



Question 20: Please provide any comment, suggestions or questions regarding affordable housing.

Summary:

The Town of Avon received 466 responses to Question 20. The two main themes to responses were that housing needs to be more affordable and the Town should be involved in that, or that the private sector should shoulder the responsibility and the government should step back. There was common sentiment that second-time homeowners, tourists and short-term rentals are hurting the locals, but there were also a few respondents who would prefer to cater to these groups and keep Avon high-end, lest the tourism economy suffer. There was also a divide among respondents who value keeping Avon small and prioritizing open space, and those who see a need for larger developments to house more people. Finally, some respondents suggested more focus on environmental sustainability when planning and building housing in Avon.

Penalize second home owners whose property remains empty!
Further regulations of vacation rental by owner types of properties could help. You could also incentivize homeowners with things like lock-offs to rent them to full-time residents instead of AirBNB or VRBO.
If 'community housing' means common spaces and shared kitchens like a dorm then no that's a terrible investment. People want privacy and pride of having their own personal space. Investigate and invest in 3D printed homes. The construction process is very green and they are energy efficient domiciles! Get ahead of the curve by drafting regulations for 3D printed homes to progress can quickly happen when developers try to build them here.
More and more homes are getting purchased by second homeowners. This is not good for the long term outlook of our community. We need to help locals purchase homes and incentivize sellers to sell to locals!
I think this is a responsibility of the private sector.
I support down payment assistance programs for homeowners, not landlord programs like Vail Indeed. I also support deed restricted properties. The Brookside condos and such are a huge help to resident homeowners.
Entire communities like River Run sit 90% vacant while the locals live in Eagle or Gypsum and still struggle to find places to live. Especially if you add the pressure of a dog.
Put a cap on Airbnb and rental properties to give back options for locals. We don't need to build more, we need to control who has what. If you limit the amount of vacation homes, then people wouldn't struggle to find housing. During the off season, parking lots of apartment complexes are empty... we need people who are here year round, working and spending in Avon.
Avon should protect the moderate to high cost housing it currently has and under no conditions should it seek to have or approve low cost housing. Let local, low cost housing be addressed elsewhere and protect higher cost housing in a town perfectly situated close to two prime ski areas. The town's focus should be family services to the ski areas.
Integrate into new developments. Consider purchase of existing units.

work with builders and give them tax incentives to build more affordable options. But won't happen soon with the cost of supplies and labor going through the roof.
Locals should not have to be sequestered in "community housing". Promote visitors staying in accommodations DESIGNED for short-term stays instead of homes.
stop allowing the building of hotels. People can't stay here if there are no employees to take care of them. large scale apartments that sell for \$1-2M+ seem a little counterproductive as "affordable" housing.
When it came to doing our taxes there were little to no financial rewards for us as first time home buyers which was disappointing
Incentivize developers to build affordable housing.
Stop allowing short term rentals. Require more landlords to only rent to Eagle valley employees.
Would like to see investments in built environment around housing. And perhaps incentives for full time residents to live in Avon vs part-time.
I believe low cost housing should be in western Eagle County
It would be great to have more Miller Ranch type community living options
You will lose high end seasonal homeowners if you allow too many giant multi-family buildings to house work force. Of course there needs to be some affordable housing, but people with money will go to Telluride and Aspen and other locations if you load up Avon with dozens of beehive type buildings. As annoying as it may be to you, people have invested a lot in their vacation homes. As we drive to the airport there appears to be lots of land near Wolcott....why not develop in that direction?
There should be less areas allowed to do short term rentals like it used to be. This would bring back more rental options for the working locals who have been pushed down valley. And create the community feeling we have lost thru the years by bringing back long term renters instead of revolving hotel like visitors as our neighbors
Do whatever you can or whatever it takes to solve this perpetual problem
I agree that housing is an important issue, however, housing must be constructed in locations best suited for it. The parcel in Wildwood is not one of them.
People who own more 1 property should be subject to higher income taxes with their various investment properties. This would help drive revenue for the town and also deter investors from just buying homes because they can (like my previous boss) and offering that inventory to people who actually contribute to the town (like Tahoe did). Increase/change Avon Mi Casa's assistance from 12% to dollar amounts based on the property. Ensure anyone receiving deed restricted money has a cap on what they can charge on rentals, like Aspen does (crazy that was not included to begin with).
Hate the mass buildings next to Walmart. If this continues it will spoil the flavor of Avon
We are a couple with a young son and would love to live in Avon, however, it feel unattainable for us compared to Eagle. Could you design another Miller Ranch option? A Co-op community where people can share lawn mowers, vacuums, meal prep, child care, handy man services etc.
Well many local people don't want to make more house,especially people who are living own houses. But we need more houses for locals. They are do not think about others. I am feeling they are selfish. They don't have a love for other people.
Instead of adding to locations like the Westin, complexes similar to Miller Ranch would FLOURISH in Avon and should be considered (mix of townhomes, duplexes, apartments - tied to income requirements and working in Eagle County)

need more apartments work with builders and give them tax incentives to build smaller/more affordable units like what is happening near walmart
There are good housing opportunities in Avon but they are on the far ends of town (Wildridge and EagleVail). There is a lack of housing in the town core for full-time residents. Avon could use more for purchase options vs for rent options and in both cases should work to make sure rental rates are affordable (i.e. less than \$950 a month per person).
Make another Miller Ranch. Very successful.
Housing is very expensive and hard to find anything at entry level for young people
It is Not the job of government to make sure everyone can buy a home
Is the transfer tax still a thing? If so, that should be done away with.
Don't sacrifice dedicated open space for housing.
It depends. Making housing more accessible and affordable is important, but I don't think the town is the correct entity to build.
affordable housing options should exist but they should be prioritized in locations with easy access to public transportation. the idea to build affordable housing in Wildwood is very misdirected. the apartment complex being built near Walmart is a great example of housing options.
Providing enough housing for locals is a problem in the valley, but it's a slippery slope once you start trying to dictate who you can sell to, etc.
The questions is too open ended. At what cost to the taxpayer? Our property taxes continue to increase and we already have a high sales tax rate.
Why isn't there housing being built in the location of the old town hall by Nottingham Park?
The new buildings on east Beaver Creek near Walmart don't have enough green space between the buildings. They are starting the landscaping they need to double the amount of trees that they are planting
Seems the problem has been the same for over 20 years. Time for new ideas.
I didn't like all of the high end buildings that are being crammed into spaces in Avon. There needs to be more affordable housing for the workers in Avon.
Does the town of Avon have any "affordable" housing available? If not that would be nice.
I am paying 2021 housing prices for a 2003 (paint, carpet, appliances, popcorn ceiling) apartment. I can hardly find a listing for a sublease for under \$1000 a month and that is absolutely absurd
It's outrageously expensive, affordable housing is a joke and homes are overpriced and outdated. Pure robbery to the locals.
1) Give priority to community housing developments. 2) Require developers to include community housing as part of new developments. 3) Implement an additional tax (or some other fee) on 2nd home owners to help fund community developments
There needs to be stricter rules around short term rental. AirBNB type rentals ruin communities.
Beyond affordability there's just no inventory. Don't forget about renters too
Three policy tools: reforming land use regulation to allow smaller, more compact housing; increasing taxes on expensive, underused land; and expanding housing subsidies to low-income households.
more affordable housing is way over due
keep 50% or more occupied ny full-time residents
More affordable housing has to be available for workers if you want younger people to continue to move here. They don't have the means to pay \$1,000 a month (due to low pay at entry level jobs)so they look elsewhere.

Workforce housing should come before fulltime resident housing. Focusing on fulltime residents is great don't get me wrong. Workforce housing is more important. Workforce housing will also help drive down the real estate value and help locals purchase as well.
Workforce housing for Eagle County residents, not just people that work in Avon (like Vail), should be a priority for all communities.
Perhaps there are incentives for renters to rent to full time residents or a conversation with local HOAs to encourage community areas. For example, Avon Crossing is not permitted to operate short term rentals and I like knowing that there is a full time community living there. Alternatively, I don't know if this already exists, but Summit County communities have implemented a program for managing short term rentals through licensing and registration fees.
Aquí en las Trailas o casas móviles cada año es más el cobro de renta más el cobro de taxes de la propiedad siendo q no somos los dueños del lugar mejorar el pago de renta
Too many 2nd home, Airbnb places.
There are so many half finished developments within our parameters like the one just outside of Beaver Creek off Highway 6 that at this point, could be a landfill. Please finish the housing projects you made commitments to first or hold the companies accountable to whom should be finishing the projects. Once you finish the existing projects, then it would be prudent to consider beginning a new one.
It's only during ski season that employee housing is an issue, but not necessarily for locals
The government should not get into the business of being a landlord. The housing crisis does not exist. The issue is some people feel they don't have to pay like the rest of the population. Every year its the same complaint, low wages, expensive housing. The wages are low because the jobs are temporary/seasonal, VR offers employee housing that is sufficient for their workforce but you need to apply and follow some rules.
The concept of community housing shouldn't be limited to lower income. There are mid income families that need quality housing as well.
Avon has more housing for local people than other areas & should work to keep it
Reasonably priced for single income families.
More affordable housing we have enough housing its just way to expensive and keeps getting worse
It is absurd that the affordable housing options for employees for a one bedroom apt is \$1,250 per month. I make \$1,400.00 every two weeks and that is almost half of my income. Plus I have student loans, and a car payment, and I have to eat also.
get businesses to provide housing for their employees
Need more additional affordable apartment housing for workers
It is tough everywhere, I would not say this is an Avon specific issue.
The town should help the all year residents with housing incentives
Please have a 100% agreed upon plan if we're going to throw money at the housing crisis. It's really bad in all resort communities. Avon isn't anywhere near as bad as Bar Harbor Maine.
More affordable options
Massive industry that will keep growing with time
Yes.....offer more deed-restricted housing; change zoning codes to allow dorm style housing.
I am not familiar with the Community Housing Plan but it sounds like a good idea to encourage full time residents.
remember that us locals are here to take care of the tourists & second homeowners. most of us cannot afford to own their own home
Limit short term rentals

<p>This should focus on family-style housing, not just apartments and condos. Large families with kids deserve yards and neighborhoods! New construction of these types of units should be prioritized/incentivized above new neighborhoods of more multi-million dollar, gated, water-wasting mansions.</p>
<p>The transfer tax can be a big detriment to purchasing a home in Avon, especially after the crazy price escalation over the past year</p>
<p>affordable options to rent and buy are needed. Pet friendly options are needed.</p>
<p>There should be more focus on building single family houses instead of apartments and condos. There are not many family houses in Avon.</p>
<p>Eliminate short term rentals.</p>
<p>Maybe working with Eagle County housing for this.</p>
<p>Need to look at the negative impact airbnb is having on the housing market and tighten up controls to reduce number of condos being used for short term rentals. Need to work with developers to offer tax incentives to build more affordable condos/apartments.</p>
<p>More housing, less low quality vacation rentals.</p>
<p>Affordable housing!! Such a big issue now, my fiancee and I would love to stay here and start a family but it's impossible to buy a house here for us because it is so expensive. Workers are being driven out.</p>
<p>The apartments near post blvd look like we are living in Denver.... terrible design, packing more people into smaller spaces. Increasing car traffic, noise pollution... like they say in just because you work on Broadway, doesn't mean you live on Broadway</p>
<p>I think this is the biggest problem in Avon. Even the trailer park lot rent is extremely expensive. People who work in Avon should be able to afford living in Avon.</p>
<p>It seems like Vail Resorts would be a big beneficiary of a community housing initiative, as well as many of the big box stores like Walmart, Home Depot, City Market. I would expect those businesses to share some of the responsibility if this is pursued.</p>
<p>Build affordable housing yesterday.</p>
<p>Halt on building unoccupied homes</p>
<p>The new Housing development next to Walmart at Traer creek seems to have met demand</p>
<p>There needs to be a middle tier for housing, but I'm also aware of the current conundrum with a lacking labor pool and crazy construction material costs, so this will continue to be a tough nut to crack</p>
<p>Housing is the single most important action that can be taken. It's infrastructure. Invest in housing and control your future.</p>
<p>There is not enough affordable housing in Avon</p>
<p>I would normally say yes to continued investment, but I think the new developments near Walmart should really help bring the ratio back. I do think the valley has a shortage, but other communities also need to do their part like Avon has recently done.</p>
<p>I'm surprised the TOA doesn't even have a housing program for its own government employees...</p>
<p>More affordable housing please</p>
<p>The huge Piedmont apartment complex was sold out before it was completed. The existing condominiums are very poorly built. Condo owners should have incentives for sound proofing and fire proofing their units. There have been too many phone calls to police for noise complaints due to poor sound insulation and you know there have been way too many fires in these condos. It's scary and odd at the same time.</p>
<p>Mt. Town's in general have made it too easy for people to rent their homes out through VRBO type of companies. This creates competition for potential full time renters and buyers.</p>

Town council needs to crack down on the 2nd home owners like Tahoe did through a variation of higher property taxes and rental regulations. Worst case, the 2nd home owners still pay the taxes, or best case they sell their home to a local at a fair market price and the town still collects taxes while allowing the property to actually house someone/a family who contributes to the community.
Need more options for renters who are here to work. Renters should not be paying an entire mortgage for landlords, especially if the other person lives there. Less amenities(parking, pets etc) should mean a reduction in rent.
There are units available but they are unaffordable. Rents are too high
People can't get workers because workers can't afford to live here. Let's do the math: \$15/hour means, if you're lucky enough to get full time work, that half your income goes to rent, unless you want to share a one-bedroom in someone's house.
I recently purchased a home in Avon which was a challenge against those looking to purchase a vacation home constantly outbidding buyer wishing to keep Avon as their full time residence. I was made aware of the Mi Casa program; however, felt the deed restriction was too much to give up.
Build across highway from Wal-Mart!
Avon should encourage private investment in community housing, perhaps providing incentives, but the ownership should be private entities
There is enough housing now with the Piedmont coming in..
I am unaware that Avon has an employee housing issue, however I do support funding to increase availability if needed. I do think that business, ie Vail Resorts needs to pony up and participate in this endeavor up and down the valley
Lets hope new apartments near wallet help shortage. employee housing should be in valley floor near work places and on buss routes NOT up high like prospers area near wildwood en route to mountain star.
Seasonal dormitory housing could be extremely beneficial for staffing for the winter season. A housing development like Miller Ranch could be good as well for young couples or young professional singles not wanting to rent.
the lack of housing options will increasingly be a drag on community quality if not addressed
There should be a vacancy tax on homes that are not occupied. There should be higher property taxes or some other financial penalty on homes that are bought as short-term rental investments or bought by institutional owners (like private equity firms).
I would be curious to see the due diligence done on the plot of land at the bottom of Metcalf and whether that was a feasible employee housing opportunity that is now gone. Also, I don't recall even seeing anything in the newspaper or other media on the housing that went up by Wal-Mart. Would love to understand the details on that because it was a super quick project with little attention - not at all like our Town Council in most projects.
We need more affordable housing not just for Vail Resorts employees but for other workplace employees who work at restaurants, retail etc.
Second homeowner and short term rental tax program to develop affordable housing.
I'd like to see an extension of the Mi Casa program to existing homeowners - in some capacity
No options for blue collar workers. Most of Avon's housing caters towards second home owners. Seasonal workers cannot afford to live here. Hence the employee shortage
You need housing for seasonal workers and there are no options when it comes to buying. Yes i am aware of the dead restricted, but good luck winning that lottery.
Little to nothing

<p>The worker shortage is not due to extended or enhanced unemployment benefits implemented during Covid, our worker shortage is and always has been due to the lack of affordable housing for our local workforce. And Vail Resorts should be made by local gov'ts to do something about it for their own workers. VRI, as with most major corporations, are leeches on our community who rely on government and non-profit agencies for things they should be providing themselves given all the money they make and the lack of taxes they really pay.</p>
<p>We need more pet friendly places to live. I moved here a year and a half ago and it was extremely hard to find a place that would allow both my dogs. One being 20 lbs and one being 75.</p>
<p>The new development by Walmart seems like an improvement but I'm not familiar with rental rates if it's reasonable.</p>
<p>I feel that Airbnb is one of the worst things to happen to this town. People who don't live here have short term rentals in areas and complexes that full time working residents live in, it's not pleasant. We have sufficient hotels in town. The Airbnb's then take up valuable space that could be rented out to long term residents and employees. For my business housing is one of the biggest hurdles to hiring new employees.</p>
<p>The local infrastructure does not seem to support an increase in population: utilities, space, parking and specially food (TOA should start supporting/create local food growing opportunities)</p>
<p>Build housing but avoid deed restrictions that limit returns on investment. Only allow one purchase per resident in 'affordable' developments and ban renting those units.</p>
<p>While we as a community need more affordable housing, what we don't want to see are a multitude of gigantic apartment buildings. While those have their place, I would like to see an emphasis on duplex, town home or neighborhood style construction. Whether they are new construction or significant purchase assistance plans with deed restriction, we want to keep our community a neighborhood. Not a concentration of high density housing.</p>
<p>There are too many transient people here already. Too many people want to be here. This fact is not reason for us to provide a place for them. Vail Resorts can figure that out for their employees, but this is not Avon's issue and we didn't hire you to make that decision for us</p>
<p>With the addition of the complex near Walmart I think that helps immensely</p>
<p>Another Government program meant to do well but will have bad economic effects on others not foreseen, so I'm not for it. Private enterprise will figure out the best possible solution not a government entity.</p>
<p>This could be why we can't seem to find a lot of great employees in places like Home Depot.</p>
<p>Town is too small to effectively provide housing. Opportunity Zone designation from 2018 seems to be working in attracting private investment.</p>
<p>Government shouldn't try to micro manage its residents. If you want more housing invest in it as you can, don't mandate residents to achieve your goals. Same goes for all of your social engineering. If you want it, find a way to achieve it other than abusive and overreaching mandates on residents.</p>
<p>I'm lucky to be able to afford to rent a nice place that's accessible to the bus routes. I work very part time year round at the Westin. The young people who work there are struggling to make it.</p>
<p>No or poor employees will spell ruin to the tourist industry</p>
<p>I think Avon is on the right track with adding housing. But it needs to continue in order for us to have sufficient employees</p>
<p>Partner with residential experts....very rarely do beauracrats know what works or is viable. Let the mkt tell you what is needed.</p>

The town of Avon needs to eliminate short term rentals. They do not enforce the rules on short term rentals anyways. I live in wildridge and know of multiple short term rentals that are illegal.
There are housing opportunities. People need to realized that their income correlates to their lifestyle. People need to progress their careers to progress their lifestyle. You work a college job, you live in college like conditions.
Without affordable long term rentals, the work force will not have any where to live. thus loosing employees across all sectors
Seasonal working people need housing and sometimes mountain communitiues are not affordable.
I would like to see open office building la converted to housing vs building. Example - I am strongly opposed to any new building for employee/community housing in Wildwood/Wildridge
Purchase the Copper mine property and put employee housing on it.
My husband and I got super lucky to find the place we did when we did. We have only owned for 2 years, and have already been priced out of being able to afford our unit if we were shopping today. Talk with Eagle-Vail and build apartments on a second or 3rd floor above the dispensaries, garages, and other 1 story strip mall properties.
What the town needs to do is decrease the incentive for short term rentals and increase the incentive for long term rentals. There also needs to be rent control. Incentive to work locally and rent locally.
Tough tough call. Perhaps a sister relationship with Gypsum or elsewhere; similar to Basalt and Aspen.
Affordable housing for working people is of absolute necessity. Everything is so outrageously expensive I think it is hard for business owners to hire employees because they cannot afford to live here.
There appears to be land/room available
Demanding our businesses pay living wages, plus having affordable decent housing, is key to keeping our residents long term, including school teachers.
All builders should be able to build on their own property!
This should be part of a long term plan. All new developments should be focused on affordable options. There is too much luxury development. The long term plan should include a ratio of luxury and affordable and proposals should be approved within the governing ratios.
Locals have a hard time finding affordable housing and they are the backbone of the tourist industry
NA
All Eagle County communities (not just Avon) needs to find a way to provide homes for sale at a price that year-round workers can afford to purchase.
We need to limit the number of short term rentals (AirBnB, VRBO, etc) and increase AFFORDABLE workforce housing
With the addition of Piedmont complex and various other parcels in the Village at Avon, I believe in the marketplace figuring this out without much more governmental involvement.
We always need to be sure to have affordable housing for the workers we rely on to keep our mountain community running smoothly.
When the housing hits a low the businesses will have to pay more to keep its staff. Teachers should get a rent voucher for the expense of rent. A Miller ranch idea was great but how many teachers took advantage of it?
Developers will always tell you they can't afford to build lower cost housing. That is incorrect. They make lots more money on high end housing. Government should provide incentives to

build lower cost housing for residents only.... Take the money from the climate fund and apply it to housing
Again, government should not be on the business of subsidies
Avon is a needed area to support the ski resorts that make Avon. Not everyone can afford the housing or businesses in the resorts but housing and businesses that support people who are financially between the resorts and the needs of locals is needed and should be Avon's focus. Lower cost housing for locals should be near but outside of Avon. Avon is in danger of becoming a community of mixed uses that does not know its real value.
Avon should work with other communities (Vail, Eagle, Gypsum, etc) to create a combined workforce housing and transportation solution that isn't constrained by town boundaries and is longer term in vision.
I feel its really challenging for young locals to get started in the valley. If Avon can help build local affordable housing that would be wonderful.
I think the Town needs to go bold in this area, and do it quickly. Better to put new laws/regulations in place and then adjust instead of going for perfection the first time around. Avon is behind the curve in comparison to other towns such as Crested Butte or even Vail, and those towns are struggling right now too. If something isn't done there will be no one here to work and support the Town we have.
Items that make sense to me to examine are: Limits to the number of total short term rentals in Avon. Appropriate taxes for short term rentals. People using short term rentals outside the "mom and pop" type situation should have additional regulations. The Mi Casa program should continue, and I applaud the effort put into that. But if there isn't any housing to become deed restricted, it certainly limits the effectiveness. There are Developers and GCs in this valley with a lot of combined experience that should be utilized to come up with ways to support new local housing.
This article outlines the issues well; https://coloradosun.com/2021/06/23/cast-nwcog-survey-mountain-town-affordable-housing-crisis/?utm_source=The+Colorado+Sun+Newsletters&utm_campaign=422f71ff3a-SUNRISER_2021-06-22_COPY_01&utm_medium=email&utm_term=0_61e0bd63dc-422f71ff3a-67370186&mc_cid=422f71ff3a&mc_eid=755fc13b6c
What is happening with developing land North of Wal-Mart? Are any of the new huge apt development near Wal-Mart available?
I like your goals, I think the more 'locals' living here the better the community will be in the long run. I read where Crested Butte declared a state of emergency which is allowing them to try different things, maybe something liek that could happen here.
This town is going to die without employees and currently none of Vail's people can afford to live here
I think tax breaks or incentives for locals to be able to purchase would be welcome.
Housing around the valley is becoming increasingly sparse. A crackdown on short-term rentals and new developments for affordable housing is needed.
Maybe there is so little community feel because there are so few homes for locals. And the ones that are available are shabby and the inhabitants do nothing but work to afford them.
No more hotels
A joke to ask if there is sufficient housing for residents. In fact it is an insult to ask that. You don't honestly know the answer? Embarrassing.
Lower income home purchase opportunities needs to be expanded.

investment in housing could include mandating a higher minimum wage, requiring community housing residents be employed in Avon, as to not "subsidize" employers outside of Avon by providing housing to non-Avon residents
I sometimes feel there is too much "NIMBY" regarding affordable housing in Avon and particularly Wildridge
No more development please. Discourage short-term rentals by taxing non-resident owners at a much higher rate which will increase supply.
Good luck! Mixed retail/residential development is a win!
If it is possible to put a Miller Ranch-type community in Avon, this should be pursued. Also, we should offer incentives to Avon home-owners to deed restrict their homes - in other words, expand the Mi Casa program to current home-owners and not just new buyers. I would deed restrict my home according to the Mi Casa guidelines in a heartbeat!
I feel it needs to return to local population and not try to compete with a town like Vail that is just TOURIST and not home !!
Piedmont apartments are great, but not ideal that you can't purchase them. More townhomes built and options to buy is much needed option.
Restrict air b&b
Short term rental regulations need to be updated to limit STR property ownership to Avon residents; hefty housing tax should be levied on non-resident owners. Tax incentives for owners of long-term rental housing.
Precio mas accesible para vivienda para madres solteras
Do not approve any more high-end high-density condos like the new ones east and west of the Westin! Require low-cost units for in any new-builds—and don't allow builders to renege on those promises like the Vail Marriott did! Limit conversion of rental units to ownership and put a cap on rental rates for certain units that could be set aside for employee housing.
VRBO and Air BnB should be banned or severely limited in Avon.
Force Magnus hand. We have ample land for affordable housing. But it's sat empty until recently. Think. Main Street on East BC Blvd and a neighborhood above Traer.
Difficult to answer without knowing the overall cost and if the tax payers money is being put to good use and spent responsibly.
As long as it is affordable - this is a valley-wide problem, but with increased rents it is becoming impossible to find anything for locals or new implants to afford - especially those with pets.
Young people buying first homes need assistance
More deed restricted homes are needed.
Definitely more housing for locals who work here.
the challenge is, that most of the low income housing/deed restricted housing... is still too expensive for young people to purchase... 500,000 for a 1 - 2 bedroom house is too expensive... housing needs to be within the budget of young people/couples.
Housing is extremely important to the overall economy of the town and The Valley, but you have to convince people to have employee housing figuratively in their backyard. Some people don't like that, but you have to put the housing somewhere.
Work force housing needs to be addressed before climate impacts. If no one can afford to live here, it won't matter if you are supporting the climate.
Maybe a higher tax on people who do not occupy their residence for 51% of the year or more? Like Vancouver.
Vail resorts should be supplying housing. It should be their expense as they benefit. The town and tax dollars should be utilized to subsidize employee housing unless it is for town use.

Work with Traer Creek to develop housing on the Valley Floor near the commercial core.
Rent prices are too high!
Lately the development of new homes has been for 2nd homeowners & short term rentals & not geared toward primary homeowners who live & work here. Basecamp isn't for the locals. The 2 developments next to the Westin isn't for the locals. Sure, Piedmont Apartments is for locals to rent from but they can't buy in that area.
Housing must be affordable to attract teachers and other workers to the valley.
There should be more affordable housing for people employed by local businesses.
Figure out a way to do it without taking open space from any community.
When a 2 bedroom condo sells for \$700K it pushes out people/families who are trying to build a life in the area.
our friends move to Eagle or Gypsum when they buy vs renting in Avon
ppl who own homes should have an easier time doing rentals to locals on a year round basis. this includes making a lock off with kitchen, or not being held for taxes IF it is a years lease.
Short term VRBO are not included in this
n/a
In addition to large projects, Find unique places for small residential housing included in larger commercial projects. Encourage developers to find those 500 to 1200 sq ft spaces that can be used for one and 2 bedroom apartments.
the 10 percent down payment assistance program to create deeded housing has worked well, such as the eagle Ranch housing credit program
something must be done soon, this is a discussion of years. Please help
I have worked in Avon for over 6 years, and never been able to find a rental that works for my family in Avon, which we can afford.
TOA should not tell homeowners what they can and cannot do with their properties.
There is a severe lack of modern housing and affordable housing.
Need to do private/public developments to help with the housing problem . . .
Housing is obviously tough everywhere, but the Mi Casa program is a good step forward.
private development for housing. government stay out,
Improving...but tough issue.
Many adventure people are dog owners. Renting in Avon with a dog is near impossible because of HOA's.
Housing should be funded privately.
Drop the 2% transfer tax.
Any and all housing for the community needs to be for those that are working within the city/town limits of Avon.
Don't allow conversion of open space to housing.
No need for more housing in Avon.
Low price housing for workers should be in Gypsum and Dotsero
I am happy with the towns housing options, but I do believe full time residents of middle class and below will be slowly priced out.
There are opportunities for low income housing and opportunities for very high income housing. It's those of us that are in the middle that don't have a chance
None
Build up or even down not outward, habitats are more important than maintaining a view.

<p>It's complicated. I do not have knowledge base to provide input. Small business needs employees, they need reasonable access to housing.</p>
<p>It's a huge issue</p>
<p>Vail resort should be doing a better job of providing community/Employee housing</p>
<p>Do not stick the taxpayer with subsidizing the low wage the businesses and ski area pays. Vail resorts has money to buy ski areas all over the country but they don't pay a living wage because they con these towns into subsidizing their workforce. Do not stick the taxpayer with the bill for their poor business models. These business owners are not poor they just want to stick the taxpayer with the bill for their benefit.</p>
<p>Stop allowing second homeowners to buy up all of the homes making the cost of living here almost impossible. Stop allowing second homeowners to buy up homes for profit! You are bleeding your community by not having adequate affordable and available housing.</p>
<p>Although an important part of our community, second homeowners are eating inventory</p>
<p>Deed restricted publicly funded housing</p>
<p>nobody wants to invest in affordable housing because either already own or dont see any profit in it</p>
<p>Lundholm has ample land that could be made available</p>
<p>Housing for employees that businesses can't operate without is important. 4+ people should not have to live in a two bedroom home to afford living.</p>
<p>What type of "community" do we want to have, while being realistic that Avon is at the Gateway to Beaver Creek? We need a diversity of full-time residents: young singles, young families, kids, families, and older folks. 2nd homeowners need to be respected too. Let's avoid becoming "Vail Light". Not sure how exactly you do this but have to be vigilant each day as the natural course of action will lead to a 2nd home-owner dominant community and a wealthier community given housing prices. This leads back to the Affordable Housing issue.</p>
<p>Other than more mountain bike trails, housing is extremely important. Kick Magnus to the curb and start building more deed restricted housing on his property.</p>
<p>i would prefer to see as many housing opportunities available for low and middle income residents as there are for the wealthy ones.</p>
<p>I have rental property. I am worried about the huge amount of new people in the housing next to Walmart.</p>
<p>This should be TOP of the list. There are people living in their cars , vans, buses, and RV s now. Instead of fighting them and harassing them . welcome them and provide a "park" with facilities to keep them safe and healthy. I.e. dump station, potable water, and bath house. With out any affordable housings there will be NO work force. With no work force there will be a implosion of community. Take action be a leader in our world.</p>
<p>Housing for working families, disabilities and retired.</p>
<p>Avon provides more than its fair share of affordable rental housing in the valley. Avon should make sure that this rental housing stays affordable and well maintained. It should also continue its investment in the Mi Casa program to allow locals to purchase homes in Avon.</p>
<p>It's crazier than ever right now.</p>
<p>Housing for us who serve the tourist are a necessity. Without us, who do they have to serve them on their vacation</p>
<p>Short term rentals are community destroying. Make more areas like Wildridge where owners cannot short term rent their prooerties.</p>
<p>There are plenty of affordable housing options already in Avon.</p>
<p>Tax all the homes heavily that sit empty and freeze short term rentals to see if the housing market changes.</p>

More robust funding for Mi Casa, other incentives to long term rent
Money that was spent on the stupid parking and planters a few years ago could have been used for this!
Yes. Although there is a NIMBY mindset among many, housing is, in my mind, the single most important issue this community faces. Avon should be a leader and find a place where another Miller Ranch type of community can be built. Where local, young professionals can own a nice (but modest) home at an affordable price. This needs to be a priority and would be a good fit for Avon.
The new housing project by Traer Creek provides many opportunities for housing.
More affordable housing on the bus lines and walking distance, i.e. over by the rodeo field
I think Vail Resorts needs to fund the bulk of employee housing
There will never be enough land in Avon for sufficient housing to support the Avon economy. Avon should work in conjunction with Vail resorts and Eagle county for creative solutions.
All the vail valley needs more AFFORDABLE housing
If I thought the electeds of Avon could help effect positive change here, I would fully support the Town getting more involved. But, for the town to hire expensive consultants/staff, waste time and resources, and engage in paralytic hearings and missives, is just a waste of time and money. Compel a private partner, and find PPP incentives that work.
I believe Avon and the rest of Eagle County needs to impose a substantial tax on short term rentals/air-bnbs
Increase better pay to workers so they can afford housing
While we may need more "affordable" housing, building more housing is only going to bring more people to Avon. Don't bring more people until you have created and paid for the supporting systems for this such as: proper roads, fire/police, offsetting the energy consumption, pedestrian paths that are fully separated from the roads that will get more crowded, etc.
I was unaware of the 50% - great plan. How about 75%!
Teacher housing is in such short supply that the school district has trouble hiring teachers. Housing would be my #1 priority!
Redeveloping buildings with mixed use: retail and apartments above it
It's ridiculously messed up. Here the locals have to tolerate this high density, run down, yet still expensive, inconveniently located housing with no option for better real estate or larger options. I am part of a family of 5. Why do I have to move down valley to be able to have a house large enough for my family. Or I have to settle for a tiny 2 bedroom condo to remain in town.
If you curb development, housing will take care of itself
This is SO needed.
We need more affordable housing options
Stop subsidizing big box stores, and big companies in the valley, as long as they pay their workers below a valley living wage. Many of their employees spend far too much of their income on housing, often while working more than one job and getting food stamps from the Federal Government (ie from we the people).
Look at how deed restricted housing has been successful in Vail and Edwards. Learn from their successes and mistakes
Limit Airbnb
Prices are too high for locals working important jobs full time and year round that do not get paid enough to live in the area and are forced to surrounding areas and have to commute long distances

It's pretty impossible to buy or rent with prices what they are and the salaries for employees trying to work in hospitality.
Increase taxes on second homes. I purchased in 2017, I wouldn't be able to now.
Provide incentive for landlords to keep rent reasonable so that Avon can remain a community and not a destination that we have to commute to in order to keep our clients happy and returning annually.
With rising real estate values, for the town to attempt to designate (as per the ACHP) what an owner may or may not do with their own property is absurd! Each owner is unique and is in their own situation! Specifying 50% full time occupancy may not meet the needs of those property owners. If the ToA wants to look at building either deed restricted or generic housing in order to increase the supply of local employee housing, then those proposals should be brought before the voters.
The housing of workers and service providers will help all of the economic growth the valley seeks. Tourist are great but resident build the culture or the city.
Avon should not "lead the way" to create affordable housing for Vail.
COMMENT REMOVED FOR FOUL LANGUAGE AND RACISM
More affordable, townhomes and single family residences are needed to support our businesses and community.
I believe the market is flooded with short term rentals, preventing locals from buying and staying in the area. We would like to move to a home with more bedrooms but that is currently not an option in Avon as a middle class, working, long term couple.
Housing market is too high for the common worker. Businesses should provide their own housing options for employees
More and more properties are being used as air b&bs reducing the number of rental properties available for residents/workers. City should consider putting restrictions on abnb usage by requiring owners to actually live in property for 6 months each year as does Denver. Rental prices are now so high that any normal working person can not afford to live and work in Avon. Further, Vail Resorts should invest in employee housing to ease the strain on the rental market...responsibility should be shared between the city and Vail Resorts (who is the largest employer in the area).
I see most of the "workers" in Avon have to live down valley because it is not affordable closer to Avon. They are the backbone of the community. We need to invest in ways to keep them living and working in the same community.
Should be mostly located near town core for earth access to transportation & other facilities
The town should encourage private developers to build affordable lodging for seasonal workers.
I really don't know what the situation is like for local and seasonal workers. It's necessary and, if need be, the town should help.
Town should encourage private developers to build affordable workforce housing, both for full time residents and for seasonal workers.
We need to focus on our teachers and workers who are the backbone of our town's future. Its not about putting as many cramped apartments on top of each other, its about people finding sustainability within our existing neighborhoods and being compensated appropriately to live here.
Co-ops!
Let the market sort it out.
The plans Avon offers are too obtuse. Specialize in affordable housing for lower level employees.

The new housing over by Walmart should be helpful, but the neverending housing crisis in mountain towns rages on. :(
Do not support government intervention in the housing free market.
Consider a ban or restriction on part time rental properties. Properties or rooms are being rented out and then listed on Airbnb or Craigslist instead of being used for actual residents
I'd like Avon to reduce the number of short-term rentals allowed (e.g., AirBnBs), to allow for more long-term rental opportunities for residents. This is one way to provide much-needed housing!
Affordable housing is needed to support locals who work in the community
I think that densifying the town center and reducing the housing sprawl throughout the greater valley would be a very worthwhile goal.
Would hate to see Avon overbuilt with multi storey housing
Avon is my dream place in the valley to own a home. It's also nearly impossible from either an inventory or price standpoint. And while deed-restrictions are one way to combat it, I would also like to have the opportunity to own a real home without restrictions in this amazing town. Not sure how to achieve that. I was really hoping the Piedmont condos would have been for sale.
Not only does there need to be more housing for full time residents, but there needs to be affordable housing for seasonal residents. Our mountains can't operate without seasonal employees. The amount of second homes that sit empty is absolutely ridiculous.
Get it together.
Why isnt Lindholms project going forward? Aquire the property and build affordable housing on the BIG HOLE project that now sits like an open pit copper mine on Hwy 6. Nice job of due diligence on behalf of the Town, qualifying the developer prior to approval. There were soooooo many red flags on that project before it ever got started, much less before it reached the planning department, a blind crow could see it as a failure. Come on guys!!
I own 7 rental properties in the valley. Mostly Avon/eagle-Vail. I would love to see Avon implement a program like Vail indeed. I know there is micasa, and that's great. Vail indeed allows investors to use the program and creates opportunities for investors to own long term rentals that financially make sense for the investor and also the renter. It has become increasingly difficult, if not impossible for me and others to find properties that work financially which is driving down available rental options for a variety of property types. Obviously we want locals to own homes here which is why micasa is great. However, many people come here for a few years and they have no interest in owning. Some can't own for various reasons. These are the employees who keep the business what they are and we need them here.
The dream of OWNING a house here has been shattered for me. I understand there is a small land base but as a full time worker with a second job, I feel there is still no realistic way to own a property, especially after the pandemic. 400k+ for a 1980's condo in sunridge is unbelievable. Considering that hospitality is the highest employment sector (which i belong to) how can we expect to maintain a stable workforce when ownership of marginal property is unattainable. Miller Ranch has shown an example of what can work but it is nowhere near enough. I love the idea of Mi casa in Avon and think we need to move that direction full speed if we're to keep a stable workforce that is willing to cater to our guests wants and needs.
lot of individuals seems to buy property and rent out via air bnb. Takes away from community feel
Keep reinvesting in good quality housing. Protect landscape around new housing complexes to ensure beautification.

As a realtor that works exclusively with locals it's very painful to watch so many hardworking individuals be pushed out. There needs to be more affordable rental options and even employer sponsored connections into long term housing.
It would be nice to have more affordable housing dedicated to residents that plan to stay long term in the valley.
We have such a work force crisis right now because of lack of housing and prohibitive housing costs. If this problem persists we won't have any amenities to offer visitors or even residents anymore because we won't have anyone to work in establishments.
It would be cool to provide incentives for landlords to rent out their place to full time locals as opposed to penalizing short term rentals.
Locals can afford to live here or buy a place/upgrade once you have something.
People have to have roommates. Most people are priced out of an opportunity to even think of owning property. Other than enjoying the "lifestyle" of living in a ski town, the opportunity cost and lack of options here make it difficult for younger people to live here. Unaffordable housing options, and an increase demand from the ski industry is a reality that has set in.
.Make it available to all
Although we are not full time residents (yet), we value the local community, especially those who work in the service industry. They really shape everyone's experience of Avon and should be able to live in nice housing. If you are going to invest in this, please make it nice.
No more housing. Fix the parking issue fist.
Like the rest of the valley, there are few affordable housing options available and many people, including myself, may be pushed out of the area sooner than later. I hold 3 jobs and consider myself an important part of this community as all 3 are on the front lines at restaurants or bars.
What is the ugly rental project next to Walmart and it is very expensive. what is the plan for Lindholm's 1600 acres ? Why do you allow an ugly hole to sit for two year next to the Ascent??
Obviously there is a shortage of affordable housing in Eagle County. However, I think Avon does a pretty good job of providing a quantity of relatively affordable housing options for the valley's employees. More will probably always be needed but I wouldn't prioritize it over high end development in Avon.
It is not up to the government to provide housing and restrict use by land owners.
Wish there was to cap rent in the Valley to help housing.
Being a school teacher, there is not a place to buy. We were lucky to fall into the place we bought at the beginning of last year. If the deal had not gone through then we would've had to leave. This is happening for teachers, firefighters, nurses and many other necessary jobs. Renting a 1 bedroom for \$1600+ is not an option for so many professions here. Purchasing for \$400k isn't an option for most professions here. My wife and I barely invest in new friendships here because we know that this town is a revolving door.
I enjoy the mix of young people who work seasonally and more affluent homeowners but wouldn't want Avon to become primarily a location for all of the valley's workers to live. Balance is what makes our town charming.
please build affordable housing
Require water and energy efficiency in all housing projects to be stewards of our limited resources.
I believe 50% is way too low. It's hard to foster community when working class people can't afford to live in Avon or can't find housing. This town can't be just for a certain socioeconomic group of people. It needs to be a mix.

2nd homeowners are driving up property values and making it hard for locals. 2nd homeowners should pay more in property and transfer taxes. Full-time residents should pay less property tax and no transfer tax.
Employee Housing is private industry responsibility
Middle-class families desire to purchase single-family, townhomes, and condo properties in good locations (along the river, up the mountain) that are affordable but not deed restricted. The riverfront properties are priced towards non-local earners. Quit "squeezing" local housing developments in undesirable locations and within tight footprints. Invest in desirable local housing options.
It is extremely hard to find permanent housing as a town employee. It would be incredible if we could provide affordable condos for sale for Eagle County employees with a preference for individuals employed in Avon.
We need to look at taxing non-resident property owners at a higher rate than resident property owners. My understanding is that this is a state legislative issue which does not allow for different tax rates. Let's see if we can join other resort communities in which housing prices have increased significantly due to increased second home ownership to push for this change to the state taxing legislation.
Jobs don't pay enough to live here, we need help!
Valley employees are moving to different counties and commuting in because they can no longer afford to live where they work. \$15M homes on the mountains that get used a month or less each year, while the working folk are struggling to survive!
Make the housing more affordable for individuals working here
Avon has the most supply and opportunity!
I've made my comments above about the empty spaces in the big shopping center
This must be an issue addressed by the entire valley, not just one town.
These questions are so black & white -- but there's a whole lot of gray in these questions. Without knowing the cost and impact, how am I supposed to answer these questions with a yes or no?
Let multiple dwelling units so everyone can build in a lockoff.
Ban or restrict short-term rentals to allow locals to rent and/or buy what is already built. Quit over-developing everything and destroying our land.
New building development should have a required % of low-income/affordable/deed-restricted units
Need more large homes
There is an extreme need for rental and purchase opportunities for locals. We are not going to be able to meet any of the community growth goals if we do not have any workers or full-time residents to sustain businesses. Designating more units to be full-time resident occupied is well overdue
The biggest problem is Airbnb and VRBO. We can't GO BACK and re-regulate the ones that are on the books now, but we CAN PREVENT anyone buying for investment (rental income) from this day forward. We CAN TAX THEM. Anyone who is renting illegally can be cut-off. We CAN get much more proactive about the facilities we HAVE. It just takes work and intention. 😞
Maybe not just community housing, but workforce housing/help with for families.
Needs to be a free market. You keep creating policies, but never follow through on enforcing what exist. Buy building more junk, i.e. Traer Creek we are forcing out people who want to live here.
Improve Housing options to purchase not rent.

We lose many highly qualified educators due to the unaffordable housing costs. More affordable housing/apartment complexes are desperately needed.
Need for affordable housing for working families with children
It is a challenge to find an affordable housing in the area. I would love to see something done about it
Read above but again community housing is great if you want to live in a cookie cutter place. Like I've stated I have horses so that kinda living doesn't help me so guess I can continue to be homeless as we have lived in an rv for three years I run a business in Avon and my husband is a police officer we both make okay money but still can't afford to live here it's very very outrageous. We love the mountains but have moved up in our jobs but still can't afford to live
I have no suggestions as it is a very difficult prospect... A miller ranch type development near the rodeo grounds would be great, but I am sure the lindholms want nothing to do with it
Rents are outrageous and purchasing a home is way out of the question for most people who work in Avon or close by. The only affordable options have long wait lists. Why not use the failed project on highway 6 as a potential spot for affordable housing that isn't 20+ years old and gross?
Second homeowners shouldn't be allowed- so many homes in Wildridge are second homes and it really diminishes the community feel and raises the cost of housing considerably.
Increase taxes on second homeowners, ban short term rentals
Having a percentage deed restricted unit increased.
There are too many buildings and congestion already. People will start to leave Avon because it's being turned into a major city and you want to use our money to build it. Nope. There a limited amount of land =limited number of buildings and therefore people who can live here. Figure out a way to make it work like years past NOT build more housing for transients that will leave once the actual homeowners and tax payers and salary providers leave
Long term ownership over short term air bnb
Should model Town of Vail effort for affordable housing
We must provide housing opportunities for the workers. Don't use up the great tourist venues in doing so.
Should not be in that business. Don't know what you are doing. Every project should have been built higher with more parkng and fewer buildings, "banking" the unused land for later.
Begin looking county wide for solutions (e.g. housing in Eagle or Walcott, but combined with transportation solutions).
build a bunch of town homes and give town employees fist opportunity deed restricted
Introductory housing is priced out by young people from inherited wealth, transient young people willing to temporarily lower their standard of living (6 in a 2 bedroom), foreign workers both legal and illegal used to a lower standard of living in home countries. If you do not address these issues, you are ultimately un serious about the problem.
No train! Modern quiet monorail to move people up and down valley for events, work, etc the only thing that makes sense use wise.
Worker housing would be more available and affordable if short term rentals were prohibited in residential areas.
With unprecedented staffing shortages it's time to add affordale housing (Swift Gulch property, property east of Home Depot, etc.
I read an article a while back that one of the mountain communities was considering a "empty home" tax. If you don't live here for a certain amount of time you pay extra in taxes to pay for affordable housing. I like this idea.

This is an employer problem. Employers need to increase wages or provide housing. The government needs to stick to government services and eliminate things that increase the cost of housing
Raise the transfer tax! Make it impossible for airbnb properties to be profitable by limiting the number of nights per month they can operate. The lack of inventory is a huge problem, and simply subsidizing locals isn't going to help. You just need to make it prohibitively expensive to have a second home without making it prohibitively expensive to have a first.
None
On new construction the costs to buy land and build a house are much lower than the sale price, all due to specific market conditions, not actual costs.
This is the most important issue for our community. If you can't find a way to keep locals the ones who work here a reason or ability to stay here the people we have attracted will Not have restaurants or retail shops to visit because there's no workers. We can't rely on j1s. We have to attract people who want to live here with purpose and long term. Affordable housing is the only way to get people to stay and plant roots.
I think so as otherwise we will have no people to work the jobs that keep things running
We need to show our service workers they are an important aspect of our well being and we care about them and their ability to live in the area that they work.
use the climate money to buy/build home for low wage folks.
Not sure I know enough to have an opinion on this matter
Lets let the market resolve itself
Eventually, we will be forced to leave the Valley as the cost of even a small home requires us to work excessive hours. If deed restricted units become available to those of us that already own, we would have the option to stay in our beloved valley . We have lived here for 46/ 33 years and it is our desire to stay.
Stop short time rentals north of the freeway!
Let the businesses build hiding above their businesses
One of our favorite restaurants, H&H, cannot stay open full time due to lack of employees. We need more affordable housing options! More rules against short-term rentals!!
It is clear that community housing is required for workers in the entire Vail Valley. This issue is bigger than just the Town of Avon
Where is the housing for locals in this valley? The answer is simple: It is all on AirBnB. The failure of town councils and Eagle county government to regulate and prohibit massive numbers of short-term rentals on AirBnB is the reason why there is no year-round housing in this valley for locals. Stop building - there is plenty of housing and it is all on AirBnB.
Dorms/ shared apartments for young people to come and stay for a season or two, with little investment. It will keep the spirit of skiing alive, and the town alive. Fifty percent housing stock for full-time residents is not a big enough goal..it should be 75-80% for home ownership and rentals, alike.
More affordable
Affordable housing
I'm not sure what was just built west of walmart. it seems like a huge parcel dedicated to housing and should have made an impact on affordable housing
improve storm drainage. the recent storms demonstrated the issues which caused flooding and mud slides.
Do not build big buildings for work force housing
What is community housing?
What is community housing?

The apartment/condo complex on the road before round-a-bout that leads to Walmart & HD are UGLY and don't fit with our mountain setting. Plus, I understand they're very expensive - not affordable for people who work in or around Avon. How do we limit growth as some areas/towns of the country do, and have affordable nice looking housing? Plus treasure and keep our mountain recreational look and feel?
Prices and taxes keep going up which will drive out working folk.
I do not have enough information to be able yo comment
I know 2 people who live in their car. They both work full time or more. A homeless shelter or at least a place people if in that situation could park safely and have a restroom instead of illegality parking and using hotel bathrooms
The main issue is housing for service, infrastructure, and support workers. NOT retirees swooping in for low cost resort housing
I do not believe that the resort company employees should be taking up housing not provided by Vail resorts. They should be responsible for their own employees especially the ones that are disrespectful to the town. What I believe is commonly overlooked is not the fact that these employees can't find housing, it's the landlords realization of these kind of employees destroy their homes. Let Vail resorts deal with their own housing issues.
Too much development is killing the wildlife the bees also you are detroying there habitat
This will be an emergency sooner than everyone thought
Housing for more workers so they don't need to drive from far away
Too expensive and complex a business for a town to be in. Reminds of the poor idea to be concert promoters and building expensive band stage
The city's involvement should be limited to rezoning and assisting in re purposing land to allow private investment in housing.
Beyond housing for the workforce, there are many of us that would like to own so creating incentives for builders to build smaller, more fordable homes would also be a huge benefit.
I bought this year and not sure I am best to answer
I did at front
im not sure the town of avon community housing plan, but feel if we could replicate another miller ranch on the old airstrip east of the beaver creek rodeo that would be awesome! I'd also love to see an enclosed dog park like in wildridge.
Alas, the housing issue. With the comfort inn, Christy lodge, the pod, beaver creek west, etc...there is no need to give out short term rental licenses. Incentives for employee housing for small business would be great, but where? Take down the trailer park giving current Reims of nets first dibs and build a multi story owner option complex?? Not sure.
Short term rentals are challenging rentals for local work force
The rent are so expensive
To buy a house for 1 family is so expensive
It is of utmost importance that the city council considers the great demand for rent in this area. From a tourist to a seasonal worker; since these people look for affordable prices and places worth renting.
I hate to see the town grow with more housing but if the workers have the need, than so be it. But I do like the fact that it is a small quiet town. I hope it doesn't lose its charm because of more houses
Only comparing it to the other towns in the valley, I feel Avon offers the most and the most affordable housing options for employees and young adults making this area their home
Turn old town hall into Miller Ranch style housing. Stop approving new developments that do not offer affordable housing I.e the bankrupt property on Hwy 6.

<p>I have been a resident for 22 years, so have rented for all of those years spending a total of over 224k. As a single hard working local I can't afford to buy a home or condo in my own without help. There is nothing affordable that isn't a trailer park or 40 years old and falling apart. I'm looking to leave the valley after all these years because I can't have children and have been turned down for a mortgage at every avail. Why continue supporting a town or country that doesn't care whether I'm struggling to become a home owner. I pay my taxes and get taxed on everything I buy at the Avon City Market and every restaurant in this town. I'm over it and ready to move in and never turn back. Good luck finding hard workers to take care of your wealthy second home owners.</p>
<p>Allow locals to have a chance on winning a contract to purchase a home (deed restricted and non deed restricted) Eagle and Gypsum should not be our designated area to live. We should have the opportunity to own in the entire valley</p>
<p>More housing/apartments needed. - rent is getting too high.</p>
<p>Too much short term rentals, but you know that. The influx of the town of Avon allowing these to take over our town has hurt the local community immensely, but you know that as well.</p>
<p>Just not too many affordable housing</p>
<p>Investing tax dollars in truly affordable housing is an almost no-win issue. Yes, housing here is expensive; yes we desperately need employees; NO employees do not want to live in tenement type housing, no one does. Land costs have skyrocketed everywhere and in a town like Avon with so little private land, costs are even higher. We will reach a tipping point and see more businesses close as they cannot afford to stay open and employees will migrate to more affordable areas leaving Avon and surrounding towns with a plethora of vacant commercial property and a dearth of workers</p>
<p>not just providing community housing, short term rentals must be controlled more tight.</p>
<p>There is a large amount of rental options, however, they are often significantly overpriced and requiring first/last/security to move in which is typically equal to about 8-10k to move in. It should not require a 60-80 hour work week to make rent here. Also for every 10 rental properties, 2 are dog friendly and often require a large non refundable deposit, a dog deposit, and dog rent. Why is there a non refundable deposit on top of the dog deposit? We put down a general deposit regardless so there should not be a need for extra money on top of that.</p>
<p>I feel like the town should prioritize teachers and first responders and not just fulltime residents</p>
<p>Let the free market work.</p>
<p>A Miller's Ranch type of development would be great if possible. Any type of subsidized housing development is needed.</p>
<p>Old (25 yrs or more) deed restrictions should be changed to the "owner occupancy" deed restrictions to allow for reinvestment and upkeep to those older properties. This would simplify the valuation process for all parties involved including owners, lenders and the town.</p>
<p>Air BnB and VRBO is a huge reason there is no housing. And from what I heard the city doesn't even get a bed tax out of it.</p>
<p>Build a community and not a resort, we already have Vail and Beaver Creek. Limit short term rentals, create a tax for second home owners whose homes are frequently vacant to encourage local residents. Continue to expand and offer deed restricted housing, while not ideal I find it agreeable, though most feel it is a lost economic opportunity.</p>
<p>The Vail program that is helping new buyers purchase properties and turn them into Deed Restricted ones is a good idea.</p>
<p>Make homes affordable for young couples with children to buy</p>
<p>Need more housing for the locals</p>
<p>Housing needs to be affordable for the people living there year round, the one's that call Avon home!!!</p>

We need action on second home owners or non-primary residents short term renting of properties, specifically limiting their ability to do so.
Housing is unattainable for the average working person.
unbelievable that The Piedmont is only rental and there were no apartments for sale-they could have designated one building for LOCALS to purchase Avon needs more affordable housing for LOCALS to OWN. We've spent decades building businesses and now have no one who can afford to work and live here-
I think we need to try and discourage short term rentals in places that could be local housing - sunridge, liftview, benchmark, etc. I think we should do this with significantly higher licensing fees and taxes on that income
I don't believe local taxes should pay for new housing so that investor/landlords can continue to short term their properties instead of rent to locals. I don't see a housing shortage, just improper use of what we have
No more luxury condos that don't get used. The westin has enough properties.
So many employers are located in Avon, it would be great to have some affordable and seasonal housing in the area that is not run by Vail Resorts. It seems like there are a lot more full-time residents that don't work for an Eagle County employer (retirees, wealthy remote workers) that are eating up the 50% FT inventory and driving prices higher than line level workers can afford. This makes it really hard to find employees in the area
We need more affordable housing because we need people to be able to move here for work! If they cannot afford it then where will the workforce come from in the future??? My own children probably will never be able to afford to live here for this exact reason. Please make this a priority for local families that live and work here, there should be some kind of break for us since we are the workforce, some kind of incentives for local families, future families, etc..
housing is the worst here
La renta está muy alto de precio y no hay opciones que encuentres departamentos desocupados
There are a lot of second homes that sit around unused most of the year. Sometimes they even get water damaged and things like that because nobody is actively monitoring them. I wanted to be a caretaker somewhere but it seems like it is always a situation of having to know somebody who knows somebody. There should be a formalized caretaker program with background checks and vetting.
Not enough opportunities to find affordable housing. Airbnb properties need to be stopped.
Short-term rentals need to be limited in scope. Taxes on these short term rentals and on empty homes should go towards addressing affordable housing. Home owners should be incentivized to rent long-term to local workforce instead of short-term to tourists. Deed restricted units are no help if the average local worker cannot afford to purchase the unit. Any new construction should have more affordable options, not just luxury condos (like the Riverfront projects).
More housing means more traffic
Rent!!!!!!!!!! Lower the Rent!
Tax short term rentals as if they were a business. . .because they are!
More parking to fit Nottingham's park residents
Housing....attainable housing is job 1 in Avon & the county. All other priorities are connected to the housing crisis.
Need more affordable housing options.
The town of Avon already has a variety of income based housing and has been a large part of affordable housing that serves the needs of Vail as well as Avon and Beaver Creek. The majority of that need does not need to be exclusively filled by Avon. Other communities can

be incentivized to provide for that level of housing need as well. It should not fall so heavily on Avon's shoulders. Workers can certainly commute on the well established bus system or by car. I have always driven over an hour one way to my place of work. Not ideal but, doable.

Needs to be more affordable

50% is too low. I realize that you cannot control the real estate market, which has a massive impact on the availability of rental property and the price of rental property. That's why I believe we have to commit to a higher percentage of local ownership, which I believe will also result in availability in the rental market for local employees. We've lost good friends to relocation because they cannot afford to live here on one/two jobs, and because the overall cost of living is so high, they don't see home ownership as a reasonable option. Of course, there must be a balance, but post-pandemic, with so many new people here, I would prefer to see an increased commitment to the local workforce and businesses who rely on those workers.

Too many Airbnb and short term rentals, way too high for pricing

Whats up with the eyesore on highway 6 just past the Beaver Creek roundabout. Large construction site that has been sitting? I have not see any updates on whats happening to this area.

This is a very important issue to me. Many of my friends have to move constantly or have left the valley due to lack of affordable housing. I was lucky to be able to purchase my home but many of my friends have not been.

Simply limiting the amount of short term rentals would go a long way. Also, maybe the town could subsidize some of the cost to local workers. If the town had the money to pay to owners to make it as profitable for an owner to rent to a local worker as it is to turn their property into a short term rental, maybe more would choose this route.

Fix the water run off infustructure as well.

Affordable homes

Build some single family homes with yards in the open lots by Walmart or in wildRidge

Obviously not enough affordable housing for locals

Encourage private sector participation before government spending. We also have a BIG problem with long term rentals being pulled to use for short term rentals. While property owners can use their property as they see fit, our seasonal residents are doing more harm than good. Perhaps some education on this might help.

Avon does not need to become the low cost housing center for Beaver Creek, Bachelor Gulch, Arrowhead and other communities which bare none of these costs or residents that consume more services then they contribute to.

I think we should partner with developers to create more 1-2 bed apartments on a scale large enough to create more supply than demand thus creating downward pressure on pricing.

It is nearly impossible to find housing here especially if you have a pet (which many people do or strive to). Locals are being priced out. Renting is hard enough but now many of us are unsure if it's going to be possible to buy a house here due to the market and all the second homeowners/Denver people buying up weekend condos. I know a lot of people who have had to leave due to housing which doesn't help the employee shortage.

Build real, affordable housing. Keep locals local!

I think the town's community housing plan falls short with regards to rental properties. I think the Town needs to stop believing that Buffalo Ridge has solved affordable rentals in our community. Although effort is needed for affordable home ownership, our community also needs affordable rental units in greater quantity as not all residents strive to be homeowners. Avon has started some great programs, such as Mi Casa, but we need to look at bigger solutions if we are to put a dent in the community housing need, and this will require

partnering with other municipalities and the County on larger scale projects, even if those projects are outside the Town's boundaries.