



Northwest Colorado Council of Governments
P.O. Box 2308
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The Social and Economic Effects of Second Homes

Executive Summary

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Background:

Northwest Colorado Council of Governments (NWCCOG) is a voluntary association of county and municipal governments in north central Colorado. Members of the association include five counties (Eagle, Grand Jackson, Pitkin and Summit) and 21 municipalities (Avon, Basalt, Eagle, Gypsum, Minturn, Red Cliff, Vail, Fraser, Granby, Grand Lake, Hot Sulphur Springs, Kremmling, Winter Park, Walden, Aspen, Breckenridge, Dillon, Frisco, Montezuma, Silverthorne and Glenwood Springs).

NWCCOG was the fastest growing region in the state from 1990-2000, with an overall 73% population growth. Over 70% of the skier visits in the state occur in this area. A tourism based economy dominates the region which includes a strong second home market and high real estate values.

In 2002, the Town of Vail, on behalf of towns and counties in the NWCCOG region, received a Colorado Heritage Grant from the Colorado Office of Smart Growth to study the social and economic effects of second homes. A steering committee for the project was established with representatives from NWCCOG member towns and counties.

Questions to be answered by the Study:

Table #1
1. Effects on overall housing prices:
2. Jobs generated by second homes
3. Effects on community values and social structures:
4. Usage patterns of second homeowners:
5. Effects on community services:
6. Effects on local and regional economies:

Initial steering committee discussions identified many questions about second homes and their effects on mountain communities. What motivates people to buy second homes here, how often do they use them, what do they do when they are here, how do they spend their money, how many jobs are generated, where do the workers live, how are these trends changing mountain resort communities, and what will happen in the future?

The steering committee discussed all of these questions and decided to focus on six areas of greatest interest (see Table #1) for the study.

Methodology for the Study:

In order to answer the questions identified by the steering committee, the study was divided into three sections.

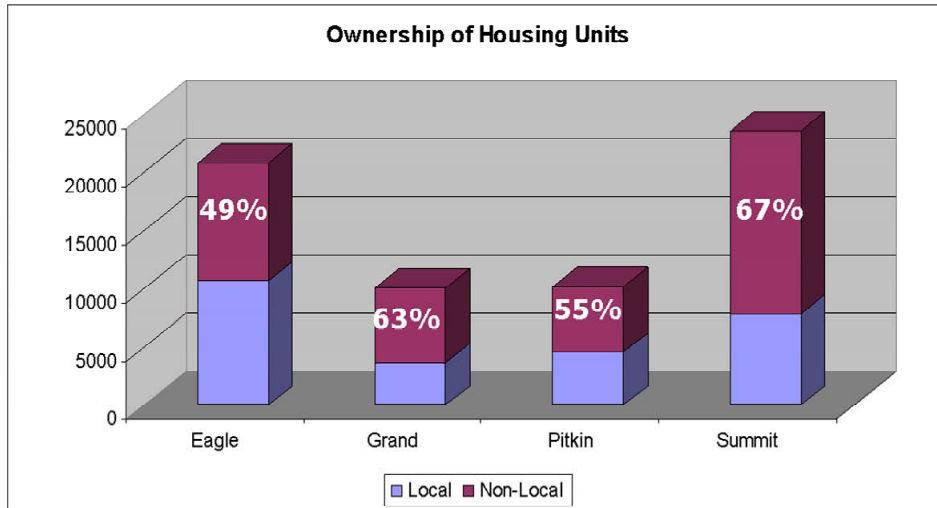
1. Typology: The first part dealt with existing data. How many second homes are there and what are their characteristics? How do they compare/contrast and interrelate with other residential housing units?

Assessor databases from four of the counties (Eagle, Grand, Pitkin and Summit) were collected and assembled into one large GIS database of over 64,000 records. The database reflects ownership information dated from the years 2000-2001.

Chart #1
Methodology for Study
1. Typology of second homes <ul style="list-style-type: none">– Size (Square Footage), Type (Single family residence, Condo), Year Built, Value of property, Ownership of property
2. Survey of homeowners <ul style="list-style-type: none">– Utilization, behaviors and spending patterns– Local and Non-Local– Significant to the county level
3. Social and Economic Indicators <ul style="list-style-type: none">– Jobs generated– Economic Effects– Social effects to communities

Records were re-coded to reflect common fields such as type of unit (single family home, condominium, etc.), value of unit, square footage and year built. There is no indicator within County Assessor records for whether a home is being used as a second home or local residence. A code was added to the NWCCOG database to indicate the current usage of the housing unit based on where the property tax assessment notice was being sent. Out of county addresses were marked as “second homes” and local addresses were marked as “local residents”.

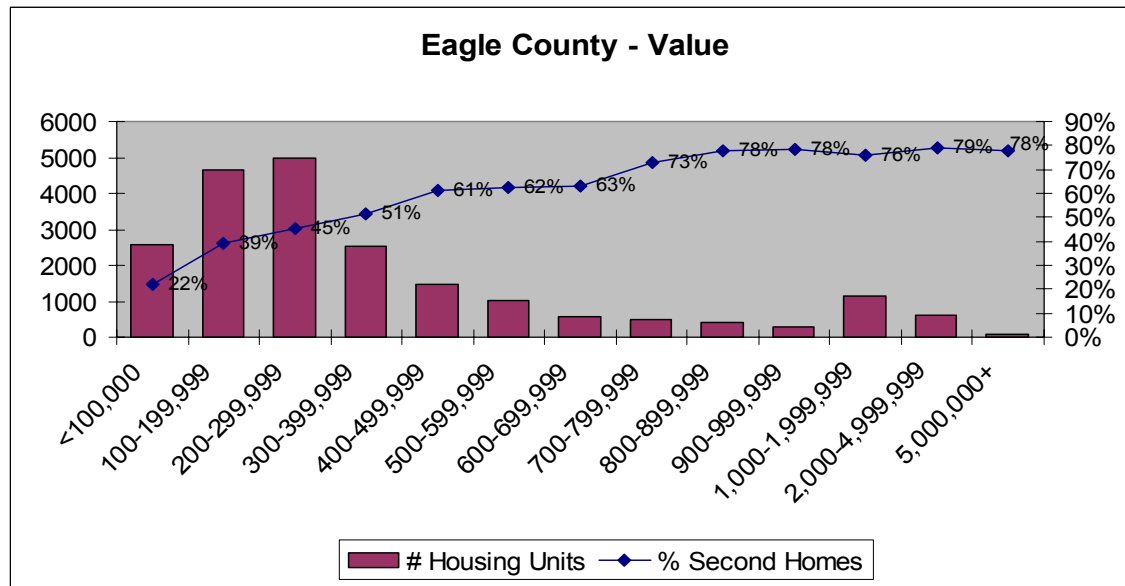
Chart #2: Number of Housing Units and % of Non-Local Ownership



Using this methodology, NWCCOG discovered that 60% of the housing units in the four county study area were second homes. Chart #2 shows the percentages of second homes (non-local) within the total housing stock for each county. The percentages vary from a low of 49% in Eagle County to a high of 67% in Summit County.

Other analysis of the database allowed us to cross tab information about year built, value of housing unit, type of housing unit, etc. with whether the housing unit was currently owned by a second homeowner. An example of this type of analysis is displayed in Chart #3, where the number of housing units in each price range is represented by the total height of the red vertical bars and the percentage of those units that are second homes are represented by blue line and corresponding percentages on the scale on the right.

Chart #3: Number of Homes by Assessed Value and % Non-Local Ownership



2. Survey of Homeowners: In order to learn about utilization, shopping patterns and behaviors of second homeowners, we would need to ask them. The steering committee designed a survey that went out to homeowners (both local residents and second homeowners) in the four county study area. The sample was randomly selected from the NWCCOG database of 64,000 property records. Over 4,300 surveys were mailed out and 1,346 were returned, for an overall response rate of 32%. The survey has an overall 2.6% margin of error.

Survey questions covered shopping patterns, demographics, values, usage of second home, future usage plans (see Table #2), recreational activities, involvement in the community, use of services, and much more.

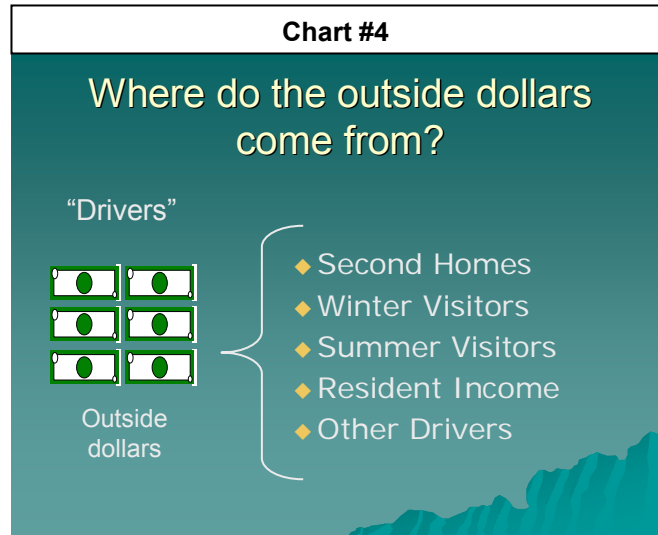
Table #2					
Future use of second home property					
	Eagle County	Grand County	Pitkin County	Summit County	ALL
	Second Home	Second Home	Second Home	Second Home	Second Home
	n=112	n=240	n=129	n=240	n=721
Increase my personal use of the residence/property	45	49	37	52	47
Maintain current use	42	44	51	40	44
Increase use by friends and family	26	29	23	30	28
Use the residence as a part time rental unit	12	13	17	24	17
Retire to the area and use as retirement residence	17	9	7	13	11
Renovate the residence	17	13	11	9	11
Sell the residence/property	8	7	11	10	9
Use the residence as a full time rental unit	5	6	7	9	7
Become a full time resident	5	3	2	4	3
Decrease current use	1	1	0	2	1
Other	0	1	2	0	1

The demographic questions allowed us to compare second homeowners in the region with those described in a “National Study of Second Homeowners” published in *American Demographics* magazine in June 2003. The national study identified 55-64 as the age cohort most likely to purchase second homes and forecast great growth in the second home industry nationally as baby boomers are just beginning to enter this age cohort.

Second homeowners nationally tend to be high income, high-asset, highly educated, middle age or older couples, with children nearing adulthood or children no longer living at home. Our survey confirmed all of these characteristics but showed much higher income levels and even greater likelihood to be in the 55-64 age bracket than the national study.

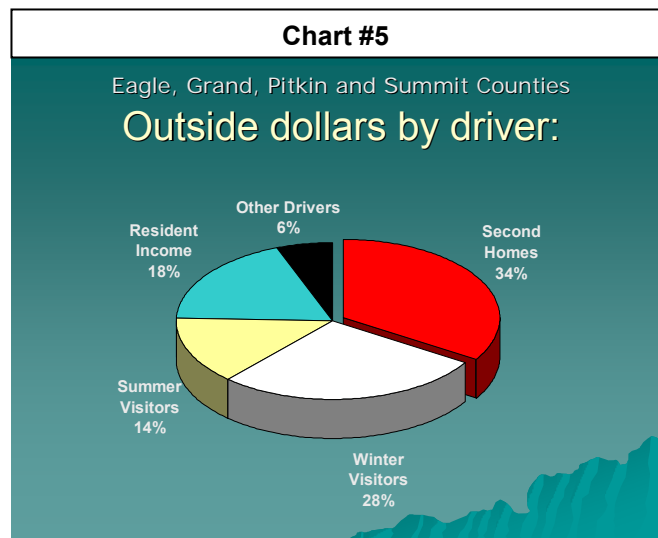
3. Social and Economic Indicators: In order to answer the questions related to jobs generated by second homes, we needed to have a complete economic base analysis performed for the four counties in the study area. We contracted with Lloyd Levy Consulting to do the economic analysis.

We identified the main economic “drivers” that bring outside dollars into the region (see Chart #4). These direct basic dollars generate both basic and secondary jobs. The economic analysis tracks the \$5.3 billion outside dollars coming into the four counties into the specific drivers to account for 48,908 basic jobs, 33,424 secondary jobs, and 82,332 total jobs. It identifies the ratio of secondary to direct basic jobs for each of the subcategories, such as second homes less than 3000 sq. ft. and second homes greater than 3000 sq. ft. It also provides job generation rates for each of the drivers based on a per-unit denomination such as a dwelling unit, 1,000 skier/visitor days, or \$1 million sales.



The individual counties in the study display distinctive patterns in their economic pictures.

Overall, second homes (construction and spending) account for 34% of the outside dollars coming into the four county area (see Chart #5) and represent the largest driver. Winter Visitors are second at 28%, followed by Resident Income at 18%, Summer Visitors at 14% and Other Drivers at 6%.



In Conclusion:

Knowledge of the effects of any economic driver or basic industry is essential to planning. Such developments create demands for construction, maintenance and operations. The workers employed in the basic industry and their families require housing and a wide range of private and public community services, whose workers also have the same needs. Good planning requires anticipating and providing for the “multiplier” or secondary effects. Not doing so can lead to shortages and to major conflicts among the users of the various resources of the area.

These concerns are especially important in resort counties because of the development of second homes. Typically, in these types of counties, there is the initial development and maturation of a traditional tourism industry. However, over time second homes become a large and often dominant part of both the physical and economic landscape. Their development creates a demand for workers above that of the traditional tourists industry, especially in construction but also in their maintenance, operation and use. As their numbers increase, the demand for workers increases as well.

Second homes take up large amounts of land in Colorado mountain resort areas where developable land is already in short supply. As a result, the second homes' values and the land surrounding them rises above that normally paid for worker housing. As their numbers increase, and the land available for development decreases, a dilemma is created. Second homes have generated the need for more workers, but the rise in property values and subsequent housing costs have made it difficult for the workers to live within a reasonable distance of their place-of-work.

Traditionally, residential homes and their neighborhoods have provided workers with a decent home and adequate community services. However, second homes are different in that they are not a residence, but an industry creating a demand for workers. Secondly, second homes drive up property values, including residential housing for workers. Because of this, it becomes especially important for elected officials and community planners to understand and estimate the secondary effects of second homes in tourist based economies. With this information, policies can be developed by local governments to provide for the social needs of citizens with each new development and to influence the growth in the economic drivers themselves. To ignore this information concerning second homes within Colorado rural resort region casts social and economic fates to the wind.

There is Much More!

This summary is only meant to outline some basic information about the NWCCOG Second Home Study. Please visit our web page www.nwc.cog.co.us for:

- Steering committee minutes
- Complete typologies for all of the counties
- Complete 2003 Mountain Resort Homeowner Survey results
- Economic Base Analysis – Executive Summary
- PowerPoint Presentations
- Spreadsheets
- Additional materials

Acknowledgements

NWCCOG would like to extend its sincere appreciation to the following individuals for their part in assisting with this project over the past two years:

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Rebecca Leonard, Eagle County
Gary Lindstrom, Summit County
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Russ Martin, Town of Minturn
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Nina Timm, Town of Vail
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Also, a special thank you to Jim Westkott, Colorado Department of Local Affairs and Lloyd Levy & Ron Dutton of Lloyd Levy Consulting, LLC for their expertise and many hours of dedication.

PowerPoint Presentation

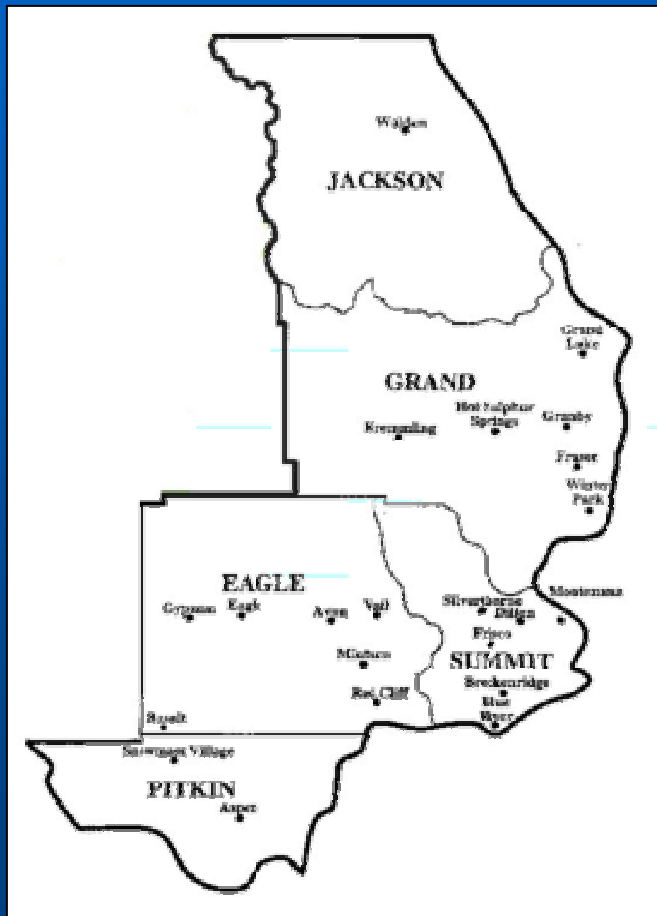


“The Social and Economic Effects of Second Homes”



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Introduction:



- Region XII

- 5 counties

- Eagle

- Grand

- Jackson

- Pitkin

- Summit

- 21 Towns

Towns:

Avon

Basalt

Eagle

Gypsum

Minturn

Red Cliff

Vail

Fraser

Granby

Grand Lake

Hot Sulphur Springs

Kremmling

Winter Park

Walden

Aspen

Breckenridge

Dillon

Frisco

Montezuma

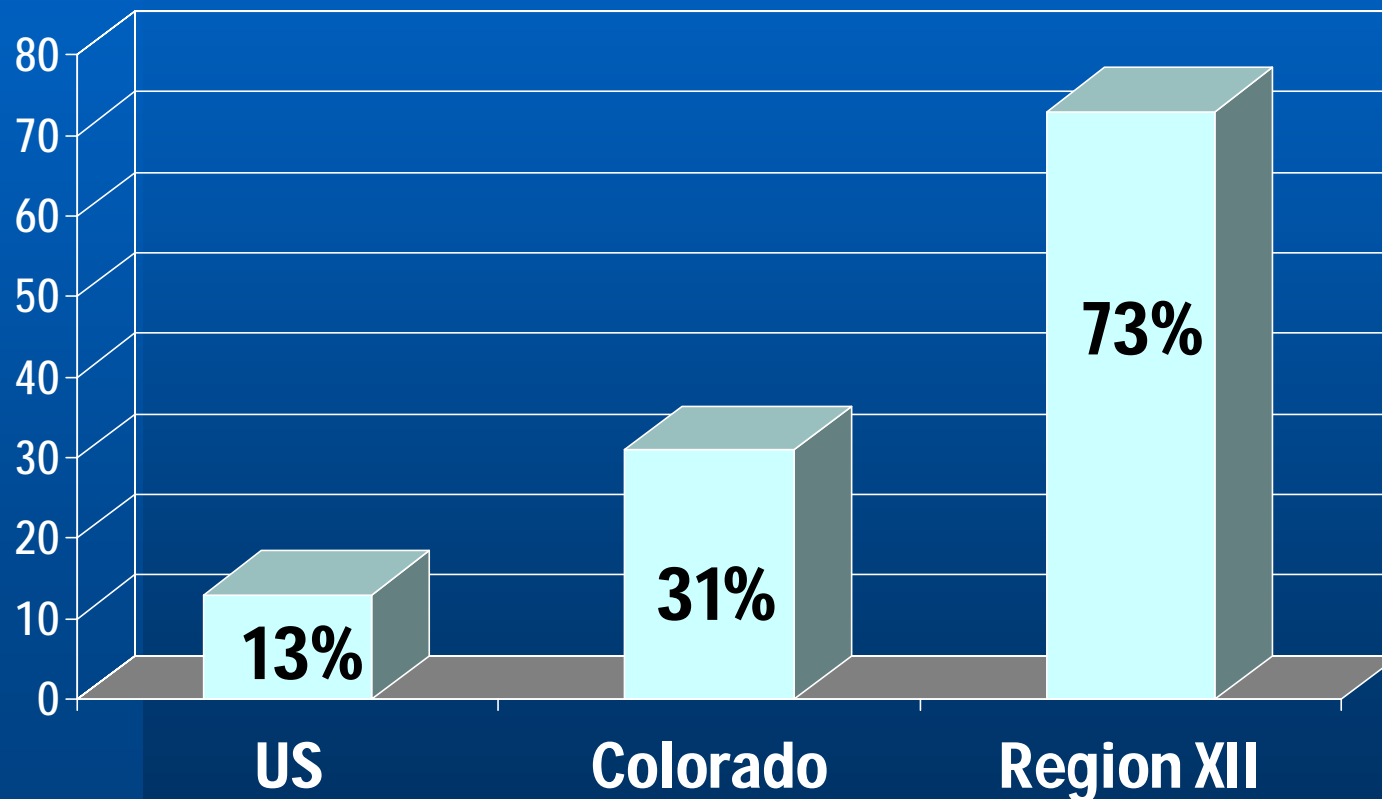
Silverthorne

Glenwood Springs

Trends affecting the area:

- Population Growth
- Cost of Living
- Escalating Real Estate Prices
- Land Use
- Job Growth
- Housing the Workforce
- Influx of Second Homes

% Growth in Population 1990 - 2000



Source: Department of Local Affairs – Revised 2000 Census Counts

Population Increase 1990 - 2000

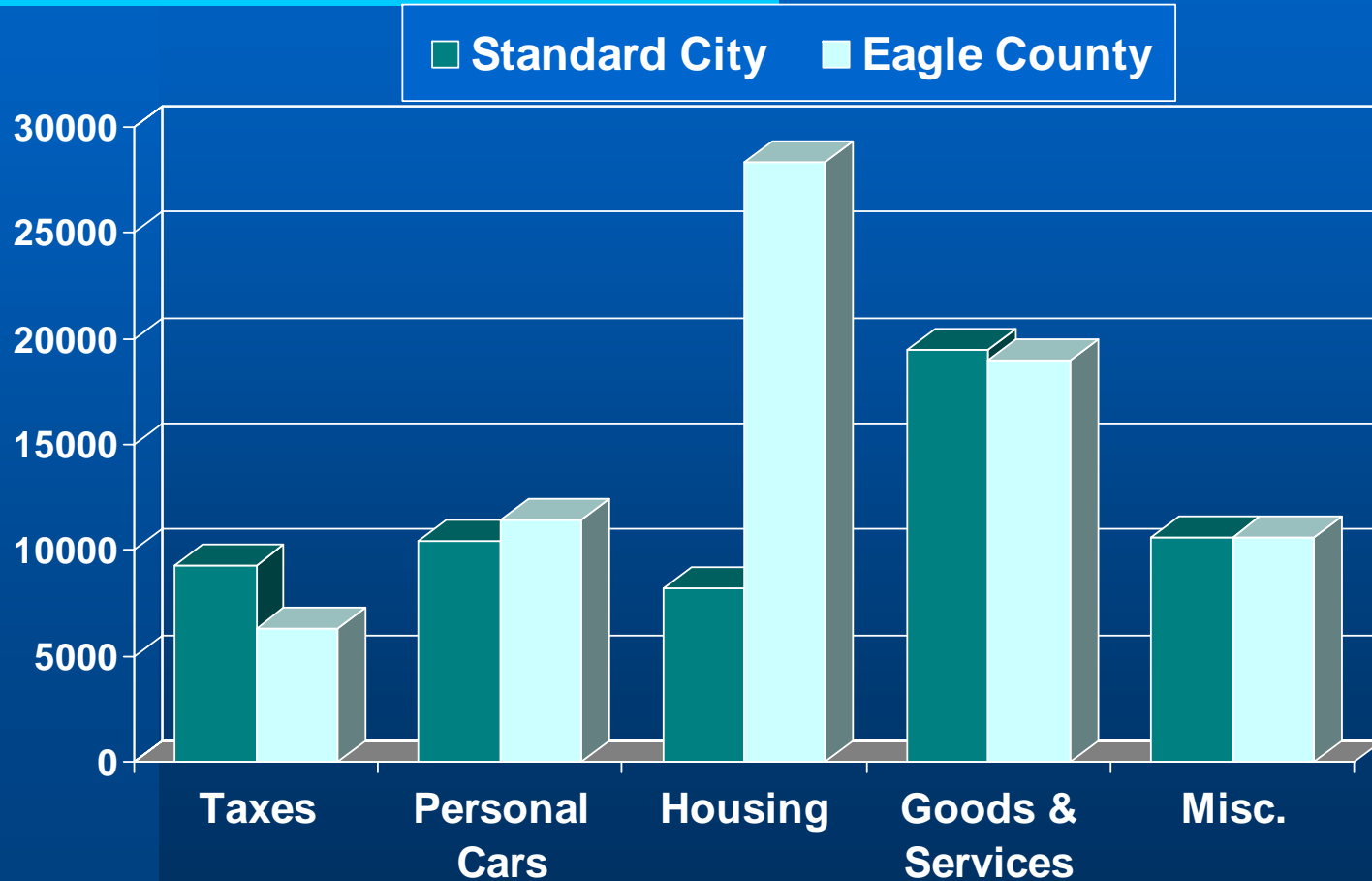
	1990	2000	# Increase	% Increase
Eagle	21,928	42,986	21,058	96 %
Grand	7,966	12,786	4,820	61 %
Jackson	1,605	1,577	- 28	- 2 %
Pitkin	12,661	15,842	3,181	25 %
Summit	12,881	25,568	12,687	98 %

Source: Department of Local Affairs – Revised 2000 Census Counts

Growth of Hispanic Population

	1990	2000	# Increase	% Increase
Eagle	2,917	9,682	6,765	232%
Grand	243	543	300	123%
Jackson	118	103	-15	-13%
Pitkin	475	973	498	105%
Summit	323	2,306	1,983	614%
Region XII	4,076	13,607	9,531	234%

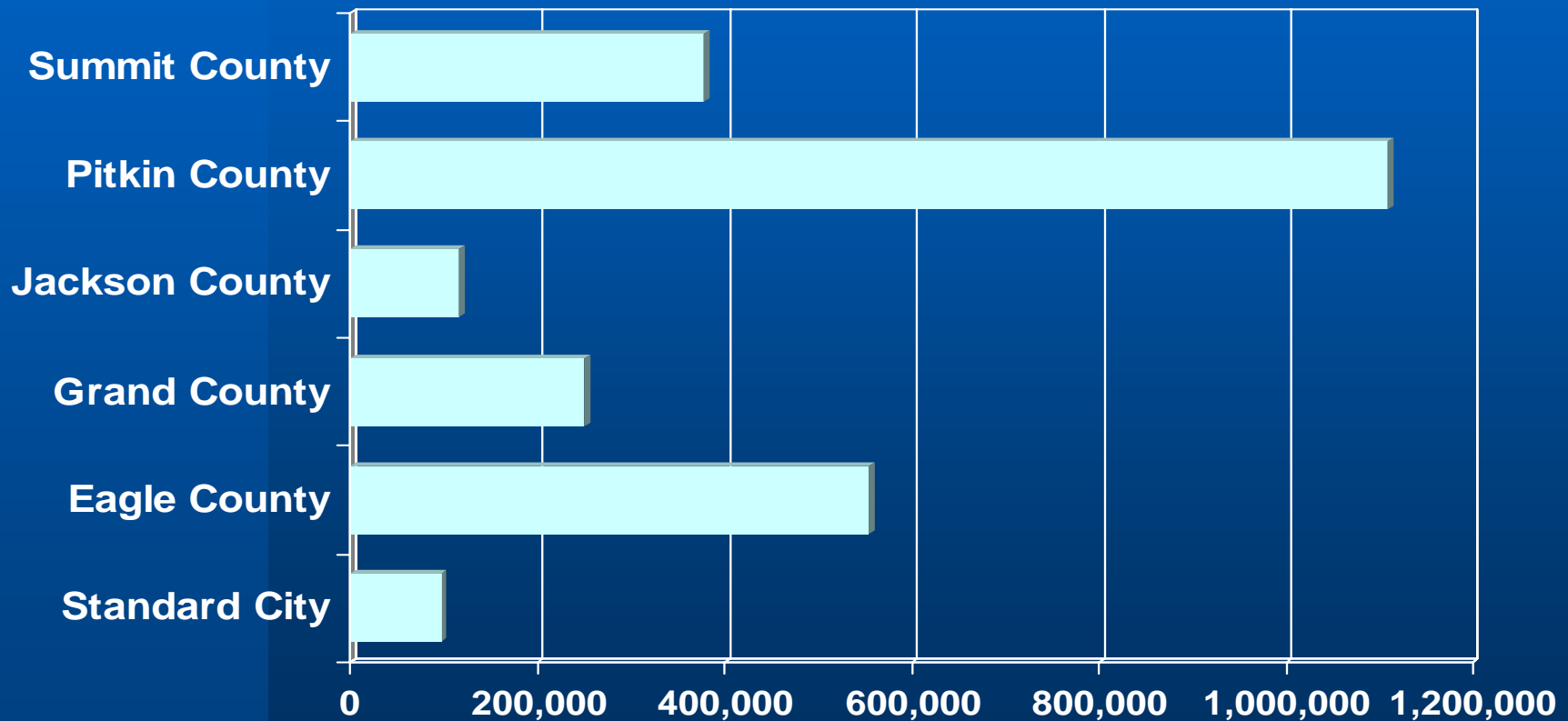
2004 Cost of Living Study



Profile #3: Family of four; Household income - \$58,000

Northwest Colorado Council of Governments 2004 Cost of Living Study

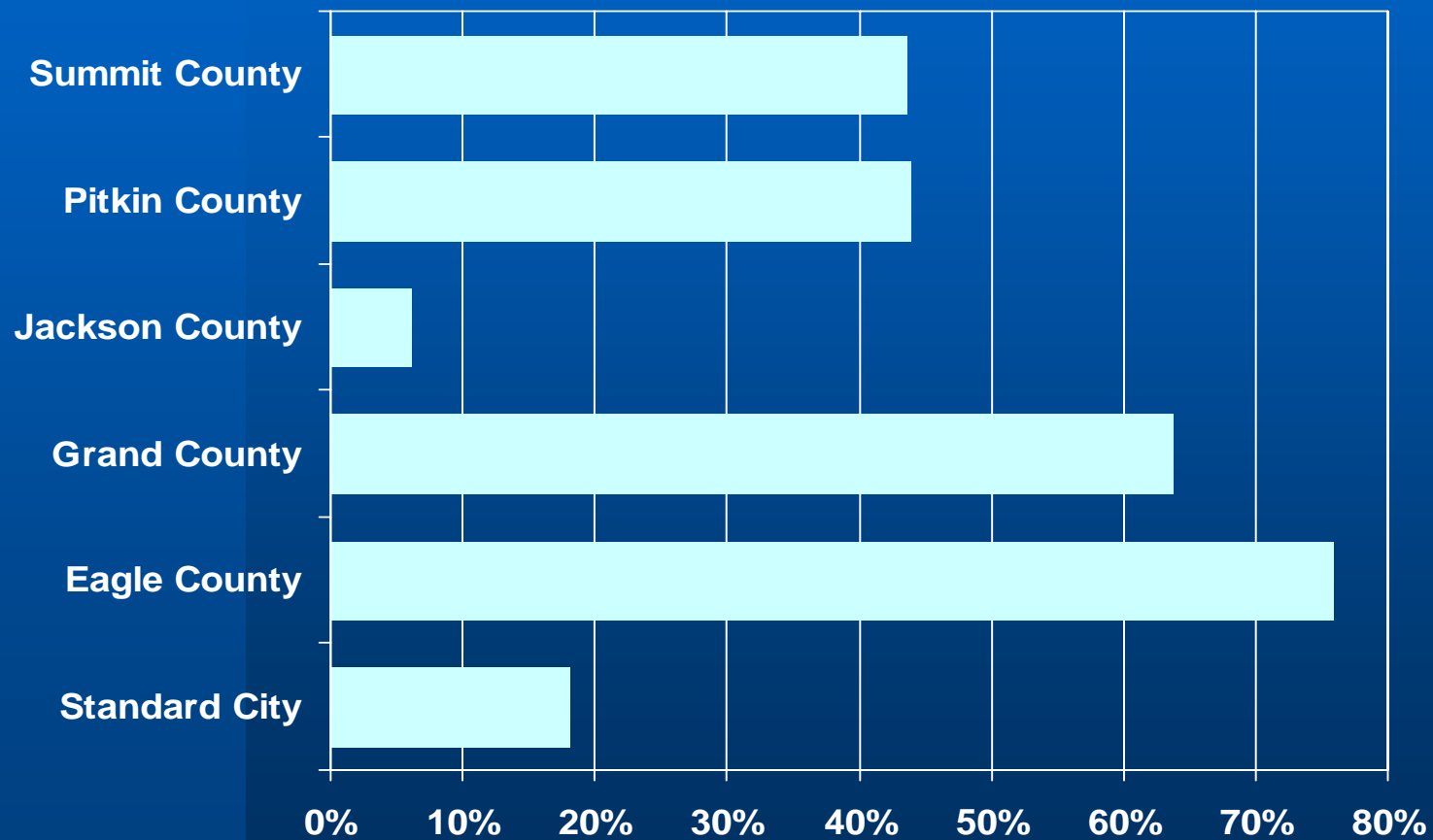
2004 Home Market Values Compared to the Standard U.S.



Profile #3: Family of four; Household income - \$58,000

Northwest Colorado Council of Governments 2004 Cost of Living Study

Percent Increase in Home Market Values: 1998 - 2004



Profile #3: Family of four; Household income - \$58,000

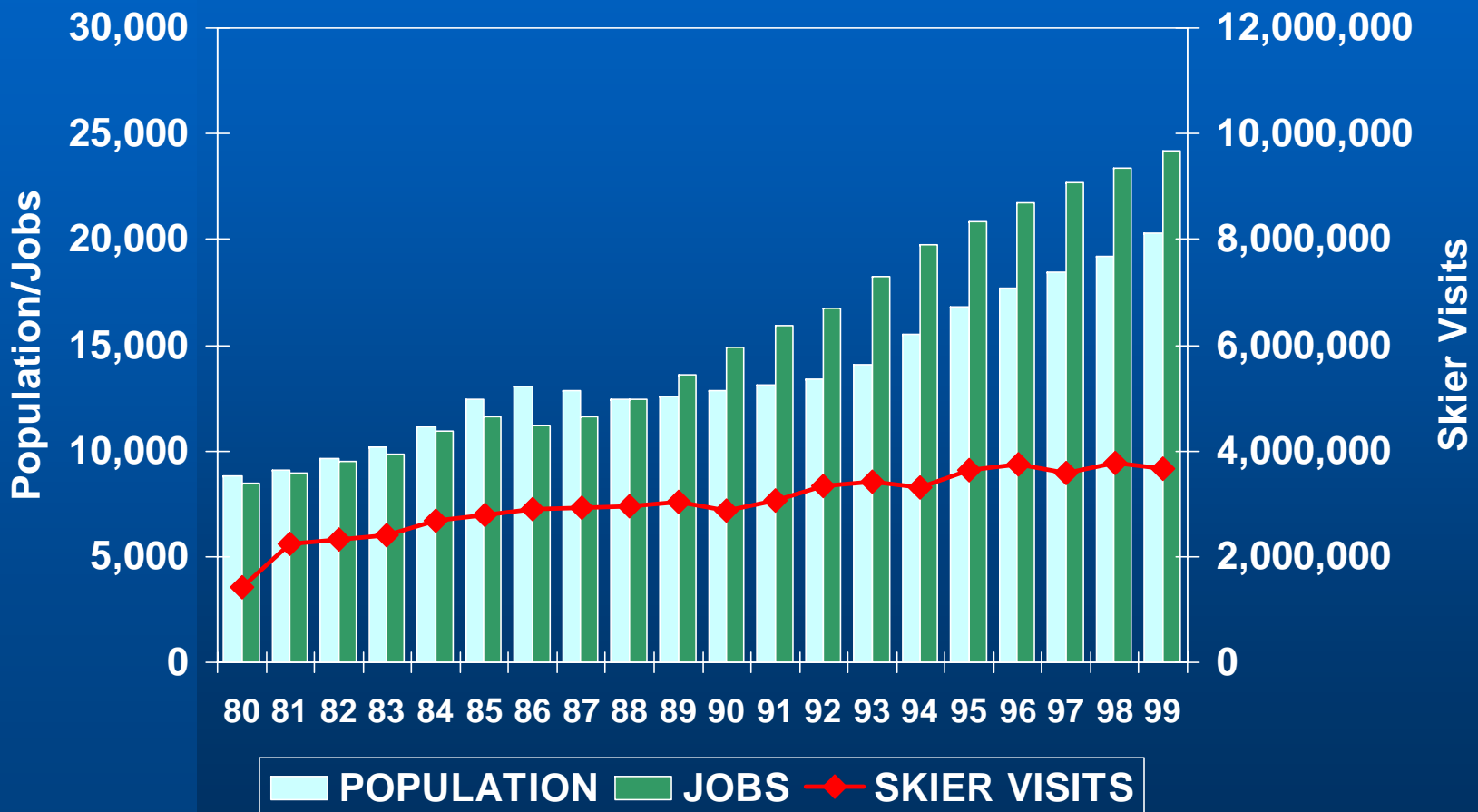
Region XII - Land Use

	Total Area*	State Land	Federal Land	Total % F & S
Eagle	1,688	1%	78%	79%
Grand	1,850	5%	68%	73%
Jackson	1,613	12%	52%	64%
Pitkin	970	0%	83%	83%
Summit	608	0%	78%	78%

Source: University of Colorado at Denver; * = Square Miles

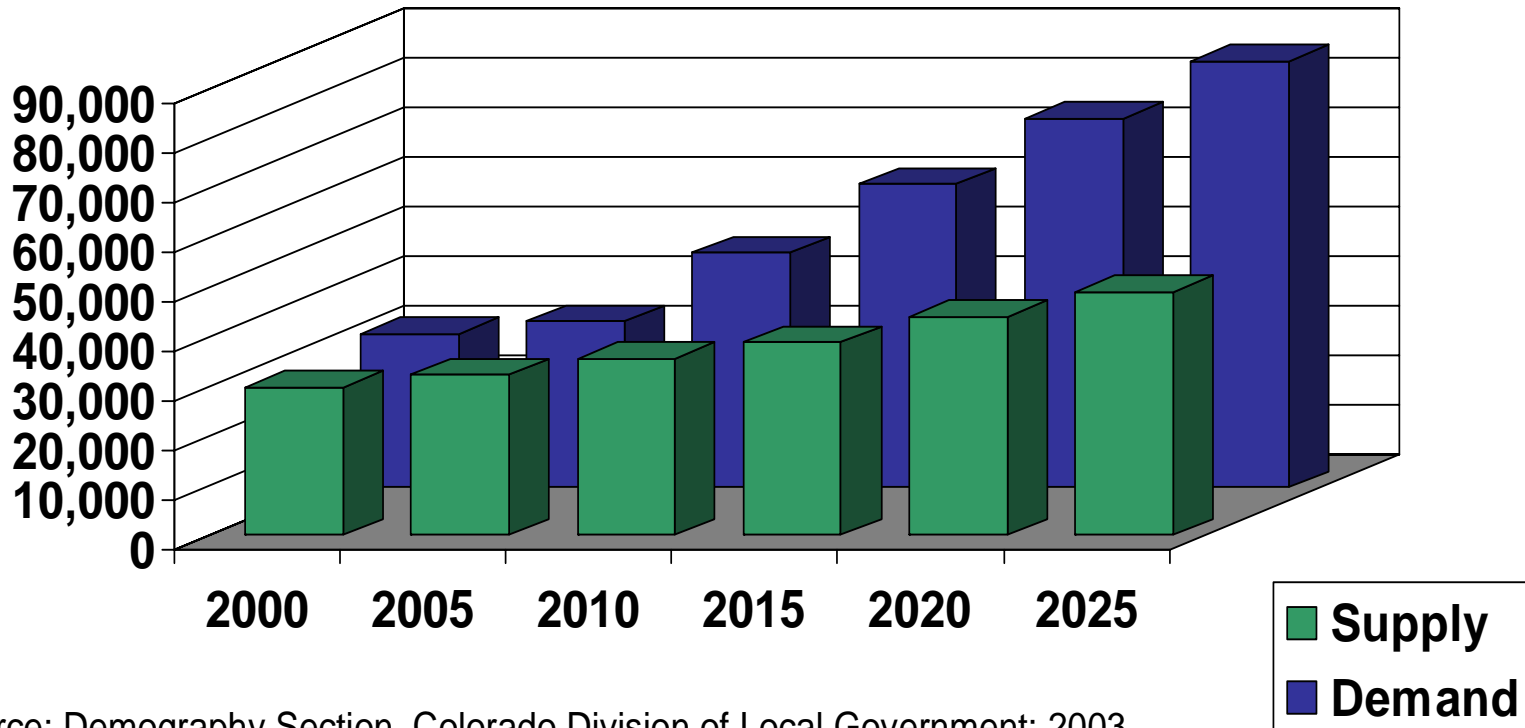


Summit County Job Growth



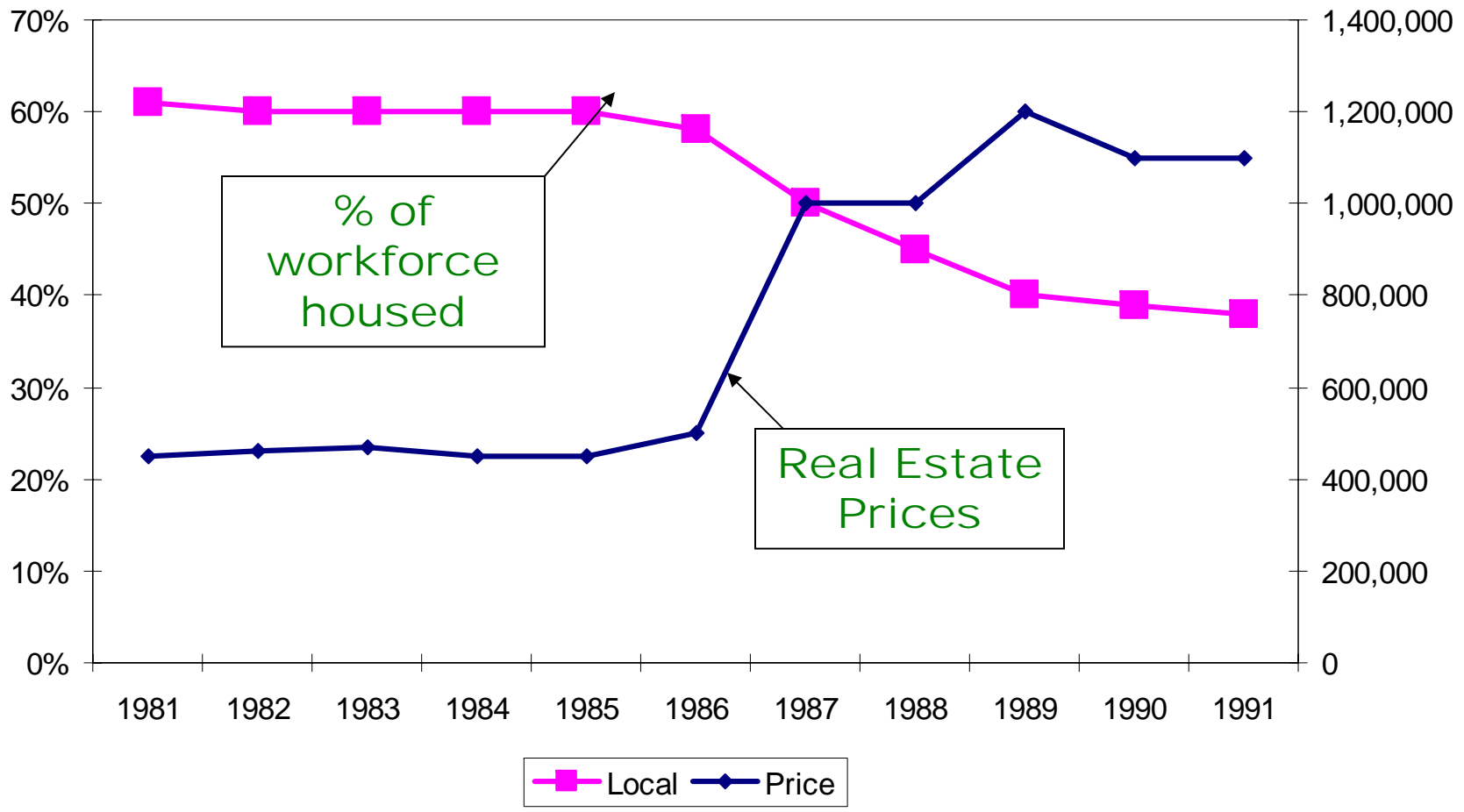
Eagle County

Labor Force Supply and Demand 2000 - 2025



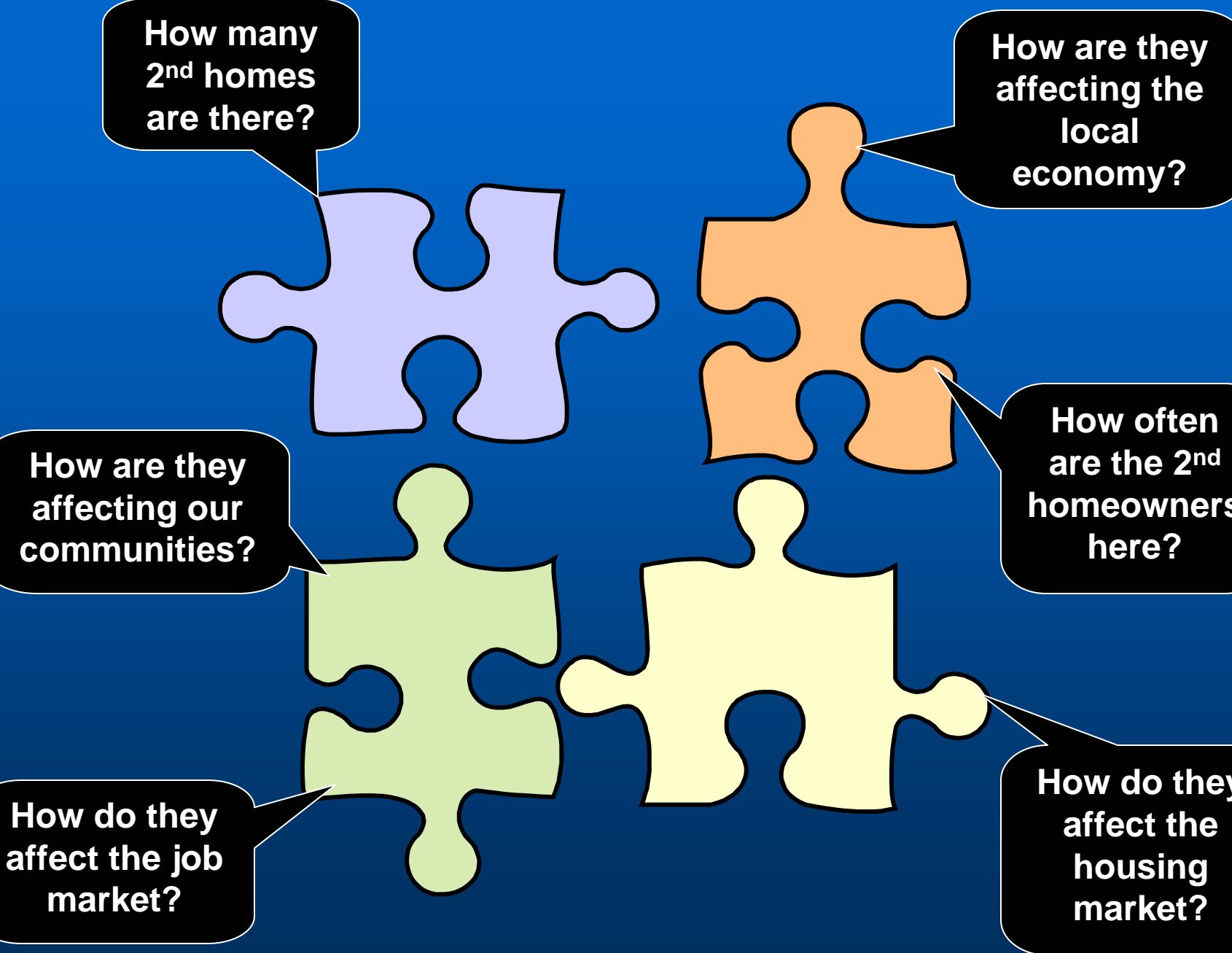
Source: Demography Section, Colorado Division of Local Government; 2003

Pitkin County Workforce Housing and Prices



Background Information

- **NWCCOG Board of Directors recognized the need to have a better understanding of the social and economic effects of second homes**
- **Grant from Colorado Department of Local Affairs – Office of Smart Growth**
- **Steering Committee**
 - **Elected Officials and staff from member jurisdictions**



**How many
2nd homes
are there?**

**How are they
affecting the
local
economy?**

**How are they
affecting our
communities?**

**How often
are the 2nd
homeowners
here?**

**How do they
affect the job
market?**

**How do they
affect the
housing
market?**

Methodology for Study

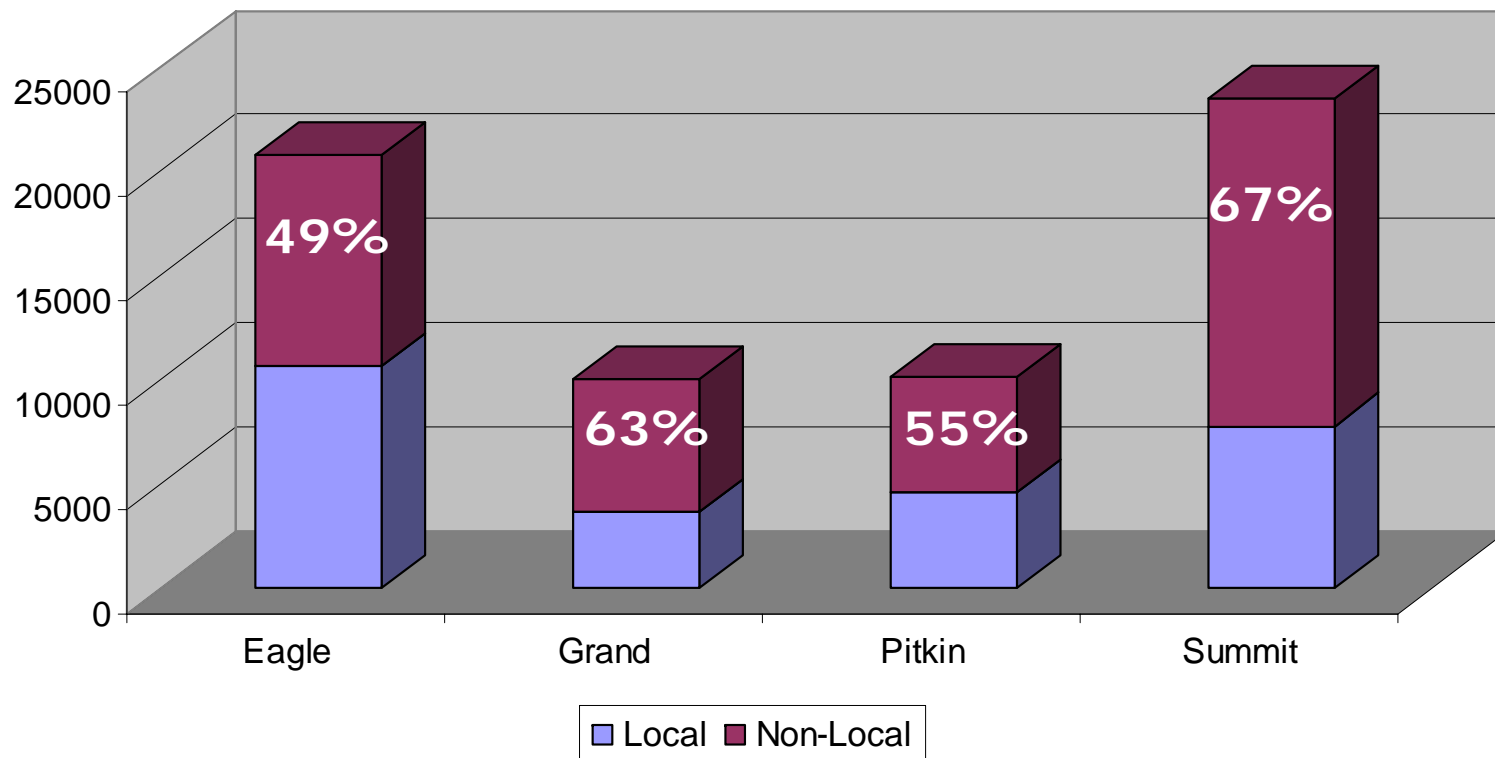
- 1. Typology of second homes**
 - Size (Square Footage), Type (Single family residence, Condo), Year Built, Value of property, Ownership of property
- 2. Survey of homeowners**
 - Utilization, behaviors and spending patterns
 - Local and Non-Local
 - Significant to the county level
- 3. Social and Economic Indicators**
 - Jobs generated
 - Economic Effects
 - Social effects to communities

1. Typology of Second Homes

- **County Assessors Records:**
Ownership records for each property
 - **Combined GIS database for Eagle, Grand, Pitkin and Summit**
 - **Over 64,000 records**
 - **Fields for type of unit, year built, value, and square footage**
 - **Second Home: Non-local ownership, Non-resident**

Typology of Second Homes

Ownership of Housing Units



2. NWCCOG Survey of Homeowners

- **NWCCOG Survey Methodology**
 - Sample randomly selected from GIS database
 - Mailed April 2003
 - Local and Non Local Owners
 - Reliable to the county level
 - Eagle, Grand, Pitkin and Summit
 - Sent 4,342 – 1,346 returned – 32% response rate

National Study of Second Homeowners

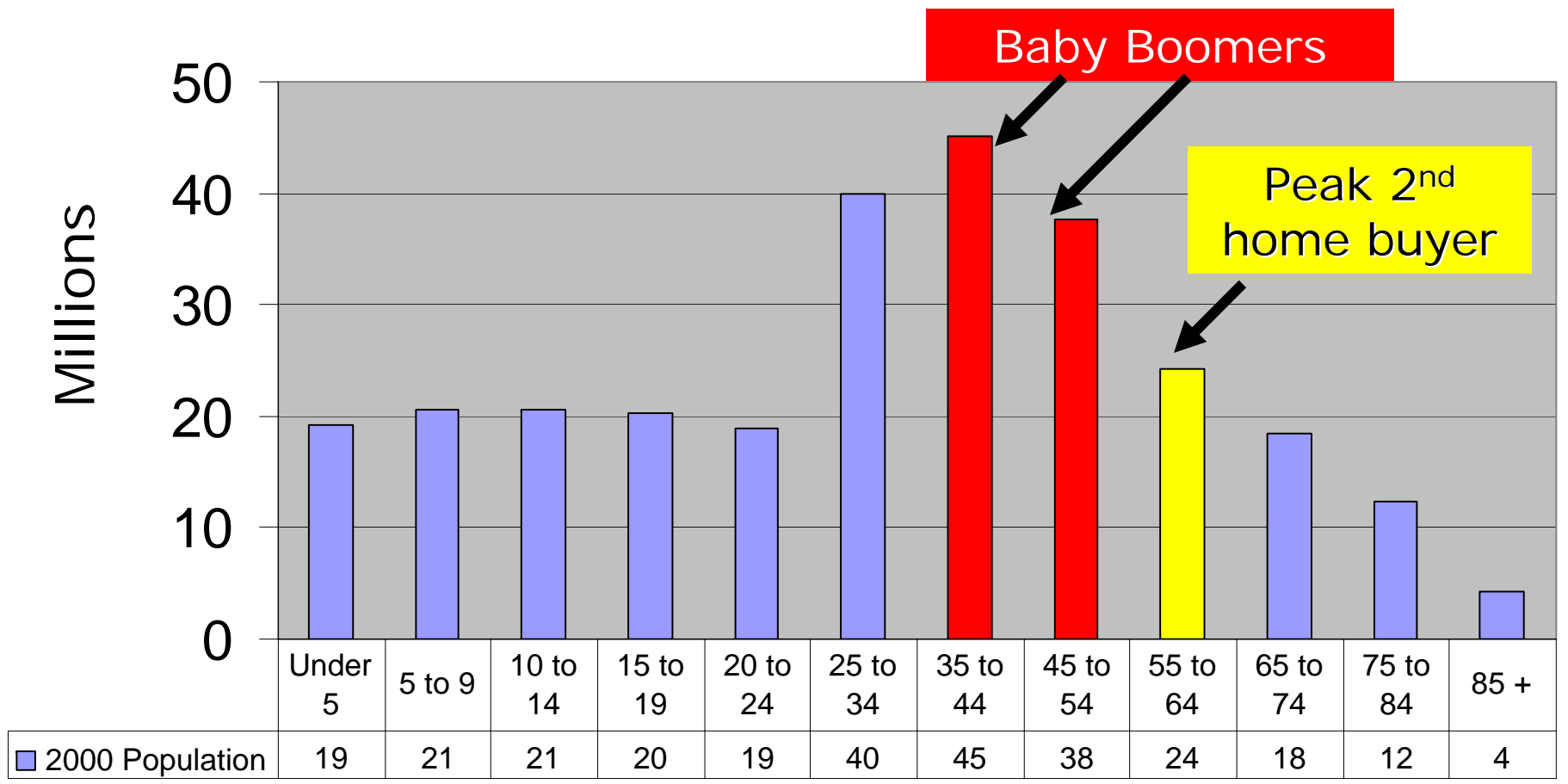


National Study of Second Homeowners

**Baby Boomer driven growth:
55-64 – age cohort most likely to
purchase 2nd homes.
(Boomers now 41 – 59 years old)**

Source: American Demographics Magazine– June 2003 – “The Second-Home Boom” - Peter Francese

Baby Boomers enter the 2nd home buying age



National Study of Second Homeowners

- Estimate – 6 million second homes in US
- Spending exceeds \$19 billion/year
 - 46% increase from 1995
 - Does not include initial costs of buying and furnishing 2nd home
 - Includes mortgage interest payments, property taxes, maintenance, utilities, security and insurance costs.
- Growth rate of 2nd home buying is now about 5% per year, up from less than 2% in the 1990's.

National Study of Second Homeowners

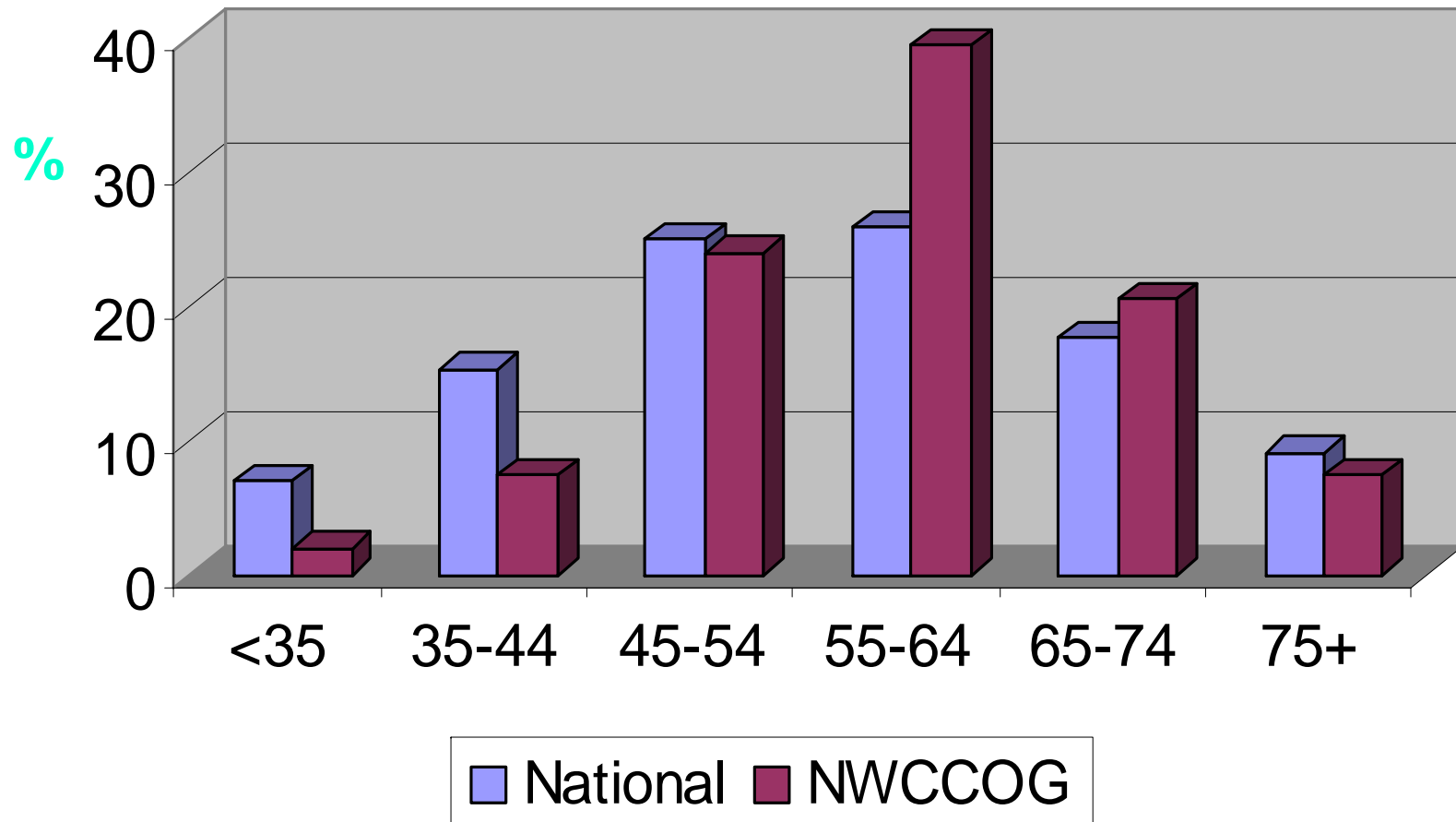
- Compared to the average single property homeowner the second homeowner:
 - Spends five times as much on:
 - Lawn care
 - Home security
 - Pest control
 - Housecleaning
- Spends three times as much on transportation for trips, hotels and other travel-related expenses.
- Spends four times as much on contributions to churches, charities and educational groups

National Study of Second Homeowners

- **Second Home Owners - Demographics**
 - High-income
 - High-asset
 - Middle age or older couples
 - Children nearing adulthood or no children living at home
 - College graduates

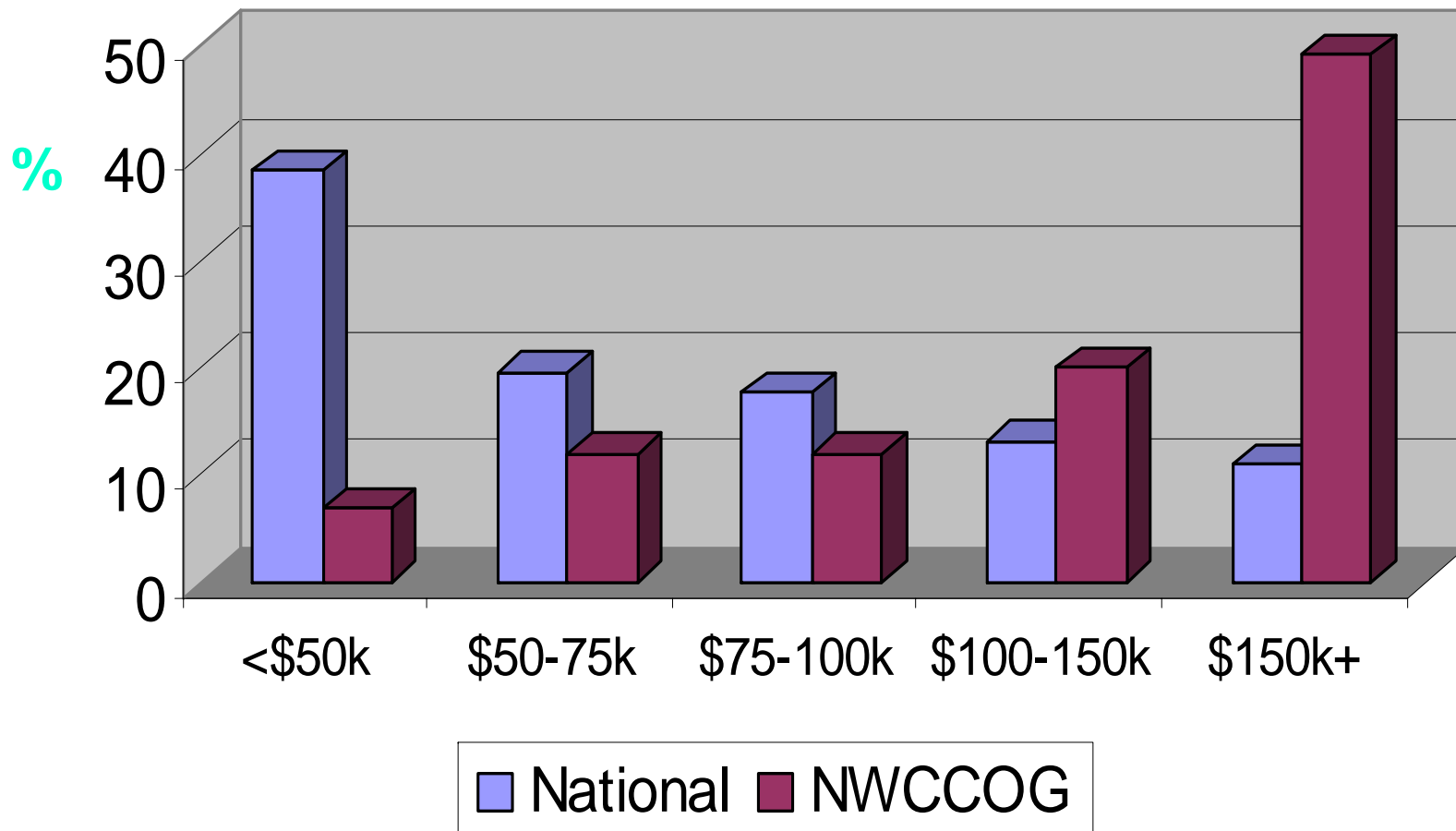
Comparative Data

Age of Second Homeowners



Comparative Data

Income of Second Homeowners



Comparative Data

- **Graduated from College**

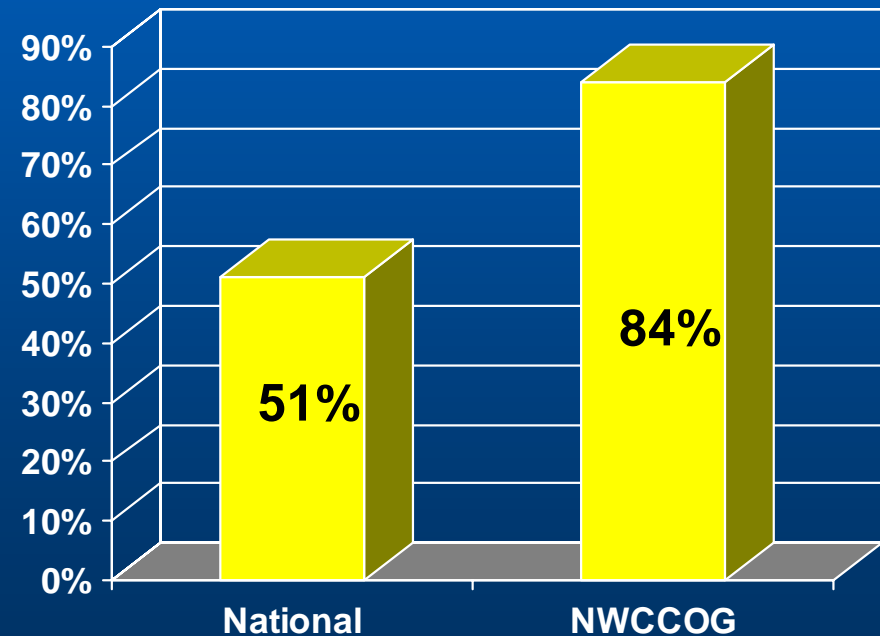
- **Advanced degree**

- National 17%
- NWCCOG 50%

- **Retired**

- National 24%
- NWCCOG 36%

College Graduate

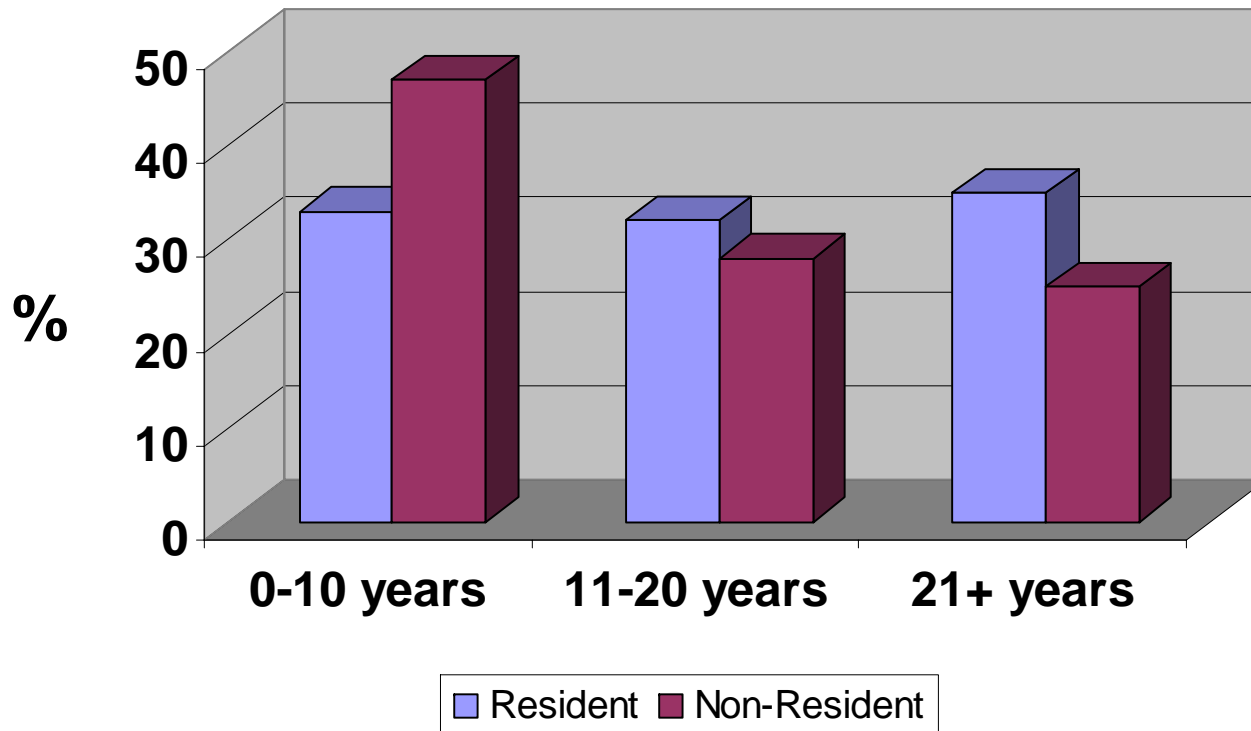


NWCCOG Survey Results



2003 Mountain Resort Homeowners Survey

Length of time lived and/or owned property



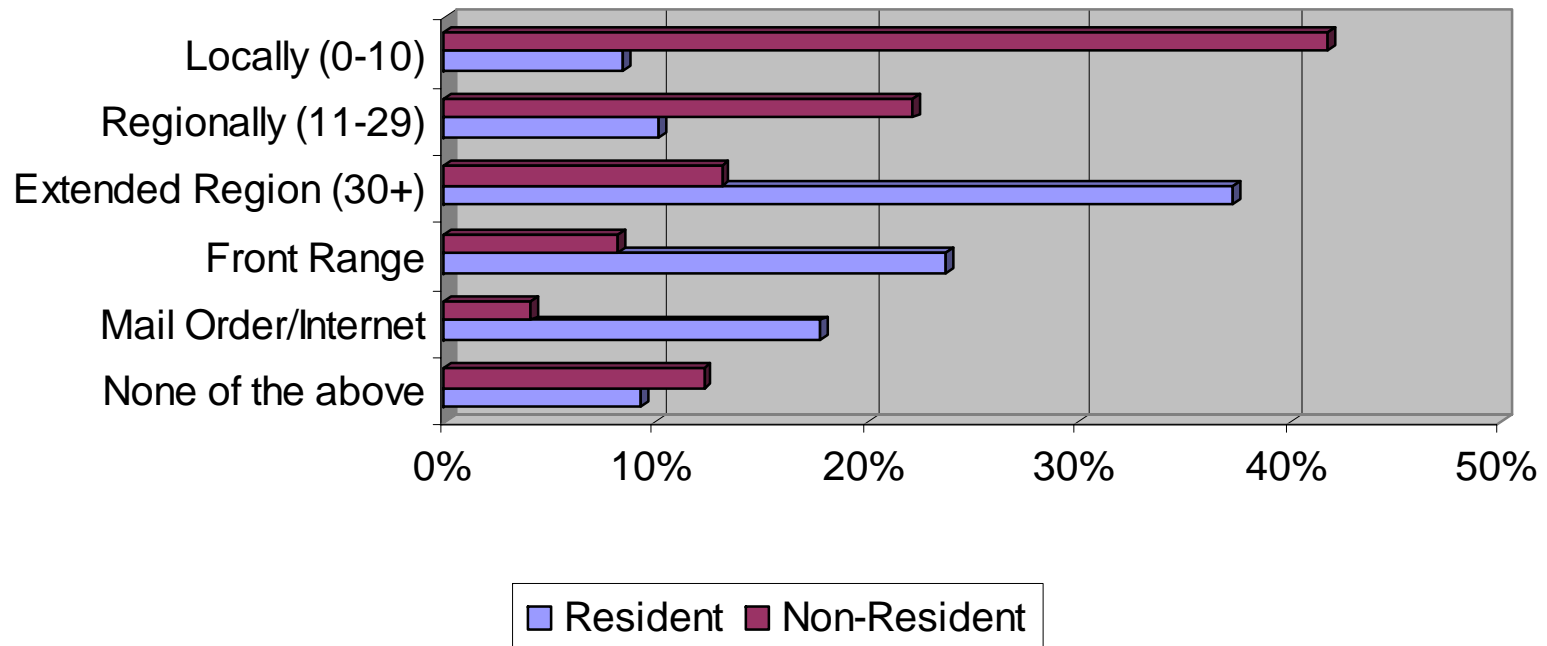
Shopping

Where do you normally shop for the following goods while you are in the designated residence?

- Locally (0-10 miles)**
- Regionally (11-29 miles)**
- Extended region (30+ miles)**
- Front range (Denver area)**
- Mail Order/Internet**
- None of the Above**

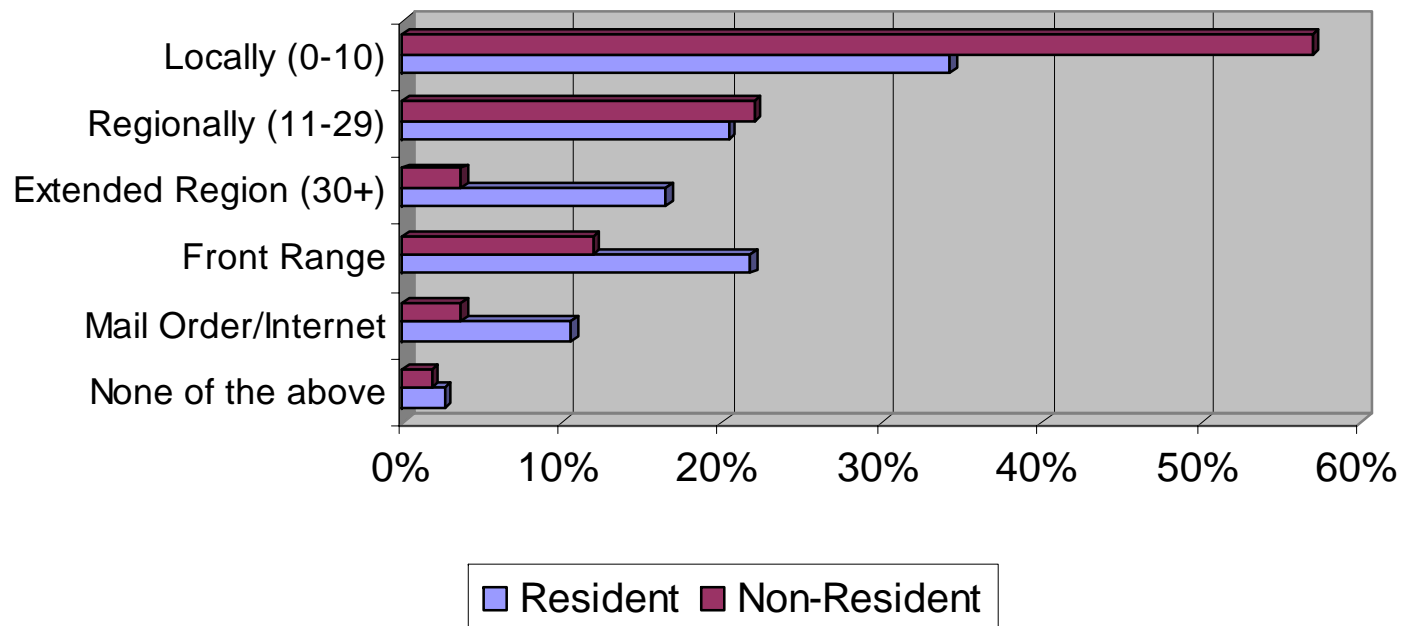
2003 Mountain Resort Homeowners Survey

Pitkin County - Shopping Clothing



2003 Mountain Resort Homeowners Survey

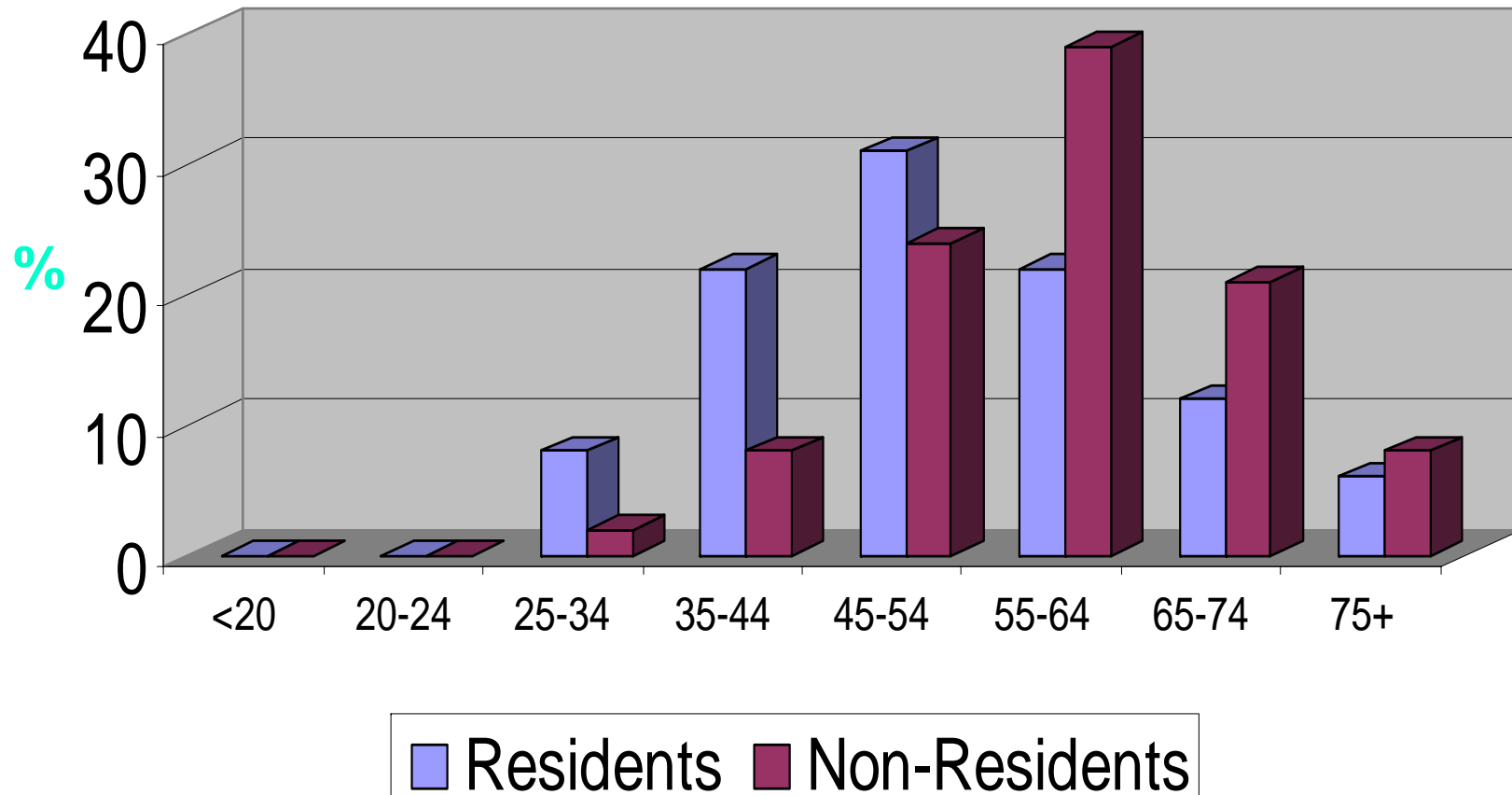
Eagle County - Shopping Sports/Recreational Equipment



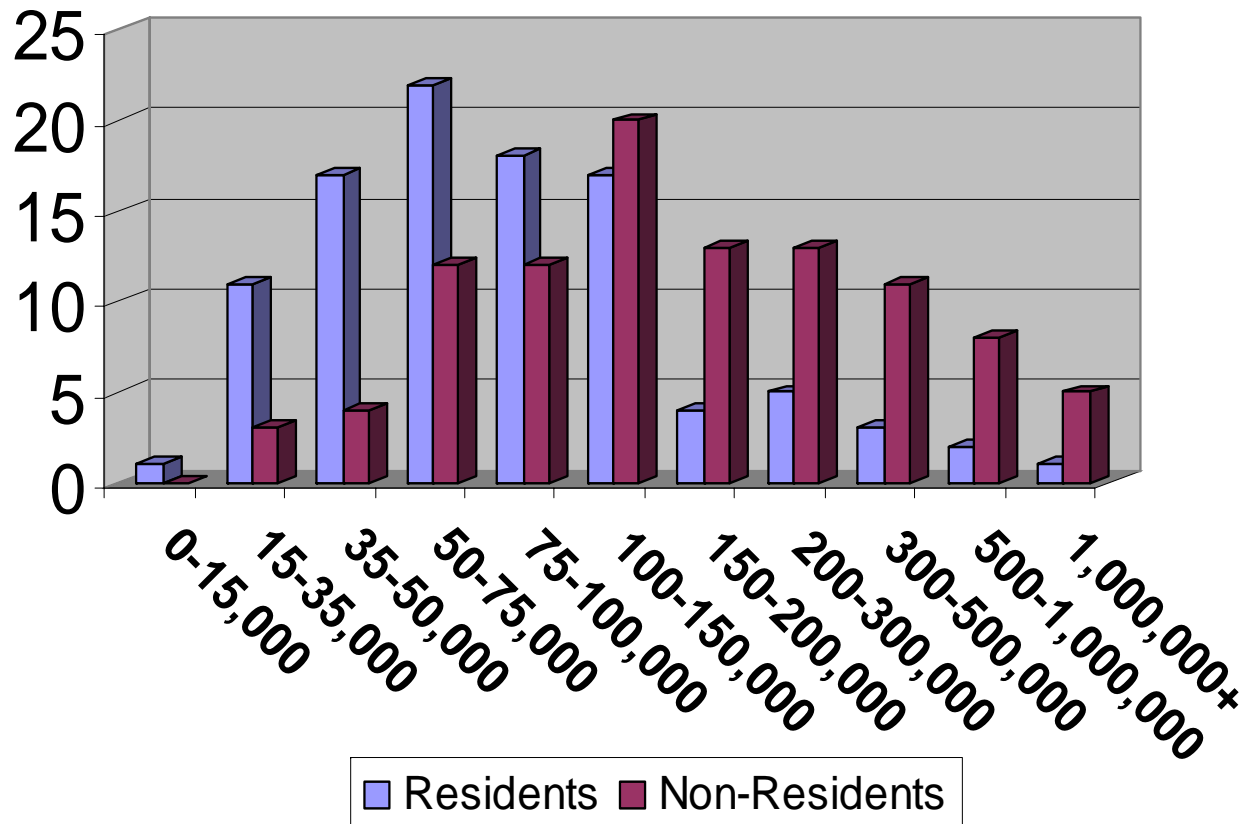
Demographics



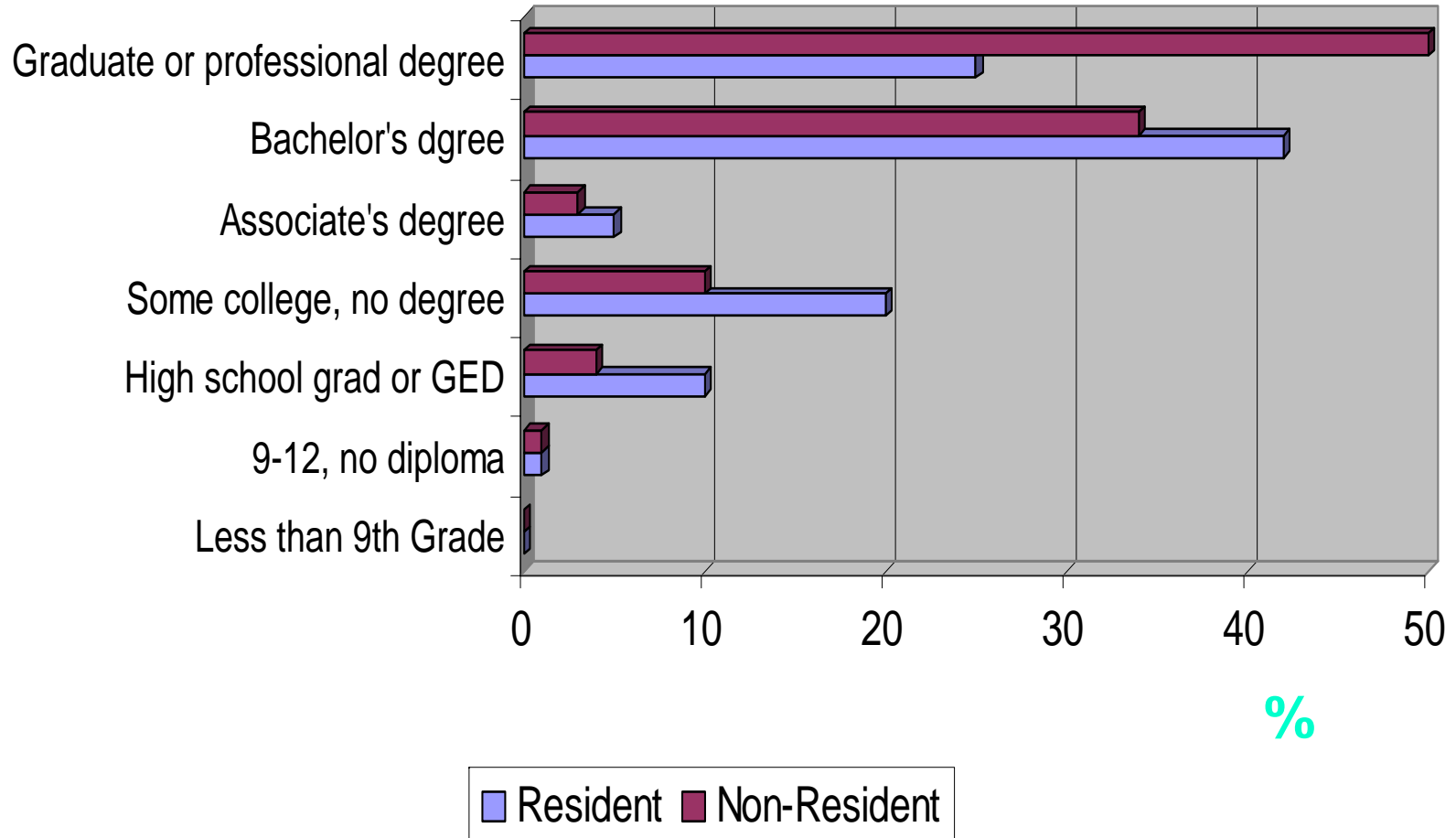
Age



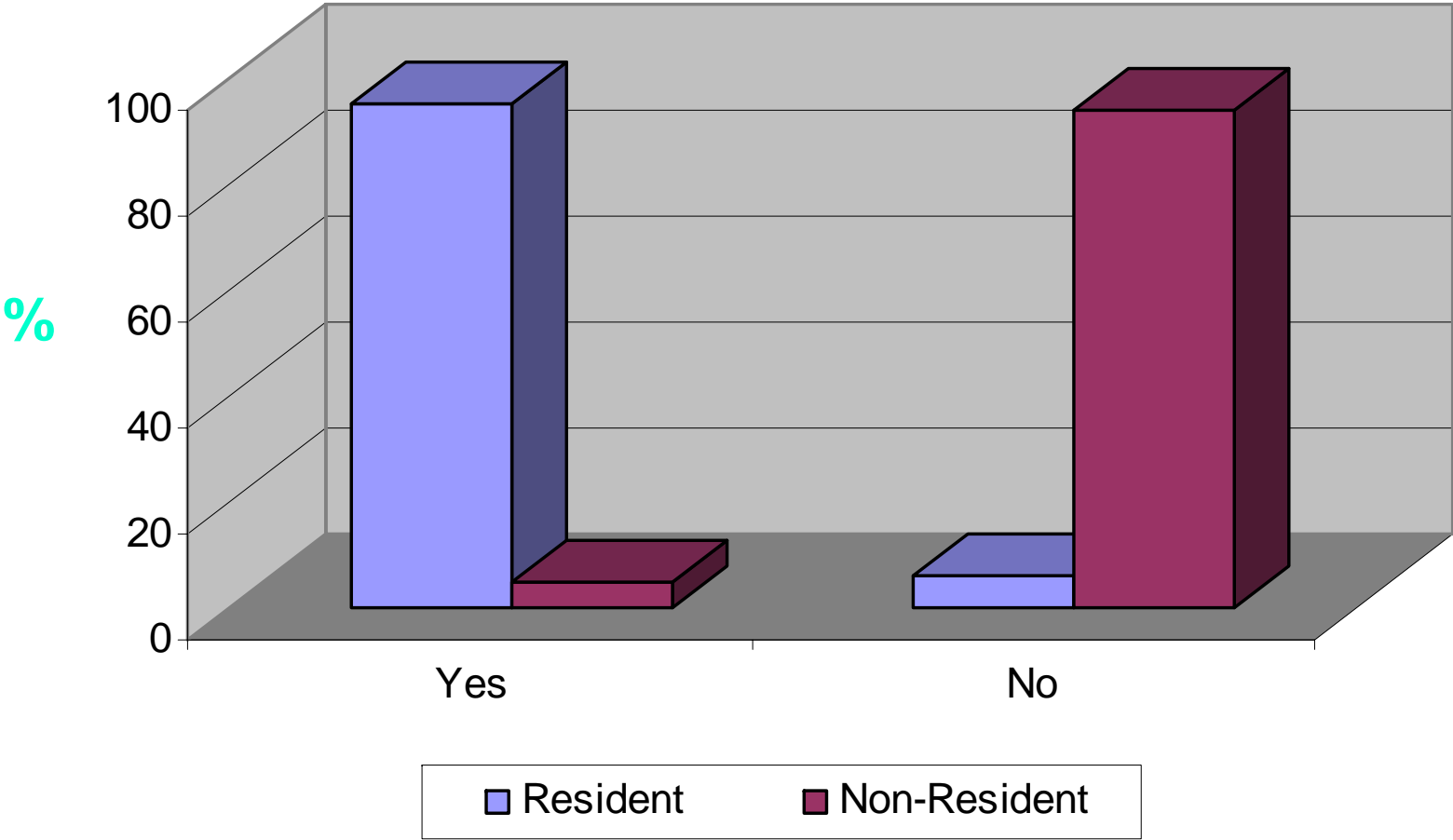
Income



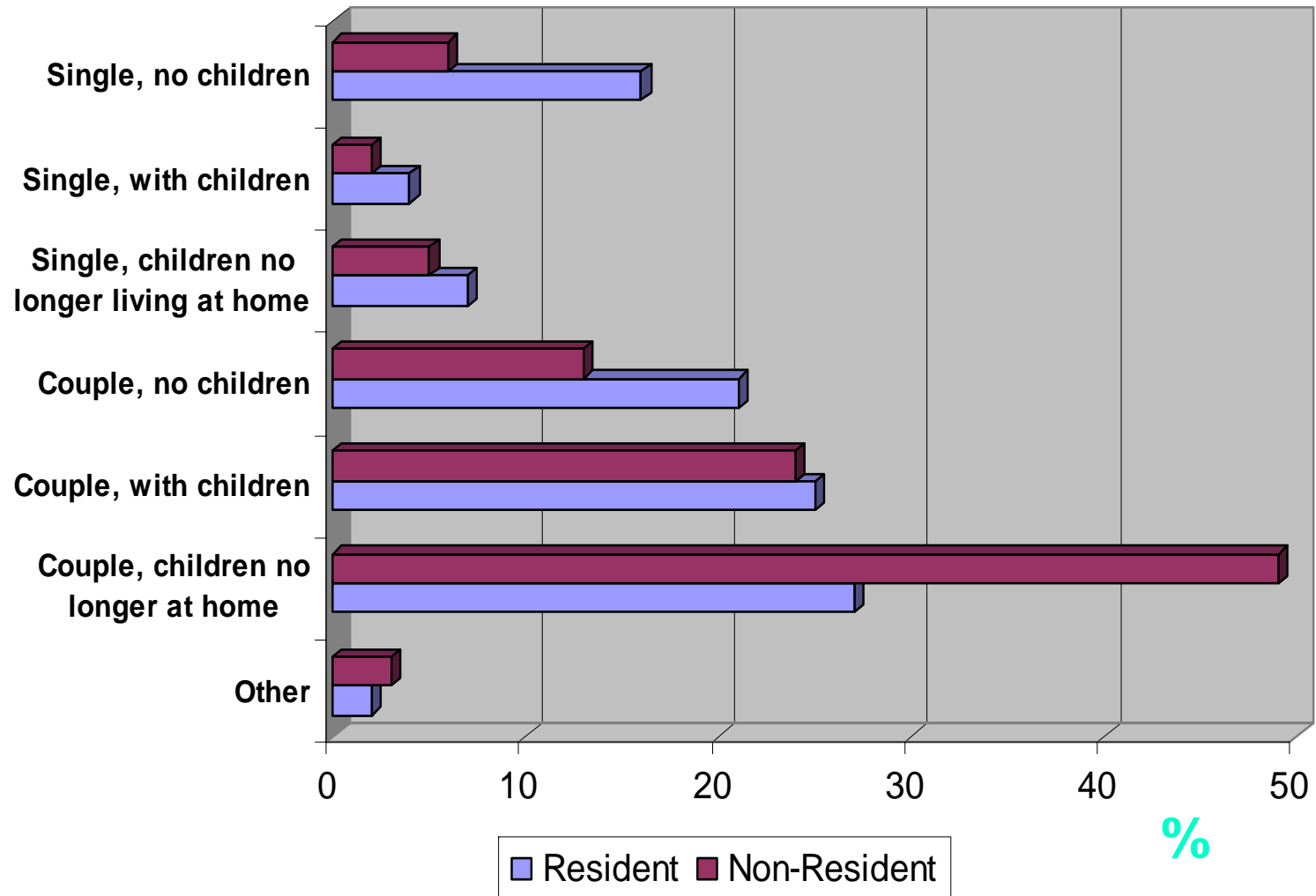
Education Levels



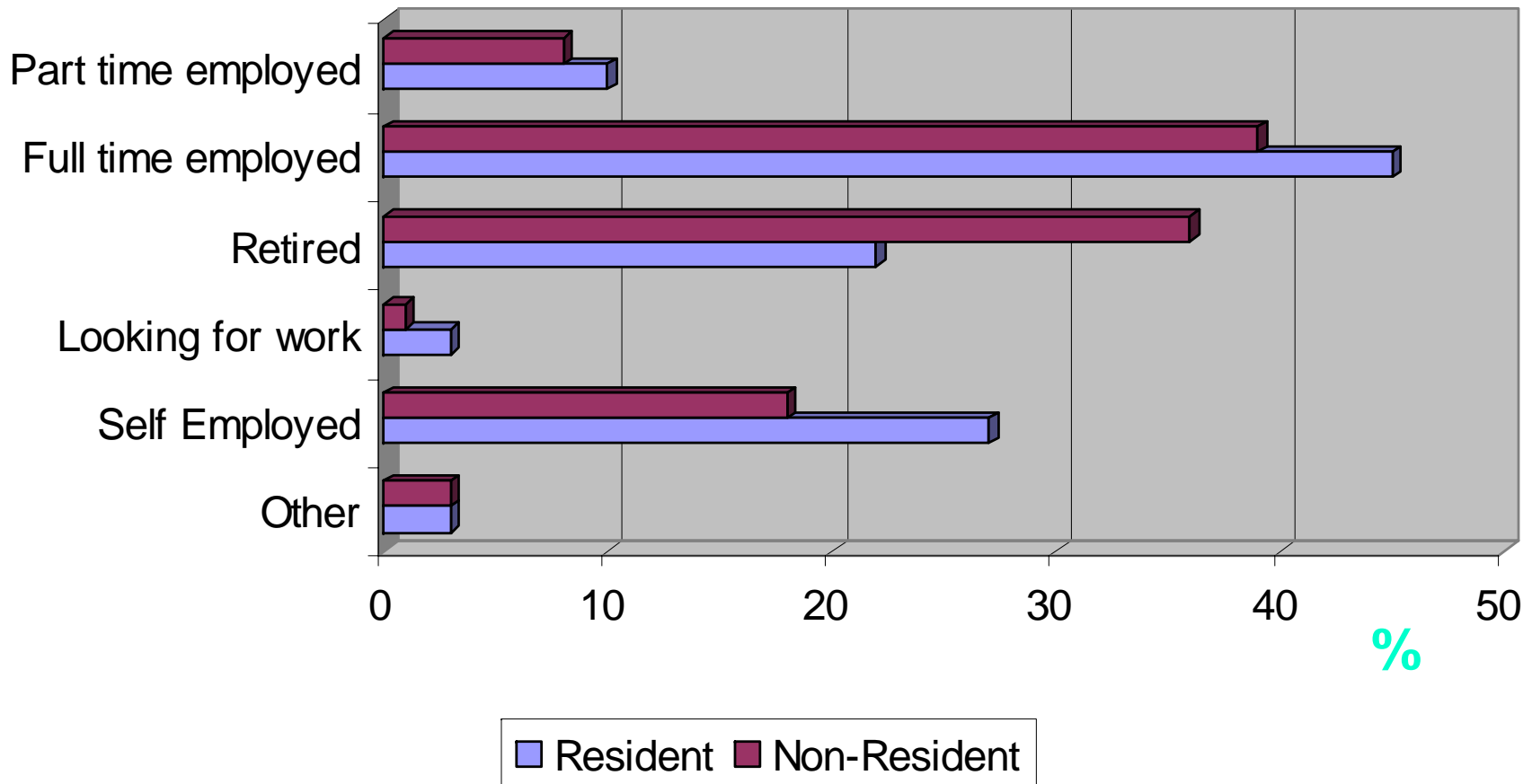
Registered Voter in the area



Family Status



Employment Status

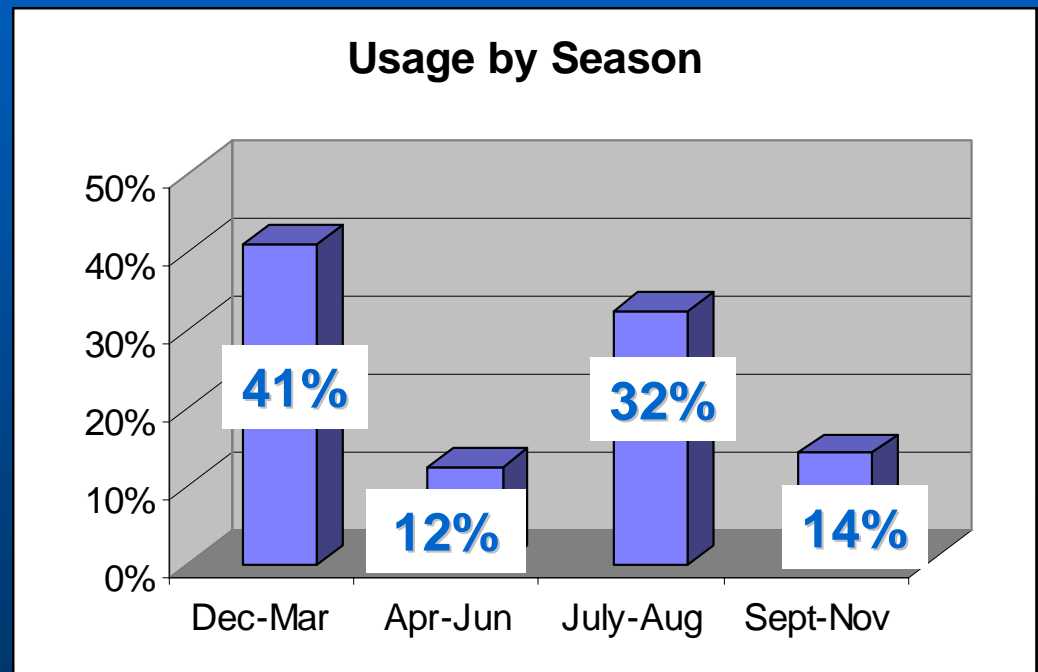


Second Homeowners



How often are second homeowners here?

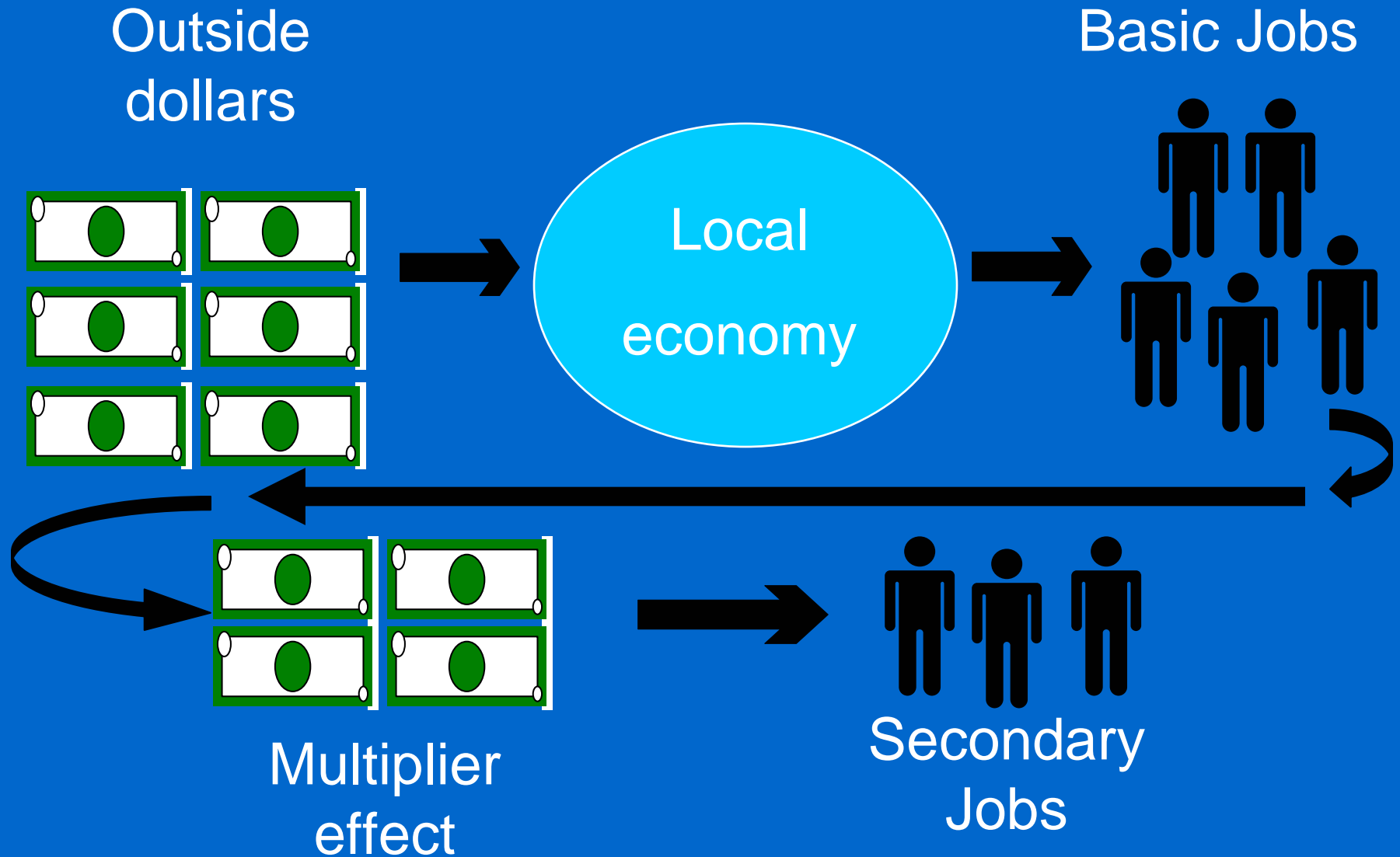
0.25 FTHE
(% Occupied or
Full Time
Household
Equivalency)



End of Initial Survey Data

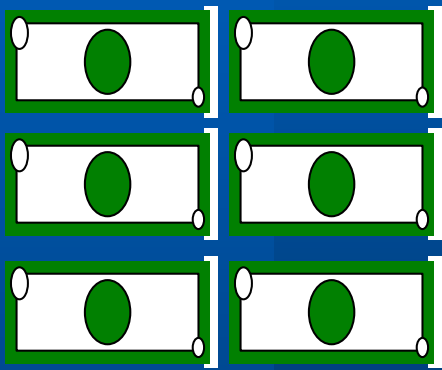


Economic Base Analysis



Where do the outside dollars come from?

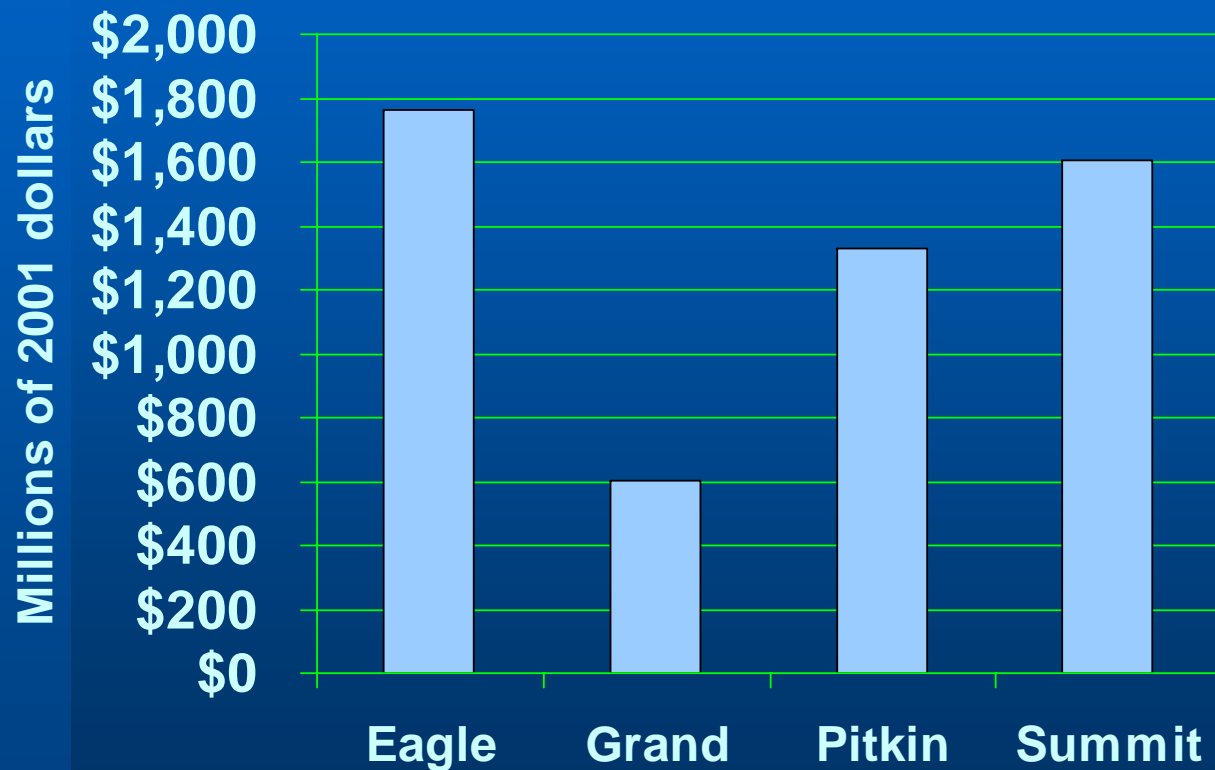
“Drivers”



Outside
dollars

- Second Homes
- Winter Visitors
- Summer Visitors
- Resident Income
- Other Drivers

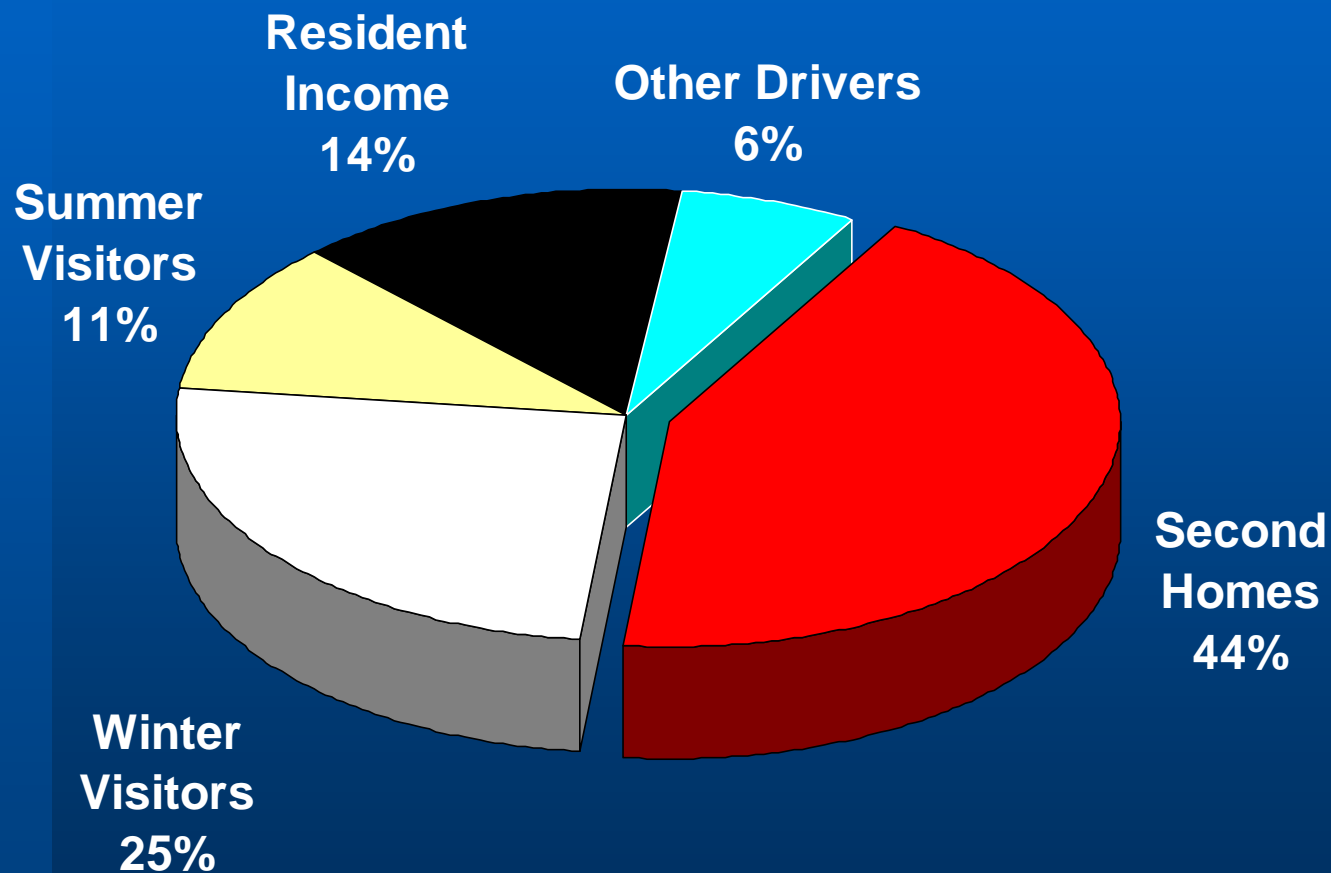
How many outside dollars come in?



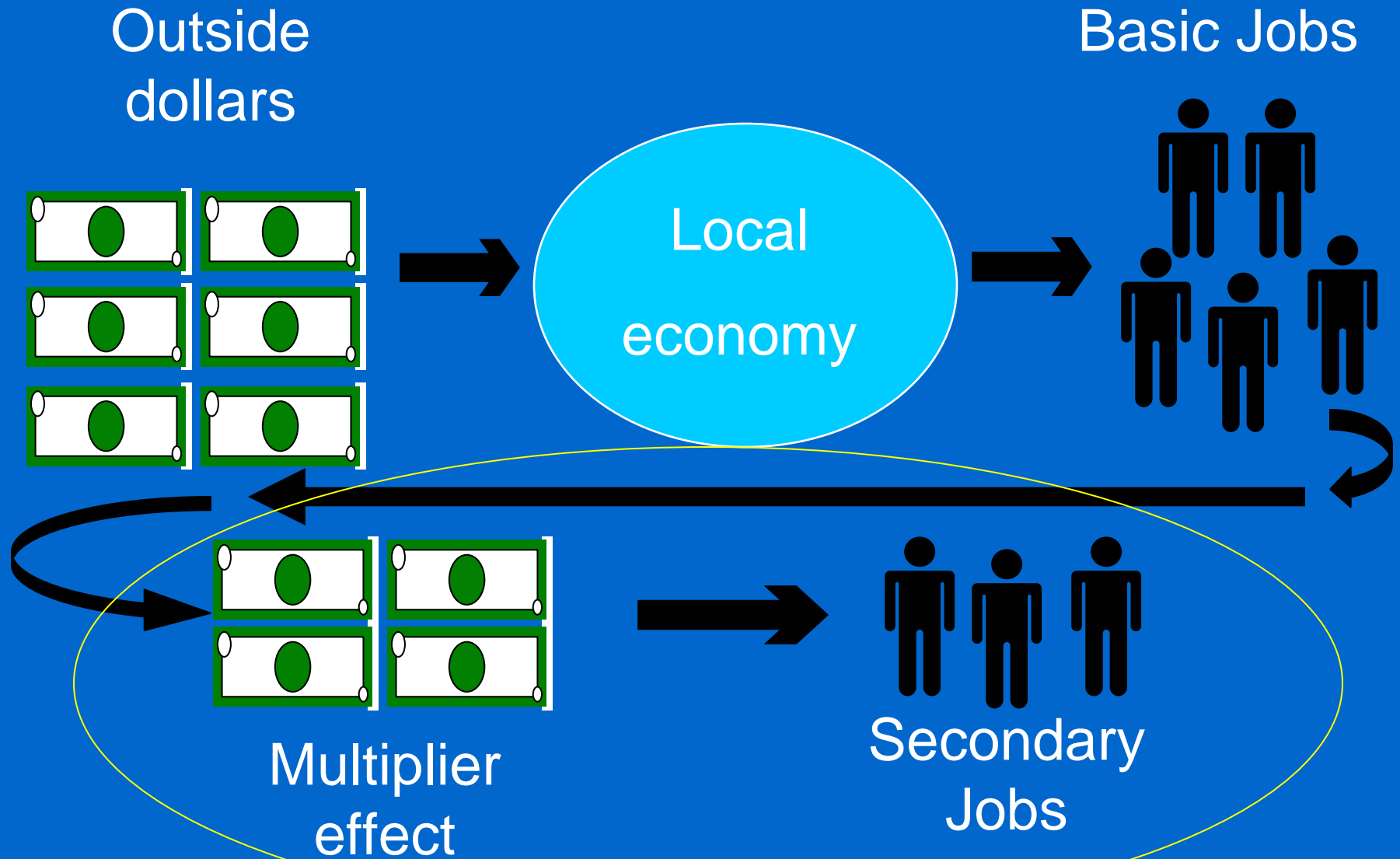
Total: \$5,303,000,000

Eagle, Grand, Pitkin and Summit Counties

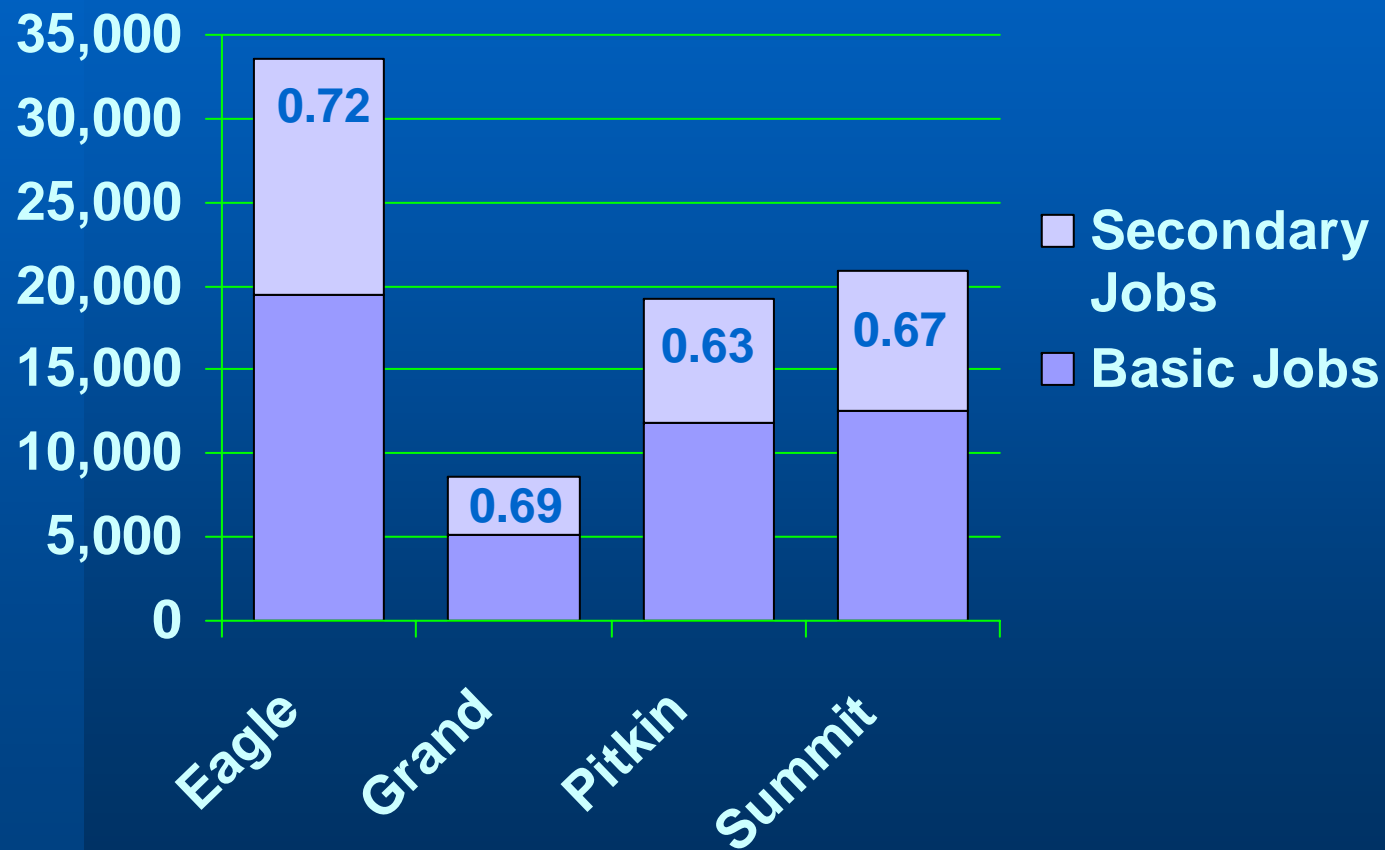
Basic Jobs = 48,906



Economic Base Analysis



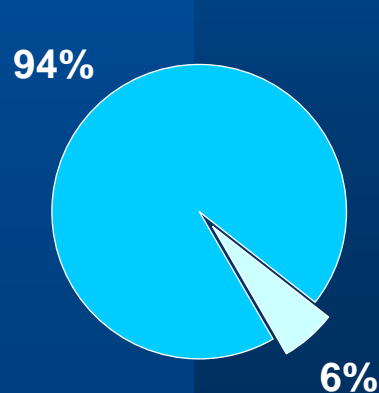
What is the multiplier effect?



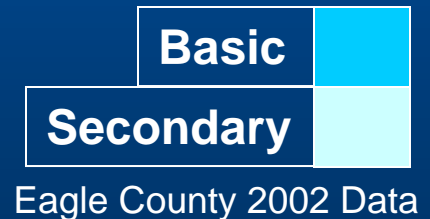
What are the Secondary jobs?

- Industries have jobs with both basic and secondary components
 - Basic component – outside \$
 - Secondary - is multiplier or re-circulated \$

Accommodations

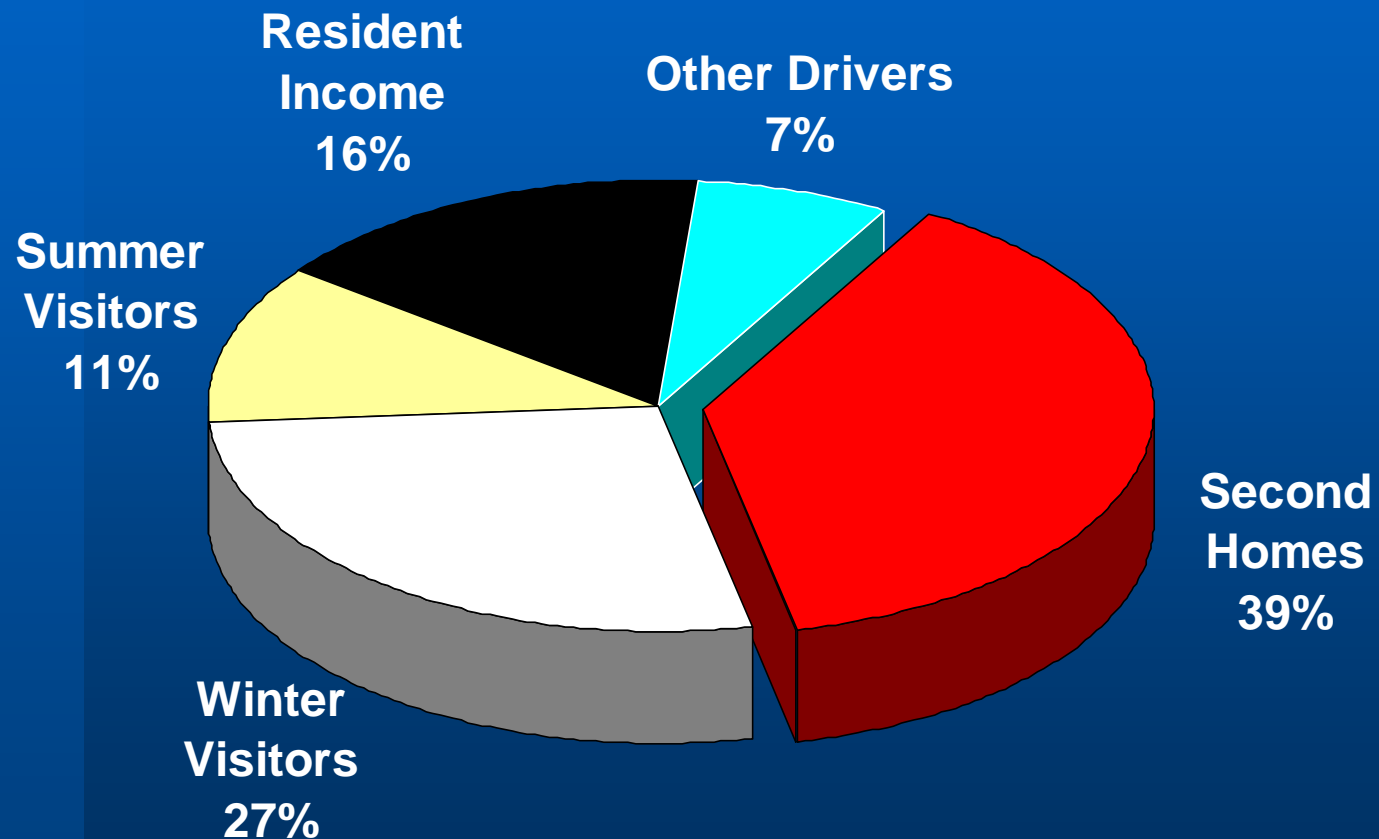


Local Government



Eagle, Grand, Pitkin and Summit Counties

Total Jobs = 82,333





Where do we go from here?

- **Second Home Study – Phase II**
 - **Topics needing follow-up**
 - ❖ **Re-analyzing the property records in 2006 - Conversion of units**
 - ❖ **Analyze economic changes related to the trend of second homeowners retiring to the area**
 - ❖ **Create “panels” within existing respondent groups to analyze spending patterns, trends and attitudes**
 - ❖ **Updating both the survey and the economic analysis to measure changes**
 - ❖ **Perspectives, if not forecasts, on each of the drivers**

Typology

Survey Instrument



2003 Mountain Resort Homeowners Survey

Communities in the mountain resort areas of Northwest Colorado are very interested in receiving input from homeowners, both those who live in the area full-time (Locals) and those who visit the area on a more limited basis (Second Homeowners). Please fill out this survey and return it by Monday, April 21, 2003. All responses will remain confidential. Please note the numerals in parentheses are for tabular purposes only. Feel free to skip any questions that do not apply to you. Thank you, your help is greatly appreciated!

Designated Residence:

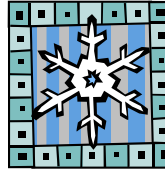
For the purposes of this survey, please answer the questions based on your ownership of the following residential unit:

1. Do you consider this residence to be your: **(Please check all that apply)**

- Primary residence (1)
 - Second home (for personal or rental use) (2)
 - Other: (3)
-
-

2. How long have you lived and/or owned property in this area? **(Not just the designated residence.)**

- Less than one year (1)
- 1-2 years (2)
- 3-5 years (3)
- 6-10 years (4)
- 11-20 years (5)
- 21 or more years (6)



FULL TIME RESIDENTS ONLY:
All other respondents please skip to Question # 5

3. Why do you live in this area? **(Please check all that apply)**

- I was born here (1)
 - To be with family (2)
 - To be with spouse (3)
 - To be with friends (4)
 - Employment opportunities (5)
 - For the recreational amenities (6)
 - Came here looking for a place to retire (7)
 - More affordable than other mountain resorts (8)
 - Climate (9)
 - Winters (10)
 - Summers (11)
 - Scenery (12)
 - Small town atmosphere (13)
 - Proximity to Front Range (14)
 - Proximity to airport (15)
 - Friendliness (16)
 - Other: (17)
-
-

4. Where do you see yourself living in the next 5-10 years? **(Please check all that apply.)**

- Same area (1)
 - Relocated to warmer climate (2)
 - Relocated to lower altitude (3)
 - Relocated to less expensive area (4)
 - Relocated closer to relatives(5)
 - Relocated closer to job (6)
 - Relocated for financial reasons (7)
 - Relocated for educational opportunities (8)
 - Relocated to area with more amenities (9)
 - Other: (10)
-
-



ALL RESPONDENTS

Community Input

5. Please let the Local Government officials for your **Designated Residence** know how important the following issues are to you:

Please use the following scale:

Not Important	←————→					Very Important
	1	2	3	4	5	

- A. Local economy: 1 2 3 4 5
- B. Local workforce housing opportunities: 1 2 3 4 5
- C. Recreational opportunities: 1 2 3 4 5
- D. Transportation infrastructure: 1 2 3 4 5
- E. Public transportation: 1 2 3 4 5
- F. Wildland fire mitigation: 1 2 3 4 5
- G. Health care services: 1 2 3 4 5
- H. Education (K-12): 1 2 3 4 5
- I. Adult education: 1 2 3 4 5
- J. Arts & Culture: 1 2 3 4 5
- K. Water Quality/Quantity: 1 2 3 4 5
- L. Wildlife habitat: 1 2 3 4 5
- M. Scenic/visual quality: 1 2 3 4 5
- N. Parks/trail systems: 1 2 3 4 5
- O. Air quality: 1 2 3 4 5
- P. Other: 1 2 3 4 5

6. Please prioritize your top three items by indicating the letter designation from the list in #5:

#1. _____
 #2. _____
 #3. _____

7. Where do you normally shop for the following goods while you are in the **Designated Residence**?

Please use the following codes: Please circle the number for the code which represents where you shop for the following goods **the majority of the time. (Please circle only one choice.)**

- 1 = Locally (0-10 miles of residence)
- 2 = Regionally (11-29 miles of residence)
- 3 = Extended Region (30+ miles of residence)
- 4 = Front Range (Denver area)
- 5 = Mail-Order/Internet
- 6 = None of the above

Locally	Regionally	Extended region	Front Range	Mail Order/Internet	None of the above	
1	2	3	4	5	6	a. Groceries
1	2	3	4	5	6	b. Prescriptions
1	2	3	4	5	6	c. Clothing
1	2	3	4	5	6	d. Sports/Recreational Equipment
1	2	3	4	5	6	e. Household Furnishings
1	2	3	4	5	6	f. Appliances
1	2	3	4	5	6	g. Office Supplies
1	2	3	4	5	6	h. Hardware/Building Supplies
1	2	3	4	5	6	i. Garden Supplies
1	2	3	4	5	6	j. Automobiles
1	2	3	4	5	6	k. Entertainment/Restaurants

8. While in the **designated residence**, for items that can be purchased in the **local community**, please estimate the % of goods that you and your family members purchase locally?

- 0-19% (1)
- 20-39% (2)
- 40-59% (3)
- 60-79% (4)
- 80-100% (5)

Demographics

9. Are you a registered voter in this residence?
 Yes (1) No (2)
10. Family Status:
 Single, no children (1)
 Single, with children (2)
 Single, children no longer at home (3)
 Couple, no children (4)
 Couple, with children (5)
 Couple, children no longer at home (6)
 Other(7) _____
11. What is your age?
 under 20 (1) 45 - 54 (5)
 20 - 24 (2) 55 - 64 (6)
 25 - 34 (3) 65 - 74 (7)
 35 - 44 (4) Over 75 (8)
12. Sex
 Male (1) Female (2)
13. Ethnicity:
 Black/African American (1)
 Hispanic Origin (2)
 American Indian (3)
 Asian (4)
 Pacific Islander (5)
 White (6)
 Other: (7) _____
14. What level of education have you completed?
 Less than 9th grade (1)
 9th to 12th grade, no diploma (2)
 High school graduate or GED (3)
 Some college, no degree (4)
 Associate's degree (5)
 Bachelor's degree (6)
 Graduate or professional degree (7)

15. Please indicate if your Annual Household Income is:
 \$0 – \$14,999 (1)
 \$15,000 – 34,999 (2)
 \$35,000 – 49,999 (3)
 \$50,000 - 74,999 (4)
 \$75,000 - 99,999 (5)
 \$100,000 – \$149,999 (6)
 \$150,000 - \$199,999 (7)
 \$200,000-\$299,999 (8)
 \$300,000-\$499,999 (9)
 \$500,000-\$999,999 (10)
 1,000,000+ (11)

16. What is your employment status?
(Please check all that apply.)
- Part time employed (1)
 - Full time employed (2)
 - Retired (3)
 - Looking for work (4)
 - Self employed (5)
 - Other: (6) _____

20. Where is your primary residence located? (City and State only)

25. In the past 12 months, have you rented out your residence when you are not using it?
- No (1)
 - Yes (2)

If yes, for approximately how many days? _____



If the designated residence is your primary residence please go to Question #29.

21. Do you have additional residences?
- Yes (1)
 - No (2)

If yes, please list where they are located: (City and State only)

26. Do you use a professional property management and/or rental company to manage your **designated residence**?
- No (1)
 - Yes (2)

17. What is the current use of your second home property? **(Please check all that apply)**
- Full time rental (1)
 - Part time rental (2)
 - Owner use only (3)
 - Owner, friends and family use (4)
 - Corporate use (5)
 - No use (6)
 - Other: (7) _____

22. Which modes of transportation do you typically use to get from home to the **Designated Residence**? **(Please check all that apply)**

- Train (1)
- Air (Commercial) (2)
- Air (Private) (3)
- Rental Car (4)
- Personal vehicle (5)
- Bus or van (6)
- Taxi (7)
- Other: (8) _____

27. In the future, do you expect to spend more or less time at your residence?
- More (1)
 - Less (2)
 - About the same (3)

18. Which statements most accurately reflect the reason(s) you bought this property? **(Please check all that apply)**
- Recreational amenities (1)
 - Air and water quality (2)
 - Proximity to Ski Resort (3)
 - Friendliness (4)
 - Intend to retire here (5)
 - Intend to vacation here for years (6)
 - More affordable than other mountain resorts (7)
 - Proximity to friends and/or family (8)
 - Investment potential (9)
 - Rental income (10)
 - Climate (11)
 - Small town atmosphere (12)
 - Proximity to Front Range (13)
 - Proximity to airport (14)
 - Scenery/surroundings (15)
 - Other: (16) _____

23. Please estimate the total usage in days of the **designated residence** for the past 12 months. (Include your visits, short and long term rentals, friends and family usage, etc.)
- None (1)
 - 0 – 7 (2)
 - 8 – 14 (3)
 - 15 – 29 (4)
 - 30 – 59 (5)
 - 60 – 89 (6)
 - 90 – 119 (7)
 - 120 – 299 (8)
 - 300+ (9)
 - Other: (10) _____

28. Which of the following statements most accurately reflects your intended future use of your residence/property: **(Please check all that apply)**
- Increase my personal use of the residence/property (1)
 - Increase use by friends and family (2)
 - Maintain current use (3)
 - Decrease current use (4)
 - Sell the residence/property (5)
 - Use the residence as a full time rental unit (6)
 - Use the residence as a part time rental unit (7)
 - Retire to the area and use as retirement residence (8)
 - Renovate the residence (9)
 - Become a full time resident (10)
 - Other: (11)

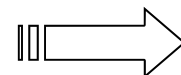
19. Please rank your top three reasons by indicating the number designation from the list in #18.

#1. _____
 #2. _____
 #3. _____

24. Of the time indicated in #23 please estimate the usage by season.
(Total percent should add up to 100%)

December – March _____ %
 April – June _____ %
 July - August _____ %
 Sept. – November _____ %
 Total 100%

Please turn page to complete last page of survey.





ALL RESPONDENTS

29. Government Services and Facilities: During the past 12 months please indicate the frequency of use that you (and people visiting and/or living with you) have utilized for the following community services.

A. Police 1 2 3 4 5

Please use the following scale: Never Use ← 1 2 3 4 5 → Use Frequently

- B. Emergency Medical 1 2 3 4 5
C. Medical Services 1 2 3 4 5
D. Animal Control 1 2 3 4 5
E. Fire Services 1 2 3 4 5
F. Court Services 1 2 3 4 5
G. Public Transportation 1 2 3 4 5
H. Parks 1 2 3 4 5
I. Library Services 1 2 3 4 5
J. Recreation Center 1 2 3 4 5
K. Building/Planning Services 1 2 3 4 5
L. Open Space/Trails 1 2 3 4 5
M. Housing Services 1 2 3 4 5
N. Senior Citizen Services 1 2 3 4 5
O. Youth Services 1 2 3 4 5
P. Division of Wildlife 1 2 3 4 5
Q. Education (K-12) 1 2 3 4 5
R. Adult Education 1 2 3 4 5
S. Arts/Culture 1 2 3 4 5
T. Museums 1 2 3 4 5
U. Performing Arts 1 2 3 4 5

30. How do you find out about community events and issues? (Please check all that apply.)

- Local newspaper (1)
Internet (2)
Radio (3)
Chamber of Commerce (4)
Visitor Center (5)
Local television station (6)
Post office postings (7)
Public building postings (8)
Word of mouth (9)
Senior Center Newsletter (10)
Other: (11)

31. What recreational activities do you participate in while in the area? (Please check all that apply)

- Playgrounds (1)
Picnic Areas (2)
Walking/Jogging (3)
Mountain Biking (4)
Nordic Skiing (5)
Downhill Skiing (6)
Snowboarding (7)
In-line skating (8)
Ice (hockey or skating) (9)
Fishing (10)
Golf (11)
Sailing/Boating (12)
Hiking (13)
Swimming (14)
Tennis (15)
Other: (16)

32. How involved are you with local public issues and community groups? (While in your designated residence.)

Please use the following scale: Not Involved ← 1 2 3 4 5 → Very Involved

- A. Church/Spiritual 1 2 3 4 5
B. Environmental 1 2 3 4 5
C. Arts/Culture 1 2 3 4 5
D. Civic Organizations 1 2 3 4 5
E. Political Orgs. 1 2 3 4 5
F. Other: 1 2 3 4 5

33. Would you like to be more involved?
Yes (1) No (2)

Thank you for filling out this survey. Please return it to the Northwest Colorado Council of Governments (NWCCOG) in the stamped self-addressed envelope provided.

NWCCOG
P.O. Box 2308
Silverthorne, CO 80498
Project #19: _____

Assessment

34. What is your current assessment of the following characteristics of the town or area in which your designated residence is located?

Please use the following scale: Very Poor ← 1 2 3 4 5 → Very Good
A. Sense of community: 1 2 3 4 5
B. Appearance of town: 1 2 3 4 5
C. Opportunities to attend cultural events: 1 2 3 4 5
D. Parks, trails and open space: 1 2 3 4 5
E. Shopping opportunities: 1 2 3 4 5
F. Public safety 1 2 3 4 5
G. Recreation opportunities 1 2 3 4 5
H. Job opportunities 1 2 3 4 5
I. Affordable housing opportunities: 1 2 3 4 5
J. Health Services 1 2 3 4 5
K. Education (K-12) 1 2 3 4 5
L. Adult Education 1 2 3 4 5
M. Traffic 1 2 3 4 5
N. Transportation 1 2 3 4 5
O. Other: 1 2 3 4 5

35. Please use this space to share any suggestions or recommendations you have regarding the community.

Survey Results

NWCCOG 2003 Mountain Resort Homeowners Survey Full Tabulation

1346 Eligible Respondents (Match Category & Respondent ID)

1346 Respondents Answered Question # 1

A. County

293	21.77%	Eagle
397	29.49%	Grand
269	19.99%	Pitkin
387	28.75%	Summit
0	0.00%	Other
0	0.00%	Missing Cases

1343 Respondents Answered Question # 2

B. Town

21	1.56%	Avon
17	1.27%	Basalt
15	1.12%	Eagle
13	0.97%	Gypsum
3	0.22%	Minturn
3	0.22%	Red Cliff
88	6.55%	Vail
141	10.50%	Eagle-Blank
14	1.04%	Fraser
15	1.12%	Granby
33	2.46%	Grand Lake
11	0.82%	Hot Sulphur Springs
13	0.97%	Kremmling
58	4.32%	Winter Park
252	18.76%	Grand-Blank
100	7.45%	Aspen
86	6.40%	Snowmass Village
73	5.44%	Pitkin-Blank
11	0.82%	Blue River
64	4.77%	Breckenridge
19	1.41%	Dillon
36	2.68%	Frisco
4	0.30%	Silverthorne
253	18.84%	Summit-Blank
3	0.22%	Missing Cases

1339 Respondents Answered Question # 3

C. Value

169	12.62%	<100,000
432	32.26%	100-199,999
267	19.94%	200-299,999
120	8.96%	300-399,999
85	6.35%	400-499,999
57	4.26%	500-599,999
30	2.24%	600-699,999
22	1.64%	700-799,999
20	1.49%	800-899,999
13	0.97%	900-999,999
73	5.45%	1,000-1,999,999
45	3.36%	2,000-4,999,999
6	0.45%	5,000,000+
7	0.52%	Missing Cases

1321 Respondents Answered Question # 4

D. Square Footage

370	28.01%	<1000
532	40.27%	1000-1999
253	19.15%	2000-2999
101	7.65%	3000-3999
34	2.57%	4000-4999
20	1.51%	5000-5999
6	0.45%	6000-6999
5	0.38%	7000+
25	1.86%	Missing Cases

1343 Respondents Answered Question # 5

E. Second Home

807	60.09%	Yes
536	39.91%	No
3	0.22%	Missing Cases

1345 Respondents Answered Question # 6

F. Type

730	54.28%	Single Family Residence
582	43.27%	Condo
16	1.19%	Duplex/Triplex
16	1.19%	Mobile Home
1	0.07%	Other
1	0.07%	Missing Cases

1339 Respondents Answered Question # 7

G. Year Built

76	5.68%	before 1960
118	8.81%	1960-1969
407	30.40%	1970-1979
323	24.12%	1980-1989
369	27.56%	1990-1999
46	3.44%	2000+
7	0.52%	Missing Cases

1296 Respondents Answered Question # 8

1. Residency

531	40.97%	Primary residence
721	55.63%	Second home (for personal or rental use)
57	4.40%	Other:
50	3.71%	Missing Cases

1299 Respondents Answered Question # 9

2. Lived in area?

6	0.46%	Less than one year
82	6.31%	1-2 years
215	16.55%	3-5 years
234	18.01%	6-10 years
378	29.10%	11-20 years
387	29.79%	21+ years
47	3.49%	Missing Cases

871 Respondents Answered Question # 10

3. Why live in area?

44	5.05%	I was born here
133	15.27%	To be with family
119	13.66%	To be with spouse
143	16.42%	To be with friends
229	26.29%	Employment opportunities
624	71.64%	For the recreational amenities
124	14.24%	Came here looking for a place to retire
92	10.56%	More affordable than other mountain resorts
385	44.20%	Climate
420	48.22%	Winters
529	60.73%	Summers
555	63.72%	Scenery
483	55.45%	Small town atmosphere
165	18.94%	Proximity to Front Range
92	10.56%	Proximity to airport
253	29.05%	Friendliness
94	10.79%	Other
475	35.29%	Missing Cases

886 Respondents Answered Question # 11

4. Future plans

687	77.54%	Same area
114	12.87%	Relocated to warmer climate
56	6.32%	Relocated to lower altitude
114	12.87%	Relocated to less expensive area
35	3.95%	Relocated closer to relatives
12	1.35%	Relocated closer to job
64	7.22%	Relocated for financial reasons
22	2.48%	Relocated for educational opportunities
28	3.16%	Relocated to area with more amenities
80	9.03%	Other
460	34.18%	Missing Cases

1301 Respondents Answered Question # 12

5A. Local economy

22	1.69%	1 Not Important
56	4.30%	2
244	18.75%	3
419	32.21%	4
560	43.04%	5 Very Important
45	3.34%	Missing Cases

1249 Respondents Answered Question # 13

5B. Workforce housing

133	10.65%	1 Not Important
161	12.89%	2
416	33.31%	3
291	23.30%	4
248	19.86%	5 Very Important
97	7.21%	Missing Cases

1309 Respondents Answered Question # 14

5C. Recreational opportunities:

20	1.53%	1 Not Important
36	2.75%	2
135	10.31%	3
363	27.73%	4
755	57.68%	5 Very Important
37	2.75%	Missing Cases

1280 Respondents Answered Question # 15

5D. Trans. infrastructure

69	5.39%	1 Not Important
147	11.48%	2
331	25.86%	3
392	30.63%	4
341	26.64%	5 Very Important
66	4.90%	Missing Cases

1285 Respondents Answered Question # 16

5E. Public transportation

131	10.19%	1 Not Important
194	15.10%	2
341	26.54%	3
331	25.76%	4
288	22.41%	5 Very Important
61	4.53%	Missing Cases

1283 Respondents Answered Question # 17

5F. Wildland fire mitigation

35	2.73%	1 Not Important
78	6.08%	2
241	18.78%	3
363	28.29%	4
566	44.12%	5 Very Important
63	4.68%	Missing Cases

1290 Respondents Answered Question # 18

5G. Health care services:

38	2.95%	1 Not Important
66	5.12%	2
295	22.87%	3
413	32.02%	4
478	37.05%	5 Very Important
56	4.16%	Missing Cases

1254 Respondents Answered Question # 19

5H. Education (K-12):

234	18.66%	1 Not Important
172	13.72%	2
287	22.89%	3
210	16.75%	4
351	27.99%	5 Very Important
92	6.84%	Missing Cases

1270 Respondents Answered Question # 20

5I. Adult education:

219	17.24%	1 Not Important
232	18.27%	2
422	33.23%	3
259	20.39%	4
138	10.87%	5 Very Important
76	5.65%	Missing Cases

1277 Respondents Answered Question # 21

5J. Arts & Culture:

86	6.73%	1 Not Important
116	9.08%	2
367	28.74%	3
410	32.11%	4
298	23.34%	5 Very Important
69	5.13%	Missing Cases

1280 Respondents Answered Question # 22

5K. Water Quality/Quantity:

14	1.09%	1 Not Important
14	1.09%	2
81	6.33%	3
338	26.41%	4
833	65.08%	5 Very Important
66	4.90%	Missing Cases

1294 Respondents Answered Question # 23

5L. Wildlife habitat:

21	1.62%	1 Not Important
40	3.09%	2
172	13.29%	3
407	31.45%	4
654	50.54%	5 Very Important
52	3.86%	Missing Cases

1288 Respondents Answered Question # 24

5M. Scenic/visual quality:

10	0.78%	1 Not Important
11	0.85%	2
71	5.51%	3
331	25.70%	4
865	67.16%	5 Very Important
58	4.31%	Missing Cases

1299 Respondents Answered Question # 25

5N. Parks/trail systems:

23	1.77%	1 Not Important
34	2.62%	2
145	11.16%	3
424	32.64%	4
673	51.81%	5 Very Important
47	3.49%	Missing Cases

1295 Respondents Answered Question # 26

5O. Air quality:

12	0.93%	1 Not Important
9	0.69%	2
62	4.79%	3
310	23.94%	4
902	69.65%	5 Very Important
51	3.79%	Missing Cases

121 Respondents Answered Question # 27

5P. Other:

0	0.00%	1 Not Important
3	2.48%	2
11	9.09%	3
13	10.74%	4
94	77.69%	5 Very Important
1225	91.01%	Missing Cases

1214 Respondents Answered Question # 29

6A. First Item

295	24.30%	Local economy:
22	1.81%	Local workforce housing opportunities:
276	22.73%	Recreational opportunities:
22	1.81%	Transportation infrastructure:
9	0.74%	Public transportation:
50	4.12%	Wildland fire mitigation:
61	5.02%	Health care services:
71	5.85%	Education (K-12)
0	0.00%	Adult education:
10	0.82%	Arts & Culture:
94	7.74%	Water Quality/Quantity:
64	5.27%	Wildlife habitat:
127	10.46%	Scenic/visual quality:
37	3.05%	Parks/trail systems:
53	4.37%	Air quality:
25	2.06%	Other
132	9.81%	Missing Cases

1213 Respondents Answered Question # 30

6B. 2nd Item

64	5.28%	Local economy:
35	2.89%	Local workforce housing opportunities:
160	13.19%	Recreational opportunities:
27	2.23%	Transportation infrastructure:
22	1.81%	Public transportation:
73	6.02%	Wildland fire mitigation:
92	7.58%	Health care services:
55	4.53%	Education (K-12)
4	0.33%	Adult education:
44	3.63%	Arts & Culture:
182	15.00%	Water Quality/Quantity:
85	7.01%	Wildlife habitat:
179	14.76%	Scenic/visual quality:
104	8.57%	Parks/trail systems:
84	6.92%	Air quality:
9	0.74%	Other
133	9.88%	Missing Cases

1206 Respondents Answered Question # 31

6C. 3rd Item

82	6.80%	Local economy:
19	1.58%	Local workforce housing opportunities:
103	8.54%	Recreational opportunities:
35	2.90%	Transportation infrastructure:
35	2.90%	Public transportation:
62	5.14%	Wildland fire mitigation:
84	6.97%	Health care services:
41	3.40%	Education (K-12)
4	0.33%	Adult education:
53	4.39%	Arts & Culture:
127	10.53%	Water Quality/Quantity:
96	7.96%	Wildlife habitat:
179	14.84%	Scenic/visual quality:
127	10.53%	Parks/trail systems:
147	12.19%	Air quality:
16	1.33%	Other
140	10.40%	Missing Cases

1313 Respondents Answered Question # 32

7a. Groceries

986	80.50%	Locally (0-10)
155	12.70%	Regionally (11-29)
31	2.50%	Extended Region (30+)
69	5.60%	Front Range
0	0.00%	Mail-Order/Internet
1	0.10%	None of the above
33	2.45%	Missing Cases

1281 Respondents Answered Question # 33

7b. Prescriptions

745	62.30%	Locally (0-10)
96	8.00%	Regionally (11-29)
23	1.90%	Extended Region (30+)
155	13.00%	Front Range
87	7.30%	Mail-Order/Internet
95	7.90%	None of the above
65	4.83%	Missing Cases

1282 Respondents Answered Question # 34

7c. Clothing

284	23.70%	Locally (0-10)
196	16.40%	Regionally (11-29)
173	14.40%	Extended Region (30+)
394	32.90%	Front Range
111	9.30%	Mail-Order/Internet
75	6.30%	None of the above
64	4.75%	Missing Cases

1270 Respondents Answered Question # 35

7d. Sports/Rec. Equipment

523	44.10%	Locally (0-10)
175	14.80%	Regionally (11-29)
134	11.30%	Extended Region (30+)
269	22.70%	Front Range
59	5.00%	Mail-Order/Internet
47	4.00%	None of the above
76	5.65%	Missing Cases

1285 Respondents Answered Question # 36

7e. Household Furnishings

303	17.40%	Locally (0-10)
216	18.00%	Regionally (11-29)
218	18.20%	Extended Region (30+)
382	31.90%	Front Range
20	1.70%	Mail-Order/Internet
69	5.80%	None of the above
61	4.53%	Missing Cases

1281 Respondents Answered Question # 37

7f. Appliances

412	36.40%	Locally (0-10)
171	15.10%	Regionally (11-29)
121	10.70%	Extended Region (30+)
230	20.30%	Front Range
56	5.00%	Mail-Order/Internet
151	13.40%	None of the above
65	4.83%	Missing Cases

1210 Respondents Answered Question # 38

7g. Office Supplies

703	58.60%	Locally (0-10)
200	16.70%	Regionally (11-29)
119	9.90%	Extended Region (30+)
172	14.30%	Front Range
4	0.30%	Mail-Order/Internet
26	2.20%	None of the above
136	10.10%	Missing Cases

1284 Respondents Answered Question # 39

7h. Hardware/Building Supplies

501	44.10%	Locally (0-10)
213	18.70%	Regionally (11-29)
120	10.60%	Extended Region (30+)
165	14.50%	Front Range
7	0.60%	Mail-Order/Internet
146	12.80%	None of the above
62	4.61%	Missing Cases

1218 Respondents Answered Question # 40

7i. Garden Supplies

81	7.00%	Locally (0-10)
72	6.30%	Regionally (11-29)
169	14.70%	Extended Region (30+)
540	47.00%	Front Range
13	1.10%	Mail-Order/Internet
280	24.30%	None of the above
128	9.51%	Missing Cases

1230 Respondents Answered Question # 41

7j. Automobiles

836	68.70%	Locally (0-10)
264	21.70%	Regionally (11-29)
94	7.70%	Extended Region (30+)
67	5.50%	Front Range
5	0.40%	Mail-Order/Internet
5	0.40%	None of the above
116	8.62%	Missing Cases

1302 Respondents Answered Question # 42

7k. Entertainment/Restaurants

168	14.00%	Locally (0-10)
168	14.00%	Regionally (11-29)
173	14.50%	Extended Region (30+)
224	18.70%	Front Range
337	28.20%	Mail-Order/Internet
299	25.00%	None of the above
44	3.27%	Missing Cases

1283 Respondents Answered Question # 43

8. Shopping %

186	14.50%	0-19%
189	14.73%	20-39%
233	18.16%	40-59%
359	27.98%	60-79%
320	24.94%	80-100%
63	4.68%	Missing Cases

1327 Respondents Answered Question # 44

9. Registered voter

558	42.05%	Yes
769	57.95%	No
19	1.41%	Missing Cases

1328 Respondents Answered Question # 45

10. Family Status:

134	10.09%	Single, no children
36	2.71%	Single, with children
79	5.95%	Single, children no longer at home
216	16.27%	Couple, no children
326	24.55%	Couple, with children
523	39.38%	Couple, children no longer at home
31	2.33%	Other
18	1.34%	Missing Cases

1336 Respondents Answered Question # 46

11. Age

0	0.00%	under 20
3	0.22%	20-24
57	4.27%	25-34
184	13.77%	35-44
359	26.87%	45-54
428	32.04%	55-64
222	16.62%	65-74
96	7.19%	Over 75
10	0.74%	Missing Cases

1323 Respondents Answered Question # 47

12. Sex

813	61.45%	Male
550	41.57%	Female
23	1.71%	Missing Cases

318 Respondents Answered Question # 48

13. Ethnicity:

2	0.15%	Black/African American
25	1.90%	Hispanic Origin
6	0.46%	American Indian
8	0.61%	Asian
1	0.08%	Pacific Islander
1262	95.75%	White
18	1.37%	Other:
28	2.08%	Missing Cases

1339 Respondents Answered Question # 49

14. Education

4	0.30%	Less than 9th grade
8	0.60%	9th to 12th grade, no diploma
88	6.57%	High school graduate or GED
190	14.19%	Some college, no degree
54	4.03%	Associate's degree
491	36.67%	Bachelor's degree
534	39.88%	Graduate or professional degree
7	0.52%	Missing Cases

1152 Respondents Answered Question # 50

15. Income

7	0.61%	\$0-14,999
73	6.34%	\$15,000 - 34,999
106	9.20%	\$35,000 - 49,999
192	16.67%	\$50,000 - 74,999
168	14.58%	\$75,000 - 99,999
211	18.32%	\$100,000 - 149,999
105	9.11%	150,000 - 199,999
109	9.46%	200,000 - 299,999
84	7.29%	300,000 - 499,999
60	5.21%	500,000 - 999,999
38	3.30%	1,000,000+
194	14.41%	Missing Cases

1331 Respondents Answered Question # 51

16. Employment status

116	8.72%	Part time employed
554	41.62%	Full time employed
398	29.90%	Retired
28	2.10%	Looking for work
293	22.01%	Self employed
39	2.93%	Other
15	1.11%	Missing Cases

806 Respondents Answered Question # 52

17. Current use

133	16.50%	Full time rental
239	29.65%	Part time rental
173	21.46%	Owner use only
378	46.90%	Owner, friends and family use
9	1.12%	Corporate use
2	0.25%	No use
19	2.36%	Other:
540	40.12%	Missing Cases

803 Respondents Answered Question # 53

18. Bought property

639	79.58%	Recreational amenities
294	36.61%	Air and water quality
568	70.73%	Proximity to Ski Resort
226	28.14%	Friendliness
143	17.81%	Intend to retire here
501	62.39%	Intend to vacation here for years
176	21.92%	More affordable than other mountain resorts
125	15.57%	Proximity to friends and/or family
394	49.07%	Investment potential
197	24.53%	Rental income
298	37.11%	Climate
332	41.34%	Small town atmosphere
206	25.65%	Proximity to Front Range
79	9.84%	Proximity to airport
553	68.87%	Scenery/surroundings
62	7.72%	Other:
543	40.34%	Missing Cases

750 Respondents Answered Question # 54

19A. 1st Reason

198	26.40%	Recreational amenities
15	2.00%	Air and water quality
182	24.27%	Proximity to Ski Resort
4	0.53%	Friendliness
28	3.73%	Intend to retire here
68	9.07%	Intend to vacation here for years
15	2.00%	More affordable than other mountain resorts
16	2.13%	Proximity to friends and/or family
76	10.13%	Investment potential
14	1.87%	Rental income
14	1.87%	Climate
13	1.73%	Small town atmosphere
16	2.13%	Proximity to Front Range
1	0.13%	Proximity to airport
68	9.07%	Scenery/surroundings
22	2.93%	Other:
596	44.28%	Missing Cases

743 Respondents Answered Question # 55

19B. 2nd Reason

116	15.61%	Recreational amenities
28	3.77%	Air and water quality
122	16.42%	Proximity to Ski Resort
12	1.62%	Friendliness
23	3.10%	Intend to retire here
116	15.61%	Intend to vacation here for years
25	3.36%	More affordable than other mountain resorts
24	3.23%	Proximity to friends and/or family
61	8.21%	Investment potential
54	7.27%	Rental income
15	2.02%	Climate
29	3.90%	Small town atmosphere
15	2.02%	Proximity to Front Range
6	0.81%	Proximity to airport
90	12.11%	Scenery/surroundings
7	0.94%	Other:
603	44.80%	Missing Cases

723 Respondents Answered Question # 56

19C. 3rd Reason

92	12.72%	Recreational amenities
15	2.07%	Air and water quality
51	7.05%	Proximity to Ski Resort
19	2.63%	Friendliness
18	2.49%	Intend to retire here
85	11.76%	Intend to vacation here for years
27	3.73%	More affordable than other mountain resorts
21	2.90%	Proximity to friends and/or family
91	12.59%	Investment potential
34	4.70%	Rental income
34	4.70%	Climate
57	7.88%	Small town atmosphere
41	5.67%	Proximity to Front Range
8	1.11%	Proximity to airport
125	17.29%	Scenery/surroundings
6	0.83%	Other:
623	46.29%	Missing Cases

810 Respondents Answered Question # 58

21. Additional residences

324	40.00%	Yes
486	60.00%	No
536	39.82%	Missing Cases

804 Respondents Answered Question # 60

22. Transportation mode

10	1.40%	Train
287	39.80%	Air (Commercial)
27	3.70%	Air (Private)
100	13.90%	Rental car
539	74.80%	Personal vehicle
23	3.20%	Bus or van
9	1.20%	Taxi
0	0.00%	Other
542	40.27%	Missing Cases

801 Respondents Answered Question # 61

23. Total usage

40	4.99%	None
41	5.12%	0-7
58	7.24%	8-14
98	12.23%	15-29
163	20.35%	30-59
120	14.98%	60-89
98	12.23%	90-119
133	16.60%	120-299
49	6.12%	300+
10	1.25%	Other
545	40.49%	Missing Cases

803 Respondents Answered Question # 67

25. Rent

436	54.30%	No
366	45.58%	Yes
310	38.61%	If yes, for how many days?
543	40.34%	Missing Cases

759 Respondents Answered Question # 68

26. Property management

401	52.83%	No
358	47.17%	Yes
587	43.61%	Missing Cases

798 Respondents Answered Question # 69

27. Future use (time)

346	43.36%	More
44	5.51%	Less
410	51.38%	About the same
1	0.13%	Why?
548	40.71%	Missing Cases

803 Respondents Answered Question # 70

28. Future use: residence

362	45.08%	Increase my personal use of the residence/property
207	25.78%	Increase use by friends and family
359	44.71%	Maintain current use
11	1.37%	Decrease current use
79	9.84%	Sell the residence/property
63	7.85%	Use the residence as a full time rental unit
129	16.06%	Use the residence as a part time rental unit
88	10.96%	Retire to he area and use as retirement residence
85	10.59%	Renovate the residence
27	3.36%	Become a full time resident
6	0.75%	Other:
543	40.34%	Missing Cases

884 Respondents Answered Question # 71

29A. Police

690	78.05%	1 Never Use
158	17.87%	2
30	3.39%	3
2	0.23%	4
4	0.45%	5 Use Frequently
462	34.32%	Missing Cases

1263 Respondents Answered Question # 72

29B. Emergency Medical

817	64.69%	1 Never Use
251	19.87%	2
144	11.40%	3
34	2.69%	4
17	1.35%	5 Use Frequently
83	6.17%	Missing Cases

1274 Respondents Answered Question # 73

29C. Medical Services

508	39.87%	1 Never Use
284	22.29%	2
294	23.08%	3
109	8.56%	4
79	6.20%	5 Use Frequently
72	5.35%	Missing Cases

1246 Respondents Answered Question # 74

29D. Animal Control

1067	85.63%	1 Never Use
115	9.23%	2
45	3.61%	3
14	1.12%	4
5	0.40%	5 Use Frequently
100	7.43%	Missing Cases

1249 Respondents Answered Question # 75

29E. Fire Services

1135	90.87%	1 Never Use
65	5.20%	2
23	1.84%	3
14	1.12%	4
12	0.96%	5 Use Frequently
97	7.21%	Missing Cases

1247 Respondents Answered Question # 76

29F. Court Services

1081	86.69%	1 Never Use
104	8.34%	2
41	3.29%	3
13	1.04%	4
8	0.64%	5 Use Frequently
99	7.36%	Missing Cases

1259 Respondents Answered Question # 77

29G. Public Transportation

543	43.13%	1 Never Use
240	19.06%	2
228	18.11%	3
125	9.93%	4
123	9.77%	5 Use Frequently
87	6.46%	Missing Cases

1279 Respondents Answered Question # 78

29H. Parks

187	14.62%	1 Never Use
171	13.37%	2
339	26.51%	3
311	24.32%	4
271	21.19%	5 Use Frequently
67	4.98%	Missing Cases

1267 Respondents Answered Question # 79

29I. Library Services

520	41.04%	1 Never Use
222	17.52%	2
227	17.92%	3
155	12.23%	4
143	11.29%	5 Use Frequently
79	5.87%	Missing Cases

1225 Respondents Answered Question # 80

29J. Recreation Center

581	47.43%	1 Never Use
170	13.88%	2
218	17.80%	3
141	11.51%	4
115	9.39%	5 Use Frequently
121	8.99%	Missing Cases

1245 Respondents Answered Question # 81

29K. Building/Planning Services

839	67.39%	1 Never Use
178	14.30%	2
119	9.56%	3
61	4.90%	4
48	3.86%	5 Use Frequently
101	7.50%	Missing Cases

1272 Respondents Answered Question # 82

29L. Open Space/Trails

150	11.79%	1 Never Use
102	8.02%	2
276	21.70%	3
318	25.00%	4
426	33.49%	5 Use Frequently
74	5.50%	Missing Cases

1230 Respondents Answered Question # 83

29M. Housing Services

1129	91.79%	1 Never Use
56	4.55%	2
26	2.11%	3
11	0.89%	4
8	0.65%	5 Use Frequently
116	8.62%	Missing Cases

1250 Respondents Answered Question # 84

29N. Senior Citizen Services

1129	90.32%	1 Never Use
62	4.96%	2
31	2.48%	3
11	0.88%	4
17	1.36%	5 Use Frequently
96	7.13%	Missing Cases

1248 Respondents Answered Question # 85

29O. Youth Services

1082	86.70%	1 Never Use
62	4.97%	2
49	3.93%	3
33	2.64%	4
22	1.76%	5 Use Frequently
98	7.28%	Missing Cases

1252 Respondents Answered Question # 86

29P. Division of Wildlife

756	60.38%	1 Never Use
164	13.10%	2
188	15.02%	3
82	6.55%	4
62	4.95%	5 Use Frequently
94	6.98%	Missing Cases

1244 Respondents Answered Question # 87

29Q. Education (K-12)

1059	85.13%	1 Never Use
22	1.77%	2
16	1.29%	3
16	1.29%	4
131	10.53%	5 Use Frequently
102	7.58%	Missing Cases

1246 Respondents Answered Question # 88

29R. Adult Education

940	75.44%	1 Never Use
123	9.87%	2
118	9.47%	3
36	2.89%	4
29	2.33%	5 Use Frequently
100	7.43%	Missing Cases

1264 Respondents Answered Question # 89

29S. Arts/Culture

367	29.03%	1 Never Use
176	13.92%	2
354	28.01%	3
216	17.09%	4
151	11.95%	5 Use Frequently
82	6.09%	Missing Cases

1250 Respondents Answered Question # 90

29T. Museums

640	51.20%	1 Never Use
266	21.28%	2
238	19.04%	3
67	5.36%	4
39	3.12%	5 Use Frequently
96	7.13%	Missing Cases

1275 Respondents Answered Question # 91

29U. Performing Arts

454	35.61%	1 Never Use
199	15.61%	2
281	22.04%	3
208	16.31%	4
133	10.43%	5 Use Frequently
71	5.27%	Missing Cases

1309 Respondents Answered Question # 92

30.. Find out

1216	92.90%	Local Newspaper
223	17.04%	Internet
423	32.31%	Radio
126	9.63%	Chamber of Commerce
174	13.29%	Visitor Center
333	25.44%	Local television station
127	9.70%	Post office postings
128	9.78%	Public building postings
784	59.89%	Word of mouth
50	3.82%	Senior Center Newsletter
92	7.03%	Other
37	2.75%	Missing Cases

1315 Respondents Answered Question # 93

31. Recreational activities

322	24.49%	Playgrounds
419	31.86%	Picnic areas
1053	80.08%	Walking/Jogging
630	47.91%	Mountain Biking
409	31.10%	Nordic Skiing
1002	76.20%	Downhill Skiing
224	17.03%	Snowboarding
94	7.15%	In-line skating
148	11.25%	Ice (hockey or skating)
539	40.99%	Fishing
535	40.68%	Golf
212	16.12%	Sailing/Boating
1004	76.35%	Hiking
368	27.98%	Swimming
220	16.73%	Tennis
221	16.81%	Other
31	2.30%	Missing Cases

1280 Respondents Answered Question # 94

32A. Church/Spiritual

739	57.73%	1 Not Involved
182	14.22%	2
157	12.27%	3
89	6.95%	4
113	8.83%	5 very Involved
66	4.90%	Missing Cases

1255 Respondents Answered Question # 95

32B. Environmental

649	51.71%	1 Not Involved
234	18.65%	2
231	18.41%	3
90	7.17%	4
51	4.06%	5 very Involved
91	6.76%	Missing Cases

1268 Respondents Answered Question # 96

32C. Arts/Culture

647	51.03%	1 Not Involved
216	17.03%	2
236	18.61%	3
103	8.12%	4
66	5.21%	5 very Involved
78	5.79%	Missing Cases

1241 Respondents Answered Question # 97

32D. Civic Organizations

812	65.43%	1 Not Involved
186	14.99%	2
126	10.15%	3
70	5.64%	4
47	3.79%	5 very Involved
105	7.80%	Missing Cases

1235 Respondents Answered Question # 98

32E. Political Organizations

985	79.76%	1 Not Involved
122	9.88%	2
71	5.75%	3
36	2.91%	4
21	1.70%	5 very Involved
111	8.25%	Missing Cases

351 Respondents Answered Question # 99

32F. Other

271	77.21%	1 Not Involved
9	2.56%	2
17	4.84%	3
16	4.56%	4
38	10.83%	5 very Involved
995	73.92%	Missing Cases

1248 Respondents Answered Question # 101

33. More involved?

315	25.24%	Yes
927	74.28%	No
18	1.44%	Other
98	7.28%	Missing Cases

1248 Respondents Answered Question # 102

34A. Sense of community:

35	2.80%	1 Very Poor
166	13.30%	2
452	36.22%	3
418	33.49%	4
177	14.18%	5 Very Good
98	7.28%	Missing Cases

1264 Respondents Answered Question # 103

34B. Overall appearance of town:

39	3.09%	1 Very Poor
126	9.97%	2
376	29.75%	3
504	39.87%	4
219	17.33%	5 Very Good
82	6.09%	Missing Cases

1239 Respondents Answered Question # 104

34C. Cultural events:

95	7.67%	1 Very Poor
175	14.12%	2
342	27.60%	3
349	28.17%	4
278	22.44%	5 Very Good
107	7.95%	Missing Cases

1254 Respondents Answered Question # 105

34D. Parks, trails, etc.

11	0.88%	1 Very Poor
34	2.71%	2
193	15.39%	3
484	38.60%	4
532	42.42%	5 Very Good
92	6.84%	Missing Cases

1272 Respondents Answered Question # 106

34E. Shopping

117	9.20%	1 Very Poor
290	22.80%	2
427	33.57%	3
295	23.19%	4
143	11.24%	5 Very Good
74	5.50%	Missing Cases

1216 Respondents Answered Question # 107

34F. Public safety

23	1.89%	1 Very Poor
73	6.00%	2
337	27.71%	3
510	41.94%	4
273	22.45%	5 Very Good
130	9.66%	Missing Cases

1255 Respondents Answered Question # 108

34G. Recreation

12	0.96%	1 Very Poor
21	1.67%	2
128	10.20%	3
382	30.44%	4
712	56.73%	5 Very Good
91	6.76%	Missing Cases

1055 Respondents Answered Question # 109

34H. Job opportunities

172	16.30%	1 Very Poor
292	27.68%	2
408	38.67%	3
136	12.89%	4
47	4.45%	5 Very Good
291	21.62%	Missing Cases

1052 Respondents Answered Question # 110

34I. Affordable housing

254	24.14%	1 Very Poor
398	37.83%	2
296	28.14%	3
74	7.03%	4
30	2.85%	5 Very Good
294	21.84%	Missing Cases

1156 Respondents Answered Question # 111

34J. Health Services:

74	6.40%	1 Very Poor
150	12.98%	2
437	37.80%	3
363	31.40%	4
132	11.42%	5 Very Good
190	14.12%	Missing Cases

950 Respondents Answered Question # 112

34K. Education (K-12)

83	8.74%	1 Very Poor
65	6.84%	2
394	41.47%	3
274	28.84%	4
134	14.11%	5 Very Good
396	29.42%	Missing Cases

945 Respondents Answered Question # 113

34L. Adult Education

91	9.63%	1 Very Poor
156	16.51%	2
439	46.46%	3
180	19.05%	4
79	8.36%	5 Very Good
401	29.79%	Missing Cases

1168 Respondents Answered Question # 114

34M. Traffic

114	9.76%	1 Very Poor
243	20.80%	2
503	43.07%	3
258	22.09%	4
50	4.28%	5 Very Good
178	13.22%	Missing Cases

1125 Respondents Answered Question # 115

34N. Transportation

95	8.44%	1 Very Poor
145	12.89%	2
395	35.11%	3
331	29.42%	4
159	14.13%	5 Very Good
221	16.42%	Missing Cases

48 Respondents Answered Question # 116

34O. Other

14	29.17%	1 Very Poor
8	16.67%	2
16	33.33%	3
3	6.25%	4
7	14.58%	5 Very Good
1298	96.43%	Missing Cases

2003 Northwest Colorado Council of Governments Resort Homeowner Survey Results

	Eagle				Grand				Pitkin				Summit				All			
	Resident		2nd Homeowner		Resident		2nd Homeowner		Resident		2nd Homeowner		Resident		2nd Homeowner		Resident		2nd Homeowner	
	160	56.14%	112	39.30%	128	33.68%	240	63.16%	123	47.31%	129	49.62%	120	32.35%	240	64.69%	531	40.97%	721	55.63%
2 B. Town																				
Avon	12	7.55%	8	7.21%	0	0.00%	0	0.00%	0	0.00%	0	0.00%	0	0.00%	0	0.00%	12	2.26%	8	1.11%
Basalt	6	3.77%	1	0.90%	0	0.00%	0	0.00%	7	5.69%	3	2.33%	0	0.00%	0	0.00%	13	2.45%	4	0.56%
Eagle	13	8.18%	0	0.00%	0	0.00%	0	0.00%	0	0.00%	0	0.00%	0	0.00%	0	0.00%	13	2.45%	0	0.00%
Gypsum	12	7.55%	1	0.90%	0	0.00%	0	0.00%	0	0.00%	0	0.00%	0	0.00%	0	0.00%	12	2.26%	1	0.14%
Minturn	2	1.26%	1	0.90%	0	0.00%	0	0.00%	0	0.00%	0	0.00%	0	0.00%	0	0.00%	2	0.38%	1	0.14%
Red Cliff	3	1.89%	0	0.00%	0	0.00%	0	0.00%	0	0.00%	0	0.00%	0	0.00%	0	0.00%	3	0.57%	0	0.00%
Vail	23	14.47%	56	50.45%	0	0.00%	0	0.00%	0	0.00%	0	0.00%	0	0.00%	0	0.00%	23	4.34%	56	7.79%
Eagle-Unincorporated	88	55.35%	44	39.64%	0	0.00%	0	0.00%	0	0.00%	0	0.00%	0	0.00%	0	0.00%	88	16.60%	44	6.12%
Fraser	0	0.00%	0	0.00%	6	4.69%	6	2.51%	0	0.00%	0	0.00%	0	0.00%	0	0.00%	6	1.13%	6	0.83%
Granby	0	0.00%	0	0.00%	12	9.38%	3	1.26%	0	0.00%	0	0.00%	0	0.00%	0	0.00%	12	2.26%	3	0.42%
Grand Lake	0	0.00%	0	0.00%	4	3.13%	24	10.04%	0	0.00%	0	0.00%	0	0.00%	0	0.00%	4	0.75%	24	3.34%
Hot Sulphur Springs	0	0.00%	0	0.00%	9	7.03%	2	0.84%	0	0.00%	0	0.00%	0	0.00%	0	0.00%	9	1.70%	2	0.28%
Kremmling	0	0.00%	0	0.00%	9	7.03%	3	1.26%	0	0.00%	0	0.00%	0	0.00%	0	0.00%	9	1.70%	3	0.42%
Winter Park	0	0.00%	0	0.00%	6	4.69%	47	19.67%	0	0.00%	0	0.00%	0	0.00%	0	0.00%	6	1.13%	47	6.54%
Grand-Unincorporated	0	0.00%	0	0.00%	82	64.06%	154	64.44%	0	0.00%	0	0.00%	0	0.00%	0	0.00%	82	15.47%	154	21.42%
Aspen	0	0.00%	0	0.00%	0	0.00%	0	0.00%	42	34.15%	49	37.98%	0	0.00%	0	0.00%	42	7.92%	49	6.82%
Snowmass Village	0	0.00%	0	0.00%	0	0.00%	0	0.00%	19	15.45%	62	48.06%	0	0.00%	0	0.00%	19	3.58%	62	8.62%
Pitkin-Unincorporated	0	0.00%	0	0.00%	0	0.00%	0	0.00%	55	44.72%	15	11.63%	0	0.00%	0	0.00%	55	10.38%	15	2.09%
Blue River	0	0.00%	0	0.00%	0	0.00%	0	0.00%	0	0.00%	0	0.00%	5	4.17%	6	2.50%	5	0.94%	6	0.83%
Breckenridge	0	0.00%	0	0.00%	0	0.00%	0	0.00%	0	0.00%	0	0.00%	10	8.33%	51	21.25%	10	1.89%	51	7.09%
Dillon	0	0.00%	0	0.00%	0	0.00%	0	0.00%	0	0.00%	0	0.00%	3	2.50%	15	6.25%	3	0.57%	15	2.09%
Frisco	0	0.00%	0	0.00%	0	0.00%	0	0.00%	0	0.00%	0	0.00%	7	5.83%	26	10.83%	7	1.32%	26	3.62%
Silverthorne	0	0.00%	0	0.00%	0	0.00%	0	0.00%	0	0.00%	0	0.00%	3	2.50%	1	0.42%	3	0.57%	1	0.14%
Summit-Unincorporated	0	0.00%	0	0.00%	0	0.00%	0	0.00%	0	0.00%	0	0.00%	92	76.67%	141	58.75%	92	17.36%	141	19.61%
Missing Cases	1	0.63%	1	0.89%	0	0.00%	1	0.42%	0	0.00%	0	0.00%	0	0.00%	0	0.00%	1	0.19%	2	0.28%

	Eagle				Grand				Pitkin				Summit				All			
	Resident		2nd Homeowner		Resident		2nd Homeowner		Resident		2nd Homeowner		Resident		2nd Homeowner		Resident		2nd Homeowner	
	160	56.14%	112	39.30%	128	33.68%	240	63.16%	123	47.31%	129	49.62%	120	32.35%	240	64.69%	531	40.97%	721	55.63%
3 C. Value																				
<100,000	15	9.38%	2	1.79%	25	19.53%	51	21.43%	6	4.88%	3	2.34%	15	12.50%	33	13.75%	61	11.49%	89	12.40%
100-199,999	40	25.00%	20	17.86%	58	45.31%	126	52.94%	18	14.63%	10	7.81%	42	35.00%	85	35.42%	158	29.76%	241	33.57%
200-299,999	43	26.88%	21	18.75%	31	24.22%	46	19.33%	10	8.13%	6	4.69%	31	25.83%	62	25.83%	115	21.66%	135	18.80%
300-399,999	25	15.63%	12	10.71%	5	3.91%	11	4.62%	9	7.32%	9	7.03%	15	12.50%	31	12.92%	54	10.17%	63	8.77%
400-499,999	13	8.12%	16	14.29%	3	2.34%	1	0.42%	12	9.76%	13	10.16%	5	4.17%	19	7.92%	33	6.21%	49	6.82%
500-599,999	11	6.88%	9	8.04%	3	2.34%	0	0.00%	8	6.50%	12	9.38%	8	6.67%	4	1.67%	30	5.65%	25	3.48%
600-699,999	4	2.50%	7	6.25%	2	1.56%	0	0.00%	3	2.44%	9	7.03%	2	1.67%	1	0.42%	11	2.07%	17	2.37%
700-799,999	3	1.88%	1	0.89%	0	0.00%	2	0.84%	6	4.88%	7	5.47%	0	0.00%	0	0.00%	9	1.69%	10	1.39%
800-899,999	0	0.00%	5	4.46%	0	0.00%	1	0.42%	2	1.63%	9	7.03%	0	0.00%	1	0.42%	2	0.38%	16	2.23%
900-999,999	1	0.63%	3	2.68%	0	0.00%	0	0.00%	5	4.07%	2	1.56%	2	1.67%	0	0.00%	8	1.51%	5	0.70%
1,000-1,999,999	4	2.50%	10	8.93%	1	0.78%	0	0.00%	22	17.89%	29	22.66%	0	0.00%	4	1.67%	27	5.08%	43	5.99%
2,000-4,999,999	1	0.63%	6	5.36%	0	0.00%	0	0.00%	19	15.45%	16	12.50%	0	0.00%	0	0.00%	20	3.77%	22	3.06%
5,000,000+	0	0.00%	0	0.00%	0	0.00%	0	0.00%	3	2.44%	3	2.34%	0	0.00%	0	0.00%	3	0.56%	3	0.42%
Missing Cases	0	0.00%	0	0.00%	0	0.00%	2	0.83%	0	0.00%	1	0.78%	0	0.00%	0	0.00%	0	0.00%	3	0.42%

	Eagle				Grand				Pitkin				Summit				All			
	Resident		2nd Homeowner		Resident		2nd Homeowner		Resident		2nd Homeowner		Resident		2nd Homeowner		Resident		2nd Homeowner	
	160	56.14%	112	39.30%	128	33.68%	240	63.16%	123	47.31%	129	49.62%	120	32.35%	240	64.69%	531	40.97%	721	55.63%
4 D. Square Footage																				
<1000	19	11.87%	15	13.39%	14	11.11%	105	44.30%	24	20.87%	46	37.10%	16	13.33%	90	37.97%	73	14.01%	256	36.06%
1000-1999	73	45.63%	50	44.64%	52	41.27%	84	35.44%	34	29.57%	40	32.26%	51	42.50%	109	45.99%	210	40.31%	283	39.86%
2000-2999	36	22.50%	29	25.89%	40	31.75%	40	16.88%	28	24.35%	19	15.32%	32	26.67%	23	9.70%	136	26.10%	111	15.63%
3000-3999	24	15.00%	11	9.82%	13	10.32%	7	2.95%	9	7.83%	8	6.45%	17	14.17%	9	3.80%	63	12.09%	35	4.93%
4000-4999	4	2.50%	3	2.68%	4	3.17%	1	0.42%	10	8.70%	8	6.45%	2	1.67%	2	0.84%	20	3.84%	14	1.97%
5000-5999	4	2.50%	1	0.89%	3	2.38%	0	0.00%	6	5.22%	1	0.81%	2	1.67%	2	0.84%	15	2.88%	4	0.56%
6000-6999	0	0.00%	3	2.68%	0	0.00%	0	0.00%	1	0.87%	0	0.00%	0	0.00%	2	0.84%	1	0.19%	5	0.70%
7000+	0	0.00%	0	0.00%	0	0.00%	0	0.00%	3	2.61%	2	1.61%	0	0.00%	0	0.00%	3	0.58%	2	0.28%
Missing Cases	0	0.00%	0	0.00%	2	1.56%	3	1.25%	8	6.50%	5	3.88%	0	0.00%	3	1.25%	10	1.88%	11	1.53%

	Eagle				Grand				Pitkin				Summit				All			
	Resident		2nd Homeowner		Resident		2nd Homeowner		Resident		2nd Homeowner		Resident		2nd Homeowner		Resident		2nd Homeowner	
	160	56.14%	112	39.30%	128	33.68%	240	63.16%	123	47.31%	129	49.62%	120	32.35%	240	64.69%	531	40.97%	721	55.63%
5 E. Second Home																				
Yes	21	13.21%	107	95.54%	10	7.81%	226	94.56%	19	15.57%	120	93.02%	10	8.33%	225	93.75%	60	11.34%	678	94.17%
No	138	86.79%	5	4.46%	118	92.19%	13	5.44%	103	84.43%	9	6.98%	110	91.67%	15	6.25%	469	88.66%	42	5.83%
Missing Cases	1	0.63%	0	0.00%	0	0.00%	1	0.42%	1	0.81%	0	0.00%	0	0.00%	0	0.00%	2	0.38%	1	0.14%

	Eagle				Grand				Pitkin				Summit				All			
	Resident		2nd Homeowner		Resident		2nd Homeowner		Resident		2nd Homeowner		Resident		2nd Homeowner		Resident		2nd Homeowner	
	160	56.14%	112	39.30%	128	33.68%	240	63.16%	123	47.31%	129	49.62%	120	32.35%	240	64.69%	531	40.97%	721	55.63%
6 F. Type																				
Single Family Residence	120	75.47%	36	32.14%	120	93.75%	114	47.50%	85	69.11%	37	28.68%	98	81.67%	83	34.58%	423	79.81%	270	37.45%
Condo	30	18.87%	75	66.96%	7	5.47%	120	50.00%	33	26.83%	87	67.44%	21	17.50%	156	65.00%	91	17.17%	438	60.75%
Duplex/Triplex	0	0.00%	0	0.00%	1	0.78%	4	1.67%	3	2.44%	5	3.88%	1	0.83%	0	0.00%	5	0.94%	9	1.25%
Mobile Home	9	5.66%	1	0.89%	0	0.00%	2	0.83%	1	0.81%	0	0.00%	0	0.00%	1	0.42%	10	1.89%	4	0.55%
Other	0	0.00%	0	0.00%	0	0.00%	0	0.00%	1	0.81%	0	0.00%	0	0.00%	0	0.00%	1	0.19%	0	0.00%
Missing Cases	1	0.63%	0	0.00%	0	0.00%	0	0.00%	0	0.00%	0	0.00%	0	0.00%	0	0.00%	1	0.19%	0	0.00%

	Eagle				Grand				Pitkin				Summit				All			
	Resident		2nd Homeowner		Resident		2nd Homeowner		Resident		2nd Homeowner		Resident		2nd Homeowner		Resident		2nd Homeowner	
	160	56.14%	112	39.30%	128	33.68%	240	63.16%	123	47.31%	129	49.62%	120	32.35%	240	64.69%	531	40.97%	721	55.63%
7 G. Year Built																				
before 1960	11	6.88%	3	2.68%	17	13.39%	22	9.32%	8	6.50%	5	3.88%	2	1.67%	0	0.00%	38	7.17%	30	4.19%
1960-1969	4	2.50%	6	5.36%	6	4.72%	22	9.32%	13	10.57%	28	21.71%	8	6.67%	18	7.53%	31	5.85%	74	10.34%
1970-1979	30	18.75%	35	31.25%	28	22.05%	76	32.20%	36	29.27%	54	41.86%	40	33.33%	74	30.96%	134	25.28%	239	33.38%
1980-1989	37	23.13%	45	40.18%	27	21.26%	56	23.73%	27	21.95%	26	20.16%	22	18.33%	70	29.29%	113	21.32%	197	27.51%
1990-1999	75	46.88%	22	19.64%	39	30.71%	47	19.92%	30	24.39%	14	10.85%	46	38.33%	73	30.54%	190	35.85%	156	21.79%
2000+	3	1.88%	1	0.89%	10	7.87%	13	5.51%	9	7.32%	2	1.55%	2	1.67%	4	1.67%	24	4.53%	20	2.79%
Missing Cases	0	0.00%	0	0.00%	1	0.78%	4	1.67%	0	0.00%	0	0.00%	0	0.00%	1	0.42%	1	0.19%	5	0.69%

	Eagle				Grand				Pitkin				Summit				All			
	Resident		2nd Homeowner		Resident		2nd Homeowner		Resident		2nd Homeowner		Resident		2nd Homeowner		Resident		2nd Homeowner	
	160	56.14%	112	39.30%	128	33.68%	240	63.16%	123	47.31%	129	49.62%	120	32.35%	240	64.69%	531	40.97%	721	55.63%
8 1. Residency																				
Primary residence	160	100%	0	0.00%	128	100%	1	0.42%	123	100%	0	0.00%	120	100%	1	0.42%	531	100.00%	2	0.28%
Second home (for personal or rental use)	0	0.00%	112	100%	1	0.78%	240	100%	0	0.00%	129	100%	1	0.83%	240	100%	2	0.38%	721	100.00%
Other:	1	0.63%	3	2.68%	0	0.00%	6	2.50%	0	0.00%	1	0.78%	0	0.00%	0	0.00%	1	0.19%	10	1.39%
Missing Cases	0	0.00%	0	0.00%	0	0.00%	0	0.00%	0	0.00%	0	0.00%	0	0.00%	0	0.00%	0	0.00%	0	0.00%

	Eagle				Grand				Pitkin				Summit				All			
	Resident		2nd Homeowner		Resident		2nd Homeowner		Resident		2nd Homeowner		Resident		2nd Homeowner		Resident		2nd Homeowner	
	160	56.14%	112	39.30%	128	33.68%	240	63.16%	123	47.31%	129	49.62%	120	32.35%	240	64.69%	531	40.97%	721	55.63%
9 2. Lived in area?																				
Less than one year	1	0.63%	0	0.00%	0	0.00%	3	1.25%	0	0.00%	0	0.00%	1	0.83%	1	0.42%	2	0.38%	4	0.56%
1-2 years	5	3.13%	6	5.36%	8	6.30%	28	11.67%	4	3.25%	3	2.33%	11	9.17%	16	6.69%	28	5.28%	53	7.36%
3-5 years	20	12.50%	25	22.32%	15	11.81%	42	17.50%	9	7.32%	21	16.28%	18	15.00%	59	24.69%	62	11.70%	147	20.42%
6-10 years	31	19.37%	21	18.75%	17	13.39%	47	19.58%	11	8.94%	15	11.63%	24	20.00%	56	23.43%	83	15.66%	139	19.31%
11-20 years	49	30.63%	34	30.36%	43	33.86%	54	22.50%	43	34.96%	47	36.43%	36	30.00%	66	27.62%	171	32.26%	201	27.92%
21+ years	54	33.75%	27	24.11%	45	35.43%	66	27.50%	57	46.34%	43	33.33%	30	25.00%	41	17.15%	186	35.09%	177	24.58%
Missing Cases	0	0.00%	0	0.00%	1	0.78%	0	0.00%	0	0.00%	0	0.00%	0	0.00%	1	0.42%	1	0.19%	1	0.14%

	Eagle				Grand				Pitkin				Summit				All			
	Resident		2nd Homeowner		Resident		2nd Homeowner		Resident		2nd Homeowner		Resident		2nd Homeowner		Resident		2nd Homeowner	
	160	56.14%	112	39.30%	128	33.68%	240	63.16%	123	47.31%	129	49.62%	120	32.35%	240	64.69%	531	40.97%	721	55.63%
10 3. Why live in area?																				
I was born here	15	9.43%	1	2.44%	13	10.24%	3	2.70%	8	6.50%	0	0.00%	2	1.68%	1	1.03%	38	7.20%	5	1.63%
To be with family	23	14.47%	7	17.07%	21	16.54%	15	13.51%	22	17.89%	6	10.34%	14	11.76%	21	21.65%	80	15.15%	49	15.96%
To be with spouse	25	15.72%	4	9.76%	18	14.17%	10	9.01%	20	16.26%	2	3.45%	24	20.17%	9	9.28%	87	16.48%	25	8.14%
To be with friends	30	18.87%	6	14.63%	23	18.11%	18	16.22%	28	22.76%	4	6.90%	18	15.13%	8	8.25%	99	18.75%	36	11.73%
Employment opportunities	82	51.57%	0	0.00%	42	33.07%	4	3.60%	36	29.27%	4	6.90%	43	36.13%	6	6.19%	203	38.45%	14	4.56%
For the recreational amenities	100	62.89%	37	90.24%	70	55.12%	91	81.98%	91	73.98%	45	77.59%	91	76.47%	79	81.44%	352	66.67%	252	82.08%
Came here looking for a place to retire	12	7.55%	8	19.51%	20	15.75%	15	13.51%	17	13.82%	9	15.52%	20	16.81%	18	18.56%	69	13.07%	50	16.29%
More affordable than other mountain resorts	3	1.89%	0	0.00%	22	17.32%	38	34.23%	1	0.81%	0	0.00%	13	10.92%	12	12.37%	39	7.39%	50	16.29%
Climate	78	49.06%	18	43.90%	41	32.28%	36	32.43%	73	59.35%	30	51.72%	59	49.58%	36	37.11%	251	47.54%	120	39.09%
Winters	75	47.17%	24	58.54%	35	27.56%	48	43.24%	67	54.47%	36	62.07%	68	57.14%	52	53.61%	245	46.40%	160	52.12%
Summers	88	55.35%	27	65.85%	58	45.67%	65	58.56%	80	65.04%	42	72.41%	85	71.43%	64	65.98%	311	58.90%	198	64.50%
Scenery	97	61.01%	29	70.73%	70	55.12%	75	67.57%	87	70.73%	38	65.52%	77	64.71%	60	61.86%	331	62.69%	202	65.80%
Small town atmosphere	88	55.35%	11	26.83%	81	63.78%	66	59.46%	85	69.11%	26	44.83%	71	59.66%	34	35.05%	325	61.55%	137	44.63%
Proximity to Front Range	19	11.95%	3	7.32%	24	18.90%	35	31.53%	2	1.63%	3	5.17%	38	31.93%	33	34.02%	83	15.72%	74	24.10%
Proximity to airport	13	8.18%	4	9.76%	4	3.15%	6	5.41%	12	9.76%	12	20.69%	25	21.01%	11	11.34%	54	10.23%	33	10.75%
Friendliness	42	26.42%	12	29.27%	39	30.71%	35	31.53%	45	36.59%	17	29.31%	39	32.77%	16	16.49%	165	31.25%	80	26.06%
Other	11	6.92%	4	9.76%	13	10.24%	8	7.21%	22	17.89%	8	13.79%	13	10.92%	9	9.28%	59	11.17%	29	9.45%
Missing Cases	1	0.63%	71	63.39%	1	0.78%	129	53.75%	0	0.00%	71	55.04%	1	0.83%	143	59.58%	3	0.56%	414	57.42%

	Eagle				Grand				Pitkin				Summit				All			
	Resident		2nd Homeowner		Resident		2nd Homeowner		Resident		2nd Homeowner		Resident		2nd Homeowner		Resident		2nd Homeowner	
	160	56.14%	112	39.30%	128	33.68%	240	63.16%	123	47.31%	129	49.62%	120	32.35%	240	64.69%	531	40.97%	721	55.63%
11 4. Future plans																				
Same area	108	68.35%	38	88.37%	93	73.23%	102	89.47%	106	86.89%	50	79.37%	79	66.95%	84	79.25%	386	73.52%	274	84.05%
Relocated to warmer climate	25	15.82%	1	2.33%	25	19.69%	6	5.26%	13	10.66%	5	7.94%	25	21.19%	11	10.38%	88	16.76%	23	7.06%
Relocated to lower altitude	9	5.70%	1	2.33%	15	11.81%	1	0.88%	7	5.74%	4	6.35%	14	11.86%	4	3.77%	45	8.57%	10	3.07%
Relocated to less expensive area	39	24.68%	3	6.98%	18	14.17%	3	2.63%	16	13.11%	5	7.94%	23	19.49%	4	3.77%	96	18.29%	15	4.60%
Relocated closer to relatives	10	6.33%	0	0.00%	8	6.30%	1	0.88%	5	4.10%	2	3.17%	4	3.39%	3	2.83%	27	5.14%	6	1.84%
Relocated closer to job	2	1.27%	0	0.00%	2	1.57%	0	0.00%	4	3.28%	0	0.00%	1	0.85%	2	1.89%	9	1.71%	2	0.61%
Relocated for financial reasons	21	13.29%	1	2.33%	12	9.45%	3	2.63%	11	9.02%	1	1.59%	9	7.63%	6	5.66%	53	10.10%	11	3.37%
Relocated for educational opportunities	11	6.96%	0	0.00%	3	2.36%	0	0.00%	3	2.46%	0	0.00%	4	3.39%	0	0.00%	21	4.00%	0	0.00%
Relocated to area with more amenities	10	6.33%	0	0.00%	9	7.09%	2	1.75%	3	2.46%	0	0.00%	2	1.69%	1	0.94%	24	4.57%	3	0.92%
Other	16	10.13%	3	6.98%	12	9.45%	6	5.26%	5	4.10%	6	9.52%	13	11.02%	13	12.26%	46	8.76%	28	8.59%
Missing Cases	2	1.25%	69	61.61%	1	0.78%	126	52.50%	1	0.81%	66	51.16%	2	1.67%	134	55.83%	6	1.13%	395	54.79%

	Eagle				Grand				Pitkin				Summit				All			
	Resident		2nd Homeowner		Resident		2nd Homeowner		Resident		2nd Homeowner		Resident		2nd Homeowner		Resident		2nd Homeowner	
	160	56.14%	112	39.30%	128	33.68%	240	63.16%	123	47.31%	129	49.62%	120	32.35%	240	64.69%	531	40.97%	721	55.63%
12 5A. Local economy																				
1 Not Important	1	0.63%	2	1.87%	5	4.03%	3	1.30%	3	2.50%	2	1.63%	2	1.69%	4	1.72%	11	2.11%	11	1.59%
2	5	3.14%	5	4.67%	6	4.84%	18	7.79%	7	5.83%	6	4.88%	3	2.54%	4	1.72%	21	4.03%	33	4.76%
3	13	8.18%	25	23.36%	28	22.58%	53	22.94%	17	14.17%	28	22.76%	21	17.80%	48	20.69%	79	15.16%	154	22.22%
4	44	27.67%	34	31.78%	35	28.23%	81	35.06%	32	26.67%	40	32.52%	35	29.66%	87	37.50%	146	28.02%	242	34.92%
5 Very Important	96	60.38%	41	38.32%	50	40.32%	76	32.90%	61	50.83%	47	38.21%	57	48.31%	89	38.36%	264	50.67%	253	36.51%
Missing Cases	1	0.63%	5	4.46%	4	3.13%	9	3.75%	3	2.44%	6	4.65%	2	1.67%	8	3.33%	10	1.88%	28	3.88%
13 5B. Workforce housing																				
1 Not Important	23	15.23%	8	7.55%	21	17.07%	25	11.26%	13	11.50%	8	6.78%	13	11.61%	16	7.14%	70	14.03%	57	8.51%
2	18	11.92%	11	10.38%	17	13.82%	27	12.16%	16	14.16%	11	9.32%	21	18.75%	31	13.84%	72	14.43%	80	11.94%
3	34	22.52%	34	32.08%	44	35.77%	86	38.74%	30	26.55%	42	35.59%	45	40.18%	79	35.27%	153	30.66%	241	35.97%
4	46	30.46%	24	22.64%	17	13.82%	44	19.82%	26	23.01%	27	22.88%	22	19.64%	61	27.23%	111	22.24%	156	23.28%
5 Very Important	30	19.87%	29	27.36%	24	19.51%	40	18.02%	28	24.78%	30	25.42%	11	9.82%	37	16.52%	93	18.64%	136	20.30%
Missing Cases	9	5.62%	6	5.36%	5	3.91%	18	7.50%	10	8.13%	11	8.53%	8	6.67%	16	6.67%	32	6.03%	51	7.07%
14 5C. Recreational opportunities:																				
1 Not Important	4	2.55%	0	0.00%	7	5.56%	0	0.00%	2	1.67%	2	1.59%	1	0.85%	3	1.29%	14	2.69%	5	0.71%
2	9	5.73%	2	1.85%	11	8.73%	2	0.85%	3	2.50%	2	1.59%	4	3.39%	1	0.43%	27	5.18%	7	1.00%
3	27	17.20%	14	12.96%	23	18.25%	20	8.55%	9	7.50%	9	7.14%	10	8.47%	9	3.86%	69	13.24%	52	7.42%
4	43	27.39%	24	22.22%	32	25.40%	69	29.49%	33	27.50%	34	26.98%	41	34.75%	62	26.61%	149	28.60%	189	26.96%
5 Very Important	74	47.13%	68	62.96%	53	42.06%	143	61.11%	73	60.83%	79	62.70%	62	52.54%	158	67.81%	262	50.29%	448	63.91%
Missing Cases	3	1.88%	4	3.57%	2	1.56%	6	2.50%	3	2.44%	3	2.33%	2	1.67%	7	2.92%	10	1.88%	20	2.77%
15 5D. Trans. infrastructure																				
1 Not Important	8	5.26%	0	0.00%	18	14.63%	19	8.37%	6	5.17%	4	3.20%	7	6.14%	5	2.17%	39	7.72%	28	4.06%
2	24	15.79%	7	6.54%	30	24.39%	27	11.89%	5	4.31%	6	4.80%	21	18.42%	17	7.39%	80	15.84%	57	8.27%
3	33	21.71%	21	19.63%	30	24.39%	63	27.75%	37	31.90%	29	23.20%	37	32.46%	60	26.09%	137	27.13%	173	25.11%
4	55	36.18%	38	35.51%	23	18.70%	68	29.96%	30	25.86%	38	30.40%	28	24.56%	83	36.09%	136	26.93%	227	32.95%
5 Very Important	32	21.05%	41	38.32%	22	17.89%	50	22.03%	38	32.76%	48	38.40%	21	18.42%	65	28.26%	113	22.38%	204	29.61%
Missing Cases	8	5.00%	5	4.46%	5	3.91%	13	5.42%	7	5.69%	4	3.10%	7	5.69%	4	3.10%	26	4.90%	32	4.44%

	Eagle				Grand				Pitkin				Summit				All			
	Resident		2nd Homeowner		Resident		2nd Homeowner		Resident		2nd Homeowner		Resident		2nd Homeowner		Resident		2nd Homeowner	
	160	56.14%	112	39.30%	128	33.68%	240	63.16%	123	47.31%	129	49.62%	120	32.35%	240	64.69%	531	40.97%	721	55.63%
16 5E. Public transportation																				
1 Not Important	15	9.62%	4	3.77%	27	21.95%	36	15.79%	11	9.40%	8	6.50%	13	11.30%	8	3.45%	66	12.92%	56	8.13%
2	18	11.54%	12	11.32%	32	26.02%	43	18.86%	10	8.55%	11	8.94%	23	20.00%	32	13.79%	83	16.24%	98	14.22%
3	42	26.92%	18	16.98%	25	20.33%	64	28.07%	31	26.50%	32	26.02%	39	33.91%	71	30.60%	137	26.81%	185	26.85%
4	51	32.69%	37	34.91%	22	17.89%	49	21.49%	31	26.50%	27	21.95%	23	20.00%	71	30.60%	127	24.85%	184	26.71%
5 Very Important	30	19.23%	35	33.02%	17	13.82%	36	15.79%	34	29.06%	45	36.59%	17	14.78%	50	21.55%	98	19.18%	166	24.09%
Missing Cases	4	2.50%	6	5.36%	5	3.91%	12	5.00%	6	4.88%	6	4.65%	5	4.17%	8	3.33%	20	3.77%	32	4.44%

	Eagle				Grand				Pitkin				Summit				All			
	Resident		2nd Homeowner		Resident		2nd Homeowner		Resident		2nd Homeowner		Resident		2nd Homeowner		Resident		2nd Homeowner	
	160	56.14%	112	39.30%	128	33.68%	240	63.16%	123	47.31%	129	49.62%	120	32.35%	240	64.69%	531	40.97%	721	55.63%
17 5F. Wildland fire mitigation																				
1 Not Important	6	3.87%	1	0.94%	6	4.96%	3	1.29%	6	5.04%	4	3.28%	5	4.31%	4	1.75%	23	4.50%	12	1.74%
2	8	5.16%	8	7.55%	7	5.79%	11	4.74%	9	7.56%	7	5.74%	8	6.90%	12	5.26%	32	6.26%	38	5.52%
3	35	22.58%	26	24.53%	27	22.31%	32	13.79%	29	24.37%	26	21.31%	25	21.55%	27	11.84%	116	22.70%	111	16.13%
4	48	30.97%	30	28.30%	25	20.66%	59	25.43%	29	24.37%	40	32.79%	39	33.62%	79	34.65%	141	27.59%	208	30.23%
5 Very Important	58	37.42%	41	38.68%	56	46.28%	127	54.74%	46	38.66%	45	36.89%	39	33.62%	106	46.49%	199	38.94%	319	46.37%
Missing Cases	5	3.13%	6	5.36%	7	5.47%	8	3.33%	4	3.25%	7	5.43%	4	3.33%	12	5.00%	20	3.77%	33	4.58%

	Eagle				Grand				Pitkin				Summit				All			
	Resident		2nd Homeowner		Resident		2nd Homeowner		Resident		2nd Homeowner		Resident		2nd Homeowner		Resident		2nd Homeowner	
	160	56.14%	112	39.30%	128	33.68%	240	63.16%	123	47.31%	129	49.62%	120	32.35%	240	64.69%	531	40.97%	721	55.63%
18 5G. Health care services:																				
1 Not Important	4	2.58%	1	0.95%	2	1.61%	9	3.91%	5	4.20%	5	4.10%	3	2.56%	6	2.59%	14	2.72%	21	3.05%
2	4	2.58%	4	3.81%	3	2.42%	16	6.96%	3	2.52%	9	7.38%	5	4.27%	15	6.47%	15	2.91%	44	6.39%
3	25	16.13%	34	32.38%	33	26.61%	61	26.52%	14	11.76%	38	31.15%	15	12.82%	55	23.71%	87	16.89%	188	27.29%
4	45	29.03%	31	29.52%	27	21.77%	83	36.09%	39	32.77%	33	27.05%	36	30.77%	94	40.52%	147	28.54%	241	34.98%
5 Very Important	77	49.68%	35	33.33%	59	47.58%	61	26.52%	58	48.74%	37	30.33%	58	49.57%	62	26.72%	252	48.93%	195	28.30%
Missing Cases	5	3.13%	7	6.25%	4	3.13%	10	4.17%	4	3.25%	7	5.43%	3	2.50%	8	3.33%	16	3.01%	32	4.44%

	Eagle				Grand				Pitkin				Summit				All			
	Resident		2nd Homeowner		Resident		2nd Homeowner		Resident		2nd Homeowner		Resident		2nd Homeowner		Resident		2nd Homeowner	
	160	56.14%	112	39.30%	128	33.68%	240	63.16%	123	47.31%	129	49.62%	120	32.35%	240	64.69%	531	40.97%	721	55.63%
19 5H. Education (K-12):																				
1 Not Important	13	8.67%	23	21.70%	22	18.33%	50	22.22%	21	18.58%	18	15.25%	24	21.24%	45	19.91%	80	16.13%	136	20.15%
2	12	8.00%	20	18.87%	10	8.33%	42	18.67%	8	7.08%	16	13.56%	10	8.85%	46	20.35%	40	8.06%	124	18.37%
3	31	20.67%	25	23.58%	23	19.17%	52	23.11%	13	11.50%	40	33.90%	17	15.04%	64	28.32%	84	16.94%	181	26.81%
4	18	12.00%	20	18.87%	20	16.67%	34	15.11%	24	21.24%	23	19.49%	18	15.93%	36	15.93%	80	16.13%	113	16.74%
5 Very Important	76	50.67%	18	16.98%	45	37.50%	47	20.89%	47	41.59%	21	17.80%	44	38.94%	35	15.49%	212	42.74%	121	17.93%
Missing Cases	10	6.25%	6	5.36%	8	6.25%	15	6.25%	10	8.13%	11	8.53%	7	5.83%	14	5.83%	35	6.59%	46	6.38%

	Eagle				Grand				Pitkin				Summit				All			
	Resident		2nd Homeowner		Resident		2nd Homeowner		Resident		2nd Homeowner		Resident		2nd Homeowner		Resident		2nd Homeowner	
	160	56.14%	112	39.30%	128	33.68%	240	63.16%	123	47.31%	129	49.62%	120	32.35%	240	64.69%	531	40.97%	721	55.63%
20 5I. Adult education:																				
1 Not Important	16	10.53%	22	20.56%	21	17.50%	58	25.55%	11	9.32%	22	18.49%	18	15.65%	39	17.11%	66	13.07%	141	20.70%
2	22	14.47%	24	22.43%	23	19.17%	45	19.82%	17	14.41%	18	15.13%	15	13.04%	55	24.12%	77	15.25%	142	20.85%
3	48	31.58%	30	28.04%	46	38.33%	71	31.28%	36	30.51%	47	39.50%	31	26.96%	83	36.40%	161	31.88%	231	33.92%
4	43	28.29%	23	21.50%	18	15.00%	34	14.98%	34	28.81%	20	16.81%	33	28.70%	37	16.23%	128	25.35%	114	16.74%
5 Very Important	23	15.13%	8	7.48%	12	10.00%	19	8.37%	20	16.95%	12	10.08%	18	15.65%	14	6.14%	73	14.46%	53	7.78%
Missing Cases	8	5.00%	5	4.46%	8	6.25%	13	5.42%	5	4.07%	10	7.75%	5	4.17%	12	5.00%	26	4.90%	40	5.55%

	Eagle				Grand				Pitkin				Summit				All			
	Resident		2nd Homeowner		Resident		2nd Homeowner		Resident		2nd Homeowner		Resident		2nd Homeowner		Resident		2nd Homeowner	
	160	56.14%	112	39.30%	128	33.68%	240	63.16%	123	47.31%	129	49.62%	120	32.35%	240	64.69%	531	40.97%	721	55.63%
21 5J. Arts & Culture:																				
1 Not Important	11	7.19%	3	2.78%	18	14.75%	22	9.78%	7	5.79%	4	3.25%	7	6.09%	9	3.93%	43	8.41%	38	5.55%
2	15	9.80%	5	4.63%	24	19.67%	32	14.22%	4	3.31%	7	5.69%	5	4.35%	18	7.86%	48	9.39%	62	9.05%
3	44	28.76%	27	25.00%	49	40.16%	69	30.67%	16	13.22%	24	19.51%	36	31.30%	80	34.93%	145	28.38%	200	29.20%
4	43	28.10%	47	43.52%	18	14.75%	66	29.33%	44	36.36%	40	32.52%	38	33.04%	84	36.68%	143	27.98%	237	34.60%
5 Very Important	40	26.14%	26	24.07%	13	10.66%	36	16.00%	50	41.32%	48	39.02%	29	25.22%	38	16.59%	132	25.83%	148	21.61%
Missing Cases	7	4.37%	4	3.57%	6	4.69%	15	6.25%	2	1.63%	6	4.65%	5	4.17%	11	4.58%	20	3.77%	36	4.99%

	Eagle				Grand				Pitkin				Summit				All			
	Resident		2nd Homeowner		Resident		2nd Homeowner		Resident		2nd Homeowner		Resident		2nd Homeowner		Resident		2nd Homeowner	
	160	56.14%	112	39.30%	128	33.68%	240	63.16%	123	47.31%	129	49.62%	120	32.35%	240	64.69%	531	40.97%	721	55.63%
22 5K. Water Quality/Quantity:																				
1 Not Important	1	0.65%	0	0.00%	3	2.44%	2	0.87%	4	3.42%	1	0.83%	0	0.00%	3	1.30%	8	1.57%	6	0.87%
2	3	1.95%	0	0.00%	1	0.81%	6	2.61%	1	0.85%	0	0.00%	1	0.87%	1	0.43%	6	1.18%	7	1.02%
3	9	5.84%	7	6.67%	7	5.69%	13	5.65%	7	5.98%	12	9.92%	6	5.22%	15	6.49%	29	5.70%	47	6.84%
4	38	24.68%	39	37.14%	28	22.76%	58	25.22%	22	18.80%	34	28.10%	33	28.70%	67	29.00%	121	23.77%	198	28.82%
5 Very Important	103	66.88%	59	56.19%	84	68.29%	151	65.65%	83	70.94%	74	61.16%	75	65.22%	145	62.77%	345	67.78%	429	62.45%
Missing Cases	6	3.75%	7	6.25%	5	3.91%	10	4.17%	6	4.88%	8	6.20%	5	4.17%	9	3.75%	22	4.14%	34	4.72%

	Eagle				Grand				Pitkin				Summit				All			
	Resident		2nd Homeowner		Resident		2nd Homeowner		Resident		2nd Homeowner		Resident		2nd Homeowner		Resident		2nd Homeowner	
	160	56.14%	112	39.30%	128	33.68%	240	63.16%	123	47.31%	129	49.62%	120	32.35%	240	64.69%	531	40.97%	721	55.63%
23 5L. Wildlife habitat:																				
1 Not Important	1	0.64%	1	0.94%	2	1.61%	0	0.00%	3	2.50%	6	5.00%	2	1.69%	4	1.72%	8	1.54%	11	1.59%
2	5	3.21%	9	8.49%	5	4.03%	3	1.30%	5	4.17%	8	6.67%	1	0.85%	4	1.72%	16	3.09%	24	3.48%
3	17	10.90%	20	18.87%	10	8.06%	23	9.96%	21	17.50%	17	14.17%	11	9.32%	38	16.31%	59	11.39%	98	14.20%
4	50	32.05%	38	35.85%	31	25.00%	71	30.74%	31	25.83%	35	29.17%	39	33.05%	84	36.05%	151	29.15%	228	33.04%
5 Very Important	83	53.21%	38	35.85%	76	61.29%	134	58.01%	60	50.00%	54	45.00%	65	55.08%	103	44.21%	284	54.83%	329	47.68%
Missing Cases	4	2.50%	6	5.36%	4	3.13%	9	3.75%	3	2.44%	9	6.98%	2	1.67%	7	2.92%	13	2.45%	31	4.30%

	Eagle				Grand				Pitkin				Summit				All			
	Resident		2nd Homeowner		Resident		2nd Homeowner		Resident		2nd Homeowner		Resident		2nd Homeowner		Resident		2nd Homeowner	
	160	56.14%	112	39.30%	128	33.68%	240	63.16%	123	47.31%	129	49.62%	120	32.35%	240	64.69%	531	40.97%	721	55.63%
24 5M. Scenic/visual quality:																				
1 Not Important	1	0.66%	0	0.00%	2	1.63%	0	0.00%	2	1.68%	2	1.64%	0	0.00%	3	1.28%	5	0.98%	5	0.72%
2	2	1.32%	2	1.89%	0	0.00%	0	0.00%	3	2.52%	0	0.00%	1	0.86%	1	0.43%	6	1.18%	3	0.43%
3	12	7.89%	6	5.66%	17	13.82%	8	3.48%	4	3.36%	4	3.28%	8	6.90%	7	2.99%	41	8.04%	25	3.61%
4	43	28.29%	29	27.36%	31	25.20%	55	23.91%	28	23.53%	32	26.23%	29	25.00%	61	26.07%	131	25.69%	177	25.58%
5 Very Important	94	61.84%	69	65.09%	73	59.35%	167	72.61%	82	68.91%	84	68.85%	78	67.24%	162	69.23%	327	64.12%	482	69.65%
Missing Cases	8	5.00%	6	5.36%	5	3.91%	10	4.17%	4	3.25%	7	5.43%	4	3.33%	6	2.50%	21	3.95%	29	4.02%

	Eagle				Grand				Pitkin				Summit				All			
	Resident		2nd Homeowner		Resident		2nd Homeowner		Resident		2nd Homeowner		Resident		2nd Homeowner		Resident		2nd Homeowner	
	160	56.14%	112	39.30%	128	33.68%	240	63.16%	123	47.31%	129	49.62%	120	32.35%	240	64.69%	531	40.97%	721	55.63%
25 5N. Parks/trail systems:																				
1 Not Important	4	2.55%	1	0.93%	6	4.84%	1	0.43%	5	4.20%	1	0.81%	2	1.74%	3	1.28%	17	3.30%	6	0.86%
2	5	3.18%	4	3.74%	10	8.06%	1	0.43%	3	2.52%	2	1.63%	4	3.48%	2	0.85%	22	4.27%	9	1.29%
3	24	15.29%	16	14.95%	27	21.77%	21	9.01%	12	10.08%	14	11.38%	11	9.57%	10	4.27%	74	14.37%	61	8.75%
4	49	31.21%	40	37.38%	37	29.84%	69	29.61%	36	30.25%	37	30.08%	33	28.70%	93	39.74%	155	30.10%	239	34.29%
5 Very Important	75	47.77%	46	42.99%	44	35.48%	141	60.52%	63	52.94%	69	56.10%	65	56.52%	126	53.85%	247	47.96%	382	54.81%
Missing Cases	3	1.88%	5	4.46%	4	3.13%	7	2.92%	4	3.25%	6	4.65%	4	3.25%	6	4.65%	16	3.01%	24	3.33%

	Eagle				Grand				Pitkin				Summit				All			
	Resident		2nd Homeowner		Resident		2nd Homeowner		Resident		2nd Homeowner		Resident		2nd Homeowner		Resident		2nd Homeowner	
	160	56.14%	112	39.30%	128	33.68%	240	63.16%	123	47.31%	129	49.62%	120	32.35%	240	64.69%	531	40.97%	721	55.63%
26 5O. Air quality:																				
1 Not Important	1	0.64%	0	0.00%	3	2.40%	0	0.00%	3	2.50%	2	1.67%	0	0.00%	3	1.29%	7	1.35%	5	0.72%
2	2	1.27%	2	1.89%	1	0.80%	0	0.00%	2	1.67%	0	0.00%	2	1.71%	0	0.00%	7	1.35%	2	0.29%
3	11	7.01%	3	2.83%	9	7.20%	11	4.72%	6	5.00%	3	2.50%	5	4.27%	10	4.31%	31	5.97%	27	3.91%
4	44	28.03%	35	33.02%	25	20.00%	52	22.32%	22	18.33%	32	26.67%	17	14.53%	56	24.14%	108	20.81%	175	25.33%
5 Very Important	99	63.06%	66	62.26%	87	69.60%	170	72.96%	87	72.50%	83	69.17%	93	79.49%	163	70.26%	366	70.52%	482	69.75%
Missing Cases	3	1.88%	6	5.36%	3	2.34%	7	2.92%	3	2.44%	9	6.98%	3	2.50%	8	3.33%	12	2.26%	30	4.16%

	Eagle				Grand				Pitkin				Summit				All			
	Resident		2nd Homeowner		Resident		2nd Homeowner		Resident		2nd Homeowner		Resident		2nd Homeowner		Resident		2nd Homeowner	
	160	56.14%	112	39.30%	128	33.68%	240	63.16%	123	47.31%	129	49.62%	120	32.35%	240	64.69%	531	40.97%	721	55.63%
29 6A. First Item																				
Local economy:	65	44.83%	25	25.51%	28	24.56%	28	12.90%	29	25.89%	20	16.95%	24	21.43%	50	23.04%	146	30.23%	123	18.92%
Local workforce housing opportunities:	3	2.07%	2	2.04%	2	1.75%	2	0.92%	3	2.68%	4	3.39%	5	4.46%	1	0.46%	13	2.69%	9	1.38%
Recreational opportunities:	14	9.66%	35	35.71%	8	7.02%	62	28.57%	16	14.29%	40	33.90%	19	16.96%	69	31.80%	57	11.80%	206	31.69%
Transportation infrastructure:	1	0.69%	3	3.06%	1	0.88%	5	2.30%	2	1.79%	3	2.54%	1	0.89%	3	1.38%	5	1.04%	14	2.15%
Public transportation:	1	0.69%	0	0.00%	0	0.00%	0	0.00%	3	2.68%	2	1.69%	0	0.00%	2	0.92%	4	0.83%	4	0.62%
Wildland fire mitigation:	1	0.69%	1	1.02%	8	7.02%	22	10.14%	0	0.00%	2	1.69%	3	2.68%	9	4.15%	12	2.48%	34	5.23%
Health care services:	8	5.52%	6	6.12%	12	10.53%	5	2.30%	8	7.14%	3	2.54%	8	7.14%	9	4.15%	36	7.45%	23	3.54%
Education (K-12)	16	11.03%	4	4.08%	9	7.89%	8	3.69%	10	8.93%	3	2.54%	14	12.50%	5	2.30%	49	10.14%	20	3.08%
Adult education:	0	0.00%	0	0.00%	0	0.00%	0	0.00%	0	0.00%	0	0.00%	0	0.00%	0	0.00%	0	0.00%	0	0.00%
Arts & Culture:	1	0.69%	0	0.00%	0	0.00%	0	0.00%	2	1.79%	4	3.39%	1	0.89%	1	0.46%	4	0.83%	5	0.77%
Water Quality/Quantity:	14	9.66%	7	7.14%	20	17.54%	15	6.91%	4	3.57%	5	4.24%	12	10.71%	9	4.15%	50	10.35%	36	5.54%
Wildlife habitat:	4	2.76%	3	3.06%	8	7.02%	14	6.45%	12	10.71%	4	3.39%	8	7.14%	6	2.76%	32	6.63%	27	4.15%
Scenic/visual quality:	8	5.52%	7	7.14%	5	4.39%	29	13.36%	11	9.82%	15	12.71%	7	6.25%	35	16.13%	31	6.42%	86	13.23%
Parks/trail systems:	1	0.69%	2	2.04%	4	3.51%	12	5.53%	2	1.79%	5	4.24%	3	2.68%	5	2.30%	10	2.07%	24	3.69%
Air quality:	8	5.52%	2	2.04%	4	3.51%	12	5.53%	8	7.14%	5	4.24%	6	5.36%	6	2.76%	26	5.38%	25	3.85%
Other	0	0.00%	1	1.02%	6	5.26%	3	1.38%	3	2.68%	3	2.54%	1	0.89%	7	3.23%	10	2.07%	14	2.15%
Missing Cases	15	9.38%	14	12.50%	14	10.94%	23	9.58%	11	8.94%	11	8.53%	8	6.67%	23	9.58%	48	9.04%	71	9.85%

	Eagle				Grand				Pitkin				Summit				All			
	Resident		2nd Homeowner		Resident		2nd Homeowner		Resident		2nd Homeowner		Resident		2nd Homeowner		Resident		2nd Homeowner	
	160	56.14%	112	39.30%	128	33.68%	240	63.16%	123	47.31%	129	49.62%	120	32.35%	240	64.69%	531	40.97%	721	55.63%
30 6B. 2nd Item																				
Local economy:	13	8.97%	1	1.02%	7	6.14%	11	5.05%	4	3.57%	5	4.24%	9	8.11%	9	4.15%	33	6.85%	26	3.99%
Local workforce housing opportunities:	3	2.07%	6	6.12%	4	3.51%	4	1.83%	5	4.46%	5	4.24%	1	0.90%	4	1.84%	13	2.70%	19	2.92%
Recreational opportunities:	16	11.03%	18	18.37%	4	3.51%	29	13.30%	13	11.61%	18	15.25%	13	11.71%	32	14.75%	46	9.54%	97	14.90%
Transportation infrastructure:	2	1.38%	3	3.06%	0	0.00%	4	1.83%	3	2.68%	7	5.93%	2	1.80%	3	1.38%	7	1.45%	17	2.61%
Public transportation:	0	0.00%	8	8.16%	1	0.88%	3	1.38%	3	2.68%	3	2.54%	0	0.00%	3	1.38%	4	0.83%	17	2.61%
Wildland fire mitigation:	7	4.83%	4	4.08%	10	8.77%	22	10.09%	3	2.68%	4	3.39%	6	5.41%	12	5.53%	26	5.39%	42	6.45%
Health care services:	15	10.34%	0	0.00%	16	14.04%	10	4.59%	10	8.93%	6	5.08%	13	11.71%	13	5.99%	54	11.20%	29	4.45%
Education (K-12)	16	11.03%	6	6.12%	9	7.89%	0	0.00%	11	9.82%	1	0.85%	7	6.31%	5	2.30%	43	8.92%	12	1.84%
Adult education:	0	0.00%	0	0.00%	1	0.88%	1	0.46%	1	0.89%	0	0.00%	1	0.90%	0	0.00%	3	0.62%	1	0.15%
Arts & Culture:	2	1.38%	10	10.20%	0	0.00%	1	0.46%	9	8.04%	14	11.86%	1	0.90%	6	2.76%	12	2.49%	31	4.76%
Water Quality/Quantity:	31	21.38%	13	13.27%	18	15.79%	32	14.68%	18	16.07%	10	8.47%	19	17.12%	30	13.82%	86	17.84%	85	13.06%
Wildlife habitat:	10	6.90%	7	7.14%	12	10.53%	25	11.47%	5	4.46%	3	2.54%	7	6.31%	10	4.61%	34	7.05%	45	6.91%
Scenic/visual quality:	12	8.28%	13	13.27%	10	8.77%	39	17.89%	16	14.29%	18	15.25%	13	11.71%	48	22.12%	51	10.58%	118	18.13%
Parks/trail systems:	7	4.83%	5	5.10%	5	4.39%	22	10.09%	7	6.25%	13	11.02%	16	14.41%	25	11.52%	35	7.26%	65	9.98%
Air quality:	10	6.90%	5	5.10%	16	14.04%	13	5.96%	4	3.57%	10	8.47%	4	3.60%	17	7.83%	34	7.05%	45	6.91%
Other	2	1.38%	1	1.02%	1	0.88%	2	0.92%	0	0.00%	1	0.85%	0	0.00%	1	0.46%	3	0.62%	5	0.77%
Missing Cases	15	9.38%	14	12.50%	14	10.94%	22	9.17%	11	8.94%	11	8.53%	9	7.50%	23	9.58%	49	9.23%	70	9.71%

	Eagle				Grand				Pitkin				Summit				All			
	Resident		2nd Homeowner		Resident		2nd Homeowner		Resident		2nd Homeowner		Resident		2nd Homeowner		Resident		2nd Homeowner	
	160	56.14%	112	39.30%	128	33.68%	240	63.16%	123	47.31%	129	49.62%	120	32.35%	240	64.69%	531	40.97%	721	55.63%
31 6C. 3rd Item																				
Local economy:	12	8.28%	5	5.15%	8	7.21%	11	5.05%	8	7.14%	9	7.69%	10	9.01%	16	7.37%	38	7.93%	41	6.32%
Local workforce housing opportunities:	3	2.07%	1	1.03%	0	0.00%	1	0.46%	6	5.36%	0	0.00%	0	0.00%	4	1.84%	9	1.88%	6	0.92%
Recreational opportunities:	10	6.90%	8	8.25%	12	10.81%	18	8.26%	9	8.04%	8	6.84%	13	11.71%	16	7.37%	44	9.19%	50	7.70%
Transportation infrastructure:	1	0.69%	4	4.12%	2	1.80%	5	2.29%	2	1.79%	7	5.98%	4	3.60%	5	2.30%	9	1.88%	21	3.24%
Public transportation:	4	2.76%	5	5.15%	2	1.80%	7	3.21%	3	2.68%	4	3.42%	3	2.70%	3	1.38%	12	2.51%	19	2.93%
Wildland fire mitigation:	9	6.21%	5	5.15%	8	7.21%	16	7.34%	2	1.79%	3	2.56%	5	4.50%	10	4.61%	24	5.01%	34	5.24%
Health care services:	15	10.34%	9	9.28%	7	6.31%	13	5.96%	10	8.93%	6	5.13%	8	7.21%	11	5.07%	40	8.35%	39	6.01%
Education (K-12)	10	6.90%	0	0.00%	6	5.41%	3	1.38%	6	5.36%	1	0.85%	9	8.11%	5	2.30%	31	6.47%	9	1.39%
Adult education:	1	0.69%	1	1.03%	0	0.00%	0	0.00%	0	0.00%	0	0.00%	2	1.80%	0	0.00%	3	0.63%	1	0.15%
Arts & Culture:	7	4.83%	6	6.19%	2	1.80%	2	0.92%	7	6.25%	16	13.68%	2	1.80%	9	4.15%	18	3.76%	33	5.08%
Water Quality/Quantity:	12	8.28%	12	12.37%	13	11.71%	26	11.93%	19	16.96%	10	8.55%	7	6.31%	19	8.76%	51	10.65%	67	10.32%
Wildlife habitat:	19	13.10%	5	5.15%	11	9.91%	27	12.39%	3	2.68%	6	5.13%	6	5.41%	16	7.37%	39	8.14%	54	8.32%
Scenic/visual quality:	16	11.03%	13	13.40%	21	18.92%	33	15.14%	15	13.39%	19	16.24%	16	14.41%	29	13.36%	68	14.20%	94	14.48%
Parks/trail systems:	9	6.21%	8	8.25%	4	3.60%	30	13.76%	7	6.25%	11	9.40%	7	6.31%	44	20.28%	27	5.64%	93	14.33%
Air quality:	14	9.66%	16	16.49%	13	11.71%	25	11.47%	14	12.50%	17	14.53%	16	14.41%	27	12.44%	57	11.90%	85	13.10%
Other	3	2.07%	0	0.00%	3	2.70%	1	0.46%	2	1.79%	0	0.00%	4	3.60%	3	1.38%	12	2.51%	4	0.62%
Missing Cases	15	9.38%	15	13.39%	17	13.28%	22	9.17%	11	8.94%	12	9.30%	9	7.50%	23	9.58%	52	9.79%	72	9.99%

	Eagle				Grand				Pitkin				Summit				All			
	Resident		2nd Homeowner		Resident		2nd Homeowner		Resident		2nd Homeowner		Resident		2nd Homeowner		Resident		2nd Homeowner	
	160	56.14%	112	39.30%	128	33.68%	240	63.16%	123	47.31%	129	49.62%	120	32.35%	240	64.69%	531	40.97%	721	55.63%
32 7a. Groceries																				
Locally (0-10)	138	87.3%	100	90.9%	76	60.3%	155	67.1%	86	70.5%	100	79.4%	111	92.5%	220	94.8%	411	78.14%	575	82.26%
Regionally (11-29)	12	7.6%	4	3.6%	31	24.6%	49	21.2%	31	25.4%	21	16.7%	2	1.7%	5	2.2%	76	14.45%	79	11.30%
Extended Region (30+)	5	3.2%	1	0.9%	8	6.3%	8	3.5%	6	4.9%	3	2.4%	0	0.0%	0	0.0%	19	3.61%	12	1.72%
Front Range	6	3.8%	6	5.5%	16	12.7%	22	9.5%	0	0.0%	3	2.4%	7	5.8%	9	3.9%	29	5.51%	40	5.72%
Mail Order/Internet	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.00%	0	0.00%
None of the above	1	0.6%	0	0.0%	0	0.0%	1	0.4%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	1	0.19%	1	0.14%

	Eagle				Grand				Pitkin				Summit				All			
	Resident		2nd Homeowner		Resident		2nd Homeowner		Resident		2nd Homeowner		Resident		2nd Homeowner		Resident		2nd Homeowner	
	160	56.14%	112	39.30%	128	33.68%	240	63.16%	123	47.31%	129	49.62%	120	32.35%	240	64.69%	531	40.97%	721	55.63%
33 7b. Prescriptions																				
Locally (0-10)	132	85.2%	71	65.7%	84	66.7%	71	32.4%	73	59.8%	87	71.3%	100	83.3%	127	56.7%	389	74.38%	356	52.90%
Regionally (11-29)	11	7.1%	5	4.6%	16	12.7%	13	5.9%	28	23.0%	13	10.7%	4	3.3%	6	2.7%	59	11.28%	37	5.50%
Extended Region (30+)	2	1.3%	2	1.9%	3	2.4%	4	1.8%	6	4.9%	2	1.6%	1	0.8%	3	1.3%	12	2.29%	11	1.63%
Front Range	1	0.6%	12	11.1%	9	7.1%	79	36.1%	1	0.8%	5	4.1%	4	3.3%	44	19.6%	15	2.87%	140	20.80%
Mail Order/Internet	9	5.8%	5	4.6%	13	10.3%	20	9.1%	14	11.5%	2	1.6%	10	8.3%	14	6.3%	38	7.27%	36	5.35%
None of the above	1	0.6%	13	12.0%	2	1.6%	32	14.6%	0	0.0%	13	10.7%	2	1.7%	32	14.3%	5	0.96%	90	13.37%

	Eagle				Grand				Pitkin				Summit				All			
	Resident		2nd Homeowner		Resident		2nd Homeowner		Resident		2nd Homeowner		Resident		2nd Homeowner		Resident		2nd Homeowner	
	160	56.14%	112	39.30%	128	33.68%	240	63.16%	123	47.31%	129	49.62%	120	32.35%	240	64.69%	531	40.97%	721	55.63%
34 7c. Clothing																				
Locally (0-10)	9	5.7%	37	34.6%	6	4.8%	44	35.2%	10	8.5%	51	41.8%	39	33.3%	88	38.4%	64	12.38%	220	32.31%
Regionally (11-29)	22	14.0%	36	33.6%	6	4.8%	17	7.6%	12	10.2%	27	22.1%	17	14.5%	59	25.8%	57	11.03%	139	20.41%
Extended Region (30+)	36	22.9%	10	9.3%	16	12.8%	20	9.0%	44	37.3%	16	13.1%	12	10.3%	19	8.3%	108	20.89%	65	9.54%
Front Range	66	42.0%	20	18.7%	71	56.8%	108	48.4%	28	23.7%	10	8.2%	43	36.8%	48	21.0%	208	40.23%	186	27.31%
Mail Order/Internet	30	19.1%	4	3.7%	28	22.4%	6	2.7%	21	17.8%	5	4.1%	12	10.3%	5	2.2%	71	13.73%	18	2.64%
None of the above	4	2.5%	0	0.0%	1	0.8%	29	13.0%	11	9.3%	15	12.3%	1	0.9%	14	6.1%	17	3.29%	58	8.52%

	Eagle				Grand				Pitkin				Summit				All			
	Resident		2nd Homeowner		Resident		2nd Homeowner		Resident		2nd Homeowner		Resident		2nd Homeowner		Resident		2nd Homeowner	
	160	56.14%	112	39.30%	128	33.68%	240	63.16%	123	47.31%	129	49.62%	120	32.35%	240	64.69%	531	40.97%	721	55.63%
35 7d. Sports/Rec. Equipment																				
Locally (0-10)	52	34.2%	62	56.9%	28	23.1%	68	31.2%	56	48.7%	80	64.0%	71	60.2%	106	46.7%	207	40.91%	316	46.54%
Regionally (11-29)	31	20.4%	24	22.0%	3	2.5%	21	9.6%	16	13.9%	19	15.2%	16	13.6%	45	19.8%	66	13.04%	109	16.05%
Extended Region (30+)	25	16.4%	4	3.7%	15	12.4%	24	11.0%	25	21.7%	10	8.0%	11	9.3%	20	8.8%	76	15.02%	58	8.54%
Front Range	33	21.7%	13	11.9%	52	43.0%	86	39.4%	11	9.6%	9	7.2%	19	16.1%	46	20.3%	115	22.73%	154	22.68%
Mail Order/Internet	16	10.5%	4	3.7%	18	14.9%	2	0.9%	10	8.7%	3	2.4%	3	2.5%	3	1.3%	39	7.71%	12	1.77%
None of the above	4	2.6%	2	1.8%	8	6.6%	18	8.3%	1	0.9%	4	3.2%	0	0.0%	10	4.4%	13	2.57%	34	5.01%

	Eagle				Grand				Pitkin				Summit				All			
	Resident		2nd Homeowner		Resident		2nd Homeowner		Resident		2nd Homeowner		Resident		2nd Homeowner		Resident		2nd Homeowner	
	160	56.14%	112	39.30%	128	33.68%	240	63.16%	123	47.31%	129	49.62%	120	32.35%	240	64.69%	531	40.97%	721	55.63%
36 7e. Household Furnishings																				
Locally (0-10)	16	10.3%	31	28.2%	19	15.6%	37	16.7%	3	2.5%	18	14.6%	19	16.1%	66	28.6%	57	11.05%	152	22.16%
Regionally (11-29)	16	10.3%	29	26.4%	7	5.7%	41	18.5%	18	15.0%	29	23.6%	10	8.5%	54	23.4%	51	9.88%	153	22.30%
Extended Region (30+)	39	25.0%	15	13.6%	11	9.0%	19	8.6%	48	40.0%	51	41.5%	9	7.6%	25	10.8%	107	20.74%	110	16.03%
Front Range	77	49.4%	30	27.3%	81	66.4%	112	50.5%	39	32.5%	11	8.9%	75	63.6%	70	30.3%	272	52.71%	223	32.51%
Mail Order/Internet	7	4.5%	3	2.7%	2	1.6%	2	0.9%	8	6.7%	1	0.8%	3	2.5%	4	1.7%	17	3.29%	10	1.46%
None of the above	5	3.2%	5	4.5%	4	3.3%	14	6.3%	9	7.5%	16	13.0%	4	3.4%	15	6.5%	22	4.26%	50	7.29%

	Eagle				Grand				Pitkin				Summit				All			
	Resident		2nd Homeowner		Resident		2nd Homeowner		Resident		2nd Homeowner		Resident		2nd Homeowner		Resident		2nd Homeowner	
	160	56.14%	112	39.30%	128	33.68%	240	63.16%	123	47.31%	129	49.62%	120	32.35%	240	64.69%	531	40.97%	721	55.63%
37 7f. Appliances																				
Locally (0-10)	28	17.7%	41	38.0%	36	29.0%	49	22.1%	9	7.6%	23	19.2%	38	32.2%	79	34.5%	111	21.39%	192	28.28%
Regionally (11-29)	26	16.5%	27	25.0%	13	10.5%	31	14.0%	23	19.3%	31	25.8%	16	13.6%	49	21.4%	78	15.03%	138	20.32%
Extended Region (30+)	37	23.4%	14	13.0%	9	7.3%	20	9.0%	57	47.9%	55	45.8%	6	5.1%	20	8.7%	109	21.00%	109	16.05%
Front Range	54	34.2%	22	20.4%	63	50.8%	104	46.8%	21	17.6%	5	4.2%	56	47.5%	57	24.9%	194	37.38%	188	27.69%
Mail Order/Internet	10	6.3%	0	0.0%	2	1.6%	0	0.0%	5	4.2%	0	0.0%	2	1.7%	1	0.4%	18	3.47%	1	0.15%
None of the above	4	2.5%	4	3.7%	3	2.4%	21	9.5%	4	3.4%	7	5.8%	2	1.7%	24	10.5%	13	2.50%	56	8.25%

	Eagle				Grand				Pitkin				Summit				All			
	Resident		2nd Homeowner		Resident		2nd Homeowner		Resident		2nd Homeowner		Resident		2nd Homeowner		Resident		2nd Homeowner	
	160	56.14%	112	39.30%	128	33.68%	240	63.16%	123	47.31%	129	49.62%	120	32.35%	240	64.69%	531	40.97%	721	55.63%
38 7g. Office Supplies																				
Locally (0-10)	44	29.1%	38	38.4%	35	29.4%	35	17.2%	41	35.3%	58	50.9%	77	65.8%	84	39.6%	197	39.17%	215	34.24%
Regionally (11-29)	35	23.2%	22	22.2%	11	9.2%	18	8.9%	22	19.0%	13	11.4%	19	16.2%	31	14.6%	87	17.30%	84	13.38%
Extended Region (30+)	27	17.9%	5	5.1%	9	7.6%	15	7.4%	32	27.6%	15	13.2%	7	6.0%	11	5.2%	75	14.91%	46	7.32%
Front Range	22	14.6%	13	13.1%	55	46.2%	87	42.9%	4	3.4%	6	5.3%	9	7.7%	34	16.0%	90	17.89%	140	22.29%
Mail Order/Internet	20	13.2%	1	1.0%	5	4.2%	4	2.0%	12	10.3%	4	3.5%	6	5.1%	4	1.9%	36	7.16%	12	1.91%
None of the above	5	3.3%	20	20.2%	5	4.2%	44	21.7%	7	6.0%	18	15.8%	2	1.7%	50	23.6%	19	3.78%	132	21.02%

	Eagle				Grand				Pitkin				Summit				All			
	Resident		2nd Homeowner		Resident		2nd Homeowner		Resident		2nd Homeowner		Resident		2nd Homeowner		Resident		2nd Homeowner	
	160	56.14%	112	39.30%	128	33.68%	240	63.16%	123	47.31%	129	49.62%	120	32.35%	240	64.69%	531	40.97%	721	55.63%
39 7h. Hardware/Building Supplies																				
Locally (0-10)	67	44.7%	73	67.6%	72	57.6%	141	62.1%	68	56.7%	70	56.0%	64	53.8%	148	65.5%	271	52.72%	432	62.97%
Regionally (11-29)	28	18.7%	20	18.5%	16	12.8%	34	15.0%	19	15.8%	27	21.6%	16	13.4%	40	17.7%	79	15.37%	121	17.64%
Extended Region (30+)	23	15.3%	6	5.6%	5	4.0%	15	6.6%	31	25.8%	22	17.6%	6	5.0%	11	4.9%	65	12.65%	54	7.87%
Front Range	31	20.7%	6	5.6%	36	28.8%	37	16.3%	4	3.3%	3	2.4%	35	29.4%	20	8.8%	106	20.62%	66	9.62%
Mail Order/Internet	2	1.3%	1	0.9%	1	0.8%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	3	0.58%	1	0.15%
None of the above	2	1.3%	3	2.8%	0	0.0%	5	2.2%	0	0.0%	5	4.0%	1	0.8%	10	4.4%	3	0.58%	23	3.35%

	Eagle				Grand				Pitkin				Summit				All			
	Resident		2nd Homeowner		Resident		2nd Homeowner		Resident		2nd Homeowner		Resident		2nd Homeowner		Resident		2nd Homeowner	
	160	56.14%	112	39.30%	128	33.68%	240	63.16%	123	47.31%	129	49.62%	120	32.35%	240	64.69%	531	40.97%	721	55.63%
40 7i. Garden Supplies																				
Locally (0-10)	68	44.7%	56	51.9%	51	42.1%	89	43.8%	37	31.1%	44	39.6%	60	52.2%	96	46.2%	216	42.60%	285	45.24%
Regionally (11-29)	34	22.4%	24	22.2%	16	13.2%	26	12.8%	39	32.8%	27	24.3%	17	14.8%	30	14.4%	106	20.91%	107	16.98%
Extended Region (30+)	21	13.8%	3	2.8%	8	6.6%	15	7.4%	39	32.8%	17	15.3%	9	7.8%	8	3.8%	77	15.19%	43	6.83%
Front Range	30	19.7%	8	7.4%	36	29.8%	44	21.7%	3	2.5%	2	1.8%	24	20.9%	18	8.7%	93	18.34%	72	11.43%
Mail Order/Internet	0	0.0%	0	0.0%	4	3.3%	0	0.0%	1	0.8%	1	0.9%	1	0.9%	0	0.0%	5	0.99%	1	0.16%
None of the above	3	2.0%	17	15.7%	9	7.4%	29	14.3%	3	2.5%	21	18.9%	7	6.1%	57	27.4%	22	4.34%	124	19.68%

	Eagle				Grand				Pitkin				Summit				All			
	Resident		2nd Homeowner		Resident		2nd Homeowner		Resident		2nd Homeowner		Resident		2nd Homeowner		Resident		2nd Homeowner	
	160	56.14%	112	39.30%	128	33.68%	240	63.16%	123	47.31%	129	49.62%	120	32.35%	240	64.69%	531	40.97%	721	55.63%
41 7j. Automobiles																				
Locally (0-10)	10	6.4%	8	8.0%	12	9.7%	6	2.9%	5	4.2%	10	8.8%	20	16.9%	10	4.7%	47	9.09%	34	5.37%
Regionally (11-29)	18	11.5%	2	2.0%	5	4.0%	5	2.4%	17	14.3%	9	8.0%	12	10.2%	4	1.9%	52	10.06%	20	3.16%
Extended Region (30+)	36	23.1%	12	12.0%	12	9.7%	11	5.3%	46	38.7%	27	23.9%	9	7.6%	16	7.6%	103	19.92%	66	10.43%
Front Range	82	52.6%	35	35.0%	91	73.4%	127	60.8%	42	35.3%	18	15.9%	65	55.1%	80	37.9%	280	54.16%	260	41.07%
Mail Order/Internet	3	1.9%	3	3.0%	1	0.8%	2	1.0%	1	0.8%	0	0.0%	1	0.8%	2	0.9%	6	1.16%	6	0.95%
None of the above	9	5.8%	41	41.0%	4	3.2%	59	28.2%	8	6.7%	49	43.4%	11	9.3%	99	46.9%	32	6.19%	248	39.18%

	Eagle				Grand				Pitkin				Summit				All			
	Resident		2nd Homeowner		Resident		2nd Homeowner		Resident		2nd Homeowner		Resident		2nd Homeowner		Resident		2nd Homeowner	
	160	56.14%	112	39.30%	128	33.68%	240	63.16%	123	47.31%	129	49.62%	120	32.35%	240	64.69%	531	40.97%	721	55.63%
42 7k. Entertainment/Restaurants																				
Locally (0-10)	89	57.1%	79	71.8%	70	56.5%	161	70.6%	87	71.3%	96	76.8%	85	70.8%	169	72.8%	331	63.41%	505	72.66%
Regionally (11-29)	43	27.6%	30	27.3%	22	17.7%	39	17.1%	30	24.6%	23	18.4%	23	19.2%	54	23.3%	118	22.61%	146	21.01%
Extended Region (30+)	24	15.4%	2	1.8%	17	13.7%	17	7.5%	9	7.4%	5	4.0%	9	7.5%	11	4.7%	59	11.30%	35	5.04%
Front Range	16	10.3%	0	0.0%	21	16.9%	13	5.7%	3	2.5%	1	0.8%	9	7.5%	4	1.7%	49	9.39%	18	2.59%
Mail Order/Internet	2	1.3%	0	0.0%	1	0.8%	1	0.4%	0	0.0%	1	0.8%	0	0.0%	0	0.0%	2	0.38%	2	0.29%
None of the above	2	1.3%	0	0.0%	3	2.4%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	5	0.96%	0	0.00%

	Eagle				Grand				Pitkin				Summit				All			
	Resident		2nd Homeowner		Resident		2nd Homeowner		Resident		2nd Homeowner		Resident		2nd Homeowner		Resident		2nd Homeowner	
	160	56.14%	112	39.30%	128	33.68%	240	63.16%	123	47.31%	129	49.62%	120	32.35%	240	64.69%	531	40.97%	721	55.63%
43 8. Shopping %																				
0-19%	13	8.4%	18	17.1%	17	13.7%	56	24.0%	13	11.7%	13	10.7%	6	5.1%	32	13.9%	49	9.66%	119	17.25%
20-39%	26	16.9%	9	8.6%	21	16.9%	46	19.7%	26	23.4%	17	14.0%	8	6.8%	20	8.7%	81	15.98%	92	13.33%
40-59%	38	24.7%	9	8.6%	31	25.0%	48	20.6%	22	19.8%	19	15.7%	23	19.5%	34	14.7%	114	22.49%	110	15.94%
60-79%	61	39.6%	24	22.9%	40	32.3%	43	18.5%	31	27.9%	33	27.3%	51	43.2%	54	23.4%	183	36.09%	154	22.32%
80-100%	18	11.7%	45	42.9%	15	12.1%	41	17.6%	19	17.1%	40	33.1%	30	25.4%	91	39.4%	82	16.17%	217	31.45%

	Eagle				Grand				Pitkin				Summit				All			
	Resident		2nd Homeowner		Resident		2nd Homeowner		Resident		2nd Homeowner		Resident		2nd Homeowner		Resident		2nd Homeowner	
	160	56.14%	112	39.30%	128	33.68%	240	63.16%	123	47.31%	129	49.62%	120	32.35%	240	64.69%	531	40.97%	721	55.63%
44 9. Registered voter																				
Yes	147	92.45%	4	3.64%	121	96.80%	22	9.21%	116	95.08%	5	3.97%	114	95.80%	9	3.77%	498	94.86%	40	5.60%
No	12	7.55%	106	96.36%	4	3.20%	217	90.79%	6	4.92%	121	96.03%	5	4.20%	230	96.23%	27	5.14%	674	94.40%
Missing Cases	1	0.63%	2	1.79%	3	2.34%	1	0.42%	1	0.81%	3	2.33%	1	0.83%	1	0.42%	6	1.13%	7	0.97%

	Eagle				Grand				Pitkin				Summit				All			
	Resident		2nd Homeowner		Resident		2nd Homeowner		Resident		2nd Homeowner		Resident		2nd Homeowner		Resident		2nd Homeowner	
	160	56.14%	112	39.30%	128	33.68%	240	63.16%	123	47.31%	129	49.62%	120	32.35%	240	64.69%	531	40.97%	721	55.63%
45 10. Family Status:																				
Single, no children	29	18.35%	10	9.09%	16	12.70%	12	5.11%	24	19.51%	3	2.36%	14	11.67%	16	6.69%	83	15.75%	41	5.77%
Single, with children	8	5.06%	0	0.00%	6	4.76%	3	1.28%	3	2.44%	2	1.57%	4	3.33%	8	3.35%	21	3.98%	13	1.83%
Single, children no longer at home	13	8.23%	3	2.73%	10	7.94%	13	5.53%	7	5.69%	10	7.87%	5	4.17%	13	5.44%	35	6.64%	39	5.49%
Couple, no children	27	17.09%	9	8.18%	27	21.43%	35	14.89%	22	17.89%	12	9.45%	34	28.33%	36	15.06%	110	20.87%	92	12.94%
Couple, with children	50	31.65%	26	23.64%	22	17.46%	68	28.94%	28	22.76%	31	24.41%	32	26.67%	46	19.25%	132	25.05%	171	24.05%
Couple, children no longer at home	27	17.09%	60	54.55%	44	34.92%	107	45.53%	38	30.89%	66	51.97%	33	27.50%	114	47.70%	142	26.94%	347	48.80%
Other	5	3.16%	2	1.82%	2	1.59%	6	2.55%	3	2.44%	4	3.15%	0	0.00%	6	2.51%	10	1.90%	18	2.53%
Missing Cases	2	1.25%	2	1.79%	2	1.56%	5	2.08%	0	0.00%	2	1.55%	0	0.00%	1	0.42%	4	0.75%	10	1.39%

	Eagle				Grand				Pitkin				Summit				All			
	Resident		2nd Homeowner		Resident		2nd Homeowner		Resident		2nd Homeowner		Resident		2nd Homeowner		Resident		2nd Homeowner	
	160	56.14%	112	39.30%	128	33.68%	240	63.16%	123	47.31%	129	49.62%	120	32.35%	240	64.69%	531	40.97%	721	55.63%
46 11. Age																				
under 20	0	0.00%	0	0.00%	0	0.00%	0	0.00%	0	0.00%	0	0.00%	0	0.00%	0	0.00%	0	0.00%	0	0.00%
20-24	0	0.00%	0	0.00%	1	0.78%	1	0.42%	0	0.00%	0	0.00%	1	0.83%	0	0.00%	2	0.38%	1	0.14%
25-34	15	9.49%	1	0.90%	6	4.69%	6	2.50%	6	4.88%	1	0.79%	13	10.83%	5	2.09%	40	7.56%	13	1.81%
35-44	45	28.48%	4	3.60%	28	21.88%	26	10.83%	15	12.20%	7	5.51%	30	25.00%	17	7.11%	118	22.31%	54	7.53%
45-54	52	32.91%	28	25.23%	42	32.81%	63	26.25%	39	31.71%	20	15.75%	30	25.00%	63	26.36%	163	30.81%	174	24.27%
55-64	33	20.89%	52	46.85%	27	21.09%	78	32.50%	33	26.83%	51	40.16%	25	20.83%	102	42.68%	118	22.31%	283	39.47%
65-74	10	6.33%	21	18.92%	18	14.06%	53	22.08%	18	14.63%	32	25.20%	15	12.50%	41	17.15%	61	11.53%	147	20.50%
Over 75	4	2.53%	5	4.50%	7	5.47%	18	7.50%	13	10.57%	18	14.17%	6	5.00%	13	5.44%	30	5.67%	54	7.53%
Missing Cases	2	1.25%	1	0.89%	0	0.00%	0	0.00%	0	0.00%	2	1.55%	0	0.00%	1	0.42%	2	0.38%	4	0.55%

	Eagle				Grand				Pitkin				Summit				All			
	Resident		2nd Homeowner		Resident		2nd Homeowner		Resident		2nd Homeowner		Resident		2nd Homeowner		Resident		2nd Homeowner	
	160	56.14%	112	39.30%	128	33.68%	240	63.16%	123	47.31%	129	49.62%	120	32.35%	240	64.69%	531	40.97%	721	55.63%
47 12. Sex																				
Male	71	44.94%	81	72.97%	63	50.00%	151	63.71%	67	54.47%	81	64.29%	73	61.34%	166	70.34%	274	52.09%	479	67.46%
Female	92	58.23%	32	28.83%	67	53.17%	99	41.77%	60	48.78%	47	37.30%	47	39.50%	76	32.20%	266	50.57%	254	35.77%
Missing Cases	2	1.25%	1	0.89%	2	1.56%	3	1.25%	0	0.00%	3	2.33%	1	0.83%	4	1.67%	5	0.94%	11	1.53%

	Eagle				Grand				Pitkin				Summit				All			
	Resident		2nd Homeowner		Resident		2nd Homeowner		Resident		2nd Homeowner		Resident		2nd Homeowner		Resident		2nd Homeowner	
	160	56.14%	112	39.30%	128	33.68%	240	63.16%	123	47.31%	129	49.62%	120	32.35%	240	64.69%	531	40.97%	721	55.63%
48 13. Ethnicity:																				
Black/African American	0	0.00%	0	0.00%	0	0.00%	0	0.00%	0	0.00%	0	0.00%	0	0.00%	2	0.85%	0	0.00%	2	0.28%
Hispanic Origin	7	4.52%	2	1.82%	3	2.36%	5	2.12%	0	0.00%	0	0.00%	2	1.68%	5	2.12%	12	2.30%	12	1.69%
American Indian	0	0.00%	0	0.00%	0	0.00%	0	0.00%	1	0.83%	0	0.00%	0	0.00%	2	0.85%	1	0.19%	2	0.28%
Asian	0	0.00%	1	0.91%	0	0.00%	0	0.00%	2	1.65%	2	1.59%	1	0.84%	1	0.42%	3	0.57%	4	0.56%
Pacific Islander	1	0.65%	0	0.00%	0	0.00%	0	0.00%	0	0.00%	0	0.00%	0	0.00%	0	0.00%	1	0.19%	0	0.00%
White	145	93.55%	106	96.36%	121	95.28%	229	97.03%	118	97.52%	123	97.62%	115	96.64%	223	94.49%	499	95.59%	681	96.19%
Other:	2	1.29%	1	0.91%	3	2.36%	3	1.27%	0	0.00%	1	0.79%	3	2.52%	4	1.69%	8	1.53%	9	1.27%
Missing Cases	5	3.13%	2	1.79%	1	0.78%	4	1.67%	2	1.63%	3	2.33%	1	0.83%	4	1.67%	9	1.69%	13	1.80%

	Eagle				Grand				Pitkin				Summit				All			
	Resident		2nd Homeowner		Resident		2nd Homeowner		Resident		2nd Homeowner		Resident		2nd Homeowner		Resident		2nd Homeowner	
	160	56.14%	112	39.30%	128	33.68%	240	63.16%	123	47.31%	129	49.62%	120	32.35%	240	64.69%	531	40.97%	721	55.63%
49 14. Education																				
Less than 9th grade	1	0.63%	1	0.90%	0	0.00%	1	0.42%	0	0.00%	1	0.78%	0	0.00%	0	0.00%	1	0.19%	3	0.42%
9th to 12th grade, no diploma	2	1.26%	0	0.00%	1	0.78%	3	1.25%	0	0.00%	0	0.00%	0	0.00%	1	0.42%	3	0.57%	4	0.56%
High school graduate or GED	16	10.06%	3	2.70%	26	20.31%	23	9.58%	7	5.69%	3	2.33%	5	4.17%	1	0.42%	54	10.19%	30	4.17%
Some college, no degree	31	19.50%	11	9.91%	35	27.34%	30	12.50%	26	21.14%	14	10.85%	16	13.33%	17	7.11%	108	20.38%	72	10.01%
Associate's degree	9	5.66%	2	1.80%	4	3.13%	8	3.33%	6	4.88%	3	2.33%	7	5.83%	8	3.35%	26	4.91%	21	2.92%
Bachelor's degree	74	46.54%	40	36.04%	36	28.13%	85	35.42%	56	45.53%	39	30.23%	55	45.83%	78	32.64%	221	41.70%	242	33.66%
Graduate or professional degree	33	20.75%	55	49.55%	28	21.88%	101	42.08%	30	24.39%	70	54.26%	39	32.50%	134	56.07%	130	24.53%	360	50.07%
Missing Cases	1	0.63%	1	0.89%	0	0.00%	0	0.00%	0	0.00%	0	0.00%	0	0.00%	1	0.42%	1	0.19%	2	0.28%

	Eagle				Grand				Pitkin				Summit				All			
	Resident		2nd Homeowner		Resident		2nd Homeowner		Resident		2nd Homeowner		Resident		2nd Homeowner		Resident		2nd Homeowner	
	160	56.14%	112	39.30%	128	33.68%	240	63.16%	123	47.31%	129	49.62%	120	32.35%	240	64.69%	531	40.97%	721	55.63%
50 15. Income																				
\$0-14,999	2	1.40%	0	0.00%	2	1.69%	2	0.99%	0	0.00%	0	0.00%	1	0.94%	0	0.00%	5	1.04%	2	0.34%
\$15,000 - 34,999	12	8.39%	0	0.00%	20	16.95%	11	5.42%	13	11.40%	3	2.94%	7	6.60%	4	2.03%	52	10.81%	18	3.03%
\$35,000 - 49,999	15	10.49%	2	2.17%	28	23.73%	14	6.90%	9	7.89%	0	0.00%	28	26.42%	5	2.54%	80	16.63%	21	3.54%
\$50,000 - 74,999	35	24.48%	6	6.52%	30	25.42%	35	17.24%	29	25.44%	3	2.94%	13	12.26%	27	13.71%	107	22.25%	71	11.95%
\$75,000 - 99,999	28	19.58%	6	6.52%	16	13.56%	34	16.75%	14	12.28%	6	5.88%	28	26.42%	24	12.18%	86	17.88%	70	11.78%
\$100,000 - 149,999	26	18.18%	9	9.78%	18	15.25%	53	26.11%	21	18.42%	17	16.67%	16	15.09%	40	20.30%	81	16.84%	119	20.03%
150,000 - 199,999	8	5.59%	12	13.04%	3	2.54%	21	10.34%	7	6.14%	7	6.86%	3	2.83%	36	18.27%	21	4.37%	76	12.79%
200,000 - 299,999	6	4.20%	11	11.96%	0	0.00%	19	9.36%	6	5.26%	20	19.61%	10	9.43%	26	13.20%	22	4.57%	76	12.79%
300,000 - 499,999	5	3.50%	17	18.48%	0	0.00%	8	3.94%	7	6.14%	21	20.59%	1	0.94%	19	9.64%	13	2.70%	65	10.94%
500,000 - 999,999	5	3.50%	16	17.39%	1	0.85%	5	2.46%	4	3.51%	15	14.71%	0	0.00%	12	6.09%	10	2.08%	48	8.08%
1,000,000+	1	0.70%	13	14.13%	0	0.00%	1	0.49%	4	3.51%	10	9.80%	0	0.00%	4	2.03%	5	1.04%	28	4.71%
Missing Cases	17	10.63%	20	17.86%	10	7.81%	37	15.42%	9	7.32%	27	20.93%	14	11.67%	43	17.92%	50	9.42%	127	17.61%

	Eagle				Grand				Pitkin				Summit				All			
	Resident		2nd Homeowner		Resident		2nd Homeowner		Resident		2nd Homeowner		Resident		2nd Homeowner		Resident		2nd Homeowner	
	160	56.14%	112	39.30%	128	33.68%	240	63.16%	123	47.31%	129	49.62%	120	32.35%	240	64.69%	531	40.97%	721	55.63%
51 16. Employment status																				
Part time employed	14	8.81%	7	6.31%	16	12.50%	24	10.08%	16	13.22%	9	7.09%	8	6.67%	16	6.78%	54	10.23%	56	7.87%
Full time employed	81	50.94%	43	38.74%	54	42.19%	97	40.76%	45	37.19%	42	33.07%	59	49.17%	96	40.68%	239	45.27%	278	39.04%
Retired	18	11.32%	38	34.23%	38	29.69%	82	34.45%	26	21.49%	51	40.16%	32	26.67%	86	36.44%	114	21.59%	257	36.10%
Looking for work	10	6.29%	0	0.00%	2	1.56%	3	1.26%	3	2.48%	1	0.79%	3	2.50%	5	2.12%	18	3.41%	9	1.26%
Self employed	41	25.79%	27	24.32%	33	25.78%	41	17.23%	40	33.06%	26	20.47%	26	21.67%	36	15.25%	140	26.52%	130	18.26%
Other	6	3.77%	4	3.60%	6	4.69%	8	3.36%	3	2.48%	3	2.36%	1	0.83%	7	2.97%	16	3.03%	22	3.09%
Missing Cases	1	0.63%	1	0.89%	0	0.00%	2	0.83%	2	1.63%	2	1.55%	0	0.00%	4	1.67%	3	0.56%	9	1.25%

	Eagle				Grand				Pitkin				Summit				All			
	Resident		2nd Homeowner		Resident		2nd Homeowner		Resident		2nd Homeowner		Resident		2nd Homeowner		Resident		2nd Homeowner	
	160	56.14%	112	39.30%	128	33.68%	240	63.16%	123	47.31%	129	49.62%	120	32.35%	240	64.69%	531	40.97%	721	55.63%
52 17. Current use																				
Full time rental	1	20.00%	15	13.51%	3	50.00%	26	11.11%	1	25.00%	15	12.00%	1	20.00%	43	18.53%	6	30.00%	99	14.10%
Part time rental	1	20.00%	37	33.33%	1	16.67%	50	21.37%	1	25.00%	49	39.20%	1	20.00%	87	37.50%	4	20.00%	223	31.77%
Owner use only	2	40.00%	24	21.62%	2	33.33%	53	22.65%	0	0.00%	30	24.00%	2	40.00%	43	18.53%	6	30.00%	150	21.37%
Owner, friends and family use	0	0.00%	54	48.65%	1	16.67%	140	59.83%	2	50.00%	55	44.00%	0	0.00%	102	43.97%	3	15.00%	351	50.00%
Corporate use	1	20.00%	0	0.00%	0	0.00%	1	0.43%	0	0.00%	2	1.60%	0	0.00%	2	0.86%	1	5.00%	5	0.71%
No use	0	0.00%	0	0.00%	0	0.00%	0	0.00%	0	0.00%	0	0.00%	1	20.00%	0	0.00%	1	5.00%	0	0.00%
Other:	0	0.00%	1	0.90%	0	0.00%	3	1.28%	1	25.00%	5	4.00%	1	20.00%	2	0.86%	2	10.00%	11	1.57%
Missing Cases	155	96.88%	1	0.89%	122	95.31%	6	2.50%	119	96.75%	4	3.10%	115	95.83%	8	3.33%	511	96.23%	19	2.64%

	Eagle				Grand				Pitkin				Summit				All			
	Resident		2nd Homeowner		Resident		2nd Homeowner		Resident		2nd Homeowner		Resident		2nd Homeowner		Resident		2nd Homeowner	
	160	56.14%	112	39.30%	128	33.68%	240	63.16%	123	47.31%	129	49.62%	120	32.35%	240	64.69%	531	40.97%	721	55.63%
53 18. Bought property																				
Recreational amenities	0	0.00%	92	84.40%	4	57.14%	195	83.69%	4	66.67%	98	78.40%	2	40.00%	196	84.85%	10	45.45%	581	83.24%
Air and water quality	2	50.00%	40	36.70%	4	57.14%	97	41.63%	2	33.33%	43	34.40%	2	40.00%	83	35.93%	10	45.45%	263	37.68%
Proximity to Ski Resort	1	25.00%	89	81.65%	3	42.86%	137	58.80%	3	50.00%	96	76.80%	2	40.00%	190	82.25%	9	40.91%	512	73.35%
Friendliness	0	0.00%	28	25.69%	2	28.57%	78	33.48%	4	66.67%	36	28.80%	0	0.00%	58	25.11%	6	27.27%	200	28.65%
Intend to retire here	0	0.00%	19	17.43%	4	57.14%	49	21.03%	1	16.67%	20	16.00%	0	0.00%	36	15.58%	5	22.73%	124	17.77%
Intend to vacation here for years	0	0.00%	76	69.72%	2	28.57%	149	63.95%	0	0.00%	88	70.40%	0	0.00%	145	62.77%	2	9.09%	458	65.62%
More affordable than other mountain resorts	1	25.00%	5	4.59%	3	42.86%	95	40.77%	0	0.00%	1	0.80%	3	60.00%	55	23.81%	7	31.82%	156	22.35%
Proximity to friends and/or family	1	25.00%	16	14.68%	0	0.00%	49	21.03%	2	33.33%	11	8.80%	1	20.00%	33	14.29%	4	18.18%	109	15.62%
Investment potential	3	75.00%	51	46.79%	3	42.86%	107	45.92%	1	16.67%	52	41.60%	2	40.00%	132	57.14%	9	40.91%	342	49.00%
Rental income	1	25.00%	21	19.27%	3	42.86%	46	19.74%	1	16.67%	30	24.00%	0	0.00%	76	32.90%	5	22.73%	173	24.79%
Climate	0	0.00%	45	41.28%	3	42.86%	83	35.62%	1	16.67%	57	45.60%	1	20.00%	89	38.53%	5	22.73%	274	39.26%
Small town atmosphere	1	25.00%	26	23.85%	5	71.43%	119	51.07%	3	50.00%	49	39.20%	2	40.00%	105	45.45%	11	50.00%	299	42.84%
Proximity to Front Range	0	0.00%	16	14.68%	2	28.57%	88	37.77%	0	0.00%	3	2.40%	1	20.00%	81	35.06%	3	13.64%	188	26.93%
Proximity to airport	0	0.00%	11	10.09%	0	0.00%	10	4.29%	1	16.67%	19	15.20%	0	0.00%	30	12.99%	1	4.55%	70	10.03%
Scenery/surroundings	0	0.00%	73	66.97%	5	71.43%	167	71.67%	3	50.00%	86	68.80%	2	40.00%	175	75.76%	10	45.45%	501	71.78%
Other:	0	0.00%	8	7.34%	0	0.00%	20	8.58%	2	33.33%	11	8.80%	0	0.00%	8	3.46%	2	9.09%	47	6.73%
Missing Cases	156	97.50%	3	2.68%	121	94.53%	7	2.92%	117	95.12%	4	3.10%	115	95.83%	9	3.75%	509	95.86%	23	3.19%

	Eagle				Grand				Pitkin				Summit				All			
	Resident		2nd Homeowner		Resident		2nd Homeowner		Resident		2nd Homeowner		Resident		2nd Homeowner		Resident		2nd Homeowner	
	160	56.14%	112	39.30%	128	33.68%	240	63.16%	123	47.31%	129	49.62%	120	32.35%	240	64.69%	531	40.97%	721	55.63%
54 19A. 1st Reason																				
Recreational amenities	0	0.00%	32	31.68%	0	0.00%	60	27.52%	0	0.00%	35	30.43%	2	50.00%	59	26.58%	2	9.52%	186	28.35%
Air and water quality	2	50.00%	0	0.00%	2	28.57%	7	3.21%	0	0.00%	1	0.87%	0	0.00%	3	1.35%	4	19.05%	11	1.68%
Proximity to Ski Resort	0	0.00%	37	36.63%	1	14.29%	32	14.68%	0	0.00%	38	33.04%	0	0.00%	61	27.48%	1	4.76%	168	25.61%
Friendliness	0	0.00%	0	0.00%	0	0.00%	1	0.46%	0	0.00%	0	0.00%	0	0.00%	1	0.45%	0	0.00%	2	0.30%
Intend to retire here	0	0.00%	1	0.99%	2	28.57%	9	4.13%	1	16.67%	5	4.35%	0	0.00%	8	3.60%	3	14.29%	23	3.51%
Intend to vacation here for years	0	0.00%	6	5.94%	0	0.00%	28	12.84%	0	0.00%	9	7.83%	0	0.00%	15	6.76%	0	0.00%	58	8.84%
More affordable than other mountain resorts	1	25.00%	0	0.00%	0	0.00%	10	4.59%	0	0.00%	0	0.00%	0	0.00%	3	1.35%	1	4.76%	13	1.98%
Proximity to friends and/or family	0	0.00%	2	1.98%	0	0.00%	6	2.75%	1	16.67%	1	0.87%	0	0.00%	6	2.70%	1	4.76%	15	2.29%
Investment potential	1	25.00%	9	8.91%	0	0.00%	15	6.88%	0	0.00%	9	7.83%	1	25.00%	24	10.81%	2	9.52%	57	8.69%
Rental income	0	0.00%	1	0.99%	0	0.00%	2	0.92%	0	0.00%	0	0.00%	0	0.00%	8	3.60%	0	0.00%	11	1.68%
Climate	0	0.00%	5	4.95%	0	0.00%	1	0.46%	0	0.00%	2	1.74%	0	0.00%	4	1.80%	0	0.00%	12	1.83%
Small town atmosphere	0	0.00%	1	0.99%	1	14.29%	4	1.83%	1	16.67%	2	1.74%	0	0.00%	4	1.80%	2	9.52%	11	1.68%
Proximity to Front Range	0	0.00%	0	0.00%	0	0.00%	8	3.67%	0	0.00%	0	0.00%	0	0.00%	7	3.15%	0	0.00%	15	2.29%
Proximity to airport	0	0.00%	0	0.00%	0	0.00%	1	0.46%	0	0.00%	0	0.00%	0	0.00%	0	0.00%	0	0.00%	1	0.15%
Scenery/surroundings	0	0.00%	4	3.96%	1	14.29%	28	12.84%	1	16.67%	9	7.83%	1	25.00%	18	8.11%	3	14.29%	59	8.99%
Other:	0	0.00%	3	2.97%	0	0.00%	6	2.75%	2	33.33%	4	3.48%	0	0.00%	1	0.45%	2	9.52%	14	2.13%
Missing Cases	156	97.50%	11	9.82%	121	94.53%	22	9.17%	117	95.12%	14	10.85%	116	96.67%	18	7.50%	510	96.05%	65	9.02%

	Eagle				Grand				Pitkin				Summit				All			
	Resident		2nd Homeowner		Resident		2nd Homeowner		Resident		2nd Homeowner		Resident		2nd Homeowner		Resident		2nd Homeowner	
	160	56.14%	112	39.30%	128	33.68%	240	63.16%	123	47.31%	129	49.62%	120	32.35%	240	64.69%	531	40.97%	721	55.63%
55 19B. 2nd Reason																				
Recreational amenities	0	0.00%	16	16.00%	2	28.57%	35	16.06%	1	20.00%	15	13.27%	0	0.00%	36	16.22%	3	15.00%	102	15.62%
Air and water quality	0	0.00%	5	5.00%	0	0.00%	11	5.05%	0	0.00%	1	0.88%	1	25.00%	10	4.50%	1	5.00%	27	4.13%
Proximity to Ski Resort	1	25.00%	23	23.00%	0	0.00%	28	12.84%	0	0.00%	19	16.81%	2	50.00%	39	17.57%	3	15.00%	109	16.69%
Friendliness	1	25.00%	0	0.00%	1	14.29%	7	3.21%	0	0.00%	3	2.65%	0	0.00%	0	0.00%	2	10.00%	10	1.53%
Intend to retire here	0	0.00%	3	3.00%	0	0.00%	11	5.05%	0	0.00%	4	3.54%	0	0.00%	3	1.35%	0	0.00%	21	3.22%
Intend to vacation here for years	0	0.00%	20	20.00%	0	0.00%	32	14.68%	0	0.00%	23	20.35%	0	0.00%	29	13.06%	0	0.00%	104	15.93%
More affordable than other mountain resorts	0	0.00%	1	1.00%	1	14.29%	14	6.42%	0	0.00%	1	0.88%	1	25.00%	6	2.70%	2	10.00%	22	3.37%
Proximity to friends and/or family	0	0.00%	4	4.00%	0	0.00%	7	3.21%	2	40.00%	1	0.88%	0	0.00%	5	2.25%	2	10.00%	17	2.60%
Investment potential	0	0.00%	9	9.00%	1	14.29%	16	7.34%	1	20.00%	8	7.08%	0	0.00%	20	9.01%	2	10.00%	53	8.12%
Rental income	1	25.00%	6	6.00%	0	0.00%	10	4.59%	0	0.00%	11	9.73%	0	0.00%	18	8.11%	1	5.00%	45	6.89%
Climate	0	0.00%	5	5.00%	0	0.00%	3	1.38%	0	0.00%	3	2.65%	0	0.00%	3	1.35%	0	0.00%	14	2.14%
Small town atmosphere	1	25.00%	2	2.00%	1	14.29%	12	5.50%	0	0.00%	3	2.65%	0	0.00%	7	3.15%	2	10.00%	24	3.68%
Proximity to Front Range	0	0.00%	1	1.00%	0	0.00%	5	2.29%	0	0.00%	0	0.00%	0	0.00%	8	3.60%	0	0.00%	14	2.14%
Proximity to airport	0	0.00%	0	0.00%	0	0.00%	0	0.00%	0	0.00%	4	3.54%	0	0.00%	2	0.90%	0	0.00%	6	0.92%
Scenery/surroundings	0	0.00%	4	4.00%	1	14.29%	25	11.47%	1	20.00%	16	14.16%	0	0.00%	33	14.86%	2	10.00%	78	11.94%
Other:	0	0.00%	1	1.00%	0	0.00%	2	0.92%	0	0.00%	1	0.88%	0	0.00%	3	1.35%	0	0.00%	7	1.07%
Missing Cases	156	97.50%	12	10.71%	121	94.53%	22	9.17%	118	95.93%	16	12.40%	116	96.67%	18	7.50%	511	96.23%	68	9.43%

	Eagle				Grand				Pitkin				Summit				All			
	Resident		2nd Homeowner		Resident		2nd Homeowner		Resident		2nd Homeowner		Resident		2nd Homeowner		Resident		2nd Homeowner	
	160	56.14%	112	39.30%	128	33.68%	240	63.16%	123	47.31%	129	49.62%	120	32.35%	240	64.69%	531	40.97%	721	55.63%
56 19C. 3rd Reason																				
Recreational amenities	0	0.00%	14	14.29%	1	14.29%	30	14.02%	2	50.00%	9	8.41%	0	0.00%	25	11.36%	3	16.67%	78	12.21%
Air and water quality	0	0.00%	2	2.04%	0	0.00%	4	1.87%	0	0.00%	3	2.80%	1	25.00%	1	0.45%	1	5.56%	10	1.56%
Proximity to Ski Resort	0	0.00%	7	7.14%	0	0.00%	12	5.61%	0	0.00%	5	4.67%	0	0.00%	19	8.64%	0	0.00%	43	6.73%
Friendliness	0	0.00%	2	2.04%	0	0.00%	8	3.74%	0	0.00%	6	5.61%	0	0.00%	3	1.36%	0	0.00%	19	2.97%
Intend to retire here	0	0.00%	2	2.04%	0	0.00%	4	1.87%	0	0.00%	4	3.74%	0	0.00%	4	1.82%	0	0.00%	14	2.19%
Intend to vacation here for years	0	0.00%	15	15.31%	0	0.00%	15	7.01%	1	25.00%	21	19.63%	0	0.00%	27	12.27%	1	5.56%	78	12.21%
More affordable than other mountain resorts	0	0.00%	0	0.00%	0	0.00%	12	5.61%	0	0.00%	1	0.93%	0	0.00%	7	3.18%	0	0.00%	20	3.13%
Proximity to friends and/or family	1	33.33%	4	4.08%	0	0.00%	6	2.80%	0	0.00%	1	0.93%	1	25.00%	4	1.82%	2	11.11%	15	2.35%
Investment potential	2	66.67%	15	15.31%	1	14.29%	25	11.68%	0	0.00%	14	13.08%	1	25.00%	29	13.18%	4	22.22%	83	12.99%
Rental income	0	0.00%	1	1.02%	1	14.29%	6	2.80%	1	25.00%	4	3.74%	0	0.00%	20	9.09%	2	11.11%	31	4.85%
Climate	0	0.00%	3	3.06%	0	0.00%	7	3.27%	0	0.00%	12	11.21%	0	0.00%	11	5.00%	0	0.00%	33	5.16%
Small town atmosphere	0	0.00%	3	3.06%	3	42.86%	26	12.15%	0	0.00%	1	0.93%	1	25.00%	19	8.64%	4	22.22%	49	7.67%
Proximity to Front Range	0	0.00%	4	4.08%	0	0.00%	23	10.75%	0	0.00%	0	0.00%	0	0.00%	12	5.45%	0	0.00%	39	6.10%
Proximity to airport	0	0.00%	2	2.04%	0	0.00%	0	0.00%	0	0.00%	2	1.87%	0	0.00%	4	1.82%	0	0.00%	8	1.25%
Scenery/surroundings	0	0.00%	23	23.47%	1	14.29%	35	16.36%	0	0.00%	23	21.50%	0	0.00%	33	15.00%	1	5.56%	114	17.84%
Other:	0	0.00%	1	1.02%	0	0.00%	2	0.93%	0	0.00%	1	0.93%	0	0.00%	2	0.91%	0	0.00%	6	0.94%
Missing Cases	157	98.12%	14	12.50%	121	94.53%	26	10.83%	119	96.75%	22	17.05%	116	96.67%	20	8.33%	513	96.61%	82	11.37%

	Eagle				Grand				Pitkin				Summit				All			
	Resident		2nd Homeowner		Resident		2nd Homeowner		Resident		2nd Homeowner		Resident		2nd Homeowner		Resident		2nd Homeowner	
	160	56.14%	112	39.30%	128	33.68%	240	63.16%	123	47.31%	129	49.62%	120	32.35%	240	64.69%	531	40.97%	721	55.63%
58 21. Additional residences																				
Yes	3	42.86%	50	45.87%	3	50.00%	74	31.76%	4	28.57%	60	47.62%	2	40.00%	95	41.48%	12	37.50%	279	40.03%
No	4	57.14%	59	54.13%	3	50.00%	159	68.24%	10	71.43%	66	52.38%	3	60.00%	134	58.52%	20	62.50%	418	59.97%
Missing Cases	153	95.63%	3	2.68%	122	95.31%	7	2.92%	109	88.62%	3	2.33%	115	95.83%	11	4.58%	499	93.97%	24	3.33%

	Eagle				Grand				Pitkin				Summit				All			
	Resident		2nd Homeowner		Resident		2nd Homeowner		Resident		2nd Homeowner		Resident		2nd Homeowner		Resident		2nd Homeowner	
	160	56.14%	112	39.30%	128	33.68%	240	63.16%	123	47.31%	129	49.62%	120	32.35%	240	64.69%	531	40.97%	721	55.63%
60 22. Transportation mode																				
Train	0	0.00%	0	0.00%	0	0.00%	0	0.00%	0	0.00%	0	0.00%	0	0.00%	0	0.00%	0	0.00%	0	0.00%
Air (Commercial)	0	0.00%	18	16.67%	1	16.67%	5	2.14%	0	0.00%	38	29.92%	0	0.00%	16	6.90%	1	4.55%	77	10.98%
Air (Private)	0	0.00%	3	2.78%	0	0.00%	0	0.00%	0	0.00%	6	4.72%	0	0.00%	1	0.43%	0	0.00%	10	1.43%
Rental car	0	0.00%	0	0.00%	0	0.00%	1	0.43%	0	0.00%	0	0.00%	0	0.00%	1	0.43%	0	0.00%	2	0.29%
Personal vehicle	3	60.00%	38	35.19%	5	83.33%	194	82.91%	6	85.71%	30	23.62%	3	75.00%	138	59.48%	17	77.27%	400	57.06%
Bus or van	1	20.00%	1	0.93%	0	0.00%	0	0.00%	0	0.00%	0	0.00%	0	0.00%	0	0.00%	1	4.55%	1	0.14%
Taxi	0	0.00%	0	0.00%	0	0.00%	0	0.00%	0	0.00%	1	0.79%	0	0.00%	0	0.00%	0	0.00%	1	0.14%
Other	1	20.00%	48	44.44%	0	0.00%	34	14.53%	1	14.29%	52	40.94%	1	25.00%	76	32.76%	3	13.64%	210	29.96%
Missing Cases	155	96.88%	4	3.57%	122	95.31%	6	2.50%	116	94.31%	2	1.55%	116	96.67%	8	3.33%	509	95.86%	20	2.77%

	Eagle				Grand				Pitkin				Summit				All			
	Resident		2nd Homeowner		Resident		2nd Homeowner		Resident		2nd Homeowner		Resident		2nd Homeowner		Resident		2nd Homeowner	
	160	56.14%	112	39.30%	128	33.68%	240	63.16%	123	47.31%	129	49.62%	120	32.35%	240	64.69%	531	40.97%	721	55.63%
61 23. Total usage																				
None	0	0.00%	6	5.45%	0	0.00%	7	3.00%	0	0.00%	6	4.76%	0	0.00%	8	3.48%	0	0.00%	27	3.86%
0-7	0	0.00%	3	2.73%	0	0.00%	13	5.58%	0	0.00%	5	3.97%	0	0.00%	15	6.52%	0	0.00%	36	5.15%
8-14	0	0.00%	5	4.55%	0	0.00%	13	5.58%	0	0.00%	12	9.52%	0	0.00%	23	10.00%	0	0.00%	53	7.58%
15-29	0	0.00%	11	10.00%	0	0.00%	36	15.45%	0	0.00%	16	12.70%	1	25.00%	24	10.43%	1	4.55%	87	12.45%
30-59	0	0.00%	26	23.64%	0	0.00%	60	25.75%	0	0.00%	20	15.87%	0	0.00%	43	18.70%	0	0.00%	149	21.32%
60-89	0	0.00%	17	15.45%	0	0.00%	44	18.88%	0	0.00%	16	12.70%	0	0.00%	37	16.09%	0	0.00%	114	16.31%
90-119	0	0.00%	17	15.45%	0	0.00%	23	9.87%	0	0.00%	22	17.46%	0	0.00%	30	13.04%	0	0.00%	92	13.16%
120-299	1	20.00%	19	17.27%	3	50.00%	29	12.45%	1	14.29%	27	21.43%	0	0.00%	40	17.39%	5	22.73%	115	16.45%
300+	3	60.00%	6	5.45%	2	33.33%	7	3.00%	6	85.71%	3	2.38%	3	75.00%	11	4.78%	14	63.64%	27	3.86%
Other	1	20.00%	2	1.82%	1	16.67%	1	0.43%	0	0.00%	0	0.00%	0	0.00%	1	0.43%	2	9.09%	4	0.57%
Missing Cases	155	96.88%	2	1.79%	122	95.31%	7	2.92%	116	94.31%	3	2.33%	116	96.67%	10	4.17%	509	95.86%	22	3.05%

	Eagle				Grand				Pitkin				Summit				All			
	Resident		2nd Homeowner		Resident		2nd Homeowner		Resident		2nd Homeowner		Resident		2nd Homeowner		Resident		2nd Homeowner	
	160	56.14%	112	39.30%	128	33.68%	240	63.16%	123	47.31%	129	49.62%	120	32.35%	240	64.69%	531	40.97%	721	55.63%
67 25. Rent																				
No	6	100.0%	58	52.73%	5	100.0%	157	67.38%	8	88.89%	61	48.03%	2	66.67%	102	44.35%	21	91.30%	378	54.00%
Yes	0	0.00%	52	47.27%	0	0.00%	76	32.62%	1	11.11%	66	51.97%	1	33.33%	128	55.65%	2	8.70%	322	46.00%
If yes, for how many days?	0	0.00%	47	42.73%	0	0.00%	60	25.75%	1	11.11%	49	38.58%	1	33.33%	114	49.57%	2	8.70%	270	38.57%
Missing Cases	154	96.25%	2	1.79%	123	96.09%	7	2.92%	114	92.68%	2	1.55%	117	97.50%	10	4.17%	508	95.67%	21	2.91%

	Eagle				Grand				Pitkin				Summit				All			
	Resident		2nd Homeowner		Resident		2nd Homeowner		Resident		2nd Homeowner		Resident		2nd Homeowner		Resident		2nd Homeowner	
	160	56.14%	112	39.30%	128	33.68%	240	63.16%	123	47.31%	129	49.62%	120	32.35%	240	64.69%	531	40.97%	721	55.63%
68 26. Property management																				
No	5	100.0%	49	44.55%	6	100.0%	147	69.67%	8	100.0%	42	34.43%	3	75.00%	94	43.32%	22	95.65%	332	50.30%
Yes	0	0.00%	61	55.45%	0	0.00%	64	30.33%	0	0.00%	80	65.57%	1	25.00%	123	56.68%	1	4.35%	328	49.70%
Missing Cases	155	96.88%	2	1.79%	122	95.31%	29	12.08%	115	93.50%	7	5.43%	116	96.67%	23	9.58%	508	95.67%	61	8.46%

	Eagle				Grand				Pitkin				Summit				All			
	Resident		2nd Homeowner		Resident		2nd Homeowner		Resident		2nd Homeowner		Resident		2nd Homeowner		Resident		2nd Homeowner	
	160	56.14%	112	39.30%	128	33.68%	240	63.16%	123	47.31%	129	49.62%	120	32.35%	240	64.69%	531	40.97%	721	55.63%
69 27. Future use (time)																				
More	1	20.00%	53	48.62%	1	20.00%	107	45.73%	3	33.33%	51	40.16%	1	33.33%	105	45.45%	6	27.27%	316	45.08%
Less	1	20.00%	7	6.42%	0	0.00%	14	5.98%	0	0.00%	5	3.94%	0	0.00%	6	2.60%	1	4.55%	32	4.56%
About the same	3	60.00%	49	44.95%	4	80.00%	115	49.15%	6	66.67%	71	55.91%	2	66.67%	120	51.95%	15	68.18%	355	50.64%
Why?	0	0.00%	0	0.00%	0	0.00%	0	0.00%	0	0.00%	1	0.79%	0	0.00%	0	0.00%	0	0.00%	1	0.14%
Missing Cases	155	96.88%	3	2.68%	123	96.09%	6	2.50%	114	92.68%	2	1.55%	117	97.50%	9	3.75%	509	95.86%	20	2.77%

	Eagle				Grand				Pitkin				Summit				All			
	Resident		2nd Homeowner		Resident		2nd Homeowner		Resident		2nd Homeowner		Resident		2nd Homeowner		Resident		2nd Homeowner	
	160	56.14%	112	39.30%	128	33.68%	240	63.16%	123	47.31%	129	49.62%	120	32.35%	240	64.69%	531	40.97%	721	55.63%
70 28. Future use: residence																				
Increase my personal use of the residence/prop	0	0.00%	50	45.05%	2	33.33%	114	49.14%	1	14.29%	47	37.01%	1	33.33%	121	52.16%	4	19.05%	332	47.29%
Increase use by friends and family	1	20.00%	29	26.13%	1	16.67%	68	29.31%	2	28.57%	29	22.83%	0	0.00%	69	29.74%	4	19.05%	195	27.78%
Maintain current use	1	20.00%	47	42.34%	5	83.33%	103	44.40%	7	100.0%	65	51.18%	1	33.33%	93	40.09%	14	66.67%	308	43.87%
Decrease current use	1	20.00%	1	0.90%	0	0.00%	2	0.86%	0	0.00%	0	0.00%	0	0.00%	4	1.72%	1	4.76%	7	1.00%
Sell the residence/property	2	40.00%	9	8.11%	1	16.67%	17	7.33%	0	0.00%	14	11.02%	0	0.00%	23	9.91%	3	14.29%	63	8.97%
Use the residence as a full time rental unit	0	0.00%	5	4.50%	0	0.00%	14	6.03%	1	14.29%	9	7.09%	1	33.33%	21	9.05%	2	9.52%	49	6.98%
Use the residence as a part time rental unit	1	20.00%	13	11.71%	0	0.00%	31	13.36%	1	14.29%	21	16.54%	0	0.00%	55	23.71%	2	9.52%	120	17.09%
Retire to area and use as retirement residence	0	0.00%	19	17.12%	1	16.67%	22	9.48%	1	14.29%	9	7.09%	0	0.00%	29	12.50%	2	9.52%	79	11.25%
Renovate the residence	1	20.00%	19	17.12%	2	33.33%	24	10.34%	0	0.00%	14	11.02%	0	0.00%	21	9.05%	3	14.29%	78	11.11%
Become a full time resident	0	0.00%	5	4.50%	1	16.67%	6	2.59%	1	14.29%	2	1.57%	1	33.33%	9	3.88%	3	14.29%	22	3.13%
Other:	0	0.00%	0	0.00%	0	0.00%	3	1.29%	0	0.00%	2	1.57%	0	0.00%	0	0.00%	0	0.00%	5	0.71%
Missing Cases	155	96.88%	1	0.89%	122	95.31%	8	3.33%	116	94.31%	2	1.55%	117	97.50%	8	3.33%	510	96.05%	19	2.64%

	Eagle				Grand				Pitkin				Summit				All			
	Resident		2nd Homeowner		Resident		2nd Homeowner		Resident		2nd Homeowner		Resident		2nd Homeowner		Resident		2nd Homeowner	
	160	56.14%	112	39.30%	128	33.68%	240	63.16%	123	47.31%	129	49.62%	120	32.35%	240	64.69%	531	40.97%	721	55.63%
71 29A. Police																				
1 Never Use	79	71.82%	55	80.88%	64	68.09%	134	85.90%	57	67.86%	72	84.71%	52	65.00%	132	90.41%	252	68.48%	393	86.37%
2	26	23.64%	11	16.18%	23	24.47%	20	12.82%	21	25.00%	11	12.94%	21	26.25%	12	8.22%	91	24.73%	54	11.87%
3	5	4.55%	2	2.94%	5	5.32%	2	1.28%	6	7.14%	1	1.18%	5	6.25%	2	1.37%	21	5.71%	7	1.54%
4	0	0.00%	0	0.00%	1	1.06%	0	0.00%	0	0.00%	1	1.18%	0	0.00%	0	0.00%	1	0.27%	1	0.22%
5 Use Frequently	0	0.00%	0	0.00%	1	1.06%	0	0.00%	0	0.00%	0	0.00%	2	2.50%	0	0.00%	3	0.82%	0	0.00%
Missing Cases	50	31.25%	44	39.29%	34	26.56%	84	35.00%	39	31.71%	44	34.11%	40	33.33%	94	39.17%	163	30.70%	266	36.89%

	Eagle				Grand				Pitkin				Summit				All			
	Resident		2nd Homeowner		Resident		2nd Homeowner		Resident		2nd Homeowner		Resident		2nd Homeowner		Resident		2nd Homeowner	
	160	56.14%	112	39.30%	128	33.68%	240	63.16%	123	47.31%	129	49.62%	120	32.35%	240	64.69%	531	40.97%	721	55.63%
72 29B. Emergency Medical																				
1 Never Use	97	64.24%	65	60.75%	79	64.23%	178	79.11%	66	55.46%	74	63.25%	56	48.28%	153	67.70%	298	58.55%	470	69.63%
2	30	19.87%	22	20.56%	21	17.07%	31	13.78%	31	26.05%	23	19.66%	32	27.59%	45	19.91%	114	22.40%	121	17.93%
3	19	12.58%	15	14.02%	17	13.82%	14	6.22%	17	14.29%	15	12.82%	17	14.66%	21	9.29%	70	13.75%	65	9.63%
4	2	1.32%	5	4.67%	3	2.44%	1	0.44%	4	3.36%	4	3.42%	7	6.03%	5	2.21%	16	3.14%	15	2.22%
5 Use Frequently	3	1.99%	0	0.00%	3	2.44%	1	0.44%	1	0.84%	1	0.85%	4	3.45%	2	0.88%	11	2.16%	4	0.59%
Missing Cases	9	5.62%	5	4.46%	5	3.91%	15	6.25%	4	3.25%	12	9.30%	4	3.33%	14	5.83%	22	4.14%	46	6.38%

	Eagle				Grand				Pitkin				Summit				All			
	Resident		2nd Homeowner		Resident		2nd Homeowner		Resident		2nd Homeowner		Resident		2nd Homeowner		Resident		2nd Homeowner	
	160	56.14%	112	39.30%	128	33.68%	240	63.16%	123	47.31%	129	49.62%	120	32.35%	240	64.69%	531	40.97%	721	55.63%
73 29C. Medical Services																				
1 Never Use	20	12.99%	43	40.19%	25	19.84%	162	72.65%	15	12.71%	49	42.24%	18	15.00%	140	61.40%	78	15.06%	394	58.46%
2	35	22.73%	38	35.51%	29	23.02%	39	17.49%	28	23.73%	29	25.00%	22	18.33%	50	21.93%	114	22.01%	156	23.15%
3	60	38.96%	16	14.95%	39	30.95%	17	7.62%	38	32.20%	28	24.14%	42	35.00%	29	12.72%	179	34.56%	90	13.35%
4	29	18.83%	6	5.61%	14	11.11%	4	1.79%	15	12.71%	8	6.90%	22	18.33%	6	2.63%	80	15.44%	24	3.56%
5 Use Frequently	10	6.49%	4	3.74%	19	15.08%	1	0.45%	22	18.64%	2	1.72%	16	13.33%	3	1.32%	67	12.93%	10	1.48%
Missing Cases	6	3.75%	5	4.46%	2	1.56%	17	7.08%	5	4.07%	13	10.08%	0	0.00%	12	5.00%	13	2.45%	47	6.52%

	Eagle				Grand				Pitkin				Summit				All			
	Resident		2nd Homeowner		Resident		2nd Homeowner		Resident		2nd Homeowner		Resident		2nd Homeowner		Resident		2nd Homeowner	
	160	56.14%	112	39.30%	128	33.68%	240	63.16%	123	47.31%	129	49.62%	120	32.35%	240	64.69%	531	40.97%	721	55.63%
74 29D. Animal Control																				
1 Never Use	116	76.32%	95	90.48%	102	81.60%	208	92.86%	91	79.13%	101	92.66%	80	68.97%	209	93.72%	389	76.57%	613	92.74%
2	28	18.42%	8	7.62%	12	9.60%	12	5.36%	12	10.43%	6	5.50%	20	17.24%	11	4.93%	72	14.17%	37	5.60%
3	5	3.29%	1	0.95%	6	4.80%	4	1.79%	8	6.96%	2	1.83%	12	10.34%	2	0.90%	31	6.10%	9	1.36%
4	3	1.97%	1	0.95%	3	2.40%	0	0.00%	4	3.48%	0	0.00%	2	1.72%	1	0.45%	12	2.36%	2	0.30%
5 Use Frequently	0	0.00%	0	0.00%	2	1.60%	0	0.00%	0	0.00%	0	0.00%	2	1.72%	0	0.00%	4	0.79%	0	0.00%
Missing Cases	8	5.00%	7	6.25%	3	2.34%	16	6.67%	8	6.50%	20	15.50%	4	3.33%	17	7.08%	23	4.33%	60	8.32%

	Eagle				Grand				Pitkin				Summit				All			
	Resident		2nd Homeowner		Resident		2nd Homeowner		Resident		2nd Homeowner		Resident		2nd Homeowner		Resident		2nd Homeowner	
	160	56.14%	112	39.30%	128	33.68%	240	63.16%	123	47.31%	129	49.62%	120	32.35%	240	64.69%	531	40.97%	721	55.63%
75 29E. Fire Services																				
1 Never Use	131	87.33%	93	87.74%	108	88.52%	214	95.96%	104	89.66%	104	94.55%	98	83.76%	212	94.22%	441	87.33%	623	93.83%
2	7	4.67%	8	7.55%	6	4.92%	6	2.69%	9	7.76%	3	2.73%	13	11.11%	8	3.56%	35	6.93%	25	3.77%
3	6	4.00%	2	1.89%	2	1.64%	1	0.45%	0	0.00%	2	1.82%	5	4.27%	4	1.78%	13	2.57%	9	1.36%
4	4	2.67%	2	1.89%	3	2.46%	1	0.45%	2	1.72%	1	0.91%	0	0.00%	0	0.00%	9	1.78%	4	0.60%
5 Use Frequently	2	1.33%	1	0.94%	3	2.46%	1	0.45%	1	0.86%	0	0.00%	1	0.85%	1	0.44%	7	1.39%	3	0.45%
Missing Cases	10	6.25%	6	5.36%	6	4.69%	17	7.08%	7	5.69%	19	14.73%	3	2.50%	15	6.25%	26	4.90%	57	7.91%

	Eagle				Grand				Pitkin				Summit				All			
	Resident		2nd Homeowner		Resident		2nd Homeowner		Resident		2nd Homeowner		Resident		2nd Homeowner		Resident		2nd Homeowner	
	160	56.14%	112	39.30%	128	33.68%	240	63.16%	123	47.31%	129	49.62%	120	32.35%	240	64.69%	531	40.97%	721	55.63%
76 29F. Court Services																				
1 Never Use	117	76.97%	99	94.29%	93	75.00%	211	95.05%	89	76.72%	102	93.58%	92	80.00%	212	94.22%	391	77.12%	624	94.40%
2	23	15.13%	4	3.81%	19	15.32%	7	3.15%	18	15.52%	4	3.67%	18	15.65%	7	3.11%	78	15.38%	22	3.33%
3	9	5.92%	1	0.95%	8	6.45%	3	1.35%	4	3.45%	2	1.83%	3	2.61%	4	1.78%	24	4.73%	10	1.51%
4	2	1.32%	1	0.95%	3	2.42%	1	0.45%	3	2.59%	1	0.92%	0	0.00%	2	0.89%	8	1.58%	5	0.76%
5 Use Frequently	1	0.66%	0	0.00%	1	0.81%	0	0.00%	2	1.72%	0	0.00%	2	1.74%	0	0.00%	6	1.18%	0	0.00%
Missing Cases	8	5.00%	7	6.25%	4	3.13%	18	7.50%	7	5.69%	20	15.50%	5	4.17%	15	6.25%	24	4.52%	60	8.32%

	Eagle				Grand				Pitkin				Summit				All			
	Resident		2nd Homeowner		Resident		2nd Homeowner		Resident		2nd Homeowner		Resident		2nd Homeowner		Resident		2nd Homeowner	
	160	56.14%	112	39.30%	128	33.68%	240	63.16%	123	47.31%	129	49.62%	120	32.35%	240	64.69%	531	40.97%	721	55.63%
77 29G. Public Transportation																				
1 Never Use	71	46.10%	24	22.64%	85	71.43%	131	59.01%	26	21.85%	28	23.73%	52	44.83%	89	40.09%	234	46.06%	272	40.72%
2	36	23.38%	24	22.64%	15	12.61%	27	12.16%	30	25.21%	18	15.25%	30	25.86%	46	20.72%	111	21.85%	115	17.22%
3	25	16.23%	23	21.70%	7	5.88%	29	13.06%	31	26.05%	26	22.03%	14	12.07%	53	23.87%	77	15.16%	131	19.61%
4	9	5.84%	11	10.38%	6	5.04%	16	7.21%	15	12.61%	24	20.34%	14	12.07%	24	10.81%	44	8.66%	75	11.23%
5 Use Frequently	13	8.44%	24	22.64%	6	5.04%	19	8.56%	17	14.29%	22	18.64%	6	5.17%	10	4.50%	42	8.27%	75	11.23%
Missing Cases	6	3.75%	6	5.36%	9	7.03%	18	7.50%	4	3.25%	11	8.53%	4	3.33%	18	7.50%	23	4.33%	53	7.35%

	Eagle				Grand				Pitkin				Summit				All			
	Resident		2nd Homeowner		Resident		2nd Homeowner		Resident		2nd Homeowner		Resident		2nd Homeowner		Resident		2nd Homeowner	
	160	56.14%	112	39.30%	128	33.68%	240	63.16%	123	47.31%	129	49.62%	120	32.35%	240	64.69%	531	40.97%	721	55.63%
78 29H. Parks																				
1 Never Use	19	12.34%	20	18.69%	18	14.29%	33	14.67%	12	10.00%	14	12.07%	15	12.71%	45	19.48%	64	12.36%	112	16.49%
2	23	14.94%	18	16.82%	15	11.90%	27	12.00%	17	14.17%	22	18.97%	12	10.17%	30	12.99%	67	12.93%	97	14.29%
3	39	25.32%	28	26.17%	34	26.98%	54	24.00%	38	31.67%	31	26.72%	24	20.34%	66	28.57%	135	26.06%	179	26.36%
4	42	27.27%	27	25.23%	23	18.25%	55	24.44%	23	19.17%	36	31.03%	32	27.12%	50	21.65%	120	23.17%	168	24.74%
5 Use Frequently	31	20.13%	14	13.08%	36	28.57%	56	24.89%	30	25.00%	13	11.21%	35	29.66%	40	17.32%	132	25.48%	123	18.11%
Missing Cases	6	3.75%	5	4.46%	2	1.56%	15	6.25%	3	2.44%	13	10.08%	2	1.67%	9	3.75%	13	2.45%	42	5.83%

	Eagle				Grand				Pitkin				Summit				All			
	Resident		2nd Homeowner		Resident		2nd Homeowner		Resident		2nd Homeowner		Resident		2nd Homeowner		Resident		2nd Homeowner	
	160	56.14%	112	39.30%	128	33.68%	240	63.16%	123	47.31%	129	49.62%	120	32.35%	240	64.69%	531	40.97%	721	55.63%
79 29I. Library Services																				
1 Never Use	28	18.06%	49	45.37%	26	20.63%	142	63.68%	23	19.33%	56	49.56%	17	14.53%	146	64.04%	94	18.18%	393	58.48%
2	29	18.71%	26	24.07%	26	20.63%	30	13.45%	18	15.13%	22	19.47%	19	16.24%	33	14.47%	92	17.79%	111	16.52%
3	36	23.23%	13	12.04%	35	27.78%	27	12.11%	28	23.53%	19	16.81%	29	24.79%	27	11.84%	128	24.76%	86	12.80%
4	28	18.06%	13	12.04%	21	16.67%	13	5.83%	25	21.01%	13	11.50%	20	17.09%	14	6.14%	94	18.18%	53	7.89%
5 Use Frequently	34	21.94%	7	6.48%	18	14.29%	11	4.93%	25	21.01%	3	2.65%	32	27.35%	8	3.51%	109	21.08%	29	4.32%
Missing Cases	5	3.13%	4	3.57%	2	1.56%	17	7.08%	4	3.25%	16	12.40%	3	2.50%	12	5.00%	14	2.64%	49	6.80%

	Eagle				Grand				Pitkin				Summit				All			
	Resident		2nd Homeowner		Resident		2nd Homeowner		Resident		2nd Homeowner		Resident		2nd Homeowner		Resident		2nd Homeowner	
	160	56.14%	112	39.30%	128	33.68%	240	63.16%	123	47.31%	129	49.62%	120	32.35%	240	64.69%	531	40.97%	721	55.63%
80 29J. Recreation Center																				
1 Never Use	55	38.46%	52	49.52%	71	61.74%	129	59.72%	64	56.14%	70	63.64%	27	22.69%	81	36.00%	217	44.20%	332	50.61%
2	27	18.88%	14	13.33%	14	12.17%	24	11.11%	13	11.40%	17	15.45%	10	8.40%	37	16.44%	64	13.03%	92	14.02%
3	29	20.28%	24	22.86%	17	14.78%	34	15.74%	19	16.67%	13	11.82%	16	13.45%	49	21.78%	81	16.50%	120	18.29%
4	17	11.89%	10	9.52%	6	5.22%	19	8.80%	6	5.26%	7	6.36%	32	26.89%	34	15.11%	61	12.42%	70	10.67%
5 Use Frequently	15	10.49%	5	4.76%	7	6.09%	10	4.63%	12	10.53%	3	2.73%	34	28.57%	24	10.67%	68	13.85%	42	6.40%
Missing Cases	17	10.63%	7	6.25%	13	10.16%	24	10.00%	9	7.32%	19	14.73%	1	0.83%	15	6.25%	40	7.53%	65	9.02%

	Eagle				Grand				Pitkin				Summit				All			
	Resident		2nd Homeowner		Resident		2nd Homeowner		Resident		2nd Homeowner		Resident		2nd Homeowner		Resident		2nd Homeowner	
	160	56.14%	112	39.30%	128	33.68%	240	63.16%	123	47.31%	129	49.62%	120	32.35%	240	64.69%	531	40.97%	721	55.63%
81 29K. Building/Planning Services																				
1 Never Use	87	58.39%	72	69.90%	68	54.84%	178	80.91%	69	59.48%	77	70.00%	62	52.99%	178	79.46%	286	56.52%	505	76.86%
2	29	19.46%	17	16.50%	25	20.16%	20	9.09%	20	17.24%	19	17.27%	19	16.24%	20	8.93%	93	18.38%	76	11.57%
3	20	13.42%	10	9.71%	15	12.10%	9	4.09%	8	6.90%	10	9.09%	16	13.68%	16	7.14%	59	11.66%	45	6.85%
4	6	4.03%	3	2.91%	7	5.65%	9	4.09%	10	8.62%	2	1.82%	12	10.26%	4	1.79%	35	6.92%	18	2.74%
5 Use Frequently	7	4.70%	1	0.97%	9	7.26%	4	1.82%	9	7.76%	2	1.82%	8	6.84%	6	2.68%	33	6.52%	13	1.98%
Missing Cases	11	6.88%	9	8.04%	4	3.13%	20	8.33%	7	5.69%	19	14.73%	3	2.50%	16	6.67%	25	4.71%	64	8.88%

	Eagle				Grand				Pitkin				Summit				All			
	Resident		2nd Homeowner		Resident		2nd Homeowner		Resident		2nd Homeowner		Resident		2nd Homeowner		Resident		2nd Homeowner	
	160	56.14%	112	39.30%	128	33.68%	240	63.16%	123	47.31%	129	49.62%	120	32.35%	240	64.69%	531	40.97%	721	55.63%
82 29L. Open Space/Trails																				
1 Never Use	17	10.97%	17	16.04%	26	20.97%	23	10.18%	8	6.72%	12	10.62%	12	10.26%	27	11.79%	63	12.23%	79	11.72%
2	10	6.45%	13	12.26%	9	7.26%	18	7.96%	13	10.92%	6	5.31%	9	7.69%	18	7.86%	41	7.96%	55	8.16%
3	39	25.16%	25	23.58%	30	24.19%	53	23.45%	20	16.81%	19	16.81%	22	18.80%	46	20.09%	111	21.55%	143	21.22%
4	33	21.29%	25	23.58%	22	17.74%	53	23.45%	31	26.05%	41	36.28%	25	21.37%	67	29.26%	111	21.55%	186	27.60%
5 Use Frequently	56	36.13%	26	24.53%	37	29.84%	79	34.96%	47	39.50%	35	30.97%	49	41.88%	71	31.00%	189	36.70%	211	31.31%
Missing Cases	5	3.13%	6	5.36%	4	3.13%	14	5.83%	4	3.25%	16	12.40%	3	2.50%	11	4.58%	16	3.01%	47	6.52%

	Eagle				Grand				Pitkin				Summit				All			
	Resident		2nd Homeowner		Resident		2nd Homeowner		Resident		2nd Homeowner		Resident		2nd Homeowner		Resident		2nd Homeowner	
	160	56.14%	112	39.30%	128	33.68%	240	63.16%	123	47.31%	129	49.62%	120	32.35%	240	64.69%	531	40.97%	721	55.63%
83 29M. Housing Services																				
1 Never Use	142	94.04%	93	91.18%	112	92.56%	211	95.05%	95	81.90%	98	94.23%	103	88.79%	210	94.59%	452	89.68%	612	94.15%
2	6	3.97%	9	8.82%	2	1.65%	6	2.70%	8	6.90%	3	2.88%	7	6.03%	7	3.15%	23	4.56%	25	3.85%
3	2	1.32%	0	0.00%	7	5.79%	5	2.25%	5	4.31%	1	0.96%	1	0.86%	3	1.35%	15	2.98%	9	1.38%
4	1	0.66%	0	0.00%	0	0.00%	0	0.00%	3	2.59%	2	1.92%	3	2.59%	1	0.45%	7	1.39%	3	0.46%
5 Use Frequently	0	0.00%	0	0.00%	0	0.00%	0	0.00%	5	4.31%	0	0.00%	2	1.72%	1	0.45%	7	1.39%	1	0.15%
Missing Cases	9	5.62%	10	8.93%	7	5.47%	18	7.50%	7	5.69%	25	19.38%	4	3.33%	18	7.50%	27	5.08%	71	9.85%

	Eagle				Grand				Pitkin				Summit				All			
	Resident		2nd Homeowner		Resident		2nd Homeowner		Resident		2nd Homeowner		Resident		2nd Homeowner		Resident		2nd Homeowner	
	160	56.14%	112	39.30%	128	33.68%	240	63.16%	123	47.31%	129	49.62%	120	32.35%	240	64.69%	531	40.97%	721	55.63%
84 29N. Senior Citizen Services																				
1 Never Use	142	92.81%	100	97.09%	110	90.16%	206	91.96%	99	83.90%	102	91.07%	95	83.33%	204	90.67%	446	87.97%	612	92.17%
2	5	3.27%	2	1.94%	6	4.92%	10	4.46%	8	6.78%	4	3.57%	8	7.02%	15	6.67%	27	5.33%	31	4.67%
3	4	2.61%	1	0.97%	4	3.28%	4	1.79%	3	2.54%	4	3.57%	3	2.63%	5	2.22%	14	2.76%	14	2.11%
4	0	0.00%	0	0.00%	1	0.82%	1	0.45%	3	2.54%	1	0.89%	4	3.51%	0	0.00%	8	1.58%	2	0.30%
5 Use Frequently	2	1.31%	0	0.00%	1	0.82%	3	1.34%	5	4.24%	1	0.89%	4	3.51%	1	0.44%	12	2.37%	5	0.75%
Missing Cases	7	4.37%	9	8.04%	6	4.69%	16	6.67%	5	4.07%	17	13.18%	6	5.00%	15	6.25%	24	4.52%	57	7.91%

	Eagle				Grand				Pitkin				Summit				All			
	Resident		2nd Homeowner		Resident		2nd Homeowner		Resident		2nd Homeowner		Resident		2nd Homeowner		Resident		2nd Homeowner	
	160	56.14%	112	39.30%	128	33.68%	240	63.16%	123	47.31%	129	49.62%	120	32.35%	240	64.69%	531	40.97%	721	55.63%
85 29O. Youth Services																				
1 Never Use	120	78.95%	92	88.46%	106	85.48%	206	93.64%	94	79.66%	100	90.91%	90	77.59%	211	94.20%	410	80.39%	609	92.55%
2	12	7.89%	4	3.85%	3	2.42%	8	3.64%	8	6.78%	5	4.55%	9	7.76%	5	2.23%	32	6.27%	22	3.34%
3	8	5.26%	4	3.85%	7	5.65%	4	1.82%	7	5.93%	2	1.82%	8	6.90%	4	1.79%	30	5.88%	14	2.13%
4	7	4.61%	3	2.88%	4	3.23%	0	0.00%	6	5.08%	2	1.82%	5	4.31%	1	0.45%	22	4.31%	6	0.91%
5 Use Frequently	5	3.29%	1	0.96%	4	3.23%	2	0.91%	3	2.54%	1	0.91%	4	3.45%	3	1.34%	16	3.14%	7	1.06%
Missing Cases	8	5.00%	8	7.14%	4	3.13%	20	8.33%	5	4.07%	19	14.73%	4	3.33%	16	6.67%	21	3.95%	63	8.74%

	Eagle				Grand				Pitkin				Summit				All			
	Resident		2nd Homeowner		Resident		2nd Homeowner		Resident		2nd Homeowner		Resident		2nd Homeowner		Resident		2nd Homeowner	
	160	56.14%	112	39.30%	128	33.68%	240	63.16%	123	47.31%	129	49.62%	120	32.35%	240	64.69%	531	40.97%	721	55.63%
86 29P. Division of Wildlife																				
1 Never Use	75	49.67%	75	71.43%	52	41.60%	114	51.58%	68	57.63%	90	81.08%	60	51.28%	168	75.00%	255	49.90%	447	67.62%
2	27	17.88%	15	14.29%	20	16.00%	31	14.03%	16	13.56%	9	8.11%	16	13.68%	19	8.48%	79	15.46%	74	11.20%
3	23	15.23%	13	12.38%	25	20.00%	46	20.81%	23	19.49%	7	6.31%	22	18.80%	22	9.82%	93	18.20%	88	13.31%
4	14	9.27%	1	0.95%	14	11.20%	17	7.69%	5	4.24%	4	3.60%	11	9.40%	10	4.46%	44	8.61%	32	4.84%
5 Use Frequently	12	7.95%	1	0.95%	14	11.20%	13	5.88%	6	5.08%	1	0.90%	8	6.84%	5	2.23%	40	7.83%	20	3.03%
Missing Cases	9	5.62%	7	6.25%	3	2.34%	19	7.92%	5	4.07%	18	13.95%	3	2.50%	16	6.67%	20	3.77%	60	8.32%

	Eagle				Grand				Pitkin				Summit				All			
	Resident		2nd Homeowner		Resident		2nd Homeowner		Resident		2nd Homeowner		Resident		2nd Homeowner		Resident		2nd Homeowner	
	160	56.14%	112	39.30%	128	33.68%	240	63.16%	123	47.31%	129	49.62%	120	32.35%	240	64.69%	531	40.97%	721	55.63%
87 29Q. Education (K-12)																				
1 Never Use	97	63.82%	101	96.19%	94	76.42%	211	95.91%	86	74.14%	108	97.30%	77	66.96%	214	95.96%	354	69.96%	634	96.21%
2	6	3.95%	1	0.95%	2	1.63%	2	0.91%	2	1.72%	2	1.80%	4	3.48%	2	0.90%	14	2.77%	7	1.06%
3	4	2.63%	0	0.00%	1	0.81%	1	0.45%	2	1.72%	1	0.90%	4	3.48%	1	0.45%	11	2.17%	3	0.46%
4	2	1.32%	2	1.90%	3	2.44%	3	1.36%	2	1.72%	0	0.00%	3	2.61%	1	0.45%	10	1.98%	6	0.91%
5 Use Frequently	43	28.29%	1	0.95%	23	18.70%	3	1.36%	24	20.69%	0	0.00%	27	23.48%	5	2.24%	117	23.12%	9	1.37%
Missing Cases	8	5.00%	7	6.25%	5	3.91%	20	8.33%	7	5.69%	18	13.95%	5	4.17%	17	7.08%	25	4.71%	62	8.60%

	Eagle				Grand				Pitkin				Summit				All			
	Resident		2nd Homeowner		Resident		2nd Homeowner		Resident		2nd Homeowner		Resident		2nd Homeowner		Resident		2nd Homeowner	
	160	56.14%	112	39.30%	128	33.68%	240	63.16%	123	47.31%	129	49.62%	120	32.35%	240	64.69%	531	40.97%	721	55.63%
88 29R. Adult Education																				
1 Never Use	79	51.63%	94	91.26%	86	69.35%	206	94.06%	56	47.06%	92	85.19%	63	54.31%	204	91.07%	284	55.47%	596	91.13%
2	38	24.84%	5	4.85%	18	14.52%	7	3.20%	22	18.49%	4	3.70%	18	15.52%	6	2.68%	96	18.75%	22	3.36%
3	22	14.38%	4	3.88%	14	11.29%	6	2.74%	22	18.49%	10	9.26%	22	18.97%	6	2.68%	80	15.63%	26	3.98%
4	7	4.58%	0	0.00%	3	2.42%	0	0.00%	11	9.24%	1	0.93%	8	6.90%	6	2.68%	29	5.66%	7	1.07%
5 Use Frequently	7	4.58%	0	0.00%	3	2.42%	0	0.00%	8	6.72%	1	0.93%	5	4.31%	2	0.89%	23	4.49%	3	0.46%
Missing Cases	7	4.37%	9	8.04%	4	3.13%	21	8.75%	4	3.25%	21	16.28%	4	3.33%	16	6.67%	19	3.58%	67	9.29%

	Eagle				Grand				Pitkin				Summit				All			
	Resident		2nd Homeowner		Resident		2nd Homeowner		Resident		2nd Homeowner		Resident		2nd Homeowner		Resident		2nd Homeowner	
	160	56.14%	112	39.30%	128	33.68%	240	63.16%	123	47.31%	129	49.62%	120	32.35%	240	64.69%	531	40.97%	721	55.63%
89 29S. Arts/Culture																				
1 Never Use	30	19.61%	20	18.69%	55	44.72%	106	47.75%	10	8.26%	16	13.91%	25	21.19%	79	34.96%	120	23.30%	221	32.99%
2	28	18.30%	15	14.02%	17	13.82%	31	13.96%	12	9.92%	14	12.17%	19	16.10%	26	11.50%	76	14.76%	86	12.84%
3	40	26.14%	31	28.97%	39	31.71%	64	28.83%	30	24.79%	32	27.83%	35	29.66%	67	29.65%	144	27.96%	194	28.96%
4	34	22.22%	29	27.10%	9	7.32%	15	6.76%	28	23.14%	30	26.09%	20	16.95%	40	17.70%	91	17.67%	114	17.01%
5 Use Frequently	21	13.73%	12	11.21%	3	2.44%	6	2.70%	41	33.88%	23	20.00%	19	16.10%	14	6.19%	84	16.31%	55	8.21%
Missing Cases	7	4.37%	5	4.46%	5	3.91%	18	7.50%	2	1.63%	14	10.85%	2	1.67%	14	5.83%	16	3.01%	51	7.07%

	Eagle				Grand				Pitkin				Summit				All			
	Resident		2nd Homeowner		Resident		2nd Homeowner		Resident		2nd Homeowner		Resident		2nd Homeowner		Resident		2nd Homeowner	
	160	56.14%	112	39.30%	128	33.68%	240	63.16%	123	47.31%	129	49.62%	120	32.35%	240	64.69%	531	40.97%	721	55.63%
90 29T. Museums																				
1 Never Use	78	53.06%	56	55.45%	70	56.91%	134	59.82%	34	28.33%	41	35.65%	53	46.49%	130	57.52%	235	46.63%	361	54.20%
2	39	26.53%	22	21.78%	32	26.02%	42	18.75%	25	20.83%	27	23.48%	26	22.81%	35	15.49%	122	24.21%	126	18.92%
3	20	13.61%	15	14.85%	19	15.45%	39	17.41%	31	25.83%	29	25.22%	25	21.93%	48	21.24%	95	18.85%	131	19.67%
4	6	4.08%	6	5.94%	1	0.81%	5	2.23%	18	15.00%	14	12.17%	3	2.63%	10	4.42%	28	5.56%	35	5.26%
5 Use Frequently	4	2.72%	2	1.98%	1	0.81%	4	1.79%	12	10.00%	4	3.48%	7	6.14%	3	1.33%	24	4.76%	13	1.95%
Missing Cases	13	8.12%	11	9.82%	5	3.91%	16	6.67%	3	2.44%	14	10.85%	6	5.00%	14	5.83%	27	5.08%	55	7.63%

	Eagle				Grand				Pitkin				Summit				All			
	Resident		2nd Homeowner		Resident		2nd Homeowner		Resident		2nd Homeowner		Resident		2nd Homeowner		Resident		2nd Homeowner	
	160	56.14%	112	39.30%	128	33.68%	240	63.16%	123	47.31%	129	49.62%	120	32.35%	240	64.69%	531	40.97%	721	55.63%
91 29U. Performing Arts																				
1 Never Use	33	21.15%	24	22.43%	70	56.45%	146	66.36%	16	13.22%	17	14.66%	31	25.83%	89	39.04%	150	28.79%	276	41.13%
2	37	23.72%	12	11.21%	26	20.97%	26	11.82%	16	13.22%	18	15.52%	26	21.67%	28	12.28%	105	20.15%	84	12.52%
3	31	19.87%	33	30.84%	18	14.52%	32	14.55%	33	27.27%	26	22.41%	22	18.33%	63	27.63%	104	19.96%	154	22.95%
4	35	22.44%	24	22.43%	9	7.26%	11	5.00%	28	23.14%	33	28.45%	24	20.00%	32	14.04%	96	18.43%	100	14.90%
5 Use Frequently	20	12.82%	14	13.08%	1	0.81%	5	2.27%	28	23.14%	22	18.97%	17	14.17%	16	7.02%	66	12.67%	57	8.49%
Missing Cases	4	2.50%	5	4.46%	4	3.13%	20	8.33%	2	1.63%	13	10.08%	0	0.00%	12	5.00%	10	1.88%	50	6.93%

	Eagle				Grand				Pitkin				Summit				All			
	Resident		2nd Homeowner		Resident		2nd Homeowner		Resident		2nd Homeowner		Resident		2nd Homeowner		Resident		2nd Homeowner	
	160	56.14%	112	39.30%	128	33.68%	240	63.16%	123	47.31%	129	49.62%	120	32.35%	240	64.69%	531	40.97%	721	55.63%
92 30.. Find out																				
Local Newspaper	154	96.86%	104	95.41%	121	94.53%	194	87.00%	123	100.0%	117	93.60%	117	97.50%	209	89.70%	515	97.17%	624	90.43%
Internet	18	11.32%	29	26.61%	11	8.59%	38	17.04%	12	9.76%	30	24.00%	20	16.67%	48	20.60%	61	11.51%	145	21.01%
Radio	89	55.97%	17	15.60%	43	33.59%	22	9.87%	81	65.85%	25	20.00%	75	62.50%	50	21.46%	288	54.34%	114	16.52%
Chamber of Commerce	10	6.29%	3	2.75%	23	17.97%	30	13.45%	10	8.13%	5	4.00%	9	7.50%	24	10.30%	52	9.81%	62	8.99%
Visitor Center	6	3.77%	9	8.26%	9	7.03%	70	31.39%	5	4.07%	15	12.00%	8	6.67%	45	19.31%	28	5.28%	139	20.14%
Local television station	31	19.50%	53	48.62%	9	7.03%	41	18.39%	25	20.33%	48	38.40%	24	20.00%	75	32.19%	89	16.79%	217	31.45%
Post office postings	16	10.06%	5	4.59%	55	42.97%	10	4.48%	9	7.32%	2	1.60%	19	15.83%	3	1.29%	99	18.68%	20	2.90%
Public building postings	14	8.81%	8	7.34%	18	14.06%	31	13.90%	18	14.63%	4	3.20%	10	8.33%	18	7.73%	60	11.32%	61	8.84%
Word of mouth	117	73.58%	55	50.46%	101	78.91%	124	55.61%	91	73.98%	72	57.60%	88	73.33%	91	39.06%	397	74.91%	342	49.57%
Senior Center Newsletter	2	1.26%	1	0.92%	4	3.13%	6	2.69%	12	9.76%	6	4.80%	14	11.67%	3	1.29%	32	6.04%	16	2.32%
Other	8	5.03%	2	1.83%	9	7.03%	23	10.31%	3	2.44%	11	8.80%	7	5.83%	23	9.87%	27	5.09%	59	8.55%
Missing Cases	1	0.63%	3	2.68%	0	0.00%	17	7.08%	0	0.00%	4	3.10%	0	0.00%	7	2.92%	1	0.19%	31	4.30%

	Eagle				Grand				Pitkin				Summit				All			
	Resident		2nd Homeowner		Resident		2nd Homeowner		Resident		2nd Homeowner		Resident		2nd Homeowner		Resident		2nd Homeowner	
	160	56.14%	112	39.30%	128	33.68%	240	63.16%	123	47.31%	129	49.62%	120	32.35%	240	64.69%	531	40.97%	721	55.63%
93 31. Recreational activities																				
Playgrounds	52	33.33%	23	20.91%	25	20.00%	68	29.06%	23	19.01%	25	19.84%	34	29.06%	50	21.19%	134	25.82%	166	23.51%
Picnic areas	53	33.97%	23	20.91%	45	36.00%	89	38.03%	40	33.06%	32	25.40%	42	35.90%	63	26.69%	180	34.68%	207	29.32%
Walking/Jogging	123	78.85%	91	82.73%	87	69.60%	189	80.77%	103	85.12%	104	82.54%	99	84.62%	194	82.20%	412	79.38%	578	81.87%
Mountain Biking	81	51.92%	41	37.27%	51	40.80%	117	50.00%	69	57.02%	45	35.71%	67	57.26%	116	49.15%	268	51.64%	319	45.18%
Nordic Skiing	38	24.36%	22	20.00%	43	34.40%	60	25.64%	68	56.20%	29	23.02%	61	52.14%	60	25.42%	210	40.46%	171	24.22%
Downhill Skiing	112	71.79%	98	89.09%	67	53.60%	149	63.68%	95	78.51%	112	88.89%	102	87.18%	199	84.32%	376	72.45%	558	79.04%
Snowboarding	26	16.67%	24	21.82%	17	13.60%	40	17.09%	18	14.88%	20	15.87%	20	17.09%	44	18.64%	81	15.61%	128	18.13%
In-line skating	18	11.54%	5	4.55%	13	10.40%	8	3.42%	13	10.74%	7	5.56%	17	14.53%	8	3.39%	61	11.75%	28	3.97%
Ice (hockey or skating)	28	17.95%	8	7.27%	8	6.40%	15	6.41%	18	14.88%	9	7.14%	23	19.66%	29	12.29%	77	14.84%	61	8.64%
Fishing	54	34.62%	45	40.91%	77	61.60%	136	58.12%	34	28.10%	42	33.33%	43	36.75%	75	31.78%	208	40.08%	298	42.21%
Golf	67	42.95%	60	54.55%	49	39.20%	101	43.16%	35	28.93%	52	41.27%	40	34.19%	92	38.98%	191	36.80%	305	43.20%
Sailing/Boating	17	10.90%	5	4.55%	32	25.60%	54	23.08%	13	10.74%	2	1.59%	32	27.35%	46	19.49%	94	18.11%	107	15.16%
Hiking	126	80.77%	82	74.55%	84	67.20%	181	77.35%	103	85.12%	94	74.60%	97	82.91%	174	73.73%	410	79.00%	531	75.21%
Swimming	62	39.74%	29	26.36%	33	26.40%	57	24.36%	36	29.75%	32	25.40%	37	31.62%	60	25.42%	168	32.37%	178	25.21%
Tennis	26	16.67%	33	30.00%	10	8.00%	19	8.12%	25	20.66%	24	19.05%	23	19.66%	38	16.10%	84	16.18%	114	16.15%
Other	40	25.64%	13	11.82%	40	32.00%	39	16.67%	29	23.97%	8	6.35%	16	13.68%	26	11.02%	125	24.08%	86	12.18%
Missing Cases	4	2.50%	2	1.79%	3	2.34%	6	2.50%	2	1.63%	3	2.33%	3	2.50%	4	1.67%	12	2.26%	15	2.08%

	Eagle				Grand				Pitkin				Summit				All			
	Resident		2nd Homeowner		Resident		2nd Homeowner		Resident		2nd Homeowner		Resident		2nd Homeowner		Resident		2nd Homeowner	
	160	56.14%	112	39.30%	128	33.68%	240	63.16%	123	47.31%	129	49.62%	120	32.35%	240	64.69%	531	40.97%	721	55.63%
94 32A. Church/Spiritual																				
1 Not Involved	77	50.33%	67	61.47%	68	56.20%	151	65.09%	51	46.36%	66	55.00%	60	52.17%	143	61.90%	256	51.30%	427	61.71%
2	29	18.95%	12	11.01%	13	10.74%	26	11.21%	20	18.18%	18	15.00%	18	15.65%	34	14.72%	80	16.03%	90	13.01%
3	19	12.42%	19	17.43%	11	9.09%	27	11.64%	12	10.91%	14	11.67%	15	13.04%	33	14.29%	57	11.42%	93	13.44%
4	12	7.84%	5	4.59%	13	10.74%	17	7.33%	10	9.09%	9	7.50%	5	4.35%	13	5.63%	40	8.02%	44	6.36%
5 very Involved	16	10.46%	6	5.50%	16	13.22%	11	4.74%	17	15.45%	13	10.83%	17	14.78%	8	3.46%	66	13.23%	38	5.49%
Missing Cases	7	4.37%	3	2.68%	7	5.47%	8	3.33%	13	10.57%	9	6.98%	5	4.17%	9	3.75%	32	6.03%	29	4.02%

	Eagle				Grand				Pitkin				Summit				All			
	Resident		2nd Homeowner		Resident		2nd Homeowner		Resident		2nd Homeowner		Resident		2nd Homeowner		Resident		2nd Homeowner	
	160	56.14%	112	39.30%	128	33.68%	240	63.16%	123	47.31%	129	49.62%	120	32.35%	240	64.69%	531	40.97%	721	55.63%
95 32B. Environmental																				
1 Not Involved	54	36.49%	73	68.22%	50	40.65%	142	63.39%	32	28.83%	66	57.89%	35	30.17%	155	67.69%	171	34.34%	436	64.69%
2	39	26.35%	16	14.95%	22	17.89%	33	14.73%	25	22.52%	21	18.42%	26	22.41%	32	13.97%	112	22.49%	102	15.13%
3	35	23.65%	14	13.08%	34	27.64%	30	13.39%	25	22.52%	19	16.67%	31	26.72%	31	13.54%	125	25.10%	94	13.95%
4	13	8.78%	1	0.93%	11	8.94%	15	6.70%	18	16.22%	5	4.39%	15	12.93%	5	2.18%	57	11.45%	26	3.86%
5 very Involved	7	4.73%	3	2.80%	6	4.88%	4	1.79%	11	9.91%	3	2.63%	9	7.76%	6	2.62%	33	6.63%	16	2.37%
Missing Cases	12	7.50%	5	4.46%	5	3.91%	16	6.67%	12	9.76%	15	11.63%	4	3.33%	11	4.58%	33	6.21%	47	6.52%

	Eagle				Grand				Pitkin				Summit				All			
	Resident		2nd Homeowner		Resident		2nd Homeowner		Resident		2nd Homeowner		Resident		2nd Homeowner		Resident		2nd Homeowner	
	160	56.14%	112	39.30%	128	33.68%	240	63.16%	123	47.31%	129	49.62%	120	32.35%	240	64.69%	531	40.97%	721	55.63%
96 32C. Arts/Culture																				
1 Not Involved	61	41.22%	54	49.54%	73	59.35%	155	69.51%	28	24.35%	45	38.46%	42	35.90%	142	61.47%	204	40.56%	396	58.24%
2	29	19.59%	20	18.35%	25	20.33%	27	12.11%	17	14.78%	20	17.09%	23	19.66%	42	18.18%	94	18.69%	109	16.03%
3	34	22.97%	24	22.02%	15	12.20%	34	15.25%	29	25.22%	30	25.64%	28	23.93%	32	13.85%	106	21.07%	120	17.65%
4	15	10.14%	6	5.50%	9	7.32%	2	0.90%	22	19.13%	15	12.82%	14	11.97%	10	4.33%	60	11.93%	33	4.85%
5 very Involved	9	6.08%	5	4.59%	1	0.81%	5	2.24%	19	16.52%	7	5.98%	10	8.55%	5	2.16%	39	7.75%	22	3.24%
Missing Cases	12	7.50%	3	2.68%	5	3.91%	17	7.08%	8	6.50%	12	9.30%	3	2.50%	9	3.75%	28	5.27%	41	5.69%

	Eagle				Grand				Pitkin				Summit				All			
	Resident		2nd Homeowner		Resident		2nd Homeowner		Resident		2nd Homeowner		Resident		2nd Homeowner		Resident		2nd Homeowner	
	160	56.14%	112	39.30%	128	33.68%	240	63.16%	123	47.31%	129	49.62%	120	32.35%	240	64.69%	531	40.97%	721	55.63%
97 32D. Civic Organizations																				
1 Not Involved	77	53.10%	82	77.36%	62	50.82%	181	81.53%	41	36.61%	79	71.82%	56	49.56%	186	81.58%	236	47.97%	528	79.28%
2	28	19.31%	16	15.09%	16	13.11%	24	10.81%	27	24.11%	19	17.27%	17	15.04%	22	9.65%	88	17.89%	81	12.16%
3	20	13.79%	3	2.83%	26	21.31%	13	5.86%	21	18.75%	7	6.36%	20	17.70%	13	5.70%	87	17.68%	36	5.41%
4	11	7.59%	4	3.77%	15	12.30%	1	0.45%	12	10.71%	3	2.73%	11	9.73%	4	1.75%	49	9.96%	12	1.80%
5 very Involved	9	6.21%	1	0.94%	3	2.46%	3	1.35%	11	9.82%	2	1.82%	9	7.96%	3	1.32%	32	6.50%	9	1.35%
Missing Cases	15	9.38%	6	5.36%	6	4.69%	18	7.50%	11	8.94%	19	14.73%	7	5.83%	12	5.00%	39	7.34%	55	7.63%

	Eagle				Grand				Pitkin				Summit				All			
	Resident		2nd Homeowner		Resident		2nd Homeowner		Resident		2nd Homeowner		Resident		2nd Homeowner		Resident		2nd Homeowner	
	160	56.14%	112	39.30%	128	33.68%	240	63.16%	123	47.31%	129	49.62%	120	32.35%	240	64.69%	531	40.97%	721	55.63%
98 32E. Political Organizations																				
1 Not Involved	93	64.14%	99	93.40%	84	68.85%	208	94.55%	65	58.04%	95	87.16%	68	61.26%	213	93.42%	310	63.27%	615	92.76%
2	21	14.48%	5	4.72%	19	15.57%	4	1.82%	24	21.43%	9	8.26%	16	14.41%	11	4.82%	80	16.33%	29	4.37%
3	18	12.41%	1	0.94%	10	8.20%	4	1.82%	13	11.61%	5	4.59%	13	11.71%	3	1.32%	54	11.02%	13	1.96%
4	10	6.90%	0	0.00%	6	4.92%	3	1.36%	5	4.46%	0	0.00%	7	6.31%	1	0.44%	28	5.71%	4	0.60%
5 very Involved	3	2.07%	1	0.94%	3	2.46%	1	0.45%	5	4.46%	0	0.00%	7	6.31%	0	0.00%	18	3.67%	2	0.30%
Missing Cases	15	9.38%	6	5.36%	6	4.69%	20	8.33%	11	8.94%	20	15.50%	9	7.50%	12	5.00%	41	7.72%	58	8.04%

	Eagle				Grand				Pitkin				Summit				All			
	Resident		2nd Homeowner		Resident		2nd Homeowner		Resident		2nd Homeowner		Resident		2nd Homeowner		Resident		2nd Homeowner	
	160	56.14%	112	39.30%	128	33.68%	240	63.16%	123	47.31%	129	49.62%	120	32.35%	240	64.69%	531	40.97%	721	55.63%
101 33. More involved?																				
Yes	49	34.75%	25	23.81%	21	17.36%	52	23.11%	27	23.48%	32	27.12%	38	34.23%	46	20.63%	135	27.66%	155	23.10%
No	91	64.54%	79	75.24%	99	81.82%	172	76.44%	89	77.39%	85	72.03%	72	64.86%	176	78.92%	351	71.93%	512	76.30%
Other	2	1.42%	1	0.95%	1	0.83%	6	2.67%	1	0.87%	2	1.69%	1	0.90%	3	1.35%	5	1.02%	12	1.79%
Missing Cases	19	11.87%	7	6.25%	7	5.47%	15	6.25%	8	6.50%	11	8.53%	9	7.50%	17	7.08%	43	8.10%	50	6.93%

	Eagle				Grand				Pitkin				Summit				All			
	Resident		2nd Homeowner		Resident		2nd Homeowner		Resident		2nd Homeowner		Resident		2nd Homeowner		Resident		2nd Homeowner	
	160	56.14%	112	39.30%	128	33.68%	240	63.16%	123	47.31%	129	49.62%	120	32.35%	240	64.69%	531	40.97%	721	55.63%
102 34A. Sense of community:																				
1 Very Poor	11	7.28%	1	0.95%	4	3.31%	2	0.91%	6	5.04%	1	0.84%	7	6.03%	4	1.86%	28	5.52%	8	1.22%
2	26	17.22%	14	13.33%	17	14.05%	18	8.22%	9	7.56%	14	11.76%	17	14.66%	38	17.67%	69	13.61%	84	12.77%
3	45	29.80%	51	48.57%	44	36.36%	84	38.36%	31	26.05%	40	33.61%	41	35.34%	87	40.47%	161	31.76%	262	39.82%
4	51	33.77%	29	27.62%	37	30.58%	82	37.44%	42	35.29%	45	37.82%	38	32.76%	66	30.70%	168	33.14%	222	33.74%
5 Very Good	18	11.92%	10	9.52%	19	15.70%	33	15.07%	31	26.05%	19	15.97%	13	11.21%	20	9.30%	81	15.98%	82	12.46%
Missing Cases	9	5.62%	7	6.25%	7	5.47%	21	8.75%	4	3.25%	10	7.75%	4	3.33%	25	10.42%	24	4.52%	63	8.74%

	Eagle				Grand				Pitkin				Summit				All			
	Resident		2nd Homeowner		Resident		2nd Homeowner		Resident		2nd Homeowner		Resident		2nd Homeowner		Resident		2nd Homeowner	
	160	56.14%	112	39.30%	128	33.68%	240	63.16%	123	47.31%	129	49.62%	120	32.35%	240	64.69%	531	40.97%	721	55.63%
103 34B. Overall appearance of town:																				
1 Very Poor	5	3.31%	0	0.00%	10	8.13%	7	3.17%	3	2.54%	4	3.33%	7	6.09%	1	0.44%	25	4.93%	12	1.78%
2	23	15.23%	4	3.74%	26	21.14%	26	11.76%	6	5.08%	5	4.17%	13	11.30%	17	7.56%	68	13.41%	52	7.73%
3	52	34.44%	23	21.50%	50	40.65%	78	35.29%	26	22.03%	20	16.67%	41	35.65%	63	28.00%	169	33.33%	184	27.34%
4	52	34.44%	57	53.27%	30	24.39%	90	40.72%	48	40.68%	53	44.17%	39	33.91%	99	44.00%	169	33.33%	299	44.43%
5 Very Good	19	12.58%	23	21.50%	7	5.69%	20	9.05%	35	29.66%	38	31.67%	15	13.04%	45	20.00%	76	14.99%	126	18.72%
Missing Cases	9	5.62%	5	4.46%	5	3.91%	19	7.92%	5	4.07%	9	6.98%	5	4.17%	15	6.25%	24	4.52%	48	6.66%

	Eagle				Grand				Pitkin				Summit				All			
	Resident		2nd Homeowner		Resident		2nd Homeowner		Resident		2nd Homeowner		Resident		2nd Homeowner		Resident		2nd Homeowner	
	160	56.14%	112	39.30%	128	33.68%	240	63.16%	123	47.31%	129	49.62%	120	32.35%	240	64.69%	531	40.97%	721	55.63%
104 34C. Cultural events:																				
1 Very Poor	16	10.60%	1	0.96%	21	17.36%	27	12.92%	9	7.44%	3	2.48%	8	6.96%	6	2.80%	54	10.63%	37	5.71%
2	22	14.57%	4	3.85%	44	36.36%	46	22.01%	7	5.79%	4	3.31%	9	7.83%	27	12.62%	82	16.14%	81	12.50%
3	42	27.81%	26	25.00%	37	30.58%	71	33.97%	10	8.26%	13	10.74%	43	37.39%	79	36.92%	132	25.98%	189	29.17%
4	49	32.45%	37	35.58%	11	9.09%	46	22.01%	22	18.18%	50	41.32%	40	34.78%	66	30.84%	122	24.02%	199	30.71%
5 Very Good	22	14.57%	36	34.62%	8	6.61%	19	9.09%	73	60.33%	51	42.15%	15	13.04%	36	16.82%	118	23.23%	142	21.91%
Missing Cases	9	5.62%	8	7.14%	7	5.47%	31	12.92%	2	1.63%	8	6.20%	5	4.17%	26	10.83%	23	4.33%	73	10.12%

	Eagle				Grand				Pitkin				Summit				All			
	Resident		2nd Homeowner		Resident		2nd Homeowner		Resident		2nd Homeowner		Resident		2nd Homeowner		Resident		2nd Homeowner	
	160	56.14%	112	39.30%	128	33.68%	240	63.16%	123	47.31%	129	49.62%	120	32.35%	240	64.69%	531	40.97%	721	55.63%
105 34D. Parks, trails, etc.																				
1 Very Poor	3	1.96%	0	0.00%	1	0.83%	0	0.00%	3	2.52%	1	0.83%	3	2.61%	0	0.00%	10	1.97%	1	0.15%
2	12	7.84%	4	3.81%	5	4.13%	3	1.38%	3	2.52%	1	0.83%	1	0.87%	4	1.80%	21	4.13%	12	1.80%
3	35	22.88%	11	10.48%	40	33.06%	22	10.09%	8	6.72%	8	6.67%	21	18.26%	39	17.57%	104	20.47%	80	12.03%
4	62	40.52%	48	45.71%	37	30.58%	97	44.50%	29	24.37%	39	32.50%	41	35.65%	95	42.79%	169	33.27%	279	41.95%
5 Very Good	41	26.80%	42	40.00%	38	31.40%	96	44.04%	76	63.87%	71	59.17%	49	42.61%	84	37.84%	204	40.16%	293	44.06%
Missing Cases	7	4.37%	7	6.25%	7	5.47%	22	9.17%	4	3.25%	9	6.98%	5	4.17%	18	7.50%	23	4.33%	56	7.77%

	Eagle				Grand				Pitkin				Summit				All			
	Resident		2nd Homeowner		Resident		2nd Homeowner		Resident		2nd Homeowner		Resident		2nd Homeowner		Resident		2nd Homeowner	
	160	56.14%	112	39.30%	128	33.68%	240	63.16%	123	47.31%	129	49.62%	120	32.35%	240	64.69%	531	40.97%	721	55.63%
106 34E. Shopping																				
1 Very Poor	31	20.13%	2	1.87%	23	18.70%	13	5.88%	24	19.83%	9	7.38%	5	4.27%	4	1.79%	83	16.12%	28	4.15%
2	49	31.82%	14	13.08%	54	43.90%	45	20.36%	44	36.36%	27	22.13%	15	12.82%	19	8.48%	162	31.46%	105	15.58%
3	54	35.06%	38	35.51%	38	30.89%	104	47.06%	29	23.97%	25	20.49%	43	36.75%	74	33.04%	164	31.84%	241	35.76%
4	16	10.39%	37	34.58%	6	4.88%	42	19.00%	16	13.22%	28	22.95%	41	35.04%	89	39.73%	79	15.34%	196	29.08%
5 Very Good	4	2.60%	16	14.95%	2	1.63%	17	7.69%	8	6.61%	33	27.05%	13	11.11%	38	16.96%	27	5.24%	104	15.43%
Missing Cases	6	3.75%	5	4.46%	5	3.91%	19	7.92%	2	1.63%	7	5.43%	3	2.50%	16	6.67%	16	3.01%	47	6.52%

	Eagle				Grand				Pitkin				Summit				All			
	Resident		2nd Homeowner		Resident		2nd Homeowner		Resident		2nd Homeowner		Resident		2nd Homeowner		Resident		2nd Homeowner	
	160	56.14%	112	39.30%	128	33.68%	240	63.16%	123	47.31%	129	49.62%	120	32.35%	240	64.69%	531	40.97%	721	55.63%
107 34F. Public safety																				
1 Very Poor	5	3.36%	2	1.96%	4	3.36%	2	0.98%	4	3.39%	1	0.85%	2	1.79%	3	1.40%	15	3.01%	8	1.25%
2	14	9.40%	2	1.96%	17	14.29%	7	3.41%	4	3.39%	6	5.08%	8	7.14%	9	4.19%	43	8.63%	24	3.75%
3	53	35.57%	22	21.57%	37	31.09%	78	38.05%	24	20.34%	21	17.80%	24	21.43%	63	29.30%	138	27.71%	184	28.75%
4	51	34.23%	49	48.04%	43	36.13%	86	41.95%	42	35.59%	55	46.61%	50	44.64%	95	44.19%	186	37.35%	285	44.53%
5 Very Good	26	17.45%	27	26.47%	18	15.13%	32	15.61%	44	37.29%	35	29.66%	28	25.00%	45	20.93%	116	23.29%	139	21.72%
Missing Cases	11	6.88%	10	8.93%	9	7.03%	35	14.58%	5	4.07%	11	8.53%	8	6.67%	25	10.42%	33	6.21%	81	11.23%

	Eagle				Grand				Pitkin				Summit				All			
	Resident		2nd Homeowner		Resident		2nd Homeowner		Resident		2nd Homeowner		Resident		2nd Homeowner		Resident		2nd Homeowner	
	160	56.14%	112	39.30%	128	33.68%	240	63.16%	123	47.31%	129	49.62%	120	32.35%	240	64.69%	531	40.97%	721	55.63%
108 34G. Recreation																				
1 Very Poor	3	2.01%	0	0.00%	4	3.36%	1	0.46%	2	1.64%	1	0.83%	1	0.86%	0	0.00%	10	1.98%	2	0.30%
2	14	9.40%	0	0.00%	1	0.84%	2	0.92%	0	0.00%	1	0.83%	1	0.86%	2	0.90%	16	3.16%	5	0.75%
3	18	12.08%	11	10.38%	22	18.49%	25	11.47%	11	9.02%	5	4.13%	8	6.90%	20	9.05%	59	11.66%	61	9.16%
4	50	33.56%	28	26.42%	39	32.77%	75	34.40%	24	19.67%	30	24.79%	33	28.45%	75	33.94%	146	28.85%	208	31.23%
5 Very Good	64	42.95%	67	63.21%	53	44.54%	115	52.75%	85	69.67%	84	69.42%	73	62.93%	124	56.11%	275	54.35%	390	58.56%
Missing Cases	11	6.88%	6	5.36%	9	7.03%	22	9.17%	1	0.81%	8	6.20%	4	3.33%	19	7.92%	25	4.71%	55	7.63%

	Eagle				Grand				Pitkin				Summit				All			
	Resident		2nd Homeowner		Resident		2nd Homeowner		Resident		2nd Homeowner		Resident		2nd Homeowner		Resident		2nd Homeowner	
	160	56.14%	112	39.30%	128	33.68%	240	63.16%	123	47.31%	129	49.62%	120	32.35%	240	64.69%	531	40.97%	721	55.63%
109 34H. Job opportunities																				
1 Very Poor	20	14.08%	15	17.86%	22	18.64%	35	20.11%	11	10.00%	14	16.47%	18	16.67%	24	14.12%	71	14.85%	88	17.15%
2	29	20.42%	20	23.81%	41	34.75%	67	38.51%	27	24.55%	20	23.53%	33	30.56%	42	24.71%	130	27.20%	149	29.04%
3	53	37.32%	30	35.71%	42	35.59%	62	35.63%	45	40.91%	34	40.00%	33	30.56%	84	49.41%	173	36.19%	210	40.94%
4	30	21.13%	14	16.67%	11	9.32%	9	5.17%	16	14.55%	13	15.29%	17	15.74%	15	8.82%	74	15.48%	51	9.94%
5 Very Good	10	7.04%	5	5.95%	2	1.69%	1	0.57%	11	10.00%	4	4.71%	7	6.48%	5	2.94%	30	6.28%	15	2.92%
Missing Cases	18	11.25%	28	25.00%	10	7.81%	66	27.50%	13	10.57%	44	34.11%	12	10.00%	70	29.17%	53	9.98%	208	28.85%

	Eagle				Grand				Pitkin				Summit				All			
	Resident		2nd Homeowner		Resident		2nd Homeowner		Resident		2nd Homeowner		Resident		2nd Homeowner		Resident		2nd Homeowner	
	160	56.14%	112	39.30%	128	33.68%	240	63.16%	123	47.31%	129	49.62%	120	32.35%	240	64.69%	531	40.97%	721	55.63%
110 34I. Affordable housing																				
1 Very Poor	40	27.97%	22	25.88%	36	31.03%	30	17.75%	15	13.76%	30	31.91%	27	26.21%	33	20.50%	118	25.05%	115	22.59%
2	48	33.57%	43	50.59%	41	35.34%	62	36.69%	36	33.03%	34	36.17%	42	40.78%	68	42.24%	167	35.46%	207	40.67%
3	40	27.97%	14	16.47%	29	25.00%	53	31.36%	33	30.28%	25	26.60%	30	29.13%	52	32.30%	132	28.03%	144	28.29%
4	11	7.69%	4	4.71%	8	6.90%	22	13.02%	14	12.84%	0	0.00%	3	2.91%	8	4.97%	36	7.64%	34	6.68%
5 Very Good	4	2.80%	2	2.35%	2	1.72%	2	1.18%	11	10.09%	5	5.32%	1	0.97%	0	0.00%	18	3.82%	9	1.77%
Missing Cases	17	10.63%	27	24.11%	12	9.38%	71	29.58%	14	11.38%	35	27.13%	17	14.17%	79	32.92%	60	11.30%	212	29.40%

	Eagle				Grand				Pitkin				Summit				All			
	Resident		2nd Homeowner		Resident		2nd Homeowner		Resident		2nd Homeowner		Resident		2nd Homeowner		Resident		2nd Homeowner	
	160	56.14%	112	39.30%	128	33.68%	240	63.16%	123	47.31%	129	49.62%	120	32.35%	240	64.69%	531	40.97%	721	55.63%
111 34J. Health Services:																				
1 Very Poor	11	7.48%	1	1.03%	22	18.03%	12	6.35%	5	4.13%	4	3.81%	7	6.14%	9	4.76%	45	8.93%	26	4.48%
2	17	11.56%	5	5.15%	28	22.95%	38	20.11%	12	9.92%	4	3.81%	13	11.40%	26	13.76%	70	13.89%	73	12.59%
3	43	29.25%	28	28.87%	44	36.07%	97	51.32%	26	21.49%	32	30.48%	50	43.86%	87	46.03%	163	32.34%	244	42.07%
4	48	32.65%	49	50.52%	25	20.49%	37	19.58%	48	39.67%	45	42.86%	36	31.58%	51	26.98%	157	31.15%	182	31.38%
5 Very Good	28	19.05%	14	14.43%	3	2.46%	5	2.65%	30	24.79%	20	19.05%	8	7.02%	16	8.47%	69	13.69%	55	9.48%
Missing Cases	13	8.12%	15	13.39%	6	4.69%	51	21.25%	2	1.63%	24	18.60%	6	5.00%	51	21.25%	27	5.08%	141	19.56%

	Eagle				Grand				Pitkin				Summit				All			
	Resident		2nd Homeowner		Resident		2nd Homeowner		Resident		2nd Homeowner		Resident		2nd Homeowner		Resident		2nd Homeowner	
	160	56.14%	112	39.30%	128	33.68%	240	63.16%	123	47.31%	129	49.62%	120	32.35%	240	64.69%	531	40.97%	721	55.63%
112 34K. Education (K-12)																				
1 Very Poor	12	9.02%	7	8.97%	7	6.14%	13	8.72%	9	8.26%	6	7.89%	4	3.92%	19	14.39%	32	6.99%	45	10.34%
2	11	8.27%	7	8.97%	10	8.77%	5	3.36%	5	4.59%	3	3.95%	8	7.84%	14	10.61%	34	7.42%	29	6.67%
3	50	37.59%	37	47.44%	33	28.95%	83	55.70%	29	26.61%	26	34.21%	49	48.04%	65	49.24%	161	35.15%	211	48.51%
4	38	28.57%	23	29.49%	41	35.96%	41	27.52%	36	33.03%	24	31.58%	23	22.55%	27	20.45%	138	30.13%	115	26.44%
5 Very Good	22	16.54%	4	5.13%	23	20.18%	7	4.70%	30	27.52%	17	22.37%	18	17.65%	7	5.30%	93	20.31%	35	8.05%
Missing Cases	27	16.88%	34	30.36%	14	10.94%	91	37.92%	14	11.38%	53	41.09%	18	15.00%	108	45.00%	73	13.75%	286	39.67%

	Eagle				Grand				Pitkin				Summit				All			
	Resident		2nd Homeowner		Resident		2nd Homeowner		Resident		2nd Homeowner		Resident		2nd Homeowner		Resident		2nd Homeowner	
	160	56.14%	112	39.30%	128	33.68%	240	63.16%	123	47.31%	129	49.62%	120	32.35%	240	64.69%	531	40.97%	721	55.63%
113 34L. Adult Education																				
1 Very Poor	14	10.45%	8	10.13%	11	9.57%	14	10.37%	6	5.36%	5	6.41%	8	7.84%	18	13.74%	39	8.42%	45	10.64%
2	29	21.64%	8	10.13%	24	20.87%	25	18.52%	10	8.93%	8	10.26%	16	15.69%	30	22.90%	79	17.06%	71	16.78%
3	53	39.55%	45	56.96%	58	50.43%	74	54.81%	31	27.68%	29	37.18%	51	50.00%	69	52.67%	193	41.68%	217	51.30%
4	28	20.90%	17	21.52%	17	14.78%	20	14.81%	38	33.93%	20	25.64%	15	14.71%	10	7.63%	98	21.17%	67	15.84%
5 Very Good	10	7.46%	1	1.27%	5	4.35%	2	1.48%	27	24.11%	16	20.51%	12	11.76%	4	3.05%	54	11.66%	23	5.44%
Missing Cases	26	16.25%	33	29.46%	13	10.16%	105	43.75%	11	8.94%	51	39.53%	18	15.00%	109	45.42%	68	12.81%	298	41.33%

	Eagle				Grand				Pitkin				Summit				All			
	Resident		2nd Homeowner		Resident		2nd Homeowner		Resident		2nd Homeowner		Resident		2nd Homeowner		Resident		2nd Homeowner	
	160	56.14%	112	39.30%	128	33.68%	240	63.16%	123	47.31%	129	49.62%	120	32.35%	240	64.69%	531	40.97%	721	55.63%
114 34M. Traffic																				
1 Very Poor	17	11.56%	6	6.06%	14	11.86%	9	4.66%	13	10.83%	11	10.09%	14	12.73%	18	9.05%	58	11.72%	44	7.33%
2	25	17.01%	19	19.19%	17	14.41%	21	10.88%	26	21.67%	21	19.27%	38	34.55%	59	29.65%	106	21.41%	120	20.00%
3	63	42.86%	44	44.44%	51	43.22%	98	50.78%	49	40.83%	50	45.87%	45	40.91%	81	40.70%	208	42.02%	273	45.50%
4	36	24.49%	28	28.28%	23	19.49%	55	28.50%	26	21.67%	23	21.10%	12	10.91%	36	18.09%	97	19.60%	142	23.67%
5 Very Good	6	4.08%	2	2.02%	13	11.02%	10	5.18%	6	5.00%	4	3.67%	1	0.91%	5	2.51%	26	5.25%	21	3.50%
Missing Cases	13	8.12%	13	11.61%	10	7.81%	47	19.58%	3	2.44%	20	15.50%	10	8.33%	41	17.08%	36	6.78%	121	16.78%

	Eagle				Grand				Pitkin				Summit				All			
	Resident		2nd Homeowner		Resident		2nd Homeowner		Resident		2nd Homeowner		Resident		2nd Homeowner		Resident		2nd Homeowner	
	160	56.14%	112	39.30%	128	33.68%	240	63.16%	123	47.31%	129	49.62%	120	32.35%	240	64.69%	531	40.97%	721	55.63%
115 34N. Transportation																				
1 Very Poor	16	11.03%	0	0.00%	33	28.95%	15	8.62%	6	5.08%	4	3.70%	5	4.67%	6	3.06%	60	12.40%	25	4.37%
2	15	10.34%	7	7.45%	36	31.58%	32	18.39%	6	5.08%	8	7.41%	10	9.35%	21	10.71%	67	13.84%	68	11.89%
3	59	40.69%	33	35.11%	33	28.95%	66	37.93%	37	31.36%	26	24.07%	45	42.06%	75	38.27%	174	35.95%	200	34.97%
4	39	26.90%	34	36.17%	10	8.77%	46	26.44%	38	32.20%	43	39.81%	39	36.45%	63	32.14%	126	26.03%	186	32.52%
5 Very Good	16	11.03%	20	21.28%	2	1.75%	15	8.62%	31	26.27%	27	25.00%	8	7.48%	31	15.82%	57	11.78%	93	16.26%
Missing Cases	15	9.38%	18	16.07%	14	10.94%	66	27.50%	5	4.07%	21	16.28%	13	10.83%	44	18.33%	47	8.85%	149	20.67%

Spreadsheets

2003 NWCCOG Mountain Resort Homeowners Survey Community Input/Values

	Eagle County		Grand County		Pitkin County		Summit County		ALL	
	Resident	Non-Res	Resident	Non-Res	Resident	Non-Res	Resident	Non-Res	Resident	Non-Res
	n=160	n=112	n=128	n=240	n=123	n=129	n=120	n=240	n=531	n=721
Scenic/visual quality:	90	92	85	97	92	95	92	95	90	95
Air quality	91	95	90	95	91	96	94	94	91	95
Recreational opportunities:	75	85	67	91	88	90	87	94	79	91
Water Quality/Quantity	92	93	91	91	90	90	94	92	91	91
Parks/trail systems	79	80	65	90	83	86	85	94	78	89
Wildlife habitat	85	72	86	89	76	74	88	80	84	81
Wildland fire mitigation:	68	67	67	80	63	70	67	81	67	77
Local economy	88	70	69	68	76	71	78	76	79	71
Transportation infrastructure	57	74	37	52	59	69	43	64	49	63
Health care services:	79	63	69	63	82	57	80	67	77	63
Arts & Culture	54	68	25	45	78	72	58	53	54	56
Public transportation	52	68	32	37	56	59	35	52	44	51
Local workforce housing opportunities	50	50	33	58	48	48	29	44	41	44
Education (K-12)	63	36	54	36	63	37	55	31	59	35
Adult Education	43	29	25	23	46	27	44	22	40	25

Numbers reflect the percent of respondents who rated the priority a 4 or 5 on a 5 point scale.

90 and above	
80 - 89	
70 -79	

2003 NWCCOG Mountain Resort Homeowners Survey

Why do you live in this area?

	Eagle County	Grand County	Pitkin County	Summit County	ALL
	Resident	Resident	Resident	Resident	Resident
	<i>n=213</i>	<i>n=246</i>	<i>n=188</i>	<i>n=224</i>	<i>n=871</i>
Recreational amenities	68	68	74	77	72
Scenery	63	61	69	63	64
Summers	58	52	66	68	61
Small town atmosphere	51	61	61	49	55
Winters	50	35	56	55	48
Climate	48	32	57	43	44
Friendliness	28	31	34	25	29
Employment opportunities	42	19	22	22	26
Proximity to Front Range	13	25	3	32	19
To be with friends	18	17	18	12	16
To be with family	15	15	15	16	15
To be with spouse	16	12	12	15	14
Place to retire	9	15	15	17	14
More affordable	1	25	1	12	11
Proximity to airport	9	4	13	16	11
Other	7	9	16	12	11
I was born here	8	7	5	1	5

Numbers reflect the percent of respondents who rated the priority a 4 or 5 on a 5 point scale.

70 and above	
60 - 69	
50 -59	

2003 NWCCOG Mountain Resort Homeowners Survey Recreation

	Eagle County		Grand County		Pitkin County		Summit County		ALL	
	Resident	Non-Res	Resident	Non-Res	Resident	Non-Res	Resident	Non-Res	Resident	Non-Res
	n=160	n=112	n=128	n=240	n=123	n=129	n=120	n=240	n=531	n=721
Walking/Jogging	79	83	70	81	85	83	85	82	79	82
Downhill skiing	72	89	54	64	79	89	87	84	72	79
Hiking	81	75	67	77	85	75	83	74	79	75
Mountain Biking	52	37	41	50	57	36	57	49	52	45
Golf	43	55	39	43	29	41	34	39	37	43
Fishing	35	41	62	58	28	33	37	32	40	42
Picnic areas	34	21	36	38	33	25	36	27	35	29
Swimming	40	26	26	24	30	25	32	25	32	25
Playgrounds	33	21	20	29	19	20	29	21	26	24
Nordic Skiing	24	20	34	26	56	23	52	25	40	24
Snowboarding	17	22	14	17	15	16	17	19	16	18
Tennis	17	30	8	8	21	19	20	16	16	16
Sailing/Boating	11	5	26	23	11	2	27	19	18	15
Other	26	12	32	17	24	6	14	11	24	12
Ice (hockey or skating)	18	7	6	6	15	7	20	12	15	9
In-line skating	12	5	10	3	11	6	15	3	12	4

Numbers reflect the percent of respondents who rated the priority a 4 or 5 on a 5 point scale.

80 and above	
60-79	
40-59	

2003 NWCCOG Mountain Resort Homeowners Survey Community Services

	Eagle County		Grand County		Pitkin County		Summit County		ALL	
	Resident	Non-Res	Resident	Non-Res	Resident	Non-Res	Resident	Non-Res	Resident	Non-Res
	n=160	n=112	n=128	n=240	n=123	n=129	n=120	n=240	n=531	n=721
Open Space/Trails	57	48	48	58	66	67	63	60	58	59
Parks/trail systems	47	38	47	49	44	42	57	39	49	43
Arts/Culture	36	38	10	9	57	46	33	24	34	25
Performing Arts	35	36	8	7	46	47	34	21	31	23
Public Transportation	14	33	11	16	27	39	17	15	17	22
Recreation Center	22	14	11	13	16	9	55	26	27	17
Library Services	40	19	31	11	42	14	44	10	39	12
Division of Wildlife	17	2	22	14	9	5	16	7	16	8
Museums	7	8	2	4	25	16	9	6	10	7
Medical Services	25	9	26	2	31	9	32	4	28	5
Building/Planning Services	9	4	13	6	16	4	17	4	13	5
Emergency Medical	3	5	5	1	4	4	9	3	5	3
Youth Services	8	4	6	1	8	3	8	2	7	2
Education (K-12)	30	3	21	3	22	0	26	3	25	2
Adult Education	9	0	5	0	16	2	11	4	10	2
Fire Services	7	3	5	1	3	1	1	0	3	1
Court Services	2	1	3	0	4	1	2	1	3	1
Housing Services	1	0	0	0	7	2	4	1	3	1
Senior Citizen Services	1	0	2	2	7	2	7	0	4	1
Police	0	0	2	0	0	1	3	0	1	0
Animal Control	2	1	4	0	3	0	3	0	3	0

Numbers reflect the percent of respondents who rated the priority a 4 or 5 on a 5 point scale.

50 and above	
40-49	
30-39	

2003 NWCCOG Mountain Resort Homeowners Survey

Why bought second home property

	Eagle County Second Home	Grand County Second Home	Pitkin County Second Home	Summit County Second Home	ALL Second Home
	<i>n=112</i>	<i>n=240</i>	<i>n=129</i>	<i>n=240</i>	<i>n=721</i>
Recreational amenities	84	84	78	85	83
Proximity to Ski Resort	82	59	77	82	73
Scenery/Surroundings	67	72	69	76	72
Intend to vacation here for yesrs	70	64	70	63	66
Investment potential	47	46	42	57	49
Small town atmosphere	24	51	39	45	43
Climate	41	36	46	39	39
Air and water quality	37	42	34	36	38
Friendliness	26	33	29	25	29
Proximity to Front Range	15	38	2	35	27
Rental Income	19	20	24	33	25
More affordable than other mtn. resorts	5	41	1	24	22
Intend to retire here	17	21	16	16	18
Proximity to friends/family	15	21	9	14	16
Proximity to airport	10	4	15	13	10
Other	7	9	9	3	7

Numbers reflect the percent of respondents who rated the priority a 4 or 5 on a 5 point scale.

80 and above	
60 - 79	
40 -59	

2003 NWCCOG Mountain Resort Homeowners Survey Assessment

	Eagle County		Grand County		Pitkin County		Summit County		ALL	
	Resident	Non-Res	Resident	Non-Res	Resident	Non-Res	Resident	Non-Res	Resident	Non-Res
	<i>n=160</i>	<i>n=112</i>	<i>n=128</i>	<i>n=240</i>	<i>n=123</i>	<i>n=129</i>	<i>n=120</i>	<i>n=240</i>	<i>n=531</i>	<i>n=721</i>
Recreation opportunities	77	90	77	87	89	94	91	90	83	90
Parks, trail and open space	67	86	62	89	88	92	78	81	73	86
Public Safety	52	75	51	58	73	76	70	65	61	66
Appearance of town	47	75	30	50	70	76	47	64	48	63
Opportunities to attend cultural events	47	70	16	31	79	83	48	48	47	53
Transportation	37	57	10	35	58	65	44	48	38	49
Sense of community	46	37	46	53	61	54	44	40	49	46
Shopping opportunities	13	50	7	27	20	50	46	57	21	45
Health services	52	65	23	22	64	62	39	35	45	41
Education (K-12)	45	35	56	32	61	53	40	26	50	34
Traffic	29	30	31	34	27	25	12	21	25	27
Adult Education	28	23	19	16	58	46	26	11	33	21
Job opportunities	28	23	11	6	25	20	22	12	22	13
Affordable housing opportunities	10	7	9	14	23	5	4	5	11	8

Numbers reflect the percent of respondents who rated the priority a 4 or 5 on a 5 point scale.

90 and above	
80 - 89	
70 -79	

Economic Base Analysis

JOB GENERATION IN THE COLORADO MOUNTAIN RESORT ECONOMY

SECOND HOMES AND OTHER ECONOMIC
DRIVERS IN EAGLE, GRAND, PITKIN AND
SUMMIT COUNTIES

EXECUTIVE SUMMARY

PREPARED FOR THE NORTHWEST COLORADO
COUNCIL OF GOVERNMENTS

JUNE 2004

LLOYD LEVY CONSULTING
WITH
HAMMER • SILER • GEORGE • ASSOCIATES

JOB GENERATION IN THE COLORADO MOUNTAIN RESORT ECONOMY

*Second Homes and Other Economic Drivers in Eagle, Grand, Pitkin and Summit
Counties*

JUNE 2004

EXECUTIVE SUMMARY

This report presents the findings of an economic analysis of four resort counties in the Colorado Mountains: Eagle, Grand, Pitkin and Summit. The study is part of an ongoing effort to understand the economic effects of second homes in these areas.

OBJECTIVES OF THE STUDY

The specific goals achieved by the study are, for each county, to:

- Identify the major economic drivers;
- Measure the importance of each driver in terms of jobs generated; and
- Determine the ratio of secondary jobs to direct basic jobs for each driver.

This approach leads ultimately to an estimate of total jobs attributed to each of the economic drivers in the county economy. More specifically, the study determined:

- Direct basic spending of dollars from outside the county;
- Direct basic jobs resulting from basic spending;
- Total jobs, including the primary or direct basic jobs resulting from basic spending and the secondary jobs resulting from the recirculation of business, government and employee spending stimulated by direct basic sales;
- The ratio of secondary to basic jobs;
- The number of basic jobs and total jobs generated for each million dollars of direct basic spending; and
- The number of basic and total jobs generated for each unit of driver activity.

An analysis of the entire economy of each county was necessary to ensure that the findings regarding second homes are realistic in the context of the other major economic drivers.

ECONOMIC DRIVERS

The analysis of economic drivers, as performed here, is an extension of regional economic base analysis. In this kind of analysis, the economic activities of a region—measured by the jobs generated in local businesses—are divided into two categories. The first category includes jobs that are “basic,” meaning that they are supported directly by the initial expenditures of dollars brought in

from outside the local area. The second category is jobs that are non-basic (or “secondary”) meaning that they deliver goods and services to local residents who are part of the local labor force.

A classic example of an economic driver is a local industry, such as agriculture, mining or manufacturing, which sells its products to buyers from outside of a county. This kind of economic driver still exists in the four-county study area, as it has for years, but the economic influence of such activities has become less over time.

More important to the study area are the flows of dollars from visitors and seasonal residents who come to enjoy the region’s amenities. These include destination skiers, summer visitors and a growing number of second-home owners. All of these visitors bring with them dollars earned elsewhere. They spend them locally on activities, products, services and—in the case of second-home buyers—housing.

To be comprehensive—and to ensure the accuracy of an estimate of any one driver—an attempt has been made to evaluate all significant economic drivers. The list of drivers identified for the study is shown on Figure 1.

Figure 1: Economic Drivers in the Mountain Resort Economy (Lloyd Levy Consulting with Hammer Siler George Associates).

DRIVERS BY MAJOR GROUP AND TYPE
SECOND HOMES
Construction, Units < 3,000 Sq. Ft.
Construction, Units 3,000 + Sq. Ft.
Owner Spending, Units < 3,000 Sq. Ft.
Owner Spending, Units 3,000 + Sq. Ft.
WINTER VISITORS
Destination Skiers
Day Skiers (Non-Local)
Other Winter Visitors
SUMMER VISITORS
Destination Visitors
Day Visitors
RESIDENT SPENDING OF NON-LOCAL INCOME
Of Retirees
Of Others
OTHER BASIC DRIVERS
Agriculture, Mining & Manufacturing
I-70 Through Traffic
Federal & State Government

IMPORTANCE OF SECOND HOMES

Over the past 50 years, the economies of the four study counties have developed in stages, emerging first as ski resorts. More recently, they have been transitioning into year-round resorts and trade centers. A common theme in the growth of amenity-rich resorts is the development of vacation

homes, or “second homes.” The region under study—comprising Eagle, Grand, Pitkin and Summit counties—has followed this pattern.

Today, more than half of all dwelling units in the total housing stock of the region are second homes, according to an analysis prepared by the Northwest Colorado Council of Governments (NWCCOG). Second homes are defined as housing units of various kinds, whose owners maintain a usual, or primary, residence elsewhere and who spend only part of their time in Colorado’s mountain resort area.

Second home development, like any economic activity, creates demand for a range of goods and services from businesses, local governments and their employees. In turn, working families require housing and create their own demand for private and government services. Service providers, in turn, employ more workers with additional needs for housing, services and so forth. Second homes are thus participants in the cycle of job generation in the local economy.

As second homes have grown to be a large part of the economic and physical landscape, the size and scope of the job-generating effects of second homes have become especially important in the management of development in Colorado’s mountain resorts. Increasing numbers of second homes have begun absorbing large amounts of land in an area where land available for development is limited by terrain and the public domain. The consequence is a growing impact on real estate prices and the cost of living, as well as increasing demands for service from local governments.

Given these circumstances, the counties and their communities share a common interest of growing importance. Each in its own way is seeking to reconcile competing demands. On the one hand is the demand for second homes—and the benefits of a successful second-home development sector as an economic driver. On the other hand are the associated demands of a large and growing resort and of a second home-driven workforce requiring housing and services that are affordable, convenient and responsive to the workforce’s needs.

As growth and new development continue, planners and policy makers have sought better information to evaluate and plan for the demands brought on by second home development and by the region’s other important economic drivers. The current study contributes to that effort by specifying and quantifying the total job-generation effects—including the direct and the secondary effects—of all of the region’s economic drivers.

STUDY TEAM

The work of estimating the basic sales, basic jobs and total jobs of each of the drivers of these four resort counties was performed by Lloyd Levy Consulting of Denver, Colorado, in association with the Denver office of Hammer Siler George Associates.

The project was principally funded by a grant to the NWCCOG from the Colorado Department of Local Affairs (DOLA), Office of Smart Growth. In addition, DOLA staff in the Colorado Demography Section provided technical assistance and much of the data that underlies the analysis.

Besides commissioning the study, the NWCCOG was directly involved on several levels. Linda Venturoni, Director of Special Projects for NWCCOG, was the project manager and worked closely with the consultants on all stages of the analysis. A Steering Committee composed of NWCCOG representatives assisted in the design of the project and review of the results. Liz Finn, NWCCOG Assistant Executive Director, was project administrator and provided editorial review of the report. NWCCOG also provided data from two recent studies that were of critical importance to the analysis: the 2003 Resort Homeowners Survey and the 2000 Analysis of Assessor’s Data.

The U. S. Forest Service-Region II provided additional funding and data used in the economic modeling phase of the study. The Forest Service’s involvement in this study and in the

related Building Bridges project reflects the importance of forest resources in the Colorado mountain resort economies.

METHODS

Measuring the effects of a driver on a local economy requires, first, identifying all of the purchases of each driver from each industry. This is a large task dependent on pre-existing, driver-specific expenditure studies. Armed with these estimates, the secondary effects of each of these purchases may be traced throughout the rest of the economy. The secondary effects consist of the services and supplies provided (by indirect basic industries) to each of the primary industries serving this driver, as well as the services provided directly and indirectly to the workers in those industries.

For example, destination skiers purchase ski-lift tickets from ski resorts (typically classified as part of the larger recreation industry), spend money for overnight accommodations, go to eating and drinking places, buy gifts and other items from retail stores, and pay for transportation services as part of their visit. Second home owners and their guests make purchases from other additional industries: construction, real estate and rental, and a variety of household, professional and personal services.

The analytical methods used to implement the approach include the following:

- Estimates of sales and expenditures were based on previous studies, supplementary research and surveys and professional judgments about the relative size of certain factors. Available measures of economic activity were combined with measured and estimated spending rates to calculate total spending for each driver. This enabled the study team to establish consistent estimates of the dollar in-flows associated with each economic driver.
- Next, the dollars of spending by driver were translated into categories of consumption expenditures by commodity and service. This was done by applying local and national survey data. Then, personal consumption expenditures were converted into dollars of spending by industry, using national data available from the U.S. Bureau of Economic Analysis.
- Dollars of spending by industry were entered into the IMPLAN economic impact modeling system¹ to produce initial estimates of the numbers of jobs generated by each driver. The job-generation effects are expressed in terms of “basic” jobs and secondary jobs, as well as a ratio of secondary to basic jobs. Together, these results measure the total impact of each driver on the local economy.
- The final step involved adjusting the model’s estimates of jobs by driver. The adjustments are made in order to match the actual number of jobs “on the ground.” As a result, the findings presented in this report are consistent with the official job totals by industry prepared for each county by the DOLA staff in the Colorado Demography Section.

¹ The IMPLAN System software and data are products of the Minnesota IMPLAN Group, Inc. (MIG), Stillwater MN 55082. The MIG website address is www.implan.com.

SUMMARY FINDINGS

The specific goals and objectives of the study, introduced earlier, can be broadly summarized in terms of three key questions. The analysis has sought to answer these questions in quantitative and specific terms for Eagle, Grand, Summit and Pitkin counties. The questions are:

- How big is the economic base of each county?
- What share of the economic base is due to second homes or other drivers? and
- What is the total effect of second homes and other economic drivers, as measured by the basic and secondary jobs they generate?

For each county, the key results are presented in the following summary tables.

EAGLE COUNTY

Total basic spending associated with the economic drivers of Eagle County is estimated to be almost \$1.8 billion in 2002, the benchmark year of the study. Table 1 presents summary results of the economic base analysis for Eagle County.

Table 1: Eagle County—Summary of Base Analysis by Economic Driver for 2002 (Lloyd Levy Consulting with Hammer Siler George Associates).

DRIVER	ESTIMATED BASIC SPENDING		ESTIMATED DIRECT BASIC JOBS		ESTIMATED TOTAL JOBS		RATIO: SECONDARY TO DIRECT BASIC JOBS
	MILLIONS	SHARE OF TOTAL	AMOUNT	SHARE OF TOTAL	AMOUNT	SHARE OF TOTAL	
SECOND HOMES							
Construction, Units < 3,000 Sq. Ft.	\$40.6	2.3%	430	2.2%	883	2.6%	1.05
Construction, Units 3,000 + Sq. Ft.	\$102.5	5.8%	1,086	5.6%	2,229	6.6%	1.05
Owner Spending, Units < 3,000 Sq. Ft.	\$390.7	22.1%	6,219	32.0%	8,793	26.2%	0.41
Owner Spending, Units 3,000 + Sq. Ft.	\$143.4	8.1%	2,283	11.7%	3,228	9.6%	0.41
TOTAL, SECOND HOMES	\$677.2	38.4%	10,018	51.5%	15,133	45.1%	0.51
WINTER VISITORS							
Destination Skiers	\$322.4	18.3%	3,060	15.7%	5,672	16.9%	0.85
Day Skiers (Non-Local)	\$48.3	2.7%	421	2.2%	829	2.5%	0.97
Other Winter Visitors	\$16.3	0.9%	130	0.7%	251	0.7%	0.93
TOTAL, WINTER VISITORS	\$387.0	21.9%	3,611	18.6%	6,752	20.1%	0.87
SUMMER VISITORS							
Destination Visitors	\$134.7	7.6%	1,099	5.6%	2,070	6.2%	0.88
Day Visitors	\$18.8	1.1%	95	0.5%	189	0.6%	0.99
TOTAL, SUMMER VISITORS	\$153.5	8.7%	1,194	6.1%	2,259	6.7%	0.89
RESIDENT SPENDING OF NON-LOCAL INCOME							
Of Retirees	\$210.8	11.9%	1,422	7.3%	2,863	8.5%	1.01
Of Others	\$163.5	9.3%	1,388	7.1%	2,946	8.8%	1.12
TOTAL, RESIDENT SPENDING	\$374.3	21.2%	2,810	14.4%	5,809	17.3%	1.07
OTHER DRIVERS							
Agriculture, Mining & Manufacturing	\$111.9	6.3%	772	4.0%	1,894	5.6%	1.45
I-70 Through Traffic	\$47.6	2.7%	737	3.8%	1,209	3.6%	0.64
Federal & State Government	\$13.1	0.7%	312	1.6%	476	1.4%	0.53
TOTAL, OTHER DRIVERS	\$172.6	9.8%	1,821	9.4%	3,579	10.7%	0.97
TOTAL, ALL DRIVERS	\$1,764.6	100.0%	19,454	100.0%	33,530	100.0%	0.72

Note: Lift ticket and on-mountain spending by second home owners and guests are included under destination skiers. Spending by Retirees includes Medicare payments. Resident Spending of Non-Local Income of Others includes allowances for Dividends, Interest & Rent, basic income of sole proprietors, and an allowance for spending by non-resident commuters working in the local economy. Through travel to enjoy local attractions, such as car touring to view scenery and wildlife, is not part of I-70 Through Traffic. Detail may not add up to totals because of rounding.

In Eagle County (Table 1):

- The share of Estimated Basic Spending attributed to each major category of driver is: Second Homes, 38.4 percent; Winter Visitors, 21.9 percent; Summer Visitors, 8.7

percent; and Resident Spending of Non-Local Income, 21.2 percent. Other Drivers contribute 9.8 percent.

- Total spending related to economic drivers directly supports the 19,454 jobs identified under Estimated Direct Basic Jobs. These, in turn, support 10,966 secondary jobs, adding up to 33,530 Estimated Total Jobs. The average effect countywide is the about 0.72 secondary jobs for every direct basic job generated (see the column headed Ratio: Secondary to Direct Basic Jobs).
- The number of Estimated Total Jobs generated by Second Homes—combining Construction and Owner Spending—is 15,133, or 45.1 percent of total jobs. This is more than twice the share of the next largest categories, Winter Visitors with 6,752 jobs, or 20.1 percent of Estimated Total Jobs, and Resident Spending of Non-Local Income with 5,809 jobs, or 17.3 percent of total jobs.

GRAND COUNTY

Total spending associated with the economic drivers of Grand County is estimated to be a little more than \$600 million in 2002. Table 2 presents summary results of the economic base analysis for Grand County.

Table 2: Grand County—Summary of Base Analysis by Economic Driver for 2002 (Lloyd Levy Consulting with Hammer Siler George Associates).

DRIVER	ESTIMATED BASIC SPENDING		ESTIMATED DIRECT BASIC JOBS		ESTIMATED TOTAL JOBS		RATIO: SECONDARY TO DIRECT BASIC JOBS
	MILLIONS	SHARE OF TOTAL	AMOUNT	SHARE OF TOTAL	AMOUNT	SHARE OF TOTAL	
SECOND HOMES							
Construction, Units < 3,000 Sq. Ft.	\$59.6	9.9%	574	11.2%	1,073	12.4%	0.87
Construction, Units 3,000 + Sq. Ft.	\$9.0	1.5%	87	1.7%	163	1.9%	0.87
Owner Spending, Units < 3,000 Sq. Ft.	\$70.3	11.7%	1,044	20.5%	1,409	16.3%	0.35
Owner Spending, Units 3,000 + Sq. Ft.	\$7.0	1.2%	104	2.0%	141	1.6%	0.36
TOTAL, SECOND HOMES	\$145.9	24.2%	1,809	35.4%	2,786	32.2%	0.54
WINTER VISITORS							
Destination Skiers	\$135.6	22.5%	1,009	19.8%	1,779	20.6%	0.76
Day Skiers (Non-Local)	\$19.6	3.2%	162	3.2%	283	3.3%	0.75
Other Winter Visitors	\$7.1	1.2%	50	1.0%	88	1.0%	0.76
TOTAL, WINTER VISITORS	\$162.3	26.9%	1,221	23.9%	2,150	24.9%	0.76
SUMMER VISITORS							
Destination Visitors	\$145.2	24.1%	1,030	20.2%	1,771	20.5%	0.72
Day Visitors	\$21.2	3.5%	116	2.3%	181	2.1%	0.56
TOTAL, SUMMER VISITORS	\$166.4	27.6%	1,146	22.5%	1,952	22.6%	0.70
RESIDENT SPENDING OF NON-LOCAL INCOME							
Of Retirees	\$49.1	8.1%	300	5.9%	561	6.5%	0.87
Of Others	\$51.0	8.5%	302	5.9%	576	6.7%	0.91
TOTAL, RESIDENT SPENDING	\$100.1	16.6%	602	11.8%	1,137	13.2%	0.89
OTHER DRIVERS							
Agriculture, Mining & Manufacturing	\$16.8	2.8%	170	3.3%	348	4.0%	1.05
I-70 Through Traffic	-	-	-	-	-	-	-
Federal & State Government	\$11.8	2.0%	156	3.1%	267	3.1%	0.71
TOTAL, OTHER DRIVERS	\$28.6	4.7%	326	6.4%	615	7.1%	0.89
TOTAL, ALL DRIVERS	\$603.4	100.0%	5,104	100.0%	8,640	100.0%	0.69

Note: Lift ticket and on-mountain spending by second home owners and guests are included under destination skiers. Spending by Retirees includes Medicare payments. Resident Spending of Non-Local Income of Others includes allowances for Dividends, Interest & Rent, basic income of sole proprietors, and an allowance for spending by non-resident commuters working in the local economy. Through travel to enjoy local attractions, such as car touring to view scenery and wildlife, is not part of I-70 Through Traffic. Detail may not add up to totals because of rounding.

In Grand County (Table 2):

- The share of Estimated Basic Spending attributed to each major category of driver is: second homes, 24.2 percent; Winter Visitors, 26.9 percent; Summer Visitors, 27.6

percent; and Resident Spending of Non-Local income, 16.6 percent. Other Drivers contribute 4.7 percent.

- All of the economic drivers combined directly support the 5,104 Estimated Direct Basic Jobs. These, in turn, support 3,536 secondary jobs, adding up to 8,640 Estimated Total Jobs. The average effect countywide is about 0.69 secondary jobs for every direct basic job generated (see the column headed Ratio: Secondary to Direct Basic Jobs).
- The number of Estimated Total Jobs generated by Second Homes—combining Construction and Owners Spending—is 2,786, or 32.2 percent, making second homes Grand County’s largest driver. However, the next largest major categories of driver also large shares to Estimated Total Jobs. These are Winter Visitors with 2,150 jobs (24.9 percent) and Summer Visitors with 1,952 jobs (22.6 percent).
- A significant though smaller share of Estimated Total Jobs—1,137 (13.2 percent)—is generated by Resident Spending of Non-Local Income.

PITKIN COUNTY

Total spending associated with the economic drivers of Pitkin County is estimated to be more than \$1.3 billion in 2002. Table 3 presents summary results of the economic base analysis for Pitkin County.

Table 3: Pitkin County—Summary of Base Analysis by Economic Driver for 2002 (Lloyd Levy Consulting with Hammer Siler George Associates).

DRIVER	ESTIMATED BASIC SPENDING		ESTIMATED DIRECT BASIC JOBS		ESTIMATED TOTAL JOBS		RATIO: SECONDARY TO DIRECT BASIC JOBS
	MILLIONS	SHARE OF TOTAL	AMOUNT	SHARE OF TOTAL	AMOUNT	SHARE OF TOTAL	
SECOND HOMES							
Construction, Units < 3,000 Sq. Ft.	\$18.5	1.4%	201	1.7%	359	1.9%	0.79
Construction, Units 3,000 + Sq. Ft.	\$97.0	7.3%	1,057	9.0%	1,880	9.8%	0.78
Owner Spending, Units < 3,000 Sq. Ft.	\$192.0	14.5%	2,979	25.2%	3,817	19.9%	0.28
Owner Spending, Units 3,000 + Sq. Ft.	\$145.6	11.0%	1,200	10.2%	1,867	9.7%	0.56
TOTAL, SECOND HOMES	\$453.1	34.1%	5,437	46.0%	7,923	41.3%	0.46
WINTER VISITORS							
Destination Skiers	\$232.5	17.5%	1,770	15.0%	3,094	16.1%	0.75
Day Skiers (Non-Local)	\$42.7	3.2%	247	2.1%	507	2.6%	1.05
Other Winter Visitors	\$14.2	1.1%	86	0.7%	156	0.8%	0.81
TOTAL, WINTER VISITORS	\$289.4	21.8%	2,103	17.8%	3,757	19.6%	0.79
SUMMER VISITORS							
Destination Visitors	\$208.9	15.7%	1,444	12.2%	2,492	13.0%	0.73
Day Visitors	\$35.6	2.7%	156	1.3%	268	1.4%	0.72
TOTAL, SUMMER VISITORS	\$244.5	18.4%	1,600	13.6%	2,760	14.4%	0.73
RESIDENT SPENDING OF NON-LOCAL INCOME							
Of Retirees	\$220.5	16.6%	1,386	11.7%	2,422	12.6%	0.75
Of Others	\$92.3	7.0%	1,168	9.9%	2,171	11.3%	0.86
TOTAL, RESIDENT SPENDING	\$312.8	23.6%	2,554	21.6%	4,593	23.9%	0.80
OTHER DRIVERS							
Agriculture, Mining & Manufacturing	\$24.2	1.8%	58	0.5%	86	0.4%	0.48
I-70 Through Traffic	-	-	-	-	-	-	-
Federal & State Government	\$3.5	0.3%	56	0.5%	85	0.4%	0.52
TOTAL, OTHER DRIVERS	\$27.7	2.1%	114	1.0%	171	0.9%	0.50
TOTAL, ALL DRIVERS	\$1,327.4	100.0%	11,808	100.0%	19,204	100.0%	0.63

Note: Lift ticket and on-mountain spending by second home owners and guests are included under destination skiers. Spending by Retirees includes Medicare payments. Resident Spending of Non-Local Income of Others includes allowances for Dividends, Interest & Rent, basic income of sole proprietors, and an allowance for spending by non-resident commuters working in the local economy. Through travel to enjoy local attractions, such as car touring to view scenery and wildlife, is not part of I-70 Through Traffic. Detail may not add up to totals because of rounding.

In Pitkin County (Table 3):

- The share of Estimated Basic Spending attributed to each major category of driver is: Second Homes, 34.1 percent; Winter Visitors, 21.8 percent; Summer Visitors, 18.4 percent; and Resident Spending of Non-Local Income, 23.6 percent. Other Drivers contribute 2.1 percent.

- All of the economic drivers combined directly support the 11,808 Estimated Direct Basic Jobs. These, in turn, support 7,396 secondary jobs, adding up to 19,204 Estimated Total Jobs. The average effect countywide is about 0.63 secondary jobs for every direct basic job generated (see the column headed Ratio: Secondary to Direct Basic Jobs).
- The number of Estimated Total Jobs generated by Second Homes—combining Construction and Owner Spending—is 7,923, or 41.3 percent, making second homes Pitkin County’s dominant driver. The next largest economic driver is Resident Spending of Non-Local Income, which generates 4,593 jobs, or 23.9 percent of Estimated Total Jobs.
- Winter Visitors and Summer Visitors are both significant drivers. However, they now generate the minority share of Estimated Total Jobs. Winter Visitors generate 3,757 jobs (20 percent of Estimated Total Jobs) and Summer Visitors generate about 2,760 jobs (14 percent of Estimated Total Jobs).

SUMMIT COUNTY

Total spending associated with the economic drivers of Summit County is estimated to be more than \$1.3 billion in 2002. Table 4 presents the summary results of the economic base analysis for Summit County.

Table 4: Summit County—Summary of Base Analysis by Economic Driver for 2002 (Lloyd Levy Consulting with Hammer Siler George Associates).

DRIVER	ESTIMATED BASIC SPENDING		ESTIMATED DIRECT BASIC JOBS		ESTIMATED TOTAL JOBS		RATIO: SECONDARY TO DIRECT BASIC JOBS
	MILLIONS	SHARE OF TOTAL	AMOUNT	SHARE OF TOTAL	AMOUNT	SHARE OF TOTAL	
SECOND HOMES							
Construction, Units < 3,000 Sq. Ft.	\$48.2	3.0%	407	3.2%	792	3.8%	0.95
Construction, Units 3,000 + Sq. Ft.	\$27.3	1.7%	231	1.8%	449	2.1%	0.94
Owner Spending, Units < 3,000 Sq. Ft.	\$339.6	21.1%	2,554	20.4%	3,489	16.6%	0.37
Owner Spending, Units 3,000 + Sq. Ft.	\$102.1	6.4%	767	6.1%	1,049	5.0%	0.37
TOTAL, SECOND HOMES	\$517.2	32.2%	3,960	31.6%	5,779	27.6%	0.46
WINTER VISITORS							
Destination Skiers	\$527.1	32.8%	4,535	36.2%	8,022	38.3%	0.77
Day Skiers (Non-Local)	\$78.1	4.9%	713	5.7%	1,258	6.0%	0.76
Other Winter Visitors	\$27.0	1.7%	208	1.7%	380	1.8%	0.83
TOTAL, WINTER VISITORS	\$632.2	39.3%	5,456	43.5%	9,660	46.1%	0.77
SUMMER VISITORS							
Destination Visitors	\$162.1	10.1%	1,186	9.5%	2,137	10.2%	0.80
Day Visitors	\$22.9	1.4%	119	0.9%	227	1.1%	0.91
TOTAL, SUMMER VISITORS	\$185.0	11.5%	1,305	10.4%	2,364	11.3%	0.81
RESIDENT SPENDING OF NON-LOCAL INCOME							
Of Retirees	\$121.5	7.6%	589	4.7%	1,031	4.9%	0.75
Of Others	\$72.0	4.5%	409	3.3%	751	3.6%	0.84
TOTAL, RESIDENT SPENDING	\$193.5	12.0%	998	8.0%	1,782	8.5%	0.79
OTHER DRIVERS							
Agriculture, Mining & Manufacturing	\$23.9	1.5%	95	0.8%	219	1.0%	1.31
I-70 Through Traffic	\$47.6	3.0%	615	4.9%	965	4.6%	0.57
Federal & State Government	\$8.2	0.5%	114	0.9%	187	0.9%	0.64
TOTAL, OTHER DRIVERS	\$79.7	5.0%	824	6.6%	1,371	6.5%	0.66
TOTAL, ALL DRIVERS	\$1,607.6	100.0%	12,543	100.0%	20,956	100.0%	0.67

Note: Lift ticket and on-mountain spending by second home owners and guests are included under destination skiers. Spending by Retirees includes Medicare payments. Resident Spending of Non-Local Income of Others includes allowances for Dividends, Interest & Rent, basic income of sole proprietors, and an allowance for spending by non-resident commuters working in the local economy. Through travel to enjoy local attractions, such as car touring to view scenery and wildlife, is not part of I-70 Through Traffic. Detail may not add up to totals because of rounding.

In Summit County (Table 4):

- The share of Estimated Basic Spending attributed to each major category of driver is: Second Homes, 32.2 percent; Winter Visitors, 39.3 percent; Summer Visitors,

11.5 percent; and Resident Spending of Non-Local Income, 12.0 percent. Other Drivers contribute about 5.0 percent.

- Total spending related to economic drivers directly supports the 12,543 basic jobs identified under Estimated Direct Basic Jobs. These, in turn, support 8,413 secondary jobs, adding up to 20,956 Estimated Total Jobs. The average effect countywide is about 0.67 secondary jobs for every direct basic job generated (see the column headed Ratio: Secondary to Direct Basic Jobs).
- Winter Visitors are the largest driver, supporting about 9,660 jobs or 46.1 percent of Estimated Total Jobs. Second Home construction and spending generate 5,779 jobs, or 27.6 percent of Estimated Total Jobs.
- Other drivers' contributions are summer visitors, about 2,400 jobs (11 percent), resident spending of non-local income, 1,800 jobs (9 percent), and other drivers, 1,400 jobs (7 percent). Among the drivers in the last category, I-70 through traffic is estimated to be the largest job generator.

FOUR-COUNTY REGION

Estimated Basic Spending for the economic drivers of the four-county region, including Eagle, Grand, Pitkin and Summit counties, is more than \$5.3 billion for the benchmark year 2002. Table 5 presents summary results of the analysis for the entire four-county region. Across the region, Second Homes—combining the Construction and Owner Spending segments—is the largest driver, supporting 31,621 jobs or 38.4 percent of Estimated Total Jobs. Winter Visitors support 22,319 jobs, or 27 percent of Estimated Total Jobs, and Resident Spending of Non-Local Income supports 13,321 jobs, or 16.2 percent of Estimated Total Jobs.

Table 5: Four-County Region—Summary of Base Analysis by Economic Driver for 2002 (Lloyd Levy Consulting with Hammer Siler George Associates).

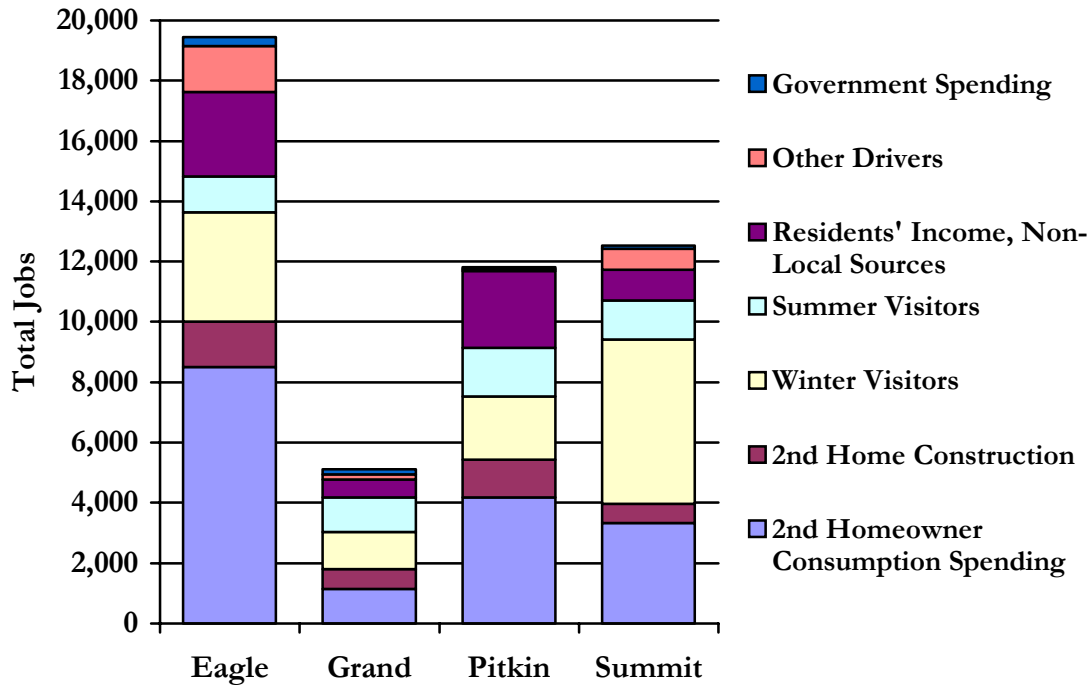
DRIVER	ESTIMATED BASIC SPENDING		ESTIMATED DIRECT BASIC JOBS		ESTIMATED TOTAL JOBS		RATIO: SECONDARY TO DIRECT BASIC JOBS
	MILLIONS	SHARE OF TOTAL	AMOUNT	SHARE OF TOTAL	AMOUNT	SHARE OF TOTAL	
SECOND HOMES							
Construction, Units < 3,000 Sq. Ft.	\$166.9	3.1%	1,612	3.3%	3,107	3.8%	0.93
Construction, Units 3,000 + Sq. Ft.	\$235.8	4.4%	2,461	5.0%	4,721	5.7%	0.92
Owner Spending, Units < 3,000 Sq. Ft.	\$992.6	18.7%	12,796	26.2%	17,508	21.3%	0.37
Owner Spending, Units 3,000 + Sq. Ft.	\$398.1	7.5%	4,354	8.9%	6,285	7.6%	0.44
TOTAL, SECOND HOMES	\$1,793.4	33.8%	21,223	43.4%	31,621	38.4%	0.49
WINTER VISITORS							
Destination Skiers	\$1,217.6	23.0%	10,374	21.2%	18,567	22.6%	0.79
Day Skiers (Non-Local)	\$188.7	3.6%	1,543	3.2%	2,877	3.5%	0.86
Other Winter Visitors	\$64.6	1.2%	474	1.0%	875	1.1%	0.85
TOTAL, WINTER VISITORS	\$1,470.9	27.7%	12,391	25.3%	22,319	27.1%	0.80
SUMMER VISITORS							
Destination Visitors	\$650.9	12.3%	4,759	9.7%	8,470	10.3%	0.78
Day Visitors	\$98.5	1.9%	486	1.0%	865	1.1%	0.78
TOTAL, SUMMER VISITORS	\$749.4	14.1%	5,245	10.7%	9,335	11.3%	0.78
RESIDENT SPENDING OF NON-LOCAL INCOME							
Of Retirees	\$601.9	11.4%	3,697	7.6%	6,877	8.4%	0.86
Of Others	\$378.8	7.1%	3,267	6.7%	6,444	7.8%	0.97
TOTAL, RESIDENT SPENDING	\$980.7	18.5%	6,964	14.2%	13,321	16.2%	0.91
OTHER DRIVERS							
Agriculture, Mining & Manufacturing	\$176.8	3.3%	1,095	2.2%	2,547	3.1%	1.33
I-70 Through Traffic	\$95.2	1.8%	1,352	2.8%	2,174	2.6%	0.61
Federal & State Government	\$36.6	0.7%	638	1.3%	1,015	1.2%	0.59
TOTAL, OTHER DRIVERS	\$308.6	5.8%	3,085	6.3%	5,736	7.0%	0.86
TOTAL, ALL DRIVERS	\$5,303.0	100.0%	48,908	100.0%	82,332	100.0%	0.68

Note: Lift ticket and on-mountain spending by second home owners and guests are included under destination skiers. Spending by Retirees includes Medicare payments. Resident Spending of Non-Local Income of Others includes allowances for Dividends, Interest & Rent, basic income of sole proprietors, and an allowance for spending by non-resident commuters working in the local economy. Through travel to enjoy local attractions, such as car touring to view scenery and wildlife, is not part of I-70 Through Traffic. Detail may not add up to totals because of rounding.

Overall, the analysis summarized in Table 5 shows the similarity in the economies of all the counties in the study. Each is clearly dominated by economic drivers that rely on various aspects of an amenity-rich, resort environment. These drivers, including Second Homes, Winter Visitors and

Summer Visitors, generate from 72 percent (in Eagle County) to 85 percent (in Summit County) of Estimated Total Jobs in the counties studied. This is illustrated in Figure 2.

Figure 2: Total Jobs Generated by Economic Drivers (Lloyd Levy Consulting with Hammer Siler George Associates).



At the same time, the mix of drivers varies from county to county, giving each a distinctive character:

- Although jobs attributable to Second Homes (both from Construction and from Owner Spending) are a large share of employment in all four counties (ranging from about 28 percent of total jobs in Summit County to about 45 percent of total jobs in Eagle County) they are most important in Eagle and Pitkin counties, where they generate a larger share of Estimated Total Jobs than Winter Visitors and Summer Visitors combined.
- Across the four counties, Second Home Construction now accounts for about 9.5 percent of Estimated Basic Spending and supports 7,828 Estimated Total Jobs (3,107 from units of less than 3,000 square feet and 4,721 from units of 3,000 square feet or more). Because second home construction has a strong “ripple effect” in the local economy, changes in this activity are important to monitor. (Measures of the ripple effects of economic drivers for the study area as a whole are in the column headed Ratio: Secondary to Direct Basic Jobs in Table 5.)
- The analysis indicates that Grand and Summit counties still rely more on traditional visitor markets such as destination skiing and summer tourism. In these counties, Winter Visitors and Summer Visitors are still the most important drivers. Proximity

to the population centers of the Colorado Front Range may explain why visitor markets still generate the largest share of Estimated Total Jobs in these two counties.

- Finally, Resident Spending of Non-Local Income emerges as an important source of job generation in all four counties. Households in this category—some retirees and some still in the labor force but receiving income from dividends, interest and rents—generate about 9 percent of all jobs in Summit County, 13 percent of all jobs in Grand County, 17 percent of all jobs in Eagle County, and 24 percent of all jobs in Pitkin County. Region wide, 13,321 jobs, or 16.2 percent of Estimated Total Jobs are attributed to this driver. This source of job generation is certainly worth watching in the future because of its linkage to the wealth of many households that flock to amenity-rich, resort communities.

Other Materials

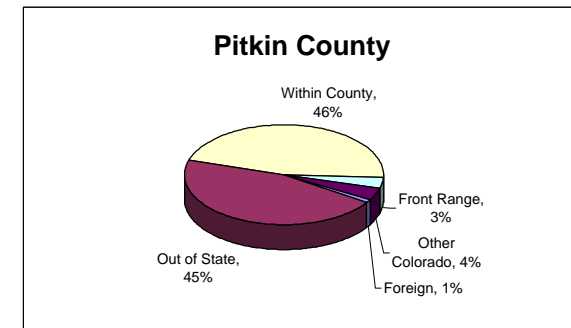
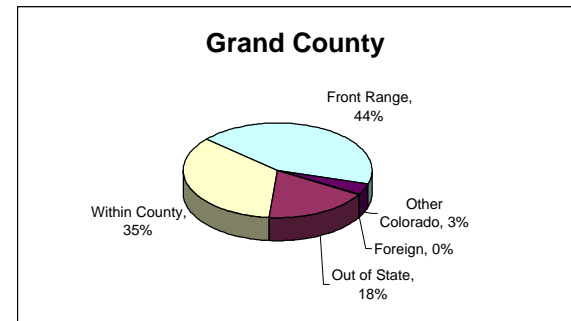
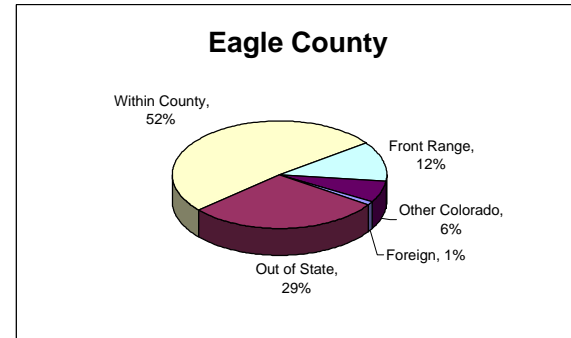
Northwest Colorado Council of Governments

Jurisdiction:	Census 2000		*NWCCOG Non Local Ownership			
	Seasonal # Units	Seasonal %	Parcels Total	Owners Total	NLO Total	NLO %
Eagle County	5932	26.8%	9244	20815	10155	48.8%
Avon town	523	20.5%	375	2106	726	34.5%
Basalt town	83	6.8%	878	1112	356	32.0%
Eagle town	9	0.8%	635	794	76	9.6%
Gypsum town	11	0.9%	1013	1152	76	6.6%
Minturn town	32	7.1%	284	370	65	17.6%
Red Cliff town	3	2.5%	113	115	16	13.9%
Vail town	2888	53.6%	1505	6472	4346	67.2%
Unincorporated	2383	23.7%	4441	8694	4494	51.7%
Grand County	4783	43.9%	6479	10058	6360	63.2%
Fraser town	165	26.5%	239	529	288	54.4%
Granby town	16	2.5%	400	469	101	21.5%
Grand Lake town	507	67.8%	409	645	492	76.3%
Hot Sulphur Springs town	18	7.9%	167	170	39	22.9%
Kremmling town	14	2.2%	415	418	67	16.0%
Winter Park town	703	57.1%	357	1582	1263	79.8%
Unincorporated	3360	49.5%	4492	6245	4110	65.8%
Jackson County	391	34.1%				
Walden town	30	7.6%				
Unincorporated	361	48.3%				
Pitkin County	2728	27.0%	10185	10185	5618	55.2%
Aspen city	1121	25.7%	4409	4409	2247	51.0%
Snowmass Village	814	46.9%	2575	2575	1884	73.2%
Unincorporated	793	19.8%	3201	3201	1487	46.5%
Summit County	13235	54.7%	12402	23535	15736	66.9%
Blue River town	275	48.8%	563	584	328	56.2%
Breckenridge town	2906	68.1%	1602	4485	3370	75.1%
Dillon town	852	66.6%	293	1008	795	78.9%
Frisco town	1485	54.5%	1278	2314	1620	70.0%
Montezuma town	13	37.1%	32	32	24	75.0%
Silverthorne town	369	23.3%	344	489	197	40.3%
Unincorporated	7335	53.4%	8290	14623	9402	64.3%
Four County Total	26678	39.6%	38310	64593	37869	58.6%
<i>(Eagle, Grand, Pitkin, Summit)</i>						

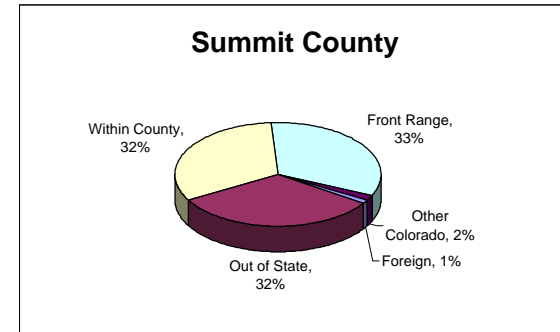
*Please Note: NWCCOG numbers are preliminary estimates.

NWCCOG Analysis of County Assessor's Records

	Eagle	%	Grand	%	Pitkin	%	Summit	%	Total	%
Total Housing Units	20815		10058		10199		23535		64607	
Foreign	245	1.2%	28	0.3%	106	1.0%	289	1.2%	668	1.0%
AK	6	0.0%	2	0.0%	3	0.0%	12	0.1%	23	0.0%
AL	38	0.2%	8	0.1%	18	0.2%	43	0.2%	107	0.2%
AR	32	0.2%	8	0.1%	45	0.4%	48	0.2%	133	0.2%
AZ	125	0.6%	72	0.7%	89	0.9%	168	0.7%	454	0.7%
CA	556	2.7%	139	1.4%	732	7.2%	449	1.9%	1876	2.9%
CT	114	0.5%	8	0.1%	75	0.7%	69	0.3%	266	0.4%
DC	21	0.1%	4	0.0%	34	0.3%	20	0.1%	79	0.1%
DE	18	0.1%	3	0.0%	12	0.1%	21	0.1%	54	0.1%
FL	628	3.0%	136	1.4%	501	4.9%	695	3.0%	1960	3.0%
GA	121	0.6%	29	0.3%	61	0.6%	189	0.8%	400	0.6%
HI	31	0.1%	8	0.1%	38	0.4%	46	0.2%	123	0.2%
IA	59	0.3%	43	0.4%	48	0.5%	213	0.9%	363	0.6%
ID	3	0.0%	3	0.0%	6	0.1%	4	0.0%	16	0.0%
IL	681	3.3%	165	1.6%	471	4.6%	725	3.1%	2042	3.2%
IN	85	0.4%	22	0.2%	80	0.8%	119	0.5%	306	0.5%
KS	148	0.7%	122	1.2%	53	0.5%	331	1.4%	654	1.0%
KY	31	0.1%	12	0.1%	26	0.3%	78	0.3%	147	0.2%
LA	64	0.3%	26	0.3%	81	0.8%	101	0.4%	272	0.4%
MA	78	0.4%	6	0.1%	59	0.6%	55	0.2%	198	0.3%
MD	151	0.7%	30	0.3%	102	1.0%	145	0.6%	428	0.7%
ME	9	0.0%	0	0.0%	5	0.0%	9	0.0%	23	0.0%
MI	155	0.7%	41	0.4%	199	2.0%	268	1.1%	663	1.0%
MN	188	0.9%	101	1.0%	115	1.1%	239	1.0%	643	1.0%
MO	171	0.8%	94	0.9%	99	1.0%	349	1.5%	713	1.1%
MS	31	0.1%	3	0.0%	11	0.1%	7	0.0%	52	0.1%
MT	8	0.0%	9	0.1%	2	0.0%	12	0.1%	31	0.0%
NC	60	0.3%	8	0.1%	39	0.4%	99	0.4%	206	0.3%
ND	19	0.1%	2	0.0%	2	0.0%	9	0.0%	32	0.0%
NE	56	0.3%	73	0.7%	30	0.3%	256	1.1%	415	0.6%
NH	25	0.1%	11	0.1%	7	0.1%	13	0.1%	56	0.1%
NJ	189	0.9%	27	0.3%	80	0.8%	183	0.8%	479	0.7%
NM	44	0.2%	20	0.2%	27	0.3%	71	0.3%	162	0.3%
NV	37	0.2%	11	0.1%	47	0.5%	40	0.2%	135	0.2%
NY	377	1.8%	22	0.2%	259	2.5%	218	0.9%	876	1.4%
OH	176	0.8%	30	0.3%	156	1.5%	234	1.0%	596	0.9%
OK	75	0.4%	39	0.4%	57	0.6%	143	0.6%	314	0.5%
OR	9	0.0%	6	0.1%	13	0.1%	23	0.1%	51	0.1%
PA	170	0.8%	36	0.4%	126	1.2%	147	0.6%	479	0.7%
RI	4	0.0%	2	0.0%	4	0.0%	5	0.0%	15	0.0%
SC	34	0.2%	13	0.1%	22	0.2%	48	0.2%	117	0.2%
SD	13	0.1%	7	0.1%	2	0.0%	23	0.1%	45	0.1%
TN	62	0.3%	13	0.1%	57	0.6%	90	0.4%	222	0.3%
TX	732	3.5%	232	2.3%	505	5.0%	1072	4.6%	2541	3.9%
UT	14	0.1%	10	0.1%	11	0.1%	6	0.0%	41	0.1%
VA	79	0.4%	39	0.4%	54	0.5%	156	0.7%	328	0.5%



VT	12	0.1%	3	0.0%	5	0.0%	12	0.1%	32	0.0%
WA	44	0.2%	13	0.1%	33	0.3%	58	0.2%	148	0.2%
WI	99	0.5%	54	0.5%	72	0.7%	199	0.8%	424	0.7%
WV	10	0.0%	0	0.0%	4	0.0%	9	0.0%	23	0.0%
WY	35	0.2%	17	0.2%	8	0.1%	32	0.1%	92	0.1%
	5927	28.5%	1782	17.7%	4585	45.0%	7561	32.1%	19855	30.7%
Out of State	5927	29.0%	1782	17.7%	4585	45.3%	7561	32.2%	19855	31.0%
Colorado	14535	69.8%	8248	82.0%	5477	53.7%	15659	66.5%	43919	68.0%
Within County	10738	51.6%	3520	35.0%	4724	46.3%	7553	32.1%		
									0	
Arvada	36	0.2%	276	2.7%	2	0.0%	237	1.0%	551	0.9%
Aurora	76	0.4%	270	2.7%	5	0.0%	410	1.7%	761	1.2%
Boulder	279	1.3%	316	3.1%	52	0.5%	528	2.2%	1175	1.8%
Colo. Springs	122	0.6%	76	0.8%	13	0.1%	623	2.6%	834	1.3%
Denver	740	3.6%	926	9.2%	133	1.3%	1440	6.1%	3239	5.0%
Englewood	322	1.5%	189	1.9%	33	0.3%	490	2.1%	1034	1.6%
Ft. Collins	46	0.2%	103	1.0%	6	0.1%	183	0.8%	338	0.5%
Golden	91	0.4%	171	1.7%	18	0.2%	273	1.2%	553	0.9%
Highlands Ranch	37	0.2%	113	1.1%	3	0.0%	221	0.9%	374	0.6%
Lakewood	73	0.4%	293	2.9%	10	0.1%	333	1.4%	709	1.1%
Littleton	195	0.9%	566	5.6%	22	0.2%	826	3.5%	1609	2.5%
Longmont	26	0.1%	105	1.0%	7	0.1%	145	0.6%	283	0.4%
Westminster	13	0.1%	112	1.1%	2	0.0%	124	0.5%	251	0.4%
Total	2056	9.9%	3516	35.0%	306	3.0%	5833	24.8%	11711	18.1%
Other Front Range	433		861		46		1866		29741	
Front Range	2489	12.0%	4377	43.5%	352	3.5%	7699	32.7%	14917	23.1%
Other Colorado	1308	6.3%	351	3.5%	401	3.9%	407	1.7%	2467	3.8%
Total	20707	100.0%	10058	100.0%	10168	99.7%	23509	99.9%	64442	99.7%



May 8, 2005

Second Homes Remake the West's Resorts

By [KIRK JOHNSON](#)

VAIL, Colo., May 4 - Like many a ski bum before her, Jodi Link waits on tables to make ends meet. But her dreams go far beyond the next epiphany of perfect snow or a perfect run.

In January, Ms. Link and a friend, Brooke Burgee, founded a two-woman company called Lights On that offers hotel-style concierge services to absentee second-home owners and part-time vacation renters here in the high country of central Colorado. They will find a fly-fishing instructor, wash the sheets or do the shopping. If the business takes off, Ms. Link, 27, vows that she has waitressed her last.

So enter two more competitors into the multibillion-dollar second-home industry, which has increasingly dominated - some critics say swallowed - the economic and social life of Vail and other resorts.

Tourism and real estate have always been harnessed together in vacation spots: people come for a visit and end up scanning the classified advertisements in search of "2brs, fplc and vu." But more and more, housing and the jobs it creates are the economic engine. Here in Eagle County, where about half the housing stock is owned by people who live somewhere else, the world famous ski slopes have become just another amenity that homeowners demand, along with golf and shopping.

Some longtime residents bemoan the change. They say that a culture of real-estate calculation, and the sprawling swirl of stores and services catering to the needs of outside owners, are strangling the soul of an area that once prided itself on its distance from the madding crowd.

Others, like Ms. Link and Ms. Burgee, a 26-year-old Vermont native who discovered Vail's business charms last year on vacation, mostly see benefits.

Work in the second-home industry, they say, tames the up-and-down seasonal cycles of

tourism. The jobs generally pay much better than restaurant or hotel work, and the work never ends. Structures made of wood need constant upkeep at an elevation of 8,500 feet, and new owners are prone to renovate.

Of the 33,530 jobs in Eagle County in 2002, 45 percent were tied to the second-home industry, according to a study by the Northwest Colorado Council of Governments, a municipal planning and research group. Only 27 percent were generated by winter and summer tourism. The money fueling the local economy was almost as lopsided, with an estimated 38 percent derived from spending by second-home owners, compared with 31 percent from tourism.

Tourism experts say many other resort communities are probably moving along the same track as Vail, although few have been studied as thoroughly. The pattern, they say, has become well established in the Rockies, from Aspen to Whistler Blackcomb in Canada: visitors become owners, and owners remake resorts in their image.

"Invariably, there's some kind of point where, because of investment in the community, people start to say, 'We want this place changed to meet our needs,' " said Prof. Peter W. Williams, the director of the Center for Tourism Policy and Research at Simon Fraser University in Vancouver, British Columbia. "It's subtle at first, but then the new entrants become the power brokers."

State officials say that the second-home wave came late to Colorado compared with the oceanfront areas on the East and West coasts. But the lag meant that second-home building coincided with a national surge in wealth in the 1990's. Flying to a second home in the mountains was suddenly within the reach of more people, who could pour more money into bigger and more opulent getaways.

"Housing has come to mean much more than just sleeping quarters for skiing," said Elizabeth W. Slifer, the president of Slifer Designs, an interior design firm specializing in Eagle County's second-home market. "Now it's more about estate planning and retirement and social status."

The housing surge also created a kind of demographic time bomb as more owners - the average age is around 55 - approach retirement. No one knows how many may decide to retire to Eagle County, where the population has doubled since 1990 and is expected to double again in the next 20 years, to about 80,000.

The state demographer, Jim Westkott, said he thought even those numbers might underestimate the growth. If the individual choices of thousands of second-home owners coalesce around Vail, he said, Colorado's newest metropolitan area, defined as any population center of 100,000 people or more, could emerge here almost overnight.

"The more full-time residents you have, the more full-time workers you need, and that means more schools, more malls and more traffic," Mr. Westkott said. "Somewhere around 2010, when the baby-boomers turn 65, or sometime thereafter, is when it's all going to start."

Some resort industry experts and local residents say image itself could become a problem, if a gray-haired, relaxed-fit style starts to supplant the scruffy mystique of footloose outdoor adventure that resorts like Vail depend on.

"The new people don't want it difficult, they want it easy," said Greg Johnson, 52, who came here 31 years ago from Washington, and now makes his living as a carpenter, working mostly on high-end second homes. "There was no shopping: if you wanted Denver stuff you went to Denver, and people liked it that way. Now they're turning this place to what we all left behind."

Officials at Vail Resorts, and in the town government, scoff at the notion that aging owners of second homes are a threat. Older people might have their names on the deed, they say, but extended families are often the biggest users, and that means a constant injection of new blood and new exposure to the area.

"The 55-year-old wants to have Vail speak to their grandchildren," said Suzanne Silverthorne, who as an information officer for the town of Vail often communicates by e-mail with far-flung second-home owners about town business.

Ms. Silverthorne's list includes many people in the Denver area, about 90 minutes away by car, but the numbers of owners in New York, Chicago, Dallas and Los Angeles are not far behind.

In many ways, urban planners say, the second-home phenomenon is creating a social experiment, with three classes thrust together in one place: the owners, the year-round local service workers who supply and cater to the owners, and the seasonal resort workers who are increasingly being drawn from foreign countries.

Colorado ranked second in the nation last year, after Texas, in the number of temporary work visas, many of them for work in the ski resorts. Eagle County planning officials say that 36,000 people could be commuting into the county every day by 2025 from elsewhere in Colorado.

"How do you integrate these three separate groups into a sense of community as we have traditionally thought of it?" said Prof. Patrick T. Long, who teaches tourism planning and sustainable tourism at the business school at the University of Colorado at Boulder. "I don't think we know the answer yet."

At Lights On, ambition and hope are the driving forces. As Ms. Link and Ms. Burgee folded towels, hung a picture and checked on a hot tub at one of their houses on a recent afternoon, their talk was full of buzz about networking and business leads.

Eventually, they say, they will need to start hiring people themselves and have already given some thought to what kinds of employees they want and do not want. Punctuality is essential, which eliminates, they say, the stereotypical ski bum.

"The typical transient worker in Vail is a snowboarder by day who has trouble showing up for work in the morning," Ms. Link said. "That's the kind of person we're trying to eliminate from our lists."

The Economic and Social Impacts of Second Homes in Four Mountain Resort Counties of Colorado.

Paper prepared for presentation as part of the “Tourism and the Tourist in the American West” Paper Session at the 2005 Annual Meeting of the Association of American Geographers, April 7, 2005, Denver, Colorado.

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As popular tourism destinations evolve from the provision of general tourism products and services to also becoming desirable second home destinations, important planning, policy and management issues must be addressed. Decisions regarding these issues will only be effective if based upon an accurate understanding of the impacts of a second home economy and the amenities that must evolve to serve the needs of second home residents and the workers who serve them. This paper reports the finding of a study conducted in 2002-2004 by The Northwest Colorado Council of Governments (NWCCOG) on behalf of towns and counties in the region.¹ The research questions addressed the effects of second homes² on housing prices, on the number and types of jobs generated, on community services and on the overall economy. The study also assessed the usage patterns of second homeowners of community amenities and the similarities and differences of recreation patterns and assessments of community offerings. A basic industry economic analysis documented the substantial impact of second homes on the region's economy and on the number of jobs created due to home construction, maintenance, and operations, as well as on second home services. With over 60% of the study region's housing stock being second homes, the subsequent rise in property values and loss of affordable housing have made it difficult for local workers to live within a reasonable distance of their place-of-work. Additionally, with over 77% of land within the study region being held in public ownership there is very little available space upon which to build addition housing whether for second homes or workers. Elected officials, community planners, and public managers, can use this information to understand, estimate, and manage the secondary effects of second homes in tourist based economies. This will aid mountain resort communities in developing and implementing effective policies and plans to meet the resultant demand for the social and economic needs of both residents and second home owners.

Key words: Second homes, vacation residences, resort communities, basic industry, worker housing, tourism impacts.

¹ Funding for this study was provided through a Colorado Heritage Grant from the Colorado Office of Smart Growth. The Town of Vail served as the grantee agency.

² A second home is defined for the purpose of this study as housing units of various kinds, whose owners maintain a usual, or primary, residence elsewhere and who spend only part of their time in Colorado's mountain resort area.

Introduction.

The economies of western US communities (referred to from this point on in the paper as “the West”) have historically been driven by extraction; trapping, mining, forestry and fishing, as well as the extraction of the tourism experience by both domestic and international visitors. First by foot, then horseback, train, auto and airplane, the expansion of the West was expedited by explorers, writers, entrepreneurs and business and leisure travelers. Today, this region’s tourism economy is substantial with domestic tourism expenditures across the five western states of Colorado, Wyoming, Utah, Montana and New Mexico estimated to be in excess of \$20.3 billion (Tourism Works for America, 2004).

As these travelers have “discovered” the beauty and the satisfaction of the recreational experience and lifestyle found in the West, many pursue a more in-depth, longer term, more intimate relationship found through second home ownership. Such ownership, although potentially satisfying for its personal use as well as a financial investment, creates demand for the construction and maintenance of properties and also for the provision of substantial additional services within the location. Such demand can increase development pressure on sensitive natural resources, inflate real estate prices, create the need for affordable employee housing, increase sprawl, displace long-term residents, and can be seen as a threat to the existing culture of a community (Gallant N. & Twedwr-Jones, M., 2000). The potential of any of these events occurring increases the pressure on public policy makers, community planners, and resident leaders to craft effective strategies to manage the resultant impacts.

Knowing the pressures that second home development has placed generally on tourism destinations worldwide and concerned about how such pressures are impacting the physical landscape, availability of affordable housing, and the social and economic climate in select resort counties of Colorado this study was initiated. It was contended that if the impacts of second homes were better understood and quantified then more effective public policy and management strategies for existing and emerging destination resorts could be designed and implemented.

This study was comprised of three components. First a database of all homes within the study region was constructed and the determination was made for each of 64,000 properties as to what would be considered a second home. The second component was to conduct a survey of homeowners, both resident and second home, using a mailed questionnaire. The final component was the identification of the region’s economic drivers through an economic base

analysis to determine the effects of second home development on attracting dollars from outside the region.

Review of the Literature.

The phenomenon of second homes, their development and impacts, has been reported from a historical context across many countries including Denmark (Tress, G., 2002), South Africa (Vissar, G., 2003), Hungary (Dingsdale, A, 1985), Norway (Hecodk, R, 1993), the UK (Gallent, N. & Tewdwr-Jones, M., 2001) and the United States (Godbey, G. & Bevins, M, 1987; Stynes, D, 2003). Such articles have focused on defining and describing second homes, second home use patterns, economic impacts, conversion of second homes to full time residences, local tax implications, and inflation of local housing costs. Less coverage has been given to understanding the second home economy as an economic driver, the economic implications of the construction phase of second home development, to what extent second home owners and local residents share common recreational interests and similar lifestyle values, understanding the long-term implications of second homes on generating the need for services for workers and their families, and the implications of the conversion of second homes to permanent residences on the level and type of local services. Additionally, none of the previously mentioned studies addressed the implications of “super-sized” second homes and the impacts of extreme wealth on a resort destination.

Hettinger (2004) proposed a theoretical model of housing market intervention that when applied to tourism markets suggests that “when externalities exist in the housing market, supply and demand become unbalanced, leading to market failure in the form of unaffordable housing costs and displaced local workers” (p. 105). He identified three primary types of externalities, those being “(1) topographical constraints; (2) growth-management, land-use, and zoning regulations, which primarily alter the supply side of the equation; and (3) second-home demand, which alters the demand side of the equation. If these externalities exist in a tourism community, then conditions exist for market failure, and high housing costs and displaced workers can be expected” (p. 105).

In the US the growth in second home development is being driven by the desire to have a place to enjoy leisure time as well as for real estate investment with appreciation potential (Francese, P., 2003, p. 1). The construction, marketing, financing and maintenance of second

homes all create significant economic impacts. Additionally, second home owners pay property taxes as well as maintenance, utility, security and insurance costs. This spending exceeds \$19 billion a year on the more than 6 million second homes in the US (Francese, 2003, p.1) with the growth rate of second homes hovering around 5% annually.

The portrait of a second home owner in the US is one of being middle-aged or older with an annual income of more than \$80,000 with a college degree. Twenty-four percent of second home owners are retired and they typically spend far above average on hiring someone to care for their properties. “People with two homes spend, on average, five times as much as those with one home on, among other things, lawn care, home security, pest control and housecleaning” (Francese, 2003, p.2).

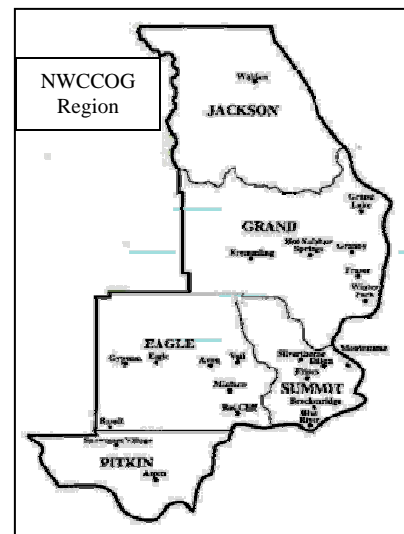
It is projected that the “Baby Boomers” will be the primary future market for second homes in the US due to their available discretionary income, their efforts to delay the aging process and continue to earn and spend, and their sheer numbers (Francese, 2002, p.1). As reported in *American Demographics* (2002, p.1), the first Baby Boomers turned 55 in 2001 with the 55-64 year old age group filling over the next decade with 38 million Boomers. Gill & Williams (1994) suggested that desirable mountain tourism communities experiencing high visitation and demand from tourists must implement growth management strategies to limit the potential threats to the environment and social foundation of communities. Such strategies would center on determining ecological, physical space, facility and social carrying capacity and then matching this information with growth management policies that capture the benefits of growth while mitigating the consequences.

Backdrop for the Study

Recognizing the need to have a better understanding of the social and economic effects of second homes on mountain resort communities, the Northwest Colorado Council of Governments (NWCCOG) on behalf of towns and counties in its region conducted a three-part study from 2002-2004. The NWCCOG is a voluntary association of county and municipal governments in north central Colorado, a region that was the fastest growing within Colorado from 1990-2000 with an overall 73% population growth. The Hispanic population in this region during the same time period experienced a 268% growth. This research did not specifically address the identification of why this population grew so fast but presumably it is at least

partially driven by the types and number of jobs emerging in the region. Over 70% of the state's skier visits occur in this region which includes a strong second home market and high real estate values.

This study was guided by a Steering Committee consisting of representatives from the NWCCOG member towns and counties and was funded by a Colorado Heritage Grant from the Colorado Office of Smart Growth. The study area included Eagle, Grand, Pitkin and Summit counties. The research questions addressed the effects of second homes on housing prices, on the number and types of jobs generated, on community services and on the overall economy. The study also assessed the usage patterns of second homeowners and the effects on community values and social structures.



It is important to note that a good deal of the land mass (approximately 80%) within the four counties is state or federally owned thus limiting geographical space available for current and future second homes. Of the 1,688 square miles within Eagle County (home to Vail, Beaver Creek and Arrowhead ski resorts), only 21% of the land is privately held. Of this privately held land, due to the occurrence of wetlands and slopes too steep for development, the potential for development is even less. For Grand County (Winter Park and Sol Vista Basin ski resorts) with 1,850 square miles, 27% of the land mass is privately held; for Pitkin County (Aspen Highlands, Aspen Mountain, Buttermilk Mountain and Snowmass ski resorts) with 970 square miles, 17% is privately held; and for Summit County, (Arapahoe Basin, Breckenridge, Copper and Keystone ski resorts) with 608 square miles, only 22% of the land is privately held.

Regarding the available labor force and projected job growth, although skier visits have remained somewhat constant, about 8.5-9 million annually³ for the four-county study region since 2000, job growth has continued to outpace available workers.⁴ In 1999 in Summit County, with annual skier days averaging about 3.5 million over the past few years, there was a shortage of over 4,000 workers. In Eagle County, there was a labor force shortage of 9,797 workers in

³ Colorado Ski Country. (n.d.). Skier Visits report. Retrieved March 29, 2005, from the Colorado Ski Country Web Site: <http://www.media-coloradoski.com/index.cfm?cid=7547,7549>.

⁴ Due to the 9-11 attack on the World Trade Center and the general economic slowdown, the counties experienced short-term job losses during 2001 & 2002.

1997, a shortage that is expected to grow substantially (estimated to be 20,000 or more) by 2020⁵ potentially increasing the number of workers either needing affordable local housing or being required to commute to their place of employment.

Housing for the region's workforce, a most critical component of the second home phenomenon in many resort communities, is limited due to both housing inventory and cost. In the early stages of a resort tourism economy (Butler, 1980), workers are found from the existing pool of community residents and thus housing is not a significant issue. As a tourist area moves into what Butler identifies as the consolidation stage, imported labor with accompanying housing needs becomes a characteristic of a popular tourist area. Up until 1987, over 50% of the workforce for Pitkin County was housed locally; it has since dropped to less than 40%. This drop corresponded to the general time frame when real estate costs began to rise dramatically in the county, particularly in the resort town of Aspen.

Having generated this backdrop for the study region this research then focused on defining, describing and inventorying second homes, on understanding the social and economic behaviors of both second home owners and residents within the region, and on determining, through an economic base analysis, the extent of economic impact of this second home economy on the region.

Study Components and Results

Typology of Second Homes

To determine the profile of second homes for the study region, county assessor databases from the four counties were collected and assembled into a GIS database of over 64,000 property records. The database reflected ownership information dated from 2000-01. These records were recoded to reflect common fields including type of unit (e.g. single family home, condominium), value of unit, square footage and year built. Because there is no indicator within County Assessor records for whether a home is being used as a second home or local residence, a code was added to indicate the current usage of the housing unit based on where the property tax assessment notice was being sent. Out-of-county addresses were marked as "second home." Using this method it was determined that 60% of the homes in the four-county study area are

⁵ Projections provided by Colorado State Demographers Office, Colorado Department of Local Affairs.

second homes. This ranged from a low of 49% in Eagle County to a high of 67% in Summit County.

Analysis of property values in the study area showed the average price of a single family house in June, 2003, in Eagle County to be \$785,000 whereas for a multifamily unit (duplex, triplex) the average was \$443,000. In Summit County the average at that time for single family housing was \$486,000; for multifamily, \$255,000. These high end housing costs and related issues were prominently noted in a July, 2004, Denver Post newspaper article titled "Resort sales on a record pace."⁶ The writer indicated that the second home real estate market was being bolstered by "...strengthening stock market, baby boomers boasting more discretionary income, lower interest rates luring locals out of the rental pool and climbing prices" and noted that "High-end buyers are driving the surge, especially in Aspen and Pitkin County." He also noted that "New homes are becoming more rare. New land becomes unavailable. Space gets tighter and values soar."

The standard US home market value in 2004 was roughly \$100,000; in Pitkin County it was in excess of \$1 million; in Eagle County the average exceeded \$550,000. The percent increase in home market values from 1998-2004 for the standard US city was about 18%; for Eagle County it was in excess of 75% and for Grand County it was over 60%.

Further analysis showed that as the value of second home property increased, so did the percent of second home ownership. For example, 74% of those properties valued in excess of \$5 million were owned by second home owners whereas only 57% of those properties valued in the \$100,000 to \$200,000 price range were determined to be second homes. Additionally, a large percentage of the study area's housing stock with the highest square footage is owned by second home owners. Sixty-seven percent of the homes of 7,000 sq. ft. or more were identified as second homes as were 59% of those in the 4,000-4,999, 64% of those in the 5-5,999 and 64% of those in the 6-6,999 sq. footage range. The most common types of second home ownership were condominiums (72%) and single family homes (48%).

Survey of Second Homeowners and Residents

In order to learn about utilization, shopping patterns and behaviors of second homeowners it was necessary to seek information directly from the homeowners. It was also

⁶ Blevin, J. Denver Post, July 4, 2004. www.Denverpost.com. Retrieved July 5, 2004.

important to determine the similarities and differences of attitudes and opinions of both permanent residents and second home owners for future planning. A questionnaire was sent to a sample of all homeowners (local residents and second home owners) in the four-county study area in April, 2003; of the 4,300 questionnaires mailed, 1,346 were returned for an overall useable response rate of 32%.

Demographic Characteristics. The demographic questions asked in the questionnaire provided for a comparison of second home owners in the region with those described in the National Study of Second Homeowners published in American Demographics (Francese, 2003). This national study identified 55-64 as the age cohort most likely to purchase second homes and forecasted great growth in the second home industry nationally as baby boomers (1946-1964) are just beginning to enter this age cohort. It was reported that second home owners nationally tend to be high income, high-asset, highly educated, middle age or older couples, with children nearing adulthood or children no longer living at home. This study confirmed all of these characteristics but showed much higher income levels and even a greater likelihood to be in the 55-64 age bracket than the national study. Median household income reported in the four county study area for second home owners was \$208,330; for residents, \$74,416.

Social Indicators. The questionnaire asked second home owners to indicate the reasons why they purchased a second home in the study area. Allowing for multiple responses, second home owners indicated most frequently that it was due to the availability of recreational amenities (83%) followed by the proximity to ski resorts (73%) and the scenery and surroundings (72%). Forty-nine percent (49%) indicated they had purchased their second home for the investment potential. Fourteen percent (14%) of the second homes were being used as full time rentals and 32% as part time rentals; while 50% of usage was by owner, family and friends. Second home owners were more likely to shop locally (0-10 miles), while local residents indicated they were more likely to shop in the "Extended Region" (30+ miles) including the Front Range (Denver, Colorado) area.

Both second home owners and local residents indicated similar recreational interests with 79% of residents and 82% of non-residents indicating their favorite activity as being walking and jogging. Popular among both groups was downhill skiing (72% resident, 79% non-resident),

hiking (79% resident, 75% non-resident) and mountain biking (52% resident, 45% non-resident). When asked to assess the quality of the recreation offerings, 90% of the second home owners indicated strong approval of the quality of the recreation opportunities (83% of residents indicated the same), 86% (73% for residents) indicated strong approval for the quality of the parks, trails and open space, with public safety (66%) and the appearance of the community (63%) being third and fourth in terms of the assessment of quality by second home purchasers.

High on the list of natural resource amenities for second home purchasers' were the scenic/visual qualities of the study area (95%), the quality of the air (95%), the quality of the water (95%), the recreational opportunities (91%) and the parks and trails systems (91%). These values were almost identical to those expressed by the residents with 90% of residents indicating the importance of the scenic/visual qualities, 91% indicating the air and water quality, 79% indicating the recreational opportunities and 78% indicating the importance of the parks and trails system.

Economic Indicators. Of importance when projecting the economic impact of second home owners is the pattern of use. The Full Time Household Equivalency (FTHE)⁷ for a single family residence was 29% of annual usage and for a condominium, 23%. There was no significant difference found in usage either by income level or value of residence. Respondents indicated 41% level of use from December-March, 12% from April-June, 32% during July and August, and 14% from September to November.

Of importance in policy development and planning is an understanding of the current and projected future use of second home properties. Fifty percent (50%) of the responding second home owners indicated their housing unit was currently used by "owner, friends and family"; 32% indicated their unit was used as a part time rental while 14% indicated their unit was part of the full time rental pool. Twenty-one percent (21%) indicated their unit was used only by the owner.

Regarding future use of second home properties, forty-seven (47%) percent indicated they intended to "increase personal use of their property", while 44% suggested they would "maintain their current level of use." Regarding increasing the usage by friends and family, 28%

⁷ Full Time Household Equivalency was a term created by the Steering Committee to describe the extent to which a housing unit was occupied on a full time basis by its owner.

indicated yes, while 11% indicated they intended to retire to the area and use the property as a permanent residence. Seventeen (17%) percent indicated they were likely to use the residence in the future as a part-time rental unit while 7% indicated they intended to use the residence as a full-time rental property. This intent to remove their housing unit from the full-time rental pool by 7% of the respondents would suggest that there will be fewer opportunities in the future for local residents and workers to rent such property within the local community.

Economic Base Analysis

In order to answer the questions related to jobs generated by second homes it was necessary to identify the economic drivers for the study area thus an economic base analysis was conducted (Lloyd Levy Consulting, 2004). This analysis identified that second homes, winter visitors, summer visitors, resident income⁸ and other drivers⁹ were the basic drivers that were generating both basic and secondary jobs. This economic analysis addressed three questions: 1) How big is the economic base of each county? 2) What share of the economic base is due to second homes or other drivers? And, 3) what is the total effect of second homes and other economic drivers, as measured by the basic and secondary jobs they generate? (Levy, p. 5).

“Total spending associated with the economic drivers of the four-county region, including Eagle, Grand, Pitkin and Summit Counties, was estimated to be more that \$5.3 billion in 2002. Across the region, second home construction and spending was estimated to be the largest driver, supporting about 31,600 jobs or 38% of all jobs. Winter tourism, including skiing, supported about 22,300 jobs, or 27% of total jobs, and resident spending of non-local income supported about 13,300 jobs, or 16% of total jobs” (Levy, p. 14). Also, this economic analysis projected that across the region construction of housing units 3,000 sq. ft. and larger supports 2,461 direct basic jobs while the construction of housing units less than 3,000 sq. ft. supports 1,612 direct basic jobs. The analysis also projected that spending by second home owners of units less than 3,000 sq. ft. supports 12,796 direct basic jobs while spending by second home owners of units 3,000 sq. ft. or greater accounts for 4,354 direct basic jobs (Levy, p. 14).

⁸ Resident income includes retiree income, transfer payments, dividends, interest and rent.

⁹ This includes mining, manufacturing, agriculture and Interstate I-70 thru-traffic expenditures.

Summary

There are a number of findings from this study that are important to understanding the implications of second home development in the region and for future planning and policy development for the study area. First, the extent to which second homes dominate the housing market limiting the housing stock available to local workers. Second, the uniqueness of this specific study due to the degree of wealth that is being invested in second homes exemplified by both their size and value making it virtually impossible for local residents to afford their purchase. Third, the documentation of shopping and recreational patterns which is driving related amenity development. Fourth, the determination of the degree to which the second home economy serves as an economic driver for the region and the dramatic impact future second home development will have on job creation. And fifth, the establishment of a methodology that can be used to systematically track this development into the future.

It is important to note that local residents and second home owners both hold similar “values” regarding community amenities; they also indicated similar recreational interests. Both groups indicate they visit or live in the region primarily because of these qualities not because of the potential economic gain of property ownership. Thus, both groups have good reason to protect the area’s resources and the highly rated quality of life the region currently provides. Both groups should be keenly interested in policies and actions that maintain the area’s economic and social well-being.

The “classic” second home owner in this region will have a median household income in each of the respective counties of Eagle: \$301,408, Grand: \$105,660, Pitkin: \$277,500 and Summit: \$148,750. Their second home usage would be approximately 90 days per year. They will not show up in population counts, do not vote locally and do not participate in the local workforce. They are predominantly ages 55-64 and may own a 3rd or 4th home.

The “affordable” local resident will have a median household income in each of the respective counties of Eagle: \$62,682, Grand: \$47,756, Pitkin: \$59,375 and Summit: \$56,587. Their home usage will be approximately 330-360 days per year and they live in subsidized housing or bought into housing while prices were still affordable. They show up in population counts, vote locally and participate in the local workforce. They may have lived in the area for a long time and are predominantly ages 30-75+.

The workers in the four country study area employed in the second home basic industry and their families require housing and a wide range of private and public community services. The workers providing these services, in turn, have the same needs. Typically, in a second home resort community there is initial development and maturation of a traditional tourism industry. However, over time, second homes become a large and often dominant part of the physical, economic and social landscape. Their development creates a demand for workers above that of the traditional tourist industry, especially in housing construction but also in their maintenance, operation and use. As the number of second homes increase, the demand for workers to support the second home industry increases as well. Knowledge of the effects of the second home industry is essential to resort community planning including understanding and anticipating the secondary or “multiplier” effects. To not understand the effects can lead to shortages and to major conflicts among the users of the various resources of the area.

Second homes take up large amounts of land in Colorado mountain resort areas where developable land is already in short supply. As a result, the second homes’ values and the land surrounding these homes rise above that normally paid for worker housing. As their numbers increase, and the land available for development decreases, a dilemma is created. Second homes have generated the need for more workers, but the rise in property values and subsequent housing costs have made it difficult for the workers to live within a reasonable distance of their place-of-work.

Traditionally, residential homes and their neighborhoods have provided workers with a decent home and adequate community services. However, second homes are different in that they are not just residences, but an industry creating a demand for workers. Second homes drive up property values, including residential housing for workers. Because of this, it becomes especially important for elected officials and community planners to understand and estimate the secondary effects of second homes in tourist-based economies. With this information, policies can be developed by local governments to protect the natural amenities and provide for the social needs of citizens with each new development and to influence the growth in the economic drivers themselves. To ignore this information concerning second homes within the study region and beyond, casts social and economic fate to the wind.

There are clearly many additional questions that this second home research has raised. First and foremost is addressing specifically how this information can be effectively transmitted

to community planners and public policy makers for its effective use in growth management and community planning. Follow-up studies for this region will certainly include the addition of other counties to the study area and re-analysis of the property records in 2005 to include an assessment of the conversion of units that remove them from the local rental pool. Economic changes related to the trend of second homeowners retiring to the area will be analyzed and the survey and economic analysis used to measure changing trends will be updated. The economic drivers will be reassessed and projections of job creation and shortages reanalyzed. All of this information will continually be analyzed for planning and policy implications for the region and discussion will be held at all levels to ensure broad citizen engagement in decisions about the future of the region.

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