legal Occupations	$114,000	$163,020	185.9%	4	3	2	2
Educational Instruction and Library Occupations	$58,500	$83,655	95.4%	27	18	13	14
Arts, Design, Entertainment, Sports, and Media Occupations	$62,100	$88,803	101.3%	13	9	6	6
Healthcare Practitioners and Technical Occupations	$102,400	$146,432	167.0%	11	8	5	6
Healthcare Support Occupations	$52,900	$75,647	86.3%	6	4	3	3
Protective Service Occupations	$75,400	$107,822	122.9%	18	13	9	9
Food Preparation and Serving Related Occupations	$44,300	$63,349	72.2%	116	80	56	59
Building and Grounds Cleaning and Maintenance Occupations	$48,500	$69,355	79.1%	56	39	27	28
Personal Care and Service Occupations	$45,900	$65,637	74.8%	36	25	17	18
Sales and Related Occupations	$52,800	$75,504	86.1%	62	43	30	32
Office and Administrative Support Occupations	$55,000	$78,650	89.7%	61	43	30	31
Farming, Fishing, and Forestry Occupations	$49,400	$70,642	80.5%	1	1	1	1
Construction and Extraction Occupations	$66,700	$95,381	108.8%	35	24	17	18
Installation, Maintenance, and Repair Occupations	$62,600	$89,518	102.1%	24	17	12	12
Production Occupations	$53,000	$75,790	86.4%	14	10	7	7
Transportation and Material Moving Occupations	$53,500	$76,505	87.2%	27	19	13	14
Total - All Occupations	**$57,500**	**$82,225**	**93.8%**	**603**	**418**	**293**	**307**

[1] Assuming one earner makes median wage of occupation and remaining earners make median wage of that same occupation

Source: JobsEQ, CO State Demography Office, CHFA, RRC Associates, Economic & Planning Systems

Telluride Foundation - Workforce Housing Initiative

Housing Opportunity Fund 'HOF' - Down Payment & Rental Assistance

Affordable workforce housing has been and remains a key concern for the resilience and sustainability of our region. The rising costs of rents and home purchase prices, combined with today's high interest rates, is making a challenging housing situation even more difficult.

Funded Through

- Charitable Donations
- Federal & State Grants
- Regional Governments & Taxing Districts

Fund Structure & Budget

- Revolving Loan Fund: When loans are paid back, funds are redeployed to new Applicants.
- $2.4M Budget for 2 year pilot program

Program Details

- Down Payment Assistance up to 20% of home cost
- Max Loan Amount $50K (up to $100k in certain areas)
- Home Buyer Education will be offered & is required
- Shared Equity Loan - 0% interest
- No payments due until home is refinanced or sold
- No prepayment penalty
- DPA Loan (principal along with a pro-rata share of the home's appreciation) is paid back when the home is sold or refinanced.
- *Existing small forgivable DPA loan program (max $5k) and rental assistance program (max $1k) will remain available at least through 2025.*

Who Qualifies?

- Full-time regional workforce
- Families at or below 150% AMI
- Net asset and property ownership limits

Eligible Properties

- Max Home Price $850k
- Must be Primary Residence
- Must be in the Telluride Foundation's Service Area
- Must be (or become) Deed Restricted. *Properties located in the R1 School District (including Rico) that are NOT Deed Restricted may qualify for the Mountain Village's expanded YES program.*

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