



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



RRC
ASSOCIATES

HOUSING MARKET AND DEMAND STUDY

FINAL REPORT

Prepared for:

Yampa Valley Housing Authority

Prepared by:

Economic & Planning Systems, Inc.
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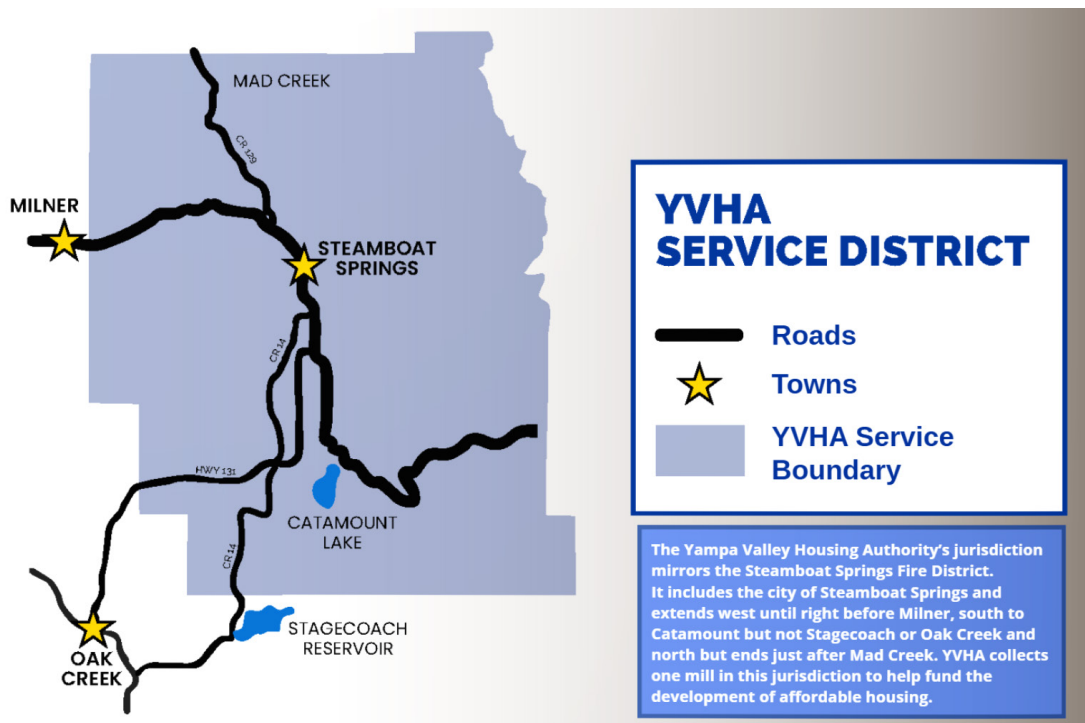
1. Introduction

Background

The Yampa Valley Housing Authority (YVHA) develops and manages affordable housing in its service area, which includes the city limits of Steamboat Springs and the boundaries of the Steamboat Springs Rural Fire Protection District. YVHA's mission is to support the local economy, community, and businesses of the Yampa Valley by implementing appropriate housing solutions for local workers, qualified residents and their families.

YVHA commissioned this Housing Market and Demand Study, prepared by Economic & Planning Systems (EPS) and RRC Associates (RRC), to inform development planning and investment over the next 10 years. This Report is intended to inform YVHA, partner agencies, local governments, housing stakeholders, the general public, and businesses on the housing market conditions and housing challenges in the Yampa Valley, focusing on Routt County. Information in this Report can be used by people in the real estate, construction, and development industries, and by policymakers in local governments and non-profits to guide housing development and investment decisions, and allocation of public and private resources towards housing.

Figure 1. YVHA Jurisdiction



Study Area

The study area for this Report is Routt County plus the City of Craig in Moffat County. Craig was included because it is an important community in the region, and some of the labor force in Routt County live in Craig and eastern Moffat County.

Methods and Data Sources

EPS's scope of work and data sources used to complete this work are summarized below.

- **Demographic and economic analysis** – EPS analyzed state and federal socioeconomic data sources to document important trends in the region's demographics and economy that influence the housing market and housing demand.
- **Housing market and affordability analysis** – EPS analyzed home sales data, rental rate information, and housing construction data to compare housing costs to local household incomes and wages.
- **Household survey** – EPS and RRC designed a household survey to collect primary data on housing challenges and housing preferences in the region to inform housing demand estimates. The survey was distributed to over 4,000 households and approximately 2,700 useable responses were received.
- **Employer interviews** – EPS interviewed four major employers to learn and document how housing may be affecting business operations, hiring, and employee retention.
- **Housing developer interviews** – EPS interviewed four builders and developers active in the region. The purpose of these interviews was to collect data on the cost to build affordable and attainable housing, and to understand other constraints they experience.
- **Housing development feasibility analysis** – EPS prepared estimates of development costs and revenues for different types of homes to illustrate how land and building costs make it difficult to build housing that is affordable to local residents and workers.
- **Housing demand estimates** – Using all of the data and research above, EPS prepared a 10-year estimate of housing demand. This 10-year estimate is comprised of the number of homes needed to address existing gaps in the housing market, plus the number of homes estimated to be needed to keep up with job growth.

Glossary of Terms

Affordable: A home is affordable when a person or household spends 30% of their gross income or less on rent or mortgage payments. For renters, this is defined as rent plus utilities. For homeowners, it is defined as mortgage payments comprised of principal, interest, taxes, and insurance. Thirty percent of gross income is the standard used by the U.S. Department of Housing and Urban Development (HUD) and is commonly used in housing policy work. See **page 5** for the definition of “Capital A” affordable housing, as housing practitioners refer to it, which is often tied to the requirements of federal and state funding sources or local policies and regulations.

American Community Survey: The American Community Survey (ACS) is a nationwide survey conducted by the U.S. Census Bureau that provides detailed information about the social, economic, and housing characteristics of the U.S. population annually. Unlike the decennial census, which is taken every 10 years, the ACS is an ongoing survey. In places under 65,000 people, the smaller sampling size limits the annual data reported to a compilation of estimates over a five-year period for statistical and margin of error reasons. These estimates typically lag by about two years from the current year; i.e., 2023 ACS five-year estimates are the most recent ACS data available for Routt County.

Area Median Income (AMI): Refers to the median income limits published annually for counties by HUD and the Colorado Housing and Finance Authority (CHFA). HUD calculates median family income, adjusted for inflation, for annual updates. AMI varies by household size and is used to set income and rent limits for affordable housing programs statutorily linked to HUD income limits (e.g., Low Income Housing Tax Credits or LIHTC).

Cost burdened: A household that pays more than 30% of its gross income to rent or mortgage payments (principal, interest, taxes, and insurance) is defined as cost burdened.

Deed-Restricted Housing: Refers to residential property with legal restrictions on its use or sale. These restrictions may require residency requirements, require that occupants meet income limitations, or limit the sale price to a certain percentage of appreciation, often to ensure affordability of housing over a long period of time.

Employee Housing: Sometimes referred to as employer-provided housing, it is residential accommodation provided by an employer to its employees. These types of housing are typically owned, leased, or managed by the employer.

Family household: Two or more people related by blood or marriage living in one occupied housing unit.

Household: All people, related or unrelated, who occupy a housing unit. One household is numerically equivalent to one occupied housing unit.

Household Income: As defined by the U.S. Census Bureau, Household Income is the sum of the income of all people 15 years and older living in the household. Household income is comprised of wages and salaries (earned income), government benefits (transfer payments), and investment and retirement income.

Housing Unit: As defined by the U.S. Census Bureau, a Housing Unit is a house, an apartment, a mobile home or trailer, a group of rooms, or a single room occupied as separate living quarters, or if vacant, intended for occupancy as separate living quarters.

Market Rate Housing: Housing that is available at the prevailing market cost, without any restrictions on who can purchase or occupy it.

Tenure: Tenure describes how a household or person occupies their home, specifically whether they rent it or own it.

Data Notes

There are many data sources used in this report and not all are available for the same areas or years consistently. We show information for local government jurisdictions within Routt County plus Craig, and for housing market subareas defined by the real estate community in the region.

- **Place of residence data** – Demographic statistics such as household income are reported by the U.S. Census by place of residence. For example, household income statistics for Routt County represent the incomes of people who report their usual residence within Routt County. These figures therefore do not include in-commuting workers or part-time residents who report their usual residence elsewhere.
- **Place of employment data** – Employment and wage data reported in this report is based on place of employment; the location at which the employer reports its payroll for the unemployment insurance program. Therefore, job and wage data reflects only businesses recorded as being within Routt County.

Affordable Housing Definitions

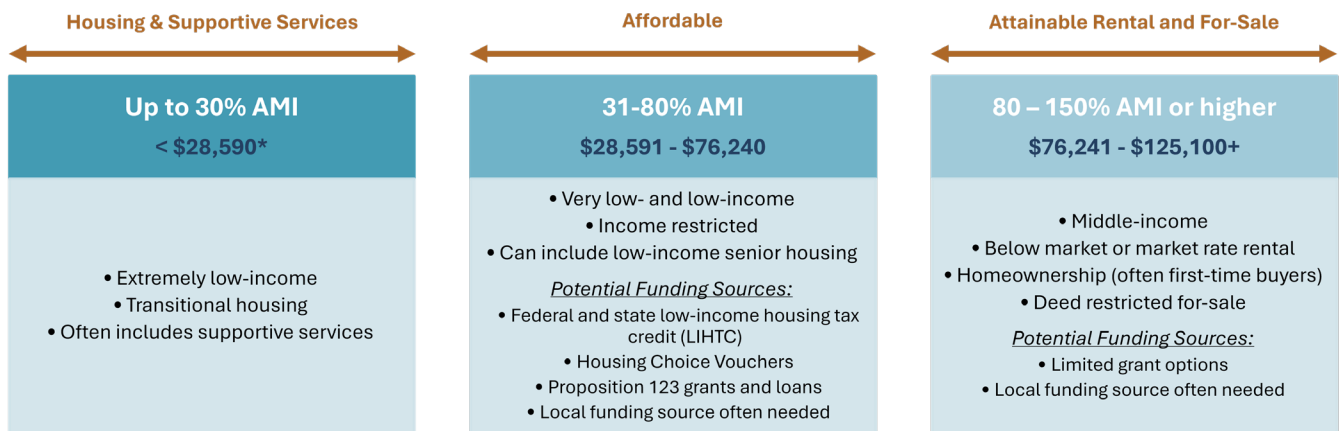
Affordable Housing

Affordable housing, or “Capital A” affordable housing, as housing practitioners refer to it, is housing that is permanently (or long-term protected) affordable housing, often tied to the requirements of federal and state funding sources or local policies and regulations. The limited state and federal funding sources for affordable housing focus on housing for people with extremely and very low (below 50% AMI) incomes, and low incomes (up to 60% and sometimes 80% of AMI). Developing affordable housing often requires significant subsidies because the cost of development exceeds the revenues from or the value of the completed homes. Most affordable housing built for these income levels today is rental housing.

Attainable Housing

Attainable housing is a term used by YVHA and other housing practitioners to describe middle-income housing that is affordable to people who do not qualify for most affordable housing subsidy programs but still may be priced out of the free market. Attainable housing typically serves people in income ranges from about 80% to 150% of AMI. This is a mixture of rental and for-sale housing. In high-cost areas such as Routt County, some attainable housing, particularly ownership units, needs a subsidy to make it financially feasible to develop. However, there is essentially no federal funding and limited state funding for housing for people earning above 80% of AMI. In balanced housing markets and larger metro areas, attainable housing can be found in the free market. In high-cost areas and mountain resort areas, attainable housing needs to have a mechanism to keep it available for its target market: full-time residents, workers, and retirees with a history in the community who cannot find other options in the free market. Income restrictions, local employment requirements, and appreciation limits are often incorporated in deed restrictions aimed to keep this type of housing available and not converted to a part-time residence.

Figure 2. Housing Spectrum



*Routt County 2024 Income Limits for a 2-person household

Area Median Income Definitions

This report uses Area Median Income (AMI) terms and figures frequently to compare and benchmark factors including household incomes and housing costs. AMI is a tool used by federal and state development agencies to estimate the midpoint of a region's household income distribution for the purpose of determining eligibility for affordable housing and other social programs. AMI is set based on the income for a family of four with adjustments made for family size. AMI is not a demographic statistic but is based on several local and regional demographic and economic factors. Further explanation of AMI and its limitations is contained in Chapter 5.

The 2024 AMI definitions for Routt County are shown below in **Table 1**.

Table 1. Routt County 2024 AMI Definitions

Description	60%	80%	100%	AMI 120%	150%	200%	250%
Routt County							
Household Size ^[1]							
1 Person	\$50,040	\$66,720	\$83,400	\$100,080	\$125,100	\$166,800	\$208,500
2 Person	\$57,180	\$76,240	\$95,300	\$114,360	\$142,950	\$190,600	\$238,250
2.5 Person	\$60,750	\$81,000	\$101,250	\$121,500	\$151,875	\$202,500	\$253,125
3 Person	\$64,320	\$85,760	\$107,200	\$128,640	\$160,800	\$214,400	\$268,000
4 Person	\$71,460	\$95,280	\$119,100	\$142,920	\$178,650	\$238,200	\$297,750
5 Person	\$77,220	\$102,960	\$128,700	\$154,440	\$193,050	\$257,400	\$321,750
6 Person	\$82,920	\$110,560	\$138,200	\$165,840	\$207,300	\$276,400	\$345,500
7 Person	\$88,620	\$118,160	\$147,700	\$177,240	\$221,550	\$295,400	\$369,250
8 Person	\$94,380	\$125,840	\$157,300	\$188,760	\$235,950	\$314,600	\$393,250

Source: CHFA 2024 Income Limits; Economic & Planning Systems

^[1] 2.5 person household income limits used for the affordability gap analysis are derived from 2 and 3-person household limits

2. Summary of Findings

Demographics and Economic Conditions

1. *Jobs are growing faster than population.*

Since 2010, population grew at an average pace of 0.5% per year while jobs grew at nearly 4 times that rate, at 1.9% per year. From 2015-2023, Routt County added about 2,300 jobs compared to 1,200 full time residents (population). Job growth or decline often has a direct impact on population growth and housing demand. If job growth continues to outpace housing and population growth in Routt County, there will be some key impacts. First, the number of people who experience long commutes will increase. Long commutes, especially in winter mountain climates, are dangerous, and have environmental impacts due to vehicle emissions. Long commutes also reduce people's quality of life and time to spend with their families and communities.

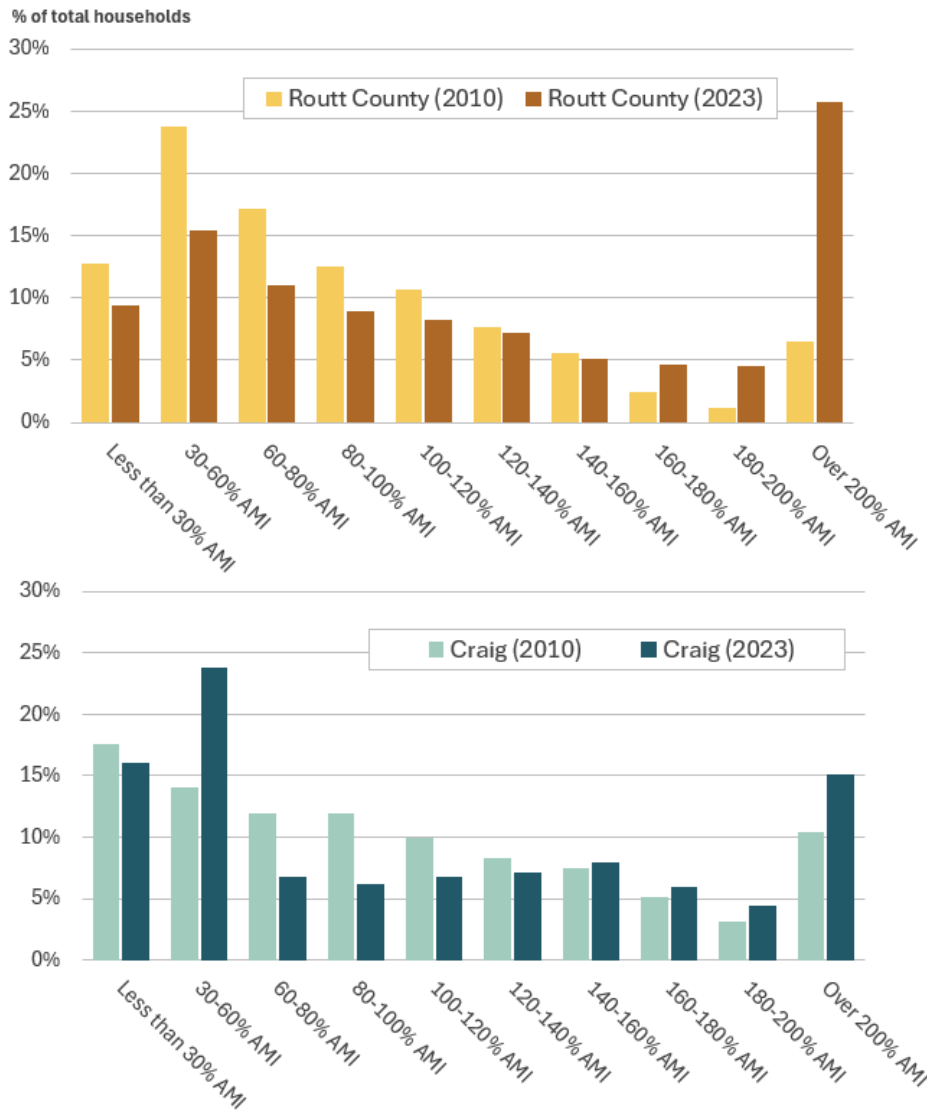
2. *Routt County is aging faster than the state, indicating that housing and economic conditions in the Yampa Valley region are less favorable for young people and families.*

In Routt County, the median age increased by 3.7 years to 42.6 since 2010, compared to an increase of 1.7 years to 37.5 in Colorado. In 2023, people over 60 were the largest group of homeowners, comprising 31% of all homeowners. In 2010, the largest group of homeowners were between the ages of 35 and 54 making up 38% of homeowners. Many of these people who purchased their homes at lower prices have been able to stay in the community, and new wealthy retirees and semi-retirees have moved to the region pushing up the average age of homeowners.

3. *Household income has become more concentrated at the upper- and lower-income ranges compared to 2010.*

In Routt County, the percentage of households in high income ranges, greater than 200% of AMI (equivalent to \$190,600 per year for a two-person household in 2024) increased from 6.5% in 2010 to about 25% in 2023. At the same time, the percentage of households in most income ranges below 160% of AMI (\$152,480 for a 2-person household in 2024) decreased. In Craig, the percentage of low-income households under 60% of AMI increased during this time period. Many factors contribute to these trends, including the way AMI definitions are determined. However, the cost of housing is also a determinant of the demographics and incomes required to live in a place. The comparatively high cost of housing in Routt County may be displacing people to lower cost areas including Craig and Moffat County.

Routt County and Craig Households by Income Converted to AMI %



Source: ACS 5-Year Estimates; CHFA Income Limits (2010 and 2023); Economic & Planning Systems

4. *The region's economy is heavily dependent on the tourism and vacation home industry. Most of the jobs created therefore are at wages below what is needed to afford housing.*

The five largest industries in Routt County are Accommodations and Food Services (16% of jobs); Health Care (12% of jobs, up from 9% in 2010); Retail Trade (11%); Recreation (9%); and Construction (9%). The average wage in Routt County is approximately \$58,000 per year (\$28.00/hour). Only about 11% of the jobs in Routt County pay a wage that is above the area median income definition for a 1-person household (\$83,400); the rest pay less than that.

Housing Supply

1. *Most new housing being built is not affordable or attainable, or designed to meet the needs of the local workforce and residents.*

In all of Routt County, 3,100 new homes were built from 2010-2024. Half of construction has been single family detached homes, and the average new single family detached home is 2,900 square feet, up from 1,400 square feet in 1970. Four-bedroom homes have grown from about 9% of homes built before 1970 to a quarter of homes built since 2020. Approximately 43% of units constructed since 2010 have been in multifamily buildings, comprised mostly of resort/vacation home condominiums, plus some apartments. Most new condominiums are designed to be part-time residences and rented out to overnight visitors, and are not only expensive, but have high HOA fees to pay for staff, and operations and maintenance of building amenities.

2. *Part-time residences or “second homes” are a significant portion of Routt County’s housing market.*

Countywide (including all municipalities), an estimated 63% of all homes are lived in year-round by residents. Inversely, the other 37% of homes are used as part-time residences and vacation rentals. The percentage of part-time residences has increased slightly since 2010 when it was about 34%. Steamboat Springs has the lowest percentage of full-time resident homes at 56.5%, meaning that the other 43.5% of homes are part-time residences and vacation rentals.

People who buy part-time residences can outcompete local buyers and set the market pricing for housing in areas where part-time residences are a large part of the housing market. The Group Steamboat’s 2024 year-end real estate market report found that over 50% of home sales in Steamboat Springs were cash transactions. In these types of housing markets, tools such as deed restrictions are needed to ensure that any affordable or attainable housing that is built is not available for purchase as a part-time residence.

Housing Affordability

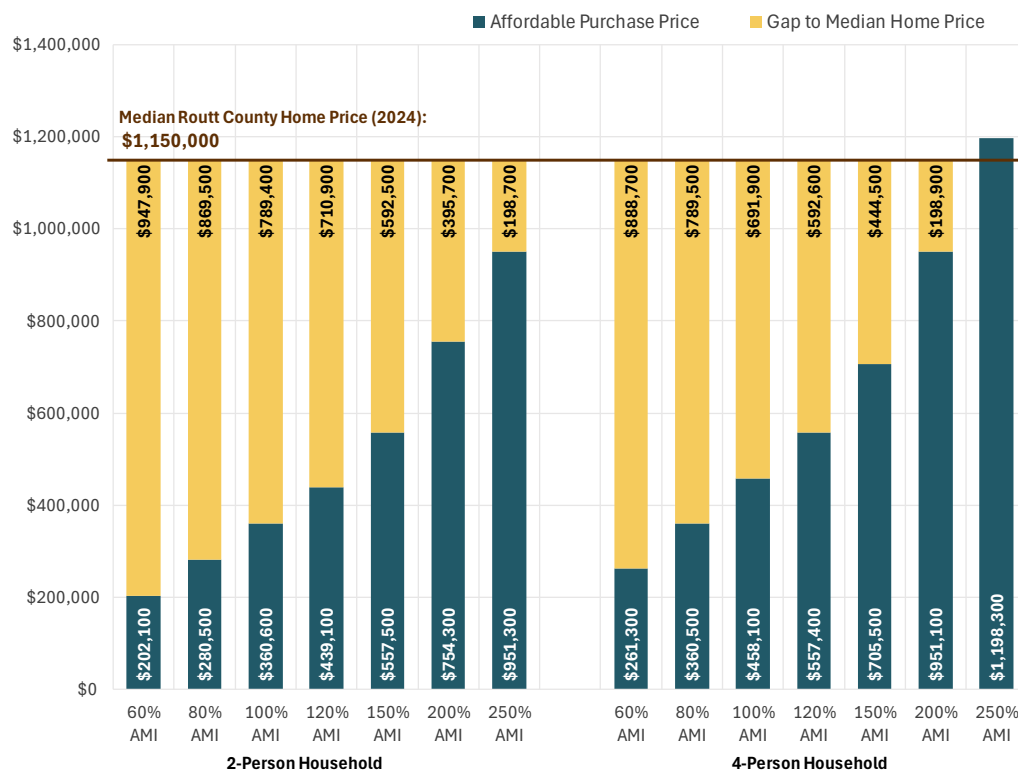
1. *Since 2019, the region experienced rapid increases in housing prices, following trends across the Mountain West and in other areas close to outdoor recreation and scenic amenities.*

Countywide, the median single family home price is about \$1.4 million and has increased at a rate of 16% per year since 2019 when it was \$670,000. The median condominium price is \$940,000 and increased at 19% per year since 2019. The median home price (all types) in Steamboat Springs is about \$1.3 million, and there are areas of unincorporated Routt County with median home prices in the \$2.5 million range for large lot estate homes.

2. There are large gaps between home prices and what full time residents and workers can afford.

A 2-person household earning 100% of AMI (\$95,300/year) can afford a home priced at about \$360,600. With a median home price of \$1.15 million in Routt County, there is an affordability gap of \$789,400 at 100% of AMI. A 2-person household earning 200% of AMI (\$190,600) can afford a home priced at about \$750,000, which is still short by about \$400,000 compared to the median home price. In Routt County in 2024, 71% of home sales were only affordable to households earning more than 200% of AMI, up from about 48% in 2019.

Affordability Gap Between Income and Median Home Price, Routt County



Source: MLS; CHFA Income Limits; Economic & Planning Systems

3. Housing costs are significantly lower in Craig, which has the largest percentage of households that earn less than 60% of AMI.

In 2024, about half of home sales in Craig were affordable to people earning 100% of Moffat County AMI, down from 73% of sales in 2019. While home prices are better aligned with household incomes in Craig—where 40% of households earn less than 60% of AMI compared to about 25% in Routt County—the median home price in Craig is currently just under \$300,000, substantially less than in Routt County. Individuals who move to Craig have lower housing costs, but also have a longer, and often more dangerous, commute if they work in Routt County.

4. *Renters face the greatest challenges with affordability.*

Over half of renter households in Routt County are cost burdened, meaning they spend over 30% of their income on housing costs, compared to approximately 31% of owner households. Over 25% of renters in Routt County spend more than half of their monthly income on rent. Renters in Craig are also more likely to be cost burdened than owner households with 36% of renter households and 27.8% of owner households in Moffat County experiencing cost burden.

5. *A softening in the housing market is unlikely to alleviate affordability challenges.*

There are indicators that the housing market, especially the for-sale market, may be cooling in mid-2025. Home prices would need to drop by several hundred thousand dollars to bring them down far enough to align with local incomes and wages. As noted above, there is an affordability gap of \$789,400 at 100% of AMI for a 2-person household. Home prices would need to fall by more than 50% which is unlikely even in a severe recession.

Outreach: Household Survey

1. *Homeowners in Routt County have the most economic and housing stability, but some homeowners still struggle with housing costs.*

Homeowners who live in Routt County have higher median household incomes (\$130,000) than renters (\$85,000) in Routt County and all respondents who live in Moffat County (\$80,000). Homeowners have the fewest earners per household (an indicator of the number of jobs needed to afford the cost of living) at 2.1 on average compared to 2.7 for renter households. Although homeowners in aggregate face fewer housing challenges, many owners in the region are struggling with housing costs. Over half (53%) of Routt County owners reported that they would consider moving to a more affordable housing option, and some owners report challenges keeping up with high and rising HOA costs, insurance costs, and property taxes.

2. *Renters in Routt County experience the greatest cost burden and have the lowest perception of housing security.*

Fifty-three percent of renter survey respondents reported being cost burdened, and 40% of renters also reported feeling “very insecure” in their current housing situation. While many respondents felt pressured to take the first available housing they could find when looking for housing, 83% of renters reported this experience. Additionally, 42% of renters have had to move in the past five years although they did not want to. Among these renters, 40% had to move due to a “big rent increase” and 35% because the “owner sold the unit.”

3. Homeowners who moved to the Yampa Valley region in the past five years have higher incomes and higher rates of remote work.

The survey responses are consistent with data from the ACS that show that the region is becoming older and more affluent. Homeowners who moved to the region in the last five years have the highest incomes (\$130,000 median and \$190,000 average) compared to the current overall median household income of \$104,803 in Routt County. New homeowners are also comprised more heavily of families with children, and people in their mid- and late-career stages in the 30-44 and 45-64 age ranges. New owners also reported higher rates of remote work at 25% of respondents, compared to 20% of owners overall and 14% of overall responses.

4. The degree of housing cost burden and housing security people experience depends on tenure and how long they have lived in the region.

People who own their homes and who have lived in the region for 20 years or more reported the lowest median monthly housing costs, at \$1,600 per month. This is lower than the median rent reported by Routt County renters, at \$2,000 per month. Only 7% of longtime owners feel insecure about their current housing situation compared to 40% of renter respondents in Routt County. New homeowners (past 5 years) and young renters (under 35) perceived housing to be “the most critical problem in the region” at rates of 37% and 47%, respectively. Among longtime owners, 25% reported housing to be the most critical problem in the region.

5. The three most important considerations for survey respondents concerning housing were cost, proximity to jobs, and allowing pets.

The cost of housing was the most important consideration for 28% of all respondents, and for 42% of renters. Being close to their job was the most important consideration for 14% of all respondents and 16% of renters, reflecting the current concentration of jobs and housing in and around Steamboat Springs. Overall, 11% of respondents selected “pets allowed” as the second most important factor, which indicates that after cost and jobs, pets play a large role for many people in the region’s housing choices. Homeowners are more likely to value factors such as community character, housing type (single family, etc.), and having a yard/private outdoor space (for example, 25% of Routt County owners selected community character as a top three preference, compared to 9% of renters).

6. While renters are more open to smaller units and a variety of housing types, there is a strong overall preference for single family detached homes in the region.

Routt County owners show a strong preference for living in single family detached housing with 88% of owners selecting detached single-family home as an acceptable housing type for them to live in; only 37% and 10% selected townhomes/duplexes and apartments/condos, respectively. In comparison,

68% of renters would live in a townhome/duplex, and 44% would live in an apartment or condo. Additionally, 24% of renters are open to living in a mobile home and 24% would live in an accessory dwelling unit. Owners also prefer larger homes, with 68% of Routt County owners reporting that they would need a 3-bedroom unit or larger, compared to 39% of renters.

Outreach: Employer Interviews

EPS conducted interviews with four major employers in the region representing hospitality, health care, and outdoor recreation industries. A few key themes emerged from these employer interviews:

1. *Housing-related challenges have impacts on the region's economy as employers struggle with employee attraction and retention.*

Employers in the region cite housing as one of their biggest challenges in hiring and retaining workers. Employers emphasized how housing considerations have led to issues such as understaffing and high employee turnover rates that have had negative impacts on business operations.

2. *There is a need for a wide range of housing types to serve employee needs.*

From seasonal employees living alone or with roommates, to workers looking for housing to accommodate families, a continuum of housing is needed to accommodate the local workforce and provide opportunities for “move-up” housing. Young people and early career workers typically need rental housing. As people progress in their careers and life stages change, attainable ownership housing is needed. The ability to—or prospect of—someday owning a home was cited as a key factor in retaining employees over the long-term. These comments are consistent with findings from the survey that show a strong interest among renters in being able to own a home.

3. *Employers in the region have started providing housing for employees to help address the housing needs of their employees.*

Employers in the region have started taking creative approaches to housing such as purchasing/developing residential properties to provide housing for their workforce, providing temporary housing for new hires, offering employee stipends to offset housing costs, and converting office/hospitality spaces into workforce housing.

Employers would prefer not to be involved in housing. One, it increases business operating costs and business owners and managers would prefer to focus on their core operations. Second, employees prefer not to have their housing tied to their job and employer, which can create an awkward relationship and contribute to a sense of housing insecurity for the employee.

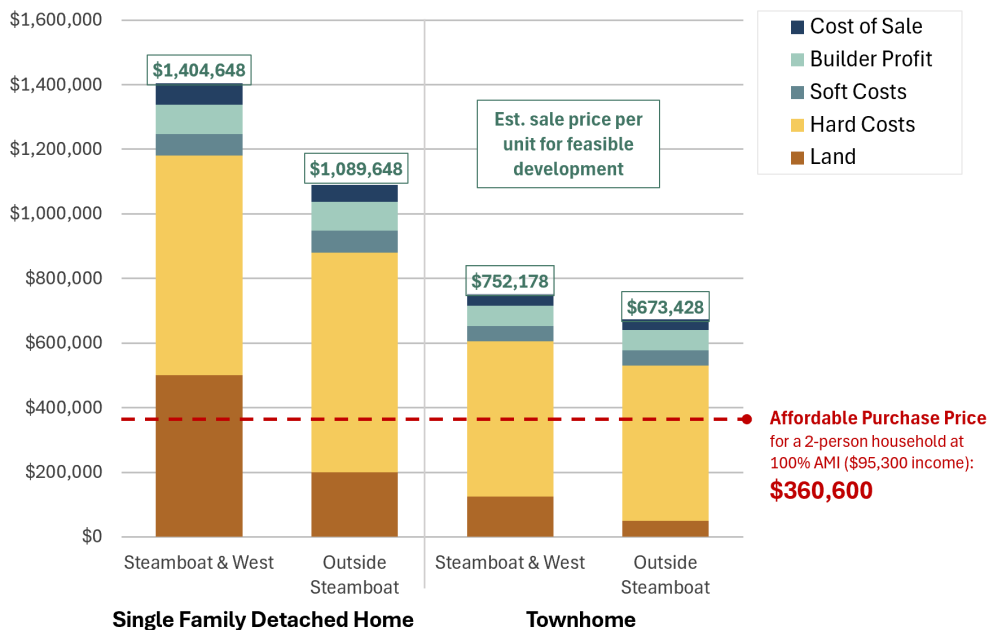
Housing Development Feasibility

The cost to build affordable, attainable, and even some market rate housing impedes the ability of the private sector and non-profit developers such as YVHA to build the types of housing this Study has shown are needed. **Appendix A** documents the technical research and calculations behind these findings.

1. *The cost of land and construction creates a large feasibility gap for attainable for-sale housing.*

The cost to build a simple good quality 1,700 square foot single family detached home in and around Steamboat Springs and West Steamboat is about \$1.2 million. An estimated \$500,000 of this is the cost of a construction-ready building lot with full utilities. The cost of a building lot is already above what a 2-person household earning 100% of 2024 AMI can afford to buy, which is \$360,600. Outside of Steamboat Springs and West Steamboat, the cost of a builder-ready lot is lower, but construction costs are essentially the same, and the same home costs around \$950,000 to build. Putting four townhomes on the same lot is more feasible, but there is still a significant difference between the construction cost and the affordable sale price. Affordable condominiums were not modeled in detail but have similar feasibility constraints. The cost per unit to construct an affordable condominium is roughly \$400,000 per unit without land, slightly higher than an apartment as discussed in the example below. At the same sale price of \$360,600 for a 2-person household earning 100% of AMI, there is a difference of roughly \$40,000 before land costs are included.

Costs and Feasibility Gaps in For-sale Housing Construction

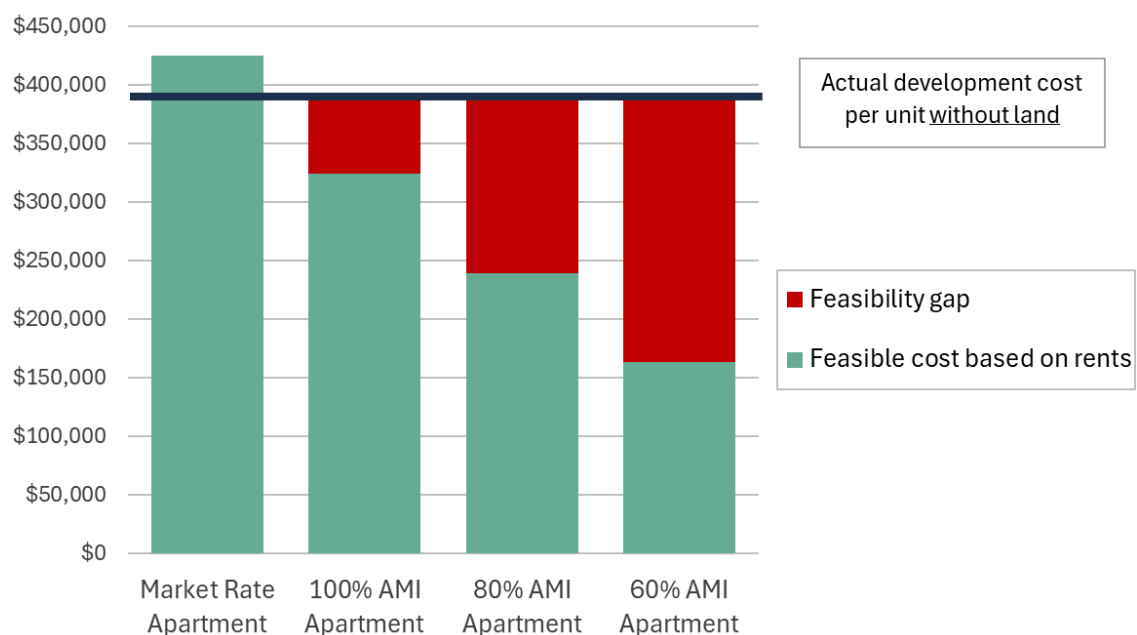


Source: Economic & Planning Systems

2. Rental housing, including market rate apartments, also has feasibility challenges in the current market.

Without land, an apartment unit costs approximately \$390,000 per unit to construct. Land costs for recent YVHA apartment developments range from about \$40,000 to \$70,000 per home. Note that land at this cost is very rare. The feasibility gap per unit (revenues or value minus costs) for rental housing ranges from approximately \$225,000 per home for apartments affordable at 60% of AMI to about \$64,000 per unit for homes affordable at 100% of AMI. Due to higher interest rates, higher construction costs, and higher land costs today compared to a few years ago, even market-rate apartments are barely feasible. Some market rate apartments built recently were on land that the developers acquired several years ago at lower prices than they would have to pay today.

Costs and Feasibility Gaps per Unit in Rental Housing Construction



Source: Economic & Planning Systems

3. The feasibility analysis highlights the importance of heavily discounted or free land in building affordable and attainable housing.

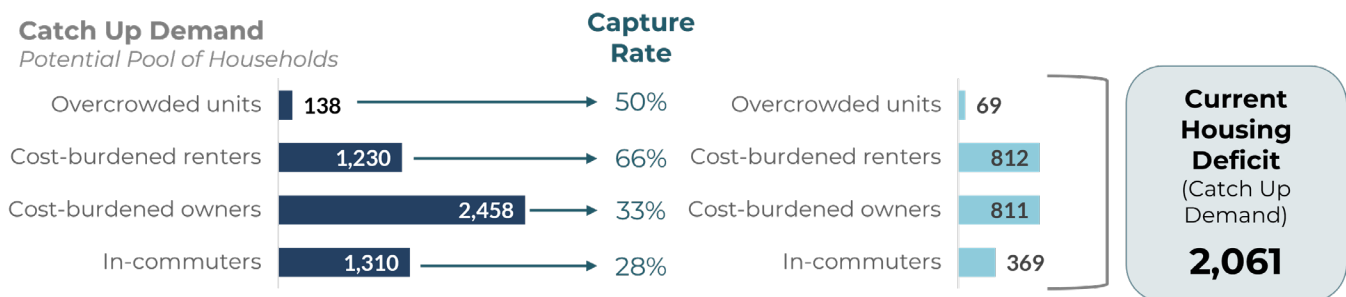
The land costs in for-sale housing is already above the affordable purchase price at the 100% AMI income level and comprise about 35% of the total cost of the home prototype used in this example. Affordable apartments essentially cannot be built without free land plus other subsidies. Strategies for building affordable and attainable housing therefore need to address land costs, land availability, and a funding source for gap financing. Gap financing is a financial incentive or subsidy that makes up for the feasibility gaps shown in this analysis.

Housing Demand Estimates

EPS prepared an analysis of housing demand over the next 10 years. The housing demand estimate is broken into two major components, “catch up” and “keep up.” Catch up is comprised of housing needed to address existing housing challenges, shortages, or “gaps.” Keep up is an estimate of the housing needed to keep pace with job growth. These demand estimates should be viewed as order of magnitude illustrations of the mismatch between the housing market and what residents and the workforce can afford. Housing demand is a function of numerous factors and individual financial and personal decisions.

Catch Up Demand

1. *Catch up demand is estimated at 2,061 housing units. Annualized over 10 years, this equates to just over 200 new homes per year.*



Catch up demand is comprised of the following elements summarized below with additional documentation provided in **Chapter 10**:

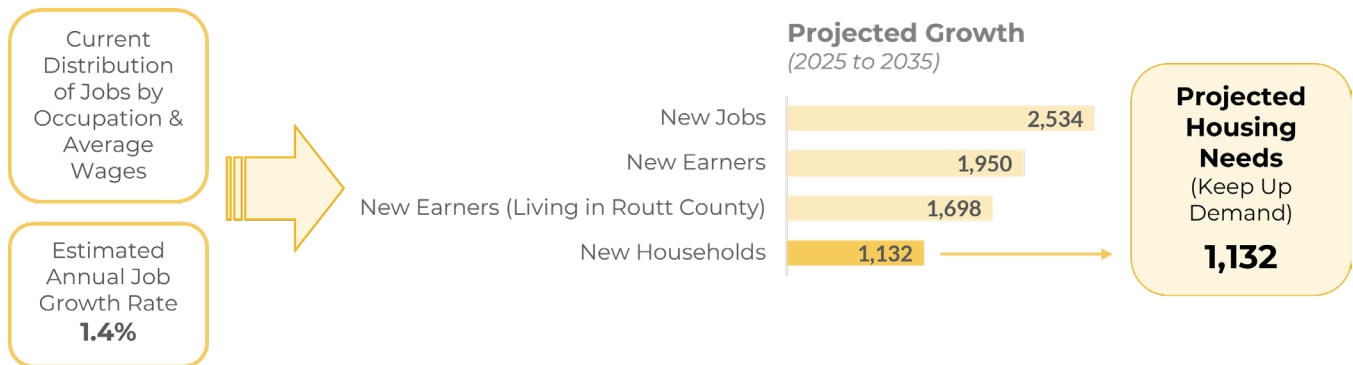
- **Overcrowded housing units:** The American Community Survey (ACS) estimates that there are about 138 overcrowded housing units in Routt County. EPS estimates that half of the people in overcrowded units would move to another option if given the choice and resources.
- **Cost burdened households:** The ACS estimates that there are approximately 2,500 cost-burdened owners and 1,200 cost-burdened renters in Routt County. From survey data, approximately 66% of cost-burdened households would move to a more affordable option within the county if the option were available. Therefore, an estimate of 66% of cost burdened renters and 33% of cost burdened owners (half the overall rate) is used to calculate demand. The capture rate for owners was assumed to be lower since it is a major financial decision with costs to sell a home and move after making a substantial investment.
- **In-commuters:** In Routt County and other high-cost communities, the cost of housing is higher close to job centers and tourism and recreation amenities. Many workers commute from areas with lower housing costs, sometimes over long distances. Reducing commuting has benefits to quality of life, safety, the environment, and community. An estimated 1,965 employees, translating to

1,310 employee households commute into Routt County for work. Using responses from several questions in the survey, EPS estimates that, overall, 28% of commuters would move closer to their jobs if a more affordable option were available. Since most jobs are in and immediately around Steamboat Springs, most of the housing demand is therefore in locations closer to Steamboat Springs.

Keep Up Demand

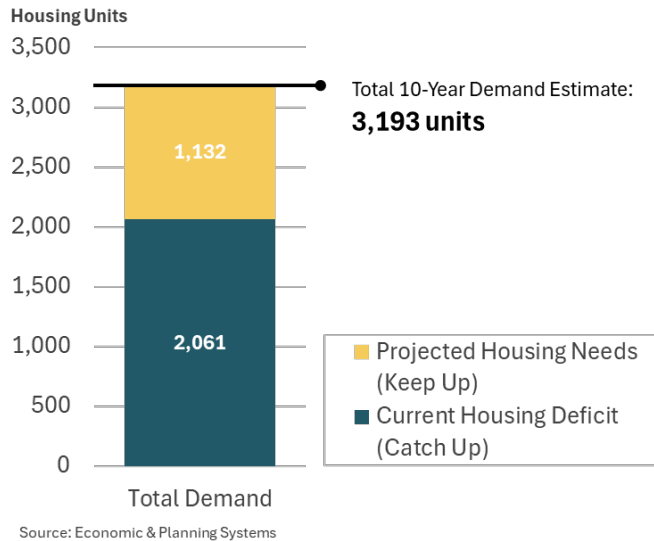
1. *The total keep up demand for the 2025 to 2035 period is estimated at 1,132 units. Annualized over 10 years, this equates to just over 100 units per year.*

Keep up demand is based on projected job growth. EPS projected jobs will increase from 2025 through 2035 at a rate of 1.4% per year, which results in approximately 2,500 new jobs. After accounting for multiple job holders and multiple workers in a household, this job growth translates to over 1,100 units of housing demand.



Total Housing Demand and Interpretation

1. *When the catch up and keep up estimates are combined, there is estimated demand for approximately 3,200 new housing units over the next 10 years, or about 320 new homes per year.*



2. *As new affordable and attainable housing is constructed, it should be tracked against these housing demand targets.*

Housing stakeholders and local governments should develop a tracking and inventory process for affordable and attainable housing. It is important to monitor progress on housing since it is such an important issue in this region. The inventory should include important information such as the AMI range and unit mix, affordability or deed restriction terms, how it was funded, and qualitative information on successes or lessons learned. This information will also be useful to housing developers in planning new projects. Affordable housing is a large investment, and it is important to track and monitor the inventory and pipeline of proposed projects.

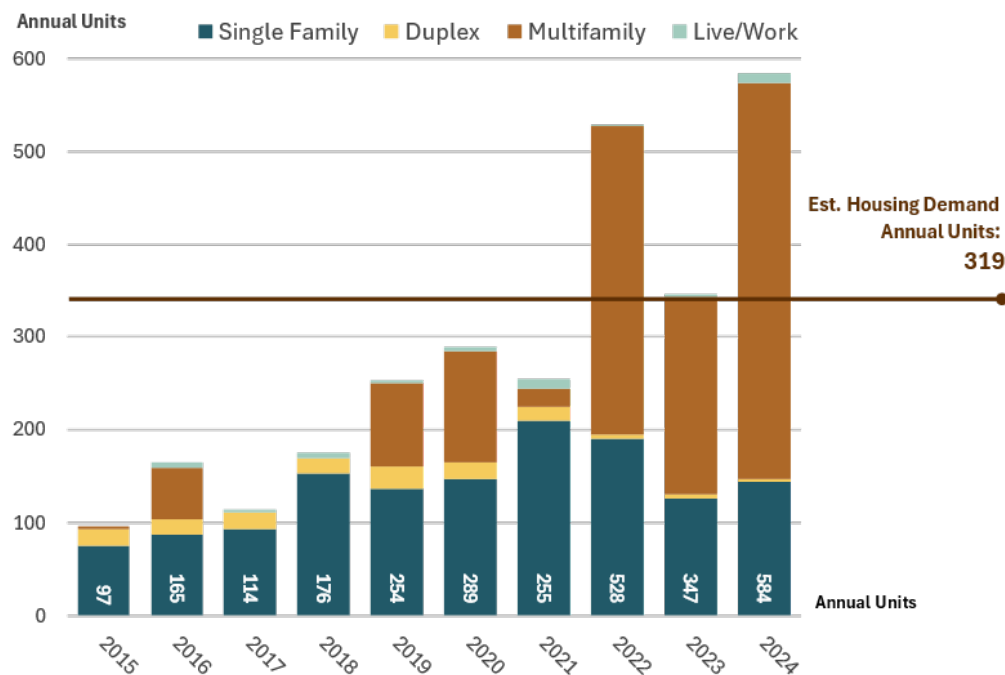
Where should new housing be located to meet demand and people's preferences?

The survey found that the most important criterion for choosing a home are cost and being close to work (and jobs). Forty-three percent of all respondents cited cost as the most important factor, while over 60% of renters cited cost as the most important factor. The second most important factor was being close to their job, cited by 25% of owners and 35% of renters. Given that Steamboat Springs is the major job center in the region, many people would prefer to live in, or near, Steamboat Springs.

How does this demand projection compare to what has been built?

Over the past 10 years, the average pace of construction has been about 280 new housing units per year, compared to the annual demand, estimated at 319 new homes annually for the next 10 years. The issue, however, is that the housing that is being built does not align with the needs of the local workforce and community (i.e., homes are too large and too costly).

Historic Building Permit and Annual Demand Comparison



Source: Routt County CY2024 Building Department Year End Report; Economic & Planning Systems

What income levels and housing types are needed?

The affordability analysis (Chapter 8) shows that there are affordability and housing security challenges at all income ranges associated with full-time working residents, and other full-time residents such as retirees with a history in the region and people aging in place. **Chapter 10 Current and Projected Housing Demand**, provides conceptual estimates of the demand by income range, renters, and owners. The types of housing that are needed include:

- Affordable rentals at 60% of AMI and below
- Attainable rentals above 60% AMI
- A full range of home ownership options starting at 80% of AMI extending to 150-200% of AMI and maybe higher.
- A range of home types from apartments and condominiums to duplexes, townhomes, and single family detached homes are in demand. Attainably priced single family detached homes will be the most expensive to build, so people may need to trade location and affordability for available home types.

How might these numbers change? Where might we be over- or underestimating housing demand?

Housing demand and housing preferences are inherently difficult to forecast because they are the product of numerous individual personal and financial decisions.

In catch up demand, the hardest factors to estimate are how many people would actually move if given the choice. While the survey gives an indication of people's likelihood to move, filling out a survey is a low stakes activity. For homeowners in particular, they have already made a substantial investment that implies a long-term commitment to the home. Sales commissions and moving costs erode the equity they have built. In addition, some homeowners, while cost-burdened today, may feel confident that over time their incomes will increase and they can "grow into their home." Second, some people like the community where they live currently. For example, 54% of household survey respondents living in Craig indicated that they would not be likely to move to Routt County in the next five years even if housing was more affordable.

In the keep up, or future demand component, the main driver is job growth. Job growth is one of the largest contributors to population growth and in-migration. If the economy grows more slowly, less housing may be needed to support economic growth. In most housing needs assessments in mountain and other high-cost areas, the catch up component of housing demand is larger than the keep up component.

If we build more affordable and attainable housing, will it affect the rest of the market?

The law of supply and demand suggests that building more housing will depress prices in the market. However, the market in Routt County is heavily influenced by wealthy outside buyers, which is a different market segment than what is targeted by YVHA and other workforce housing providers. Building more rental housing could bring down rents, which would benefit many renters. Building more attainably priced for-sale housing – restricted to the local workforce – may not affect free market for-sale home prices because that is a different market detached from the local economy and local demographics.

Does this study tell us what will be built at Brown Ranch (or in any other housing development project)?

No. This housing demand study evaluates broad trends in the housing market. More specific market analyses and feasibility studies are needed to help housing developers determine what will be the most marketable and financially feasible on any development site. Each development site has its own considerations that inform a real estate development, including the location, what is adjacent to the site, and available funding and financing sources.

3. Demographic Trends

This chapter provides an overview of demographic trends, such as population, household, and income trends, in communities within and surrounding YVHA's jurisdiction to help inform local housing needs.

Population

Routt County and Craig have a combined population of roughly 34,000 residents as of 2023. Routt County grew by approximately 1,625 residents since 2010, which equates to an average growth rate of 0.5 percent. At the same time, Craig's population declined.

Nearly three-quarters (74.8 percent) of Routt County's population growth from 2010 to 2023 was in Steamboat Springs, and roughly half of the county's population (52.9 percent) live in Steamboat Springs. Throughout the region the population growth rate since 2015 was higher than the 2010 to 2015 rate (Table 2). Located in Moffat County, Craig's 2023 population of 8,991 reflects a decrease of nearly 500 residents since 2010.

Table 2. Yampa Valley Population, 2010-2023

Population	2010	2015	2023	2010-2015		2015-2023		2010-2023		
				Ann. #	Ann. %	Ann. #	Ann. %	Change	Ann. #	Ann. %
Hayden	1,805	1,844	1,954	8	0.4%	14	0.7%	149	11	0.6%
Oak Creek	882	849	859	-7	-0.8%	1	0.1%	-23	-2	-0.2%
Steamboat Springs	12,052	12,477	13,267	85	0.7%	99	0.8%	1,215	93	0.7%
Yampa	427	392	400	-7	-1.7%	1	0.3%	-27	-2	-0.5%
Unincorporated	8,273	8,263	8,584	-2	0.0%	40	0.5%	311	24	0.3%
Routt County Total	23,439	23,825	25,064	77	0.3%	155	0.6%	1,625	125	0.5%
Craig	9,468	9,047	8,991	-84	-0.9%	-7	-0.1%	-477	-37	-0.4%
Routt County & Craig Total	32,907	32,872	34,055		0.0%		0.4%	1,148	88	0.3%

Source: Colorado State Demography Office; Economic & Planning Systems

Age

While the Yampa Valley region's population is aging overall, Hayden and Craig have relatively younger populations than other communities in the region, reflecting a higher concentration of families with children.

Since 2010, the median age of residents has increased by 3.7 in Routt County and 5.9 in Craig. As of 2023, the median age of Routt County residents is 42.6, compared to 38.2 in Craig. The median age across every Yampa Valley area shown in **Table 3** has increased since 2010, with the most notable increases in Yampa, Steamboat Springs, and Craig. As of 2023, other than Hayden (with a median age of 36.6 and the lowest median age increase since 2010), all of the Yampa Valley municipalities have higher median ages than the statewide median age of 37.5.

Table 3. Median Age, 2010-2023

Description	2010	2015	2023	Change		
				2010-2015	2015-2023	2010-2023
Colorado	35.8	36.3	37.5	0.5	1.2	1.7
Routt County	38.9	40.1	42.6	1.2	2.5	3.7
Hayden	35.8	40.1	36.6	4.3	-3.5	0.8
Oak Creek	41.8	38.8	45.4	-3.0	6.6	3.6
Steamboat Springs	36.6	38.2	43.0	1.6	4.8	6.4
Yampa	40.7	38.8	53.5	-1.9	14.7	12.8
Craig	32.3	34.4	38.2	2.1	3.8	5.9

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

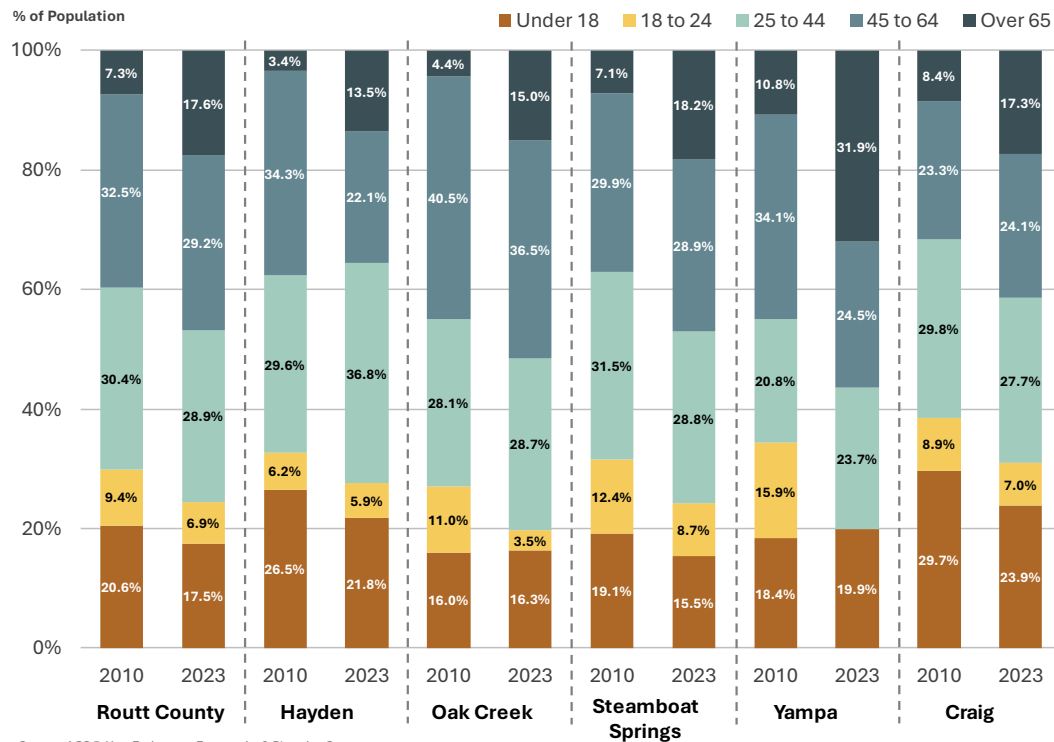
Across the Yampa Valley region, residents over the age of 65 make up a larger share of the total population compared to in 2010.

Across all jurisdictions shown in **Figure 3** and **Table 4**, the percentage of residents under 25 has decreased, while the percentage of residents over 65 has increased. Across Routt County and its municipalities, and Craig, there has been at least an 8.9% increase in the percentage of residents over the age of 65 from 2010 to 2023. In contrast to the senior population growth, most areas show declining populations of youth under 18 with Craig experiencing the steepest decline at -5.8%. The 18-24 age group shows consistent decline across all areas, with Yampa experiencing the sharpest decrease proportionally of -15.9%. As of 2023, nearly half (46.8%) of Routt County residents are over the age of 45, and 17.6% of those residents are over the age of 65. In comparison, 39.8% of countywide residents were over 45, and 7.3% were 65 or older in 2010.

Table 4. Yampa Valley Change in Age Distribution, 2010-2023

Description	2010-2023 Change in % Total Population					
	Routt County	Hayden	Oak Creek	Steamboat Springs	Yampa	Craig
Under 18 years	-3.1%	-4.7%	0.3%	-3.6%	1.5%	-5.8%
18 to 24 years	-2.5%	-0.3%	-7.5%	-3.7%	-15.9%	-1.9%
25 to 44 years	-1.5%	7.2%	0.6%	-2.7%	2.9%	-2.1%
45 to 64 years	-3.3%	-12.2%	-4.0%	-1.0%	-9.6%	0.8%
65 years and over	10.3%	10.1%	10.6%	11.1%	21.1%	8.9%

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

Figure 3. Yampa Valley Age Distribution, 2010-2023

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

Hispanic/Latino Population

Residents who identify as Hispanic/Latino make up an increasing share of the Yampa Valley's population. Household survey results, shown in **Chapter 9**, highlight how the Yampa Valley's Hispanic/Latino population have unique housing-related challenges, preferences, and needs.

Since 2010, the Hispanic/Latino percentage of the population in Routt County communities and Craig has increased across all communities (except for Yampa, which has a small population). Approximately 8.7% of the population in Routt County and 13.7% in Craig are Hispanic/Latino in 2023 (**Table 5**).

Table 5. Hispanic/Latino Population

Description	2010	2015	2023	2010-2023
				Change
Share of Hispanic or Latino (any race)				
Routt County	6.0%	6.8%	8.7%	2.7%
Hayden	13.6%	14.0%	14.7%	1.1%
Oak Creek	4.7%	1.9%	5.1%	0.4%
Steamboat Springs	6.9%	8.3%	10.9%	4.0%
Yampa	10.5%	0.7%	2.6%	-7.9%
Craig	8.7%	12.5%	13.7%	5.0%

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

Households

Household growth in Routt County has slightly outpaced population growth since 2010, which indicates that households have decreased in size.

As of 2023, Routt County has an estimated 10,684 households, reflecting a 1.0% average annual growth rate since 2010. From 2010 to 2023, household growth varied across Routt County and Craig. Steamboat Springs led the growth with 764 new households, representing a 1.1% average annual growth rate, and the unincorporated areas of Routt County added 344 households, which equates to a 0.8% average annual growth rate. Hayden, Oak Creek, and Yampa saw minor household growth of approximately 75 households or less. The number of households in Craig remained relatively consistent from 2010 to 2023 (Table 6).

Table 6. Yampa Valley Households, 2010-2023

Households	2010	2015	2023	2010-2015		2015-2023		2010-2023		
				Ann. #	Ann. %	Ann. #	Ann. %	Change	Ann. #	Ann. %
Hayden	735	756	810	4	0.6%	7	0.9%	75	6	0.8%
Oak Creek	367	390	417	5	1.2%	3	0.8%	50	4	1.0%
Steamboat Springs	4,915	5,308	5,679	79	1.6%	46	0.8%	764	59	1.1%
Yampa	159	161	170	0	0.3%	1	0.7%	11	1	0.5%
Unincorporated	3,264	3,381	3,608	23	0.7%	28	0.8%	344	26	0.8%
Routt County Total	9,440	9,996	10,684	111	1.2%	86	0.8%	1,244	96	1.0%
Craig	3,710	3,656	3,698	-11	-0.3%	5	0.1%	-12	-1	0.0%
Routt County & Craig Total	13,150	13,652	14,382	100	0.8%	91	0.7%	1,232	95	0.7%

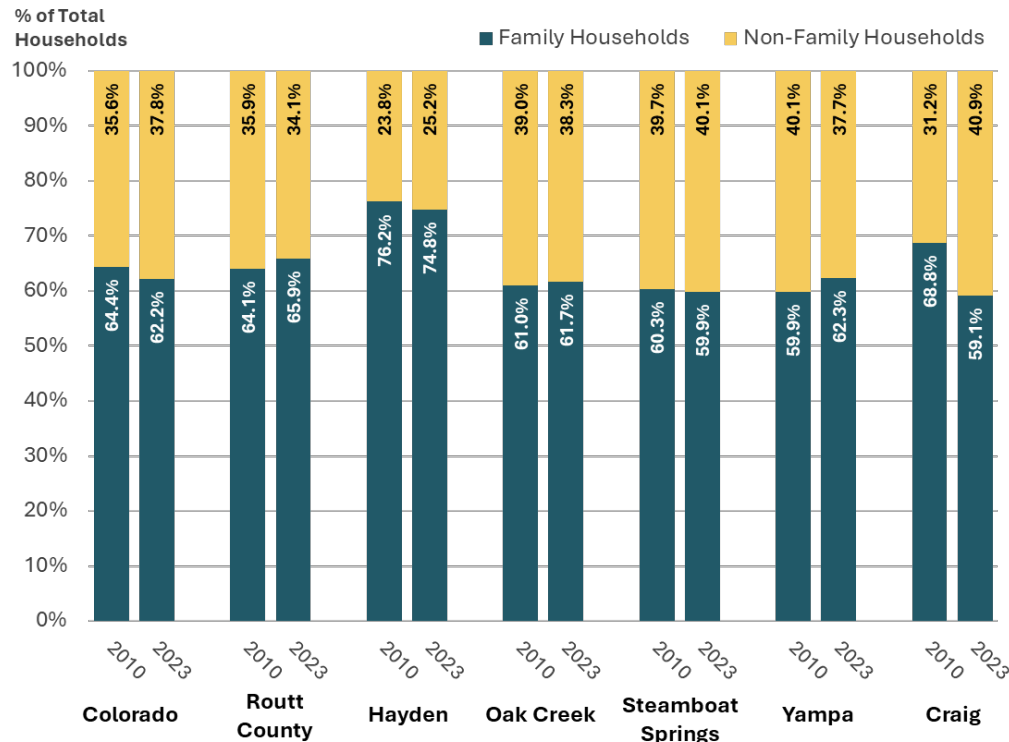
Source: Colorado State Demography Office; Economic & Planning Systems

Household Type and Size

Hayden has a larger percentage of family households (related by blood or marriage) compared to surrounding communities, indicating that it is attracting people who want to raise families and stay in the region.

About three quarters of households in Hayden were reported as family households, compared to about 60% in Steamboat Springs and 66% in Routt County overall (**Figure 4**). Complex changes are occurring in Craig, where the percentage of non-family households increased by almost 10% while at the same time the percentage of renters only increased by about 3%. This trend suggests more people sharing living arrangements with more than one household in a housing unit (doubled-up households).

Figure 4. Household Types, 2010-2023



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

Household size serves as an indicator for both housing demand and affordability, while also reflecting the characteristics of an area's existing housing stock. The largest household sizes are in Hayden, Craig, and Routt County overall. The smallest households are in Steamboat Springs, Oak Creek, and Yampa.

Hayden has the largest average household size at 2.57, followed by Craig at 2.32, and the overall Routt County average at 2.31 (Table 7). These figures reflect a higher percentage of families (Hayden) and likely doubling up of households in Craig. The smaller household sizes in Steamboat Springs reflect more renters plus more empty nesters and retirees. In Oak Creek and Yampa, the smaller households also reflect older households with fewer children as these two communities have the highest median age at 45.4 and 53.5, respectively.

Table 7. Average Household Size, 2010-2023

Description	Average Household Size		
	2010	2015	2023
Colorado	2.49	2.55	2.45
Routt County	2.22	2.46	2.31
Hayden	2.50	2.44	2.57
Oak Creek	2.14	2.19	2.10
Steamboat Springs	2.15	2.40	2.17
Yampa	1.93	2.86	2.11
Craig	2.55	2.59	2.32

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

Tenure

Housing tenure (renting or owning) has been stable at the county level since 2010, however there are some differences by area. From 2010 through 2023, the percentage of homeowners stayed about the same countywide at about 74 to 76%. In comparison, statewide in Colorado, around two thirds of housing units are owner-occupied. Craig experienced a slight shift toward renting, with renter-occupied housing increasing from 30.6% to 33.6% of total occupied units (**Table 8**).

Table 8. Yampa Valley Housing Tenure, 2010-2023

Housing Tenure	Total		% of occupied units	
	2010	2023	2010	2023
Routt County				
Owner-occupied	7,518	8,058	74.1%	75.9%
Renter-occupied	<u>2,628</u>	<u>2,561</u>	<u>25.9%</u>	<u>24.1%</u>
Occupied housing units	10,146	10,619	100.0%	100.0%
Hayden				
Owner-occupied	527	573	65.6%	67.5%
Renter-occupied	<u>276</u>	<u>276</u>	<u>34.4%</u>	<u>32.5%</u>
Occupied housing units	803	849	100.0%	100.0%
Steamboat Springs				
Owner-occupied	3,580	4,128	67.7%	68.5%
Renter-occupied	<u>1,705</u>	<u>1,898</u>	<u>32.3%</u>	<u>31.5%</u>
Occupied housing units	5,285	6,026	100.0%	100.0%
Craig				
Owner-occupied	2,530	2,543	69.4%	66.4%
Renter-occupied	<u>1,117</u>	<u>1,288</u>	<u>30.6%</u>	<u>33.6%</u>
Occupied housing units	3,647	3,831	100.0%	100.0%

Source: U.S Census (ACS 5-Year Estimate); Economic & Planning Systems

Across Routt County, homeownership is becoming more concentrated in households over 60 years old, indicating that it is becoming harder for younger households to access homeownership.

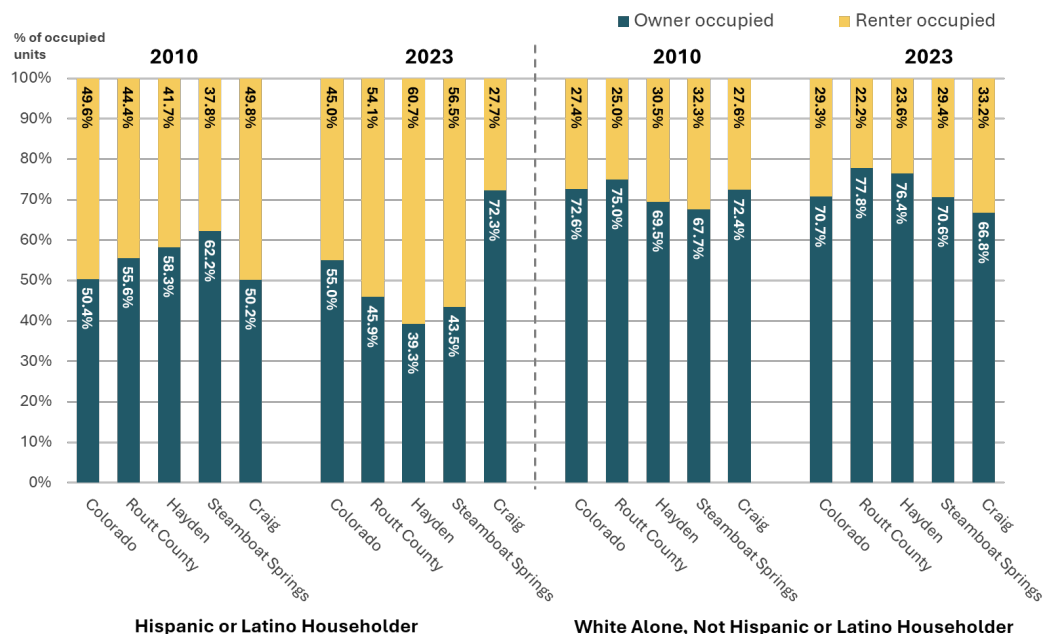
Residents over the age of 65 represented a large portion of the region's growth between 2010 and 2023. Routt County has also seen a growing share of owner householders over the age of 60, while the share of owner householders has decreased in every age group under the age of 60 (**Table 9**). Residents in older age groups are also renting more, with renters 65 and older representing 17.4% of renters in Routt County in 2023, compared to 3% of renters in 2010. At the same time, the percentage of households who are homeowners has decreased in all age groups under 60. These data also show a broad trend in the aging of the population.

Table 9. Tenure by Age of Householder, Routt County, 2010-2023

Description	2010		2023		2010-23 % Change	
	Owners	Renters	Owners	Renters	Owners	Renters
Age of Householder						
15 to 24 years	1.6%	5.3%	0.7%	1.5%	-0.9%	-3.9%
25 to 34 years	9.7%	9.5%	9.5%	6.2%	-0.2%	-3.2%
35 to 44 years	16.8%	3.7%	14.6%	3.4%	-2.2%	-0.3%
45 to 54 years	20.9%	4.5%	12.7%	6.5%	-8.2%	2.0%
55 to 59 years	9.4%	1.6%	7.3%	1.8%	-2.0%	0.2%
60 to 64 years	6.6%	0.6%	9.0%	0.5%	2.4%	0.0%
65 years and over	<u>9.0%</u>	<u>0.1%</u>	<u>22.1%</u>	<u>4.2%</u>	<u>13.0%</u>	<u>4.1%</u>
Total	74.1%	25.9%	75.9%	24.1%	1.8%	-1.8%

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

The percentage of Hispanic/Latino households who are homeowners shrank in Routt County since 2010. Statewide, since 2010, the share of Hispanic/Latino households in owner-occupied housing increased from 50.4% to 55.0% (Figure 5). Meanwhile, the share of Hispanic/Latino households in owner-occupied housing units decreased in Yampa Valley communities except in Craig. Fifty-five percent of Hispanic/Latino households in Routt County lived in owner-occupied housing in 2010. This percentage dropped to 45.9% in 2023. In Craig, the percentage of Hispanic/Latino households in owner-occupied housing units increased from 50 to 72%. Note that ACS homeownership data includes owners of mobile homes on rented lots.

Figure 5. Housing Tenure by Ethnicity, Hispanic/Latino and White Households, 2023

Household Income

Household income is not keeping pace with inflation.

Median inflation adjusted (real) household incomes to 2023 dollars have grown at about 1.0 to 2.2% per year (**Table 10**), which is less than the average annual inflation rate of 3.2% over this time period. Real household incomes (adjusted for inflation) dropped in Yampa and Craig, which also have the lowest median incomes of \$68,750 and \$69,256 respectively.

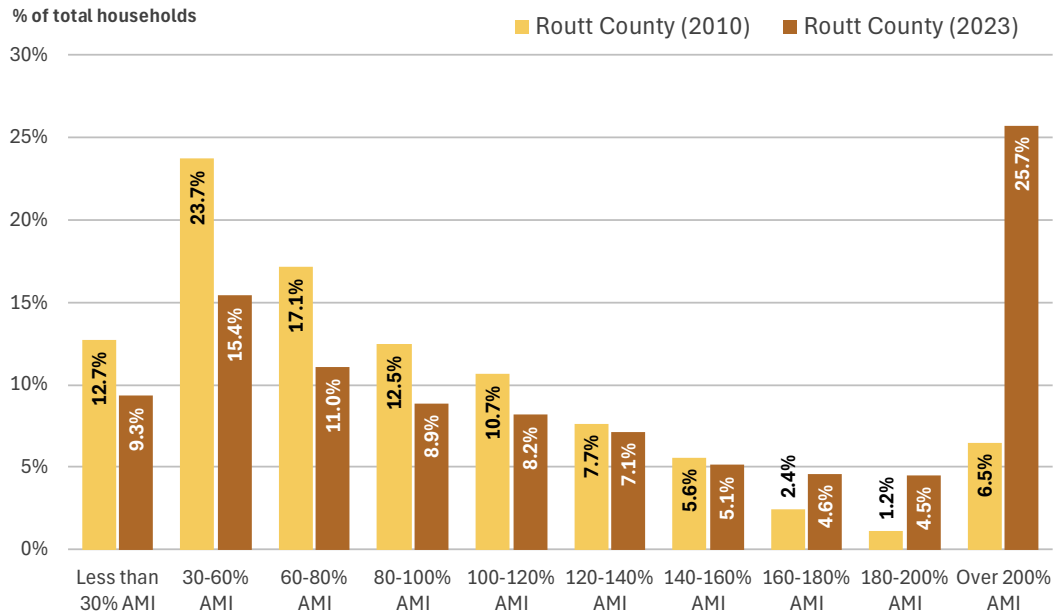
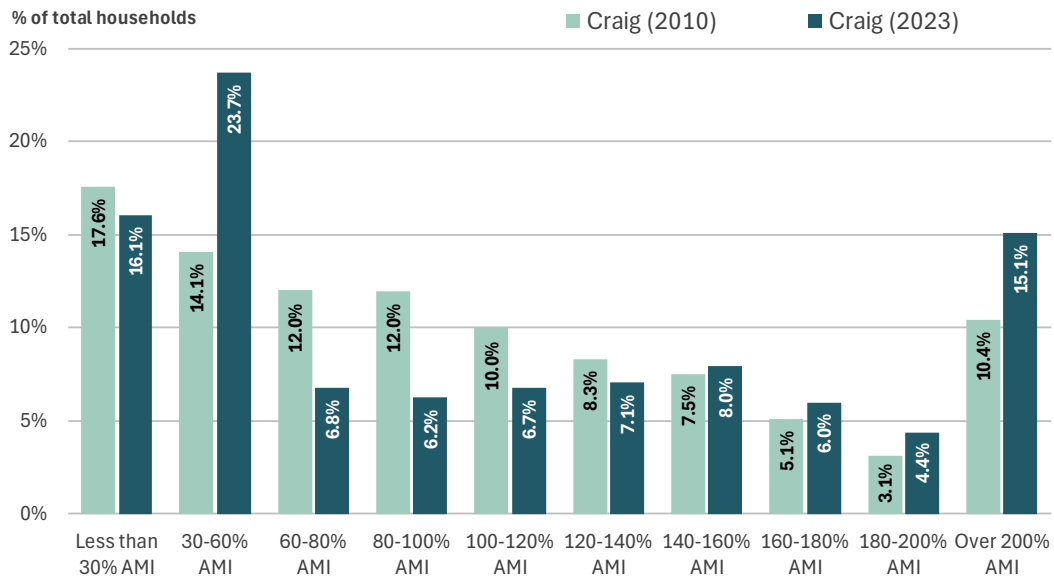
Table 10. Yampa Valley Median Household Income, 2010-2023

Description	2010	2015	2020	2023	2010-2023		
					Change	Ann. #	Ann. %
Median Household Income (Inflation Adjusted to 2023 dollars)							
Routt County	\$91,781	\$86,702	\$89,661	\$104,803	\$13,022	\$1,002	1.0%
Hayden	\$78,176	\$72,088	\$92,272	\$97,917	\$19,741	\$1,519	1.7%
Oak Creek	\$66,867	\$53,083	\$57,909	\$88,512	\$21,645	\$1,665	2.2%
Steamboat Springs	\$93,108	\$74,907	\$87,487	\$100,156	\$7,048	\$542	0.6%
Yampa	\$73,499	\$75,351	\$74,161	\$68,750	-\$4,749	-\$365	-0.5%
Craig	\$80,594	\$66,185	\$58,442	\$69,256	-\$11,338	-\$872	-1.2%

Source: ACS 5-Year Estimates; BLS (CPI-U); Economic & Planning Systems

Income distribution data shows a growing disparity in household incomes in the Yampa Valley region. The percentage of higher income households has increased, the share of households in moderate income ranges has contracted, and the percentage of households in lower income ranges has grown.

The distribution of Routt County and Craig households converted to percentages of each area's respective AMI is shown in **Figure 6** and **Figure 7**. In Routt County, the most dramatic change occurred in the highest income category, with the share of households with incomes translating to over 200% of the AMI increasing substantially from 6.5% in 2010 to 25.7% in 2023. Meanwhile, every category below 160% AMI decreased proportionally from 2010-2023, with households earning below 120% of the AMI declining the most. Craig reflects similar trends with the highest income bracket earning over 200% of Moffat County's AMI, increasing from 10.4 to 15.1% of total households from 2010-2023. Additionally, households earning 30 to 60% of the AMI increased. This group made up 14.1% of Craig's total households in 2010, and 23.7% in 2023.

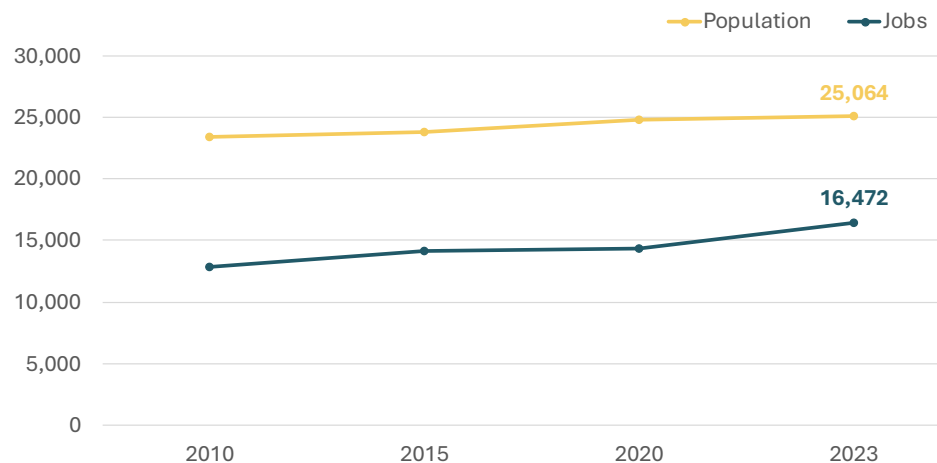
Figure 6. Routt County Household Income Distribution by AMI, 2010 and 2023**Figure 7. Craig Household Income Distribution by AMI, 2010 and 2023**

4. Economic Trends

Employment Trends

From 2010 to 2023, job growth in Routt County outpaced population growth (**Figure 8**). This may indicate that housing construction has not kept up with economic growth. Job growth is a large component of population growth and housing demand. When jobs increase at a higher rate than population and housing in an area, the labor force needed to fill the new jobs must come from somewhere else. Commuting data shown later in this chapter shows that the number of people commuting into Routt County from Moffat County has been increasing.

Figure 8. Jobs vs. Population, Routt County, 2010-2023



Source: Jobs EQ; Colorado State Demography Office; Economic & Planning Systems

From 2010 to 2023, Routt County saw a 28% increase in jobs, while Craig lost 20% of its jobs due to reductions in the power generation and coal mining industries.

As of 2023, there are approximately 20,082 total jobs in Routt County and Craig (**Table 11**). The majority of these jobs (66%) are located in Steamboat Springs, which is an increase from 2010, when roughly 60% of the region's jobs were in Steamboat Springs. Available job data suggests an increase in jobs in Oak Creek, however this community has not experienced significant growth. These data may reflect reclassification of the locations of the paychecks on which jobs data are based or another anomaly.

Table 11. Yampa Valley Employment, 2010-2023

Description	2010	2015	2023	2010-23	2010-23
				Total Growth	Ann. Growth %
Routt County	12,829	14,093	16,476	3,647	1.9%
Hayden	644	711	781	137	1.5%
Oak Creek	113	203	273	160	7.0%
Steamboat Springs	10,382	11,300	13,248	2,866	1.9%
Yampa	101	65	110	10	0.7%
Craig	4,491	3,099	3,606	-885	-1.7%

Source: JobsEQ; Economic & Planning Systems

The economic base of the region has stayed about the same since 2010, with a heavy concentration in tourism, health care, and construction.

The percentage of jobs in most industries only varied by 1 to 2% since 2010. Health care, however, increased from 9 to 12% of total jobs in Routt County and 14 to 17% of jobs in Craig.

Table 12 shows the top 10 employment industries in Routt County and Craig from 2010 to 2023. In 2023, Routt County's top five industries represent over half (57%) of the county's jobs. Craig's employment reflects less diverse industries, with 72% of total jobs in the top five employment sectors. In 2010, 20% of jobs in Routt County and 23% in Craig were in industries other than the top 10 sectors. In 2023, this figure dropped to 16% in Routt County and 9% in Craig.

Table 12. Routt County and Craig Top Employment Industries, 2010-2023

Description	% Total Employment		
	2010	2015	2023
Routt County			
Accommodation and Food Services	15%	16%	16%
Health Care and Social Assistance	9%	9%	12%
Retail Trade	12%	11%	11%
Arts, Entertainment, and Recreation	9%	10%	9%
Construction	9%	7%	9%
Educational Services	7%	7%	7%
Public Administration	7%	6%	6%
Administrative and Support Services	3%	5%	5%
Real Estate and Rental and Leasing	5%	4%	5%
Professional and Technical Services	5%	5%	4%
Other	<u>20%</u>	<u>19%</u>	<u>16%</u>
Routt County Total	100%	100%	100%
Craig			
Retail Trade	14%	20%	19%
Health Care and Social Assistance	14%	11%	17%
Public Administration	14%	14%	14%
Educational Services	10%	15%	12%
Accommodation and Food Services	9%	13%	10%
Construction	4%	5%	8%
Other Services, Ex. Public Admin	3%	3%	3%
Wholesale Trade	4%	4%	3%
Professional and Technical Services	2%	2%	3%
Finance and Insurance	2%	2%	2%
Other	<u>23%</u>	<u>10%</u>	<u>9%</u>
Craig Total	100%	100%	100%

Source: JobsEQ; Economic & Planning Systems

The industries that have experienced the most employment growth since 2010 are Health Care and Accommodation/Food Services in Routt County and Construction in Craig. From 2010 to 2023, 88% of total job growth in Routt County was concentrated in the following industries: Health Care, Accommodation/Food Services, Administrative and Support Services, Arts/Entertainment/Recreation, Construction, Retail Trade, and Education (**Table 13**).

Craig has seen total employment figures decline in recent years primarily in the mining and utilities sectors due to a transition away from coal. Craig Station, a coal-fired power plant and major employer in Craig, has reduced its workforce since announcing plans to shut down by 2028.

Table 13. Routt County and Craig, Employment by Industry, 2010-2023

Description	Routt County			Craig		
	2010	2023	Change	2010	2023	Change
Industry						
Agriculture, Forestry, Fishing & Hunting	86	146	60	28	17	-11
Mining	516	238	-278	482	53	-429
Utilities	162	168	6	195	0	-195
Construction	1,189	1,447	259	174	303	129
Manufacturing	109	201	92	49	54	4
Wholesale Trade	283	378	95	178	95	-83
Retail Trade	1,522	1,762	240	648	678	30
Transportation and Warehousing	347	294	-52	72	66	-6
Information	211	173	-38	58	31	-27
Finance and Insurance	287	352	65	109	78	-32
Real Estate and Rental and Leasing	588	761	173	32	38	6
Professional and Technical Services	603	728	124	71	93	22
Management	33	130	97	6	9	3
Administrative and Support Services	403	877	474	96	38	-57
Educational Services	873	1,105	232	447	445	-2
Health Care and Social Assistance	1,128	1,991	863	631	599	-32
Arts, Entertainment, and Recreation	1,138	1,522	384	31	36	6
Accommodation and Food Services	1,926	2,681	755	419	373	-45
Other Services, Ex. Public Admin	560	509	-50	156	110	-46
Public Administration	864	1,007	143	609	488	-121
Unclassified	0	4	4	0	2	2
Total	12,829	16,472	3,643	4,491	3,604	-887

Source: JobsEQ, Economic & Planning Systems

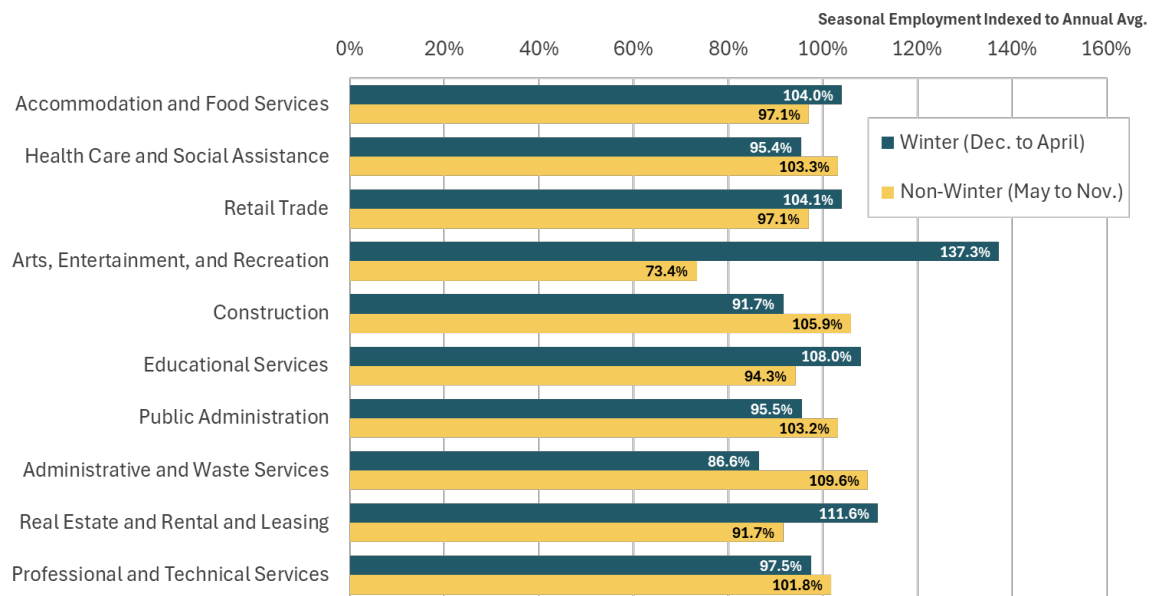
Seasonality

Employment seasonality in Routt County varies by industry. The employment sectors most tied to winter recreation (recreation, accommodation and food services, and retail trade) show the greatest fluctuations between the winter and non-winter seasons.

Winter (December to April) compared to non-winter (May to November) employment in Routt County is shown in **Figure 9**. The Arts, Entertainment, and Recreation industry, which includes ski resort employment, is the most seasonal. Other common employment industries in mountain resort communities including Accommodation and Food Services, Retail Trade, and Real Estate also increase in employment in the winter. From 2019 to 2023, there has been an average of 6% more jobs across all industries in Routt County in the winter season compared to non-winter seasons. The increase in jobs during winter months creates a need for temporary seasonal housing for workers.

Employer interviews indicated that the supply of seasonal and other long-term rentals has diminished, which has resulted in employers needing to create more employee housing and other forms of housing assistance.

Figure 9. Routt County, Seasonality of Major Employment Industries, 2019-2023



Source: Colorado Department of Labor and Employment; Quarterly Census of Employment and Wages (QCEW); Economic & Planning Systems

Commuting

The number of workers commuting into Routt County for work has increased in recent years. Nearly 2,000 people working in Routt County live outside of the county, and over 1,200 of these employees commute in from Craig.

Commuting trends are important to analyze because they can indicate a mismatch between the locations of jobs and where workers live.

Multiple data sources were analyzed to understand commuting patterns in the Yampa Valley including household survey data and U.S. Census Transportation Planning Product (CTPP) data. The most recent CTPP data release covers a five-year survey period from 2017-2021. Accurate to the person commuting estimates are difficult to obtain with published data. The reader should focus more on the direction of the trends rather than the absolute numbers.

Most people who work in Routt County also live in Routt County, approximately 87.1% according to the CTPP data (**Table 14**). Of the 12.9% of workers who commute into Routt County, more than three quarters (80.2%) live in Moffat County, mostly in Craig.

It is notable that in-commuting levels into Routt County have increased. The 2012-2016 CTPP reported that almost 90% of people who work in Routt County live in Routt County, and this dropped to 87.1% in the most recent CTPP data that represents an increase of over 400 daily in-commuters. Given that the CTPP data is now four years old and housing prices have increased substantially, it is reasonable to project that the number of commuters has continued to grow since the 2021 data release.

Table 14. Routt County Commuting Flows

Description	CTPP 2012-2016		CTPP 2017-2021		% Change
	Total	Percent	Total	Percent	
Routt County					
Total Workers	14,995	100.0%	15,255	100.0%	
Living & working in Routt County	13,465	89.8%	13,290	87.1%	-2.7%
In-Commuters	1,530	10.2%	1,965	12.9%	2.7%
<i>In-Commuter Residence</i>					
Moffat County	1,075	70.3%	1,575	80.2%	9.9%
Craig	890	58.2%	1,225	62.3%	4.2%
Other	455	29.7%	390	19.8%	-9.9%

Source: CTPP 2012-2016 & 2017-2021 (5-year); Economic & Planning Systems

Commute distances are also increasing, following the trends in more people commuting into Routt County from Moffat County. In the 2016 CTPP data release, 19.6% of workers had one-way commutes of 30 to 59 minutes (**Table 15**). This increased to 23.7% in the 2021 data. In the 2021 data, it was estimated that 1,290 workers or 9.6% have commutes of 60 minutes or more, which increased from 765 workers or 5.6% in the 2016 data.

Table 15. Routt County Commute Length

Description	CTPP 2012-2016		CTPP 2017-2021	
	Count	Percent	Count	Percent
Routt County				
Total Workers	14,995	100.0%	15,255	100.0%
Working from home	1,380	9.2%	1,770	11.6%
Commuting to work	13,615	90.8%	13,485	88.4%
<u><i>Commute length</i></u>				
Less than 15 minutes	6,145	45.1%	6,120	45.4%
15 - 29 minutes	4,035	29.6%	2,875	21.3%
30 - 59 minutes	2,670	19.6%	3,200	23.7%
60 minutes or more	765	5.6%	1,290	9.6%

Source: CTPP 2012-2016 & 2017-2021; Economic & Planning Systems

Wages and Income

Employment sectors that comprise a large proportion of jobs in the Yampa Valley generally do not align with sectors with the highest wages. Only 11.3% of jobs in Routt County (as of 2023), and 3.6% of jobs in Craig are in industry sectors with average annual wages above each respective county's Area Median Income (AMI).

The overall average wage in Routt County as of Q3 2024 (\$57,912) translates to 69% of the county's 2024 AMI for a 1-person household (\$83,400). In Craig, the average wage of \$55,899 is 85% of Moffat County's AMI for 1-person household (\$66,000).

As illustrated in **Table 16**, some of the most prevalent employment sectors in Routt County, such as Accommodation/Food Services, Arts/Entertainment/ Recreation, and Retail Trade have some of the lowest average wages.

Table 16. Routt County and Craig, Wages by Industry

Description	Average Wage (Q3 2024)		% Total Employment (2023)	
	Routt County	Craig	Routt County	Craig
Finance and Insurance	\$150,377	\$72,228	2.1%	2.2%
Mining	\$123,652	\$95,825	1.4%	1.5%
Utilities	\$111,916	-	1.0%	0.0%
Wholesale Trade	\$94,691	\$64,912	2.3%	2.6%
Professional and Technical Services	\$90,939	\$44,342	4.4%	2.6%
Management of Companies and Enterprises	\$83,129	\$54,833	0.0%	0.0%
Public Administration	\$76,080	\$60,172	6.1%	13.5%
Construction	\$68,367	\$70,963	8.8%	8.4%
Information	\$66,853	\$34,870	1.1%	0.9%
Health Care and Social Assistance	\$65,210	\$65,099	12.1%	16.6%
Real Estate and Rental and Leasing	\$59,401	\$52,374	4.6%	1.0%
Transportation and Warehousing	\$55,354	\$54,646	1.8%	1.8%
Administrative and Support Services	\$50,739	\$30,348	5.3%	1.1%
Manufacturing	\$49,928	\$33,992	1.2%	1.5%
Agriculture, Forestry, Fishing & Hunting	\$49,429	\$32,868	0.9%	0.5%
Educational Services	\$46,580	\$42,834	6.7%	12.4%
Retail Trade	\$44,631	\$37,999	10.7%	18.8%
Other Services, Ex. Public Admin	\$44,105	\$34,621	3.1%	3.1%
Arts, Entertainment, and Recreation	\$41,740	\$31,744	9.2%	1.0%
Accommodation and Food Services	\$39,969	\$23,014	16.3%	10.4%
Total - All Industries	\$57,912	\$55,899		

Source: JobsEQ; Economic & Planning Systems

In Routt County and Craig, many of the most common occupations have median annual wages below \$50,000.

Table 17 analyzes employment by occupation in the region, which focuses on the types of jobs people hold rather than the industry. In Routt County, the top 10 occupations account for around 42.9% of total jobs in the county, and the median wages for these occupations range from \$34,300 for food and beverage service workers to \$102,500 for healthcare practitioners. In Craig, the top occupations with the lowest and highest wages are also food and beverage service workers and healthcare practitioners with median wages ranging from \$30,400 to \$87,300. Overall, Routt County and Craig have median wages of \$55,810 and \$51,760 respectively.

Table 17. Routt County and Craig Largest Occupations, 2024

Description	Employment	Entry Level	Median	Experienced
Routt County				
Food and Beverage Serving Workers	1,263	\$30,500	\$34,300	\$46,600
Retail Sales Workers	1,116	\$31,400	\$36,700	\$43,300
Construction Trades Workers	906	\$39,900	\$53,100	\$63,300
Business Operations Specialists	793	\$45,500	\$71,000	\$93,800
Cooks and Food Preparation Workers	662	\$32,500	\$37,600	\$44,400
Other Management Occupations	629	\$66,000	\$101,300	\$130,100
Information and Record Clerks	612	\$34,400	\$41,800	\$49,800
Healthcare Diagnosing or Treating Practitioners	594	\$75,700	\$102,500	\$153,800
Building Cleaning and Pest Control Workers	537	\$32,300	\$37,900	\$43,700
Material Moving Workers	493	\$36,100	\$41,900	\$48,000
Top Ten Occupations (Average)	7,606	\$42,430	\$55,810	\$71,680
<i>% of Total Employment</i>	<i>42.9%</i>			
Craig				
Retail Sales Workers	307	\$30,100	\$32,100	\$36,200
Healthcare Diagnosing or Treating Practitioners	228	\$68,300	\$87,300	\$117,900
Material Moving Workers	196	\$32,600	\$37,100	\$41,600
Food and Beverage Serving Workers	191	\$30,000	\$30,400	\$36,300
Construction Trades Workers	182	\$36,700	\$48,400	\$56,600
Preschool, Elementary, Middle, Secondary, and Special Ed. Teachers	178	\$42,200	\$55,300	\$62,000
Business Operations Specialists	152	\$42,600	\$62,600	\$80,300
Information and Record Clerks	150	\$31,900	\$38,600	\$45,000
Other Management Occupations	138	\$59,300	\$88,700	\$111,900
Home Health/Personal Care Aides; and Nursing Assistants, etc.	109	\$32,000	\$37,100	\$40,800
Top Ten Occupations (Average)	1,833	\$40,570	\$51,760	\$62,860
<i>% of Total Employment</i>	<i>13.0%</i>			

Source: JobsEQ; Economic & Planning Systems

Table 18 shows median wages for common occupations in Routt County and Craig compared to the Routt and Moffat County AMI for a 1-person household in 2024.

Table 18. Median Wage by Occupation, 2024

Occupation	Routt County		Craig	
	Median Wage (2024)	% of AMI	Median Wage (2024)	% of AMI
Waiters and Waitresses	\$35,200	42%	\$31,000	47%
Retail Salespersons	\$36,400	44%	\$32,100	49%
Cooks	\$37,700	45%	\$33,100	50%
Childcare Workers	\$37,800	45%	\$33,300	50%
Building Cleaning Workers	\$38,100	46%	\$33,600	51%
Construction Laborers	\$45,700	55%	\$40,300	61%
Secretaries and Administrative Assistants	\$47,400	57%	\$41,700	63%
Office Clerks, General	\$53,200	64%	\$46,900	71%
Social Workers	\$60,500	73%	\$53,800	82%
Firefighters	\$60,500	73%	\$53,400	81%
Elementary and Middle School Teachers	\$62,800	75%	\$55,300	84%
Police Officers	\$77,400	93%	\$68,200	103%
Accountants and Auditors	\$78,600	94%	\$69,300	105%
Registered Nurses	\$93,100	112%	\$82,100	124%
General and Operations Managers	\$108,600	130%	\$95,700	145%
Physician Assistants	\$136,300	163%	\$120,200	182%
Dentists	\$140,900	169%	\$124,300	188%
Financial Managers	\$143,200	172%	\$126,300	191%
Pharmacists	\$155,800	187%	\$137,300	208%
Lawyers and Judicial Law Clerks	\$169,100	203%	\$148,100	224%
Physicians	\$284,000	341%	\$244,300	370%
2024 AMI (1-person household)		\$83,400		\$66,000

Source: JobsEQ; Economic & Planning Systems

5. Routt County AMI Definitions and Trends

Area Median Income (AMI) is a tool used by federal and state development agencies to estimate the midpoint of a region's household income distribution for the purpose of benchmarking eligibility for affordable housing. AMI is set based on the income for a family of four with adjustments made for family size. The benchmark four-person AMI is calculated using American Community Survey (ACS) estimates of median income adjusted. Prior to 2025, annual adjustments were made using the Consumer Price Index (CPI), a commonly used factor to make inflation adjustments. Going forward, AMI will be adjusted using national inflation factors based more on wages derived from the Congressional Budget Office (CBO) projections.

Income limits are generated as a percentage of AMI and scaled for family size. At each income limit the HUD methodology is calibrated based on the region's housing costs, state non-metro income, and a ceiling and floor capping the scale of year-over-year change.

The federal agency responsible for calculating AMI is the Department of Housing and Urban Development (HUD). In Colorado, income limits are provided by both the Colorado Housing and Finance Authority (CHFA) and the HUD's Home Investment Partnerships Program (HOME), the latter two share the same methodology. Routt County's AMI for FY 2025 as calculated by CHFA and HOME is \$130,000 for a family of four, a \$10,900, or 9.2% increase over FY 2024.

AMI Trends

In recent years, the AMI definition for Routt County has increased faster than it has in the past. From 2010 through 2019, the AMI definition (for a 4-person household) increased from \$79,900 to \$86,100. This is an increase of \$6,200 or a 7.8% change over the nine-year period, which equates to a compound annual growth rate of 0.8%. Over the past five years from 2020 through 2025, Routt County's AMI definition increased by nearly 50%, from \$87,200 in 2020 to \$130,000 in 2025, which is an annual growth rate of 8.3% per year.

Table 19. Routt County AMI Definitions, 2010-2023

Description	2010	2019	2020	2025	2010-2019			2019-2020			2020-2025		
					Change	Ann. #	Ann. %	Change	Ann. #	Ann. %	Change	Ann. #	Ann. %
Routt County AMI	\$79,900	\$86,100	\$87,200	\$130,000	\$6,200	\$689	0.8%	\$1,100	\$1,100	1.3%	\$42,800	\$8,560	8.3%

Source: CHFA; Economic & Planning Systems

The rapid growth in AMI definitions has implications on housing policy. Housing organizations use AMI definitions to qualify people to live in income-restricted housing, and to set the affordable rents and sale prices for income restricted homes. Many state and federal housing programs use these AMI definitions to qualify people to live in affordable (legally income-restricted) housing, and to qualify for other benefits or programs such as down payment assistance and Section 8 housing vouchers. If AMI definitions are out of step with actual household income or people's wages, affordable prices and rents may be set too high and people pay more for housing.

Factors Driving AMI Growth

The two primary factors that determine the AMI definition reported by HUD and CHFA are the median household income reported by the American Community Survey administered by the U.S. Census, and the CBO national inflation factor.

Household income is comprised of three main components:

- Wages and salaries or “earned income”;
- Government transfer payments, which includes benefits such as social security and welfare; and
- Dividends, interest, and rent (investment income).

The household income reported by the ACS includes all of these sources of income.

Unearned income and median household income have been consistently growing faster than wages and median household income in Routt County. People who are applying to live in income-restricted housing generally receive most of their income from either wages and salaries or from government benefits. When AMI increases faster than wages, this creates a challenge in setting truly affordable rents and sale prices.

From 2010 through 2019, the ACS median household income increased by 27.2% and unearned income increased by 166.8%, compared to wages that increased by only 16.7% (**Table 20**). During this time period, the AMI definition increased at a rate of 7.8% per year, slower than wages and the ACS median household income due to the lower inflation rates during this period.

From 2020 through 2023 there was a major change in these trends¹. The AMI definition grew faster than wages, increasing by 24.2% compared to a 16.8% increase in wages. The increase in the AMI definition was driven by higher inflation rates used to adjust the ACS median household income, and by continued growth in unearned income. Unearned income in Routt County is causing the reported ACS median household income to grow faster than wages, following demographic shifts in the county as the population ages and becomes more affluent.

Table 20. Change in Income Factors, Routt County, 2010-2023

Description	2010-2019			2020-2023		
	Change	Ann %	% Chg.	Change	Ann %	% Chg.
4-Person AMI	\$6,200	0.8%	7.8%	\$21,100	5.6%	24.2%
Median Household Income (ACS)	\$16,567	2.4%	27.2%	\$28,605	8.3%	37.5%
Average Annual Wage	\$6,547	1.6%	16.7%	\$8,465	4.0%	16.8%
Dividends, interest, and rent (thousands)	\$628,410	10.3%	166.8%	\$732,810	14.9%	74.3%

Source: CHFA, ACS 5-Year Estimates, BLS (QCEW), BEA Economic & Planning Systems

These rapid increases in AMI definitions may slow in future years, but this issue has made it difficult for housing agencies to set the appropriate rents and sale prices and has resulted in some people paying high rents for living in affordable housing. Prior to 2025, AMIs were adjusted using the CPI, a commonly used inflation index. Inflation has been at historic highs since the end of the COVID-19 Pandemic. From 2025 on, HUD is changing the annual update methodology to use an adjustment factor based on wages, rather than the CPI. This methodology was introduced for the FY 2025 AMI definition.

¹ Data on median household income and dividend, interest, and rent are only available through 2023 and therefore cannot be reported through 2025 like AMI definitions.

Housing Policy Implications

Organizations that use state and federal funding, including the low-income housing tax credit (LIHTC) program, need to use the established AMI definitions to be in compliance with state and federal programs. For programs and housing properties developed through locally generated funding or other tools not tied to federal funding, housing organizations have more flexibility to develop their own policies and definitions on income qualifications. Developing a separate policy, however, may create complexity and confusion in managing housing programs, property management, and compliance.

When AMI definitions are perceived to be too high compared to wages and actual household income, the pool of potential renters and buyers for a property can be reduced as there are fewer people earning the higher actual income set in the AMI definition. In addition, the affordable rents and sale prices tied to those income definitions can also be too high for them to be truly affordable. Some affordable housing developers are finding that in today's market, they need to discount the affordable rents or sale prices to better align with people's income. Reducing rents and sale prices also increases the financial feasibility gap for developing affordable housing (increases the amount of subsidy needed).

6. Existing Housing Stock

Total Housing Units

In 2023, Routt County and Craig had a total of approximately 21,300 housing units. Around half of these units are in Steamboat Springs, and a quarter are in unincorporated areas of Routt County. Together, Routt County and Craig added around 134 housing units per year from 2010 to 2023, which reflects a 0.7% average growth rate per year. Out of the 1,744 new housing units added in the region during this time, 58.1% are in Steamboat Springs and 32.3% are in unincorporated Routt County (**Table 21**).

Table 21. Yampa Valley Housing Units, 2010-2023

Description	2010	2015	2023	2010-2015		2015-2023		2010-2023		
				Ann. #	Ann. %	Ann. #	Ann. %	Change	Ann. #	Ann. %
Total Housing Units										
Hayden	807	820	884	3	0.3%	8	0.9%	77	6	0.7%
Oak Creek	479	478	496	0	0.0%	2	0.5%	17	1	0.3%
Steamboat Springs	9,457	9,608	10,471	30	0.3%	108	1.1%	1,014	78	0.8%
Yampa	195	197	212	0	0.2%	2	0.9%	17	1	0.6%
Unincorporated	<u>4,653</u>	<u>4,745</u>	<u>5,217</u>	<u>18</u>	<u>0.4%</u>	<u>59</u>	<u>1.2%</u>	<u>564</u>	<u>43</u>	<u>0.9%</u>
Routt County Total	15,591	15,848	17,280	51	0.3%	179	1.1%	1,689	130	0.8%
Craig	3,999	4,007	4,054	2	0.0%	6	0.1%	55	4	0.1%
Routt County & Craig Total	19,590	19,855	21,334	53	0.3%	185	0.9%	1,744	134	0.7%

Source: Colorado State Demography Office; Economic & Planning Systems

Structure Type

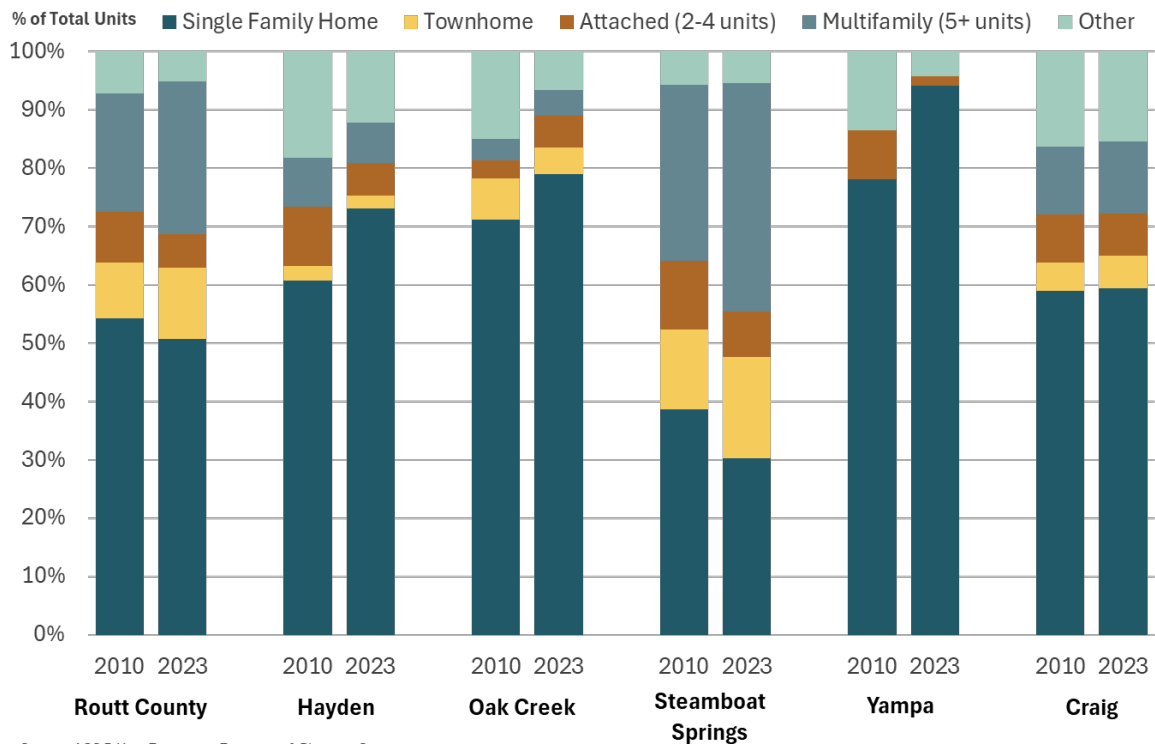
Table 22 shows each Routt County community's housing inventory by structure type. Nearly all of the county's multifamily (5+ unit) inventory is concentrated in Steamboat Springs, as well as most of the county's townhomes and 2 to 4-unit structures. More rural communities in the county like Yampa and Oak Creek have a higher share of single family detached units.

Table 22. Housing by Units in Structure, Routt County, 2023

Description	Units					% of Total Units				
	Routt County	Hayden	Craig	Steamboat Springs	Yampa	Routt County	Hayden	Craig	Steamboat Springs	Yampa
Single Family Home	8,570	636	307	3,235	178	50.7%	73.1%	78.9%	30.3%	94.2%
Townhome	2,080	19	18	1,839	0	12.3%	2.2%	4.6%	17.2%	0.0%
Attached (2-4 units)	955	48	21	833	3	5.6%	5.5%	5.4%	7.8%	1.6%
Multifamily (5+ units)	4,437	61	17	4,180	0	26.2%	7.0%	4.4%	39.2%	0.0%
Mobile home, RV, van, etc.	871	106	26	576	8	5.1%	12.2%	6.7%	5.4%	4.2%

Source: ACS 5-Yr Estimates; Economic & Planning Systems

Most of the multifamily unit growth in Routt County since 2010 has been concentrated in Steamboat Springs. In Steamboat Springs, multifamily units (in buildings with 5 or more housing units) have increased by over 1,400 from 2010 to 2023 (**Figure 10**). Most of this unit growth is attributed to condominiums being developed primarily near the Steamboat Ski Resort, which are typically used as vacation homes and short-term rentals. As a result, much of this growth in denser housing typologies does not serve the local workforce.

Figure 10. Yampa Valley Housing Types, 2010-2023

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

Year Built

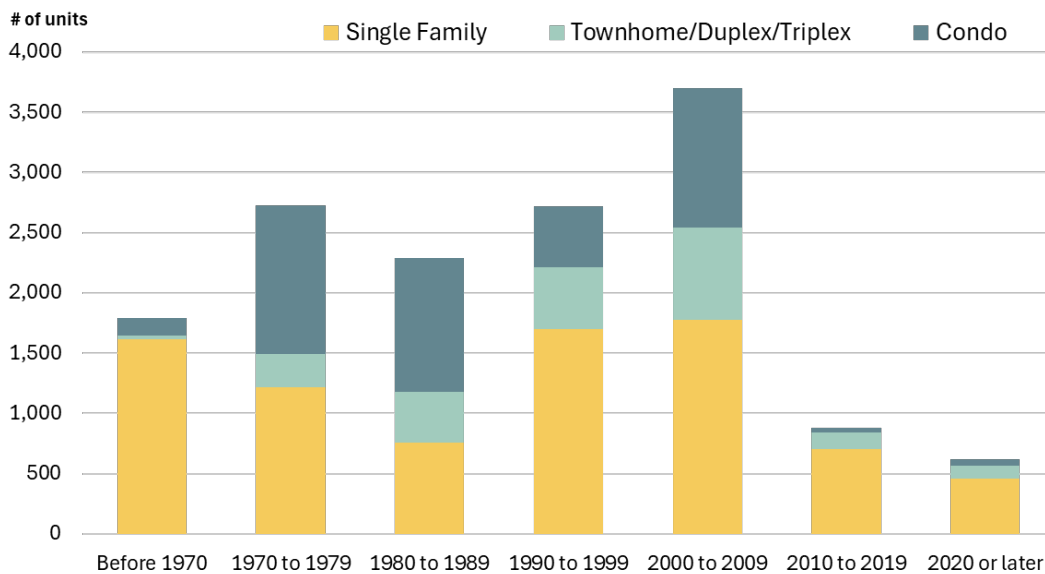
Based on an analysis of Routt County property records, about a quarter of Routt County's housing stock was constructed between 2000 and 2009 (**Table 23** and **Figure 11**). Over half of the county's condominium units were constructed before 1990, which indicates an aging product type. Note that this data does not include multifamily rental units and single family units including accessory dwelling units (ADUs).

Table 23. Year Built by Type, Routt County

Description	Single Family	Townhome/ Duplex/ Triplex	Condo	Total
Year Built				
Before 1970	19.6%	1.6%	3.4%	12.2%
1970 to 1979	14.8%	12.1%	29.0%	18.5%
1980 to 1989	9.2%	18.7%	26.1%	15.5%
1990 to 1999	20.6%	22.9%	11.9%	18.4%
2000 to 2009	21.6%	34.0%	27.3%	25.1%
2010 to 2019	8.5%	6.1%	1.0%	6.0%
2020 or later	5.6%	4.5%	1.4%	4.2%

Source: Routt County Property Records; Economic & Planning Systems

Figure 11. Year Built by Type, Routt County



Source: Routt County Property Records; Economic & Planning Systems

Home Size

The majority of Routt County and Craig's housing stock consists of 2 to 4-bedroom units. These unit types account for 79.9% of total housing units in Routt County and 83.2% of units in Craig. Routt County has the highest share of large housing units with five or more bedrooms (7.3%). This figure includes homes in Steamboat Springs where 6.9% of homes have five bedrooms or more (**Table 24**).

Table 24. Share of Housing Units by Bedroom Count, 2023

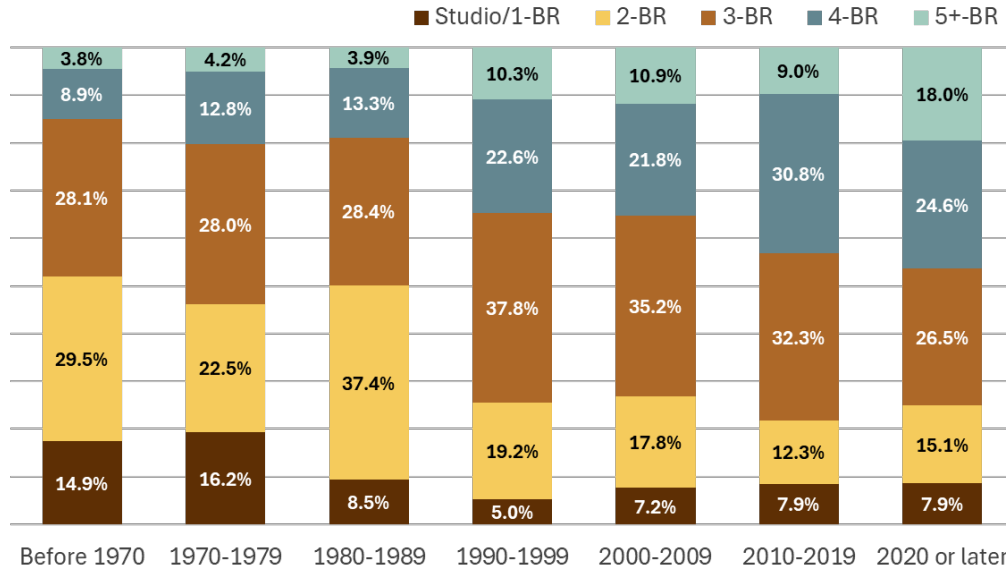
	% of Total Housing Units (2023)					
	Studio	1-BR	2-BR	3-BR	4-BR	5-BR+
Hayden	1.3%	9.4%	30.8%	39.9%	17.0%	1.6%
Oak Creek	2.8%	12.9%	36.0%	34.2%	12.1%	2.1%
Steamboat Springs	3.4%	12.4%	27.1%	34.1%	16.1%	6.9%
Yampa	0.0%	0.0%	29.6%	34.9%	33.3%	2.1%
Routt County	2.5%	10.3%	25.1%	34.4%	20.5%	7.3%
Craig	3.3%	8.4%	20.3%	42.6%	20.3%	5.2%

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

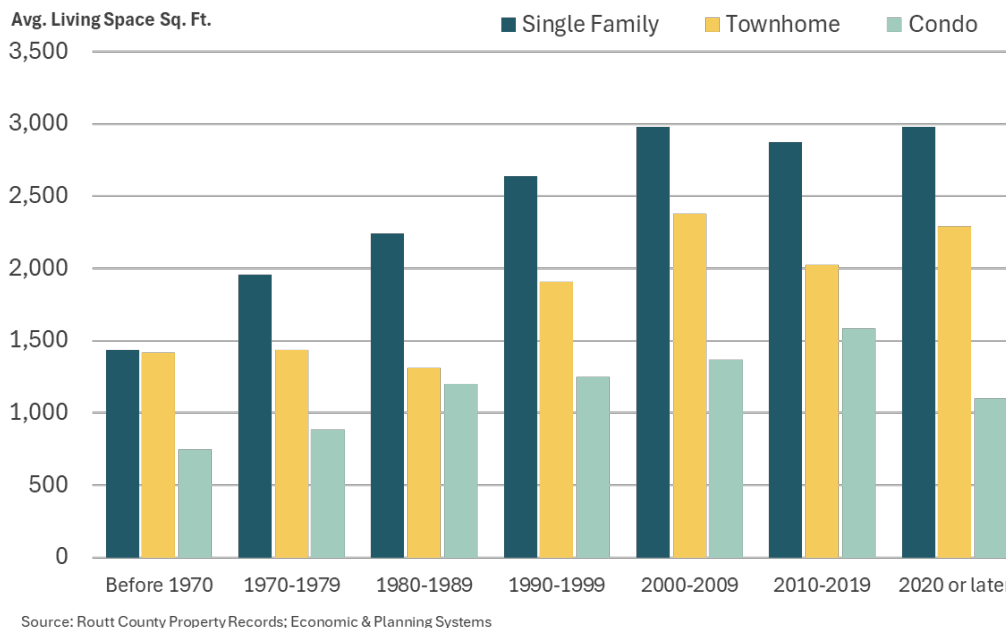
In Routt County, larger homes are becoming increasingly common in new construction. This trend aligns with household income trends, suggesting a housing market increasingly catering to higher-income households.

The percentage of 4-bedroom homes has grown from 8.9% of homes constructed before 1970 to 24.6% of homes built in 2020 or later, while 5-bedroom homes increased from 3.8 to 18%. Meanwhile, the percentage of studio, 1-bedroom, and 2-bedroom units constructed has trended downwards over time. Studio to 2-bedroom units represent nearly half (44.3%) of existing housing units constructed before 1970, and just 23% of units constructed after 2020 (**Figure 12**).

ON AVERAGE, SURVEY RESPONDENTS SAID THEY WOULD NEED (IDEALLY) HOUSING WITH 2.8 BEDROOMS AND 2.1 BATHROOMS IF THEY MOVED. THE AVERAGE NUMBER OF BEDROOMS WAS 2.9 FOR ROUTT COUNTY OWNERS AND 2.3 FOR RENTERS.

Figure 12. Bedroom Count by Year Built, Routt County

Consistent with trends in bedroom count, the average size of new homes has about doubled. Shown in **Figure 13**, the average square footage of a single family detached home in Routt County constructed before 1970 is approximately 1,400 square feet. In comparison, since around 2000, the average size of new single family detached units in the county grew to roughly 2,900 square feet. Townhomes and condos reflect similar trends, although new condo units show a slight drop in size since 2020.

Figure 13. Average Unit Size by Type and Decade Built, Routt County

Housing Occupancy

The housing occupancy rate is an indicator of how many homes are full-time resident homes compared to part-time resident, vacation homes, or second homes.

Due to the prevalence of second homeowners, primarily with condominium units, Steamboat Springs has lower occupancy rates (percentage of full-time residents) than the rest of the region, 56.5% in 2023 compared to other communities with occupancy rates ranging from 79.9 to 89.3%.

Table 25. Units Occupied Year-Round, 2010-2023

Description	% of Units Occupied Year-Round		
	2010	2015	2023
Routt County	65.8%	57.6%	62.8%
Hayden	85.0%	86.1%	89.3%
Oak Creek	78.2%	73.5%	79.9%
Steamboat Springs	58.0%	50.2%	56.5%
Yampa	80.5%	68.9%	85.7%
Craig	90.3%	83.8%	89.2%

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

Resident Ownership

Table 26 shows the proportion of housing units in Routt County owned by individuals with addresses in Routt County and outside of the county. As previously mentioned, the condominium housing stock in Routt County (which is mostly located in Steamboat Springs) has high rates of non-local ownership (69.7%). Approximately 67.7% of housing units excluding condominium units are owned by Routt County residents, which indicates that these units are most likely occupied year-round.

Table 26. Resident Ownership, Routt County, 2024

Description	% of Owners in Routt County	% of Owners Outside of County
Condominium	30.3%	69.7%
Non-condominium	<u>67.7%</u>	<u>32.3%</u>
All Residential	56.2%	43.8%

Source: Routt County Assessor (October 2024); Economic & Planning Systems

7. Housing Market Trends

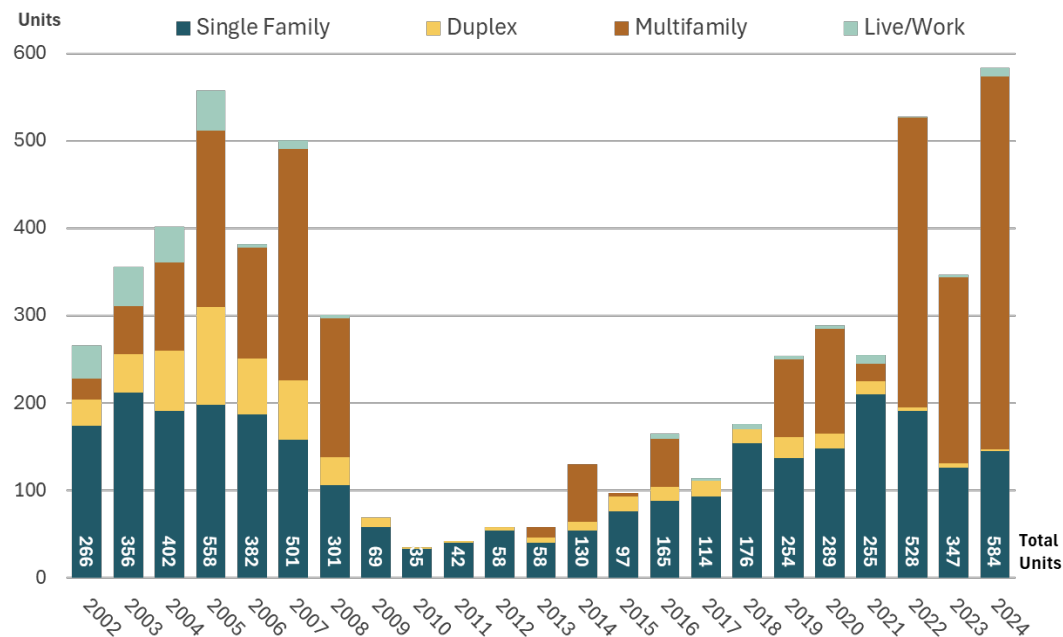
Housing Construction

While single family homes represented the largest portion of new housing construction in Routt County since 2010, multifamily development has increased in recent years. A significant portion of these multifamily units are condominium units.

From 2010 to 2014, an average of 55 single family homes were issued permits each year, accounting for 68.4% of total residential units. From 2015 to 2019, while housing construction in general increased, single-family units represented a similar percentage of total units (68%). From 2020 to 2024, a total of 820 single family homes and 1,112 multifamily units were permitted, which equates to an average of 205 and 278 units per year respectively.

Figure 14 and **Table 27** show the number of units constructed in the county based on building permit data. This data indicates a shift in Routt County's housing development from predominantly single-family construction to a more diverse mix that increasingly includes more multifamily condominiums and apartments.

Figure 14. Routt County Total Residential Units Constructed by Permit Year, 2002-2024



Source: Routt County CY2024 Building Department Year End Report; Economic & Planning Systems

Table 27. Building Permit Summary, Routt County, 2010-2024

Building Permits	2010-2014			2015-2019			2020-2024			2010-2024		
	Total	Avg.	% Total	Total	Avg.	% Total	Total	Avg.	% Total	Total	Avg.	% Total
Routt County												
Single Family Homes ^[1]	221	55	68.4%	548	137	68.0%	820	205	40.9%	1,589	114	50.7%
Duplexes	24	6	7.4%	91	23	11.3%	43	11	2.1%	158	11	5.0%
Multifamily (units)	78	20	24.1%	148	37	18.4%	1,112	278	55.5%	1,338	96	42.7%
Live/Work	0	0	0.0%	19	5	2.4%	28	7	1.4%	47	3	1.5%
Total units	323	81	100.0%	806	202	100.0%	2,003	501	100.0%	3,132	224	100.0%

Source: Routt County Building Department; Economic & Planning Systems

^[1] Single family homes includes secondary dwellings (such as ADUs), tiny homes, and manufactured homes.

Home Sales

In Routt County and Craig combined, home sales surged in 2020 and 2021 but decreased slightly starting in 2022. Approximately 61% of sales from 2019 to 2024 were single family detached units, and 31% of sales were condominium units.

Table 28. Routt County and Craig, Sales by Type, 2019-2024

Description	2019	2020	2021	2022	2023	2024	2019-2024	
							Total	Ann. Avg.
Condominium	339	394	370	235	193	165	1,696	339
Townhouse/Duplex	38	108	91	54	46	77	414	83
Single Family	564	715	716	515	419	396	3,325	665
Total Sales	941	1,217	1,177	804	658	638	5,435	1,087

Source: MLS; Moffat County Assessor; Economic & Planning Systems

Housing in Routt County has appreciated dramatically from 2019 to 2024. In 2019, the median sale price for a single family detached home was \$670,000. By 2024, this price increased to \$1.4 million, which reflects an appreciation rate of 16% per year. Condominium prices increased at an even higher rate of 19.2% per year on average, reflecting a dollar increase of \$549,650 from 2019 to 2024. Homes in Craig have also increased substantially in price, but at a lower rate of 9.6% per year on average (Table 29).

Table 29. Median Sale Price by Type, 2019-2024

Description	2019	2020	2021	2022	2023	2024	2019-2024		
							Change	Ann. #	Ann. %
Routt County									
Condominium	\$390,000	\$444,999	\$592,500	\$744,900	\$800,000	\$939,650	\$549,650	\$109,930	19.2%
Townhome/Duplex	\$680,000	\$684,620	\$840,000	\$1,462,500	\$1,259,500	\$1,310,000	\$630,000	\$126,000	14.0%
Single Family	\$670,000	\$800,000	\$1,048,920	\$1,249,500	\$1,306,442	\$1,407,500	\$737,500	\$147,500	16.0%
Craig									
Single Family	\$187,750	\$193,000	\$235,000	\$269,000	\$292,000	\$297,500	\$109,750	\$21,950	9.6%
Routt County & Craig	\$395,000	\$474,000	\$585,000	\$743,450	\$805,000	\$851,750	\$456,750	\$91,350	16.6%

Source: MLS; Moffat County Assessor; Economic & Planning Systems

Table 30 shows the number of sales reported in Multiple Listing Service (MLS) subareas in Routt County in addition to Craig. This includes a subarea for Hayden, Steamboat Springs, a combined Oak Creek/Phippsburg/Yampa subarea, and other areas in unincorporated Routt County. Steamboat Springs is by far the largest housing market in the region as measured by the number of sales and number of homes.

Table 30. Sales by Subarea, 2019-2024

Description	2019	2020	2021	2022	2023	2024	2019-2024	
							Total	Ann. Avg.
Hayden	47	46	72	36	39	28	268	54
North Routt	36	69	56	30	34	35	260	52
Oak Creek/Phippsburg/Yampa	41	37	41	33	19	20	191	38
South Valley	50	56	53	40	34	33	266	53
Stagecoach	26	46	29	24	25	20	170	34
Steamboat Springs	502	650	613	406	332	309	2,812	562
Unincorporated South Routt	2	4	3	5	6	1	21	4
West Steamboat	<u>39</u>	<u>63</u>	<u>35</u>	<u>37</u>	<u>25</u>	<u>31</u>	<u>230</u>	<u>46</u>
Routt County Total	743	971	902	611	514	477	4,218	844
Craig	198	246	273	189	143	158	1,207	241

Source: MLS; Moffat County Assessor; Economic & Planning Systems

Steamboat Springs, which accounts for 67% of total Routt County residential sales from 2019-2024, saw unprecedented growth in housing prices.

Median sale prices across all residential types by subarea are shown in **Table 31**. The median sales price in Steamboat Springs increased from \$495,000 in 2019 to over \$1.3 million in 2024, which equates to a 21.6% average annual growth rate. Subareas adjacent to Steamboat Springs, such as South Valley and West Steamboat also experienced dramatic housing price growth, with average annual growth rates of 15.3% and 14.7% respectively. Other than Craig, the Oak Creek/ Phippsburg/Yampa subarea saw the lowest annual growth rate of 10.9% but still experienced a \$171,050 median sale price growth.

Table 31. Median Sale Price by Subarea, 2019-2024

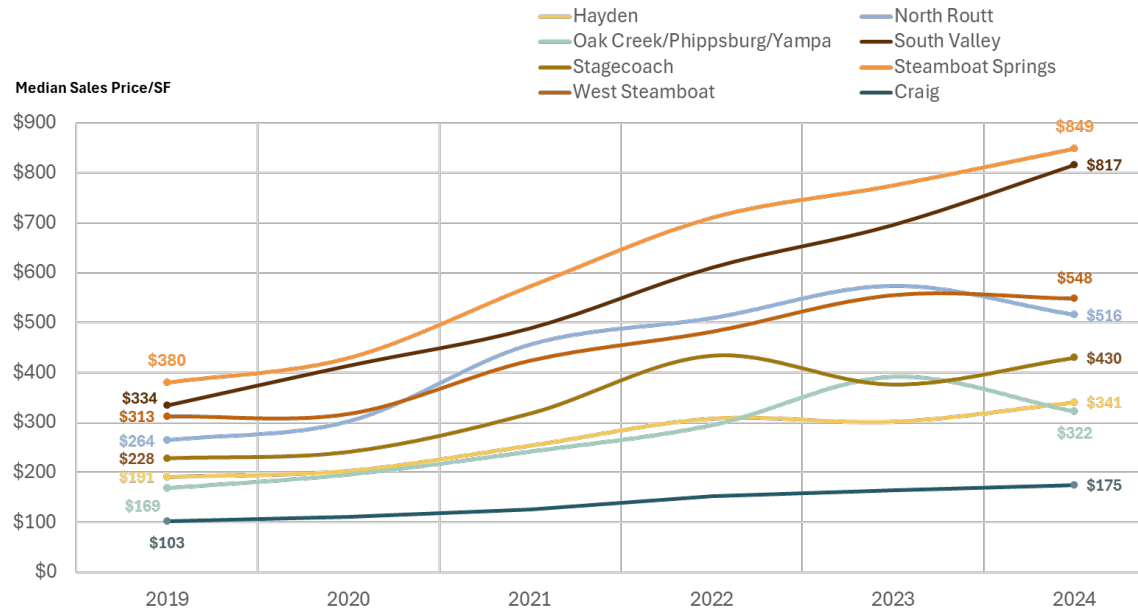
Description	2019	2020	2021	2022	2023	2024	2019-2024		
							Change	Ann. #	Ann. %
Hayden	\$325,000	\$352,500	\$435,500	\$492,500	\$530,000	\$611,250	\$286,250	\$57,250	13.5%
North Routt	\$669,500	\$775,000	\$1,087,500	\$1,300,000	\$1,520,000	\$1,225,000	\$555,500	\$111,100	12.8%
Oak Creek/Phippsburg/Yampa	\$251,450	\$300,000	\$365,000	\$355,000	\$455,000	\$422,500	\$171,050	\$34,210	10.9%
South Valley	\$1,227,000	\$1,417,500	\$1,679,000	\$2,250,000	\$2,337,500	\$2,500,000	\$1,273,000	\$254,600	15.3%
Stagecoach	\$475,500	\$551,250	\$769,000	\$902,000	\$917,500	\$912,500	\$437,000	\$87,400	13.9%
Steamboat Springs	\$495,000	\$604,500	\$795,000	\$990,500	\$1,050,000	\$1,315,000	\$820,000	\$164,000	21.6%
West Steamboat	<u>\$565,000</u>	<u>\$595,000</u>	<u>\$750,000</u>	<u>\$900,000</u>	<u>\$1,050,000</u>	<u>\$1,120,000</u>	<u>\$555,000</u>	<u>\$111,000</u>	<u>14.7%</u>
Routt County All Areas	\$480,500	\$580,000	\$765,650	\$925,000	\$995,000	\$1,150,000	\$669,500	\$133,900	19.1%
Craig	\$187,750	\$193,000	\$235,000	\$269,000	\$292,000	\$297,500	\$109,750	\$21,950	9.6%

Source: MLS; Moffat County Assessor; Economic & Planning Systems

Note: 2024 includes sales before 11/15/24

The median price per square foot of homes sold between 2019 and 2024 by subarea is shown in **Figure 15**. The highest median sales price per square foot is in Steamboat Springs and the South Valley subarea—which includes Catamount Ranch—followed by West Steamboat and North Routt.

Figure 15. Median Sale Price per Square Foot, 2019-2024



Source: MLS; Moffat County Assessor; Economic & Planning Systems

Rental Market

Unlike multiple listing service (MLS) databases, the source of home sales data, there is no centralized reporting for rental data in the Yampa Valley or in most rural areas. Therefore, rental market data comes from multiple sources and is typically less reliable than home sales data. For this analysis, EPS used a combination of data from the American Community Survey (ACS), property websites, CoStar (a real estate data service), and interviews to assess rental costs.

According to ACS 5-year estimates, the overall median rent in all of Routt County was \$1,845 per month in 2023. Steamboat Springs had the highest median rent of \$1,909, and Craig had the lowest of \$1,060 (**Table 32**). Hayden saw the largest increase in rent from \$882 in 2010 to \$1,680 in 2023, which equates to a 5.1% average annual growth rate.

Table 32. Median Gross Rent from American Community Survey, 2010-2023

Description	2010	2015	2023	2010-2023		
				Total	Ann. #	Ann. %
Routt County (<i>all</i>)	\$1,127	\$1,137	\$1,845	\$718	\$55.23	3.9%
Hayden	\$882	\$991	\$1,680	\$798	\$61.38	5.1%
Oak Creek	\$826	\$797	\$1,167	\$341	\$26.23	2.7%
Steamboat Springs	\$1,215	\$1,160	\$1,909	\$694	\$53.38	3.5%
Yampa	\$1,063	\$893	\$1,688	\$625	\$48.08	3.6%
Craig	\$723	\$711	\$1,060	\$337	\$25.92	3.0%

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

Table 33 shows how rental rates can vary by data source, particularly in more rural markets like the Yampa Valley. From the survey, the median rent in Routt County is \$2,000 per month, which is slightly higher than what was reported in ACS data.

Table 33. Monthly Rent by Data Source

Description	Median Rent		Average Rent			
	Household Survey Spring 2025	ACS 5-Year Estimates 2023	Household Survey Spring 2025	CoStar Q1 2025	CoStar excl. affordable March 2025	Zillow March 2025
Routt County	\$2,000	\$1,845	\$2,137	\$1,727	\$1,865	-
Hayden	\$1,530	\$1,680	\$1,724	\$2,123	\$2,123	\$2,250
Oak Creek	-	\$1,167		\$421	\$421	\$2,400
Steamboat Springs	\$2,026	\$1,909	\$2,177	\$1,796	\$2,014	\$4,985
Yampa	-	\$1,688		-	-	-
South Routt ^[1]	\$1,846	-	\$1,971	-	-	-
Craig	\$980	\$1,060	\$1,075	\$796	\$822	\$950

Source: ACS 5-Year Est.; CoStar; Zillow; Yampa Valley Household Survey; Economic & Planning Systems

^[1] Rent data from household survey consolidates responses from respondents living in Oak Creek, Phippsburg, Yampa, and other South Routt County areas.

8. Affordability Gap Analysis

This chapter analyzes housing costs compared to the household income needed to afford them. The U.S. Department of Housing and Urban Development (HUD) and many housing practitioners define housing costs as being affordable when they are no more than 30% of a household's gross income. Households paying more than 30% of their income towards housing are considered "cost burdened," and those paying over 50% are considered "severely cost burdened." Housing affordability is defined in this report as housing that costs no more than 30% of a household's gross monthly income. For ownership housing, this housing cost includes mortgage principals, interest, property taxes, and insurance. For rental housing, this includes monthly rent payments and utilities.

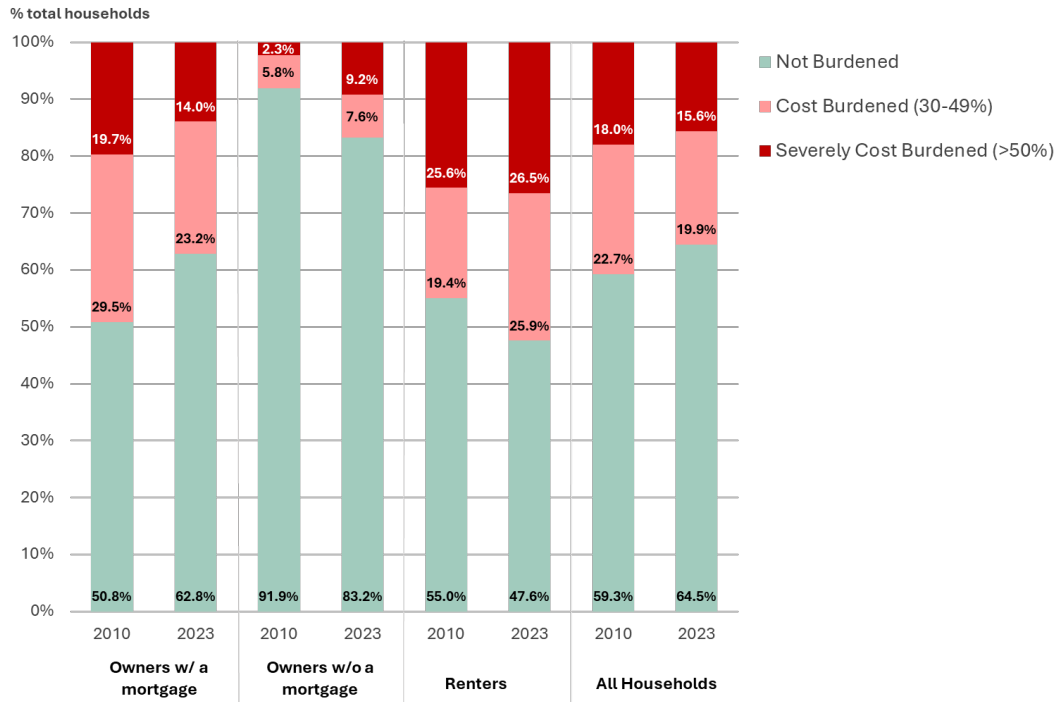
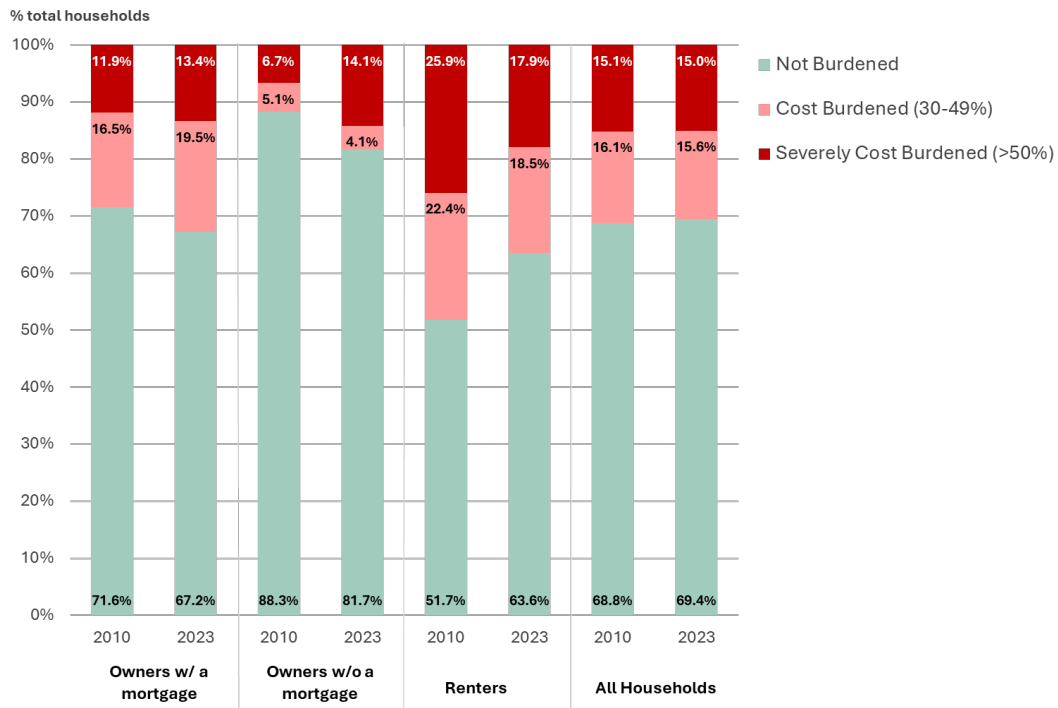
Cost Burden

The number and percentage of households in Routt County that are cost burdened has increased since 2010. Renters experience high housing costs disproportionately compared to homeowners.

In 2023, 52.5% of renters were spending more than 30% of their income on rent, including 26.5% of all renters who were spending more than half of their monthly gross income on rent (**Figure 16**). The percentage of cost burdened renters has increased from 45% in 2010.

At the same time, the percentage of homeowners with a mortgage who are cost burdened decreased from 2010 through 2023. In 2023, 37% reported being cost burdened compared to 49% in 2010. This trend may reflect the increasing affluence of newer homeowners. Additionally, homeowners without a mortgage showed an increase in the percentage who are cost burdened. These people are likely on fixed incomes and aging in place and include mobile homeowners. Increases in insurance costs and taxes (due to increases in home values) are contributing to cost burden.

In Craig, overall housing cost burden rates have remained relatively stable from 2010 to 2023. Renters are slightly less cost burdened in 2023 compared to 2010, but a higher share of homeowners (with and without a mortgage) are cost burdened in 2023 (**Figure 17**).

Figure 16. Housing Cost Burden, Routt County, 2010-2023**Figure 17. Housing Cost Burden, Craig, 2010-2023**

For-Sale Housing

The analysis of the affordability of for-sale housing utilizes the following assumptions: a 6.0% mortgage interest rate (the 30-year average), 5% down payment, 30-year loan term, \$2,500/year home insurance, and average property tax rates by community (from Routt and Moffat County assessors). ***Note that this analysis does not factor in HOA fees, which would further increase the income required to purchase a house at the median price.***

The income required to purchase a home at the median sales price (based on 2024 sales across all product types) is shown in **Table 34**.

This income is then converted to the percentage of 2024 Routt and Moffat County Area Median Incomes for 2 to 4-person household sizes. In Routt County at large, the 2024 median price of \$1.15 million translates to 240-300% of the AMI depending on household size. In Craig, the lower median price of \$297,500 would require household incomes ranging from 90-110% of the Moffat County AMI.

Table 34. Required Income and % of AMI to Purchase Median Priced Home

Description		Factor	Routt County	Hayden	North Routt	Oak Creek/ Phippsburg/ Yampa	South Valley	Stagecoach	Steamboat Springs	West Steamboat	Craig
Target Purchase Price			2024 Median								
Mortgaged Amount (<i>less: downpayment</i>)			5% down pmt								
Mortgage Interest Rate			6.0%								
Loan Term			30-year term								
Monthly Costs											
Mortgage Payment (<i>Monthly</i>)											
Insurance			\$2,500 / Year								
Property Taxes			6.7% ass't rate								
Total Monthly Housing Costs											
Required Annual Income			30%								
% of Area Median Income	Household Size	Routt County	Moffat County								
100% AMI	2.0 Person	\$95,300	\$75,400								
100% AMI	3.0 Person	\$107,200	\$84,800								
100% AMI	4.0 Person	\$119,100	\$94,200								

Source: MLS; Routt County Assessor; Moffat County Assessor; Economic & Planning Systems

Calculation steps:

- Starts with the median home price in each area
- Assume a 5% down payment (multiply median price by 95%)
- Calculate monthly mortgage payment with a 6% interest rate and 30-year term
- Add insurance and taxes to get the total monthly housing cost
- Multiply the monthly housing cost by 12, and divide that result by 30% to get the annual household income needed to afford that monthly housing cost
- Compare annual household income to the AMI definitions

Table 35 shows affordable purchase prices for a 2-person household at various AMI levels. At a 2-person household size, a household income of \$95,300 (100% of Routt County's 2024 AMI) translates to an affordable purchase price of \$360,600. Compared to the median home price of \$1.15 million, there is an affordability gap of nearly \$800,000 for a household earning 100% of AMI.

Similar to the median price to required income conversion, this analysis does not factor in HOA fees, which would decrease the affordable purchase price at any given household income level. At the 2-person household 100% AMI level, the net affordable monthly mortgage payment is just above \$2,000.

BASED ON HOUSEHOLD
SURVEY RESULTS, THE
AVERAGE MONTHLY
MORTGAGE PAYMENT
FOR ROUTT COUNTY
OWNERS (WHO
RESPONDED TO THE
SURVEY) IS AROUND
\$2,600.

Table 35. Affordability Gap, Routt County, 2024

Factors		60% AMI	80% AMI	100% AMI	120% AMI	150% AMI	200% AMI
Household Income (2024 Income Limits)	Household Size 2.0 Person	\$57,180	\$76,240	\$95,300	\$114,360	\$142,950	\$190,600
Monthly Housing Payment	30%	\$1,430	\$1,906	\$2,383	\$2,859	\$3,574	\$4,765
Affordable Monthly Payment							
Less: Insurance	\$2,500 / Year	-\$208	-\$208	-\$208	-\$208	-\$208	-\$208
Less: Property Taxes	6.7% ass't rate 65.4 mills	-\$70	-\$100	-\$120	-\$150	-\$190	-\$260
Net Affordable Monthly Mortgage Payment		\$1,151	\$1,598	\$2,054	\$2,501	\$3,175	\$4,297
Valuation Assumptions							
Loan Amount		\$192,000	\$266,500	\$342,600	\$417,100	\$529,600	\$716,600
Mortgage Interest Rate	6.0%	6.0% int.	6.0% int.	6.0% int.	6.0% int.	6.0% int.	6.0% int.
Loan Term	30-year term	30-year term	30-year term	30-year term	30-year term	30-year term	30-year term
Downpayment (as % of Purchase Price)	5.0% down pmt	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%
Affordable Purchase Price		\$202,100	\$280,500	\$360,600	\$439,100	\$557,500	\$754,300
Median Home Price (2024)	\$1,150,000	\$1,150,000	\$1,150,000	\$1,150,000	\$1,150,000	\$1,150,000	\$1,150,000
Affordability Gap		-\$947,900	-\$869,500	-\$789,400	-\$710,900	-\$592,500	-\$395,700

Source: MLS; Routt County Assessor; CHFA 2024 Income Limits; Economic & Planning Systems

Table 36 shows the same analysis but for the City of Craig. Since Moffat County has lower income limits by AMI than Routt County, an affordable purchase price for a 2-person household in Craig at a 100% AMI level (a household income of \$75,400) is \$273,300. Based on the affordable purchase prices shown and the median price of \$297,500 in 2024, there is an affordability gap of just under \$25,000 at 100% AMI for a 2-person household, but no affordability gap at 120% AMI and over.

HOUSEHOLD SURVEY
RESULTS SHOW THAT THE
AVERAGE MONTHLY
MORTGAGE PAYMENT
FOR HOMEOWNERS IN
MOFFAT COUNTY IS JUST
OVER \$1,400.

Table 36. Affordability Gap, Craig, 2024

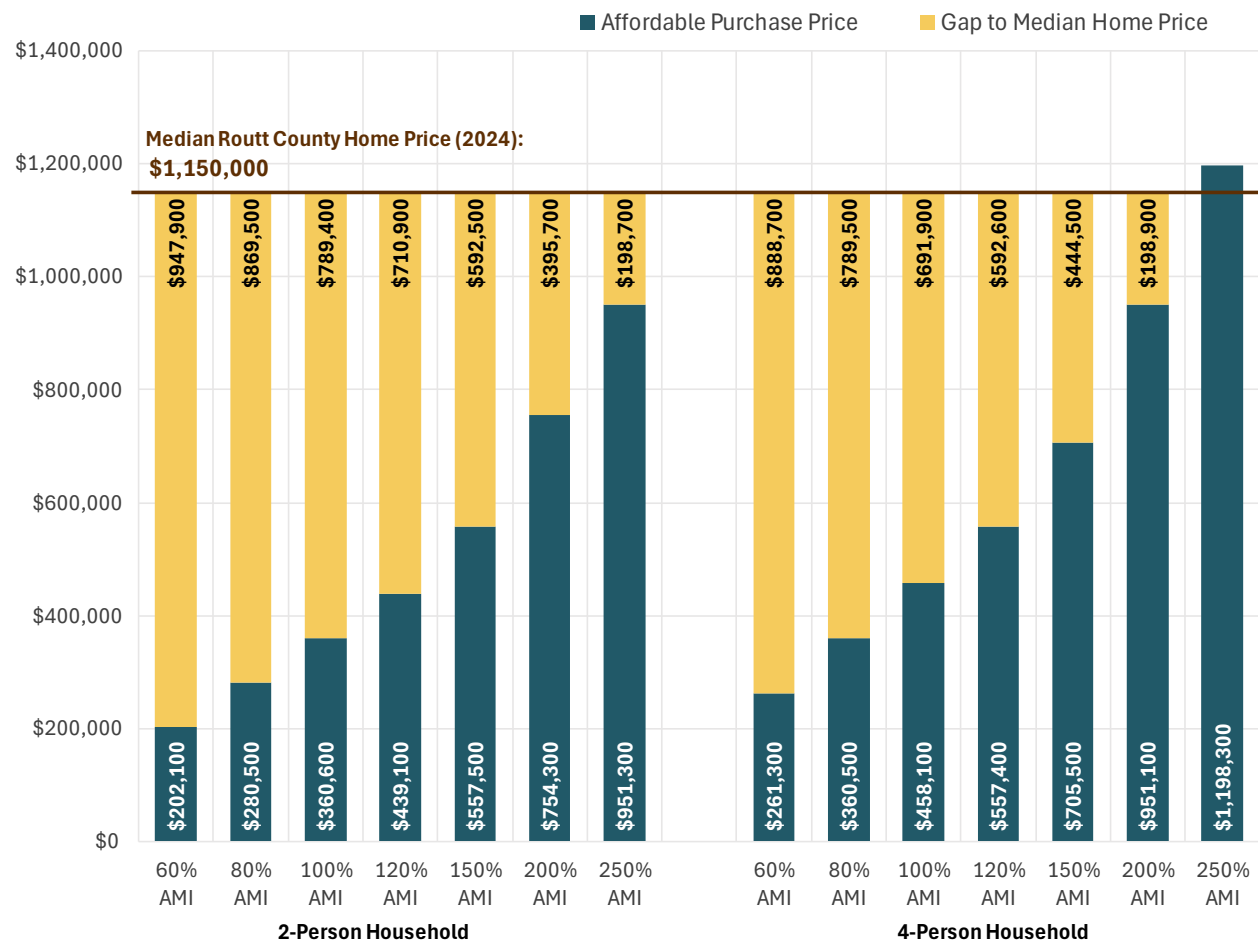
Factors		60% AMI	80% AMI	100% AMI	120% AMI	150% AMI	200% AMI
Household Income (2024 Income Limits)	Household Size 2.0 Person	\$45,240	\$60,320	\$75,400	\$90,480	\$113,100	\$150,800
Monthly Housing Payment	30%	\$1,131	\$1,508	\$1,885	\$2,262	\$2,828	\$3,770
Affordable Monthly Payment							
Less: Insurance	\$2,500 / Year	-\$208	-\$208	-\$208	-\$208	-\$208	-\$208
Less: Property Taxes	6.7% ass't rate 85.34 mills	-\$70	-\$100	-\$120	-\$150	-\$190	-\$260
Net Affordable Monthly Mortgage Payment		\$853	\$1,200	\$1,557	\$1,904	\$2,429	\$3,302
Valuation Assumptions							
Loan Amount		\$142,200	\$200,100	\$259,600	\$317,500	\$405,200	\$550,700
Mortgage Interest Rate	6.0%	6.0% int.	6.0% int.	6.0% int.	6.0% int.	6.0% int.	6.0% int.
Loan Term	30-year term	30-year term	30-year term	30-year term	30-year term	30-year term	30-year term
Downpayment (as % of Purchase Price)	5.0% down pmt	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%
Affordable Purchase Price		\$149,700	\$210,600	\$273,300	\$334,200	\$426,500	\$579,700
Median Home Price (2024)	\$297,500	\$297,500	\$297,500	\$297,500	\$297,500	\$297,500	\$297,500
Affordability Gap		-\$147,800	-\$86,900	-\$24,200	\$36,700	\$129,000	\$282,200

Source: Moffat County Assessor; CHFA 2024 Income Limits; Economic & Planning Systems

To afford a home at the 2024 median sales price (across all residential types) in Routt County, a 2-person household would need to earn an income above 300% of the AMI and a 4-person household would need a household income at nearly 250% of the AMI.

Figure 18 shows the difference between affordable purchase prices for households by AMI level and the median sale price of \$1.15 million. The purchase price gap for a 2-person household with an income at the 100% AMI income limit of \$95,300 (with an affordable purchase price of \$360,600) is \$789,400. In 2024, only 2.3% of all homes sold in the county (including condos, etc.) were affordable for a household at this income level. For a 4-person household with an income equivalent to the 100% AMI income limit of \$119,100, there is a purchase price gap of \$691,900. At this income level, a house at the affordable purchase price of \$458,100 accounts for only 7.9% of the total homes sold in Routt County in 2024.

Figure 18. Affordable Home Prices by AMI and Household Size, Routt County, 2024

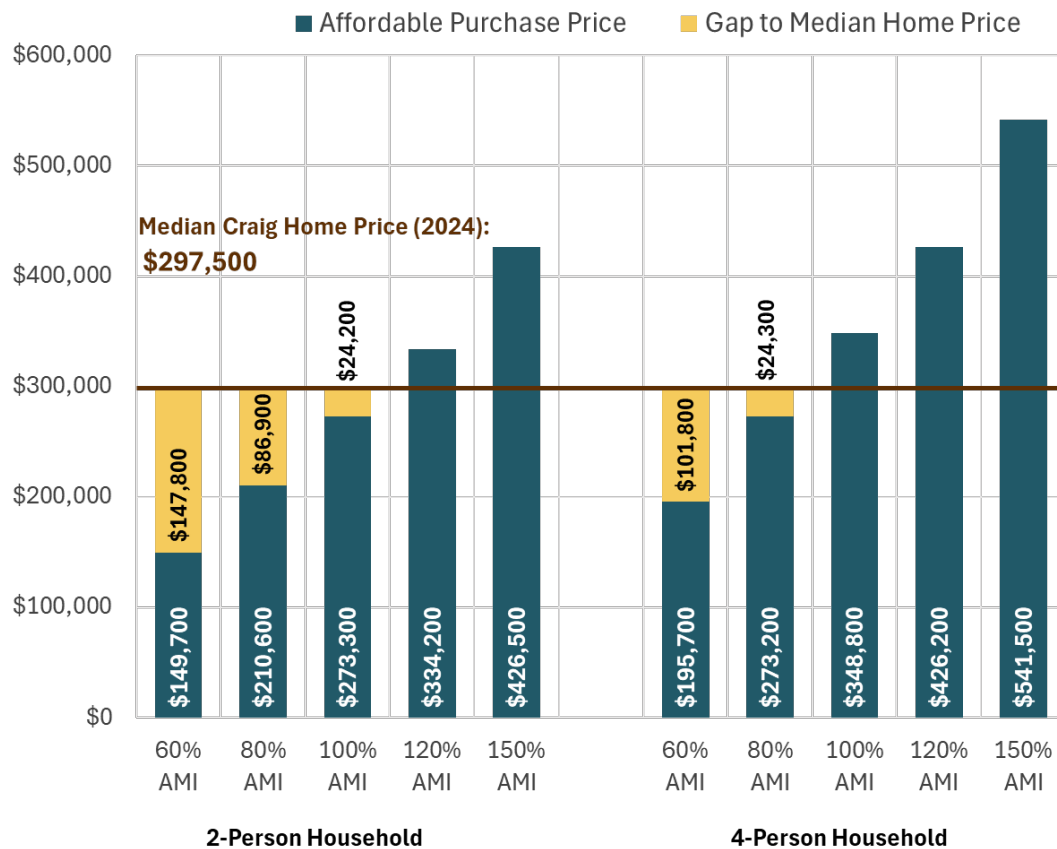


Source: MLS; CHFA Income Limits; Economic & Planning Systems

Compared to Routt County, the gap between affordable purchase prices and the median home price in 2024 in Craig is much smaller.

As shown in **Figure 19**, a 2-person household at a 100% AMI level in Moffat County with an income of \$75,400 can reasonably afford a home priced at \$273,300, which is only \$24,200 less than Craig's 2024 median sale price of \$297,500. At this AMI level, a 4-person household with a household income of \$94,200 could afford a home at this median price without being housing cost burdened.

Figure 19. Affordable Home Prices by AMI and Household Size, Craig, 2024



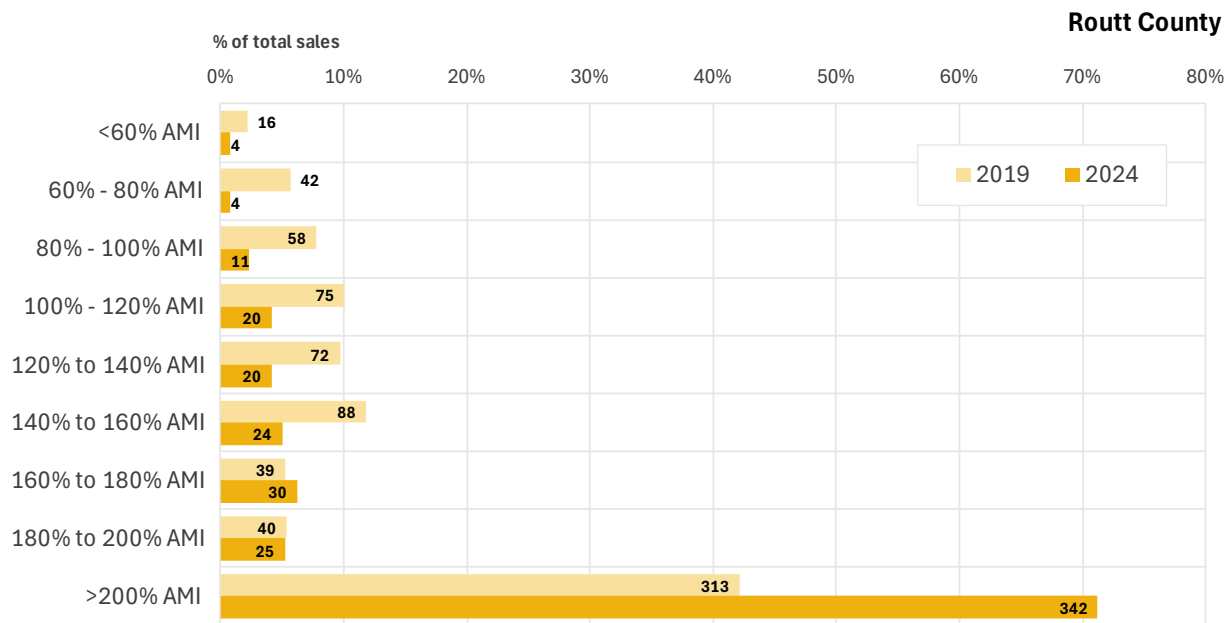
Source: Moffat County Assessor; CHFA Income Limits; Economic & Planning Systems

Home Price Distribution

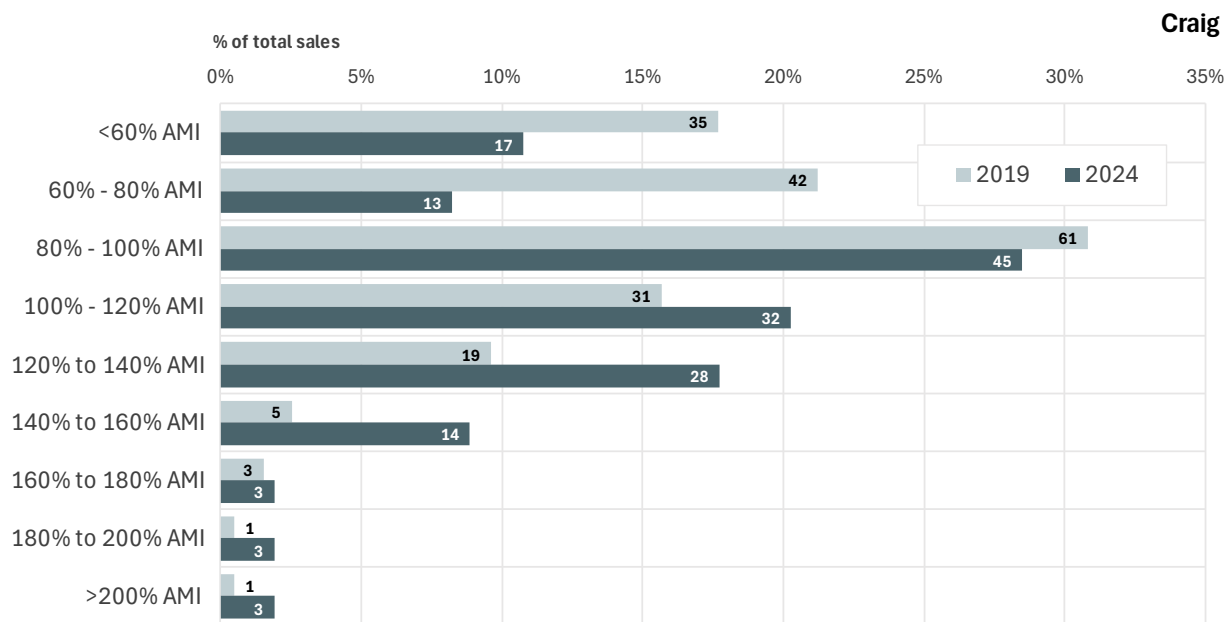
The distribution by % of AMI of all residential sales in 2019 compared to 2024 in Routt County and Craig is shown in **Figure 20**. This distribution is calculated on household income limits for 2.5-person households using Routt and Moffat County income limits for each respective year (2019 and 2024). Affordable purchase prices were calculated by AMI using the assumptions outlined at the beginning of this chapter.

In 2024, 71.3% of houses sold in Routt County were at prices that require a household to earn an income above 200% of AMI to not be housing cost burdened. In 2019, a larger number and proportion of sales in the county (more than half) were attainable for households with incomes below 200% of AMI. Craig has a more balanced distribution of sales by AMI, but sales have trended towards higher AMI levels in 2024. In 2019, 72.7% of houses sold were priced at levels affordable for households with incomes at 100% of the AMI. In 2024, only 47.5% of sales are affordable at 100% AMI income levels.

Figure 20. Residential Sales by AMI, Routt County and Craig, 2019 and 2024



Source: MLS; Moffat County Assessor; CHFA Income Limits; Economic & Planning Systems

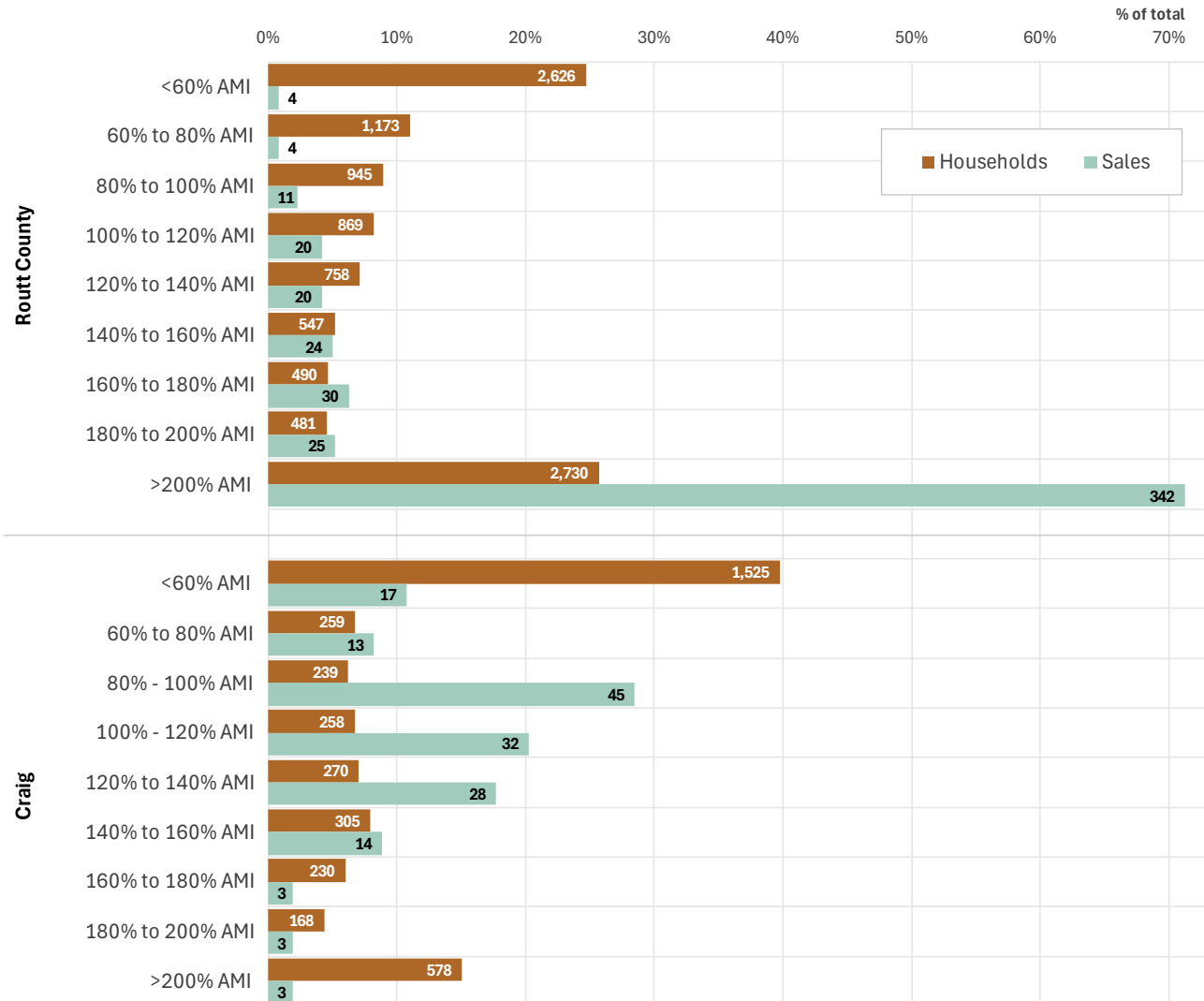


Source: MLS; Moffat County Assessor; CHFA Income Limits; Economic & Planning Systems

There is an unbalanced distribution of households by income range compared to the distribution of home prices. While Craig's housing market is more balanced, homeownership is still not attainable for the large percentage of households at the lowest income tiers.

Just over 70% of houses sold in Routt County in 2024 were affordable only to households earning more than 200% of AMI, but as of 2023 (the most recent year with available household income distribution data) only a quarter (25.7%) of households have incomes above 200% of AMI (**Figure 21**). There are far more households at lower AMIs than there are home sales, as shown.

There is better alignment of home prices and household incomes in Craig, although there is a much higher share of households with incomes below 60% of AMI. As of 2023, approximately 39.8% of Craig households had incomes below 60% of AMI, but only 10.8% of houses sold in 2024 were affordable to them. There is a much larger share of recent sales in Craig affordable to middle-income households than in Routt County. Nearly half (48.7%) of houses sold in Craig in 2024 were at prices affordable for 2.5-person households with incomes equivalent to 80 to 120% of the Moffat County AMI (**Figure 21**).

Figure 21. Share of Households and Sales by AMI, Routt County and Craig, 2023/2024

Rental Housing

Based on household survey results, Routt County renters spend an average of around \$2,100 per month on rent (excluding utilities). Survey respondents who live with roommates spend an average of over \$2,200 on monthly rent.

Steamboat Springs has the largest and most active market in the Yampa Valley region. Many market-rate multifamily rental properties in Steamboat Springs are hotel conversions, for example Storm Peak Apartments (formerly a Fairfield Inn & Suites) or Ski Town Apartments (formerly a Hampton Inn & Suites). Many of these properties cater to that area's seasonal workforce such as ski resort employees.

Table 37 provides unit mix and rental rate estimates for recently constructed, renovated, or converted multifamily rental developments in the region. Rental data was collected in late 2024 and is subject to change.

Table 37. Recent Rental Development

Name	Location	Year Built/ Renovated	Est. Unit Mix					Avg. Rent Estimate			
			Studio	1-bed	2-bed	3-bed	Total	Studio	1-bed	2-bed	3-bed
Storm Peak Apartments	Steamboat Springs	2024	0	74	0	0	74	\$1,900	\$2,600	-	-
The Lofts at Steamboat Basecamp ^[1]	Steamboat Springs	2023	30	24	0	19	73	\$2,000	\$2,400	-	\$4,100
Main Street Apartments	Steamboat Springs	2021	9	26	0	0	35	\$1,800	\$1,900	\$2,600	-
Ski Town Apartments	Steamboat Springs	2022	0	80	0	0	80	\$2,100	\$2,800	-	-
Oxbow Apartments	Steamboat Springs	2022	20	24	16	0	60	\$1,800	-	\$2,800	-
Mountain Village	Steamboat Springs	2022	0	40	32	32	104	-	\$1,700	\$2,900	\$3,500
Deer Foot Apartments	Steamboat Springs	2022	0	0	15	0	15	-	-	\$3,000	-
Flour Mill Apartments	Steamboat Springs	2018	49	4	1	0	54	\$2,000	\$2,400	\$2,600	-
Skiview Place Apartments	Steamboat Springs	2015	0	33	9	0	42	-	\$2,300	\$3,200	-
Main Street Apartments	Hayden	2024	0	48	48	0	96	-	\$1,900	\$2,600	-
Deer Valley Apartments	Craig	2021	12	20	0	0	32	\$1,000	\$1,300	-	-

Source: CoStar; Property websites; Economic & Planning Systems

^[1] Select three-bedroom units at the Lofts at Steamboat Basecamp are co-sharing units.

Table 38 shows how maximum rents for affordable units in Routt County by AMI compare to estimated market rate rents in Steamboat Springs. This shows that as units increase in size, estimated market rate rent averages start to align with affordable maximum rental rates at higher AMI levels. The estimated average rent shown for a studio unit is approximately \$1,900, which falls between the 80 and 100% AMI affordable rent range for a studio. In comparison, the estimated average rent for a 3-bedroom unit (\$4,000) is between the maximum affordable rent for a 3-bedroom unit at the 120 to 140% AMI level.

Table 38. Steamboat Springs Market Rent Estimates

	Avg. Rent Estimate			
	Studio	1-bed	2-bed	3-bed
CHFA Max. Rent (2024)				
80% AMI	\$1,668	\$1,787	\$2,144	\$2,478
100% AMI	\$2,085	\$2,233	\$2,680	\$3,097
120% AMI	\$2,502	\$2,680	\$3,216	\$3,717
140% AMI	\$2,919	\$3,127	\$3,752	\$4,336
Market Rate Apartment Avg. (rounded)	\$1,900	\$2,400	\$2,900	\$4,000
Lagom Workforce Housing ^[1]	\$1,680	-	-	-
Storm Peak Apartments	\$1,900	\$2,600	-	-
The Lofts at Steamboat Basecamp ^[2]	\$2,000	\$2,400	-	\$4,100
Main Street Apartments	\$1,800	\$2,400	\$2,600	-
Ski Town Apartments	\$2,100	\$2,800	-	-
Oxbow Apartments	\$1,800	-	\$2,800	-
Mountain Village	-	\$1,700	\$2,900	\$3,500
Flour Mill Apartments	\$2,000	\$2,400	\$2,600	-
Skiview Place Apartments	-	\$2,300	\$3,200	-
Deer Foot Apartments	-	-	\$3,000	-
<i>Zillow Average (rounded)</i>	<i>\$2,000</i>	<i>\$2,300</i>	<i>\$3,000</i>	<i>\$4,500</i>

Source: CoStar; Property websites; Economic & Planning Systems

^[1] Lagom Workforce Housing is deed restricted to households under 120% AMI working in Routt County full-time or retired.

^[2] Select three-bedroom units at the Lofts at Steamboat Basecamp are co-sharing units.

Table 39 shows estimated rents by unit type for YVHA-affiliated rental properties in 2024.

Table 39. Estimated Rents, YVHA Affiliated Properties, 2024

YVHA Affiliated Properties	Qualifying resident income (maximum) AMI % range	Rent Type	Average Rent (2024)			
			Studio	1-BR	2-BR	3-BR
Overall Average			\$1,804	\$1,127	\$1,526	\$1,897
Alpenglow Village	30-60% AMI	Affordable	--	\$1,021	\$1,028	\$1,191
	120% AMI	Market Rate ^[1]	--	--	\$2,148	\$2,653
Anglers Four Hundred	40 - 60% AMI	Affordable		\$974	\$1,249	\$1,468
Reserves at Steamboat Springs	40 - 60% AMI	Affordable	--	--	\$1,177	\$1,469
Sunlight Crossing	80 & 120% AMI	Affordable & Market Rate	\$1,804	\$1,625	\$2,504	\$2,705
Hillside Village ^[2]	80% AMI	Affordable	--	\$889	\$1,053	--

Source: YVHA; Economic & Planning Systems

^[1] "Market Rate" units have income limits at 120% AMI

^[2] Owned/operated by YVHA

Table 40 estimates average market rate rents in Steamboat Springs and average rents for YVHA-affiliated affordable properties and compares these rents to 2024 maximum affordable housing rental rates by AMI percentage. Estimated average market rate rents translate to varying AMI levels based on unit size. For example, the estimated average market rate rent for a studio unit is the closest to affordable studio rents at the 100% AMI level, while the average market rate rent for a 3-bedroom unit is similar to the affordable rent maximum for a 3-bedroom unit at the 120% AMI level.

On average, rents for YVHA-affiliated properties were within the 40-60% AMI range for 1- and 2-bedroom units, and just above the 60% AMI range for 3-bedroom units in 2024. For studio units, affordable rents were around \$100 lower than average market rate rents, but market rate rents are between 80% and 100% CHFA maximum rents for a studio.

Table 40. Estimated Rents and CHFA Maximum Rents, Steamboat Springs

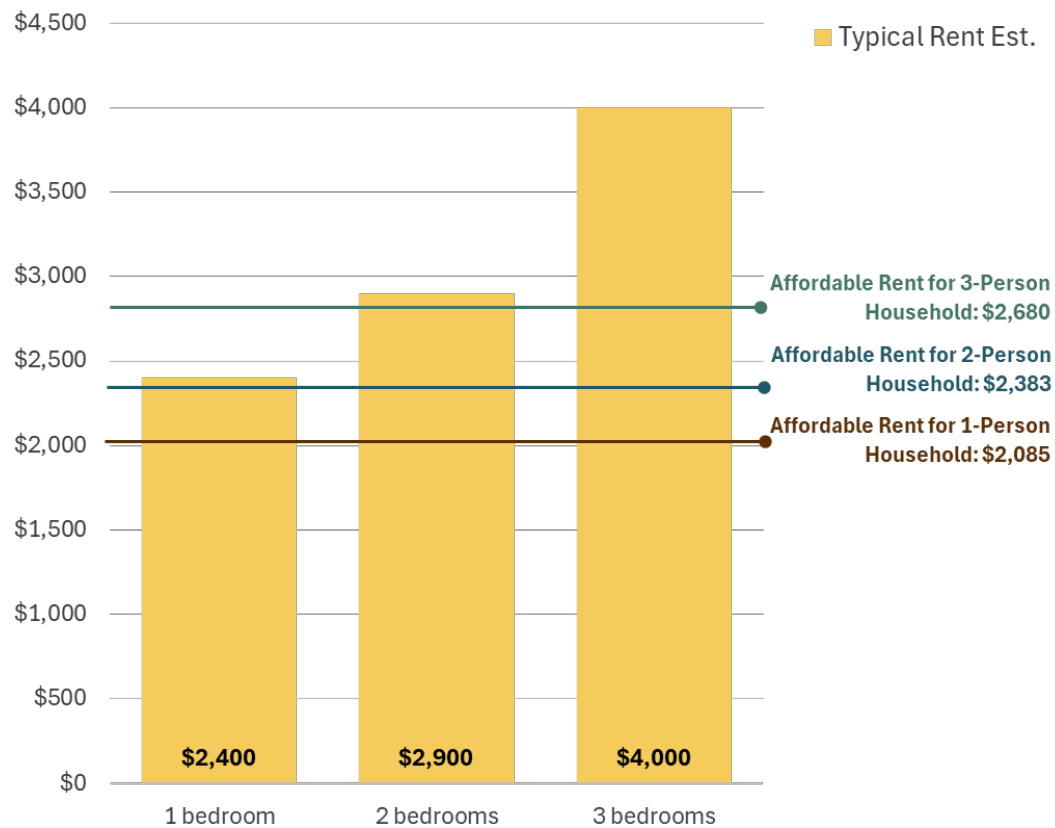
	Avg. Rent Estimate			
	Studio	1-bed	2-bed	3-bed
CHFA Max. Rent (2024)				
40% AMI	\$834	\$893	\$1,072	\$1,239
60% AMI	\$1,251	\$1,340	\$1,608	\$1,858
80% AMI	\$1,668	\$1,787	\$2,144	\$2,478
100% AMI	\$2,085	\$2,233	\$2,680	\$3,097
120% AMI	\$2,502	\$2,680	\$3,216	\$3,717
140% AMI	\$2,919	\$3,127	\$3,752	\$4,336
Steamboat Springs Avg. Market Rate Rent Est.	\$1,900	\$2,400	\$2,900	\$4,000
YVHA Affordable Rent Est.	\$1,800	\$1,100	\$1,500	\$1,900

Source: CoStar; Property websites; Zillow; YVHA; CHFA; Economic & Planning Systems

Current market rents in Steamboat Springs are higher than what's affordable for households at the countywide median income, which can lead to cost burden and overcrowding as people pair up to share housing costs.

Figure 22 compares estimated current market rents by bedroom count in Steamboat Springs with affordable rents by household size. The affordable rents shown are derived from Routt County's income limits for households at 100% of AMI. Estimated average market rents for 3-bedroom units, and even 2-bedroom units are higher than what is affordable for a 3-person household. The average estimated market rate rent is also higher than what is affordable for a 1-person household earning 100% of Routt County's AMI (\$83,400 in 2024), which means that an individual living alone at this income level may have difficulty finding rental housing in the region without being rent burdened.

Figure 22. Affordable vs. Market Rent, Steamboat Springs



Source: CHFA 2024 Income Limits; CoStar; Property websites; Economic & Planning Systems

9. Household Survey

This chapter summarizes the results of the Yampa Valley Household Survey that was distributed in Spring 2025. The survey provides primary data on housing conditions and needs of residents of the Yampa Valley region and allows for a more in-depth and nuanced understanding of housing issues than is possible from published secondary data sources.

Survey Distribution Methodology

Surveys were distributed using several methods: mailback, open link, text invite, and Meta/Facebook ads. As an incentive and thank-you, respondents to the survey (via any of the outreach methods) were invited to enter a prize drawing for one of five \$100 Visa gift cards. Details about each method are summarized below.

- **Mailback survey:** Surveys were mailed to a random sample of 4,000 Routt County households, using a list purchased from a commercial vendor.² The survey was accompanied by a bilingual cover letter that explained options to complete the survey either via paper in English or online in English or Spanish. Surveys were delivered starting February 24, 2025, and recipients were asked to complete and return the survey within 10 days.
- **Open Link survey:** Starting March 3, 2025, the survey was opened to a broader part of the Yampa Valley community to participate, including residents of Routt County and the Craig area of Moffat County, as well as the Kremmling area of Grand County (specifically Kremmling-area residents working in the Yampa Valley). This 'open link' survey was promoted by partner governments and organizations via press releases, electronic communications and flyers. This included invites sent by an organization that works with immigrant and Spanish-speaking community members in the region to its clients in Routt and Moffat Counties. The survey was advertised as being open through March 31, 2025 (although responses were accepted past that date). The invitations and publicity in Routt County and Moffat County invited all residents to respond (unless they had already completed the survey via another method). The invitations targeted at the Kremmling area invited commuters who work in the Yampa Valley to respond.
- **Text invitations:** Starting March 5, text invitations to the bilingual survey were sent to registered voters of Routt County, the Craig area and the Kremmling area. A reminder was sent out on or around March 14.
- **Meta ads:** The survey was also advertised via Meta/Facebook ads (in English and Spanish) to residents of Routt County, the Craig area and the Kremmling area.

² The list was intended to include a random sample of Routt County resident households – voters and nonvoters, owners and renters, PO box and street address delivery, etc.

Survey Responses

A total of 2,711 usable survey responses were received.³ The responses include 2,146 survey completes and 565 partial completes, and 2,532 responses in English and 179 in Spanish. By methodology, there were 557 responses to the mailed invite (a response rate of 16.3%, after factoring out 577 surveys that were returned as undeliverable); 1,178 responses to the open link survey; 864 responses to the text invites; and 112 responses to the Meta ads. While responses were tracked separately by methodology, they are demographically complementary of one another and have been combined for purposes of analysis and reporting. The 95% confidence interval for a sample of 2,711 is +/-1.9 percentage points. **Survey Table B-1** provides a summary of response statistics.

Data Weighting

It is common procedure in survey research to “weight” individual responses so that the aggregated results align with U.S. Census Bureau demographic benchmarks. This ensures that the results are as demographically representative of the community as possible. For respondents living within the Yampa Valley (Routt County and the Craig area of Moffat County), the survey results were weighted within each zip code⁴ by housing tenure, householder age, householder Hispanic origin, and household size. Additionally, the results were weighted by zip code to match the geographic distribution of households. Benchmarking data by zip code were obtained from U.S. Census American Community Survey (ACS) 2019-23 five-year data. As a result of the weighting, the survey’s demographic representativeness was enhanced both within each zip code in the study area and across zip codes in the area. Responses by persons living outside the Yampa Valley were not weighted.

³ A small number of responses were received from self-identified second homeowners; these responses were excluded from the analysis and the 2,711 survey response count, since the survey was targeted at area residents. Additionally, respondents who completed only a small fraction of the questions were excluded from the analysis and the response count, since they answered too few questions for their responses to be useful.

⁴ Due to small survey sample sizes and populations, zip codes 80467-Oak Creek and 80469-Phippsburg were combined for weighting purposes, as were zip codes 80483-Yampa and 80479-Toponas.

Overall Survey Findings

This section compares overall household survey responses with responses broken out by Routt County overall and by tenure (homeowners and renters) and Moffat County overall. *Items highlighted in yellow highlight comparisons horizontally, while items highlighted in blue show the distribution of responses within a specific area or profile.*

Economic Characteristics

Table 41 features overall survey responses findings related to economic characteristics:

- **Renters, on average, have a higher jobs per household rate.** Jobs per household is an indicator of how much people in a household need to work in order to make ends meet. Routt County renters have the highest average jobs per household figure of 2.7, while Routt County owners average 2.2 jobs per household.
- **Moffat County respondents on average travel much farther distances to work (an average of 21.4 miles each way compared to the Routt County average of 8.9 miles).** On average, Routt County renters live closer to work than owners, reflecting the larger amount of rental housing in Steamboat Springs compared to other areas. Additionally, a much lower percentage of Routt County renters (8%) and Moffat County respondents (7%) reported that they work remotely compared to Routt County owners (20%).
- **Homeowners in Routt County have higher household incomes than renters.** Moffat County respondents had the lowest household incomes, and the highest percentage of households with the presence of at least one retired person.
- **Living close to work is more of a concern for renters than owners.** Sixty-eight percent of Routt County renters said that proximity to their job is an important consideration when looking for housing, compared to 43% of owners.

Table 41. Economic Characteristics, Overall Survey Respondents

Economic Characteristics Overall Survey Respondents	All Survey Respondents	Routt County Overall	Routt County Owners	Routt County Renters	Moffat County Overall
# of respondents	2,711	2,294	1,520	609	340
Household Income					
Average Household Income	\$136,305	\$156,757	\$174,427	\$101,639	\$89,839
Median Household Income	\$100,000	\$120,000	\$130,000	\$84,918	\$80,000
Employment					
Average # of jobs per household	2.3	2.4	2.2	2.7	2.1
1+ household member is retired	31%	28%	35%	6%	37%
Commuting/Distance to Work					
Avg. miles travelled each way to work	12.3	8.9	9.0	8.1	21.4
Working remotely (no commute/working from home)	14%	16%	20%	8%	7%
Commuting <15 miles each way to work	56%	60%	55%	72%	47%
Commuting 15-25 miles each way to work	14%	16%	16%	14%	8%
Commuting 25+ miles each way to work	16%	8%	9%	6%	39%
Proximity to...					
Job is important when looking for housing	48%	50%	43%	68%	45%
Top 3 employment industries (all household members)					
	1. Government 2. Other 3. Health care & social assistance	1. Ski area/ recreation 2. Other 3. Government	1. Other 2. Government 3. Health care & social assistance	1. Ski area/ recreation 2. Accommodations / lodging 3. Restaurant/ bar	1. Government 2. Health care & social assistance 3. Other

Source: Yampa Valley Household Survey (2025); RRC Associates; Economic & Planning Systems

Housing Characteristics and Costs

Table 42 includes overall survey findings related to housing costs and characteristics.

Single family detached housing is the most predominant housing type across all cohorts, except for Routt County renters, who primarily live in multifamily buildings.

- About a quarter of renters are in less common housing situations such as living in mobile homes, ADUs, or renting a room in someone's house. Primarily due to the types of housing renters commonly live in, Routt County renter data shows the smallest average number of bedrooms – 2.0 compared to 3.2 for owners.
- Moffat County respondents have the lowest monthly rents and mortgages averaging around \$1,300 per month. Median utilities costs range from \$250 to \$400 per month and in general, are similar between Moffat County and Routt County respondents.

Table 42. Housing Characteristics and Costs, Overall Survey Respondents

Housing Characteristics and Costs Overall Survey Respondents	All Survey Respondents	Routt County Overall	Routt County Owners	Routt County Renters	Moffat County Overall
# of respondents	2,711	2,294	1,520	609	340
Housing Type					
Single family detached	59%	54%	69%	16%	70%
Apartment or condo	15%	17%	9%	43%	11%
Townhouse or duplex	11%	15%	15%	16%	4%
Mobile Home	7%	6%	6%	5%	9%
Renting a <u>room</u> in a home or apartment	2%	2%	0%	8%	1%
Accessory dwelling / in-law / caretaker unit	1%	2%	0%	7%	0%
Other	4%	3%	1%	5%	5%
Living in restricted or employer-provided housing (e.g. deed-restricted ownership; rental with income, employment or disability qualifications)	7%	7%	3%	18%	6%
Housing Size					
Average number of bedrooms	3.0	2.9	3.2	2.0	3.1
Housing Costs					
<u>Monthly rent or mortgage costs</u>					
Average	\$2,127	\$2,475	\$2,622	\$2,137	\$1,321
Median	\$1,800	\$2,100	\$2,200	\$2,000	\$1,200
<u>Monthly HOA fees</u> ^[1]					
Average	\$468	\$473	\$451	-	-
Median	\$325	\$350	\$325	-	-
<u>Monthly utilities costs</u> including electricity, gas, water, trash, and internet/ wireless (not phone or cable TV)					
Average	\$419	\$425	\$446	\$309	\$403
Median	\$400	\$400	\$400	\$250	\$400

Source: Yampa Valley Household Survey (2025); RRC Associates; Economic & Planning Systems

^[1] Insufficient data on HOA fees for Routt County renters & Moffat County.

Housing Challenges

Renters in Routt County are more likely to face housing-related challenges. They are more likely to experience housing cost burden, feel insecure about their housing situation, and have to move unwillingly (Table 43).

- Renters, on average, have slightly lower housing costs than owners, but the highest percentage of housing cost burden. Fifty-three percent of respondents who rent in Routt County are estimated to be cost burdened, compared to 33% of owners.

- Routt County renters responded at a much higher rate (40%) than other groups (7 to 16%) that they feel very or somewhat insecure about their ability to stay in their current housing situation. Eighty-three percent of renters felt pressured to take the first housing they could find during their last move, and 42% have had to move in the past five years although they did not want to.
- Significant rent increases are the top reason for moving. Other top reasons for moving cited in the survey include owner-related challenges such as owners selling rental units, moving in, not committing to a long lease, or turning units into vacation rentals.

Table 43. Housing Challenges, Overall Survey Respondents

Housing Challenges Overall Survey Respondents	All Survey Respondents	Routt County Overall	Routt County Owners	Routt County Renters	Moffat County Overall
# of respondents	2,711	2,294	1,520	609	340
Ratio of Housing Costs to Household Income					
30 to 50% (Housing Cost Burden)	28%	30%	27%	36%	24%
More than 50% (Severe Housing Cost Burden)	10%	9%	6%	17%	12%
Cost Burdened Total	38%	39%	33%	53%	36%
When moving...					
Felt pressured to take the first housing they could find	51%	52%	41%	83%	48%
In the past 5 years, had to move but didn't want to	15%	15%	5%	42%	14%
Had to move because...					
Big rent increase	34%	35%	20%	40%	34%
Owner sold unit	28%	32%	25%	35%	20%
Owner moved in	12%	12%	10%	14%	13%
Owner wouldn't commit to a long lease (six months or more)	9%	11%	5%	11%	3%
Owner turned the unit into a vacation rental	9%	12%	2%	15%	2%
Big increase in other housing costs (e.g. utilities, HOA fees, etc.)	8%	10%	7%	12%	4%
Housing Security					
<i>How secure do you feel in your current housing situation, in terms of your ability to stay in your home (and not be forced to move)?</i>					
Very or somewhat <u>insecure</u>	15%	16%	7%	40%	12%
Very or somewhat <u>secure</u>	83%	83%	92%	58%	84%

Source: Yampa Valley Household Survey (2025); RRC Associates; Economic & Planning Systems

Housing Preferences

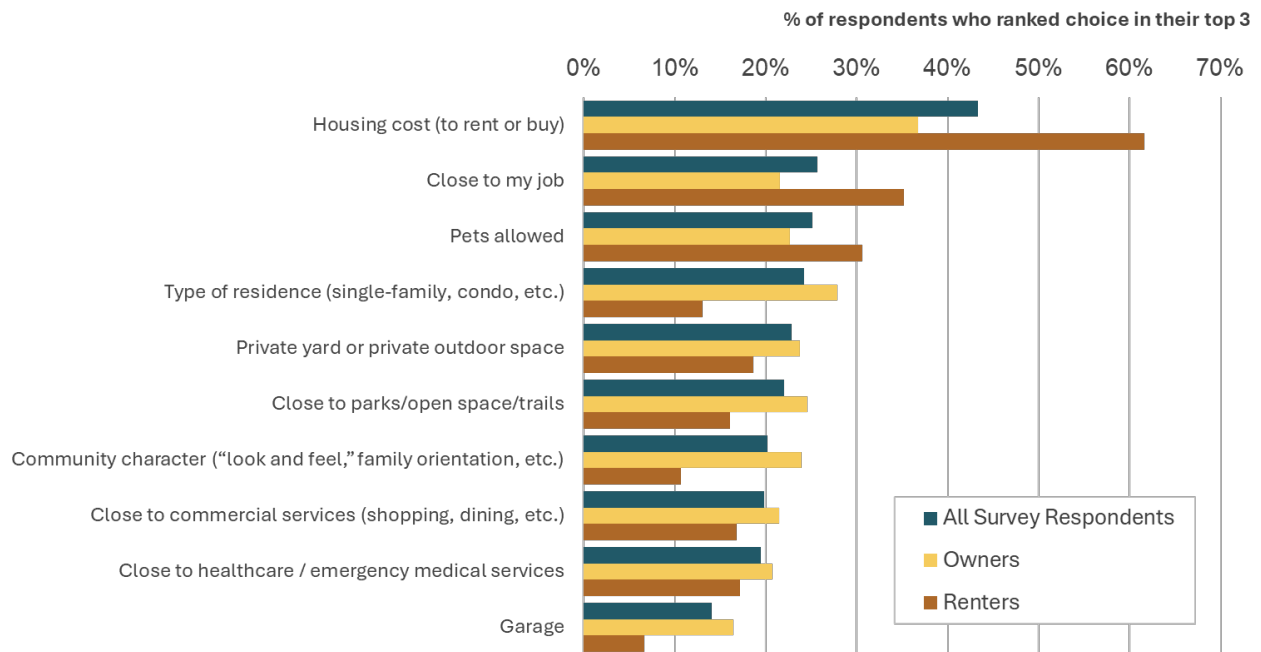
This section provides key findings for survey questions related to housing preferences. A matrix of housing preferences segmented by location and various population segments can be found in **Survey Table B-2**.

Housing Preferences by Tenure

Renters and owners have different housing preferences, and renters are more heavily influenced by housing cost when choosing a place to live.

Table 23 shows the top housing preference selections for renters, owners, and all survey respondents. Proximity to work and pet-friendly spaces are the top selection for renters after cost. Owners are more selective about the type of residence (single-family, townhome, etc.), and access to a private yard/outdoor space or parks/open space/trails than proximity to work and pet-friendliness. Additionally, a notably higher share of owners value “community character” or an area’s look and feel, than renters.

Figure 23. Top Selections, Housing Preferences

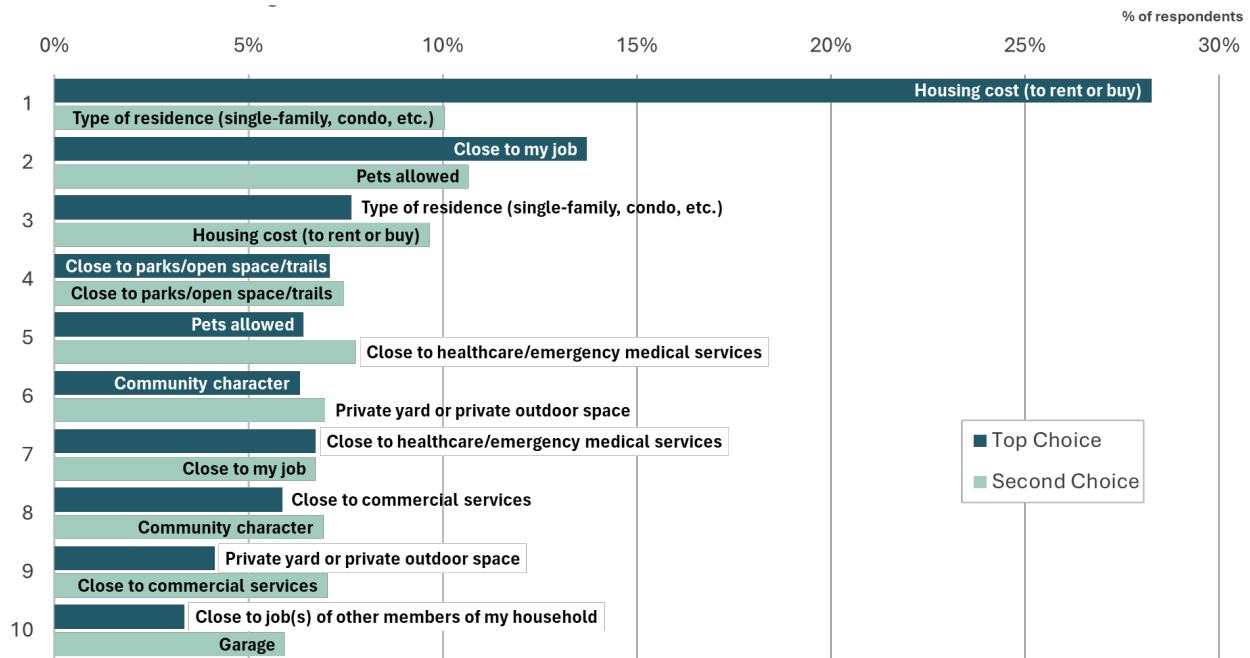


Source: Yampa Valley Household Survey (2025); RRC Associates; Economic & Planning Systems

Top Housing Preferences

Table 24 shows the first and second housing preference choices overall ranked by popularity. The top choice, by far, selected by nearly 30% of respondents is the cost of housing, followed by “close to my job” and the type of residence (i.e. single family, townhome, etc.). The top second choice preferences were residence type, pet-friendliness, and housing cost. Proximity to parks/open space/trails is also a highly selected preference.

Figure 24. Top Two Housing Preferences Overall



Source: Yampa Valley Household Survey (2025); RRC; Economic & Planning Systems

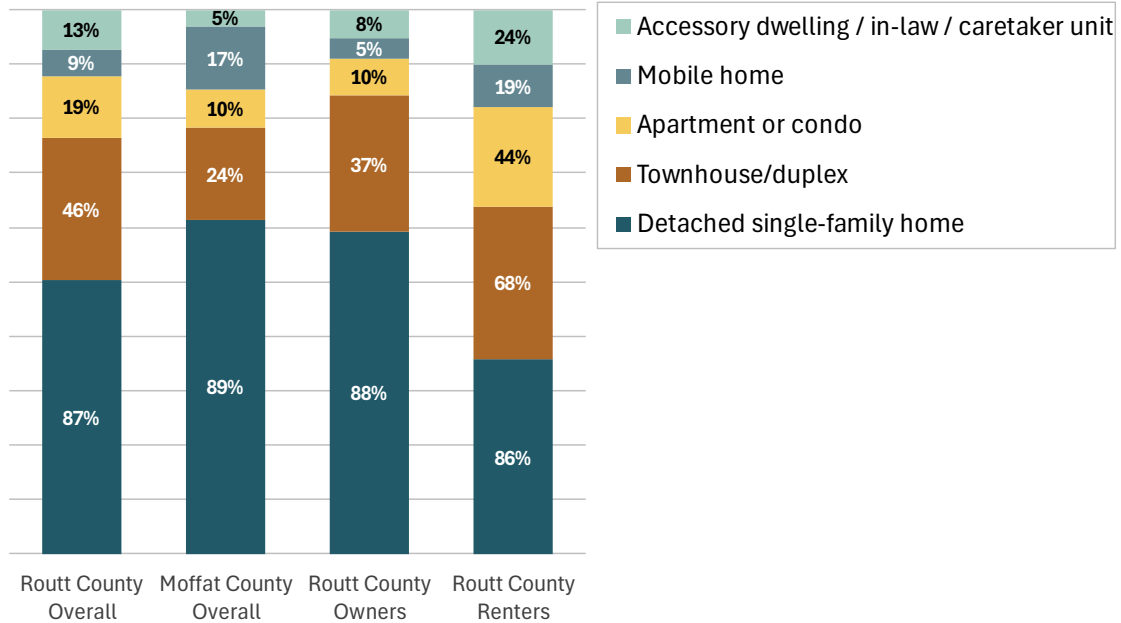
Housing Type and Size Preferences

Renters are more likely to find a variety of housing typologies acceptable beyond single family detached homes such as townhomes/duplexes, multifamily structures (apartments and condos), mobile homes, and accessory dwelling units (ADUs).

Forty-four percent of Routt County renters, but just 10% of owners and Moffat County respondents, are okay with living in an apartment or condo. Moffat County and Routt County owner respondents show a strong preference for single family detached housing, and Routt County owners are more likely to find townhome/duplex units acceptable compared to Moffat County respondents (**Table 25**).

Figure 25. Housing Type Preferences

If you moved, which of the following types of housing units would be acceptable to you to live in? (Select all that apply)

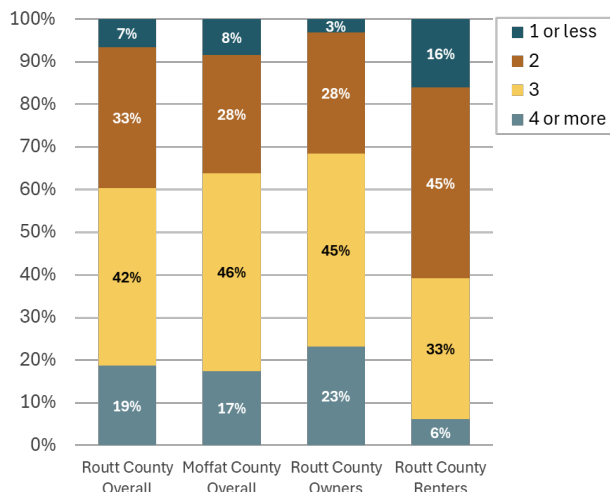


Source: Yampa Valley Household Survey (2025); RRC Associates; Economic & Planning Systems

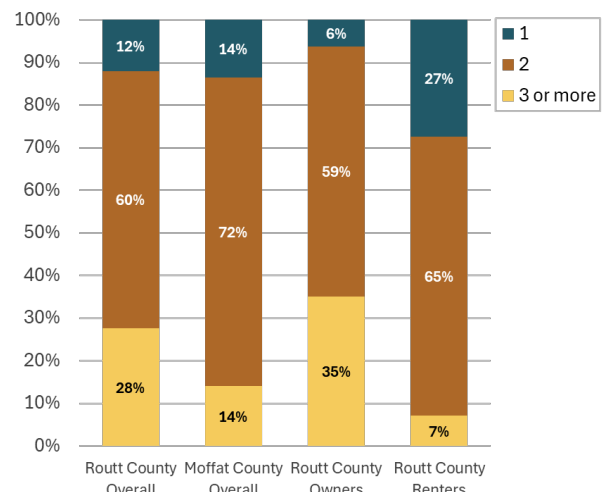
Routt County renters are also more likely to consider smaller housing units than homeowners. While 61% of renters indicate that ideally, they need housing with 2 or less bedrooms, 68% of owners describe their ideal housing size as 3 or more bedrooms. Similarly, 93% of renters need housing with 2 bathrooms or less, compared to 65% of owners (Table 26).

Figure 26. Bedroom and Bathroom Count

If you moved, how many **bedrooms** would you ideally need?



If you moved, how many **bathrooms** would you ideally need?



Source: Yampa Valley Household Survey (2025); RRC Associates; Economic & Planning Systems

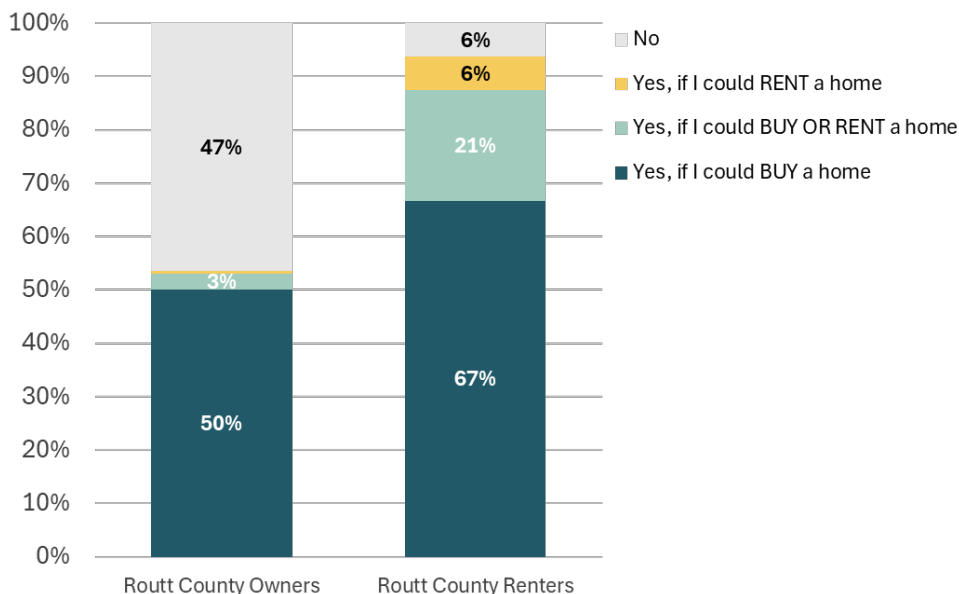
Interest in/Reasons for Moving

Homeowners are less likely to move if given a more affordable housing option and are rarely interested in rental options. Even though more renters are interested in affordable homeownership opportunities, over a quarter of renter respondents in Routt County would move to a more affordable rental option.

Roughly half of respondents who own their homes in Routt County are unlikely to move in the next five years, and nearly all of the owner respondents who would move if a more affordable housing option was available would only move given the opportunity to purchase another housing option. Renters are much more likely to move – 94% of Routt County renters would move if more affordable housing options were available, and 27% of renter respondents would be open to moving and continuing to rent (Table 27).

Figure 27. Likelihood to Move by Tenure

If housing were available that you could afford, would you consider moving within or to Routt County in the next 5 years?



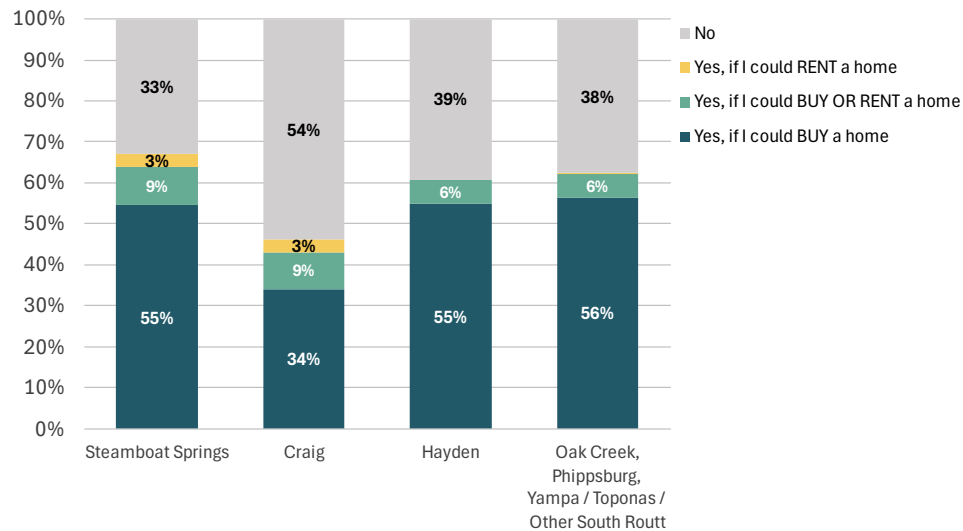
Source: Yampa Valley Household Survey (2025); RRC Associates; Economic & Planning Systems

Roughly half (54%) of Craig respondents are not interested in moving to Routt County in the near future, even with more affordable housing options.

Most respondents who would be interested in moving within the region to a more affordable housing option would move only if they could buy a home. Just over half of respondents living in Steamboat Springs, Hayden, and South Routt communities would only move to a more affordable option if they could buy a home (**Figure 28**).

Figure 28. Likelihood to Move by Area

If housing were available that you could afford, would you consider moving within or to Routt County in the next 5 years?

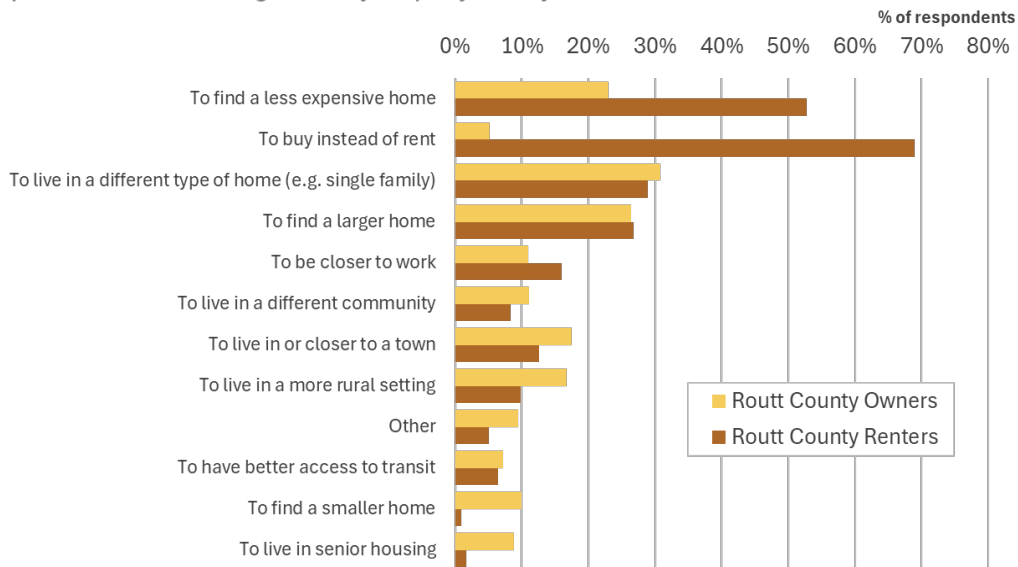


Source: Yampa Valley Household Survey (2025); RRC Associates; Economic & Planning Systems

Figure 29 highlights top reasons why Routt County respondents would move by tenure. More than half of renters cite “to find a less expensive home” as a reason for moving and nearly 70% of renters selected “to buy instead of rent.” Top reasons owners would move include “to live in a different type of home,” “to find a larger home,” and “to find a less expensive home.” This indicates that while some owners may be looking to downsize or save money by moving, many are looking for housing with more space.

Figure 29. Reasons for Moving by Tenure

(If would consider moving in next 5 years) Why would you move?



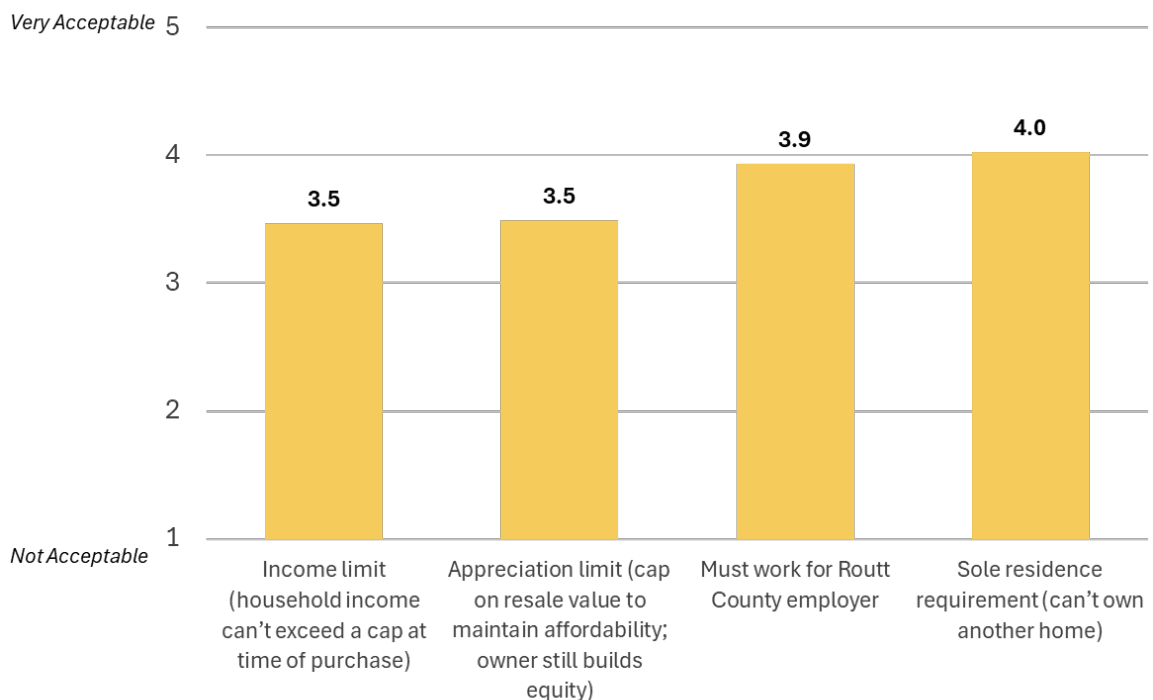
Source: Yampa Valley Household Survey (2025); RRC; Economic & Planning Systems

Deed Restrictions

Routt County respondents' feelings on various types of deed restrictions are shown in **Figure 30**. Overall, respondents viewed deed restrictions as more acceptable than unacceptable, with every tool receiving an average score of 3.5 or higher on a scale of 1 (not acceptable) to 5 (very acceptable). On average, respondents found sole residence requirements to be the most acceptable type of deed restriction, followed by restricting housing for people working for a Routt County employer. Income limits and appreciation caps were identified as slightly less acceptable deed restrictions.

Figure 30. Deed Restriction Preferences, Routt County Overall

Various tools, known as deed restrictions, can make home ownership more affordable. If you were looking to buy a home you could afford, how acceptable would the following deed restrictions be to you? (INTENDED FOR RENTERS ONLY, BUT SOME OWNERS RESPONDED)



Source: Yampa Valley Household Survey (2025); RRC; Economic & Planning Systems

Commuting and Transportation Findings

The section highlights commuting and transportation-related survey findings by area in **Table 44** and **Table 45**.

Respondents living in Craig, Hayden and South Routt communities have the longest average commutes. Since Steamboat Springs is the region's major employment center, survey respondents in Steamboat Springs are less likely to have long commutes and more likely to walk, bike, and use public transit to get to work. Hayden respondents have a median commute length of 25 miles each way, which indicates that many Hayden respondents are likely commuting to Steamboat Springs for work.

Table 44. Commuting Characteristics by Location

Commuting Characteristics By Location	All Survey Respondents	Steamboat Springs	Craig	Hayden	Oak Creek, Phippsburg, Yampa / Toponas / Other South Routt
# of respondents	2,711	1,489	312	160	170
Commuting/Distance to Work					
Miles travelled each way to work (average)	12.3	4.3	22.0	20.9	18.9
Miles travelled each way to work (median)	5.0	3.0	10.0	25.0	20.0
Working remotely (no commute/working from home)	14%	17%	6%	12%	11%
Commuting <15 miles each way to work	56%	79%	46%	15%	14%
Commuting 15-25 miles each way to work	14%	3%	8%	36%	57%
Commuting 25+ miles each way to work	16%	2%	40%	38%	18%
How important are the following factors to you when looking for a place to live?					
<i>Important or extremely important</i>					
Close to my job	48%	57%	47%	32%	42%
Close to job(s) of other members of my household	38%	42%	41%	32%	28%
Close to bus stop	29%	42%	19%	22%	15%
Uses the following modes of transportation at least one day per week to get to work					
Walk or bike	13%	24%	6%	3%	4%
Drive Alone	85%	79%	88%	87%	96%
Carpool or vanpool	10%	8%	11%	9%	10%
Bus	5%	8%	1%	5%	3%
<u>Employer</u> is within convenient walking distance of a Steamboat Springs Transit stop	52%	68%	30%	46%	52%
<u>Home</u> is within convenient walking distance of a Steamboat Springs Transit stop	44%	71%	35%	37%	2%

Source: Yampa Valley Household Survey (2025); RRC Associates; Economic & Planning Systems

Considering the potential creation of a commuter rail and expanded bus services, Hayden and South Routt residents are the most likely to use these services for commuting while Craig and Hayden respondents are the most interested in commuter rail for safety reasons. Craig respondents are more interested in commuter rail than expanded bus services, and South Routt respondents are more likely to utilize bus services for commuting.

While Steamboat Springs respondents utilize existing Steamboat Springs transit bus services the most, 40% of Steamboat Springs respondents report that they do not currently use transit. Around a quarter of Steamboat Springs respondents would consider moving to a less expensive community if rail/bus services connected to their workplace.

Table 45. Transportation Characteristics by Location

Transportation Characteristics By Location	All Survey Respondents	Steamboat Springs	Craig	Hayden	Oak Creek, Phippsburg, Yampa / Toponas / Other South Routt
# of respondents	2,711	1,489	312	160	170
As a result of Steamboat Springs Transit bus service, have you / your household...?					
Saved money on transportation costs	10%	20%	4%	5%	1%
Been able to own fewer vehicles for your transportation	7%	12%	4%	2%	1%
Had a less stressful commute	6%	10%	4%	2%	2%
Had more reliable transportation to work	5%	8%	5%	5%	0%
My kids use Steamboat Springs Transit	4%	8%	1%	2%	1%
Been comfortable living further from work	3%	2%	5%	2%	1%
Had more options of employers to work for	2%	2%	2%	0%	0%
Other	7%	10%	4%	6%	1%
Not applicable - we don't use Steamboat Springs Transit	59%	40%	74%	70%	69%
Efforts are underway to restore passenger rail in the Yampa Valley. This could potentially enable commuter rail connecting Craig, Hayden, Steamboat Springs and Oak Creek. Discussions are also underway about creating a Regional Transit Authority to fund expanded bus service, such as more frequent service between Craig and Steamboat Springs and new service to South Routt.					
Agree or Strongly Agree with the following statements about commuter rail:					
I would use a train for commuting if the travel time matched my current commute	43%	42%	44%	56%	59%
I would consider moving to a less expensive community if train service connected to my workplace	25%	29%	25%	22%	25%
I would consider riding the train for safety reasons, even if it took me a little longer	47%	46%	52%	56%	25%
Agree or Strongly Agree with the following statements about improved bus service:					
I would use a bus for commuting if the travel time and service hours matched my current commute	33%	33%	30%	36%	42%
I would consider moving to a less expensive community if frequent bus service connected to my workplace	19%	23%	16%	13%	11%
I would consider riding the bus for safety reasons, even if it took me a little longer	30%	33%	24%	32%	32%

Source: Yampa Valley Household Survey (2025); RRC Associates; Economic & Planning Systems

Population Segments

This section highlights survey findings based on a few key population segments in the region. First, household survey is analyzed by “life stage profiles” based on tenure, age, and the amount of time living in the region. Next, survey findings on respondents who self-identified as Hispanic or Latino, or responded to the Spanish version of the survey, are shown. This analysis of key population segments reflects how housing characteristics, challenges, and preferences can vary in the region based on different population characteristics.

Life Stage and Length in Region

This section highlights survey findings on the following profiles: New Owners (owners who have lived in the region for less than five years), Young Renters (renters under the age of 35), and Longtime Owners (owners who have lived in the region for 20 or more years). These profiles highlight how demographics are shifting in the region which has impacts on the housing market.

New owners have higher household incomes, are more likely to be family-households, and are more likely to be remote workers, while young renters have much lower incomes, work more jobs, and are more likely to live alone or with roommates (Table 46).

- The average household income of new owner respondents (around \$190,000) is 39% higher than the overall average of all survey respondents and nearly double the average household income of young renters (\$96,500).
- A higher jobs per household figure can be due to larger household sizes but can also indicate the need to work more than one job to pay for costs such as housing. Young renter respondents reported 2.7 jobs per household on average, and just 5% reported working remotely.

Table 46. General Characteristics, Life Stage/Length in Region Profiles

General Characteristics By life stage and length in region	All Survey Respondents	New Owners Owners living in region <5 years	Young renters Renters <35 years old	Longtime owners Owners living in region 20+ years
<i># of respondents</i>	2,711	265	245	847
Average Household Size	2.4	2.6	2.5	2.3
Average Household Income	\$136,305	\$189,948	\$96,477	\$127,515
Median Household Income	\$100,000	\$130,000	\$75,000	\$100,000
Household Composition				
Living Alone	23%	20%	24%	21%
Living with unrelated roommates	5%	1%	19%	2%
Couples without children at home	37%	36%	22%	45%
Families ^[2]	34%	41%	33%	29%
Other	2%	2%	2%	2%
Age Households with 1+ person in the following age groups :				
Under 9	16%	29%	19%	8%
10 to 17	15%	17%	7%	15%
18 to 29	18%	13%	57%	13%
30 to 44	33%	46%	59%	15%
45 to 64	43%	51%	10%	48%
Over 65	32%	15%	3%	49%
Employment/Commuting				
Average # of jobs per household	2.3	2.1	2.7	2.3
Working remotely (no commute/working from home)	14%	25%	5%	12%

Source: Yampa Valley Household Survey (2025); RRC Associates; Economic & Planning Systems

^[2] Families include the following household types: Couple with child(ren) at home; Immediate and extended family members; Single parent with child(ren) at home; Two or more families living together

Housing costs vary by household income, tenure, and length in the region. New owners in the region have higher housing costs along with the lowest cost burden rates, while young renters have lower housing costs comparatively, but are more likely to be housing cost burdened (Table 47).

- Young renters have similar housing costs as longtime owners (excluding HOA fees) – average mortgage costs are around \$1,900 for longtime owners and median costs are around \$1,600. Even with lower average (\$1,800) and median (\$1,655) housing costs than other groups, young renters are the most cost-burdened, with 42% of respondents in this category spending more than 30% of income on housing costs.

Table 47. Housing Characteristics and Costs, Life Stage/Length in Region Profiles

Housing Characteristics and Costs By life stage and length in region	All Survey Respondents	New Owners Owners living in region <5 years	Young renters Renters <35 years old	Longtime owners Owners living in region 20+ years
# of respondents	2,711	265	245	847
Housing Type				
Single family detached	59%	72%	18%	80%
Apartment or condo	15%	9%	44%	4%
Townhouse or duplex	11%	12%	11%	8%
Mobile Home	7%	5%	8%	7%
Renting a room in a home or apartment	2%	0%	7%	0%
Accessory dwelling / in-law / caretaker unit	1%	0%	4%	0%
Staying with friends or family / couch surfing	1%	0%	4%	0%
Other	3%	2%	5%	0%
Living in restricted or employer-provided housing (e.g. deed-restricted ownership; rental with income, employment or disability qualifications)	7%	7%	15%	1%
Housing Size				
Average number of bedrooms	3.0	3.2	2.3	3.3
Housing Costs				
Housing Cost Burdened	38%	30%	42%	32%
Monthly rent or mortgage costs				
Average	\$2,127	\$3,127	\$1,837	\$1,930
Median	\$1,800	\$2,500	\$1,655	\$1,600
Monthly HOA fees ^[1]				
Average	\$468	\$437	--	\$397
Median	\$325	\$280	--	\$250
Monthly utilities costs including electricity, gas, water, trash, and internet/ wireless (not phone or cable TV)				
Average	\$419	\$446	\$336	\$426
Median	\$400	\$400	\$300	\$400

Source: Yampa Valley Household Survey (2025); RRC Associates; Economic & Planning Systems

^[1] Insufficient data on HOA fees for Young renters cohort.

Young renters are much more likely to experience housing-related challenges and are less secure and satisfied with their housing situation, compared to both longstanding owners, and those who are new to the region. Long-time residents who own their housing are less likely to view housing as a serious problem in the region (Table 48).

- Owners, regardless of length of time living in the region, are slightly more satisfied with their current community and housing situation than the overall average of all respondents. Young renters have the lowest rates of satisfaction related to both their community and current housing situation. Young renters have also overwhelmingly felt the most pressure to take the first housing they could find when looking for a place to live – 90% of young renters compared to 51% of total respondents agree with this sentiment.
- Those who moved to the region more recently, along with young renters, perceive housing as a more serious problem in the region. Nearly half of young renters (47%) view the availability of housing for residents and workers to be the most critical problem in the region, and 34% of total survey respondents and 37% of new owners agree with this sentiment. While 42% of long-time owners agree that housing is a serious problem, only a quarter of respondents in this group view it as the most critical problem in the region.

Table 48. Housing Challenges, Life Stage/Length in Region Profiles

Housing Challenges By life stage and length in region	All Survey Respondents	New Owners Owners living in region <5 years	Young renters Renters <35 years old	Longtime owners Owners living in region 20+ years
# of respondents	2,711	265	245	847
Ratio of Housing Costs to Household Income				
30 to 50% (Housing Cost Burden)	28%	26%	26%	25%
More than 50% (Extreme Housing Cost Burden)	10%	3%	16%	7%
Cost Burdened Total	38%	30%	42%	32%
When moving...				
Felt pressured to take the first housing they could find	51%	65%	90%	28%
In the past 5 years, had to move but didn't want to	15%	14%	35%	3%
Housing Security & Satisfaction				
<i>How secure do you feel in your current housing situation, in terms of your ability to stay in your home (and not be forced to move)?</i>				
Very or somewhat <u>insecure</u>	15%	8%	29%	7%
Very or somewhat <u>secure</u>	83%	92%	66%	91%
Satisfaction with...				
<i>1= very dissatisfied to 5 = very satisfied</i>				
Current community	3.8	3.9	3.5	3.9
Current housing	3.9	4.1	3.2	4.1
Do you feel the availability of housing for residents & workers is...				
Not a problem OR one of the region's lesser problems	9%	5%	3%	14%
A moderate problem	14%	13%	12%	19%
One of the more serious problems	43%	44%	38%	42%
The most critical problem in the region	34%	37%	47%	25%

Source: Yampa Valley Household Survey (2025); RRC Associates; Economic & Planning Systems

Hispanic and Latino Respondents

This section compares survey responses from Hispanic/Latino respondents (or respondents who answered the survey in Spanish) to overall responses, and Routt County and Moffat County responses. Survey responses from Hispanic/Latino respondents highlight differences in economic, household, and housing-related characteristics amongst this cohort.

Hispanic/Latino respondents have lower household incomes, larger households, and trend younger than other groups. Data points such as more jobs per household and longer commute distances indicate more economic stress for Hispanic/Latino respondents (Table 49).

- The average household size of Hispanic and Latino respondents is much higher than overall averages, and nearly half (48%) of Hispanic or Latino respondents live in households with 4-or-more people.
- Around one third of respondents commute more than 25 miles each way to work and the average commute distance is 20.4 miles each way, which is slightly lower than Moffat County overall, but much higher than Routt County.

Table 49. General Characteristics, Hispanic and Latino Respondents

General Characteristics Hispanic and Latino	All Survey Respondents	Routt County Total	Moffat County Total	Hispanic or Latino (or took survey in Spanish)
# of respondents	2,711	2,294	340	262
Household Size				
Average Household Size	2.4	2.4	2.4	3.5
1-person household	23%	22%	26%	10%
2-person household	43%	44%	41%	23%
3-person household	15%	15%	14%	19%
4-or-more-person household	20%	20%	19%	48%
Household Income				
Average Household Income	\$136,305	\$156,757	\$89,839	\$88,557
Median Household Income	\$100,000	\$120,000	\$80,000	\$75,159
Household Composition				
Living Alone	23%	21%	26%	10%
Living with unrelated roommates	5%	6%	3%	6%
Couples without children at home	37%	38%	35%	17%
Families ^[1]	34%	34%	34%	64%
Other	2%	1%	2%	3%
Employment				
Average # of jobs per household	2.3	2.4	2.1	2.6
Working remotely (no commute/working from home)	14%	16%	7%	5%
Commuting 25+ miles each way to work	16%	8%	39%	31%
Avg. miles travelled one way to work	12.3	8.9	21.4	20.4

Source: Yampa Valley Household Survey (2025); RRC Associates; Economic & Planning Systems

^[1] Families include the following household types: Couple with child(ren) at home; Immediate and extended family members; Single parent with child(ren) at home; Two or more families living together

Hispanic/Latino respondents experience more crowded housing situations and live in different types of housing compared to overall respondents (Table 50).

- With the lowest average number of bedrooms per housing unit (2.73) and the highest average household size (3.48), this roughly translates to an average of over 1.2 people per bedroom compared to other population segments averaging below 1 person per bedroom.
- Hispanic/Latino respondents are more likely to live in denser housing types such as apartments, condos, and mobile homes. Approximately one third of respondents live in an apartment or condo (or rent a room in a house or condo), and a quarter of respondents live in a mobile home, while just 17% of Hispanic/Latino respondents live in single family detached housing (compared to 70% of Moffat County and 54% of Routt County respondents).
- Housing costs are slightly lower for Hispanic/Latino respondents compared to overall respondents. This is likely a result of nearly 40% of Hispanic/Latino respondents living in Craig, where housing costs are lower than in Routt County.

Table 50. Housing Characteristics and Costs, Hispanic and Latino Respondents

Housing Characteristics and Costs Hispanic and Latino Respondents	All Survey Respondents	Routt County Total	Moffat County Total	Hispanic or Latino (or took survey in Spanish)
# of respondents	2,711	2,294	340	262
Housing Type				
Single family detached	59%	54%	70%	17%
Apartment or condo	15%	17%	11%	26%
Townhouse or duplex	11%	15%	4%	9%
Mobile Home	7%	6%	9%	26%
Renting a room in a home or apartment	2%	2%	1%	9%
Accessory dwelling / in-law / caretaker unit	1%	2%	0%	1%
Other	4%	3%	5%	11%
Living in restricted or employer-provided housing (e.g. deed-restricted ownership; rental with income, employment or disability qualifications)	7%	7%	6%	16%
Housing & Household Size				
Average number of bedrooms	2.96	2.89	3.11	2.73
Average household size	2.41	2.41	2.41	3.48
Average people per bedroom ^[1]	0.81	0.83	0.77	1.27
Housing Costs				
<u>Monthly rent or mortgage costs</u>				
Average	\$2,127	\$2,475	\$1,321	\$1,856
Median	\$1,800	\$2,100	\$1,200	\$1,678
<u>Monthly HOA fees ^[1]</u>				
Average	\$468	\$473	—	\$479
Median	\$325	\$350	—	\$469
<u>Monthly utilities costs</u> including electricity, gas, water, trash, and internet/ wireless (not phone or cable TV)				
Average	\$419	\$425	\$403	\$384
Median	\$400	\$400	\$400	\$354

Source: Yampa Valley Household Survey (2025); RRC Associates; Economic & Planning Systems

^[1] Calculated by dividing the overall average household size by average number of bedrooms.

^[2] Insufficient data on HOA fees for Moffat County.

Hispanic/Latino households face significant housing-related stress including more housing cost burden and more housing insecurity. Although housing-related pressures exist, Hispanic/Latino respondents report varied perceptions on housing as a serious issue in the region (Table 51).

- The majority of Hispanic/Latino respondents are housing cost burdened (55%) compared to 38% overall.
- Compared to around half of overall respondents, 63% of Hispanic/Latino respondents felt pressure to take the first housing they could find during their last move and over a quarter (27%) have had to move in the past five years although they did not want to. Additionally, Hispanic/Latino respondents feel more insecure about their ability to stay in their current housing situation.
- While 47% of young renters (another cohort facing significant housing stress) view the availability of housing as the region's most critical problem, only 32% of Hispanic/Latino respondents agree with this sentiment. Higher than other groups, 36% of Hispanic/Latino respondents view housing as not a problem, or a moderate or lesser problem in the region.

Table 51. Housing Challenges, Hispanic and Latino Respondents

Housing Challenges Hispanic and Latino Respondents	All Survey Respondents	Routt County Total	Moffat County Total	Hispanic or Latino (or took survey in Spanish)
# of respondents	2,711	2,294	340	262
Ratio of Housing Costs to Household Income				
30 to 50% (Housing Cost Burden)	28%	30%	24%	31%
More than 50% (Extreme Housing Cost Burden)	10%	9%	12%	24%
Cost Burdened Total	38%	39%	36%	55%
When moving...				
Felt pressured to take the first housing they could find	51%	52%	48%	63%
In the past 5 years, had to move but didn't want to	15%	15%	14%	27%
Housing Security & Satisfaction				
<i>How secure do you feel in your current housing situation, in terms of your ability to stay in your home (and not be forced to move)?</i>				
Very or somewhat <u>insecure</u>	15%	16%	12%	23%
Very or somewhat <u>secure</u>	83%	83%	84%	72%
Satisfaction with...				
<i>1= very dissatisfied to 5 = very satisfied</i>				
Current community	3.8	4.0	3.4	3.4
Current housing	3.9	4.0	3.8	3.5
Do you feel the availability of housing for residents & workers is...				
Not a problem OR one of the region's lesser problems	9%	6%	14%	13%
A moderate problem	14%	12%	19%	23%
One of the more serious problems	43%	43%	44%	31%
The most critical problem in the region	34%	39%	23%	32%

Source: Yampa Valley Household Survey (2025); RRC Associates; Economic & Planning Systems

10. Current and Projected Housing Demand

This chapter contains an analysis of housing demand factors over the next 10 years. The analysis uses information from the Household Survey and the demographic, economic, and affordability analyses to estimate housing demand. This information can be used to gauge the amount of new affordable and attainable housing that is needed in Routt County and at what AMI levels.

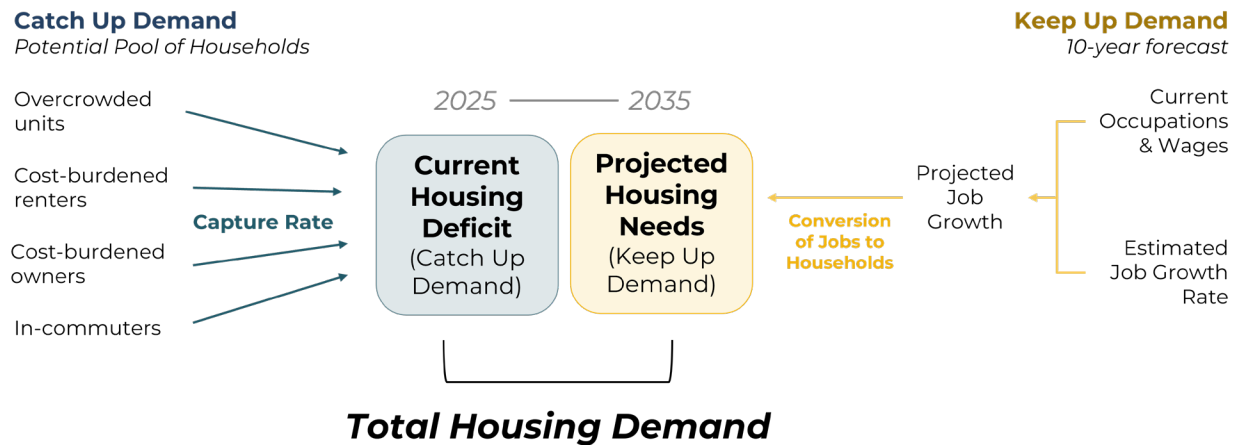
The total demand estimates presented here should be viewed as an order of magnitude or broad indicator of the mismatch between the housing market and local household incomes and wages. This analysis is not a precise forecast or prediction, nor does it state what should be built in a development project. Each development project will have unique site and location characteristics, and separate market studies are used to inform project planning at the site level.

Approach

The analysis is divided into two major components, “catch up” and “keep up.”

- Catch up, also referred to as “existing demand,” is comprised of existing housing challenges, shortages, or “gaps.” The catch up figures estimate how much housing is needed now to address current deficiencies in the housing market. It is not realistic to address this demand all at once and this demand is spread over 10 years.
- Keep up demand is an estimate of the housing needed to keep pace with job growth over the next 10 years.
- The catch up and keep up components are combined for a total estimate of demand over 10 years.

The methodology for estimating housing demand, at a high level, is shown below in **Figure 31**. This demand or need framework follows methods used by EPS and housing practitioners in housing needs assessments, and is similar to the guidelines for housing needs assessments completed to meet the requirements of Colorado Senate Bill 24-174, that requires many jurisdictions to complete Housing Needs Assessments to qualify for certain State funding sources.

Figure 31. Housing Demand Methodology

Existing Demand (Catch Up)

Existing or “catch up” demand is comprised of three elements described below.

- Overcrowded Housing Units** – The U.S. Census defines overcrowding as having more than 1.0 occupant per room (not bedroom) in a housing unit. The latest American Community Survey (ACS) estimates that there are about 138 overcrowded housing units in Routt County. This figure is likely an undercount as researchers have found that underscored people are underrepresented in ACS and Census data.
- Cost Burdened Households** – Based on ACS data, it is estimated that there are approximately 2,500 cost-burdened owners and 1,200 cost-burdened renters in Routt County. There are more cost-burdened owners due to the county’s overall tenure split (roughly three quarters of households are owners).
- In-Commuters** – In Routt County and other high-cost communities, the cost of housing is higher close to job centers, and tourism and recreation amenities. Many workers commute from areas with lower housing costs, sometimes over long distances. It is often a policy goal to create more opportunities for people to live closer to job centers and to reduce long commutes. Reducing commuting has benefits to quality of life, safety, the environment, and community.

Capture Rate and Total Catch Up

The components of catch up housing demand are summarized in **Table 53**. This analysis takes the housing challenge figures (overcrowding, cost burden, and commuting) and applies a capture rate to estimate demand. The capture rate is an estimate to convert a “housing need” figure into an estimate of demand or market share that housing developers can capture. The capture rate is used because, for example, not everyone in a cost burdened situation may want to move or would actually move, and some people commute by choice, for example. The following assumptions are used to estimate capture rates:

- **Overcrowded housing units** – It is assumed that 50% of the households living in overcrowded units would move if there was an affordable option.
- **Cost burdened households** – The assumption is made that 66% of cost-burdened renters and 33% of cost-burdened owners would move if offered an affordable option. This percentage is derived from household survey data and reflects the percentage of cost burdened respondents who indicated they would be interested in moving within Routt County if a more affordable housing option became available (66%). This rate is then divided in half for owners who may be less likely to move. People who have already made the substantial investment to buy a home may be taking a longer view on housing costs, anticipating that their incomes will grow over time. In addition, sales commissions and moving costs erode the equity people have built in their home.
- **In-commuters** – An estimated 1,965 people commute into Routt County for work from outside of the county as previously shown in **Table 14**. These in-commuters are distributed by tenure (using ACS data) and then converted from employees to households using a factor of 1.5 employees per household to arrive at 1,310 in-commuter households (**Table 52**).

Renters who commute may be more likely to move to affordable or attainable housing near their workplace than owners who commute, as owners have made an investment in a home (and community). We estimate that 44% of renters and 22% owners who are in-commuters would be likely to move to a more affordable option in Routt County. This percentage is derived from household survey data and reflects the percentage of Moffat County respondents who responded that they would be interested in moving within Routt County if a more affordable housing option became available (44%); this rate is then divided in half for owners who are often less likely to actually move.

Table 52. Routt County In-Commuter Households

Description	Total
In-commuters to Routt County (employees)	1,965
% Renters (<i>est'd from Moffat County tenure</i>)	72%
% Owners (<i>est'd from Moffat County tenure</i>)	28%
Commuters - owner	1,417
Commuters - renter	548
Employees per household	1.5
Owner commuter households	945
Renter commuter households	<u>365</u>
Total	1,310

Source: U.S. Census Bureau, CTPP (2017-2021);
Economic & Planning Systems

The estimated catch up demand is for approximately 2,061 units of housing. Spread over 10 years, this equates to roughly 206 units per year (Table 53).

Table 53. Summary of Catch Up Housing Demand

Description	Total	Capture Rate	Estimated Demand (units)
Existing Shortage			
Overcrowded Units	138	50%	69
Cost Burdened Owners	2,458	33%	811
Cost Burdened Renters	1,230	66%	812
Subtotal - Existing Shortage	3,826	44%	1,692
Commuters			
Owners	945	22%	208
Renters	365	44%	161
Subtotal - Commuting	1,310	28%	369
Total Existing Demand			2,061
<i>Annualized over 10 years</i>			<i>206</i>

Source: Yampa Valley Household Survey (2025); U.S. Census Bureau - ACS 5-Yr Estimates; Economic & Planning Systems

Projected Housing Needs (Keep Up)

The second component of housing demand is based on a projection of jobs by occupation and wage. This method links economic growth to the housing needed to support the economy. The current estimate of jobs (wage and salary and sole proprietors) is approximately 16,757 and the average annual wage for all occupations is \$64,500, as shown in **Table 54**.

The largest occupation group is food preparation and serving related occupations, with 2,489 jobs and an average wage (before gratuities) of \$42,100. Most of the five largest occupations have average annual wages below or close to the overall average.

Table 54. Jobs by Occupation and Wage, Routt County, 2024

Occupation Sectors	2024		
	Jobs	% of Jobs	Avg. Annual Wage
Food Preparation and Serving Related Occupations	2,489	14.9%	\$42,100
Sales and Related Occupations	1,802	10.8%	\$57,500
Office and Administrative Support Occupations	1,749	10.4%	\$50,800
Construction and Extraction Occupations	1,132	6.8%	\$61,000
Business and Financial Operations Occupations	1,036	6.2%	\$80,700
Transportation and Material Moving Occupations	931	5.6%	\$48,700
Building and Grounds Cleaning and Maintenance Occupation	938	5.6%	\$44,100
Management Occupations	909	5.4%	\$123,200
Educational Instruction and Library Occupations	873	5.2%	\$59,000
Healthcare Practitioners and Technical Occupations	872	5.2%	\$105,100
Personal Care and Service Occupations	770	4.6%	\$44,400
Installation, Maintenance, and Repair Occupations	710	4.2%	\$64,000
Healthcare Support Occupations	413	2.5%	\$46,700
Protective Service Occupations	360	2.1%	\$64,100
Production Occupations	356	2.1%	\$52,700
Computer and Mathematical Occupations	319	1.9%	\$107,200
Community and Social Service Occupations	304	1.8%	\$60,900
Arts, Design, Entertainment, Sports, and Media Occupations	248	1.5%	\$65,400
Architecture and Engineering Occupations	211	1.3%	\$92,900
Life, Physical, and Social Science Occupations	138	0.8%	\$82,900
Legal Occupations	107	0.6%	\$155,400
Farming, Fishing, and Forestry Occupations	88	0.5%	\$44,200
Total	16,757		\$64,500

Source: JobsEQ, Economic & Planning Systems

Next, job growth by occupation is projected from 2025 through 2035 at a growth rate of 1.4% per year. The growth rate of 1.4% per year is the midpoint between the historic growth rate of approximately 1.9% per year since 2010 and higher than the Colorado State Demography Office (SDO) forecast of 0.8% per year.

This projection assumes that the distribution of occupations and wages stays constant. There are projected to be approximately 2,500 new jobs over the next 10 years (Table 55).

Table 55. Job Projection by Occupation, Routt County, 2025-2035

Occupation Sectors	2025	2035	Change 2025-2035		
			Total	Ann. #	Ann. %
Food Preparation and Serving Related Occupations	2,524	2,900	376	38	1.4%
Sales and Related Occupations	1,827	2,100	273	27	1.4%
Office and Administrative Support Occupations	1,774	2,038	265	26	1.4%
Building and Grounds Cleaning and Maintenance Occupations	1,148	1,319	171	17	1.4%
Construction and Extraction Occupations	1,051	1,208	157	16	1.4%
Management Occupations	944	1,085	141	14	1.4%
Business and Financial Operations Occupations	951	1,093	142	14	1.4%
Transportation and Material Moving Occupations	922	1,059	137	14	1.4%
Healthcare Practitioners and Technical Occupations	885	1,017	132	13	1.4%
Personal Care and Service Occupations	884	1,016	132	13	1.4%
Installation, Maintenance, and Repair Occupations	781	898	117	12	1.4%
Educational Instruction and Library Occupations	720	828	107	11	1.4%
Production Occupations	419	481	62	6	1.4%
Protective Service Occupations	365	420	54	5	1.4%
Arts, Design, Entertainment, Sports, and Media Occupations	361	415	54	5	1.4%
Healthcare Support Occupations	324	372	48	5	1.4%
Computer and Mathematical Occupations	308	354	46	5	1.4%
Community and Social Service Occupations	251	289	37	4	1.4%
Architecture and Engineering Occupations	214	246	32	3	1.4%
Life, Physical, and Social Science Occupations	140	160	21	2	1.4%
Legal Occupations	108	125	16	2	1.4%
Farming, Fishing, and Forestry Occupations	89	103	13	1	1.4%
Total Projected Jobs	16,992	19,526	2,534	253	1.4%

Source: JobsEQ, Colorado State Demographer's Office, Economic & Planning Systems

The projected jobs are then converted to households and housing demand in three steps (Table 56).

- First, total jobs are reduced to employees because employees can hold multiple jobs. We have estimated 1.3 jobs per earner/employee based on data from the household survey.
- Next, we assume that the current rate of 12.9% in-commuting is maintained and apply a reduction to the number of new employees generated to arrive at the number of new earners living in Routt County.
- Last, earners/employees are converted to households at a rate of 1.5 earners per household (based on household survey data).

These adjustments take the 2,534 new jobs down to an estimated demand of 1,132 new households from 2025-2035.

Table 56. Conversion of Jobs to Households by Income Level, Routt County, 2025-2035

Occupation Sectors	Median Annual Wage 2024 wages	Household Income ^[1] 1.5 earners/ household	AMI Level \$101,250 AMI	2025-2035					
				New Jobs	New Earners	In- Commuters	New Earners	New Households	% of New Households
					1.3 jobs/ earner	12.9% of workers	Routt County Residents	1.5 earners/ household	
Food Preparation and Serving Related Occupations	\$42,100	\$63,150	62.4%	376	290	-37	252	168	14.9%
Sales and Related Occupations	\$57,500	\$86,250	85.2%	273	210	-27	183	122	10.8%
Office and Administrative Support Occupations	\$50,800	\$76,200	75.3%	265	203	-26	177	118	10.4%
Building and Grounds Cleaning and Maintenance Occupations	\$61,000	\$91,500	90.4%	171	132	-17	115	76	6.8%
Construction and Extraction Occupations	\$80,700	\$121,050	119.6%	157	121	-16	105	70	6.2%
Management Occupations	\$48,700	\$73,050	72.1%	141	108	-14	94	63	5.6%
Business and Financial Operations Occupations	\$44,100	\$66,150	65.3%	142	109	-14	95	63	5.6%
Transportation and Material Moving Occupations	\$123,200	\$184,800	182.5%	137	106	-14	92	61	5.4%
Healthcare Practitioners and Technical Occupations	\$59,000	\$88,500	87.4%	132	102	-13	88	59	5.2%
Personal Care and Service Occupations	\$105,100	\$157,650	155.7%	132	101	-13	88	59	5.2%
Installation, Maintenance, and Repair Occupations	\$44,400	\$66,600	65.8%	117	90	-12	78	52	4.6%
Educational Instruction and Library Occupations	\$64,000	\$96,000	94.8%	107	83	-11	72	48	4.2%
Production Occupations	\$46,700	\$70,050	69.2%	62	48	-6	42	28	2.5%
Protective Service Occupations	\$64,100	\$96,150	95.0%	54	42	-5	36	24	2.1%
Arts, Design, Entertainment, Sports, and Media Occupations	\$52,700	\$79,050	78.1%	54	41	-5	36	24	2.1%
Healthcare Support Occupations	\$107,200	\$160,800	158.8%	48	37	-5	32	22	1.9%
Computer and Mathematical Occupations	\$60,900	\$91,350	90.2%	46	35	-5	31	21	1.8%
Community and Social Service Occupations	\$65,400	\$98,100	96.9%	37	29	-4	25	17	1.5%
Architecture and Engineering Occupations	\$92,900	\$139,350	137.6%	32	25	-3	21	14	1.3%
Life, Physical, and Social Science Occupations	\$82,900	\$124,350	122.8%	21	16	-2	14	9	0.8%
Legal Occupations	\$155,400	\$233,100	230.2%	16	12	-2	11	7	0.6%
Farming, Fishing, and Forestry Occupations	\$44,200	\$66,300	65.5%	13	10	-1	9	6	0.5%
All Occupations	\$64,500	\$96,750	95.6%	2,534	1,950	-251	1,698	1,132	100.0%

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

Source: JobsEQ, CHFA Income Limits (2024), Colorado State Demographer's Office, Yampa Valley Household Survey (2025); Economic & Planning Systems

Housing Demand by AMI

Last, housing demand is distributed by AMI. For planning purposes, EPS has applied a conceptual framework of the tenure mix (owners and renters) to the demand estimates.

- **Below 80% AMI**, it is most financially feasible to develop rental housing. This suggestion is based on the financial feasibility of development serving that income range, and the challenges of finding buyers qualified and with the financial resources (e.g., down payments and credit history) to purchase a home.
- **Between 80% and 150% AMI**, housing demand is allocated 50:50 between owners and renters. There are a wide range of job and household demographics in this income range, including many essential community workers (teachers, emergency response personnel) that are important to retain in the community, and homeownership is important for employee retention.
- **Above 150% AMI**, since higher incomes are able to support a higher percentage of for-sale housing—demand is allocated at a 70:30 mix between owners and renters. Household survey data also suggests that many renters in Routt County are looking for ownership housing, so at higher AMI levels for-sale housing should be prioritized.

Catch up demand (or existing demand) by AMI is shown in **Table 57**. The total catch up demand of 2,061 homes is first distributed by AMI level based on household income distribution data from the household survey. Then, the conceptual tenure mix is applied to the total units to arrive at catch up demand figure by AMI and tenure. On average, this achieves a tenure mix of 40% ownership and 60% rental.

Table 57. Catch Up Housing Demand by AMI Range, Routt County, 2025-2035

AMI Range	Households	% Total	Conceptual Tenure Mix		Existing Demand	
			Owners	Renters	Owners	Renters
Total Catch Up Demand	2,061					
By AMI						
Less than 30% AMI	107	5.2%	0%	100%	0	107
30.1 - 60% AMI	305	14.8%	0%	100%	0	305
60.1 - 80% AMI	253	12.3%	0%	100%	0	253
80.1 - 100% AMI	289	14.0%	50%	50%	145	145
100.1 - 120% AMI	198	9.6%	50%	50%	99	99
120.1 - 150% AMI	274	13.3%	50%	50%	137	137
150.1 - 200% AMI	303	14.7%	70%	30%	212	91
Greater than 200% AMI	331	16.1%	70%	30%	232	99
Total	2,061	100.0%	40%	60%	825	1,236

Source: Yampa Valley Household Survey (2025); Economic & Planning Systems

Keep up demand by AMI is summarized below in **Table 58**. Due to the large amount of rental housing demand associated with tourism industry jobs and household incomes in lower AMI tiers, the weighted average demand is roughly 30% ownership and 70% rental.

Table 58. Keep Up Housing Demand by AMI range, Routt County, 2025-2035

AMI Range	Job Growth Housing Units			Conceptual Tenure Mix	
	Total	Owner	Renter	Owner	Renter
Less than 30% AMI	0	0	0	0%	100%
30.1 - 60% AMI	0	0	0	0%	100%
60.1 - 80% AMI	523	0	523	0%	100%
80.1 - 100% AMI	367	183	183	50%	50%
100.1 - 120% AMI	70	35	35	50%	50%
120.1 - 150% AMI	24	12	12	50%	50%
150.1 - 200% AMI	142	99	43	70%	30%
Greater than 200% AMI	7	5	2	70%	30%
2025-2035 Total	1,132	335	797	30%	70%

Source: Economic & Planning Systems

Total Demand 2025-2035

Combined, existing housing demand and future job growth generates demand for a total of 3,193 homes in Routt County. The catch up and keep up demand estimates are combined in **Table 59** and **Figure 32**.

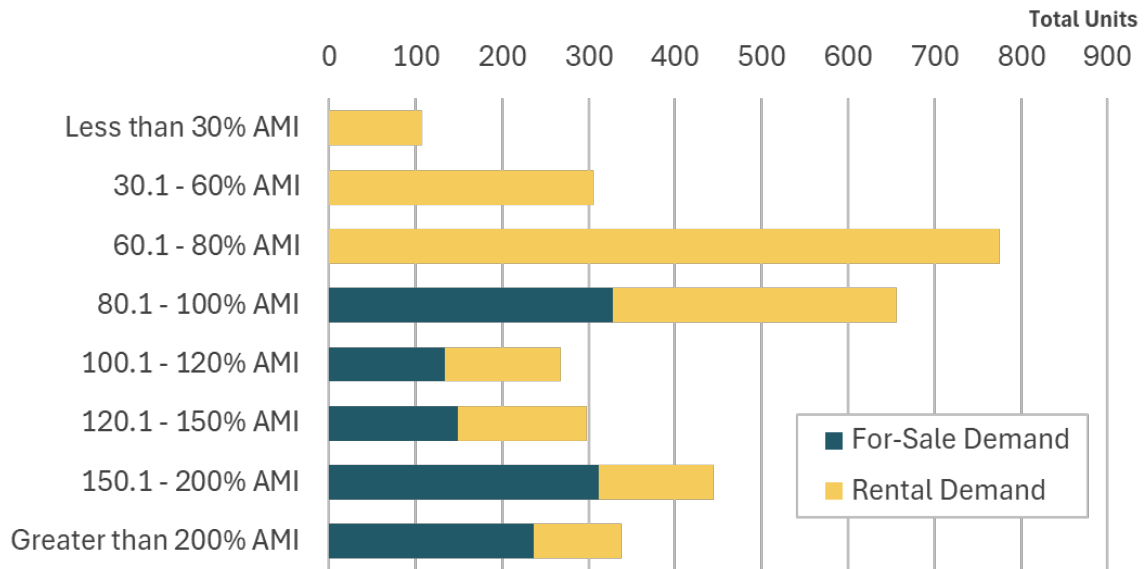
As new affordable and attainable housing is constructed, it should be tracked against these housing demand targets. Housing stakeholders and local governments should develop a tracking and inventory process for affordable and attainable housing to monitor progress on housing, since it is such an important issue in this region. The inventory should include important information such as the AMI range and unit mix, affordability or deed restriction terms, how it was funded, and qualitative information on successes or lessons learned. This information will also be useful to housing developers in planning new projects.

Catch up demand is estimated at 2,061 housing units, allocated 40:60 between ownership and rental units. Keep up demand is estimated at 1,132 units over the next 10 years, allocated approximately 30:70 between ownership and rental. Keep up demand is highly influenced by the concentration of lower and middle-wage jobs in tourism industries and is concentrated in the 60-100% AMI range. Catch up demand is spread more evenly across AMI ranges since catch up demand is allocated according to the existing distribution of incomes by AMI in Routt County.

Table 59. Total Housing Demand, Routt County, 2025-2035

AMI Range	Catch Up			Keep Up			Total 10-Year Demand		
	Owner	Renter	Subtotal	Owner	Renter	Subtotal	Owner	Renter	Total
Less than 30% AMI	0	107	107	0	0	0	0	107	107
30.1 - 60% AMI	0	305	305	0	0	0	0	305	305
60.1 - 80% AMI	0	253	253	0	523	523	0	775	775
80.1 - 100% AMI	145	145	289	183	183	367	328	328	656
100.1 - 120% AMI	99	99	198	35	35	70	134	134	268
120.1 - 150% AMI	137	137	274	12	12	24	149	149	297
150.1 - 200% AMI	212	91	303	99	43	142	311	133	445
Greater than 200% AMI	232	99	331	5	2	7	237	102	339
Total	825	1,236	2,061	335	797	1,132	1,159	2,033	3,193
Percent	40%	60%	100%	30%	70%	100%	36%	64%	100%

Source: Economic & Planning Systems

Figure 32. Total Housing Demand by Tenure and AMI, 2025-2035, Routt County

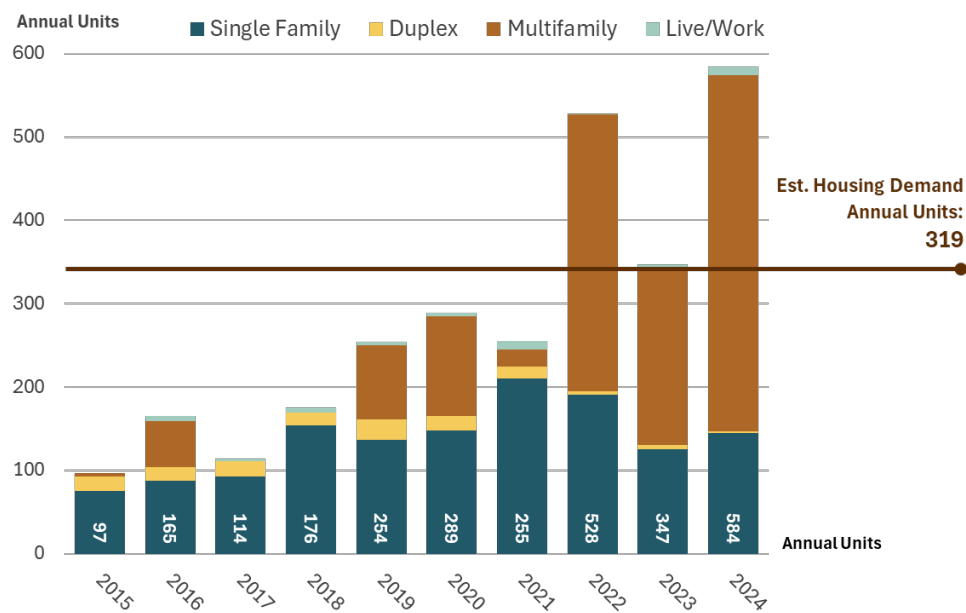
Source: Economic & Planning Systems

Annual Demand

The total estimated demand of 3,193 units across a 10-year period translates to a demand of around 319 units per year needed in Routt County.

Figure 33 compares this annual demand figure to Routt County building permit data from the past 10 years. This shows that over the past decade (particularly since 2022) housing construction has often been close to, or surpassed, this annual figure of 319 units, but as demonstrated throughout this report, most housing in the region has not aligned with the needs of the local workforce and community.

Figure 33. Historic Building Permit and Annual Demand Comparison, Routt County



Source: Routt County CY2024 Building Department Year End Report; Economic & Planning Systems

Although this demand estimate is for all of Routt County, most of the demand is concentrated in Steamboat Springs. Given that Steamboat Springs is the major job center in the region, many people would prefer to live in, or near, Steamboat Springs.

Appendix A

Housing Development Feasibility

This Appendix Chapter contains an analysis of the costs and financial feasibility of developing affordable and attainable housing in the Yampa Valley. The analysis examines the relationship between land costs, construction costs, rents and sale prices, and the profit margins and rates of return that also need to be accounted for in building housing.

Affordability Definitions

Building from the analysis in Chapter 8, the purchase price a household can afford at various incomes can be calculated. The affordable monthly housing payment is calculated as 30% of a household's gross monthly income and is shown at various AMI levels for a 2.0 person household in **Table A-1**.

The examples shown in this chapter look at the feasibility of building housing affordable at 60%, 80%, and 100% of AMI:

- **60% of AMI** – A 2.0-person household can afford \$1,430 in monthly rent and a home purchase price of \$202,100.
- **80% of AMI** – A 2.0-person household can afford \$1,906 in monthly rent and a home purchase price of \$280,500.
- **100% of AMI** – A 2.0-person household can afford \$2,383 in monthly rent and a home purchase price of \$360,600.

Table A-1. Affordable Rent and Home Purchase Price Calculation

Factors		60% AMI	80% AMI	100% AMI	120% AMI	150% AMI	200% AMI	250% AMI
Household Income (2024 Income Limits)	Household Size							
	2.0 Person	\$57,180	\$76,240	\$95,300	\$114,360	\$142,950	\$190,600	\$238,250
Monthly Housing Payment		30%	\$1,430	\$1,906	\$2,383	\$2,859	\$3,574	\$4,765
Affordable Monthly Payment								
Less: Insurance	\$2,500 / Year	-\$208	-\$208	-\$208	-\$208	-\$208	-\$208	-\$208
Less: Property Taxes	6.7% ass't rate 65.4 mills	-\$70	-\$100	-\$120	-\$150	-\$190	-\$260	-\$330
Net Affordable Monthly Mortgage Payment		\$1,151	\$1,598	\$2,054	\$2,501	\$3,175	\$4,297	\$5,418
Valuation Assumptions								
Loan Amount		\$192,000	\$266,500	\$342,600	\$417,100	\$529,600	\$716,600	\$903,700
Mortgage Interest Rate	6.0%	6.0% int.	6.0% int.	6.0% int.	6.0% int.	6.0% int.	6.0% int.	6.0% int.
Loan Term	30-year term	30-yr. term	30-yr. term	30-yr. term	30-yr. term	30-yr. term	30-yr. term	30-yr. term
Downpayment (as % of Purchase Price)	5.0% down pmt	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%
Affordable Purchase Price		\$202,100	\$280,500	\$360,600	\$439,100	\$557,500	\$754,300	\$951,300

Source: MLS; Routt County Assessor; CHFA 2024 Income Limits; Economic & Planning Systems

The affordable purchase price calculations do not include HOA dues. Some HOA dues fund expenses a homeowner would be responsible for like maintenance costs and some utility costs. At the same time, many condominium and townhome properties – even older properties – in Routt County have HOA dues that pay for resort-type amenities that are less meaningful for a year-round resident, yet that type of home may be the only affordable option for them. Mortgage underwriters sometimes consider the HOA dues in qualifying a buyer for a mortgage. Deducting HOA dues from the affordable monthly payment further reduces the mortgage amount and home purchase price someone can afford.

It is generally a goal in affordable housing development to minimize extra costs like HOA dues, although they may be necessary in some cases to fund maintenance of the building including roofs and siding, common areas, and amenities like parks or playgrounds.

Building Costs

There are three major categories of costs to build housing: hard costs, soft costs, and land costs.

Hard Costs

Hard costs, as they are known in the development industry, are comprised of the direct material and labor costs needed to construct a building. EPS interviewed several housing builders and developers in Routt and Moffat Counties to collect cost information used in this analysis. The builders and developers were asked to provide, based on their experience, cost estimates for a good quality home that a first-time buyer would consider, i.e., not a luxury home. They were also asked for estimates on apartment construction. EPS also reviewed recent cost data from YVHA projects for apartment costs.

The information EPS received indicates that hard costs for single family detached homes and townhomes start at approximately \$400 per square foot. The builders noted that this is a hard estimate to conceive because few builders in the region focus on affordable or attainable housing. It is more profitable for builders to work in the high-priced luxury market segment, which can cost \$1,000 per square foot and higher.

Apartments have lower costs per square foot due to the economies of scale in building more units at once, and from the shared building components such as walls and roofs between units. The costs for apartments also translate roughly to an attainable for-sale condominium (not a resort condominium). A for-sale condominium could have slightly higher hard costs if it has higher quality interior finishes and appliances, and potentially additional exterior design elements. Hard costs for apartments are approximately \$300 per square foot of building. This estimate is derived from interviews with builders and from a review of the costs of recent projects built by YVHA.

Builders and developers noted that the hard costs do not change significantly depending on where the project is located within Routt County, or even in Craig. They noted that the materials costs are the same, and it is the same labor force doing the work.

Soft Costs

Soft costs include professional services such as design, engineering, and legal services needed to design a project and get permitting approved. Soft costs also include development fees and permitting costs charged by the local jurisdiction (City, Towns, County). These fees include building permit and plan review fees, which cover the cost of review. They also include water and sewer connection fees, and other impact fees or excise taxes that help fund the infrastructure needed to serve new development. Last, financing costs (interest and carrying costs) and underwriting costs are also a part of soft costs, and can be about 5% or more of the hard construction costs.

For multifamily construction (apartments and condominiums), soft costs are approximately 25% of the hard costs, or about \$70 to \$80 per square foot of building area. Soft costs are higher in multifamily construction than in single family construction because of the higher degrees of fireproofing, building safety systems, and engineering that goes into them. For a single-family home, soft costs are about 10% of the hard costs or about \$40 per square foot.

Land Costs

The supply of developable land is a constraint on developing affordable and attainable housing in the region. This may seem counterintuitive because there are many large areas of undeveloped land, or land developed at very low housing densities in the region. Development is also restricted in some areas, such as the parts of the South Valley immediately south of Steamboat Springs, where there are conservation easements on large properties to preserve them as ranchland and open space.

Developable land has infrastructure – water, sewer, and utilities - available near the property line making it easy to “tie into” an existing utility system. It is more costly to develop “raw land” by building new roads and utility infrastructure than to tie into an existing municipal water and sewer system.

To illustrate the impact of land costs, this analysis focuses on the cost of builder-ready sites. A builder-ready lot or site has water, sewer or septic systems, gas and electric service, and road access available at or very near the property line. From interviews and market research using real estate for-sale listings, the following land cost estimates were derived.

- **Multifamily land** - For YVHA's Cottonwoods at Mid-Valley development, land costs ranged from approximately \$70,000 to \$75,000 per unit. In their Angler's 400 Apartments development, YVHA contributed the land which was valued at approximately \$40,000 per unit. To be conservative, we have estimated a land cost of \$40,000 per unit, recognizing that finding land at this price is rare.
- **Single family building lot** - A builder-ready lot with water, sewer or septic, and electric and gas utilities ranges from about \$500,000 and up in Steamboat Springs, and about \$150,000-\$250,000 in areas like Stagecoach and Hahns Peak. There are many low-cost lots, e.g., under \$50,000, available in Stagecoach but most of these do not have utilities and some do not have road access.

For-Sale Housing Example

This section provides conceptual development proformas (revenues minus costs) for two for-sale building types, with costs representative of a project on one building lot in Steamboat Springs or close by in West Steamboat. Two scenarios are shown: one single family home on the building lot, and four townhomes on one building lot.

The hard costs to build one 1,700 square foot single family home are estimated at \$748,000 using \$400 per square foot and 10% soft costs (**Table A-2**). The cost to build four 1,200 square foot townhomes is estimated at \$2.1 million, or \$528,000 per home. Builders and developers reported that these costs are approximately the same irrespective of where the homes are built in Routt County.

The builder or general contractor needs to factor in a profit margin for managing the work and the risk, and typical profit margins range from 10 to 15% of hard and soft costs, with 12% assumed for this example. There are also costs to sell the home after it is built, including real estate commissions, appraisals, and title and other legal work, estimated at 5% of the sale price combined.

With builder profit and the cost of sale, the single-family home in Steamboat and West Steamboat needs to sell for \$1.4 million, \$500,000 of which is the cost of the land. The townhomes need to sell for \$3.0 million or just over \$750,000 per home (with a land cost of \$125,000 each).

The example outside Steamboat is based on a builder-ready lot price of \$200,000, based on listings found in the Stagecoach and Hahns Peak areas. The pricing of these lots reflects the availability of full utilities at the street, or an installed well and septic system plus electric and gas at the street. Outside Steamboat Springs, the single family home needs to sell for \$1.1 million, and the townhomes \$673,000 each.

Table A-2. Single Family and Townhome Construction Costs

Description	Factor	Steamboat & West		Outside Steamboat	
		Single Family Detached	Four Townhomes	Single Family Detached	Four Townhomes
Number of Homes		1	4	1	4
Home Size (sq. ft.)		1,700	1,200	1,700	1,200
Total Building Square Feet		1,700	4,800	1,700	4,800
Land					
Finished lot price per unit		\$500,000	\$500,000	\$200,000	\$200,000
			\$125,000		\$50,000
Costs					
Hard Costs	\$400 per sq. ft.	\$680,000	\$1,920,000	\$680,000	\$1,920,000
Soft Costs	10.0% of hard costs	\$68,000	\$192,000	\$68,000	\$192,000
Total Construction Cost		\$748,000	\$2,112,000	\$748,000	\$2,112,000
Per Home		\$748,000	\$528,000	\$748,000	\$528,000
Sale Price					
Profit %	12.0% of total costs	12.0%	12.0%	12.0%	12.0%
Builder Profit		\$89,760	\$253,440	\$89,760	\$253,440
Cost of sale %	5.0%	5.0%	5.0%	5.0%	5.0%
Cost of sale		\$66,888	\$143,272	\$51,888	\$128,272
Sale Price		\$1,404,648	\$3,008,712	\$1,089,648	\$2,693,712
Price Per Home			\$752,178		\$673,428

Source: Economic & Planning Systems

If the homes are sold to be affordable to a household earning 100% of AMI, they would be priced at \$360,600 each (**Table A-3**). Since the cost to build the homes in Steamboat Springs, with free market land costs, is \$1.4 million for the single family home and about \$750,000 for the townhome, there is a large difference between the affordable price and the construction cost. In Steamboat Springs and West Steamboat, the feasibility gap between costs and the affordable price is \$1.04 million for the single family home and \$392,000 for each townhome. Outside Steamboat Springs, the feasibility gap for a 100% AMI single family home is about \$729,000 and \$313,000 per townhome.

Table A-3. Feasibility Gap to Affordable Purchase Price (100% AMI)

Affordability Gap	Factor	Steamboat & West		Outside Steamboat	
		Single Family Detached	Four Townhomes	Single Family Detached	Four Townhomes
Required sale price based on costs		\$1,404,648	\$3,008,712	\$1,089,648	\$2,693,712
	Per unit	\$1,404,648	\$752,178	\$1,089,648	\$673,428
Affordable Purchase Price 100% AMI 2.0-person hh		\$360,600	\$1,442,400	\$360,600	\$1,442,400
	Per unit	\$360,600	\$360,600	\$360,600	\$360,600
Purchase Price Gap		-\$1,044,048	-\$1,566,312	-\$729,048	-\$1,251,312
	Per Home		-\$391,578		-\$312,828

Source: Economic & Planning Systems

Apartment Example

The next example shows the feasibility of developing apartments. The value and feasibility of apartments is based on a comparison of the annual income the building generates from rent to the development cost.

Figure 34 demonstrates, at a very high level, how market rate developers finance housing compared to how affordable housing developers like YVHA are able to finance affordable housing.

Figure 34. Affordable Housings vs. Market Rate Development Differences

Four scenarios are shown for a hypothetical 100-unit building:

- A market rate example with monthly rents of \$3,000 per month
- A building with rents affordable at 100% of AMI, or \$2,383 per month
- A building with rents affordable at 80% of AMI, or \$1,906 per month
- A building with rents affordable at 60% of AMI, or \$1,430 per month. This example is similar to a building developed with the federal Low Income Housing Tax Credit program (LIHTC).

It is important to understand that the LIHTC program is the only significant source of federal funding for affordable housing development today, and it is a highly competitive source of funding. When communities need to develop affordable housing to meet the needs of people earning more than 60% of AMI, they need to generate most of the funding from local sources.

The basic elements of the building and the monthly rental rates are shown in **Table A-4**. The 100-unit building has an average unit size of 850 square feet per home, which is the net rental area of each home. The total building size is 100,000 square feet to account for corridors, elevators, stairways, and common areas. The annual gross revenues per unit range from approximately \$39,200 per unit for the market rate building and \$20,400 for the 60% AMI building.

Table A-4. Affordable and Market Rate Rental Rates

Description	Market Rate Apartment	100% AMI Apartment	80% AMI Apartment	60% AMI Apartment
Program				
Units	100	100	100	100
Gross Building Area	100,000	100,000	100,000	100,000
Avg. unit sq. ft. net	850	850	850	850
Surface parking spaces	150	150	150	150
Rent				
Rent	\$3,000	\$2,383	\$1,906	\$1,430
Rent per net sq. ft.	\$3.53	\$2.80	\$2.24	\$1.68
Annual Revenues Per Unit				
Annual Rent	\$36,000	\$28,596	\$22,872	\$17,160
Utility Reimbursement	\$1,421	\$1,421	\$1,421	\$1,421
Other Income (parking/pet fees)	<u>\$1,800</u>	<u>\$1,800</u>	<u>\$1,800</u>	<u>\$1,800</u>
Total	\$39,221	\$31,817	\$26,093	\$20,381

Source: Economic & Planning Systems

There is little difference in the development cost between the affordable apartments. The market rate building would cost more as it would have higher grade finishes, appliances, and project amenities (e.g., fitness rooms). For ease of comparison, we have assumed that each building has the same development cost, shown in **Table A-5**.

- **Land cost:** the land cost is estimated at \$40,000 per home as noted above.
- **Hard costs:** the building hard cost is estimated at \$300 per square foot, plus surface parking costs of \$7,500 per parking space.
- **Soft costs:** the soft costs, at 25% of hard costs, total \$7.8 million or \$78 per square foot.
- **Total building cost:** the total building cost is estimated at \$44.4 million, or \$444,000 per home.

Table A-5. Apartment Development Cost

Description		Apartment	Percent
PROGRAM			
Gross Building Area (GBA)		100,000	
Net Leaseable Area	85.0% efficiency factor	85,000	
Total Units		100	
Average Unit Size (net rentable)		850	
Site Area (sq. ft.)	30 units/acre	145,055	
Site Area (acres)	30 units/acre	3.33	
Parking			
Surface Spaces	1.5 per unit	150	
PROJECT COSTS			
Acquisition and Site		\$ 5,450,548	12.3%
Land Acquisition Cost	\$40,000 per unit	\$ 4,000,000	
per SqFt	\$28 per sq. ft.		
Site work	\$10 per sq. ft.	\$ 1,450,548	
Hard Costs		\$ 31,125,000	70.2%
Surface Parking Cost	\$7,500 per space	\$ 1,125,000	
Building Cost - Multifamily	\$300 per sq. ft.	\$ 30,000,000	
Soft Costs		\$ 7,781,250	17.5%
Water and Sewer Tap Fees	25.0% of hard costs	\$ 622,500	
Excise Tax	8.0% of soft costs	\$ 778,125	
Other Soft Costs	10.0% of soft costs	\$ 6,380,625	
Total Land, Hard and Soft Construction Costs		\$ 44,356,798	100.0%
Per GBA		\$ 444	
Per Unit		\$ 443,568	

Source: Economic & Planning Systems

Apartment Proforma and Yield on Cost

The feasibility and value of an apartment building is based on its “income stream,” or the net operating income (NOI). NOI is simply rental income minus operating expenses. With rent, utility reimbursement, and other fees such as parking rent and pet fees, the NOI for each building ranges from just over \$2.9 million per year for the market rate building to \$1.1 million per year for the 60% AMI building (**Table A-6**).

The NOI calculation includes a 5.0% to 7.0% reduction for vacant units and credit loss (non-payment of rent). The affordable units below 80% of AMI are often required to use a 7.0% vacancy rate to obtain financing, and the LIHTC application process requires a 7.0% vacancy rate assumption. Market rate projects can sometimes use a lower vacancy rate assumption, typically 5.0%. The higher vacancy rate required in underwriting (financing) affordable housing also results in a larger feasibility gap.

Yield on Cost

The ratio of net operating income to construction costs, or Yield on Cost (YOC) hurdle rate, needs to be about 7.0% for the building to have enough cash flow to repay the lender and investor(s)/developer⁵. With construction costs, even the market rate project does not meet this key feasibility test, with a YOC of 6.7%.

None of the affordable apartment buildings, from 100% of AMI to 60% of AMI, meet this YOC test, as their YOCs range from 5.1% (100% AMI) to 2.6% (60% AMI).

⁵ The YOC is related to an income capitalization rate or “cap rate”. Cap rates are backward looking metrics applied to stabilized income-producing assets. The YOC is forward looking and needs to account for development risk. The spread between a cap rate and YOC hurdle rate is typically 1.0% to 1.5%.

Table A-6. Apartment Development Proforma and Yield on Cost

Revenues and Expenses	Market Rate Apartment	100% AMI Apartment	80% AMI Apartment	60% AMI Apartment
Annual Revenues Per Unit				
Annual Rent	\$36,000	\$28,596	\$22,872	\$17,160
Utility Reimbursement	\$1,421	\$1,421	\$1,421	\$1,421
Other Income (parking/pet fees)	<u>\$1,800</u>	<u>\$1,800</u>	<u>\$1,800</u>	<u>\$1,800</u>
Total	\$39,221	\$31,817	\$26,093	\$20,381
Annual Revenue				
Residential Rent	\$3,600,000	\$2,859,600	\$2,287,200	\$1,716,000
Utility Reimbursement	\$142,138	\$142,138	\$142,138	\$142,138
Other Income (parking/pet fees)	<u>\$180,000</u>	<u>\$180,000</u>	<u>\$180,000</u>	<u>\$180,000</u>
Gross Potential Income (GPI)	\$3,922,138	\$3,181,738	\$2,609,338	\$2,038,138
Vacancy and credit loss %	5.0%	5.0%	7.0%	7.0%
Vacancy and credit loss \$	<u>-\$196,107</u>	<u>-\$159,087</u>	<u>-\$182,654</u>	<u>-\$142,670</u>
Effective Gross Income (EGI)	\$3,726,031	\$3,022,651	\$2,426,684	\$1,895,468
Operating Expenses				
Operating Expenses	\$7,500 per unit	<u>-\$750,000</u>	<u>-\$750,000</u>	<u>-\$750,000</u>
Net Operating Income (NOI)	a	\$2,976,031	\$2,272,651	\$1,676,684
Yield on Cost (YOC)				
Development Cost (incl. land)	b	\$44,356,798	\$44,356,798	\$44,356,798
Yield on Cost (incl. land)	= a / b	6.7%	5.1%	3.8%
Hurdle Rate	7.0%	7.0%	7.0%	7.0%
over/under		-0.3%	-1.9%	-3.2%

Source: Economic & Planning Systems

Apartment Feasibility Gap

Another way to test feasibility is to estimate what the developer can pay for the land and still meet the required YOC target or “hurdle rate.” This concept is called “residual land value.” Using the NOI and the YOC hurdle rate from the previous table, the developer can spend \$42.5 million on all costs including land for the market rate project (**Table A-7**). This is calculated as the NOI divided by the YOC hurdle rate. The development cost that is feasible based on the NOI drops to \$16.4 million for the 60% AMI building.

What the developer can then pay for the land is calculated as:

$$\text{Residual Land Value} = \text{Supportable Development Cost} \\ \text{minus Actual Development Cost}$$

Using this test, the market rate building can support a land cost of about \$36,000 per unit. This is less than the land costs in recent affordable developments built by YVHA, indicating that it is difficult to find land at the right price even to build market rate apartments. Each of the affordable buildings from 60% to 100% of AMI have a residual land value less than zero (a negative residual land value). This means that each building would require free land and a financial subsidy to be feasible. The 60% AMI building requires the largest financial subsidy, or “gap closure” at \$225,000 per unit. The 100% AMI building also requires a subsidy of around \$64,000 per unit.

Table A-7. Apartment Development, Residual Land Value and Feasibility Gap

Residual Land Value (RLV)		Market Rate Apartment	100% AMI Apartment	80% AMI Apartment	60% AMI Apartment
Net Operating Income		\$2,976,031	\$2,272,651	\$1,676,684	\$1,145,468
YOC Target		7.0%	7.0%	7.0%	7.0%
Supportable Development Cost	a	\$42,514,729	\$32,466,443	\$23,952,633	\$16,363,833
Actual Development Cost (without land)	b	\$38,906,250	\$38,906,250	\$38,906,250	\$38,906,250
Residual Land Value per unit	= a - b	\$3,608,479 \$36,085	-\$6,439,807 -\$64,398	-\$14,953,617 -\$149,536	-\$22,542,417 -\$225,424

Source: Economic & Planning Systems

Conclusions

The land costs in for-sale housing are already above the affordable purchase price at the 100% AMI income level and comprise about 35% of the total cost of the home prototype used in this example. Affordable apartments essentially cannot be built without free land plus other subsidies. The feasibility of market rate apartments may improve if interest rates drop, as the YOC needed for a project to cash flow tracks somewhat with interest rates.

Strategies for building affordable and attainable housing therefore need to address land costs, land availability, and a funding source for gap financing. Gap financing is a financial incentive or subsidy that makes up for the feasibility gaps shown in this analysis.

Appendix B

Household Survey Data

Response Statistics

Survey Table B-1. Selected Response Statistics: 2025 Yampa Valley Housing Survey

Survey outreach method	Responses	Percent
Mail invite (with option to respond online)	557	21%
Open link	1,178	43%
Text invites to registered voters	864	32%
Meta / Facebook ads	112	4%
Total	2,711	100%

Mailback survey response rate calculation	Value
Total surveys mailed to Routt County residents	4,000
<u>Undeliverable surveys</u>	<u>577</u>
Surveys presumed delivered	3,423
Responses to mail invite	557
<u>Surveys delivered</u>	<u>3,423</u>
Mail invite response rate	16.3%

Responses by questionnaire language	Responses	Percent
English (paper or online)	2,532	93%
Spanish (online only)	179	7%
Total	2,711	100%

Percent of survey questions completed	Responses	Percent
99%-100% of questions completed	2,146	79%
9%-98% of questions completed	565	21%
Total	2,711	100%

Respondent residence	Responses	Percent
Routt County	2,294	85%
Moffat County	340	13%
Other	41	2%
Undetermined	36	1%
Total	2,711	100%

Survey Data

Survey Table B-2. Housing Preferences Matrix

Housing Preferences	All Survey Respondents	Routt County Overall	Routt County Owners	Routt County Renters	Moffat County Overall	New Owners Owners living in region <5 years	Young renters Renters <35 years old	Longtime owners Living in region 20+ years	Older owners Owners 55+ years old	Hispanic or Latino (or took survey in Spanish)	Housing cost burdened (owners & renters)
# of respondents	2,711	2,294	1,520	609	340	265	245	847	811	262	520
How important are the following factors to you when looking for a place to live?											
Average Score											
Answers range from 1 - Not at all important to 5 - Extremely important											
Housing cost (to rent or buy)	4.37	4.43	4.30	4.78	4.22	4.23	4.79	4.14	4.09	4.60	4.58
Private yard or private outdoor space	4.27	4.22	4.35	3.79	4.38	4.28	3.66	4.45	4.48	4.24	4.06
Type of residence (single-family, condo, etc.)	4.22	4.28	4.35	4.06	4.06	4.18	3.99	4.24	4.28	4.39	4.17
Pets allowed	4.14	4.13	4.16	4.02	4.17	4.20	4.20	4.10	4.05	4.01	4.19
Extra storage/locker (if no garage)	4.13	4.23	4.38	3.72	3.92	4.19	3.46	4.35	4.51	3.85	4.02
No upstairs neighbors	4.07	4.10	4.30	3.53	4.01	4.20	3.19	4.32	4.34	3.90	3.88
Garage	4.02	4.09	4.30	3.42	3.88	4.21	3.24	4.18	4.32	3.84	3.79
Community character ("look and feel," family orientation, etc.)	3.83	3.96	4.03	3.79	3.54	3.84	3.41	3.80	3.92	3.86	3.89
Close to parks/open space/trails	3.73	3.96	3.96	4.00	3.23	3.87	3.68	3.59	3.68	3.94	3.72
Close to my job	3.63	3.69	3.54	4.02	3.52	3.38	3.88	3.52	3.30	4.22	3.74
Sustainable, energy and water efficient	3.52	3.60	3.59	3.60	3.36	3.60	3.49	3.54	3.63	4.00	3.57
Close to healthcare / emergency medical services	3.49	3.48	3.51	3.40	3.52	3.39	3.34	3.49	3.68	4.08	3.49
Close to job(s) of other members of my household	3.39	3.42	3.33	3.65	3.34	3.12	3.58	3.36	3.08	4.03	3.40
Close to commercial services (shopping, dining, etc.)	3.39	3.47	3.47	3.53	3.22	3.41	3.38	3.27	3.45	3.77	3.36
Close to skiing	2.80	3.22	3.25	3.15	1.79	3.38	2.76	2.48	2.76	2.73	2.77
Close to bus stop	2.73	2.95	2.88	3.21	2.21	2.64	2.86	2.60	2.73	3.51	2.85
Close to daycare or schools	2.72	2.85	2.87	2.77	2.45	2.82	2.68	2.66	2.02	3.67	2.68
Top Choice											
Housing cost (to rent or buy)	28%	29%	24%	46%	26%	23%	47%	21%	19%	22%	38%
Close to my job	14%	12%	11%	15%	17%	15%	21%	11%	8%	27%	11%
Type of residence (single-family, condo, etc.)	8%	8%	11%	1%	6%	7%	0%	10%	9%	1%	6%
Close to parks/open space/trails	7%	9%	10%	6%	3%	13%	4%	7%	8%	0%	6%
Close to healthcare / emergency medical services	7%	4%	5%	2%	12%	7%	1%	9%	11%	5%	6%
Pets allowed	6%	7%	6%	11%	5%	5%	11%	6%	5%	8%	9%
Community character ("look and feel," family orientation, etc.)	6%	7%	8%	1%	6%	7%	2%	7%	8%	2%	4%
Close to commercial services (shopping, dining, etc.)	6%	6%	7%	4%	6%	6%	3%	8%	10%	4%	4%
Private yard or private outdoor space	4%	4%	4%	2%	5%	3%	0%	6%	6%	5%	3%
Close to job(s) of other members of my household	3%	2%	2%	2%	7%	3%	5%	5%	5%	3%	2%
Close to daycare or schools	2%	3%	2%	3%	2%	3%	3%	2%	0%	13%	2%
Close to skiing	2%	3%	4%	2%	0%	5%	2%	2%	3%	1%	2%
Garage	2%	2%	2%	0%	1%	0%	0%	2%	2%	1%	1%
No upstairs neighbors	1%	1%	2%	0%	1%	1%	0%	1%	1%	0%	1%
Close to bus stop	1%	1%	1%	2%	0%	2%	0%	1%	1%	3%	1%
Sustainable, energy and water efficient	1%	1%	1%	0%	2%	1%	0%	1%	1%	3%	1%
Extra storage/locker (if no garage)	1%	1%	0%	1%	1%	0%	0%	0%	0%	1%	1%

Source: RRC Associates; Economic & Planning Systems

Survey Table B-3. Survey Administration

		Overall	Routt County Overall	Routt County Owners	Routt County Renters	Moffat County Overall
Survey completion method	Online	88%	83%	77%	96%	100%
	Paper	12%	17%	23%	4%	0%
TOTAL		100%	100%	100%	100%	100%
	n =	2,711	2,294	1,520	609	340
Sample source	Open link	40%	43%	37%	59%	33%
	Text invite	37%	29%	28%	28%	57%
	Mail invite	17%	25%	33%	8%	0%
	Meta ad	5%	3%	2%	5%	9%
TOTAL		100%	100%	100%	100%	100%
	n =	2,711	2,294	1,520	609	340
User Language	English	94%	95%	99%	84%	92%
	Spanish	6%	5%	1%	16%	8%
TOTAL		100%	100%	100%	100%	100%
	n =	2,711	2,294	1,520	609	340
Survey progress (percent of survey completed)	< 100%	24%	21%	14%	26%	28%
	100%	76%	79%	86%	74%	72%
Average		87.1	89.0	94.1	87.7	84.6

27 May 25

Source: RRC and EPS.

Routt County & Craig resident data weighted by housing tenure, householder age, householder Hispanic origin, and household size within ZCTA; and geographically weighted by ZCTA; per 2019-23 ACS.

Survey Table B-4. Respondent Characteristics/Demographics

		Overall	Routt County Overall	Routt County Owners	Routt County Renters	Moffat County Overall
Do you own or rent your residence?	Own	72%	72%	100%		73%
	Rent	28%	28%		100%	27%
TOTAL		100%	100%	100%	100%	100%
	n =	2,566	2,197	1,520	609	320
What is your race/ethnicity? (abbreviated for weighting)	Hispanic/Latino	7%	6%	3%	15%	9%
	Not Hispanic/Latino	93%	94%	97%	85%	91%
TOTAL		100%	100%	100%	100%	100%
	n =	2,052	1,774	1,262	462	244
Age of respondent	Under 35	18%	18%	8%	48%	18%
	35 - 44	18%	18%	16%	23%	18%
	45 - 54	18%	19%	21%	13%	16%
	55 - 64	19%	18%	22%	8%	19%
	65 - 74	18%	18%	21%	6%	19%
	75 or older	10%	10%	12%	3%	10%
TOTAL		100%	100%	100%	100%	100%
	n =	2,095	1,818	1,299	469	244

		Overall	Routt County Overall	Routt County Owners	Routt County Renters	Moffat County Overall
Household size	1-person household	23%	22%	20%	30%	26%
	2-person household	43%	44%	48%	34%	41%
	3-person household	15%	15%	14%	18%	14%
	4-or-more-person household	20%	20%	19%	18%	19%
TOTAL		100%	100%	100%	100%	100%
	n =	2,451	2,101	1,473	562	311
Zip code (for ZCTA weighting)	ZCTAs 80487 (Steamboat Springs)	50%	74%	71%	82%	0%
	ZCTA 81625 (Craig)	32%	0%	0%	1%	100%
	ZCTAs 80467 & 80469 (Oak Creek & Phippsburg)	8%	12%	13%	8%	0%
	ZCTA 81639 (Hayden)	7%	10%	10%	8%	0%
	ZCTA 80428 (Clark)	2%	2%	3%	0%	0%
	ZCTAs 80483 & 80479 (Yampa & Toponas)	1%	2%	2%	1%	0%
TOTAL		100%	100%	100%	100%	100%
	n =	2,622	2,262	1,500	600	335
Q16x. County of residence	Routt County	67%	100%	100%	100%	0%
	Moffatt County	32%	0%	0%	0%	100%
	Other	1%	0%	0%	0%	0%
TOTAL		100%	100%	100%	100%	100%
	n =	2,675	2,294	1,520	609	340
Q1. How many months per year do you live in the Yampa Valley or surrounding region?	All year - 12 months	94%	94%	94%	94%	97%
	8 to 11 months/year	3%	3%	3%	2%	3%
	3 to 7 months/year	3%	3%	2%	4%	1%
	Less than 3 months/year	0%	0%	0%	0%	0%
		100%	100%	100%	100%	100%
TOTAL		100%	100%	100%	100%	100%
	n =	2,688	2,287	1,517	606	339
Q2. (If live in the area less than 8 months/year) Are you a:	Seasonal employee working for a local employer (living in region for duration of job)	45%	52%	39%	82%	14%
	Other part-time residency:	46%	38%	61%	18%	86%
	Seasonal remote worker (living in region temporarily while working for a non-local employer)	9%	10%	0%	0%	0%
TOTAL		100%	100%	100%	100%	100%
	n =	69	56	20	26	4

		Overall	Routt County Overall	Routt County Owners	Routt County Renters	Moffat County Overall
Q3. Colorado City (per ZIP Code)	Steamboat Springs	50%	74%	71%	81%	0%
	Craig	32%	0%	0%	1%	99%
	Oak Creek	7%	11%	12%	8%	0%
	Hayden	7%	10%	10%	8%	0%
	Clark	2%	2%	3%	0%	0%
	Yampa	2%	2%	2%	1%	0%
	Phippsburg	0%	1%	1%	0%	0%
	Out of state/foreign (per ZIP Code)	0%	0%	0%	0%	0%
	Dinosaur	0%	0%	0%	0%	0%
	Telluride	0%	0%	0%	0%	0%
	Colorado Springs	0%	0%	0%	0%	0%
	Tabernash	0%	0%	0%	0%	0%
	Kremmling	0%	0%	0%	0%	0%
	Red Cliff	0%	0%	0%	0%	0%
	Evergreen	0%	0%	0%	0%	0%
	Fountain	0%	0%	0%	0%	0%
	Granby	0%	0%	0%	0%	0%
	Idaho Springs	0%	0%	0%	0%	0%
	Littleton	0%	0%	0%	0%	0%
	Walden	0%	0%	0%	0%	0%
	Ward	0%	0%	0%	0%	0%
	Empire	0%	0%	0%	0%	0%
	Denver	0%	0%	0%	0%	0%
	Fraser	0%	0%	0%	0%	0%
	Snowmass Village	0%	0%	0%	0%	0%
	Silver Plume	0%	0%	0%	0%	0%
	Toponas	0%	0%	0%	0%	0%
	TOTAL	100%	100%	100%	100%	100%
	n =	2,659	2,280	1,512	605	340
Q4. What type of residence do you live in?	Detached single-family home/cabin	59%	54%	69%	16%	70%
	Apartment or condo (have units above or below you)	15%	17%	9%	43%	11%
	Townhouse/duplex (share walls, but no units above or below you)	11%	15%	15%	16%	4%
	Mobile home on a rented lot	4%	5%	4%	5%	3%
	Mobile home on owned land	3%	1%	1%	0%	6%
	Other:	2%	2%	1%	4%	3%
	Rent a room in a home or apartment (don't rent the whole unit)	2%	2%	0%	8%	1%
	Accessory dwelling / in-law / caretaker unit	1%	2%	0%	7%	0%
	Staying with friends or family / couch surfing	1%	1%	0%	0%	1%
	Camper / RV / van (with kitchen and sleeping space)	0%	0%	0%	0%	1%
	Room in a motel / hotel	0%	0%	0%	0%	0%
	Dormitory housing	0%	0%	0%	0%	0%
	Tent / outdoors	0%	0%	0%	0%	0%
	Vehicle (no kitchen/sleeping space)	0%	0%	0%	0%	0%
	TOTAL	100%	100%	100%	100%	100%
	n =	2,682	2,283	1,516	607	339

		Overall	Routt County Overall	Routt County Owners	Routt County Renters	Moffat County Overall
Q5. How long have you lived in your current residence?	Under 6 months	4%	5%	2%	10%	2%
	6 - 12 months	7%	7%	3%	17%	8%
	1 - 2 years	14%	14%	7%	34%	14%
	3 - 5 years	22%	22%	22%	22%	21%
	6 - 9 years	17%	17%	20%	11%	16%
	10 - 19 years	15%	16%	21%	5%	12%
	20 or more years	21%	18%	25%	0%	26%
TOTAL		100%	100%	100%	100%	100%
	n =	2,605	2,223	1,475	590	325
Q5. How long have you lived in the Yampa Valley or surrounding area?	Under 6 months	1%	1%	0%	4%	0%
	6 - 12 months	3%	2%	1%	7%	3%
	1 - 2 years	6%	6%	3%	13%	5%
	3 - 5 years	14%	16%	13%	25%	10%
	6 - 9 years	12%	13%	13%	14%	9%
	10 - 19 years	19%	21%	22%	21%	13%
	20 or more years	46%	40%	48%	16%	59%
TOTAL		100%	100%	100%	100%	100%
	n =	2,509	2,139	1,404	577	321
Q5. How much longer do you plan on living in the area?	Under 6 months	3%	3%	1%	6%	3%
	6 - 12 months	3%	2%	1%	4%	3%
	1 - 2 years	6%	6%	4%	10%	5%
	3 - 5 years	11%	10%	7%	17%	13%
	6 - 9 years	8%	10%	10%	11%	6%
	10 - 19 years	17%	19%	21%	15%	14%
	20 or more years	52%	50%	56%	36%	56%
TOTAL		100%	100%	100%	100%	100%
	n =	2,440	2,081	1,370	555	307
Q6. If leaving the area in five years or less, why? (Select all that apply)	Better / more affordable housing opportunities	49%	54%	42%	69%	37%
	Better quality of life	30%	24%	25%	22%	44%
	Better or different job opportunities	26%	18%	14%	24%	43%
	Other	21%	23%	29%	15%	17%
	To buy a home	16%	19%	9%	32%	9%
	Retirement	18%	18%	31%	5%	15%
	Change in household / family status	9%	9%	10%	9%	11%
	Go back to school	5%	5%	2%	8%	3%
TOTAL		174%	172%	163%	184%	179%
	n =	576	482	218	217	78

27 May 25

Source: RRC and EPS.

Routt County & Craig resident data weighted by housing tenure, householder age, householder Hispanic origin, and household size within ZCTA; and geographically weighted by ZCTA; per 2019-23 ACS.

Survey Table B-5. Housing Characteristics

		Overall	Routt County Overall	Routt County Owners	Routt County Renters	Moffat County Overall
Q7. How many bedrooms are in your home?	0	1%	1%	0%	5%	0%
	1	9%	10%	5%	29%	8%
	2	22%	23%	19%	36%	18%
	3	39%	38%	43%	23%	40%
	4	21%	19%	23%	6%	25%
	5	6%	6%	8%	1%	7%
	6	2%	2%	2%	1%	2%
	7 or more	0%	0%	0%	0%	0%
TOTAL		100%	100%	100%	100%	100%
	n =	2,503	2,145	1,495	582	312
Average		3.0	2.9	3.2	2.0	3.1
Q7. How many bathrooms are in your home?	0	0%	0%	0%	0%	0%
	1	23%	22%	12%	52%	25%
	2	42%	37%	38%	37%	51%
	3	23%	24%	29%	8%	20%
	4	9%	12%	15%	3%	3%
	5	2%	3%	4%	0%	0%
	6	0%	1%	1%	0%	0%
	7	0%	1%	1%	0%	0%
	8 or more	0%	0%	0%	0%	0%
TOTAL		100%	100%	100%	100%	100%
	n =	2,489	2,133	1,485	580	311
Average		2.2	2.4	2.6	1.6	2.0
Q8. Do you own or rent your residence?	Own	72%	72%	100%	0%	73%
	Rent with a lease agreement	19%	20%	0%	81%	16%
	Rent without a lease agreement	5%	5%	0%	19%	5%
	I don't rent or own; I am staying with friends or family	2%	2%	0%	0%	3%
	Other:	1%	1%	0%	0%	2%
	Currently don't have housing	0%	0%	0%	0%	1%
TOTAL		100%	100%	100%	100%	100%
	n =	2,566	2,197	1,520	609	320
Q9. Do you live in:	Market rate housing (non-subsidized, open market housing)	84%	86%	94%	67%	82%
	Don't know / unsure	9%	7%	3%	15%	13%
	Restricted housing (e.g. deed-restricted ownership; rental with income, employment or disability qualifications)	4%	4%	2%	10%	4%
	Housing provided by my employer	3%	3%	1%	7%	2%
TOTAL		100%	100%	100%	100%	100%
	n =	2,352	2,022	1,386	568	289

27 May 25

Source: RRC and EPS.

Routt County & Craig resident data weighted by housing tenure, householder age, householder Hispanic origin, and household size within ZCTA; and geographically weighted by ZCTA; per 2019-23 ACS.

Survey Table B-6. Housing Satisfaction

		Overall	Routt County Overall	Routt County Owners	Routt County Renters	Moffat County Overall
Q10. Please rate your satisfaction with the community where you live	1 - Very dissatisfied	7%	5%	4%	6%	10%
	2 - Somewhat dissatisfied	10%	7%	6%	10%	15%
	3 - Somewhat satisfied	16%	14%	11%	22%	20%
	4 - Satisfied	33%	35%	34%	39%	30%
	5 - Very satisfied	35%	39%	45%	24%	25%
TOTAL		100%	100%	100%	100%	100%
	n =	2,478	2,120	1,462	587	312
Average		3.8	4.0	4.1	3.7	3.4
Q10. Please rate your satisfaction with the home/residence where you live	1 - Very dissatisfied	5%	5%	3%	8%	5%
	2 - Somewhat dissatisfied	10%	9%	5%	21%	13%
	3 - Somewhat satisfied	14%	14%	11%	22%	15%
	4 - Satisfied	31%	30%	30%	32%	33%
	5 - Very satisfied	40%	43%	52%	17%	33%
TOTAL		100%	100%	100%	100%	100%
	n =	2,403	2,062	1,432	563	297
Average		3.9	4.0	4.2	3.3	3.8
Q11. If dissatisfied or somewhat satisfied with your current residence, why are you not fully satisfied?	Too expensive	44%	49%	40%	57%	36%
	Needs repairs / poor condition	31%	31%	34%	33%	31%
	Too small / overcrowded	27%	33%	29%	37%	13%
	Currently rent, prefer to buy	22%	28%	3%	53%	10%
	Unstable housing situation (e.g. fear I'll be forced to move)	17%	20%	6%	35%	11%
	Disturbance from other neighbors / units	17%	19%	19%	22%	15%
	Must live with roommates or ex-partner due to cost / unavailability of housing	13%	16%	4%	25%	7%
	Other	14%	12%	18%	6%	17%
	Too far from work	12%	10%	11%	7%	16%
	Disturbance from nearby short-term rentals	12%	14%	17%	13%	7%
	Poor access to transit	10%	10%	9%	9%	9%
	Pets not allowed	6%	5%	1%	10%	8%
	Location or living situation feels unsafe	6%	5%	5%	4%	9%
TOTAL		231%	253%	197%	310%	189%
	n =	637	544	225	290	81

27 May 25

Source: RRC and EPS.

Routt County & Craig resident data weighted by housing tenure, householder age, householder Hispanic origin, and household size within ZCTA; and geographically weighted by ZCTA; per 2019-23 ACS.

Survey Table B-7. Housing Security

		Overall	Routt County Overall	Routt County Owners	Routt County Renters	Moffat County Overall
Q12. When you last moved within the Yampa Valley or the surrounding region, did you...	Feel pressured to take the first housing you could find because options were limited, OR	51%	52%	41%	83%	48%
	Feel you could shop for and find housing that met your preferences well	37%	36%	46%	10%	39%
	Other:	13%	12%	13%	7%	14%
TOTAL		100%	100%	100%	100%	100%
	n =	2,326	2,008	1,374	567	274
Q13. In the past 5 years, have you had to move out of a home in the area or the surrounding area when you didn't want to move?	No	85%	85%	95%	58%	86%
	Yes	15%	15%	5%	42%	14%
TOTAL		100%	100%	100%	100%	100%
	n =	2,510	2,155	1,492	590	314
Q14. (If had to move) What were the reason(s) you had to move? (Select all that apply)	Big rent increase --> How much did the monthly rent go up? \$	34%	35%	20%	40%	34%
	Owner sold my rental unit	28%	32%	25%	35%	20%
	Personal reasons (e.g. divorce, breakup, unsafe living situation, etc.)	21%	25%	34%	21%	12%
	Owner moved in	12%	12%	10%	14%	13%
	Other	12%	13%	21%	10%	9%
	Change in household size (e.g. had children, lost a roommate, etc.)	9%	9%	17%	7%	9%
	Owner wouldn't commit to a long lease (six months or more)	9%	11%	5%	11%	3%
	Owner turned the unit into a vacation rental	9%	12%	2%	15%	2%
	Could not afford to pay rent / mortgage due to a job or income loss	8%	8%	5%	8%	10%
	Big increase in other housing costs (e.g. utilities, HOA fees, etc.)	8%	10%	7%	12%	4%
	Pets not allowed	7%	9%	3%	10%	3%
	Changed jobs and could no longer live in employer-provided housing	7%	6%	4%	7%	8%
	Evicted from home / apartment	3%	2%	2%	2%	5%
TOTAL		169%	183%	154%	193%	132%
	n =	389	345	82	246	40
Q14. (If big rent increase) How much did the monthly rent go up?	Less than 300	3%	5%	21%	2%	0%
	\$300 - \$399	11%	7%	22%	5%	20%
	\$400 - \$499	11%	17%	12%	17%	0%
	\$500 - \$749	38%	31%	32%	29%	53%
	\$750 - \$999	12%	14%	6%	16%	10%
	\$1000 - \$1249	11%	12%	0%	14%	9%
	\$1250 - \$1999	7%	6%	0%	8%	9%
	\$2000 - \$2999	5%	7%	6%	8%	0%
	\$3000 - \$3500	1%	1%	0%	1%	0%
TOTAL		100%	100%	100%	100%	100%
	n =	89	79	10	63	9
Average		\$749	\$802	\$525	\$872	\$637
Median		\$533	\$558	\$404	\$700	\$500
Q15. How secure do you feel in your current housing situation, in terms of your ability to stay in your home (and not be forced to move)?	1 - Very insecure	6%	6%	2%	16%	4%
	2 - Somewhat insecure	9%	10%	4%	24%	8%
	3 - Somewhat secure	26%	28%	24%	40%	22%
	4 - Very secure	57%	55%	69%	18%	62%
	x - Don't know / not sure	2%	1%	1%	2%	4%
TOTAL		100%	100%	100%	100%	100%
	n =	2,556	2,192	1,510	608	317
Average		3.4	3.3	3.6	2.6	3.5

27 May 25

Source: RRC and EPS.

Routt County & Craig resident data weighted by housing tenure, householder age, householder Hispanic origin, and household size within ZCTA; and geographically weighted by ZCTA; per 2019-23 ACS.

Survey Table B-8. Location & Location Preferences

		Overall	Routt County Overall	Routt County Owners	Routt County Renters	Moffat County Overall
Q16. Where do you live now? (closest community)	Steamboat Springs	41%	61%	57%	73%	0%
	Craig	29%	0%	0%	0%	93%
	Hayden	7%	10%	10%	8%	0%
	West Steamboat Springs	5%	7%	8%	7%	0%
	Oak Creek	4%	6%	6%	6%	0%
	Stagecoach	3%	4%	5%	2%	0%
	South Valley between Steamboat Springs and Stagecoach	3%	4%	5%	1%	0%
	Clark, Hahns Peak, Elk River Rd, North Routt	2%	4%	4%	2%	0%
	Other Moffat County	2%	0%	0%	0%	7%
	Yampa, Toponas or other South Routt	1%	2%	2%	1%	0%
	Other	1%	0%	0%	0%	0%
	Milner	1%	1%	1%	0%	0%
	Phippsburg	0%	1%	1%	0%	0%
	Kremmling or other Grand County	0%	0%	0%	0%	0%
TOTAL		100%	100%	100%	100%	100%
	n =	2,675	2,294	1,520	609	340
Q16. What other communities (if any) have you lived in over the entire time you've lived in the region? (Check all that apply)	None / haven't lived in other communities	57%	56%	57%	54%	61%
	Steamboat Springs	21%	23%	24%	19%	16%
	Hayden	7%	4%	3%	6%	15%
	West Steamboat Springs	6%	8%	8%	9%	2%
	Stagecoach	4%	5%	4%	7%	3%
	Clark, Hahns Peak, Elk River Rd, North Routt	4%	5%	5%	5%	2%
	South Valley between Steamboat Springs and Stagecoach	3%	4%	4%	3%	1%
	Craig	3%	3%	2%	4%	4%
	Oak Creek	3%	3%	3%	4%	1%
	Other	3%	2%	2%	2%	5%
	Milner	2%	2%	2%	2%	2%
	Yampa, Toponas or other South Routt	1%	1%	2%	1%	2%
	Other Moffat County	2%	0%	0%	1%	4%
	Phippsburg	1%	1%	0%	0%	1%
	Kremmling or other Grand County	0%	0%	0%	1%	1%
TOTAL		118%	117%	116%	119%	119%
	n =	2,258	1,939	1,322	548	284
Q16. Where in the region would you most like to live if you could afford the cost of housing?	Steamboat Springs	52%	67%	63%	78%	21%
	Craig	16%	1%	1%	0%	47%
	Hayden	6%	6%	7%	5%	6%
	Clark, Hahns Peak, Elk River Rd, North Routt	5%	6%	7%	3%	4%
	South Valley between Steamboat Springs and Stagecoach	4%	5%	6%	1%	0%
	West Steamboat Springs	4%	4%	4%	5%	2%
	Other	4%	2%	2%	1%	6%
	Other Moffat County	3%	0%	0%	1%	9%
	Oak Creek	2%	3%	3%	2%	1%
	Stagecoach	2%	3%	3%	2%	1%
	Yampa, Toponas or other South Routt	1%	1%	2%	1%	1%
	Phippsburg	0%	1%	1%	0%	0%
	Milner	0%	0%	0%	0%	0%
	None / haven't lived in other communities	0%	0%	0%	0%	0%
	Kremmling or other Grand County	0%	0%	0%	0%	0%
TOTAL		100%	100%	100%	100%	100%
	n =	2,320	1,985	1,351	569	299

		Overall	Routt County Overall	Routt County Owners	Routt County Renters	Moffat County Overall
Q16. What community would be your second choice to live in if you could afford the cost of housing? - Selected Choice	West Steamboat Springs	17%	22%	18%	33%	6%
	Steamboat Springs	14%	14%	17%	8%	12%
	Clark, Hahns Peak, Elk River Rd, North Routt	13%	17%	19%	11%	5%
	South Valley between Steamboat Springs and Stagecoach	12%	17%	18%	14%	2%
	Hayden	12%	7%	5%	10%	25%
	Stagecoach	6%	7%	7%	10%	4%
	Other	6%	4%	5%	3%	10%
	Craig	5%	1%	1%	2%	13%
	Oak Creek	4%	5%	4%	6%	3%
	Other Moffat County	5%	1%	1%	1%	13%
	Yampa, Toponas or other South Routt	2%	2%	3%	1%	2%
	Milner	1%	1%	1%	2%	1%
	Kremmling or other Grand County	1%	0%	0%	0%	3%
	Phippsburg	0%	0%	0%	0%	1%
	None / haven't lived in other communities	0%	0%	0%	0%	0%
TOTAL		100%	100%	100%	100%	100%
	n =	1,770	1,506	987	460	234
Q17. Do you feel the availability of housing for residents and workers	Not a problem	4%	3%	3%	2%	7%
	One of the region's lesser problems	4%	3%	4%	2%	7%
	A moderate problem	14%	12%	13%	8%	19%
	One of the more serious problems	43%	43%	46%	36%	44%
	The most critical problem in the region	34%	39%	34%	53%	23%
TOTAL		100%	100%	100%	100%	100%
	n =	2,359	2,041	1,422	554	282

27 May 25

Source: RRC and EPS.

Routt County & Craig resident data weighted by housing tenure, householder age, householder Hispanic origin, and household size within ZCTA; and geographically weighted by ZCTA; per 2019-23 ACS.

Survey Table B-9. Household & Respondent Characteristics/Demographics

		Overall	Routt County Overall	Routt County Owners	Routt County Renters	Moffat County Overall
Q18. Which of the following best describes your household?	Couple, no child(ren) at home	37%	38%	44%	22%	35%
	Couple with child(ren) at home	24%	24%	28%	15%	23%
	I live alone	23%	21%	19%	28%	26%
	Unrelated roommates	5%	6%	1%	18%	3%
	Immediate and extended family members	4%	3%	3%	3%	4%
	Single parent with child(ren) at home	3%	4%	3%	7%	3%
	Family members and unrelated roommates	2%	2%	1%	6%	2%
	Other:	2%	1%	1%	1%	2%
	Two or more families living together	1%	0%	0%	1%	2%
TOTAL		100%	100%	100%	100%	100%
	n =	2,490	2,134	1,481	584	313
How many people in your household are in the following age groups? (Include yourself - enter 0 if none for any category)						
Q19. 9 and under	0	84%	84%	84%	84%	84%
	1	10%	9%	9%	10%	11%
	2	5%	6%	5%	5%	4%
	3	1%	1%	1%	1%	1%
	4	0%	0%	0%	0%	0%
	7	0%	0%	0%	0%	0%
TOTAL		100%	100%	100%	100%	100%
	n =	2,451	2,101	1,473	562	311
Average		0.2	0.2	0.2	0.2	0.2

		Overall	Routt County Overall	Routt County Owners	Routt County Renters	Moffat County Overall
Q19. 10 to 17	0	85%	85%	84%	88%	86%
	1	9%	9%	10%	8%	7%
	2	5%	5%	6%	3%	5%
	3	1%	1%	1%	0%	1%
	4	0%	0%	0%	0%	0%
	8	0%	0%	0%	0%	0%
TOTAL		100%	100%	100%	100%	100%
	n =	2,451	2,101	1,473	562	311
Average		0.2	0.2	0.2	0.2	0.2
Q19. 18 to 29	0	82%	83%	89%	65%	80%
	1	11%	10%	8%	15%	13%
	2	6%	5%	2%	13%	7%
	3	1%	1%	0%	4%	0%
	4	0%	1%	0%	2%	0%
	5	0%	0%	0%	0%	0%
	6	0%	0%	0%	1%	0%
	8	0%	0%	0%	0%	0%
	9	0%	0%	0%	0%	0%
TOTAL		100%	100%	100%	100%	100%
	n =	2,451	2,101	1,473	562	311
Average		0.3	0.3	0.1	0.7	0.3
Q19. 30 to 44	0	67%	67%	74%	48%	68%
	1	15%	14%	10%	27%	16%
	2	16%	17%	16%	20%	14%
	3	1%	1%	0%	4%	1%
	4	0%	0%	0%	1%	0%
	5	0%	0%	0%	0%	0%
	6	0%	0%	0%	0%	0%
	7	0%	0%	0%	0%	0%
TOTAL		100%	100%	100%	100%	100%
	n =	2,451	2,101	1,473	562	311
Average		0.5	0.5	0.4	0.8	0.5
Q19. 45 to 64	0	57%	57%	52%	76%	59%
	1	19%	18%	19%	16%	20%
	2	23%	24%	29%	8%	21%
	3	0%	0%	0%	0%	0%
	4	0%	0%	0%	0%	0%
TOTAL		100%	100%	100%	100%	100%
	n =	2,451	2,101	1,473	562	311
Average		0.7	0.7	0.8	0.3	0.6
Q19. 65 and older	0	68%	69%	63%	90%	65%
	1	15%	15%	17%	9%	16%
	2	17%	16%	20%	1%	18%
	3	0%	0%	0%	0%	0%
TOTAL		100%	100%	100%	100%	100%
	n =	2,451	2,101	1,473	562	311
Average		0.5	0.5	0.6	0.1	0.5

27 May 25

Source: RRC and EPS.

Routt County & Craig resident data weighted by housing tenure, householder age, householder Hispanic origin, and household size within ZCTA; and geographically weighted by ZCTA; per 2019-23 ACS.

		Overall	Routt County Overall	Routt County Owners	Routt County Renters	Moffat County Overall
Q54. What is your race / ethnicity? (Select all that apply)	White	90%	92%	95%	85%	86%
	Hispanic or Latino	7%	6%	3%	15%	9%
	Other:	3%	3%	3%	2%	4%
	Asian or Pacific Islander	2%	2%	1%	4%	1%
	American Indian or Alaska Native	1%	2%	2%	2%	1%
	Black or African American	1%	1%	1%	1%	2%
TOTAL		105%	106%	105%	109%	104%
	n =	2,052	1,774	1,262	462	244
Q55. What is the primary language spoken in your home?	English	96%	97%	99%	91%	95%
	Spanish	4%	3%	1%	10%	6%
	Other	1%	1%	1%	1%	0%
TOTAL		101%	101%	100%	102%	101%
	n =	2,074	1,796	1,289	458	245
Q56. What is your age?	Under 18	0%	0%	0%	0%	0%
	18 – 24	2%	2%	1%	6%	3%
	25 – 34	16%	16%	8%	43%	15%
	35 – 44	18%	18%	16%	23%	18%
	45 – 54	18%	19%	21%	13%	16%
	55 – 64	19%	18%	22%	8%	19%
	65 – 74	18%	18%	21%	6%	19%
	75 or over	10%	10%	12%	3%	10%
TOTAL		100%	100%	100%	100%	100%
	n =	2,095	1,818	1,299	469	244

27 May 25

Source: RRC and EPS.

Routt County & Craig resident data weighted by housing tenure, householder age, householder Hispanic origin, and household size within ZCTA; and geographically weighted by ZCTA; per 2019-23 ACS.

Survey Table B-10. Employment

Including yourself, how many adults (age 18 and over) in your household are in the following categories?		Overall	Routt County Overall	Routt County Owners	Routt County Renters	Moffat County Overall
Q21. Employed	0	23%	20%	25%	7%	28%
	1	29%	28%	25%	36%	32%
	2	40%	43%	45%	39%	33%
	3	6%	6%	4%	10%	6%
	4	2%	2%	1%	4%	2%
	5	0%	0%	0%	1%	0%
	6	0%	0%	0%	1%	0%
	7	0%	0%	0%	0%	0%
	8	0%	0%	0%	0%	0%
TOTAL		100%	100%	100%	100%	100%
	n =	2,404	2,066	1,450	552	298
Average		1.4	1.5	1.3	1.8	1.2
Q21. Retired	0	69%	72%	65%	94%	63%
	1	16%	15%	18%	5%	19%
	2	14%	13%	17%	1%	17%
	3	0%	0%	0%	0%	0%
TOTAL		100%	100%	100%	100%	100%
	n =	2,404	2,066	1,450	552	298
Average		0.5	0.4	0.5	0.1	0.5
Q21. Unemployed & looking for work	0	95%	96%	98%	93%	94%
	1	4%	3%	2%	5%	6%
	2	0%	0%	0%	1%	1%
	3	0%	0%	0%	0%	0%
	4	0%	0%	0%	0%	0%
TOTAL		100%	100%	100%	100%	100%
	n =	2,404	2,066	1,450	552	298
Average		0.1	0.0	0.0	0.1	0.1

Including yourself, how many adults (age 18 and over) in your household are in the following categories?		Overall	Routt County Overall	Routt County Owners	Routt County Renters	Moffat County Overall
Q21. Not employed by choice (e.g., parenting, student, volunteer, prefer not to work, etc.)	0	92%	93%	92%	95%	91%
	1	6%	6%	6%	4%	7%
	2	1%	1%	1%	1%	1%
	3	0%	0%	0%	0%	0%
	4	0%	0%	0%	0%	0%
TOTAL		100%	100%	100%	100%	100%
	n =	2,404	2,066	1,450	552	298
Average		0.1	0.1	0.1	0.1	0.1
Q21. Total adults in household represented in employment questions	1	26%	24%	21%	36%	31%
	2	58%	61%	68%	43%	52%
	3	10%	9%	8%	12%	11%
	4	5%	4%	2%	5%	6%
	5	1%	1%	1%	1%	0%
	6	0%	0%	0%	1%	0%
	7	0%	0%	0%	1%	0%
	8	0%	0%	0%	0%	0%
	9	0%	0%	0%	0%	0%
TOTAL		100%	100%	100%	100%	100%
	n =	2,404	2,066	1,450	552	298
Average		2.0	2.0	2.0	2.0	1.9
How many jobs do the employed adults in your household currently work?		Overall	Routt County Overall	Routt County Owners	Routt County Renters	Moffat County Overall
Q22. Total jobs held by household members (excluding households with no workers)	1	28%	26%	25%	27%	34%
	2	42%	42%	47%	31%	42%
	3	16%	16%	16%	16%	15%
	4	9%	10%	8%	14%	5%
	5	3%	3%	2%	5%	2%
	6	2%	2%	1%	5%	0%
	7	1%	1%	0%	1%	1%
	8	0%	0%	0%	1%	0%
	9	0%	0%	0%	0%	1%
	10	0%	0%	0%	0%	0%
	12	0%	0%	0%	0%	0%
TOTAL		100%	100%	100%	100%	100%
	n =	1,875	1,630	1,072	498	220
Average		2.3	2.4	2.2	2.7	2.1
Q22. Total jobs held by household members (including households with no workers)	0	23%	20%	25%	8%	29%
	1	22%	20%	19%	25%	25%
	2	32%	33%	35%	28%	30%
	3	12%	12%	12%	14%	10%
	4	7%	8%	6%	13%	3%
	5	2%	2%	1%	5%	1%
	6	1%	2%	1%	5%	0%
	7	1%	1%	0%	1%	0%
	8	0%	0%	0%	1%	0%
	9	0%	0%	0%	0%	0%
	10	0%	0%	0%	0%	0%
	12	0%	0%	0%	0%	0%
TOTAL		100%	100%	100%	100%	100%
	n =	2,350	2,027	1,430	534	285
Average		1.8	1.9	1.7	2.5	1.5

27 May 25

Source: RRC and EPS.

Routt County & Craig resident data weighted by housing tenure, householder age, householder Hispanic origin, and household size within ZCTA; and geographically weighted by ZCTA; per 2019-23 ACS.

		Overall	Routt County Overall	Routt County Owners	Routt County Renters	Moffatt County Overall
Q23. Where do you and other adults in your household currently work? (Adult 1)	Steamboat Springs	65%	80%	77%	87%	28%
	Craig or other Moffatt County	18%	3%	3%	2%	59%
	Other	9%	9%	11%	5%	8%
	Hayden	6%	5%	6%	3%	10%
	West Steamboat Springs	5%	6%	6%	7%	4%
	Oak Creek	4%	4%	4%	3%	4%
	Outside of Routt, Moffatt or Grand counties	3%	4%	5%	2%	2%
	Clark, Hahns Peak, Elk River Rd, North Routt	3%	3%	4%	3%	1%
	South Valley between Steamboat Spgs & Stagecoach	2%	3%	3%	3%	0%
	Yampa, Toponas, or other South Routt	2%	2%	3%	1%	1%
	Stagecoach	2%	2%	2%	2%	0%
	Phippsburg	2%	2%	2%	2%	1%
	Milner	1%	2%	2%	2%	0%
	Kremmling or other Grand County	1%	1%	1%	0%	
TOTAL		124%	125%	127%	122%	119%
	n =	1,798	1,564	1,016	490	209
Q23. Where do you and other adults in your household currently work? (Adult 2)	Steamboat Springs	63%	76%	73%	83%	28%
	Craig or other Moffatt County	19%	2%	2%	1%	67%
	Other	9%	11%	12%	7%	4%
	Hayden	6%	7%	7%	5%	6%
	West Steamboat Springs	6%	7%	7%	7%	3%
	Outside of Routt, Moffatt or Grand counties	4%	5%	6%	4%	1%
	Clark, Hahns Peak, Elk River Rd, North Routt	3%	3%	4%	2%	1%
	South Valley between Steamboat Spgs & Stagecoach	3%	3%	4%	3%	1%
	Oak Creek	2%	3%	4%	1%	1%
	Stagecoach	2%	3%	3%	1%	1%
	Yampa, Toponas, or other South Routt	2%	2%	3%	0%	0%
	Milner	1%	2%	2%	1%	1%
	Kremmling or other Grand County	1%	1%	1%	0%	1%
	Phippsburg	1%	1%	1%	0%	0%
TOTAL		123%	126%	129%	116%	114%
	n =	1,370	1,200	821	334	154
Q23. Where do you and other adults in your household currently work? (Data for up to 4 adults)	Steamboat Springs	117%	143%	136%	157%	52%
	Craig or other Moffatt County	33%	5%	5%	3%	103%
	Other	16%	18%	21%	11%	11%
	Hayden	12%	11%	12%	7%	14%
	West Steamboat Springs	10%	12%	12%	12%	6%
	Outside of Routt, Moffatt or Grand counties	7%	9%	11%	4%	3%
	Oak Creek	6%	7%	8%	4%	4%
	Clark, Hahns Peak, Elk River Rd, North Routt	5%	6%	8%	4%	2%
	South Valley between Steamboat Spgs & Stagecoach	5%	6%	6%	5%	2%
	Stagecoach	4%	5%	6%	3%	1%
	Yampa, Toponas, or other South Routt	3%	4%	5%	2%	1%
	Phippsburg	3%	3%	4%	2%	1%
	Milner	3%	3%	4%	3%	1%
	Kremmling or other Grand County	2%	2%	2%	1%	1%
TOTAL		226%	233%	239%	217%	203%
	n =	1,896	1,648	1,080	506	223
Q23.5 (Online survey only) What types of business(es) do the adults in your household currently work for? (Data for up to 4 adults)	Government (city, county, state, etc.)	28%	24%	28%	16%	35%
	Other	25%	27%	29%	23%	22%
	Health care and social assistance	24%	22%	26%	14%	28%
	Ski area / recreation	18%	28%	20%	43%	2%
	Construction / trades (plumbing, electric, etc.)	18%	19%	21%	12%	17%
	Accommodations / lodging	17%	19%	12%	34%	13%
	Professional services (legal, accounting, etc.)	13%	16%	21%	7%	8%
	Restaurant / bar	12%	16%	10%	25%	4%
	Other services (e.g. auto repair, salon, drycleaning, etc.)	11%	12%	12%	10%	10%
	Nonprofit which is not in the above categories	11%	13%	14%	11%	8%
	Retail	10%	11%	11%	10%	9%
	Mining, agriculture, natural resources	10%	5%	5%	4%	19%
	Retired or not employed	9%	8%	9%	2%	12%
	Real estate, property management	7%	9%	11%	6%	2%
	Transportation, warehousing, utilities	7%	5%	6%	4%	9%
	Banking / finance / insurance	6%	8%	9%	6%	3%
	Manufacturing	4%	5%	6%	4%	3%
	Arts / entertainment	3%	4%	4%	4%	1%
TOTAL		235%	250%	254%	235%	202%
	n =	1,403	1,168	713	407	217

27 May 25

Source: RRC and EPS.

Routt County & Craig resident data weighted by housing tenure, householder age, householder Hispanic origin, and household size within ZCTA; and geographically weighted by ZCTA; per 2019-23 ACS.

Economic & Planning Systems, Inc.

Survey Table B-11. Commuting & Transportation

		Overall	Routt County Overall	Routt County Owners	Routt County Renters	Moffat County Overall
Q24. How many miles do you travel one-way between home and work?	Do not commute/work from home	14%	16%	20%	8%	7%
	1 mile or less	10%	10%	9%	13%	11%
	1.01 - 3 miles	19%	21%	19%	25%	16%
	3.01 - 5 miles	13%	15%	13%	21%	7%
	5.01 - 10 miles	11%	12%	12%	12%	11%
	10.01 - 15 miles	2%	2%	2%	2%	2%
	15.01 - 25 miles	14%	16%	16%	14%	8%
	25.01 - 35 miles	5%	6%	7%	4%	4%
	35.01 - 50 miles	9%	2%	2%	1%	30%
	50.01 - 100 miles	2%	1%	1%	1%	4%
TOTAL		100%	100%	100%	100%	100%
	n =	1,704	1,487	983	452	193
Average		12.3	8.9	9.0	8.1	21.4
Median		5.0	4.0	4.0	4.0	10.0
Q25. (Paper survey only) IF YOU COMMUTE MORE THAN 10 MILES ONE WAY TO WORK: Why do you commute, rather than live and work in the same community? (Select all that apply)	N/A - I commute less than 10 miles, or I don't work	52%	51%	51%	61%	100%
	Price of housing; cannot afford to live where I work	26%	26%	26%	30%	0%
	Prefer where I live now (e.g. community character, weather, etc.)	18%	18%	20%	2%	0%
	Type of home I want is not affordable near work	17%	17%	18%	2%	0%
	Don't mind the commute	9%	9%	10%	0%	0%
	Work in other communities also	7%	7%	7%	8%	0%
	Other	4%	4%	4%	0%	0%
	Live in or near community where my spouse/partner works	3%	3%	3%	0%	0%
TOTAL		135%	136%	138%	105%	100%
	n =	135	132	119	12	1

How many days per week do you typically use the following modes of transportation to get to work?		Overall	Routt County Overall	Routt County Owners	Routt County Renters	Moffat County Overall
Q26. Walk or bike	0	87%	84%	85%	81%	94%
	1	4%	5%	7%	3%	2%
	2	3%	4%	3%	6%	2%
	3	2%	3%	2%	4%	1%
	4	1%	1%	1%	2%	1%
	5	2%	2%	1%	4%	1%
	6	0%	0%	0%	0%	0%
	7	0%	0%	0%	1%	0%
TOTAL		100%	100%	100%	100%	100%
	n =	1,697	1,466	957	454	208
Average		0.3	0.4	0.3	0.6	0.1
Q26. Drive Alone	0	15%	16%	14%	23%	12%
	1	5%	6%	6%	6%	4%
	2	14%	18%	22%	7%	4%
	3	7%	7%	8%	7%	6%
	4	11%	10%	10%	10%	16%
	5	37%	33%	33%	30%	47%
	6	4%	4%	3%	7%	4%
	7	6%	7%	5%	10%	5%
TOTAL		100%	100%	100%	100%	100%
	n =	1,697	1,466	957	454	208
Average		3.5	3.4	3.3	3.4	4.0

How many days per week do you typically use the following modes of transportation to get to work?		Overall	Routt County Overall	Routt County Owners	Routt County Renters	Moffat County Overall
Q26. Carpool or vanpool	0	90%	91%	91%	91%	89%
	1	2%	2%	3%	1%	0%
	2	2%	2%	2%	1%	1%
	3	1%	1%	1%	1%	1%
	4	1%	0%	1%	0%	2%
	5	3%	2%	2%	3%	4%
	6	1%	0%	0%	1%	1%
	7	1%	0%	0%	1%	1%
TOTAL		100%	100%	100%	100%	100%
	n =	1,697	1,466	957	454	208
Average		0.3	0.3	0.2	0.3	0.5
Q26. Bus	0	95%	94%	96%	87%	98%
	1	1%	2%	1%	4%	0%
	2	2%	2%	2%	2%	0%
	3	1%	1%	0%	1%	0%
	4	0%	0%	0%	1%	0%
	5	1%	1%	0%	4%	0%
	6	0%	0%	0%	0%	0%
	7	0%	0%	0%	1%	0%
TOTAL		100%	100%	100%	100%	100%
	n =	1,697	1,466	957	454	208
Average		0.1	0.2	0.1	0.4	0.0
Q26. Work at home/telecommute	0	86%	83%	80%	91%	92%
	1	3%	4%	4%	3%	1%
	2	3%	3%	4%	2%	2%
	3	1%	1%	2%	0%	1%
	4	1%	1%	1%	1%	1%
	5	5%	7%	8%	3%	2%
	6	0%	0%	0%	0%	0%
	7	1%	1%	1%	1%	0%
TOTAL		100%	100%	100%	100%	100%
	n =	1,697	1,466	957	454	208
Average		0.5	0.6	0.7	0.3	0.2
		Overall	Routt County Overall	Routt County Owners	Routt County Renters	Moffat County Overall
Q26. Other	0	99%	99%	99%	99%	99%
	1	0%	0%	0%	0%	1%
	2	0%	0%	0%	0%	0%
	4	0%	0%	0%	0%	0%
	5	0%	0%	0%	0%	0%
	6	0%	0%	0%	0%	0%
	7	0%	0%	0%	1%	0%
TOTAL		100%	100%	100%	100%	100%
	n =	1,697	1,466	957	454	208
Average		0.0	0.0	0.0	0.1	0.0

Transportation		Overall	Routt County Overall	Routt County Owners	Routt County Renters	Moffat County Overall
Q27. (If employed) Is your employer within convenient walking distance of a Steamboat Springs Transit stop?	Yes	52%	61%	59%	67%	29%
	No	40%	35%	37%	28%	54%
	Don't know / unsure	8%	4%	4%	5%	17%
TOTAL		100%	100%	100%	100%	100%
	n =	1,748	1,523	1,004	464	201
Q28. Is your home within convenient walking distance of a Steamboat Springs Transit stop?	Yes	44%	49%	45%	64%	33%
	No	52%	50%	54%	34%	55%
	Don't know / unsure	4%	1%	1%	2%	11%
TOTAL		100%	100%	100%	100%	100%
	n =	2,296	1,985	1,397	528	276
Q29. As a result of Steamboat Springs Transit bus service, have you / your household...?	Not applicable - we don't use Steamboat Springs Transit	59%	52%	56%	38%	75%
	None of the above	14%	16%	17%	17%	9%
	Saved money on transportation costs	10%	13%	10%	25%	4%
	Been able to own fewer vehicles for your transportation needs	7%	8%	7%	13%	3%
	Other	7%	7%	8%	6%	4%
	Had a less stressful commute	6%	7%	6%	12%	4%
	Had more reliable transportation to work	5%	6%	4%	13%	4%
	My kids use Steamboat Springs Transit	4%	6%	7%	3%	1%
	Been comfortable living further from work	3%	2%	1%	3%	5%
	Had more options of employers to work for	2%	2%	1%	4%	2%
TOTAL		117%	120%	116%	133%	111%
	n =	2,244	1,936	1,364	515	273
		Overall	Routt County Overall	Routt County Owners	Routt County Renters	Moffat County Overall
Efforts are underway to restore passenger rail in the Yampa Valley. This could potentially enable commuter rail connecting Craig, Hayden, Steamboat Springs and Oak Creek. How much do you agree or disagree with the following statements about commuter rail?						
Q31. I would use a train for commuting if the travel time matched my current commute	1 - Strongly Disagree	13%	13%	13%	12%	14%
	2	2%	3%	3%	3%	0%
	3 - Neutral	17%	15%	14%	18%	22%
	4	8%	9%	9%	10%	6%
	5 - Strongly Agree	35%	35%	33%	42%	35%
	x - Don't Know / Not Applicable	24%	25%	28%	16%	23%
TOTAL		100%	100%	100%	100%	100%
	n =	2,257	1,948	1,364	526	275
Average		3.7	3.7	3.6	3.8	3.6
Q31. I would consider moving to a less expensive community if train service connected to my workplace	1 - Strongly Disagree	24%	25%	27%	17%	21%
	2	5%	6%	7%	6%	3%
	3 - Neutral	19%	17%	16%	21%	24%
	4	6%	7%	5%	12%	5%
	5 - Strongly Agree	19%	19%	13%	34%	19%
	x - Don't Know / Not Applicable	27%	26%	32%	10%	29%
TOTAL		100%	100%	100%	100%	100%
	n =	2,190	1,895	1,334	506	262
Average		2.9	2.8	2.6	3.4	3.0
Q31. I would consider riding the train for safety reasons, even if it took me a little longer	1 - Strongly Disagree	15%	15%	15%	15%	13%
	2	4%	5%	4%	6%	2%
	3 - Neutral	18%	16%	14%	21%	23%
	4	16%	17%	17%	16%	15%
	5 - Strongly Agree	31%	30%	29%	32%	34%
	x - Don't Know / Not Applicable	17%	18%	20%	10%	14%
TOTAL		100%	100%	100%	100%	100%
	n =	2,205	1,912	1,356	500	259
Average		3.5	3.5	3.5	3.5	3.6

		Overall	Routt County Overall	Routt County Owners	Routt County Renters	Moffat County Overall
<i>Discussions are also underway about creating a Regional Transit Authority to fund expanded bus service, such as more frequent service between Craig and Steamboat Springs and new service to South Routt. How much do you agree or disagree with the following statements about improved bus service?</i>						
Q32. I would use a bus for commuting if the travel time and service hours matched my current commute	1 - Strongly Disagree	15%	14%	14%	13%	16%
	2	5%	5%	5%	6%	4%
	3 - Neutral	19%	18%	16%	22%	23%
	4	10%	10%	10%	12%	10%
	5 - Strongly Agree	23%	25%	22%	33%	19%
	x - Don't Know / Not Applicable	28%	28%	32%	16%	29%
TOTAL		100%	100%	100%	100%	100%
	n =	2,231	1,925	1,355	515	272
Average		3.3	3.4	3.3	3.5	3.2
		Overall	Routt County Overall	Routt County Owners	Routt County Renters	Moffat County Overall
Q32. I would consider moving to a less expensive community if frequent bus service connected to my workplace	1 - Strongly Disagree	25%	24%	26%	18%	27%
	2	7%	8%	8%	10%	4%
	3 - Neutral	21%	18%	17%	25%	26%
	4	6%	7%	5%	12%	4%
	5 - Strongly Agree	13%	13%	9%	24%	11%
	x - Don't Know / Not Applicable	28%	29%	35%	12%	27%
TOTAL		100%	100%	100%	100%	100%
	n =	2,166	1,875	1,326	496	257
Average		2.6	2.7	2.4	3.2	2.5
Q32. I would consider riding the bus for safety reasons, even if it took me a little longer	1 - Strongly Disagree	19%	18%	18%	18%	21%
	2	7%	7%	5%	9%	7%
	3 - Neutral	22%	20%	18%	27%	28%
	4	12%	14%	14%	14%	9%
	5 - Strongly Agree	18%	19%	19%	22%	15%
	x - Don't Know / Not Applicable	22%	22%	26%	11%	21%
TOTAL		100%	100%	100%	100%	100%
	n =	2,162	1,872	1,330	488	256
Average		3.1	3.1	3.1	3.1	2.9

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Source: RRC and EPS.

Routt County & Craig resident data weighted by housing tenure, householder age, householder Hispanic origin, and household size within ZCTA; and geographically weighted by ZCTA; per 2019-23 ACS.

Survey Table B-12. Housing Preferences

		Overall	Routt County Overall	Routt County Owners	Routt County Renters	Moffat County Overall
<i>How important are the following factors to you when looking for a place to live?</i>						
Q33. Close to my job	1 - Not at all important	10%	9%	10%	5%	13%
	2	3%	4%	4%	3%	2%
	3	17%	15%	15%	18%	19%
	4	23%	24%	23%	29%	21%
	5 - Extremely important	25%	25%	21%	39%	24%
	x - Don't know / not applicable	22%	22%	28%	6%	21%
TOTAL		100%	100%	100%	100%	100%
	n =	2,196	1,897	1,341	502	265
Average		3.6	3.7	3.5	4.0	3.5
Q33. Close to job(s) of other members of my household	1 - Not at all important	13%	12%	12%	10%	17%
	2	4%	3%	3%	3%	5%
	3	15%	15%	15%	17%	14%
	4	18%	19%	19%	19%	17%
	5 - Extremely important	20%	18%	15%	27%	24%
	x - Don't know / not applicable	29%	32%	35%	24%	24%
TOTAL		100%	100%	100%	100%	100%
	n =	2,168	1,876	1,337	488	259
Average		3.4	3.4	3.3	3.6	3.3

How important are the following factors to you when looking for a place to live?		Overall	Routt County Overall	Routt County Owners	Routt County Renters	Moffat County Overall
Q33. Close to daycare or schools	1 - Not at all important	27%	24%	22%	30%	32%
	2	4%	4%	3%	5%	5%
	3	8%	7%	7%	9%	8%
	4	12%	13%	14%	10%	10%
	5 - Extremely important	14%	15%	12%	19%	11%
	x - Don't know / not applicable	36%	38%	42%	27%	32%
TOTAL		100%	100%	100%	100%	100%
	n =	2,154	1,863	1,330	481	257
Average		2.7	2.9	2.9	2.8	2.5
Q33. Close to commercial services (shopping, dining, etc.)	1 - Not at all important	11%	8%	8%	7%	17%
	2	9%	10%	9%	12%	7%
	3	23%	24%	23%	26%	22%
	4	27%	29%	30%	29%	23%
	5 - Extremely important	19%	19%	18%	24%	19%
	x - Don't know / not applicable	10%	10%	13%	3%	11%
TOTAL		100%	100%	100%	100%	100%
	n =	2,185	1,895	1,357	486	257
Average		3.4	3.5	3.5	3.5	3.2
Q33. Close to healthcare / emergency medical services	1 - Not at all important	8%	7%	6%	9%	10%
	2	8%	9%	9%	9%	6%
	3	29%	29%	28%	34%	29%
	4	27%	29%	30%	25%	22%
	5 - Extremely important	22%	19%	19%	21%	27%
	x - Don't know / not applicable	6%	7%	8%	2%	6%
TOTAL		100%	100%	100%	100%	100%
	n =	2,177	1,886	1,346	488	259
Average		3.5	3.5	3.5	3.4	3.5
Q33. Close to parks/open space/trails	1 - Not at all important	9%	5%	5%	4%	16%
	2	6%	4%	4%	4%	9%
	3	19%	17%	16%	18%	24%
	4	28%	31%	30%	32%	23%
	5 - Extremely important	31%	37%	36%	39%	19%
	x - Don't know / not applicable	7%	7%	8%	3%	8%
TOTAL		100%	100%	100%	100%	100%
	n =	2,170	1,879	1,343	484	257
Average		3.7	4.0	4.0	4.0	3.2
Q33. Close to skiing	1 - Not at all important	30%	17%	15%	21%	59%
	2	9%	9%	10%	8%	9%
	3	17%	21%	21%	19%	7%
	4	20%	25%	25%	26%	8%
	5 - Extremely important	15%	19%	19%	20%	6%
	x - Don't know / not applicable	9%	8%	9%	5%	11%
TOTAL		100%	100%	100%	100%	100%
	n =	2,153	1,869	1,337	480	250
Average		2.8	3.2	3.3	3.2	1.8
Q33. Close to bus stop	1 - Not at all important	26%	19%	20%	14%	41%
	2	13%	13%	13%	13%	13%
	3	21%	24%	23%	26%	13%
	4	17%	20%	19%	23%	11%
	5 - Extremely important	12%	13%	12%	19%	8%
	x - Don't know / not applicable	11%	11%	13%	4%	14%
TOTAL		100%	100%	100%	100%	100%
	n =	2,158	1,870	1,331	487	254
Average		2.7	3.0	2.9	3.2	2.2

How important are the following factors to you when looking for a place to live?		Overall	Routt County Overall	Routt County Owners	Routt County Renters	Moffat County Overall
Q33. Community character ("look and feel," family orientation, etc.)	1 - Not at all important	7%	4%	4%	4%	12%
	2	5%	5%	3%	8%	6%
	3	18%	17%	15%	23%	22%
	4	32%	33%	33%	32%	29%
	5 - Extremely important	32%	35%	37%	30%	25%
	x - Don't know / not applicable	6%	6%	7%	4%	7%
TOTAL		100%	100%	100%	100%	100%
	n =	2,159	1,873	1,348	472	252
Average		3.8	4.0	4.0	3.8	3.5
Q33. Housing cost (to rent or buy)	1 - Not at all important	3%	2%	2%	0%	6%
	2	2%	2%	3%	0%	2%
	3	9%	9%	11%	4%	9%
	4	21%	20%	23%	12%	22%
	5 - Extremely important	57%	59%	51%	83%	53%
	x - Don't know / not applicable	7%	8%	10%	1%	6%
TOTAL		100%	100%	100%	100%	100%
	n =	2,168	1,878	1,338	487	256
Average		4.4	4.4	4.3	4.8	4.2
Q33. Type of residence (single-family, condo, etc.)	1 - Not at all important	4%	2%	2%	3%	6%
	2	3%	3%	2%	6%	4%
	3	12%	12%	9%	20%	13%
	4	25%	26%	26%	25%	25%
	5 - Extremely important	49%	50%	51%	46%	45%
	x - Don't know / not applicable	7%	7%	9%	1%	6%
TOTAL		100%	100%	100%	100%	100%
	n =	2,159	1,873	1,341	480	252
Average		4.2	4.3	4.4	4.1	4.1
Q33. No upstairs neighbors	1 - Not at all important	7%	6%	4%	11%	10%
	2	5%	5%	3%	13%	4%
	3	11%	13%	10%	20%	9%
	4	16%	16%	15%	20%	13%
	5 - Extremely important	48%	48%	53%	34%	48%
	x - Don't know / not applicable	13%	12%	15%	2%	16%
TOTAL		100%	100%	100%	100%	100%
	n =	2,156	1,869	1,333	483	253
Average		4.1	4.1	4.3	3.5	4.0
Q33. Sustainable, energy and water efficient	1 - Not at all important	10%	7%	8%	6%	17%
	2	9%	9%	9%	10%	8%
	3	22%	23%	21%	29%	21%
	4	29%	31%	32%	26%	24%
	5 - Extremely important	25%	25%	24%	27%	26%
	x - Don't know / not applicable	5%	6%	7%	2%	3%
TOTAL		100%	100%	100%	100%	100%
	n =	2,142	1,856	1,332	472	252
Average		3.5	3.6	3.6	3.6	3.4
Q33. Pets allowed	1 - Not at all important	10%	9%	8%	12%	10%
	2	3%	3%	3%	4%	2%
	3	10%	9%	9%	10%	11%
	4	14%	15%	15%	15%	10%
	5 - Extremely important	57%	55%	55%	56%	61%
	x - Don't know / not applicable	8%	8%	10%	3%	6%
TOTAL		100%	100%	100%	100%	100%
	n =	2,168	1,881	1,346	483	253
Average		4.1	4.1	4.2	4.0	4.2

How important are the following factors to you when looking for a place to live?		Overall	Routt County Overall	Routt County Owners	Routt County Renters	Moffat County Overall
Q33. Garage	1 - Not at all important	6%	5%	3%	12%	8%
	2	5%	4%	3%	10%	7%
	3	15%	15%	12%	25%	17%
	4	24%	25%	23%	29%	20%
	5 - Extremely important	45%	46%	53%	22%	43%
	x - Don't know / not applicable	5%	5%	6%	2%	4%
TOTAL		100%	100%	100%	100%	100%
Average		4.0	4.1	4.3	3.4	3.9
Q33. Extra storage/locker (if no garage)	1 - Not at all Important	8%	6%	5%	8%	13%
	2	5%	5%	3%	8%	5%
	3	16%	15%	13%	21%	18%
	4	24%	26%	24%	29%	21%
	5 - Extremely Important	32%	33%	34%	30%	29%
	DK/NA	15%	16%	20%	3%	14%
TOTAL		100%	100%	100%	100%	100%
Average		4.1	4.2	4.4	3.7	3.9
Q33. Private yard or private outdoor space	1 - Not at all Important	3%	3%	2%	5%	3%
	2	5%	5%	3%	11%	4%
	3	14%	15%	14%	21%	11%
	4	24%	26%	25%	30%	20%
	5 - Extremely Important	49%	46%	50%	33%	55%
	DK/NA	5%	5%	6%	1%	6%
TOTAL		100%	100%	100%	100%	100%
Average		4.3	4.2	4.3	3.8	4.4
From the list above, which 3 factors are most important to your household?		Overall	Routt County Overall	Routt County Owners	Routt County Renters	Moffat County Overall
Q33. Top Choice	Housing cost (to rent or buy)	28%	29%	24%	46%	26%
	Close to my job	14%	12%	11%	15%	17%
	Type of residence (single-family, condo, etc.)	8%	8%	11%	1%	6%
	Close to parks/open space/trails	7%	9%	10%	6%	3%
	Pets allowed	6%	7%	6%	11%	5%
	Community character ("look and feel," family orientation, etc.)	6%	7%	8%	1%	6%
	Close to healthcare / emergency medical services	7%	4%	5%	2%	12%
	Close to commercial services (shopping, dining, etc.)	6%	6%	7%	4%	6%
	Private yard or private outdoor space	4%	4%	4%	2%	5%
	Close to job(s) of other members of my household	3%	2%	2%	2%	7%
	Close to daycare or schools	2%	3%	2%	3%	2%
	Close to skiing	2%	3%	4%	2%	0%
	Garage	2%	2%	2%	0%	1%
	No upstairs neighbors	1%	1%	2%	0%	1%
	Close to bus stop	1%	1%	1%	2%	0%
	Sustainable, energy and water efficient	1%	1%	1%	0%	2%
	Extra storage/locker (if no garage)	1%	1%	0%	1%	1%
TOTAL		100%	100%	100%	100%	100%
n =		2,118	1,832	1,282	496	253

From the list above, which 3 factors are most important to your household?		Overall	Routt County Overall	Routt County Owners	Routt County Renters	Moffat County Overall
Q33. Second Choice	Type of residence (single-family, condo, etc.)	10%	11%	13%	7%	7%
	Pets allowed	11%	10%	9%	13%	13%
	Housing cost (to rent or buy)	10%	9%	8%	13%	10%
	Close to parks/open space/trails	7%	9%	8%	10%	5%
	Close to healthcare / emergency medical services	8%	7%	8%	4%	9%
	Private yard or private outdoor space	7%	7%	8%	4%	7%
	Close to my job	7%	6%	4%	14%	8%
	Community character ("look and feel," family orientation, etc.)	7%	7%	8%	3%	7%
	Close to commercial services (shopping, dining, etc.)	7%	7%	6%	7%	8%
	Garage	6%	7%	8%	3%	4%
	Close to skiing	5%	6%	6%	7%	3%
	Close to job(s) of other members of my household	5%	3%	4%	3%	8%
	Close to daycare or schools	3%	4%	4%	4%	2%
	Close to bus stop	2%	3%	3%	3%	1%
	Sustainable, energy and water efficient	2%	1%	1%	1%	5%
	No upstairs neighbors	2%	2%	2%	3%	3%
	Extra storage/locker (if no garage)	1%	1%	1%	1%	0%
TOTAL		100%	100%	100%	100%	100%
	n =	2,017	1,752	1,244	458	233
Q33. Third Choice	Private yard or private outdoor space	13%	12%	12%	10%	16%
	Pets allowed	9%	8%	8%	8%	12%
	Close to parks/open space/trails	9%	10%	11%	8%	5%
	Close to commercial services (shopping, dining, etc.)	8%	9%	8%	11%	6%
	Community character ("look and feel," family orientation, etc.)	8%	9%	9%	6%	6%
	Type of residence (single-family, condo, etc.)	8%	8%	9%	6%	6%
	Garage	7%	9%	10%	5%	4%
	Housing cost (to rent or buy)	6%	7%	6%	9%	6%
	Close to my job	6%	6%	4%	12%	6%
	Close to healthcare / emergency medical services	6%	5%	5%	4%	8%
	Close to daycare or schools	4%	3%	3%	2%	9%
	Close to skiing	4%	5%	5%	5%	2%
	Close to bus stop	3%	2%	2%	4%	5%
	Close to job(s) of other members of my household	3%	2%	2%	2%	4%
	No upstairs neighbors	2%	3%	3%	3%	2%
	Sustainable, energy and water efficient	2%	2%	3%	2%	1%
	Extra storage/locker (if no garage)	1%	1%	1%	3%	2%
TOTAL		100%	100%	100%	100%	100%
	n =	1,964	1,710	1,214	446	225
Q33. Top 3 Combined	Housing cost (to rent or buy)	43%	45%	37%	67%	40%
	Close to my job	26%	24%	18%	38%	30%
	Pets allowed	25%	24%	22%	30%	28%
	Type of residence (single-family, condo, etc.)	24%	27%	32%	13%	18%
	Private yard or private outdoor space	23%	22%	23%	16%	25%
	Close to parks/open space/trails	22%	26%	28%	22%	12%
	Community character ("look and feel," family orientation, etc.)	20%	21%	25%	9%	18%
	Close to commercial services (shopping, dining, etc.)	20%	20%	21%	20%	19%
	Close to healthcare / emergency medical services	19%	16%	18%	10%	27%
	Garage	14%	16%	19%	8%	9%
	Close to skiing	11%	14%	15%	13%	4%
	Close to job(s) of other members of my household	10%	7%	7%	7%	18%
	Close to daycare or schools	10%	9%	9%	9%	11%
	Close to bus stop	6%	7%	6%	8%	5%
	No upstairs neighbors	5%	6%	6%	5%	5%
	Sustainable, energy and water efficient	5%	4%	5%	3%	7%
	Extra storage/locker (if no garage)	3%	3%	2%	5%	3%
TOTAL		287%	290%	293%	282%	280%
	n =	2,118	1,832	1,282	496	253

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Source: RRC and EPS.

Routt County & Craig resident data weighted by housing tenure, householder age, householder Hispanic origin, and household size within ZCTA; and geographically weighted by ZCTA; per 2019-23 ACS.

		Overall	Routt County Overall	Routt County Owners	Routt County Renters	Moffat County Overall
Q34. What do you need to improve your housing situation? (Select all that apply)	N/A; I am happy with my housing situation	53%	52%	65%	11%	56%
	Finding a home I can afford to buy	22%	23%	11%	58%	18%
	Help with repairs to my home	12%	11%	13%	5%	14%
	Help with a down payment and closing costs to buy a home	9%	10%	4%	28%	6%
	Assistance to help me pay rent or other housing costs each month	9%	9%	3%	27%	9%
	Assurance I can stay in my rental unit for a while (e.g. that landlord won't sell unit, longer lease term, etc.)	7%	9%	1%	35%	3%
	Help getting a loan to buy a home	7%	7%	2%	20%	6%
	Assistance with utility and energy costs	6%	5%	4%	11%	8%
	Other	5%	6%	7%	5%	3%
	Help finding rental housing	5%	6%	0%	22%	3%
	Assistance with utility and energy costs	5%	3%	3%	5%	9%
	Better access to transit	4%	5%	4%	5%	4%
	Assistance to make my home more accessible & safe to live in	4%	3%	3%	4%	7%
	Help with security deposit / first & last month's rent	3%	3%	0%	12%	2%
		150%	153%	121%	247%	145%
TOTAL	n =	2,180	1,892	1,340	496	256
Q35. If housing were available that you could afford, would you consider moving within or to Routt County in the next 5 years?	Yes, if I could BUY a home	47%	54%	50%	67%	33%
	Yes, if I could RENT a home	2%	2%	0%	6%	3%
	Yes, if I could BUY OR RENT a home	8%	8%	3%	21%	8%
	No	42%	35%	47%	6%	56%
TOTAL		100%	100%	100%	100%	100%
	n =	1,990	1,696	1,146	497	264
Q35. (If you would not consider moving) Why not?	I prefer to live in my present community / residence	77%	82%	82%	79%	71%
	I expect to move outside the region	7%	7%	7%	20%	7%
	Other reason:	16%	11%	11%	2%	22%
TOTAL		100%	100%	100%	100%	100%
	n =	719	566	533	27	140
Q36. (If would consider moving in next 5 years) Why would you move? (Select all that apply)	To find a less expensive home	30%	35%	23%	53%	17%
	To buy instead of rent	27%	30%	5%	69%	19%
	To live in a different type/style of home (e.g. single family unit vs. condo)	26%	30%	31%	29%	16%
	To find a larger home	23%	26%	26%	27%	15%
	To be closer to work	19%	14%	11%	16%	35%
	To live in a different community	17%	10%	11%	8%	39%
	To live in or closer to a town	16%	16%	18%	13%	16%
	To live in a more rural setting	14%	14%	17%	10%	13%
	Other	8%	8%	9%	5%	9%
	To have better access to transit	7%	7%	7%	6%	7%
	To find a smaller home	6%	6%	10%	1%	3%
	To live in senior housing	5%	6%	9%	2%	1%
		199%	202%	177%	238%	188%
TOTAL	n =	1,263	1,124	620	461	121

		Overall	Routt County Overall	Routt County Owners	Routt County Renters	Moffat County Overall
Q37. If you moved, how many bedrooms would you ideally need?	0	0%	0%	0%	0%	0%
	1	7%	7%	3%	16%	8%
	2	31%	33%	28%	45%	28%
	3	43%	42%	45%	33%	46%
	4	14%	15%	19%	6%	13%
	5	3%	3%	3%	0%	4%
	6	1%	1%	1%	0%	0%
	7	0%	0%	0%	0%	0%
	9	0%	0%	0%	0%	0%
TOTAL		100%	100%	100%	100%	100%
	n =	1,864	1,598	1,067	484	240
Average		2.8	2.8	2.9	2.3	2.8
Q37. If you moved, how many bathrooms would you ideally need?	1	12%	12%	6%	27%	14%
	2	64%	60%	59%	65%	72%
	3	19%	22%	28%	7%	12%
	4	3%	4%	5%	1%	2%
	5	1%	1%	1%	0%	0%
	6	0%	0%	0%	0%	0%
	7	0%	0%	0%	0%	0%
TOTAL		100%	100%	100%	100%	100%
	n =	1,851	1,587	1,063	478	238
Average		2.1	2.2	2.4	1.8	2.0
Q38. If you moved, which of the following types of housing units would be acceptable to you to live in? (Select all that apply)	Detached single-family home	88%	87%	88%	86%	89%
	Townhouse/duplex (shared walls, no units above or below)	39%	46%	37%	68%	24%
	Apartment or condo (units above/below)	16%	19%	10%	44%	10%
	Mobile home	12%	9%	5%	19%	17%
	Accessory dwelling / in-law / caretaker unit	10%	13%	8%	24%	5%
	None of the above	4%	3%	4%	1%	5%
	Dormitory housing	0%	0%	0%	0%	1%
TOTAL		169%	178%	153%	241%	150%
	n =	1,952	1,670	1,134	485	252

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Source: RRC and EPS.

Routt County & Craig resident data weighted by housing tenure, householder age, householder Hispanic origin, and household size within ZCTA; and geographically weighted by ZCTA; per 2019-

Survey Table B-13. Deed Restrictions

(INTENDED FOR RENTERS ONLY, BUT SOME OWNERS RESPONDED)		Overall	Routt County Overall	Routt County Owners	Routt County Renters	Moffat County Overall
Q39. Have you ever lived in income restricted affordable rental housing in the local area (such as through Yampa Valley Housing Authority)?	Yes	12%	8%	2%	12%	22%
	No, but I have previously applied to live in income-restricted rental housing	14%	15%	8%	20%	10%
	No, and I have not previously applied	71%	74%	88%	65%	64%
	Don't know	3%	3%	2%	3%	3%
TOTAL		100%	100%	100%	100%	100%
	n =	809	742	199	491	55
Q40. (If haven't lived in affordable rental housing in area) Why didn't you live in (or apply for) affordable rental housing?	Didn't meet income limits	34%	36%	35%	37%	32%
	Waitlist too long / no availability	24%	27%	4%	35%	16%
	Found different housing option	23%	23%	31%	22%	22%
	Unaware that affordable housing was available	20%	18%	4%	20%	28%
	Other	16%	15%	30%	10%	18%
	Pets not allowed	13%	13%	5%	16%	13%
	Couldn't afford the rent	11%	13%	3%	16%	5%
	Not in preferred location	6%	5%	3%	6%	9%
	Limited/no credit	3%	2%		2%	6%
	Lack a Social Security number	2%	1%		1%	4%
TOTAL		153%	154%	113%	165%	154%
	n =	696	635	128	460	48

(INTENDED FOR RENTERS ONLY, BUT SOME OWNERS RESPONDED)		Overall	Routt County Overall	Routt County Owners	Routt County Renters	Moffat County Overall
Various tools, known as deed restrictions, can make home ownership more affordable. If you were looking to buy a home you could afford, how acceptable would the following deed restrictions be to you?						
Q41. Income limit (household income can't exceed a cap at time of purchase)	1 - Not Acceptable	14%	14%	35%	9%	14%
	2	8%	7%	5%	8%	8%
	3 - Somewhat Acceptable	34%	29%	23%	32%	52%
	4	17%	14%	9%	16%	24%
	5 - Very Acceptable	28%	34%	28%	35%	2%
	TOTAL	100%	100%	100%	100%	100%
Average		3.4	3.5	2.9	3.6	2.9
Q41. Sole residence requirement (can't own another home)	1 - Not Acceptable	14%	13%	27%	10%	15%
	2	3%	2%	3%	2%	7%
	3 - Somewhat Acceptable	17%	15%	12%	16%	25%
	4	11%	9%	9%	9%	19%
	5 - Very Acceptable	55%	61%	50%	63%	34%
	TOTAL	100%	100%	100%	100%	100%
Average		3.9	4.0	3.5	4.1	3.5
Q41. Must work for Routt County employer	1 - Not Acceptable	25%	15%	41%	9%	56%
	2	7%	4%	3%	4%	18%
	3 - Somewhat Acceptable	11%	10%	6%	11%	15%
	4	12%	15%	14%	17%	4%
	5 - Very Acceptable	44%	56%	36%	59%	8%
	TOTAL	100%	100%	100%	100%	100%
Average		3.4	3.9	3.0	4.1	1.9
Q41. Appreciation limit (cap on resale value to maintain affordability; owner still builds equity)	1 - Not Acceptable	15%	15%	36%	10%	16%
	2	5%	5%	6%	5%	3%
	3 - Somewhat Acceptable	32%	27%	19%	31%	53%
	4	19%	20%	15%	22%	18%
	5 - Very Acceptable	28%	32%	24%	33%	10%
	TOTAL	100%	100%	100%	100%	100%
Average		3.4	3.5	2.8	3.6	3.0
Q42. Altogether, how interested would you be in buying a home if the only affordable option was a deed-restricted home with all the above restrictions? (Income limit, sole residence, must work locally, appreciation cap)	Very interested	30%	34%	8%	42%	17%
	Somewhat interested	30%	30%	13%	37%	31%
	Not at all interested	22%	23%	58%	10%	22%
	Don't know / not sure	18%	14%	22%	12%	30%
	TOTAL	100%	100%	100%	100%	100%
	n =	745	679	148	481	54
Q43. Have you ever considered buying a deed-restricted home in the region and didn't buy one?	No	83%	83%	96%	77%	87%
	Yes	17%	17%	4%	23%	13%
	TOTAL	100%	100%	100%	100%	100%
n =		739	678	155	474	49
Q44. (If have considered buying a deed-restricted home in the area but didn't) Why didn't you buy a deed-restricted home? (Select all that apply)	Unaffordable monthly payments	33%	33%	8%	37%	37%
	Didn't meet income limits	26%	29%	8%	33%	11%
	Not desired housing type	21%	20%	48%	18%	21%
	Couldn't get a mortgage	18%	14%	0%	16%	37%
	Not chosen in the lottery	15%	17%	0%	19%	11%
	Lack of credit / poor credit	17%	9%	0%	10%	53%
	Don't want appreciation cap	13%	16%	40%	12%	0%
	Other	10%	13%	20%	10%	0%
	Not in desired location	7%	5%	8%	5%	18%
	Employment rules for owning	8%	10%	17%	9%	0%
	No Social Security number	3%	2%	0%	2%	9%
TOTAL		171%	167%	150%	172%	196%
n =		137	127	10	109	6

(INTENDED FOR RENTERS ONLY, BUT SOME OWNERS RESPONDED)		Overall	Routt County Overall	Routt County Owners	Routt County Renters	Moffat County Overall
Q45. Have you ever seriously considered buying a free market home in the region and didn't buy one?	Yes	37%	40%	41%	41%	29%
	No	63%	60%	59%	59%	71%
TOTAL		100%	100%	100%	100%	100%
	n =	1,864	1,586	1,120	424	248
Q45. Why didn't you buy?	Homes too expensive	87%	86%	84%	92%	91%
	Other reason(s):	13%	14%	16%	8%	9%
TOTAL		100%	100%	100%	100%	100%
	n =	579	498	309	170	68

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Source: RRC and EPS.

Routt County & Craig resident data weighted by housing tenure, householder age, householder Hispanic origin, and household size within ZCTA; and geographically weighted by ZCTA; per 2019-23 ACS.

Survey Table B-14. Housing Costs

		Overall	Routt County Overall	Routt County Owners	Routt County Renters	Moffat County Overall
Q50. What is your household's current total monthly rent or mortgage payment?	\$0 - do not pay rent or mortgage, or mortgage paid off	31%	31%	38%	6%	31%
	\$1 - \$499	1%	1%	0%	2%	3%
	\$500 - \$999	9%	5%	4%	7%	20%
	\$1,000 - \$1,499	13%	9%	7%	13%	24%
	\$1,500 - \$1,999	13%	14%	12%	18%	10%
	\$2,000 - \$2,499	11%	14%	12%	23%	6%
	\$2,500 - \$2,999	8%	10%	9%	13%	5%
	\$3,000 - \$4,999	9%	13%	12%	17%	1%
	\$5,000 - \$7,499	2%	3%	4%	1%	0%
	\$7,500 - \$9,999	0%	1%	1%	0%	0%
	\$10,000+	0%	0%	1%	0%	0%
	TOTAL	100%	100%	100%	100%	100%
n =		2,027	1,748	1,250	451	243
Average		\$1,459	\$1,704	\$1,637	\$2,006	\$913
Median		\$1,277	\$1,600	\$1,500	\$2,000	\$900
What is your household's current total monthly rent or mortgage payment? (Respondents spending \$0 excluded)	\$1 - \$499	2%	1%	0%	2%	4%
	\$500 - \$999	14%	7%	7%	8%	29%
	\$1,000 - \$1,499	19%	12%	12%	14%	34%
	\$1,500 - \$1,999	18%	20%	19%	20%	15%
	\$2,000 - \$2,499	17%	21%	19%	25%	8%
	\$2,500 - \$2,999	12%	14%	14%	14%	7%
	\$3,000 - \$4,999	14%	19%	20%	18%	2%
	\$5,000 - \$7,499	3%	5%	7%	1%	0%
	\$7,500 - \$9,999	1%	1%	1%	0%	0%
	\$10,000+	0%	1%	1%	0%	0%
	TOTAL	100%	100%	100%	100%	100%
n =		1,406	1,219	776	423	169
Average		\$2,127	\$2,475	\$2,622	\$2,137	\$1,321
Median		\$1,800	\$2,100	\$2,200	\$2,000	\$1,200
Q51. What are your monthly homeowners' association (HOA) fees?	\$0 - do not pay HOA fees	75%	66%	58%	92%	97%
	\$1 - \$249	10%	14%	18%	1%	2%
	\$250 - \$499	4%	6%	7%	2%	1%
	\$500 - \$749	5%	7%	9%	2%	1%
	\$750 - \$999	2%	3%	3%	1%	0%
	\$1,000 - \$1,499	2%	2%	3%	1%	0%
	\$1,500 - \$1,999	1%	1%	1%	0%	0%
	\$2,000 - \$2,499	0%	0%	0%	0%	0%
	\$2,500 - \$2,999	0%	0%	0%	0%	0%
	\$3,000 - \$4,999	0%	0%	0%	0%	0%
	\$5,000+	0%	0%	0%	0%	0%
	TOTAL	100%	100%	100%	100%	100%
n =		1,978	1,709	1,241	423	236
Average		\$116	\$162	\$190	\$47	\$8
Median		\$0	\$0	\$0	\$0	\$0

		Overall	Routt County Overall	Routt County Owners	Routt County Renters	Moffat County Overall
What are your monthly homeowners' association (HOA) fees? (Respondents spending \$0 excluded)	\$1 - \$249	42%	42%	43%	16%	66%
	\$250 - \$499	18%	18%	17%	28%	17%
	\$500 - \$749	21%	21%	21%	28%	17%
	\$750 - \$999	8%	8%	8%	18%	0%
	\$1,000 - \$1,499	7%	7%	7%	7%	0%
	\$1,500 - \$1,999	2%	3%	3%	0%	0%
	\$2,000 - \$2,499	1%	1%	1%	0%	0%
	\$2,500 - \$2,999	0%	0%	0%	2%	0%
	\$3,000 - \$4,999	1%	1%	1%	0%	0%
	\$5,000+	0%	0%	0%	0%	0%
TOTAL		100%	100%	100%	100%	100%
	n =	571	558	512	39	6
Average		\$468	\$473	\$451	\$577	\$223
Median		\$325	\$350	\$325	\$517	\$100
Q52. What is the approximate average monthly cost of your household's utilities, including electricity, gas, water, trash, and internet/wireless (not phone or cable TV)?	\$0 - utilities included in rent	11%	9%	2%	29%	15%
	\$1 - \$249	16%	19%	15%	31%	11%
	\$250 - \$499	43%	42%	46%	31%	47%
	\$500 - \$749	22%	22%	27%	7%	22%
	\$750 - \$999	4%	4%	5%	1%	3%
	\$1,000 - \$1,499	2%	3%	4%	1%	1%
	\$1,500 - \$1,999	1%	1%	1%	0%	0%
	\$2,000 - \$2,499	0%	0%	0%	0%	0%
	\$2,500 - \$2,999	0%	0%	0%	0%	0%
	\$3,000 - \$4,999	0%	0%	0%	0%	0%
TOTAL		100%	100%	100%	100%	100%
	n =	1,913	1,656	1,176	437	222
Average		\$372	\$385	\$435	\$220	\$344
Median		\$350	\$350	\$400	\$200	\$340
What is the approximate average monthly cost of your household's utilities, including electricity, gas, water, trash, and internet/wireless (not phone or cable TV)? (Respondents spending \$0 excluded)	\$1 - \$249	18%	21%	16%	43%	13%
	\$250 - \$499	49%	46%	47%	43%	55%
	\$500 - \$749	25%	25%	27%	10%	26%
	\$750 - \$999	4%	4%	5%	2%	4%
	\$1,000 - \$1,499	3%	3%	4%	1%	1%
	\$1,500 - \$1,999	1%	1%	1%	1%	0%
	\$2,000 - \$2,499	0%	0%	0%	0%	0%
	\$2,500 - \$2,999	0%	0%	0%	0%	0%
	\$3,000 - \$4,999	0%	0%	0%	0%	0%
		100%	100%	100%	100%	100%
TOTAL		1,716	1,490	1,146	317	199
	n =					
Average		\$419	\$425	\$446	\$309	\$403
Median		\$400	\$400	\$400	\$250	\$400

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Source: RRC and EPS.

Routt County & Craig resident data weighted by housing tenure, householder age, householder Hispanic origin, and household size within ZCTA; and geographically weighted by ZCTA; per 2019-23 ACS.

Survey Table B-15. Household Income/Cost Burden

		Overall	Routt County Overall	Routt County Owners	Routt County Renters	Moffat County Overall
Q53. What is the gross annual income of all household members combined (before taxes)? (Please include all sources of income, including alimony and child support)	Less than \$10,000	5%	3%	3%	3%	9%
	\$10,000 - \$14,999	1%	0%	0%	1%	2%
	\$15,000 - \$24,999	2%	1%	0%	2%	5%
	\$25,000 - \$34,999	3%	2%	1%	4%	6%
	\$35,000 - \$49,999	7%	6%	5%	11%	8%
	\$50,000 - \$74,999	14%	14%	12%	21%	14%
	\$75,000 - \$99,999	15%	13%	13%	16%	18%
	\$100,000 - \$149,999	19%	20%	19%	22%	16%
	\$150,000 - \$199,999	15%	15%	17%	9%	13%
	\$200,000 - \$249,999	10%	11%	13%	5%	7%
	\$250,000 - \$299,999	4%	5%	5%	3%	2%
	\$300,000 - \$499,999	4%	6%	7%	1%	0%
	\$500,000 or more	2%	3%	4%	1%	0%
	TOTAL	100%	100%	100%	100%	100%
n =		1,822	1,574	1,113	421	213
Average		\$136,305	\$156,757	\$174,427	\$101,639	\$89,839
Median		\$100,000	\$120,000	\$130,000	\$84,918	\$80,000
Ratio of selected housing costs (rent/mortgage, HOA fees and utilities) to household income (Respondents paying \$0 rent or mortgage excluded)	0.1 - 9.9%	6%	5%	6%	3%	7%
	10 - 19.9%	26%	26%	31%	16%	26%
	20 - 29.9%	30%	30%	30%	28%	31%
	30 - 39.9%	19%	20%	18%	25%	17%
	40 - 49.9%	9%	10%	9%	11%	7%
	50 - 99.9%	7%	8%	5%	15%	5%
	100%+	3%	1%	1%	2%	7%
	TOTAL	100%	100%	100%	100%	100%
n =		1,303	1,130	725	385	157
Average		31.9%	29.9%	27.6%	35.3%	36.4%
Median		26.4%	26.1%	24.0%	31.0%	26.4%