

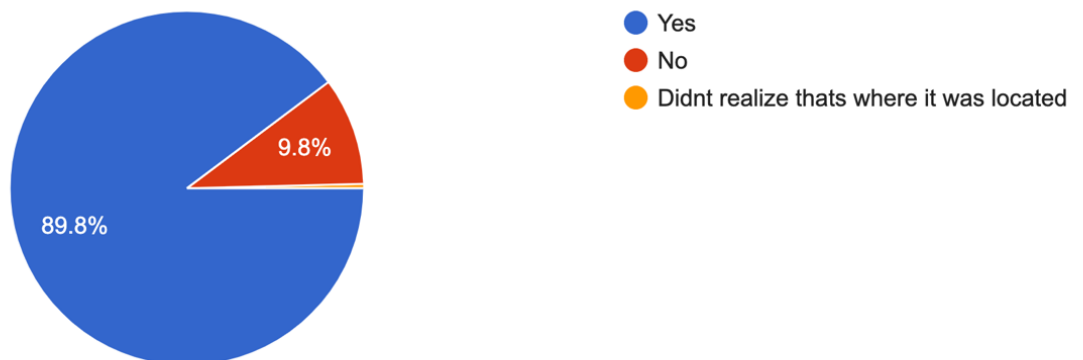


SURVEY REPORT **Young Professional Network (YPN) Survey**

For the first two weeks of May 2023, the Young Professional Network as part of the Steamboat Springs Chamber conducted a housing survey to its members in partnership with the Brown Ranch Annexation Committee (BRAC). The following are the results of the survey which received 254 responses.

1. The Brown Ranch is a large piece of property on the west end of town across from the KOA and the Sleepy Bear trailer park. It is owned by the Y...ounty workers. Have you heard of the Brown Ranch?

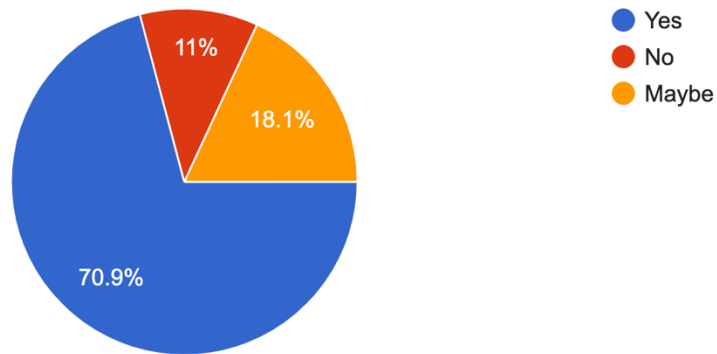
254 responses



- 89.8% said yes (228 responses)
- 9.8% said no (25 responses)
- Others said they did not know where it was located

2. Are you interested in learning more about the Brown Ranch and the Yampa Valley Housing Authority?

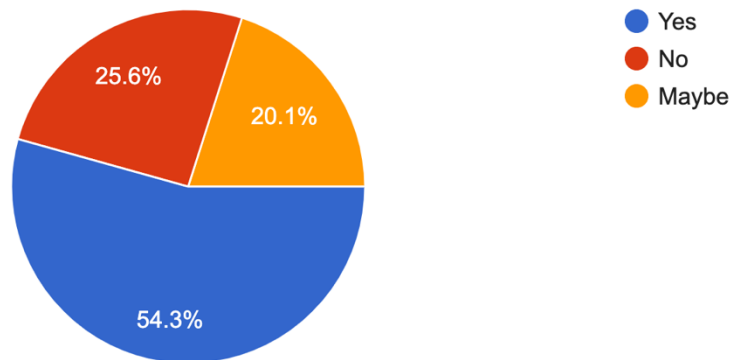
254 responses



- 70.9% said yes (180 responses)
- 11% said no (28 people)
- 18.1% said maybe (46 people)

3. Do you currently have stable housing?

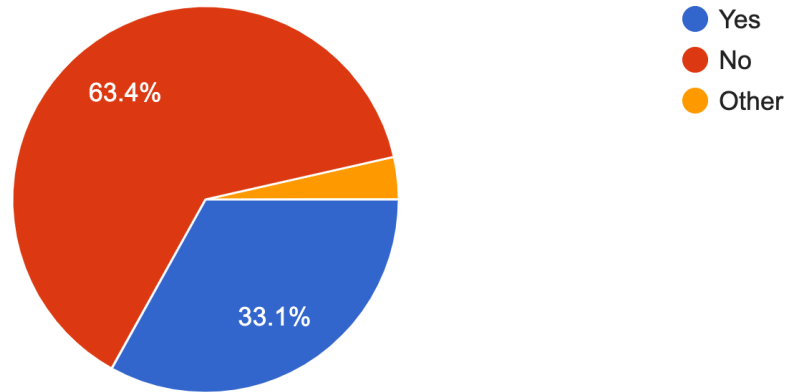
254 responses



- 54.3% said yes (138 responses)
- 25.6% said no (65 responses)
- 20.1% said maybe (51 responses)

4. Is your housing affordable? No more than 30% of your income.

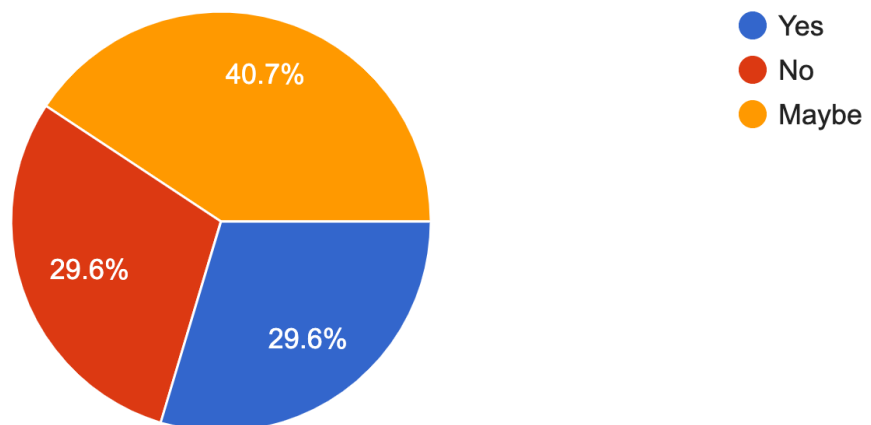
254 responses



- 33.1% said yes (84 respondents)
- 63.4% said no (161 respondents)
- 3.5% said other (9 responses)

5. Do you hope to live at the Brown Ranch?

253 responses



- 29.6% said yes (75 respondents)
- 29.6% said no (75 respondents)
- 40.7% said maybe (103 respondents)

6. Are you worried that you may have to leave our community because you can't find housing?

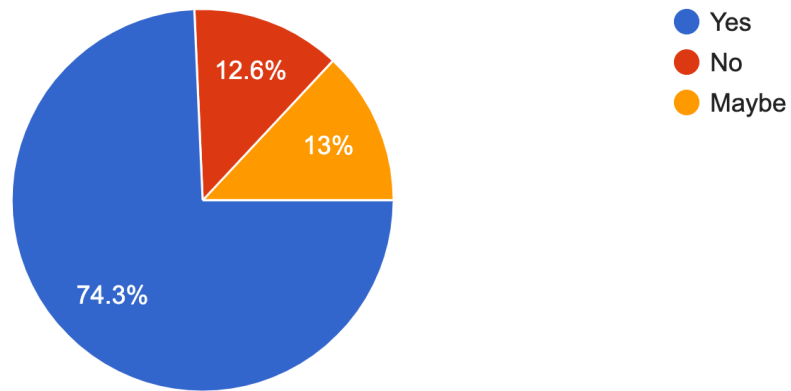
252 responses



- 67.1% said yes (169 respondents)
- 27.4% said no (69 responses)
- Other comments:
 - "Currently my answer is no. I do a lot of work in the summer to supplement my teacher income. Without that income I would be worried. If I were to start a family, I don't know how I could afford to stay."
 - "I am not but concerned for friends and colleagues."
 - "I am leaving in the fall because the lack of availability and affordability."
 - "I am worried that my landlord can tell us to leave at the end of each lease."
 - "I currently commute from Craig."
 - "I am a current solo homeowner, and I am worried I will have to move out of my condo and rent it to live here. The cost of living has become too high to afford my mortgage."
 - "Not at this time. I own a townhome but can't afford to upgrade."

7. If there was affordable for sale housing would you be interested in purchasing a home?

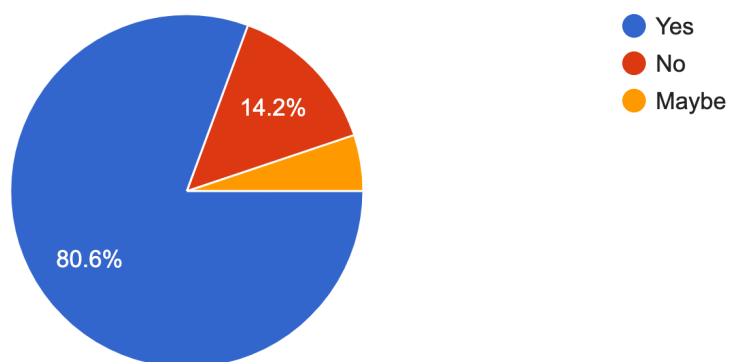
253 responses



- 74.3% said yes (188 responses)
- 12.6% said no (32 responses)
- 13% said maybe (33 responses)

8. Representatives from the Yampa Valley Housing Authority and the City of Steamboat Springs have been meeting to discuss potential annexation ...e annexation process that is currently happening?

253 responses

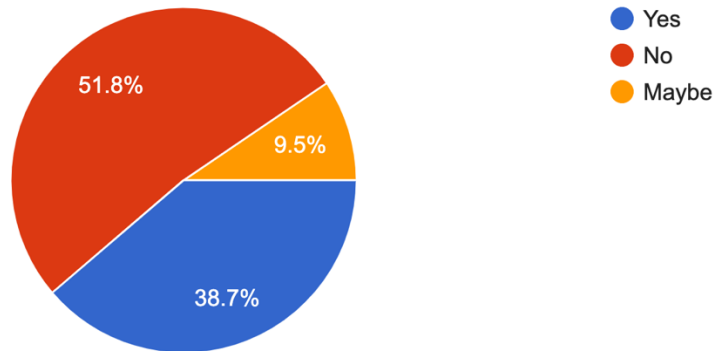


- 80.6% said yes, (204 respondents)
- 14.2 % said no (36 respondents)

- 5.1% said maybe (13 responses)

9. Do you use public transportation?

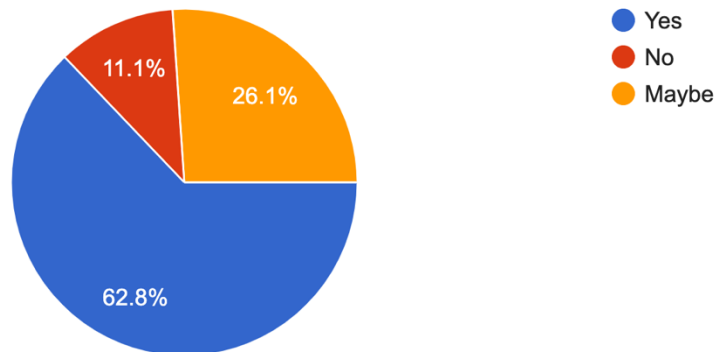
253 responses



- 38.7% said yes (98 responses)
- 51.8% said no (131 responses)
- 9.5% said maybe (24 responses)

10. If you lived at the Brown Ranch and public transportation was available, would you use it?

253 responses



- 62.8% said yes (159 respondents)
- 11.1% said no (28 respondents)
- 26.1% said maybe (66 respondents)

11. If you would like to share information about your housing situation, questions you have about the Brown Ranch or any other comments, please submit them here. We will share with the Brown Ranch Annexation Committee.

104 comments were submitted, see below.

1. I am a teacher in SSSD, and my monthly take home pay is \$4,318. My monthly rent is \$3,000 for my two kids and myself and finding more affordable housing in Steamboat has not been successful.
2. I am a schoolteacher. Teachers either need to be paid A LOT more, or there needs to be some sort of housing option for them, or there will be no teachers.
3. The school community is losing out on a lot of wonderful hires for the district because of the lack of affordable and available housing. It is such a shame that our district is not able to grow. We are also losing lots of people from our school community for this same reason.
4. I was able to purchase a townhome in Stagecoach in 2020 with my now husband. I think my situation is unique and I am lucky in this way. If a family, stand-alone home with a yard was available for me to purchase in the Brown Ranch, then I would be interested in purchasing and moving into that neighborhood. I also feel like the sports barn and parks proposed by the YVHA are great for the West side of town and provide more equity to that region. However, a 46-acre park is not needed if that is going to cost 500 homes.
5. I am in a senior management position at a local nonprofit organization and am still spending nearly 50% of my income on rent each month. I believe that Brown Ranch is vital to the future of our community and strongly support the annexation.
6. Close the gate. Steamboat is already overcrowded, and traffic and parking will be way worse not to mention the grocery store shelves are empty now as it is.
7. My landlord has just informed me she will be raising rent by \$1K. At that price point I'd rather invest in buying but mortgage rates are crazy and prices in town have not gone down.
8. I have six figure job but still can't afford much of anything as a currently single person.
9. I do not want to live in college style housing in my mid 30s (example Sunlight Crossing). I already live on the west side and traffic is crazy. Not excited for the direction of Brown Ranch whatsoever and I do not know anyone who actually wants to live there.
10. Affordable housing is important, but there has to be give and take. Affordable housing should be basic/cheap. Charging 9% to STR hurts our community and affordable housing should be able to be accomplished without heavy taxes. Tone down the scale of the Brown Ranch project. Make it simple and cheap to implement. Someone in affordable housing shouldn't have a nicer

place than I do while I pay 4x the rent because I'm barely outside of qualifying for the affordable housing.

11. What kind of recreation and commercial space will exist in browns ranch? There needs to be grocery and trails so that people living in browns ranch don't have to commute for everything they do.
12. Don't let the grumpy old folks get you down, you are doing a wonderful thing for this community and 20-40-year-olds are looking forward to this opportunity even though they are horrible at attending your forums. Thank you, thank you, THANK YOU!
13. We desperately need affordable housing that locals can purchase.
14. As a family of 4 (2 adults/2 teens), the "affordable housing" apartment style complex model is not remotely what we are looking for. We would like to have options like deed restrictions, down payment assistance, sale/transfer pricing caps, and realistic expectations to what "affordable" means to day workers in the community. Not to mention reducing regulatory processes for housing developers beyond the YVHA initiatives to encourage additional development and market competition.
15. My biggest concerns are the impacts of a project of this magnitude on the quality of life of our current residents, impacts on wildlife and natural landscapes and resources, traffic, etc. Building units does not solve problems if it is not supported by infrastructure and mitigation of these impacts. Traffic, especially West and downtown is already a problem and will not be solved soon due to the HWY running past the river, Emerald Mountain and Old Town. Also, I fear that building this will only create more supply, more demand, more influx of residents, and the ball continues to keep building and rolling down the road. I support phased, small scale housing to help meet current crisis and current residents' needs, not huge neighborhoods the size of towns, that may only attract more people and create more problems. I also worry that affordable is not affordable, that it does stay affordable, does not prioritize critical employees like fire, teachers, and health care workers, and could make Steamboat just a mecca for retirees or those dreaming of moving to the mountains, again only creating more problems down the road, and more needs. We wake up and we don't recognize Steamboat and we resemble Bend, OR or some other place we don't want to live.
16. Young adults in this town are desperate for any housing relief. I am sick of paying for second and third homeowner's mortgages if I am even lucky to find long-term housing. Most young adults I know are on the brink of leaving this town as a result.
17. I have lived and worked year-round in steamboat for the last 6 years, in that time i have moved +8 times. Every time I have moved i have seen the same apartments listed for \$100 or more dollars more a month increase in rent with no improvements or amenities adding value. What steps are in place to prevent continued price gouging of rent by landlords? Also, what steps have you implemented to prioritize new houses going on the market going to the local work force and not just continued to be bought up by out-of-town

investors looking to capitalize on the high value of land in the valley?
Additionally, what is stopping new housing on the market being purchased by people who work remotely for high paying tech jobs outside of the valley, so that the local labor force has opportunities to procure local housing and not have to resort to moving out to Craig and other nearby communities that require personal transportation or finding ourselves stuck in a never ending cycle of paying rent that costs more than some mortgage payments?

18. I am concerned the Brown Ranch will be like other YVHA workforce housing projects that are not desirable to live in long term. To truly benefit our community, and in particular young professionals, the housing offered will need to be accessible for young families and offer things like storage, outdoor space, privacy, etc. These features are non-negotiable if you are wanting long-term commitment towards your neighborhoods, even at the sake of affordability.
19. I currently live at Sunlight Crossing apartments. Since day one, the entire apartment community has gone straight downhill. There is dog poop EVERYWHERE. Trash, glass, and beer bottles constantly fill the parking lot and surrounding areas. This place is a joke and costs me more than 50% of my monthly income.
20. In order to stay in this community, I have had to purchase a camper and live in the forest. I own a condo at Sunrise HOA and cannot live there because the HOA Board President denied my request to have my girlfriend's ESA move in with us since I already have a dog of my own. The experience made being in that community so uncomfortable we found a place to rent instead and starting long term renting my own condo. We have been living happily and comfortably for 1.5 years in our rental but are being forced out because the landlord is moving for the summer only. We have been looking for new housing since January and have yet to find anything suitable or affordable. First, the houses/condos we have looked are in very poor shape, holes in walls, unfixed leaks, and potentially uninhabitable for one we looked at. Second, because we have two dogs, the options available to us are even more limited. It feels like we are being punished for having two dogs which I think we can agree is not a bad thing, however this town has made us feel like we are bad people because of having two dogs. I see a big part of the problem is that most individual HOA's restrict pets to owners only. Please consider making pets allowable in Brown's Ranch for renters and owners because there are a LOT of dogs in town and people need housing with their furry family members.
21. I love the housing authority is working toward more affordable housing here in Steamboat. I am in a unique situation where my dual income household makes over the median income but does not make enough to afford a house with the current prices. With second homeowners driving the market, I would love to see more options for both the lower income and as well as lower to middle class households.

22. I am a single mom of 2 just recently separated and have to afford a place to accommodate all of us. I currently pay over 50 percent of my take home income on housing, and I have a 2-bedroom place. I am in a top position in my career field and I hate that I have to question whether it is worth this struggle and not being able to set up my kids and their future. I do think the cost of living here makes couples stay together (when they shouldn't be) just to be able to afford to live. That is sad to me. Choice is taken away.
23. I am in temporary housing now, but need a more permanent solution to allow for the winter staff that comes to work here. I was hired in as year-round.
24. I've owned my home for 27 years. I firmly believe that this annexation MUST be brought to a vote by residents of Routt County. Not passed in secret by the City Council and YVHA. I completely disagree with the size and scope of this development, and I think YVHA does not have the best intentions for residents who actually need affordable housing, after the Sunlight Crossing debacle. I've had too many friends have to move away because they could not afford YVHA's "affordable housing."
25. The 9% tax to fund the infrastructure needed for Brown Ranch, assessed on the tourism industry was a big mistake. Summer 2023 Reservations (providing other existing sales tax income to the city) are already suffering a big decline since the new tax was imposed.
26. I bought a house in Hayden because I couldn't afford anything in Steamboat. If you want to help the housing situation, then one needs to accommodate the entry level workers or seasonal workers. This means building an apartment complex where individuals pay rent and don't need to be locked into living here because the only option is to buy. The housing authority should have a rental program not affordable housing for more families. The town needs entry level workers who need rentals not homes.
27. I have lived in Steamboat for 27 years, have a full-time job in town, raised my kids here. I have contacted Yampa Valley Housing Authority multiple times for housing and there is nothing available for me and my son.
28. Based on projected outlooks, Brown's Ranch would be less affordable than anything I could live in working 3 jobs in Steamboat. May as well move away or join the growing commuters to Craig....and spend all of my hard earned money working in Steamboat elsewhere.
29. Is this going to be accessible for all the community, or only for the poor community? I consider myself middle income and I can't afford expensive rent, but when I tried to apply to YVHA housing, seeing the income guidelines, it means that I shouldn't be working at all, or being in limited income to be able to qualify for an affordable rent, so my question is if this is would be available for everybody, no matter what class you are. I don't understand how those incomes guidelines are met for the people living in those properties, and they work probably more than I do and make more income than i do, same thing, they even have better vehicles, so how can they afford a car loan, and they apply for rent under income restriction, please make sure to go further investigation for the real people.

30. Putting the burden of this development on the tourism industry alone is a travesty. all businesses benefit from tourism in Steamboat and the vacation property managers are now having to carry the weight of this project with the 9% tax, was extremely poorly planned and implemented, shame on the city for this! the trickle effect of how it will negatively impact our city can be seen already this summer with little to no summer travel tourism dollars.
31. I have been in Steamboat a long time (32) years and am fortunate that I was able to purchase a home before prices got so high. However, I am a long-term rental property manager and realtor, and work directly with many people who are greatly affected by the lack of affordable housing options, and am hopeful that the Brown Ranch can offer solutions for some of these people. I want to see this work and want to kept updated on the Brown Ranch progress.
32. I am a communications professional for a local organization who lives behind old town in a small house with a roommate. I pay just under 30% of my income but again, have to have a roommate and it is a six-month lease, so it is unstable.
33. I currently live with my parents while I pay off student loan debt. Even if I didn't have student loans to pay off, I would have no hope of finding housing that was maximum 30% of my income. Currently, renting within the city limits is impossible. it would cost my entire monthly income.
34. Intent to develop this property has been going on for years. I sat at many City Council meetings and as much as people talk about affordable housing, nothing has ever really been voted in. It would be just another disappointment if this annexation did not go through,
35. I am unique in that I've been in the valley long enough to have purchased a home at a low price (during the economic downturn), so I am not the target audience for Brown Ranch. I am however VERY supportive of the project as I work for a business that needs affordable housing for it's workforce, I recognize the service industry individuals who make our community thrive and NEED Brown Ranch to live here, and I'm losing friends who have to leave our community because they can't afford to put down roots. The time is now for Brown Ranch- we can no longer push this project down the road.
36. I want to purchase a home. So far, I've heard that Brown Ranch is only rental. Being a young professional should allow opportunity to invest in my future, not just throw away rent money.
37. Right now, I rent a home that I have a very difficult time affording. My partner helps by taking a higher percentage of the monthly rent. If not for him, I would have to leave the steamboat community.
38. I am concerned about what is considered "affordable" here. I am a 6th year teacher and many of the "cheaper" housing options available are still more than half my monthly income. I am most likely going to me commuting from Craig next school year because I just can't justify the expense of living here. One concern I have heard is about the water supply for this community, given expected drought conditions. Do we have resources and infrastructure to support that many more people?

39. I have been living in Steamboat Springs for 11 years, and have had to move six times, due to landlords raising the rent every year. It has been becoming increasingly unaffordable to live in Steamboat Springs. During my time I have lived in Steamboat I have always had to work 2-3 jobs to even come close to approaching 50% or less of my total income expenditure on rent. I live in Steamboat because I love the town and community, I do not want to live in the outlying cities such as Oak Creek, Hayden, or Craig.
40. After 14 years in Steamboat, I had to move to Hayden to find semi-affordable housing for my family. It was heartbreaking to have to leave the community, and the added cost of commuting offsets much of the "affordability" of our home.
41. I have been a teacher for Steamboat Springs School District for more than 8 years now. I have been renting a home to live in but my rent keeps going up at a much faster and higher rate than any raises I have received as a teacher. For example, my rent went up \$400 a month this past year and is projected to go up again this coming year. At this rate, I won't be able to keep up with paying rent on my teacher's salary. I already work three side jobs in addition to teaching. This is not sustainable for long term. I am really hoping to buy an affordable townhome/condo in Brown's Ranch so I can have a stable and affordable living situation. I really would like to stay in Steamboat Springs and continue to teach for Steamboat Springs School District but in order for me to do that for the remainder of my teaching career, I would need to have affordable housing become a reality.
42. I have been here 6 years and moved 5 times. The last time I had to move into temporary housing before I found a year lease. Not sure if my landlord will renew my lease at at what rate? Waiting to hear back. May have to leave if I don't find anything. I have been registered with yampa valley housing authority for years but no luck. Every place we have been in keeps getting sold.
43. I currently live in Oak Creek because I was unable to find affordable housing in Steamboat. If there were affordable housing in Steamboat, I would love to be able to move back and be closer to my place of employment.
44. Currently Renting 3 bedroom, would be interested in buying.
45. I should not have to live in Craig and drive an hour each way to afford to live where I work.
46. I am currently renting with my husband, but as a teacher, rent is deeply unaffordable.
47. I am leaving Routt County, because there are no dog friendly affordable apartments for a single person.
48. I am a newer teacher at the high school. I want to spend my entire career working for the high school but am worried that due to housing I may have to move. I am hoping that teacher housing is a high consideration for the BAC. Without affordable housing I do not think I can ever afford to purchase a home in steamboat. I can pull off paying rent now as a single person with no

- children, but as my life changes I would like to have stable housing that isn't taking up the majority of my income.
49. We live with family currently, so it is not a stable situation for long term housing. We are hoping that Brown Ranch will happen sooner rather than later.
50. I am a teacher in town and am worried about how long I can live and teach here....
51. We have been renting for 8 years. We have put in over 10 bids in the last 3 years for houses in Oak Creek, Clark, and Hayden only to be outbid over asking or bought out with cash offers. We are not young but are professionals. I resent that fact that only "young" people are in a housing crisis. A lot of young people in Steamboat have trust funds and some working professionals are just that- WORKING class people trying to carve out a living. My husband and I don't even consider living in Steamboat on a teacher salary and a public servant salary. Steamboat 700 has been in the works for YEARS! Build homes for all types of working folks with different options for homes sizes and salary ranges.
52. I'm very fortunate to have the situation I'm living in right now and feel lucky. I have a month-to-month lease though. At any point I could be asked to move out with minimal notice. I do have a pet and with the current situation our rental market is in, I would have to pay upwards of 50% of my income to live in Steamboat under a new rental agreement.
53. I am a teacher in SSSD and at some point in the near future I would like to own a home, currently that is not possible in Steamboat Springs with my income level, so I would have to leave the community to own a home. I would be very interested in owning a home in Steamboat. Additionally, my rent is very high for the space I have in my home, so again I would be very interested in owning options.
54. Will it truly be affordable and what does that look like and mean? Will there be deed restrictions preventing resales at higher prices? What type of HOAs and new subdivision taxes will there be? Hidden costs. I am skeptical that Brown Ranch will truly be affordable and is the right thing for our community.
55. I obviously would love to be able to buy my own place with affordable housing, but I think having affordable rent with the option to later buy should be considered. Depending on when Brown Ranch is actually built. Right now I couldn't afford to buy a house even if its affordable, but within a couple years I could.
56. I do hope public transit and the Core Trail extend out to the Brown Ranch and the adjacent neighborhoods.
57. I would be interested in buying a house in Steamboat, and potentially Brown Ranch, but am unsure if those houses will come with the land they're built on? Or if the land will be leased like trailer parks?
58. I am currently living in a small studio attached to my students' house. I would like to live on a property where my students' family does not live so I have a

separate work/life balance, but I have no other option. I have challenges with this student and have to bring work home every day.

59. I am a single mother of two young children, one of which has severe needs. I relocated back here to the Yampa Valley, due to DV. This has been my home most of my life, this is where my roots are, this is where my family is, and this is an amazing community to raise a family. I am currently working for SSSD and am working towards my teaching license. However, my children and I are in a bad living situation here. If I cannot find affordable housing I will move back towards a city where it is more reasonable to be able to provide for my family and ensure stability.
60. I and MANY others are very concerned about infrastructure. There continues to be more and more building of housing etc (housing is needed especially affordable housing!), and nothing is being done about roads and water. There are limited options from the west of town to Rabbit Ears. One accident or one flood changes everything. We need a bypass, and we needed it years ago. There are also no options for alternative methods of transportation - biking etc. We live out west and I would never let my children bike nor do I feel comfortable biking. It is a joke that we continue to build housing without anything else in place to support the growth.
61. I live with my boyfriend and work at a school in town. I moved in with my boyfriend before I was truly ready because I knew rent would be much cheaper. Now I have to consider breaking up with him as a partially financial decision because I don't think I can afford to live in Steamboat by myself on a school salary... I lost my original apartment because my landlord raised my rent by 60%. Then I lived by myself, paying \$1600, more than 50% of my paycheck. I couldn't afford to live there alone even though I wanted to keep my own place. This could be potentially dangerous for someone in a manipulative or abusive relationship. Protect the backbone of our community...
62. I, my spouse + two daughters (both in SSSD) rent a condo in Condoland (mountainside). Without my wife's salary, I would not be able to afford to live in Steamboat Springs. Teaching at the High School is my dream job so I plan on being here for a while (retirement in 15ish years) so I would financially prefer to buy. Will Brown Branch offer single-family detached homes? Will an HOA (if any) be 'affordable' compared to the very high HOA fees that exist throughout Steamboat? Will VA financing be available?
63. I own a condo but want to start a family. If I start a family, I may have to leave the community because our condo is too small, and we can't afford anything else.
64. I own my home and currently have an affordable mortgage, which I'm thankful for. Our family would like to upgrade to something a little bigger that also had a fenced yard, but there is no way we can afford to upgrade with prices of homes and current interest rates. I have children that currently share a bedroom, and I'm sure they'll want their own room when they get older, but I'm not sure if that can happen. I would hope the homes in Brown Ranch aren't packed in tightly with no yards/green space (think Sunlight neighborhood-

that place is jam packed with homes and no yards whatsoever. The houses are so close together and it just feels cramped). It would be nice to have homes with a small yard and not so tightly packed.

65. I currently live in Craig, but it would be great to move closer to Steamboat and not have the long commute to work.
66. Both my significant other and I work year-round and live in Steamboat. We have invested years into the community and attempts to stay in the valley. At 27 and 30 years old, we have exhausted options, lived in employee housing, and sought to purchase our own home/property with no avail or hope. It seems impossible for young adults such as us to build our lives and continue working in this town with no available affordable housing. We are at a breaking point, just like many others in our situation. If we cannot find affordable housing soon, it is almost definite that we will have to leave the Steamboat and give up our search.
67. I am a teacher and have been in Steamboat Springs for 5 years. I currently live in a rental house with three other individuals. I am hoping that Brown Ranch will help provide a long-term, stable living situation for me to be able to stay in Steamboat Springs. My dream is to purchase a two- or three-bedroom deed restricted house with a one or two car garage in Brown Ranch. I have explored purchasing a house with two other individuals, and even then, there is very little on the market that we could afford and would fit our needs.
68. I am eager to learn what the selection criteria will be for people to purchase in Brown Ranch - Will it be taken into account if people have previously purchased a home, etc.
69. Steamboat 700 was unsuccessful for a reason. This new development will continue to destroy the character of Steamboat.
70. We are concerned about the additional traffic/parking that will result in adding hundreds of residents to our community. While affordable housing is an issue, parking and traffic must be planned for and addressed before annexation. How do teachers get on the waitlist? Is there a waitlist or sign-up or how does one get that info?
71. there should be no higher income housing here there is already enough. it should be all low income, middle income, employee housing SEASONAL. rentals and not all for sales
72. I left Hayden after 4 years to move to Grand Junction, never was able to find anything affordable in Steamboat and the affordable housing in Hayden is terrible quality. I don't know if this annexation would be able to compete with what Grand Junction has to offer, but if it does I believe many Steamboat "ex-pats" like myself who have left the area, would likely consider moving back.
73. I moved to Steamboat to fulfill a dire need in the community. There is a childcare crisis in this town, and I am happy to be a part of the solution. Steamboat Ski Resort is the first of its kind to open an employee based childcare center. With that said, the teachers they hired for this center are mostly from out of state. They offered employee housing to help us settle in,

but that means living in small quarters (5 people in a 2-bedroom unit). Please note that I am working professional that works a very demanding job, then I come "home" to a house with no privacy and often times roommates behaving poorly...It is a less than ideal living situation, then try and be the best teacher I can be. This employee housing is a great option for employees moving to Steamboat and get their bearings, only to find out that in order to move out of employee housing, you have to advertise yourself on social media in the hopes that your post is appealing enough for a total stranger to agree for you to live in their home, at a price that is not affordable. This town is trying to expand and desperately needs teachers... where are all of these people supposed to live. I came to SS with the hopes of starting my career but am quickly coming to the conclusion that I cannot sustain my life here much longer.

74. What is affordable housing to you? Often can be a disconnect between what developers believe is affordable and what people can actually pay which is usually much lower.
75. How can you build affordable housing when the cost of material and labor is so high? 2. How will our supply and waste waters systems handle this? 3. This is really about having a work force to support the business here. Why are the taxpayers paying for this and not the businesses?
76. The last time an "affordable" housing option was provided by the YVHA, by building those apartments, the rent was outrageous and there was no way I could afford it. What are you doing differently with this property?
77. What is important is remembering the keyword in this is AFFORDABLE. Individuals who make \$40k to \$54k are often left behind because they aren't considered low income but can't afford higher income homes.
78. I currently live in Clark but commute for work. Having more housing options that are closer to work would encourage me to stay in the valley. I grew up here and it is really disheartening that I can't afford to stay.
79. Affordable housing is not \$300k housing. A single person who makes less than \$50k a year cannot afford to buy anything in this town. The word "affordable" has a different meaning to those who do not have dual income streams.
80. I was born in Steamboat Springs and am still living in the valley. However, I have been living outside of city limits for over 8 years now due to the housing cost in town being too high. My current one bedroom is outside of city limits and rent still over half of my income with 2 jobs. Anyway, I would really like to see the new affordable housing offered to locals of Steamboat first whether they have children or not at a truly affordable rate 1 bedrooms should be no more than 1,100 per month and 2bd should be no higher than 2,100.
81. I have been renting here for almost 9 years because i've been chasing the market. Every time I get a pay bump, the cost of housing seems to have gone up at least 20%. I don't need to make money on a house, I just want to be able to afford my own space to live without it breaking my bank.

82. I have had to move 2 times because the place from under me got sold. This is a common occurrence for many people, and although it is the way the world works, it is terrifying thinking that I will not be able to find a new place in time and affordable. I would hate to leave my job and community of 9 years because I can't find/afford housing.
83. I have been following the brown ranch development closely. I am very hopeful we will be able to someday move there.
84. I am a single young professional in the area. I currently own a home that is NOT affordable for me, as it costs me 50% of my income. I was only able to purchase said home with the help of my mother. I am not able to live in the area without having a roommate. I would like to be able to live alone and comfortably without the help of my mother.
85. This is the highest I have ever paid for rent and while it is coming in under 30% of my income there were/are not many rental options. Also, there is no way I can afford to purchase a home in Steamboat based upon what is available and at these extremely high prices along with the current mortgage rates.
86. All housing built at the Brown Ranch should be affordable, only available to the local workforce of Routt County and deed restricted. Affordable would be a 3-bedroom house selling for \$200,000.
87. Hi, we have been fortunate enough to own affordable housing near a bus route...I hope Brown Ranch development is considering access to public transport.
88. I currently rent and have been since 2019 and could be asked to leave at any time. I have a roommate with my 3 sons because I can't afford housing on one income. I signed up to be on the list for affordable housing with YVHA in 2019. I am currently still waiting to hear back. My current rent is 55% of my income. I have been providing mental health services for our community for the last 6 years and would do whatever it takes to stay in Routt County and own a home for me and my boys. Thank you for thinking of this population!
89. My concern is that this community will be built but the housing isn't really affordable and people from out of town will purchase these properties.
90. Steamboat is a truly unique and incredible community, but this community will disappear if our housing crisis is not solved. I believe I speak for the majority of this community when I say that affordable housing is the top priority for the local population. I really hope this project can be completed and kept affordable. We've seen so many "affordable" housing projects pop up only to cost \$4,000 a month for a three-bedroom condo. Please, for the sake of this community hold true to this goal.
91. is this going to be another one of those sliding scale opportunities? I had to buy a house in craig and commute 2 hours a day. I would love to be able to live in the town I lived in for 20 yrs. but wonder if I would be punished for finding my own housing even though it's a dangerous 2 hour commute.
92. Hey there! I wanted to tell you about my current housing situation in Steamboat. As you probably know, the housing prices here are crazy, and finding a decent place to live can be tough. Right now, I'm living in an

affordable housing complex, but it's not exactly comfortable. There are six of us living in a two-person apartment, which feels pretty cramped. I know I chose this housing option, but it's hard not to feel like the living conditions are unfair. Living in such close quarters with so many people can be stressful, and it's tough to find any personal space or privacy. While I appreciate that this housing option is affordable, I'm starting to question whether it's worth the discomfort and stress.

93. I'm currently looking for other options for housing, but it's not easy to find affordable housing in Steamboat, and I would like to live within 30 minutes to an hour from steamboat. Nonetheless, I'm determined to keep searching until I find a place that feels like home. Also, I am looking to purchase a home, but it doesn't seem possible unless I live an hour away. What would affordable housing mean to Brown Ranch and how can I be put on a list to get in line to purchase property? Overall, my housing situation in Steamboat is far from ideal. I hope sharing my experience with you helps shed some light on the challenges of finding affordable housing in this town.
94. I'm currently looking at purchasing housing to stay at my Stable position of employment.
95. We need affordable housing. We don't need people buying homes and renting them for short term rentals for income. There must be a work-category (i.e., essential worker) and residency requirement for these homes. This requirement should transfer with sales. We don't need wealthier residents buying the homes and then turning them into rentals for income. The roads also need to be seriously considered - traffic on the west side is a nightmare during rush hour. Please don't use (county road) 42 across from the school as a main outlet. That area is already inundated with morning and afternoon traffic.
96. I am concerned about how the environmental impact, and forcing animals out of the area, negative impacts on water.
97. Just that I rent, and my rent goes up each yr. sometimes 200.00 and yes, I pay more than 50% of my income to RENT. I have lived here for 43 yrs. I love Steamboat but more than likely sadly, will have to move.
98. I, and the bank, own a home in town. Now with kids gone, we would love to have a smaller more efficient home, and a lesser financial burden, and free up our space hopefully for a family that would use it all. But can't do the switch with lack of reasonable options to move to.
99. You should not be allowed to build one more anything in this town until the infrastructure is built, like all these houses you want to put in on a one lane road, 40 needs to be 2 lanes coming and leaving steamboat all the way past steamboat 2. But don't listen to a Native of the area. all you transplants know everything.
100. The brown ranch's first priority should be manufactured homes in the 1000-1500 sq ft range. Set aside one or two plots now and start developing them. Take your time on the big picture and get it right or at least do it slowly.

101. My housing now is probably the least expensive I will be able to find. If my landlord decides to sell or hike rent for some reason, I would probably have to leave town.
102. I have had to move twice this year due to land lord deciding to sell. I am priced out of the market to buy a home. I'm currently living in my office space I rent until I find something else. I have had to keep a storage unit to help with the unstable living. I work on the finance team for SSRC and am also self-employed, total comp about \$100k. An affordable place on the west side to settle in and start a family would be ideal.
103. If it is going to be "affordable housing" it needs to actually be affordable to the working class. there are currently no studio apartments in steamboat for less than \$1500 a month and that is outrageous.
104. I currently live in a house of 5 in order to afford living in Steamboat. While our rent is affordable, it is only because we live with so many people which is not sustainable as we get older. My roommates and I are regularly concerned that our landlord could sell the property and we would not be able to find affordable housing given the current rental rates.