

# **The Social and Economic Effects of Second Homes**

## **In Southwest Colorado**

### **Phase 2 – Homeowners Survey**

**Draft July 10, 2006**

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## Overview of the Study

### **Why do we want to look at 2nd Homes?**

Colorado is a “lifestyle state” known for its natural beauty, sunshine and recreational amenities. Drawn by amenities such as the quality of life in rural areas and the natural environment, many people move here and bring their businesses and employees with them. Others buy real estate, build second homes, and often retire here and bring their pensions and savings. The attraction of people to an area with high natural and social amenities, combined with advancing telecommunications technology and widespread package delivery services, can serve as a powerful new economic force for rural communities.

But this amenity-based growth can bring with it a whole set of new problems. Scarce housing goes to the highest bidder, and can push many local home buyers out of the market. In some parts of the region there is a growing shortage of affordable rental units.

As the numbers of second homes 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. Many of these workers are in service industries, which often do not pay wages high enough to allow them to purchase or even rent housing in a high demand market. Affordable housing or rental unit developments have not been a popular choice in many neighborhoods with a “not in my backyard” mentality.

Nation-wide, previous studies have shown that there are negative and positive aspects to the influx of second homeowners on local communities. We are using the methodology developed by the Northwest Council of Governments (NWCOG) in northwestern Colorado for their study ([www.nwc.cog.co.us](http://www.nwc.cog.co.us)) to evaluate whether the same might be true in southwest Colorado, including Archuleta, Dolores, La Plata, Montezuma and San Juan Counties.

### **What do we want to know about 2nd homes?**

**Phase 1 – Characteristics of 2<sup>nd</sup> Homes** – Complete results are available at [www.scan.org/reg\\_9.html](http://www.scan.org/reg_9.html), a synopsis is provided below.

1. How many 2nd homes are there, and what are their characteristics?
2. Given the amount of vacant lands owned by out of state/county owners, what is the potential for more development?

**Phase 2 – Homeowners Survey** - Covered by this report

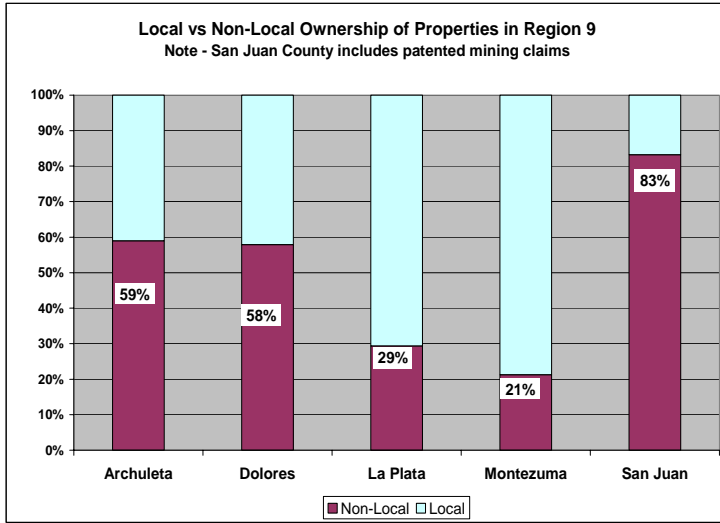
3. What is the demographic profile of 2<sup>nd</sup> homeowners in our region?
4. How often are the 2nd homeowners in our area, and how are they using their homes?
5. How do they perceive local issues?
6. What are their shopping patterns?

**Phase 3 – Economic Impacts** - In progress

7. How do they affect the job market?
8. How do they affect the housing market?
9. How are they affecting the local economy?

**Phase 1** of our study found that region-wide, approximately 40% of residential properties, vacant lands and agricultural parcels are owned by non-locals. Of the 31,490 improved properties (those with some type of residence) considered by this study, almost 33% were owned by non-locals.

In Archuleta, La Plata and San Juan counties, most 2<sup>nd</sup> homeowners live out of state, and their properties cluster near resort areas. Within the resort areas many of the residences, i.e. condominiums, are probably in a rental pool, or used as time shares. Outside the resort areas we have assumed (based on anecdotal evidence) that most 2<sup>nd</sup> homeowners do not rent out their homes, but use them seasonally.



In Dolores and Montezuma Counties, many of the non-local owners live in adjacent counties, and their properties are in dispersed areas. This suggests agricultural ties in which farmers and ranchers own dispersed parcels to take advantage of micro climatic conditions or better land prices. It also appears that rising prices in La Plata County may be driving land sales in Montezuma as people speculate on land prices in the local area. Most (60%) privately owned parcels in San Juan County are in patented mining claims.

Region-wide, single family residences (including town homes) are the largest part of the housing stock. Only mobile homes on permanent foundations were included in this study. Multi-family residences include duplexes, triplexes, etc. in which all units are owned by a single entity. Only San Juan County had a unit type distinguished as a mining claim with a cabin.

	Condo	Mobile/Modular	Multi-Family	Single Family	Mining Claim with Cabin
Archuleta	334	77	28	2,014	-
Dolores	-	5	1	425	-
La Plata	945	39	71	2,566	-
Montezuma	-	76	3	771	-
San Juan	126	12	6	209	45
<b>Region 9</b>	<b>1,405</b>	<b>209</b>	<b>109</b>	<b>5,985</b>	<b>45</b>
% of Total	18%	3%	1%	77%	1%

Region 9	Local		Non-local	
	Median	Average	Median	Average
Archuleta	\$ 155,766	\$ 184,640	\$ 146,105	\$183,673
Dolores	\$ 50,044	\$ 63,430	\$ 85,834	\$110,293
La Plata	\$ 253,320	\$ 291,807	\$ 216,170	\$291,523
Montezuma	\$ 115,005	\$ 136,174	\$ 116,295	\$149,727
San Juan	\$ 182,852	\$ 191,037	\$ 154,893	\$181,286

In Archuleta, La Plata and San Juan Counties the median and average actual values of improved residential properties is lower for non-locals. This probably reflects the lower priced condominium / town home markets in those areas.

In all counties the median square foot and average square footage of residences was larger for locals than for non-locals. This means non-locals are not solely responsible for the so called “trophy homes”.

Improved Residential Square Footage				
Region 9	Local		Non-local	
	Median	Average	Median	Average
Archuleta	1,702	1,876	1,638	1,816
Dolores	1,461	1,552	1,207	1,321
La Plata	1,688	1,943	1,368	1,831
Montezuma	1,725	1,957	1,576	1,847
San Juan	1,510	1,646	1,425	1,568

Improved Residential Year Built		
Region 9	Local Median	Non-local Median
Archuleta	1994	1987
Dolores	1960	1982
La Plata	1983	1981
Montezuma	1976	1976
San Juan	1901	1982

The median values for year built show that in Archuleta and La Plata Counties locals generally live in newer homes than non-locals. The opposite is true in Dolores, Montezuma and San Juan Counties. The value for San Juan County reflects the number of historic homes in this National Register Historic District.

Given the amount of vacant lands owned by out of state/county owners, what is the potential for more development? This is a very difficult question to answer; particularly since most counties in our region do not have zoning laws per se, so any given parcel could have one home – or many homes. What is known is that there are 20,065 unimproved parcels of varying sizes that could be developed.

# of Unimproved Parcels Owned by Non-locals	
Archuleta	6,370
Dolores	1,439
La Plata	3,938
Montezuma	6,397
San Juan	1,921
<b>Region 9</b>	<b>20,065</b>

## Phase 2 – Homeowner Survey

### Survey Methodology

Using the **2003 Mountain Resort Homeowners Survey** created by the NWCOG as a template, a web-based survey instrument was developed (Attachment A). A mail-out invitation for all 2<sup>nd</sup> homeowners that had been identified during Phase 1 was sent, based on consultation with a number of statistical analysts. The invitation (Attachment B) asked 2<sup>nd</sup> homeowners for their help with this project, and guided them to the website with the online survey. They also had the option of requesting a paper copy of the survey, which was mailed to them with a return envelope.

In addition, the survey looked at local resident’s opinions about community issues, and a separate website with an abbreviated version of the 2<sup>nd</sup> homeowners survey (Attachment C) was included. Local residents also had the option of requesting a paper copy of the survey, which was mailed to them with a return envelope. The media in each community was contacted to request their assistance in publicizing the survey.

In the interest of increasing the response rate from both groups, Region 9 also offered \$600 in cash prizes, with three winners randomly selected from respondents.

### Survey Participation

Survey Population = 100% of 2nd Homeowners				
County	Mailed	Surveys Completed	Return Rate	Standard Error 90% Confidence
Archuleta	2,377	113	4.8%	7.6%
Dolores	421	18	4.3%	19.0%
La Plata	3,300	85	2.6%	8.8%
Montezuma	798	42	5.3%	12.4%
San Juan	308	19	6.2%	18.3%
Region	7,164	307	4.3%	4.6%

Of the 7,164 mailed invitations, there were 307 responses from 2<sup>nd</sup> homeowners.

2nd Homeowners (Respondents = 307)					
	Archuleta	Dolores	La Plata	Montezuma	San Juan
	113	18	85	42	19
Pagosa Springs	47				
Dove Creek					
Rico		5			
Bayfield			12		
Durango			25		
Ignacio			1		
Cortez				12	
Dolores				5	
Mancos				6	
Silverton					8

Of the 307 responses, 277 indicated in which county and/ or community the 2<sup>nd</sup> residence was located.

Some respondents did not indicate which county or community their 2<sup>nd</sup> home was located in. For the purposes of tabulation these were designated as “additional residences”.

Local Residents (Respondents = 154)					
	Archuleta	Dolores	La Plata	Montezuma	San Juan
	35	4	61	38	3
Pagosa Springs	6				
Dove Creek					
Rico		1			
Bayfield			5		
Durango			13		
Ignacio			1		
Cortez				9	
Dolores				3	
Mancos				1	
Silverton					1

Of the 154 local resident responses, 141 indicated in which county and/ or community their local residence was located.

Overall, there were an adequate number to make some general statements regarding homeowners in our region. Especially since the results are consistent with those obtained by the NWCOG for northwest Colorado, and (for the most part) with a national study published in American Demographics Magazine (June 2003 – “The Second-Home Boom” – Peter Francese). The national study was based on an examination of Bureau of Labor Statistics (BLS) Consumer Expenditure Surveys for 1999, 2000, 2001.

## Executive Summary – Survey Results

This summary outlines the results of the homeowner’s survey at a regional level, including Archuleta, Dolores, La Plata, Montezuma and San Juan Counties. Detailed results for each county are also available in this report.

From the 7,164 mailed invitations (representing 100% of non-resident homeowners), there were 307 responses from 2<sup>nd</sup> homeowners. We also received responses from 154 local residents.

### Demographics

- The majority (57%) of 2<sup>nd</sup> homeowners are couples, with children no longer at home.
- Most (44%) of 2<sup>nd</sup> homeowners are employed full time, 14% are self employed, and 35% are retired.
- 95% of 2<sup>nd</sup> homeowners in the region are white.
- The majority of 2<sup>nd</sup> homeowners are middle aged or older, with most (41%) in the 55 to 64 age group.
- 47% of the 2<sup>nd</sup> homeowners in Region 9 have graduate or professional degrees, and college graduates account for 75%.
- About 60% of 2<sup>nd</sup> homeowners in the region have an annual income greater than \$100,000, with the greatest number (28%) in the \$100,000 to \$150,000 range.
- Region 9 demographic profiles are consistent with results obtained by the NWCOG, and for the most part, national demographics of 2<sup>nd</sup> homeowners.

### 2<sup>nd</sup> Home Use

- In the region there was virtually no difference between 2<sup>nd</sup> homeowners and local residents when asked about length of time residences were owned. Most (68%) respondents have owned their properties for less than ten years.
- 79% of the 2<sup>nd</sup> homes were used by the owners for either their exclusive use, or used by friends and family. There are relatively few residences in rental pools.
- **2<sup>nd</sup> homeowners** selected scenery/surroundings, recreational amenities and small town atmosphere as priorities for buying property in our region.
- **Local residents** selected small town atmosphere, scenery/surroundings, and climate as priorities for buying property in our region.
- 88% of 2<sup>nd</sup> homeowners use personal vehicles to get to our region. A significant number (34%) also use commercial airlines, supplemented by rental car use.

- 86% of 2<sup>nd</sup> homeowners spend more than two weeks per year in our region, with the largest proportion (69%) spending a month or more. While many of them split this time between seasons the greatest number (38%) visit during the summer months of July and August.
- 77% of 2<sup>nd</sup> homeowners do not use a property management or rental company to manage their residences while they are absent.
- 54% of 2<sup>nd</sup> homeowners intend to spend more time in our area, 42% will maintain their current use, and 3% anticipate spending less time here in the future.
- 54% of 2<sup>nd</sup> homeowners indicated that they would like to become a fulltime resident and/or retire here.

### **Community Issues**

- When asked to prioritize particularly important issues, **2<sup>nd</sup> homeowners** selected scenic/visual quality, water quality/quantity, and recreational opportunities.
- When asked to prioritize particularly important issues, **local residents** selected local economy, scenic/visual quality, and health care services.
- Regionally, 2<sup>nd</sup> homeowners and local residents gave a good assessment of recreational opportunities, including parks, trails and open space. The poorest assessments were given for job opportunities, affordable housing and health services.
- Generally, **2<sup>nd</sup> homeowners** are not very involved in local political/civic organizations, but do participate in arts/cultural events, environmental groups, and attend church. **Local residents** tend to be more involved with civic organizations, environmental groups and churches than 2<sup>nd</sup> homeowners.

### **Shopping Patterns**

- 2<sup>nd</sup> homeowners and local residents were very similar in their shopping patterns depending on the particular goods. Local residents do tend to use the internet more to shop for clothing, sports equipment and household furnishings.

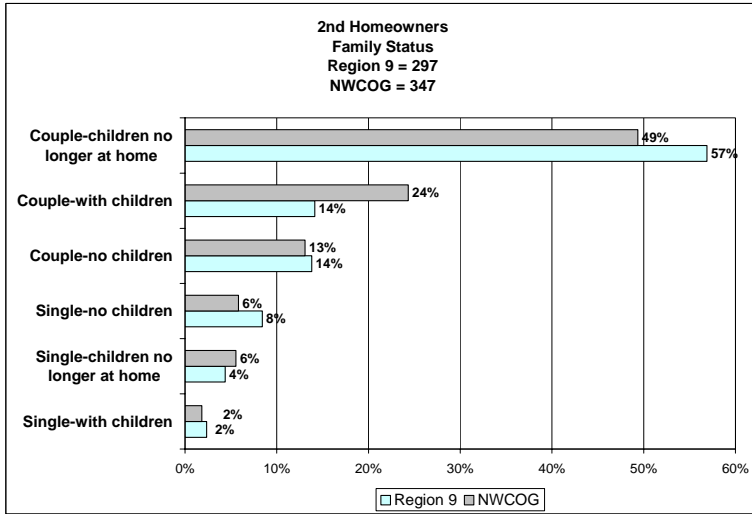


## Regional Survey Results

The following results are combined from all of the five counties in the region. Each county will also be examined in following sections.

### 2<sup>nd</sup> Homeowner Demographics

Regional demographic profiles are consistent with results obtained by the NWCOG, and for the most part, national demographics of 2<sup>nd</sup> homeowners. We have incorporated some of their results for comparative purposes.



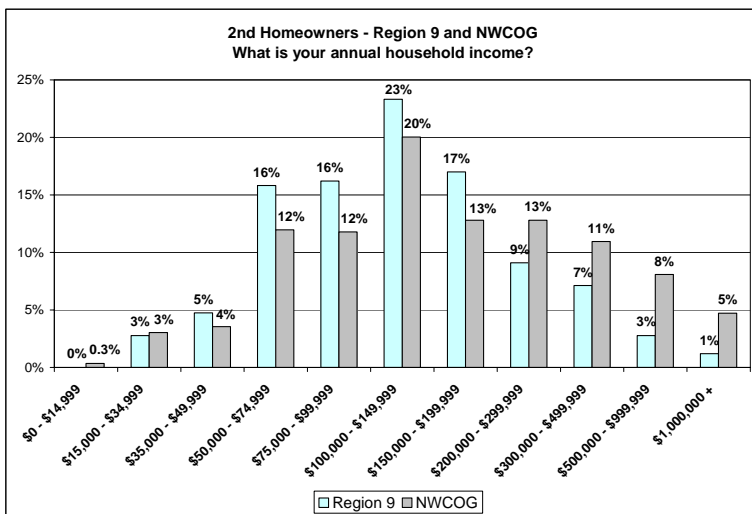
The majority (57%) of 2<sup>nd</sup> homeowners in Region 9 are couples, with children no longer at home.

The majority of 2<sup>nd</sup> homeowners are middle aged or older, with most (41%) in the 55 to 64 age group. These “baby boomers” are the age cohort most likely to purchase 2<sup>nd</sup> homes (boomers are 41 to 59 years old).

Most (44%) are employed full time, 14% are self employed, and 6% are employed part time. About 35% of 2<sup>nd</sup> homeowners in the region responded

that they are already retired, although 26% of the group is in their retirement years. This may indicate that some of them were able to take an early retirement. The national study found that 24% of second-home owners are retired, and that 62% of second-home owners are salaried employees, compared with 66% of other householders.

Regionally, 47% of 2<sup>nd</sup> homeowners have graduate or professional degrees, compared to 17% nationally. College graduates account for 75% of 2<sup>nd</sup> homeowners in the region, 32% in the NWCOG, and 51% nationally.

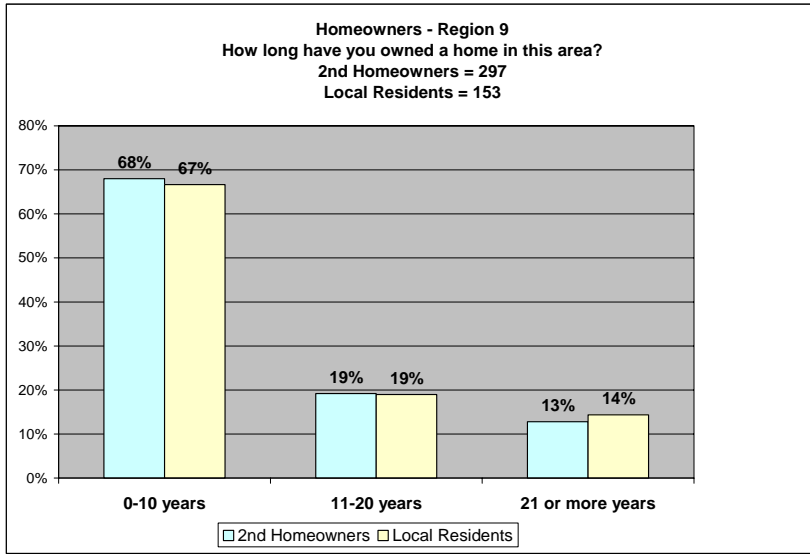


The largest majority (96%) of 2<sup>nd</sup> homeowners in the region are white.

About 60% of 2<sup>nd</sup> homeowners in the region have an annual household income greater than \$100,000, with the greatest number (28%) in the \$100,000 to \$150,000 range. Findings in the NWCOG were similar, though 71% of their respondents had incomes greater than \$100,000.

The national annual income averaged \$83,600 for 2<sup>nd</sup> homeowners, versus less than \$43,800\* a year for those who own just one home. (\*The 2003 median household income for Colorado was \$49,248, nationally it was \$43,318.)

## 2<sup>nd</sup> Home Use

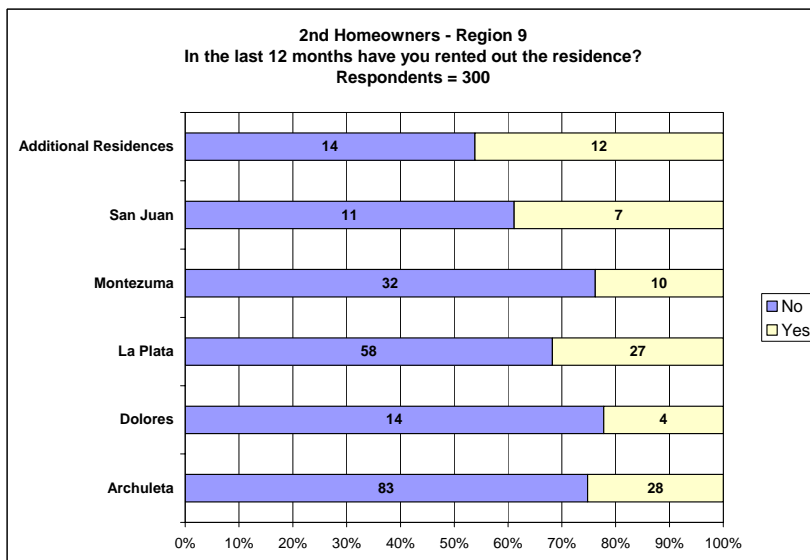
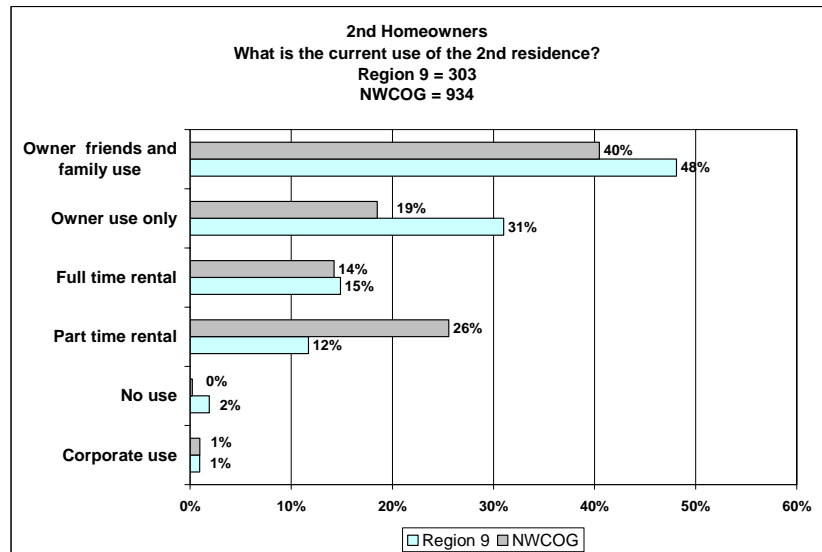


In the region there was virtually no difference between 2<sup>nd</sup> homeowners and local residents when asked about length of time owned. Most respondents have owned their properties for less than ten years.

In the NWCOG we see a similar pattern, but more 2<sup>nd</sup> homeowners than locals in the 6 to ten year range.

In the region, 79% of the 2<sup>nd</sup> homes were used by the owners for either their exclusive use, or used by friends and family.

There were relatively few residences in rental pools. Rentals probably reflect the condominiums located near resort areas, particularly in Archuleta and La Plata Counties.

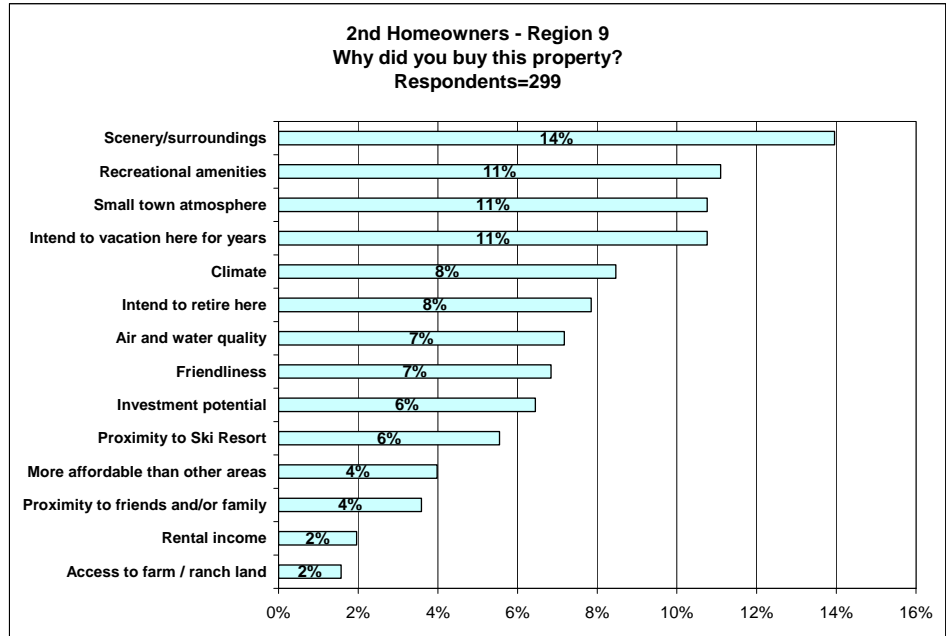


In San Juan County almost 40% of units were used as rentals, reflecting the condominium units at Cascade Village, which is located near Durango Mountain Resort (in La Plata County).

In the NWCOG 2<sup>nd</sup> homes were more likely to be used as part time rentals, probably reflecting their proximity to resort areas.

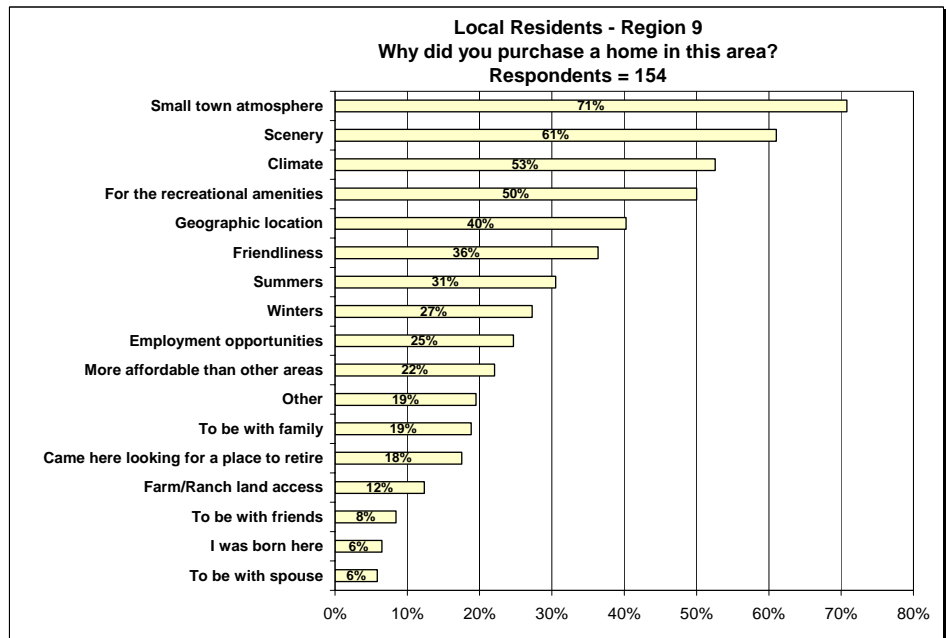
When asked to prioritize the reasons for buying property in our region, **2<sup>nd</sup> homeowners selected**

- Scenery/surroundings
- Recreational amenities
- Small town atmosphere.

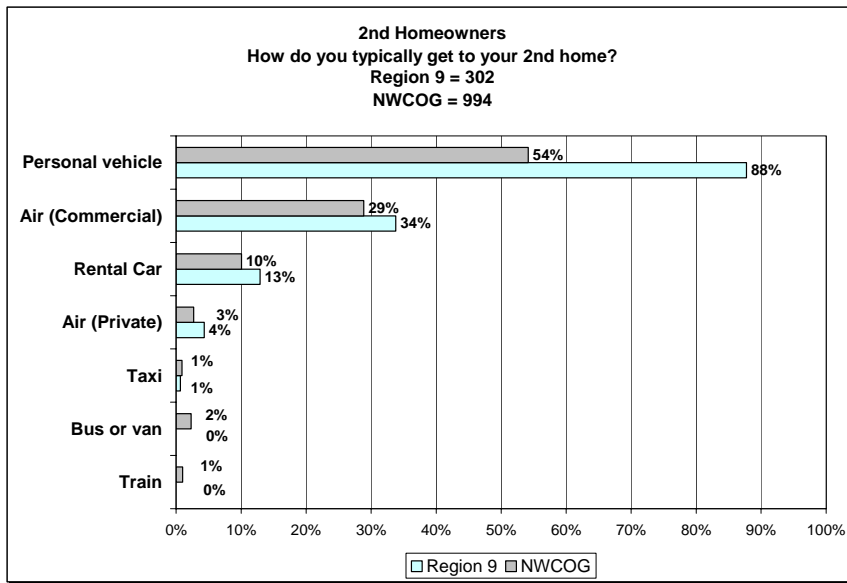


When asked the reasons for buying property in our region, **local residents selected**

- Small town atmosphere
- Scenery/surroundings
- Climate.

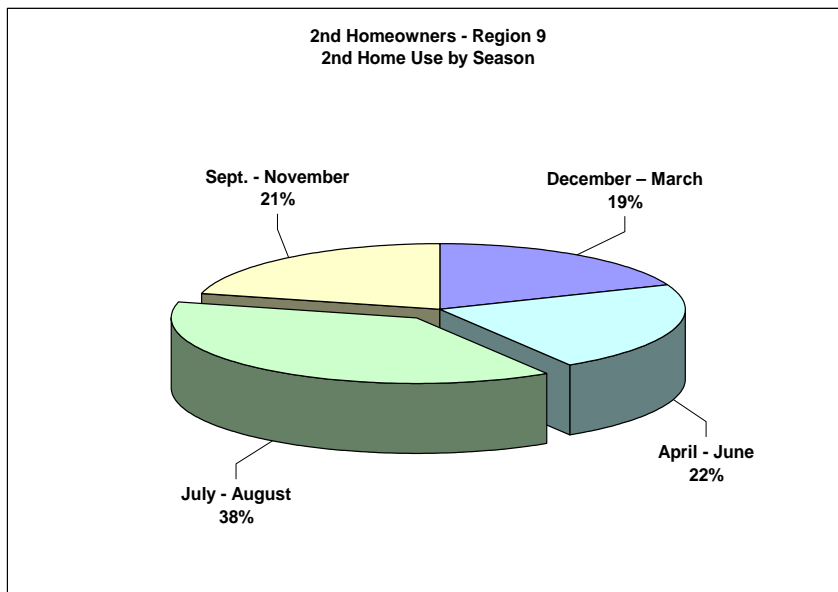
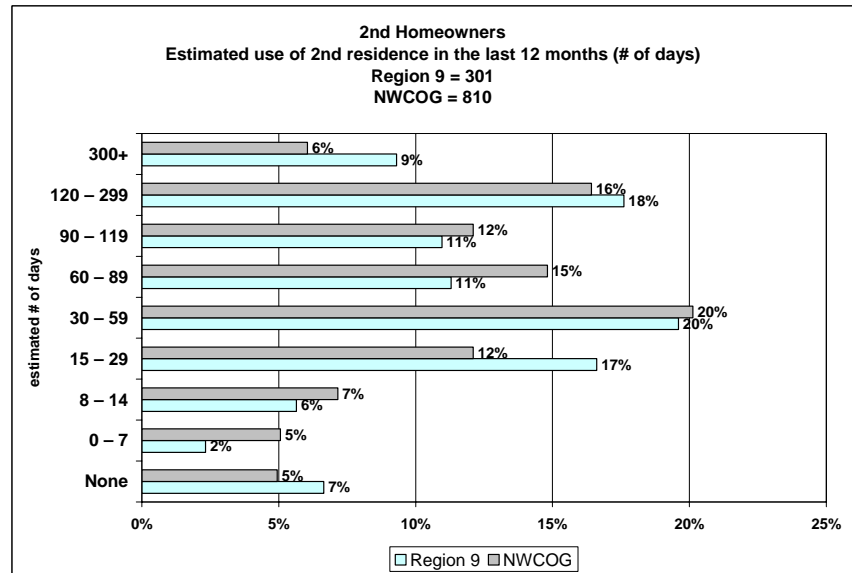


Region 9 - Social and Economic Impacts of 2<sup>nd</sup> Homes- Phase 2



Most 2<sup>nd</sup> homeowners (88%) use personal vehicles to get to our region. A significant number (34%) use commercial airlines, supplemented by rental car use.

Most (86%) 2<sup>nd</sup> homeowners spend more than two weeks per year in the region, with the largest proportion (69%) spending a month or more.

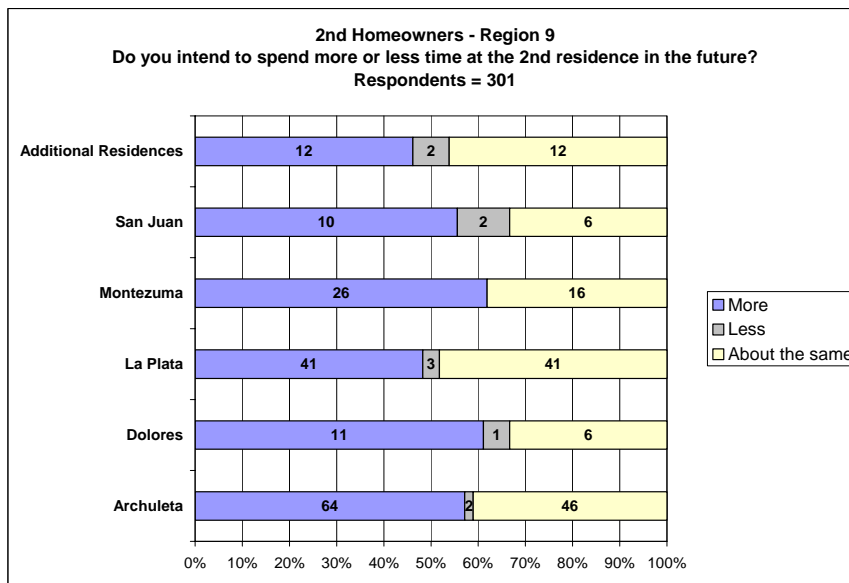
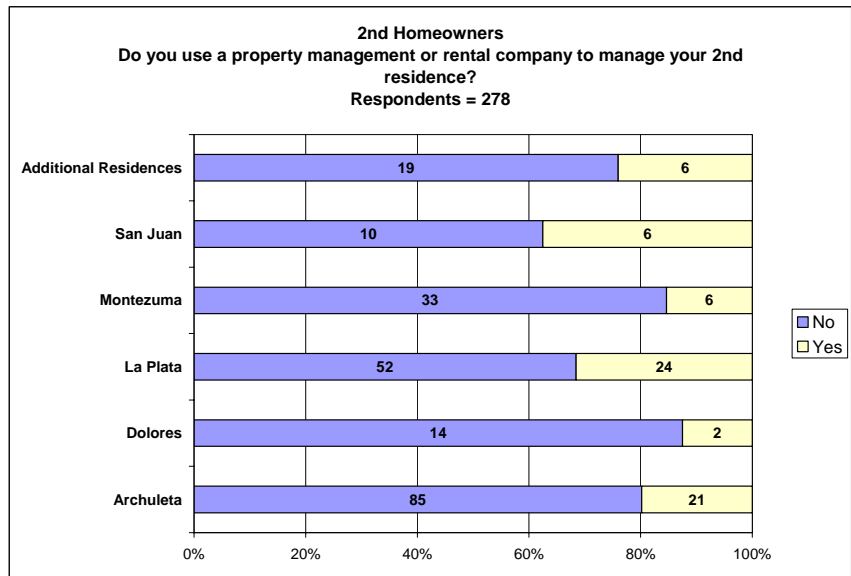


While many of them split this time between seasons the greatest number (38%) visit during the summer months of July and August.

These results are consistent with the NWCOG, although data on seasonal use for their area is not available.

Most 2<sup>nd</sup> homeowners (77%) do not use a property management or rental company to manage their residences while they are absent.

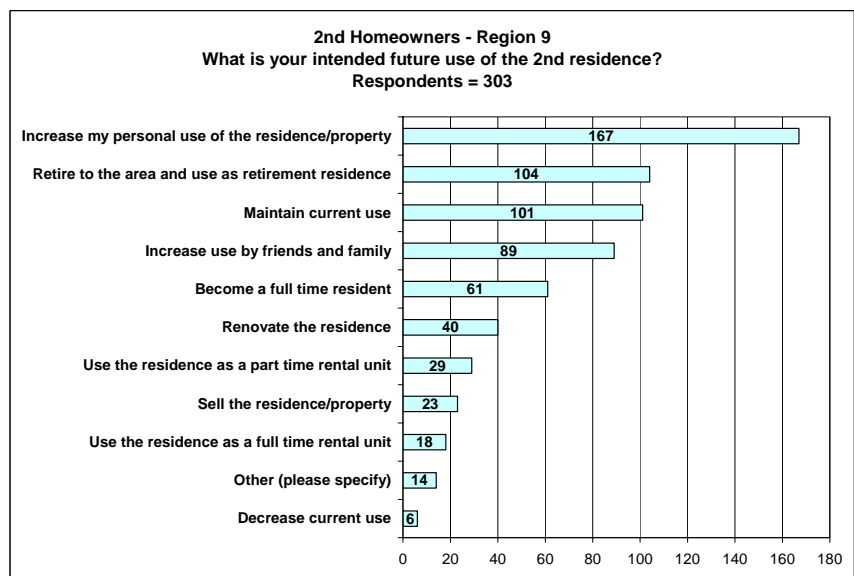
In San Juan and La Plata Counties the positive responses were a bit higher regarding the use of a property manager. This may reflect the numbers of condominiums that are in rental pools near Durango Mountain Resort.

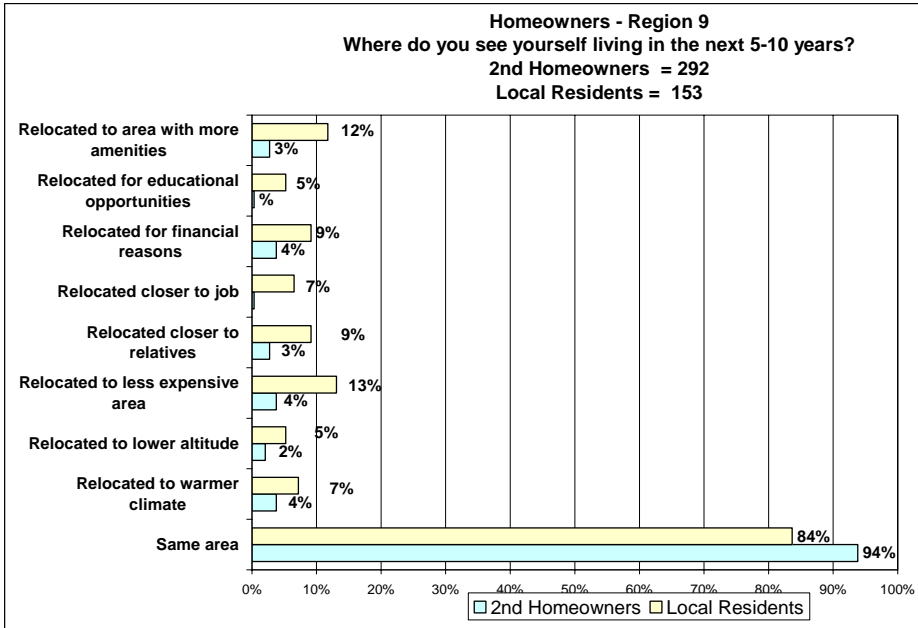


54% of 2<sup>nd</sup> homeowners intend to spend more time in the area, 42% will maintain their current use, and 3% anticipate spending less time here in the future.

55% of 2<sup>nd</sup> homeowners indicated that they would like to increase use of their residences, and many (54%) indicated that they would like to become a fulltime resident and/or retire here.

This has implications for county and municipal governments to provide adequate infrastructure and services to new, full-time residents.

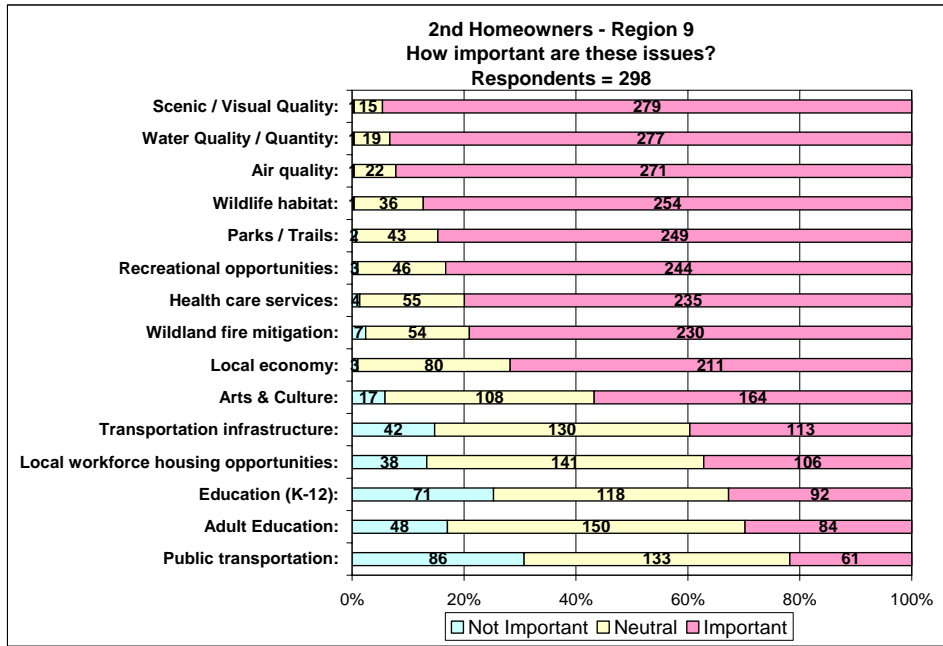




The majority of both 2<sup>nd</sup> homeowners and local residents saw themselves as living in the same area in the next 5-10 years.

This question may, however, have been ambiguous to 2<sup>nd</sup> homeowners – depending on whether they perceived themselves as “living” in our region or were referring to their permanent residences.

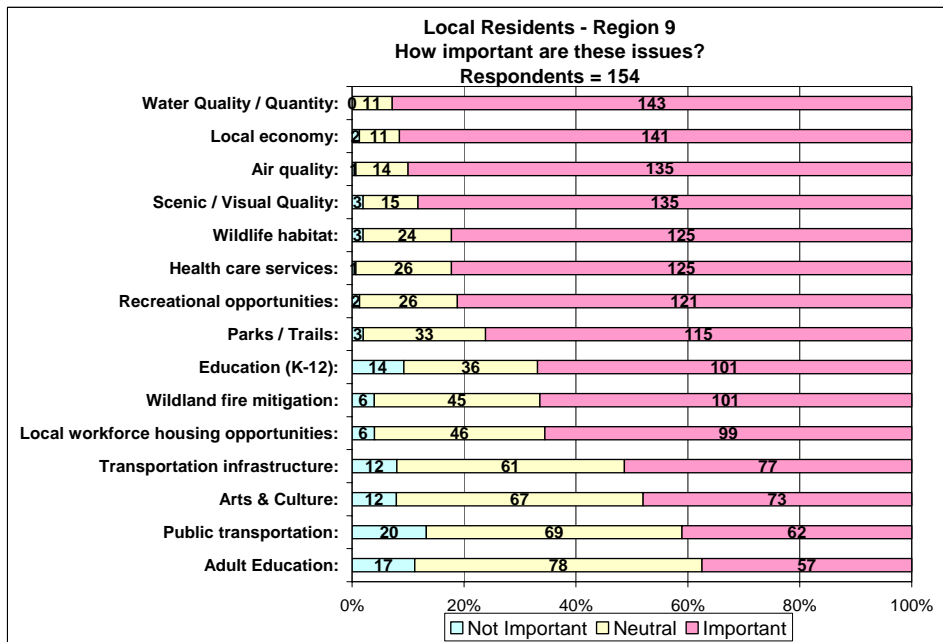
## Community Issues



From this chart we see that environmental issues are of primary importance to 2<sup>nd</sup> homeowners.

When asked to prioritize these issues, **2<sup>nd</sup> homeowners selected**

- Scenic/visual quality
- Water quality/quantity
- Recreation.



We also see that environmental issues are of primary importance to local residents. However, when asked to prioritize these issues, **local residents selected**

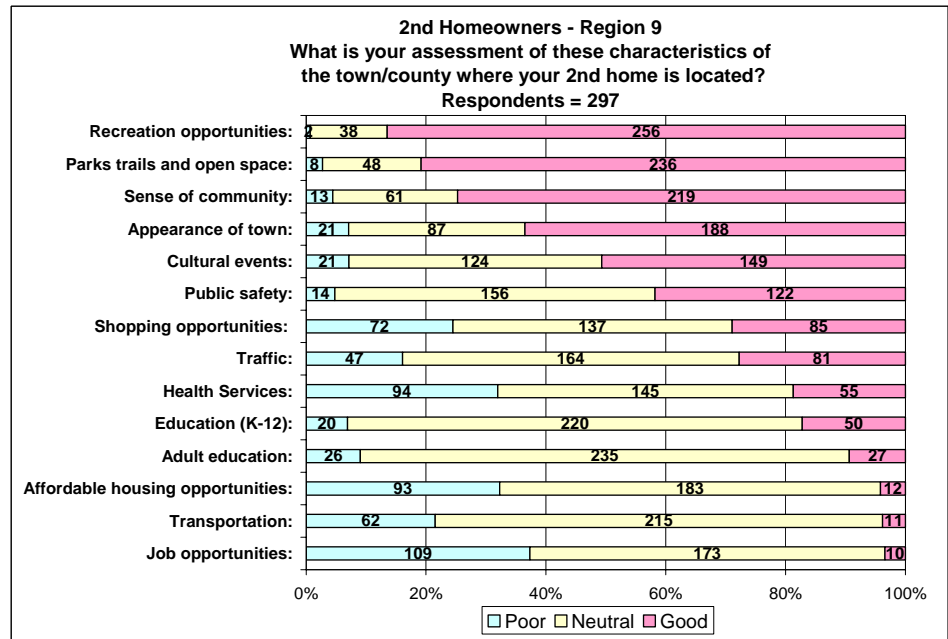
- Local economy
- Scenic/visual quality
- Health care services\*

Note\* – This survey was conducted while the debate over the formation of a health services district in La Plata County was in full swing in the media. This probably served to raise consciousness around this issue.

All homeowners clearly place a high value on the natural amenities and rural nature of the region, which also appears to be the reason that most of them purchased homes here. This creates a potential dilemma because as more people move into the area these amenities are in danger of being diluted or lost. Policy makers should take note here and develop strategies to cope with an ever growing population that demands infrastructure (housing, roads and services) to the possible detriment of the natural environment and small town charms.

Regionally, 2<sup>nd</sup> homeowners gave a good assessment of recreational opportunities, including parks, trails and open space.

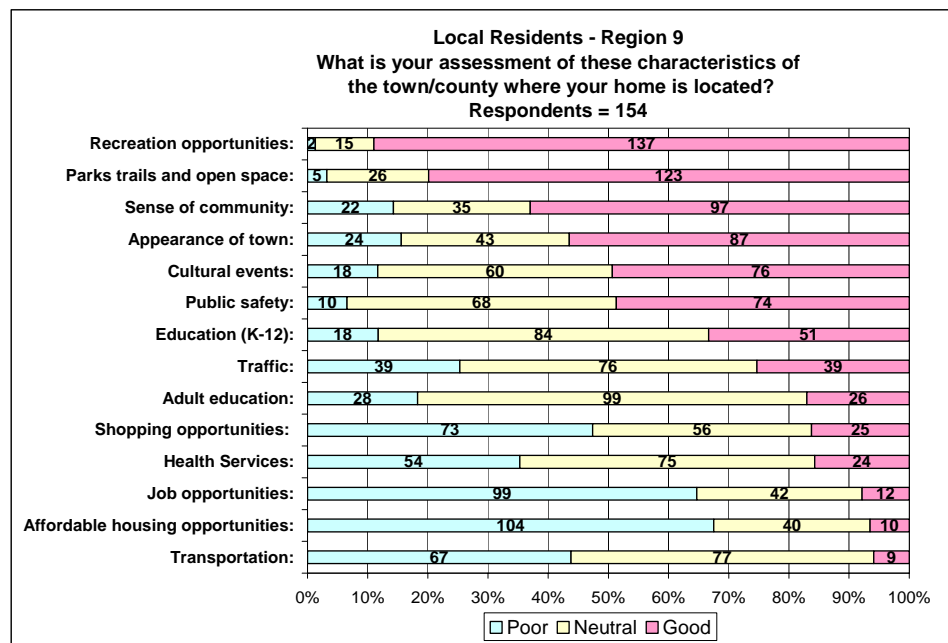
The poorest assessments were given for job opportunities, affordable housing and health services.



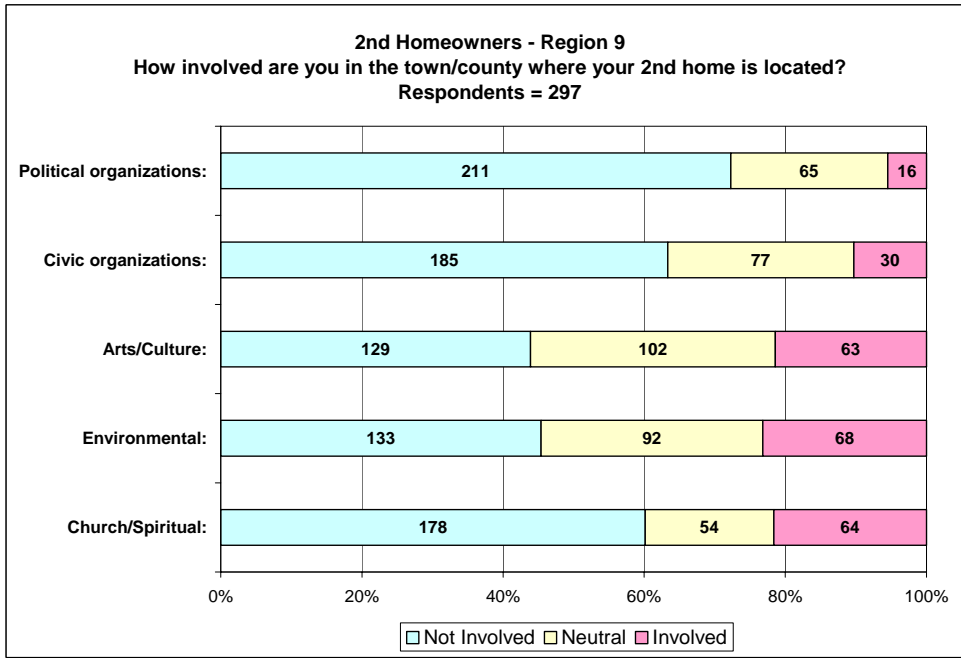
Local residents gave good assessments for recreation, parks, trails and open space, sense of community, and town appearance.

The poorest assessments were given for job and affordable housing opportunities, and shopping opportunities.

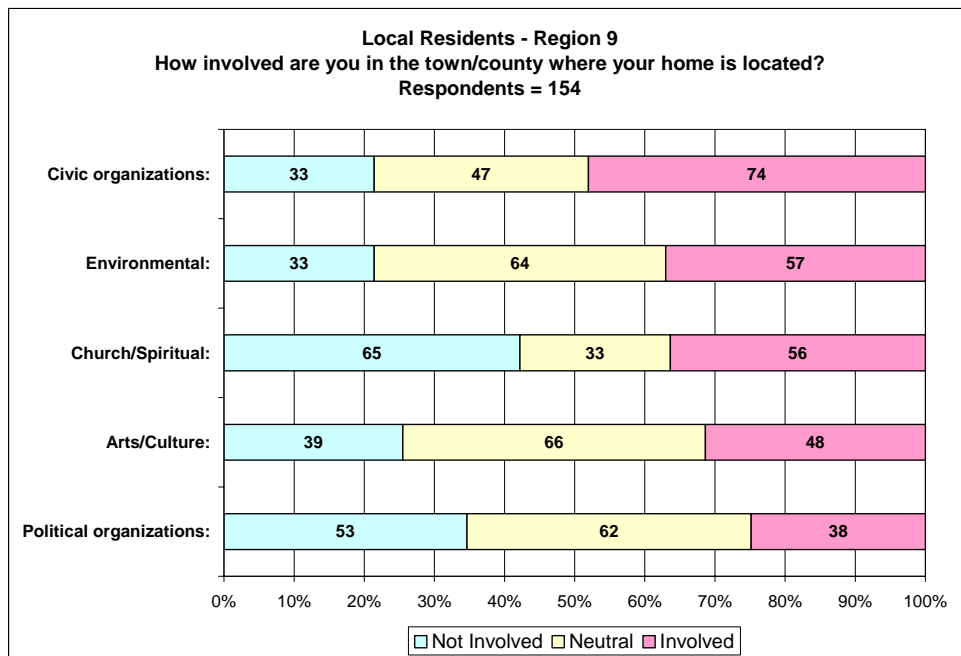
These characteristics will also be detailed by county in following sections.





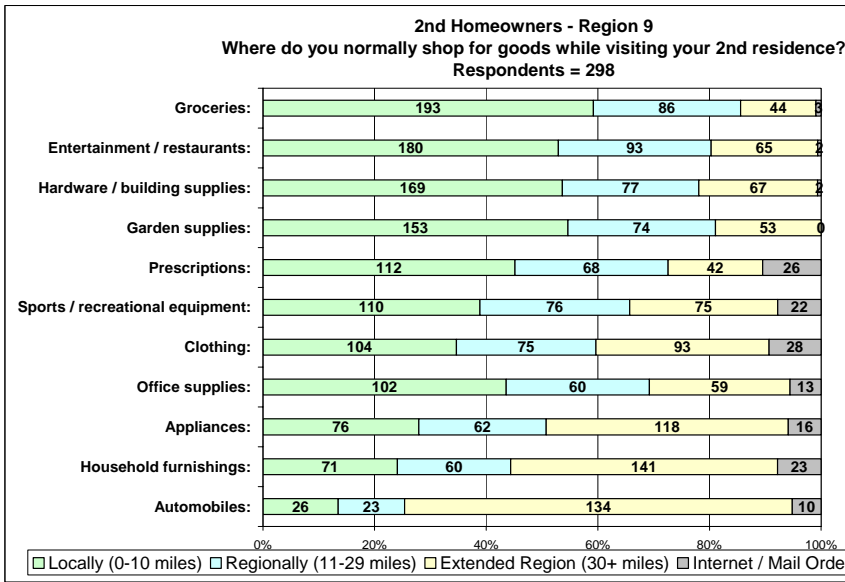


Generally, 2<sup>nd</sup> homeowners are not very involved in local political/civic organizations, but do participate in arts/cultural events, environmental groups, and religious organizations.

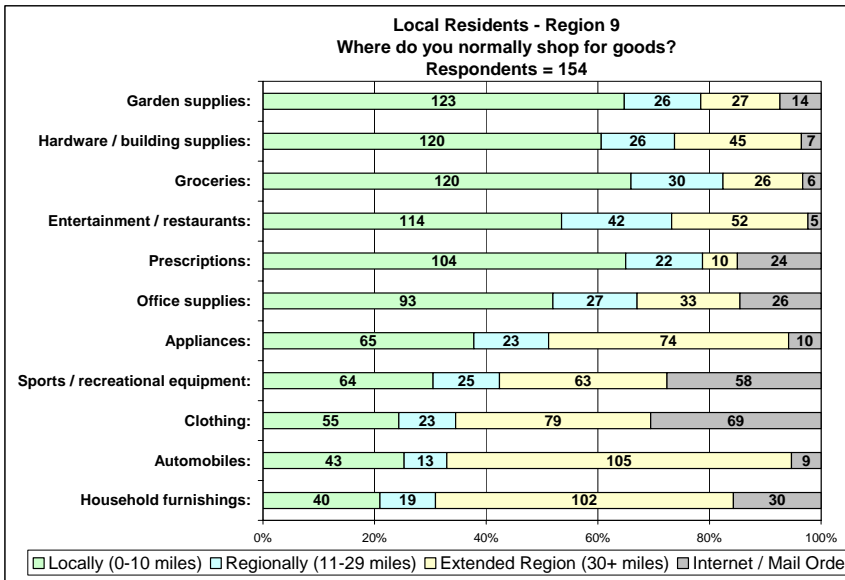


Local residents tend to be more involved with civic organizations, environmental groups and spiritual organizations.

## Shopping Patterns

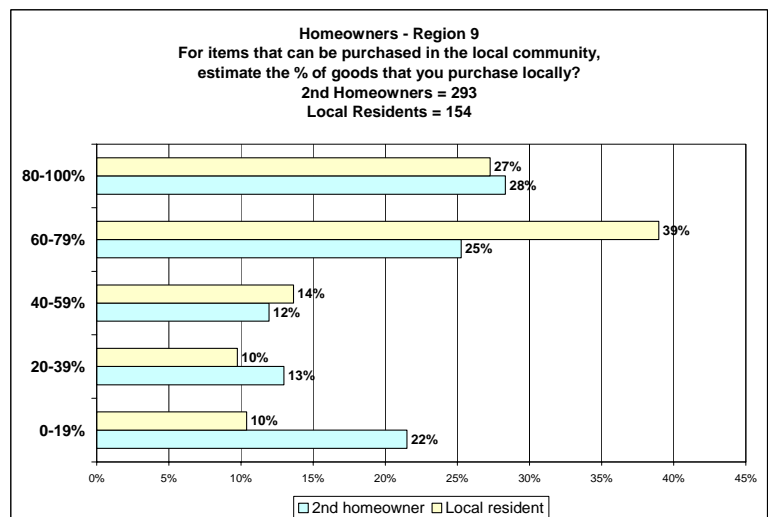


Second homeowners and local residents were similar in their shopping patterns, depending on the particular goods.



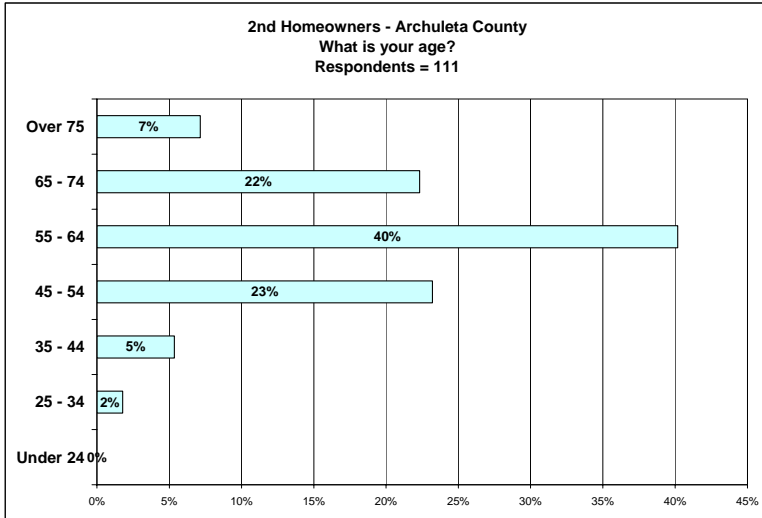
Local residents tend to use the internet more to shop for clothing, sports equipment and household furnishings.

There appears to be very little difference between 2<sup>nd</sup> homeowners and local residents regarding the percentage of goods that are purchased in local communities.



### Archuleta County

Survey invitations were mailed to 2,377 second homeowners in Archuleta County and 113 responses were returned; 47 of these were in Pagosa Springs. We also received 35 responses from local residents; six of these were in Pagosa Springs.



### 2<sup>nd</sup> Homeowner Demographics

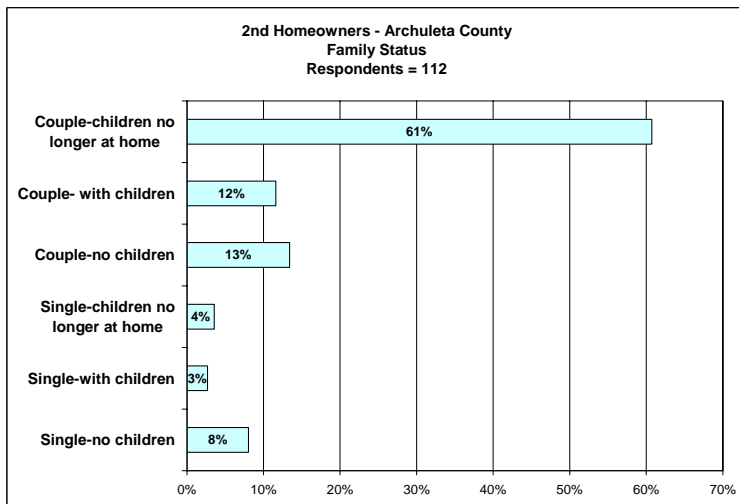
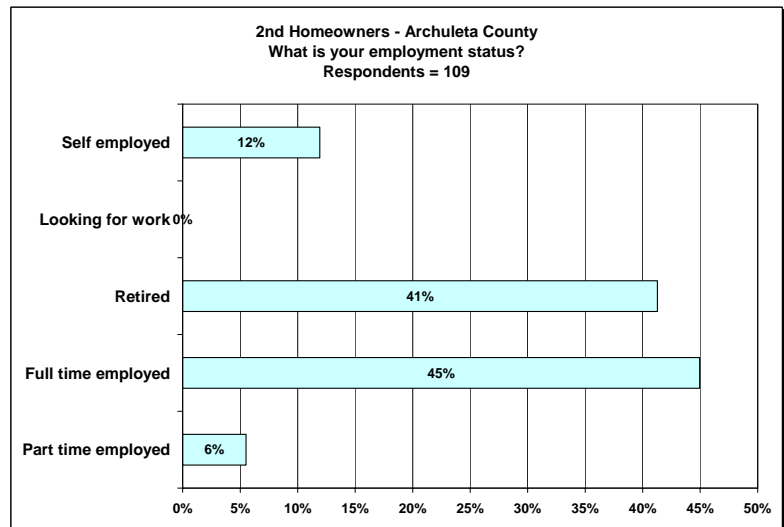
Most (40%) of the 2<sup>nd</sup> homeowners are in the 55 to 64 age group. Twenty-nine% are retirement age (65 or older).

The majority (95%) of respondents identified themselves as white.

49% have graduate or professional degrees, and 80% are college graduates

Most respondents (58%) are still employed full time, some of these (12%) are self employed.

At least some of the 2<sup>nd</sup> homeowners managed to take an early retirement, since 41% reported being retired.

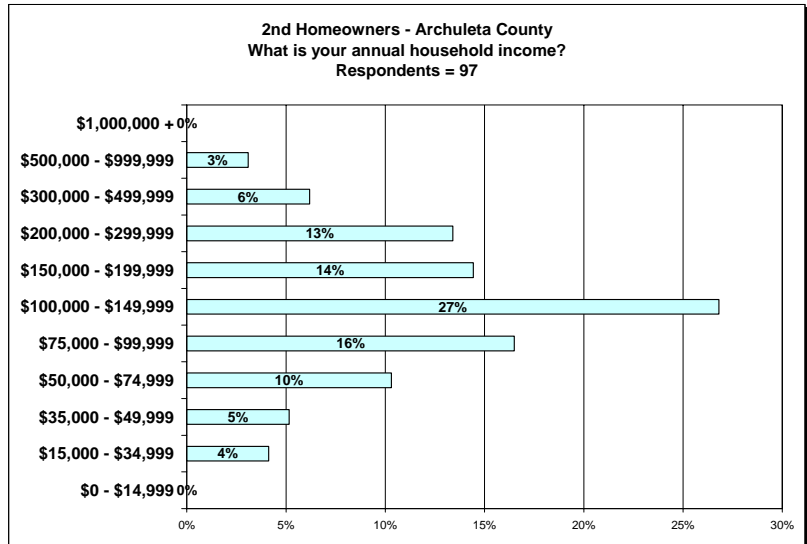


In Archuleta County 61% of 2<sup>nd</sup> homeowners are couples, with children no longer at home.

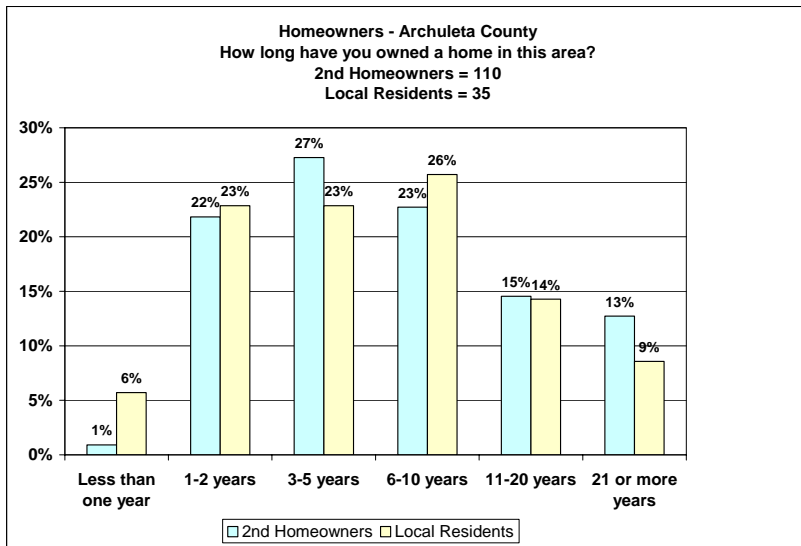
About 63% of 2<sup>nd</sup> homeowners have an annual household income greater than \$100,000, with the greatest number (27%) in the \$100,000 to \$149,999 range.

In 2003 the median household income for Archuleta County was \$38,642, Colorado was \$49,248, and nationally it was \$43,318.

The demographic profile for 2<sup>nd</sup> homeowners in Archuleta County is consistent with regional (including the NWCOG) and national results.



### 2<sup>nd</sup> Home use

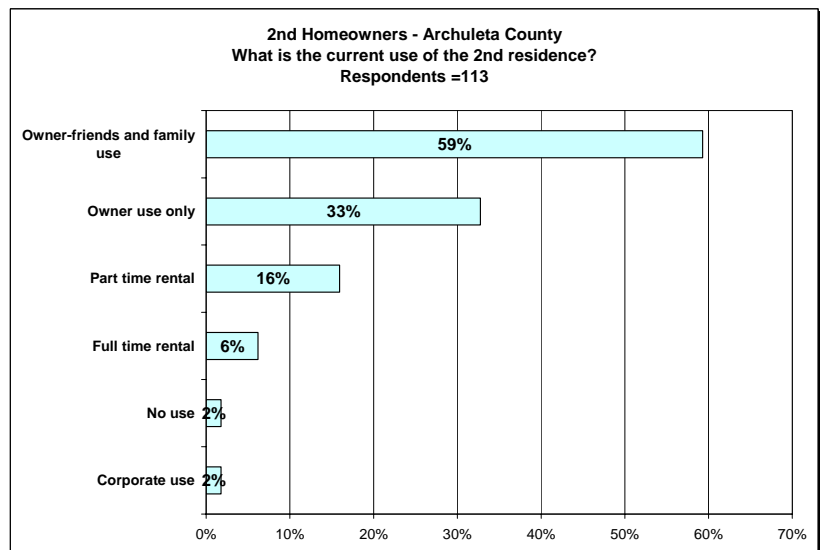


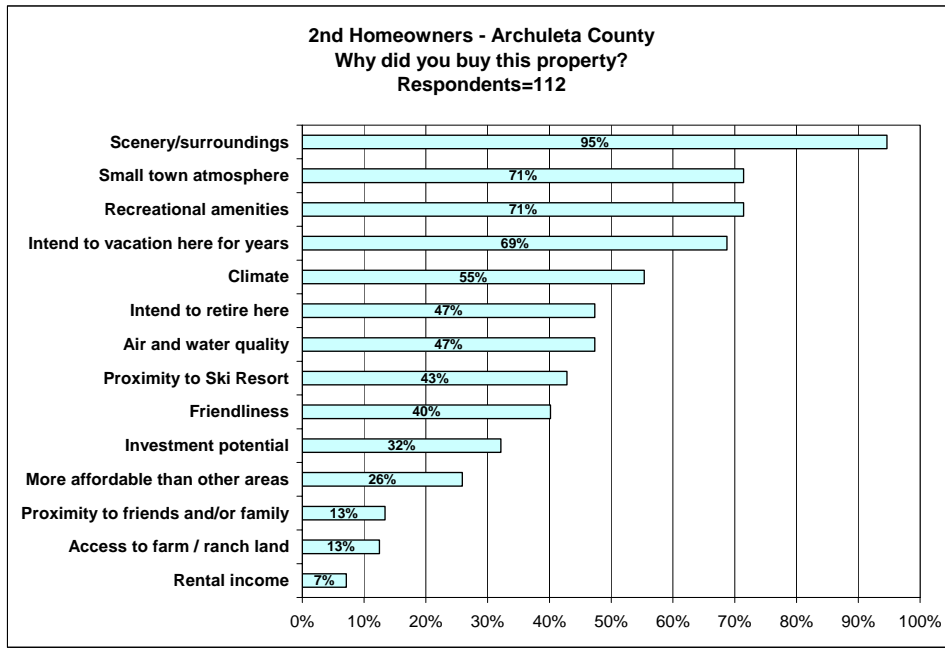
Most respondents have owned their homes in Archuleta County for less than 10 years, reflecting the rapid population growth seen in the last 10 years (8.5% annually from 1990 to 2000, 3.2% annually from 2000 to 2004). **2<sup>nd</sup> homeowners are not included in these population figures.**

13% of the 2<sup>nd</sup> homeowners have owned homes here for more than 21 years, and appear to be firmly rooted in the region.

Most 2<sup>nd</sup> homes are being used by the owner for their exclusive use, or by family and friends. Relatively few homes are being rented out, according to these responses.

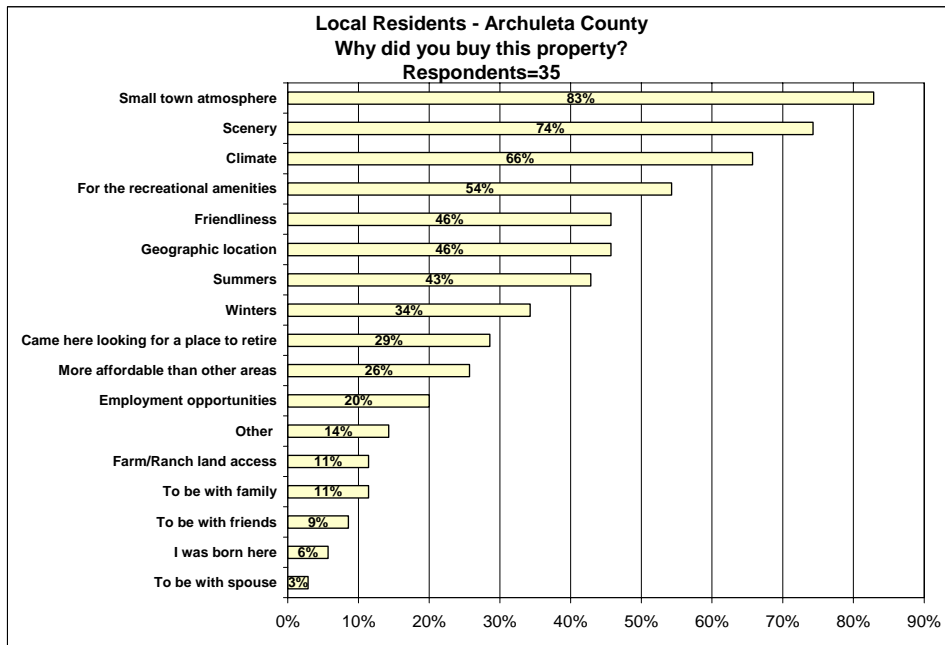
However, the Pagosa Fairfield condo/timeshare owners are not included in this survey, since Fairfield lists its mailing address as Pagosa (local). This has probably skewed the results, and in reality many units in the county are indeed rentals.





When asked to prioritize the reasons for buying property in our region, **2<sup>nd</sup> homeowners selected**

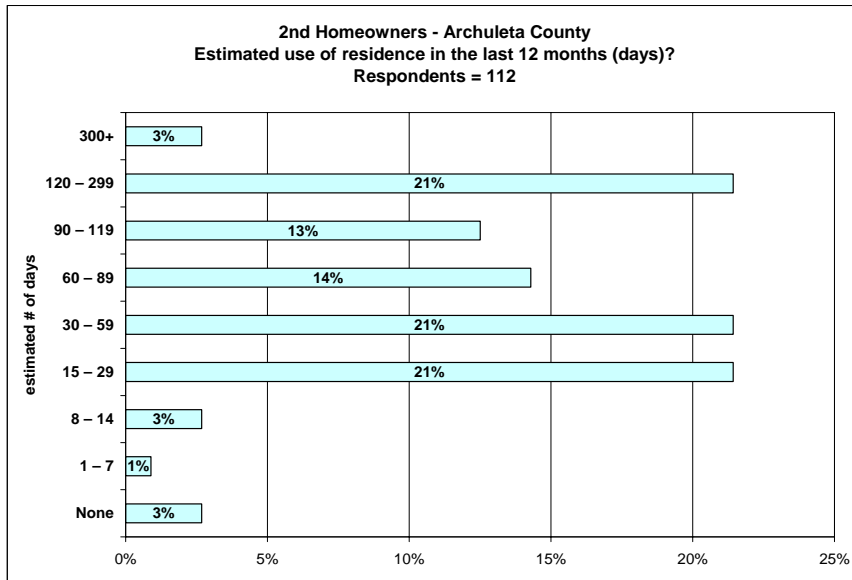
- Scenery/surroundings
- Recreational amenities
- Small town atmosphere.



When asked why they purchased property in our region, **local residents responded**

- Small town atmosphere
- Scenery
- Climate
- Recreational amenities.

Most 2<sup>nd</sup> homeowners (91%) use personal vehicles to get to Archuleta County, while 29% rely on commercial airlines supplemented by rental car use. About 5% used private aircraft. This ratio could change with the recent introduction of a new privately owned air facility in the county.

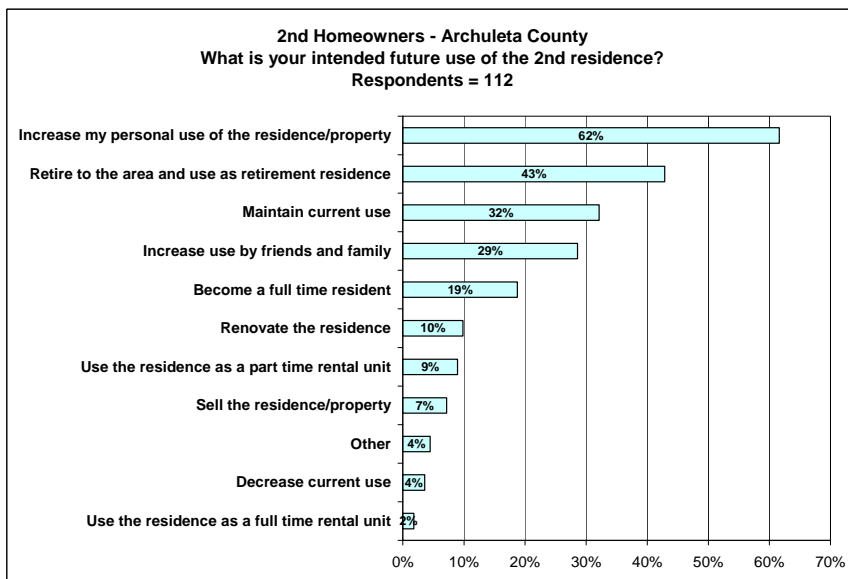
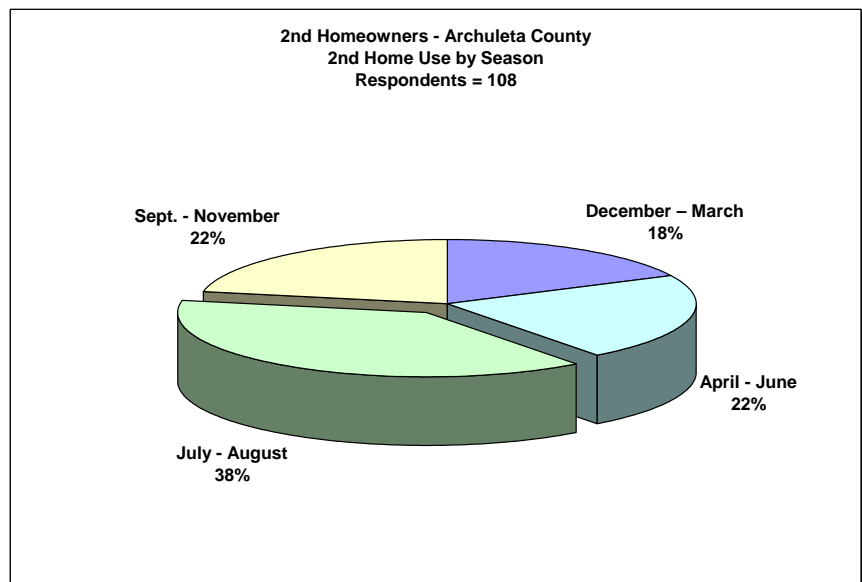


93% of 2<sup>nd</sup> homeowners spend more than two weeks per year in the county, with the largest proportion (51%) spending more than two months.

About 80% of them do not use a property management or rental company to manage their residences while they are absent. Again, these results may be skewed by the classification of the Pagosa Fairfield complex as "local".

Many of them split this time between seasons, but spend the most time here in July and August.

57% of 2<sup>nd</sup> homeowners intend to spend more time in our area, 41% will maintain their current use, and 2% anticipate spending less time here in the future.

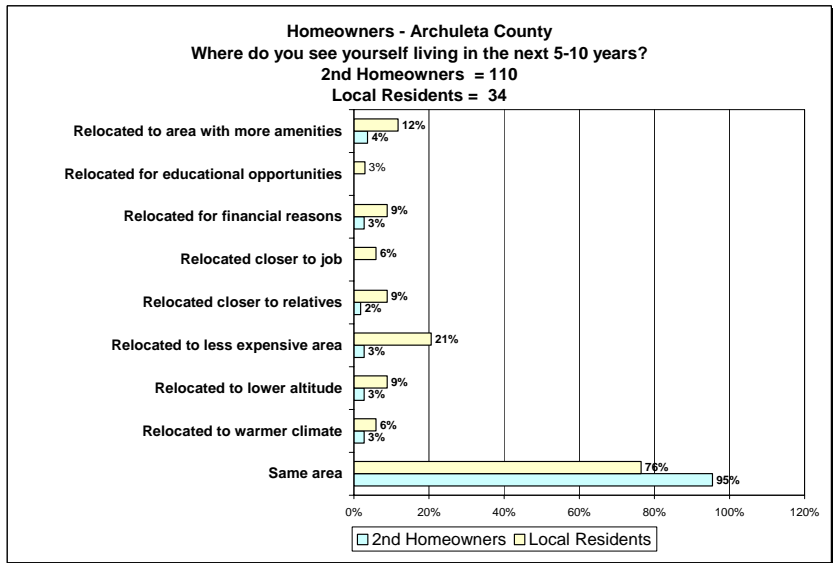


62% of 2<sup>nd</sup> homeowners indicated that they would like to increase the use of their residences; 19% indicated that they would like to become a fulltime resident and/or retire here (43%).

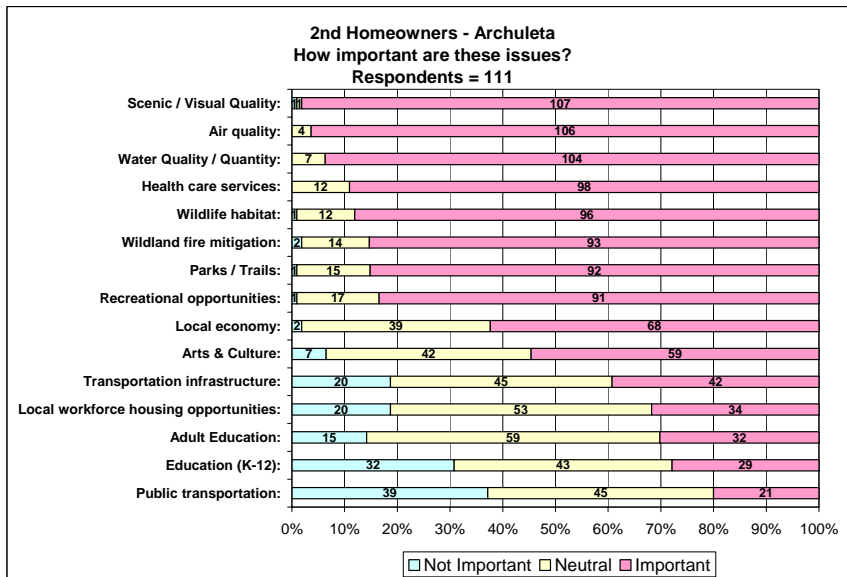
This has implications for county and municipal governments to provide adequate infrastructure and services to new, full-time residents.

The majority of both 2<sup>nd</sup> homeowners (95%) and local residents (76%) saw themselves as living in the same area in the next 5-10 years. This question may, however, have been ambiguous to 2<sup>nd</sup> homeowners – depending on whether they perceived themselves as “living” in our region or were referring to their permanent residences.

21% of local residents expressed willingness to relocate to a less expensive area.



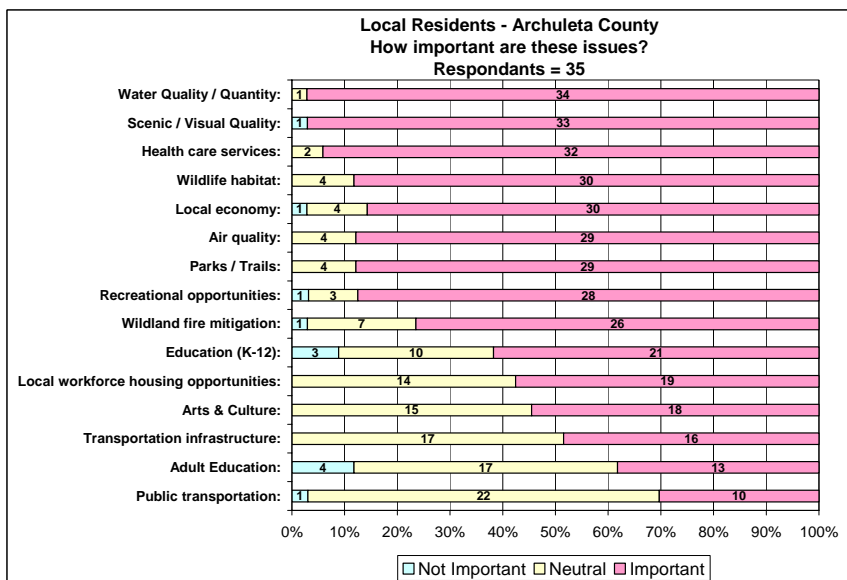
### Community Issues



From this chart we see that environmental issues are of primary importance to 2<sup>nd</sup> homeowners.

When asked to prioritize these issues, **2<sup>nd</sup> homeowners selected**

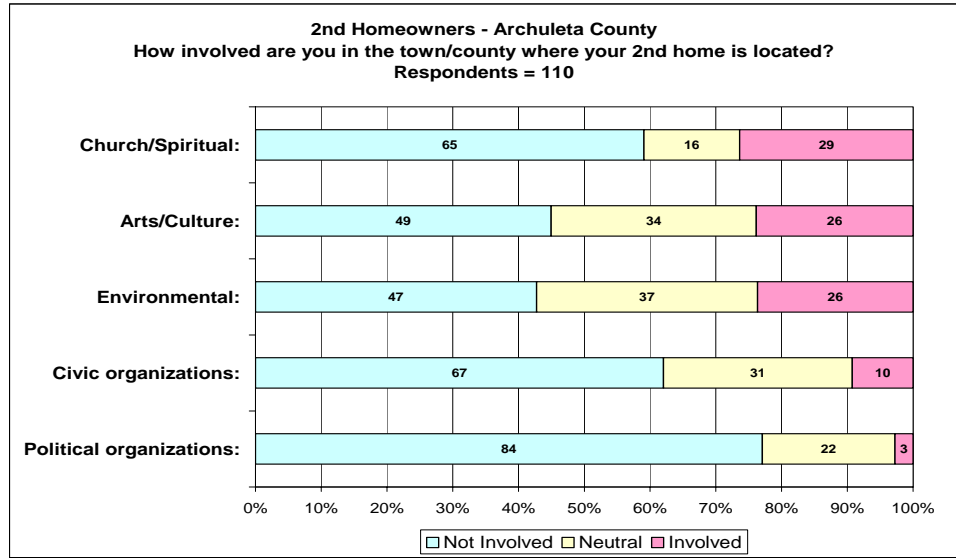
- Scenic/visual quality
- Water quality/quantity
- Recreational opportunities.



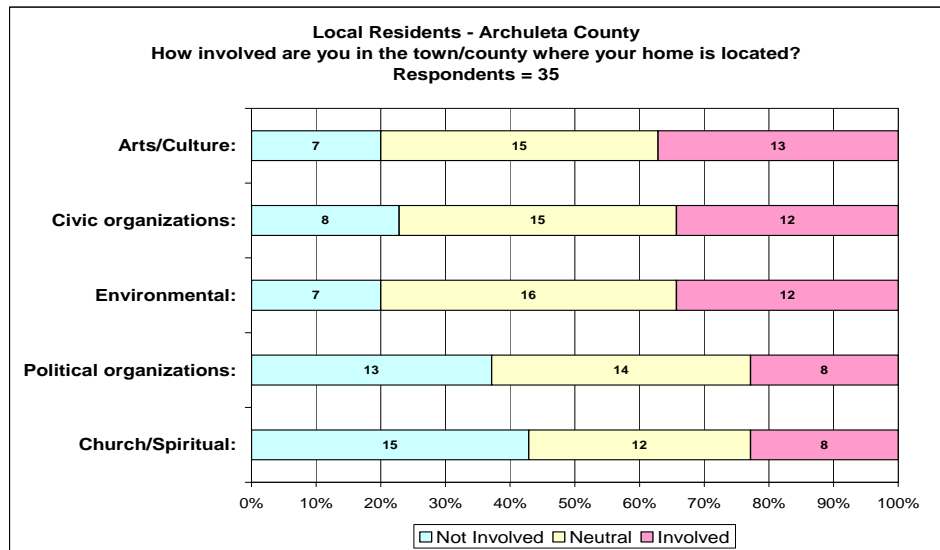
We also see that environmental issues are of primary importance to local residents. However, when asked to prioritize these issues, **local residents selected**

- Local economy
- Scenic/visual quality
- Water quality/quantity.

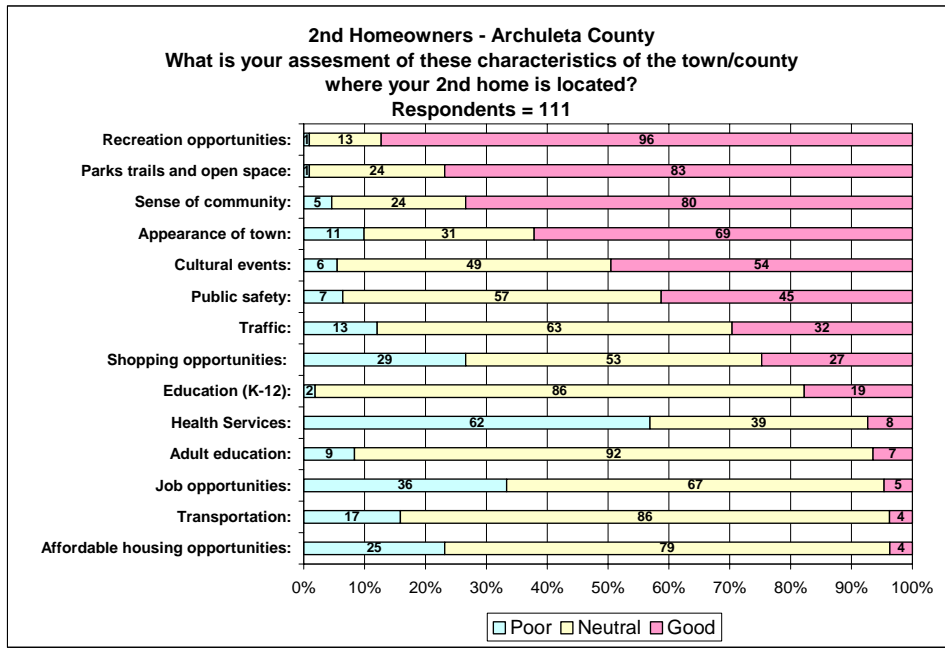
Generally, 2<sup>nd</sup> homeowners are not very involved in local political/civic organizations, but do participate in arts/cultural events, environmental groups, and spiritual organizations.



Local residents tend to be more involved with arts/cultural, civic organizations, and environmental groups.

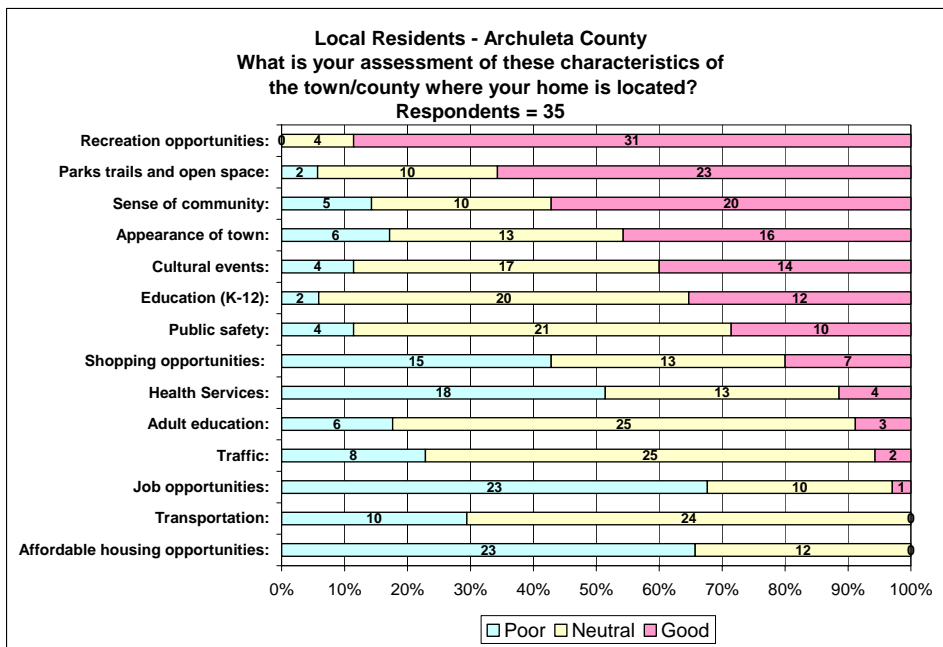






**2<sup>nd</sup> homeowners** gave a good assessment of recreational opportunities, including parks, trails and open space.

The poorest assessments were given for health services, job opportunities, and shopping opportunities.



**Local residents** gave a good assessment of recreational opportunities, including parks, trails and open space.

The poorest assessments were given for job opportunities, affordable housing, and health services.

One Archuleta County local resident contacted us via email while taking the online survey. She offered a thoughtful summary of her many concerns about the local community.

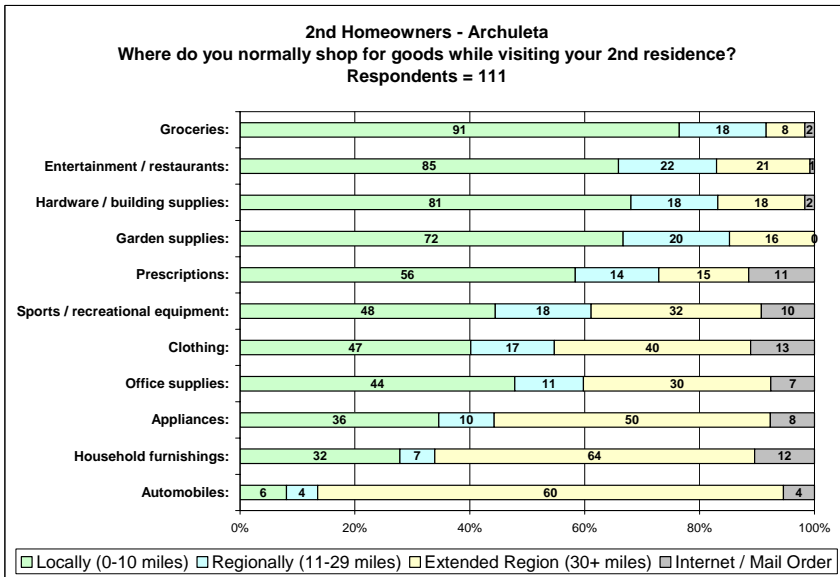
*“I would like to comment regarding the unavailability of stable, gainful employment in Archuleta County. I believe that if our County attempted to attract professional services, companies which offer higher paying jobs and necessary benefits, the region would not be experiencing the problems that seem to be bringing our economy to its knees. I am not referring to large department stores or new hotels, though, because they only offer more of the same -- low paying, short-term jobs and limited benefits to County residents.”*

*“But, if residents had an option to work in more professional types of positions, the young people of the County would be more apt to be better educated, rather than being forced to work in construction, restaurants, hotels, and grocery stores, etc., when they desire to stay close to their home. I observe young people living without medical insurance, dental care, and basic necessities, because of the way they are forced to make a living.”*

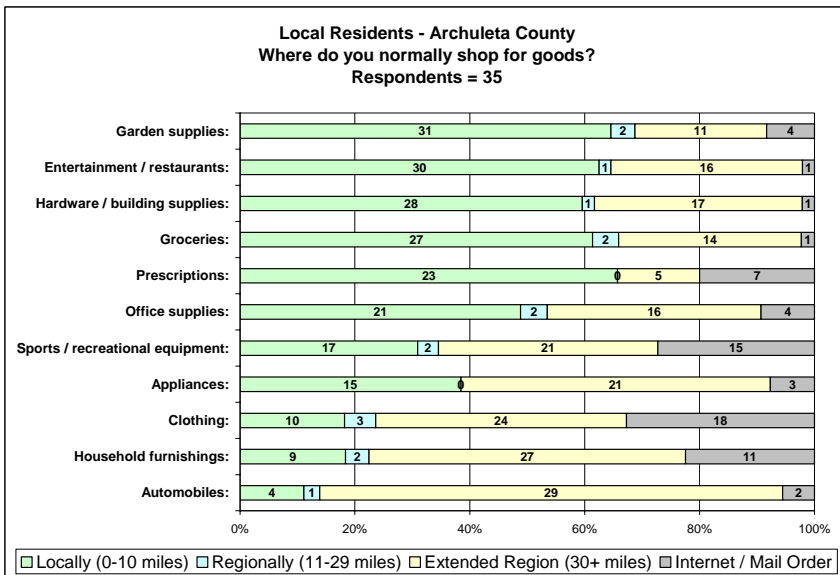
*“It is true that many incoming retired residents bring lots of money with them, but this doesn't help the lifelong residents of the community, or residents who have transplanted themselves, but don't bring riches. It only lines the pockets of realtors and the like. Other residents are negatively impacted by the worsening situation -- expensive homes, outrageous land prices, expensive local goods, rising taxes -- but no reasonable way to compete with these things, resulting in hospitals going broke, people defaulting on debts, etc.”*

*“The County should attempt to attract more state and county professional-level jobs in Archuleta County, as well as other types of employment which encourage the youth and adults in our communities to do better and then feel better about their lives. Companies, for example engineering or consulting firms or professional services providers, which are less apt to impact the environment and community systems, would be a start! I hope for the right kind of growth - - growth for the better of the residents. Employment offering benefits and competitive salaries to help residents maintain services they need, and subsequently be able to pay for those services instead of defaulting. If the current problems are not resolved, many of us will not be able to sustain our homes and lives in Archuleta County. Please bring jobs!!”*

### Shopping Patterns

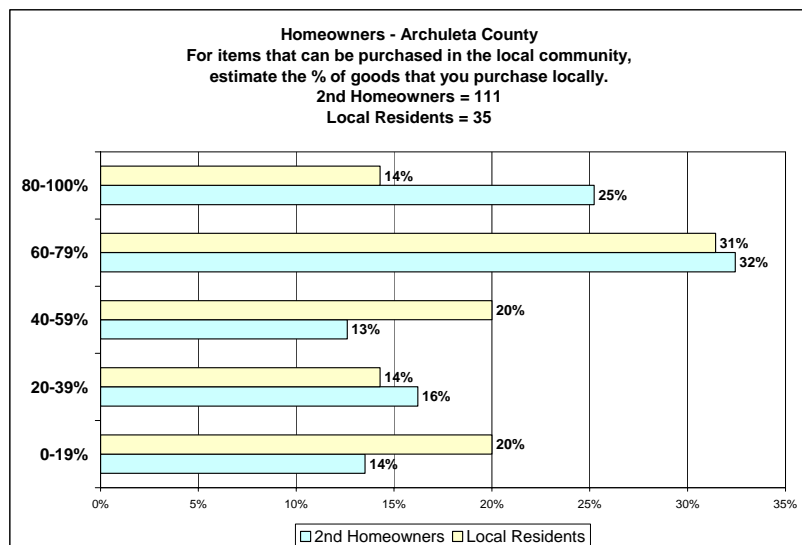


**2<sup>nd</sup> homeowners** tend to shop locally for immediate needs such as groceries. Most other items (particularly cars and household furnishings) are purchased in the larger region.



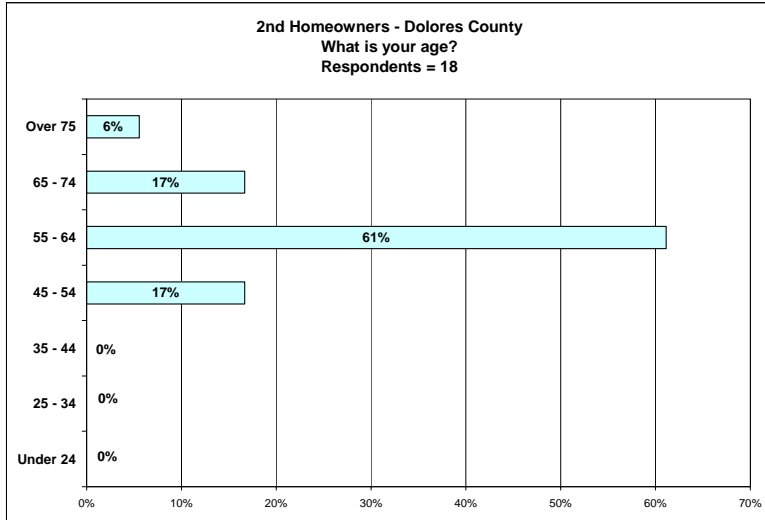
**Local residents** have similar shopping patterns, though they tend to use the internet more to shop for some items (especially clothing and sports equipment).

2nd homeowners purchase a larger percentage of goods locally, if they are available.



### Dolores County

Survey invitations were mailed to 421 second homeowners in Dolores County and 18 responses were returned; five of these were from Rico. We also received four responses from local residents; one of these was from Rico.



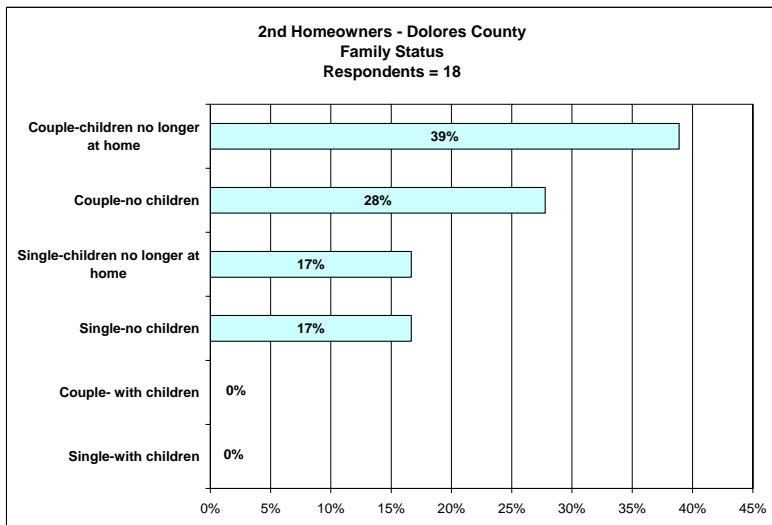
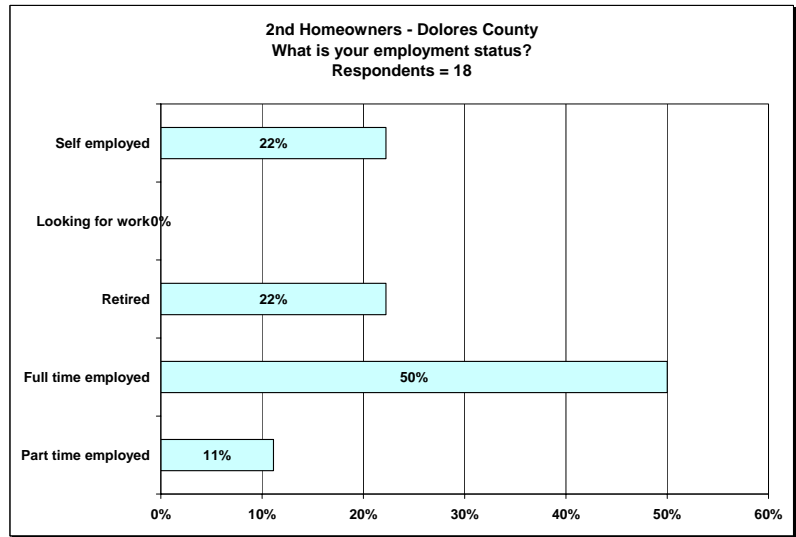
### 2<sup>nd</sup> Homeowner Demographics

61% of the 2<sup>nd</sup> homeowners are in the 55 to 64 age group. 23% are retirement age (65 or older).

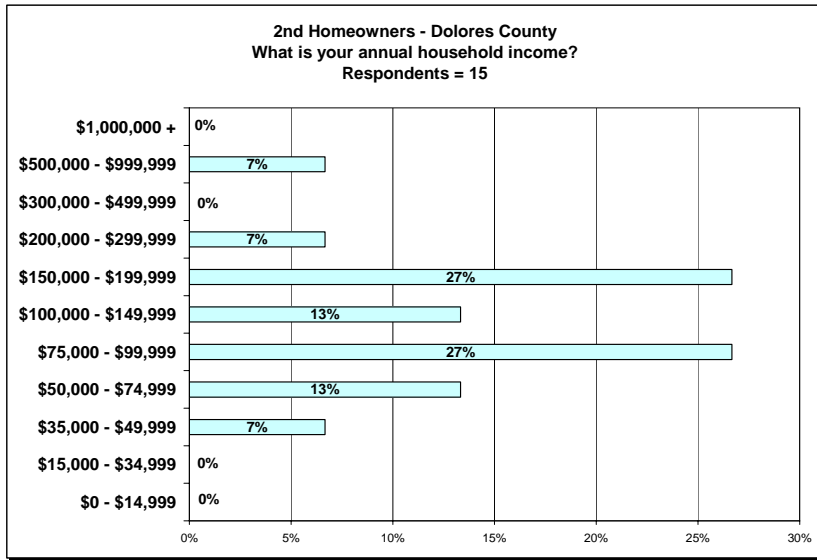
The majority (88%) of respondents identified themselves as white.

44% have graduate or professional degrees, and 83% are college graduates

82% of respondents are still employed full time, many (22%) of these are self employed. 22% reported that they were already retired.



In Dolores County 39% of 2<sup>nd</sup> homeowners are couples, with children no longer at home. This percentage was lower than in other counties (regionally it was 57%).

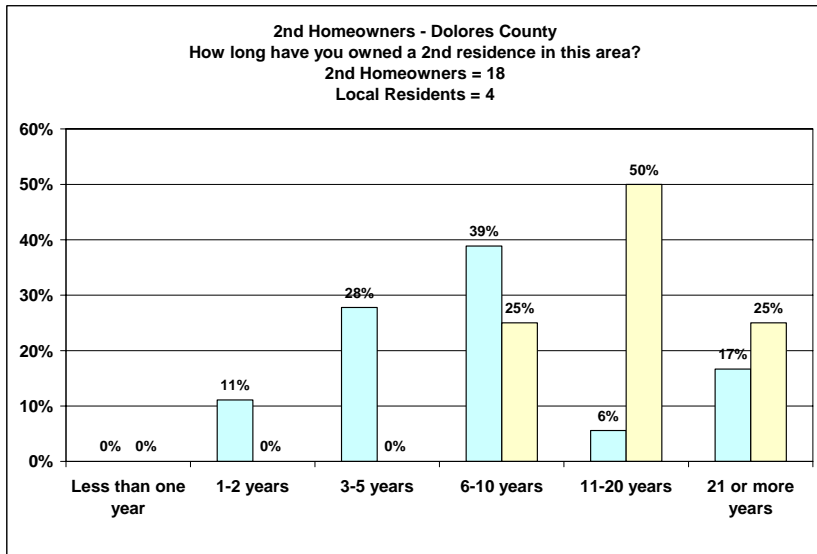


54% of 2<sup>nd</sup> homeowners have an annual household income greater than \$100,000, with the greatest numbers (27%) in the \$100,000 to \$149,000 range and 27% in the \$75,000 to \$99,999 range.

In 2003 the median household income for Dolores County was \$31,862, Colorado was \$49,248, and nationally it was \$43,318.

The demographic profile for 2<sup>nd</sup> homeowners in Dolores County is consistent with regional (including the NWCOG) and national results.

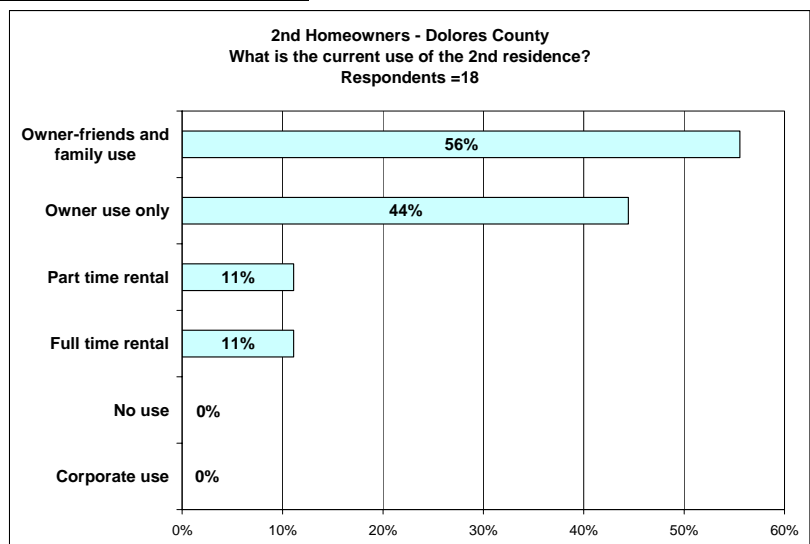
### 2<sup>nd</sup> Home use

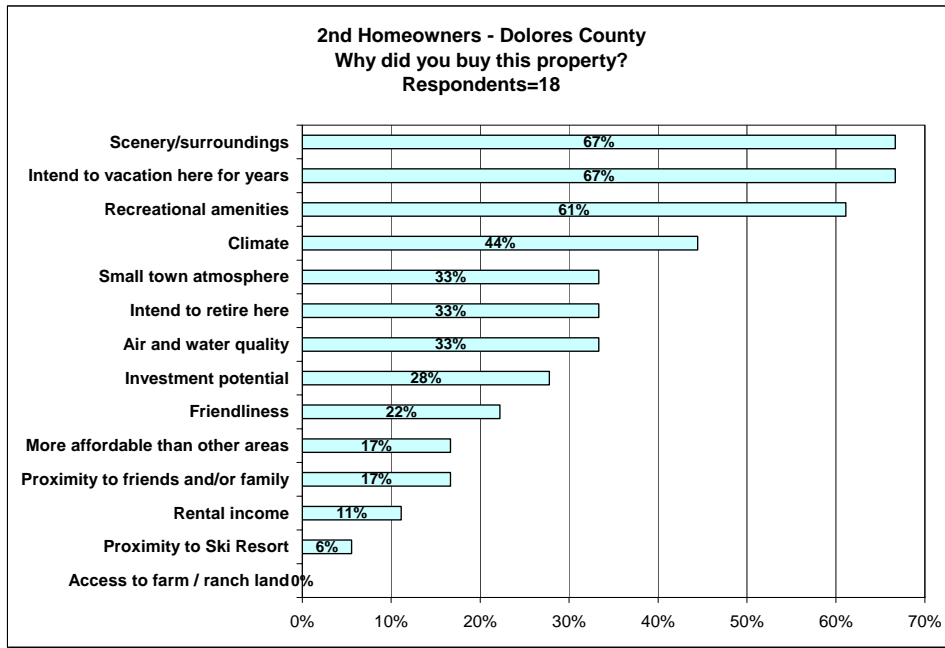


Most 2<sup>nd</sup> homeowners have owned their homes in Dolores County for less than 10 years.

17% of the 2<sup>nd</sup> homeowners have owned homes here for more than 21 years, and appear to be firmly rooted in the region.

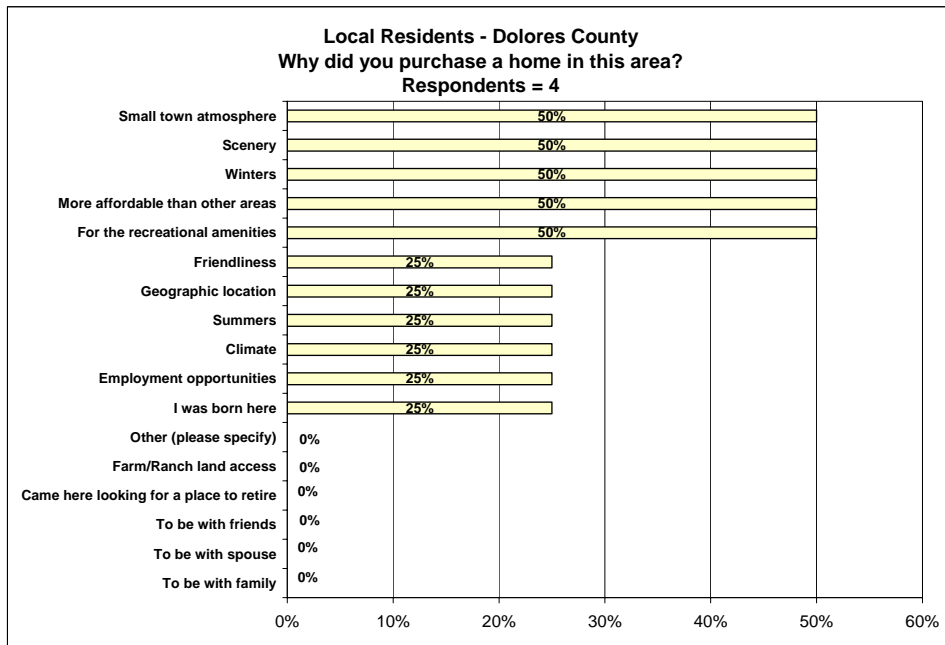
Most 2<sup>nd</sup> homes are being used by the owner for their exclusive use, or by family and friends. Relatively few homes are being rented out, according to these responses.





When asked to prioritize the reasons for buying property in our region, **2<sup>nd</sup> homeowners selected**

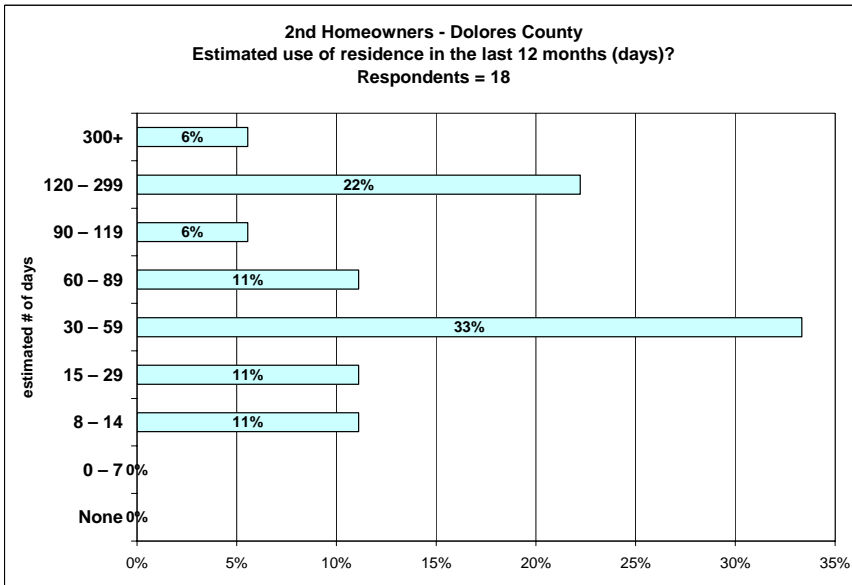
- Scenery/surroundings
- Recreational amenities
- Intend to vacation here for years.



When asked why they purchased property in our region, **local residents responded**

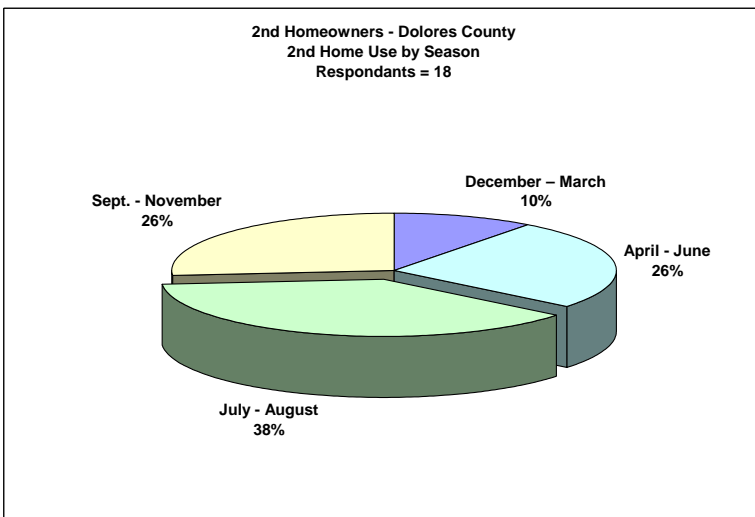
- Small town atmosphere
- Scenery
- Affordability
- Recreational amenities.

94% of 2<sup>nd</sup> homeowners use personal vehicles to get to our region, while 28% rely on commercial airlines supplemented by rental car use. About 6% used private aircraft.



89% of 2<sup>nd</sup> homeowners spend more than two weeks per year in the county, with the largest proportion (38%) spending one to two months.

87% of 2<sup>nd</sup> homeowners do not use a property management or rental company to manage their residences while they are absent.

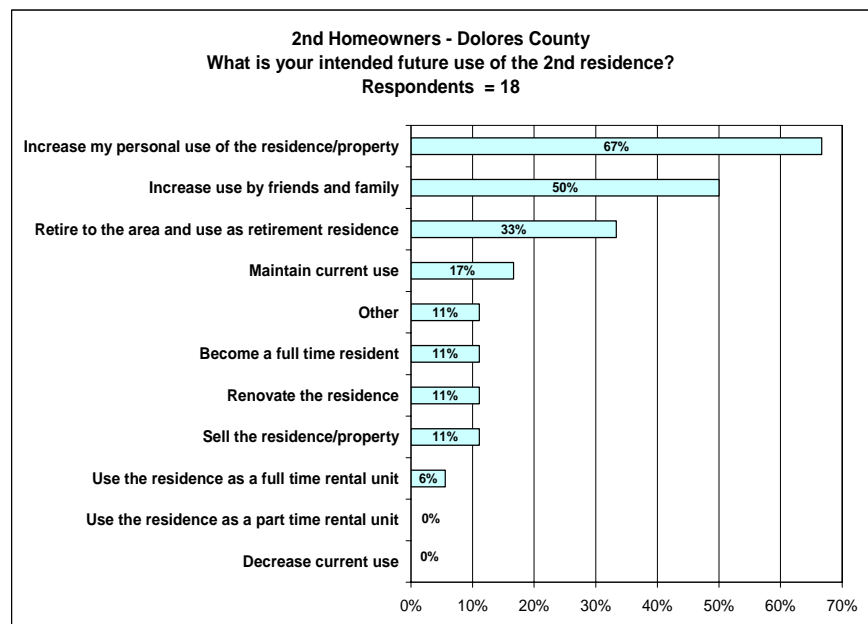


Many of them split this time between seasons, but spend the most time here in July and August.

61% of 2<sup>nd</sup> homeowners intend to spend more time in our area, 33% will maintain their current use, and 6% anticipate spending less time here in the future.

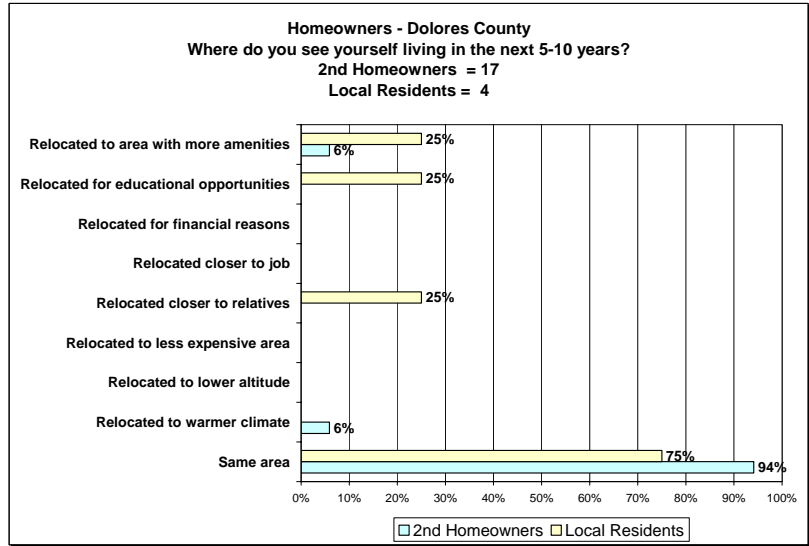
67% of 2<sup>nd</sup> homeowners indicated that they would like to increase the use of their residences, and some (11%) indicated that they would like to become a fulltime resident and/or retire here (33%).

This has implications for county and municipal governments to provide adequate infrastructure and services to new, full-time residents.

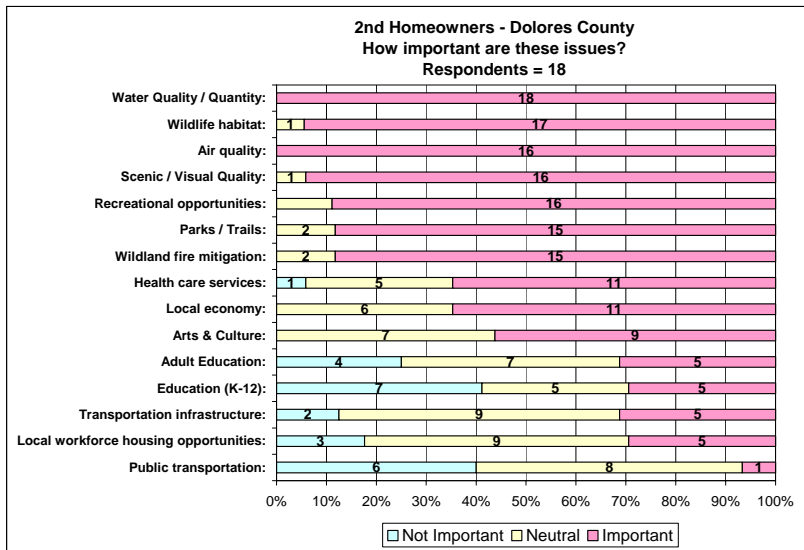


The majority of both 2<sup>nd</sup> homeowners (94%) and local residents (75%) saw themselves as living in the same area in the next 5-10 years.

This question may, however, have been ambiguous to 2<sup>nd</sup> homeowners – depending on whether they perceived themselves as “living” in our region or were referring to their permanent residences.



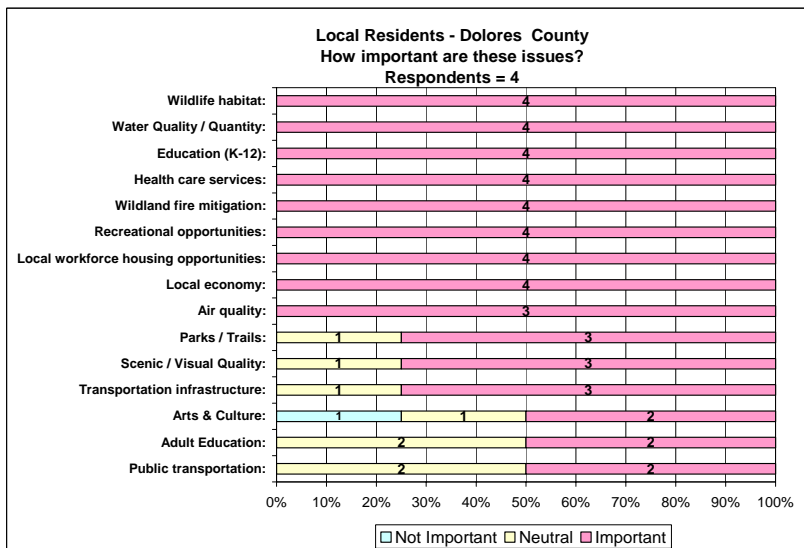
### Community Issues



From this chart we see that environmental issues are of primary importance to 2<sup>nd</sup> homeowners.

When asked to prioritize these issues, **2<sup>nd</sup> homeowners selected**

- Scenic/visual quality
- Water quality/quantity
- Wildlife habitat.

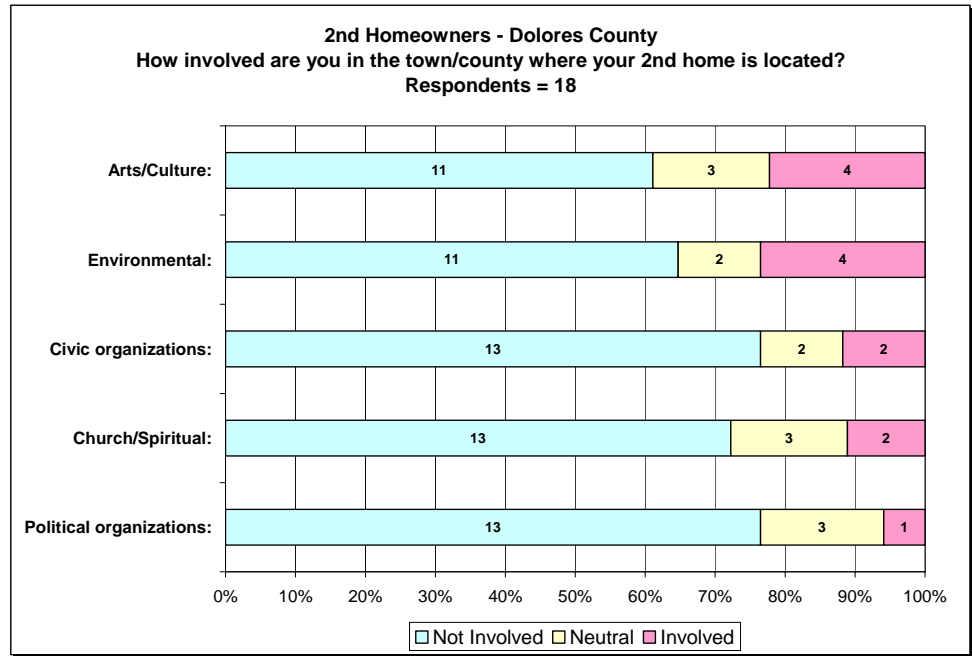


We also see that environmental issues are of primary importance to local residents. However, when asked to prioritize these issues, **local residents selected**

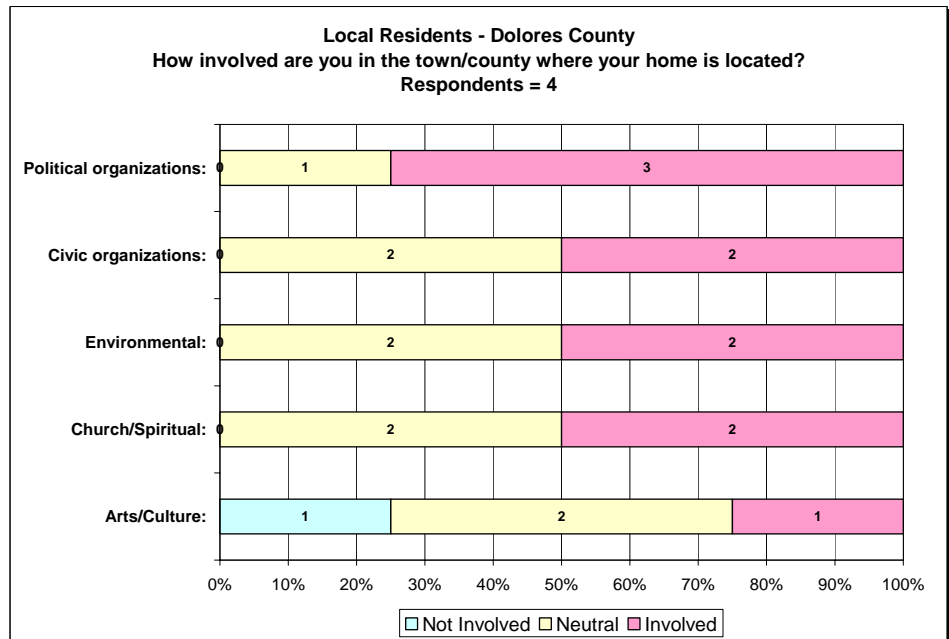
- Recreation
- Workforce housing
- Local economy.

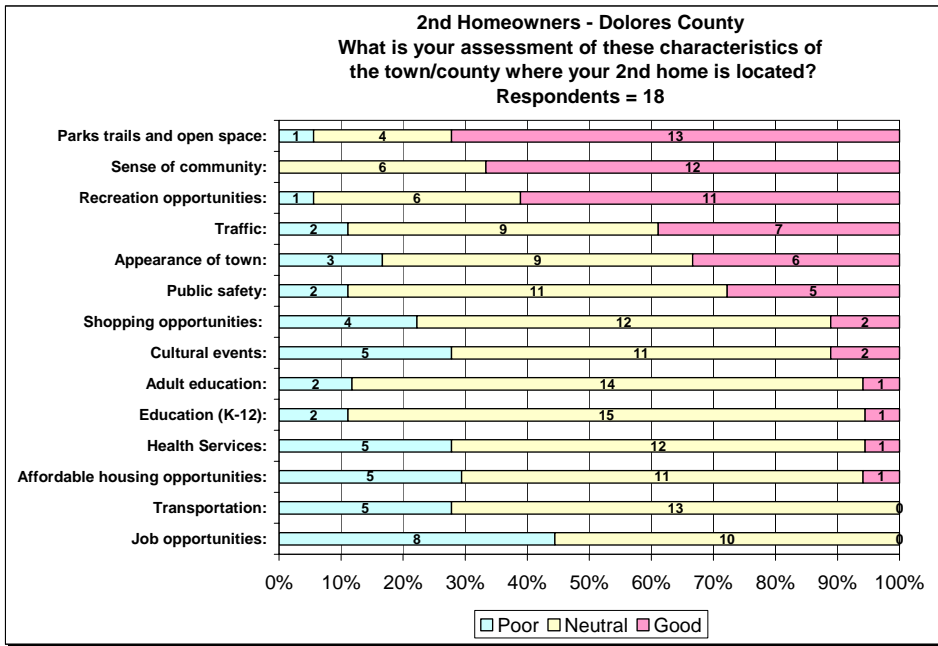


Generally, 2<sup>nd</sup> homeowners are not very involved in local groups.



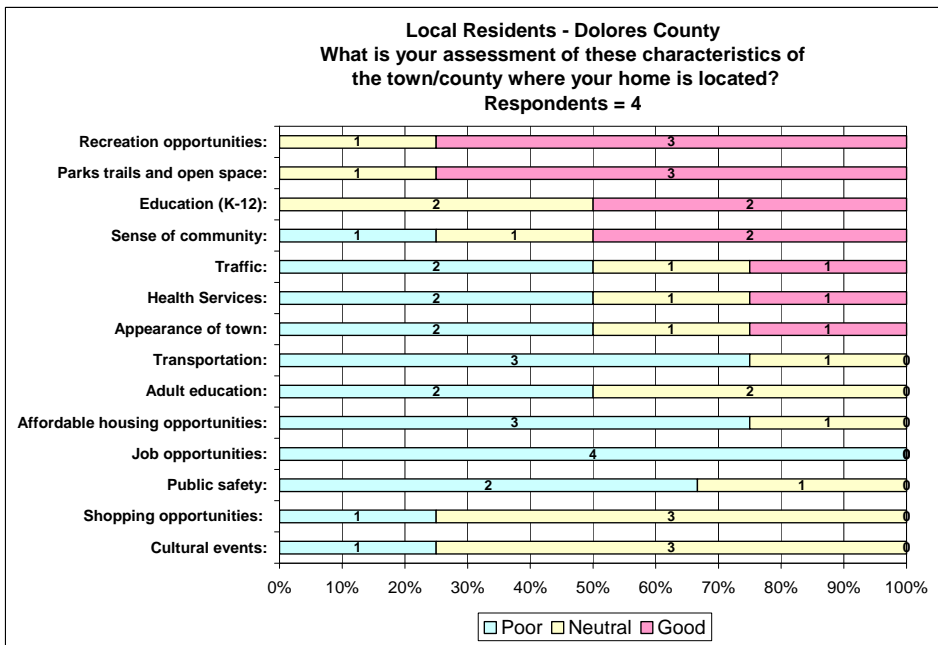
Although the sample size was very small, local residents tend to be more involved with political/civic organizations, environmental groups and spiritual organizations.





**2<sup>nd</sup> homeowners** gave a good assessment of parks, trails and open space, sense of community and recreational opportunities.

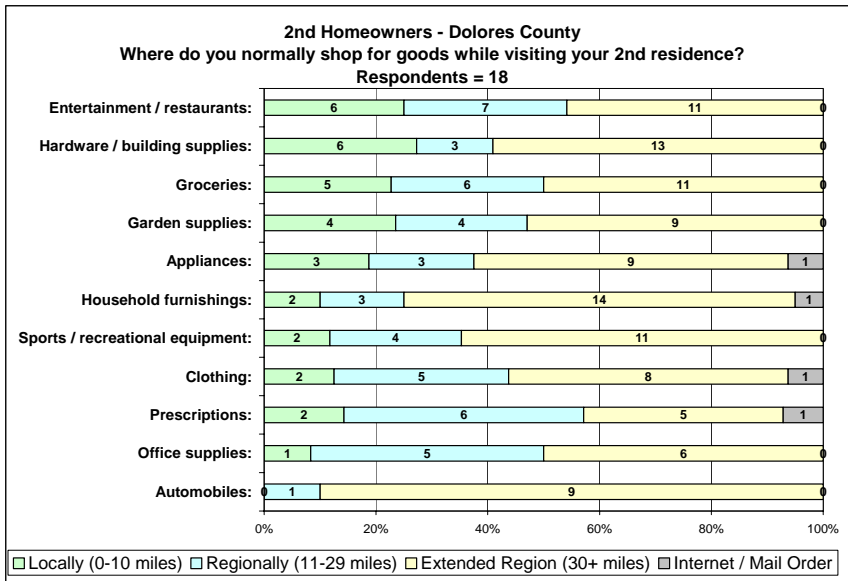
The poorest assessments were given for job opportunities, and transportation.



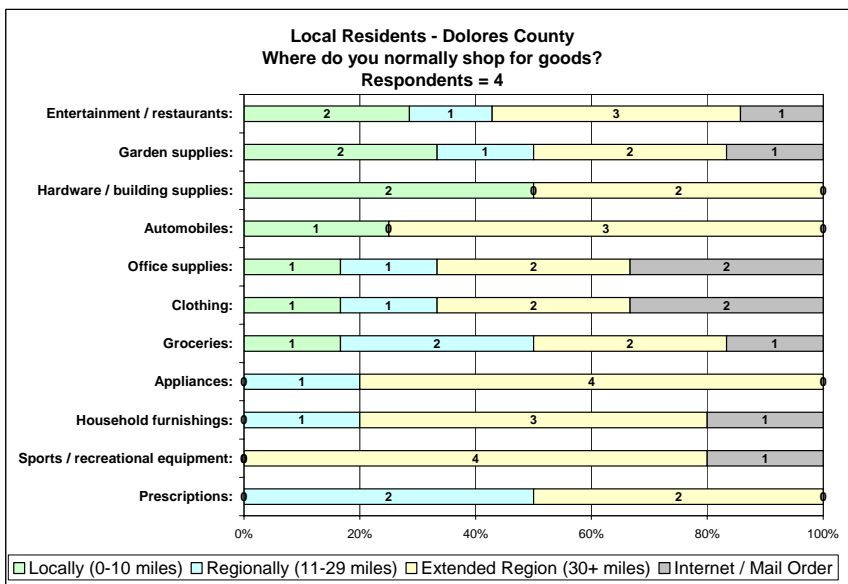
**Local residents** gave a good assessment of recreational opportunities, including parks, trails and open space.

The poorest assessments were given for job opportunities, affordable housing, and transportation.

## Shopping Patterns



2<sup>nd</sup> homeowners tend to shop the extended region for most goods.



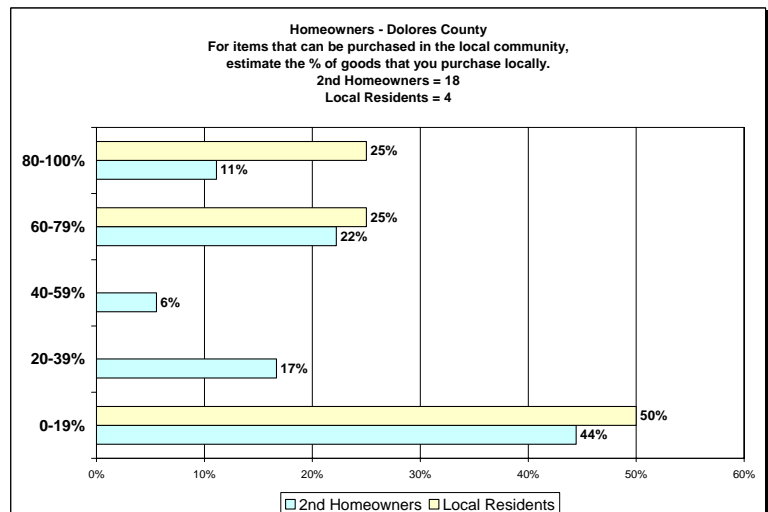
Local residents also tend to shop the extended region, and use the internet more to shop for clothing and office supplies.

Local residents purchase a larger percentage of goods locally, if they are available.

Dove Creek serves as a retail center for the western portion of the county, and probably serves rural populations in parts of Utah as well.

Telluride, in San Miquel County, probably captures most of the Rico sales since many Rico residents work there.

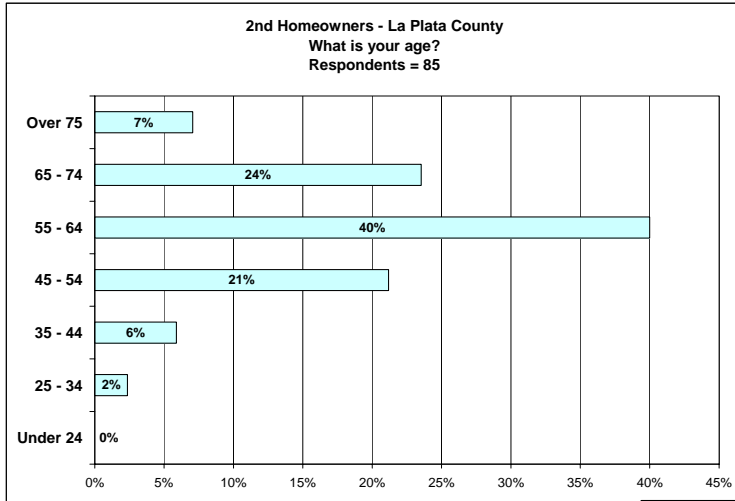
Dolores County



## La Plata County

Survey invitations were mailed to 3,300 second homeowners in La Plata County and 85 responses were returned; 12 of these were from Bayfield, 25 were in Durango, and one was in Ignacio. We also received 61 responses from local residents; 5 of these were in Bayfield, 13 were in Durango, and one was in Ignacio.

### 2<sup>nd</sup> Homeowner Demographics

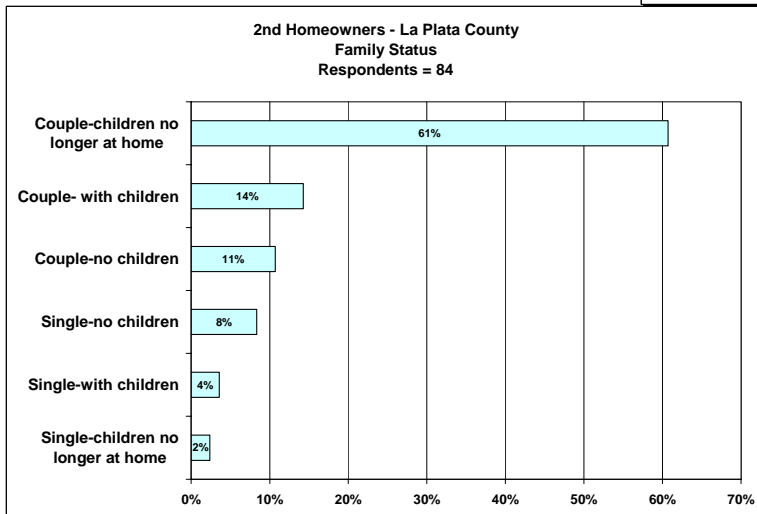
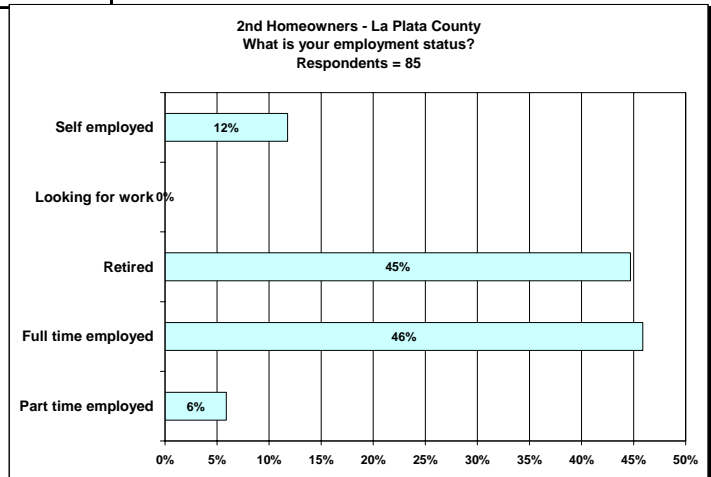


40% of the 2<sup>nd</sup> homeowners are in the 55 to 64 age group. 33% are retirement age (65 or older).

The majority (95%) of respondents identified themselves as white.

41% have graduate or professional degrees, and 77% are college graduates

Most respondents (58%) are still employed full time, some (12%) of these are self employed. At least some of the 2<sup>nd</sup> homeowners managed to take an early retirement as 45% reported that they were already retired.

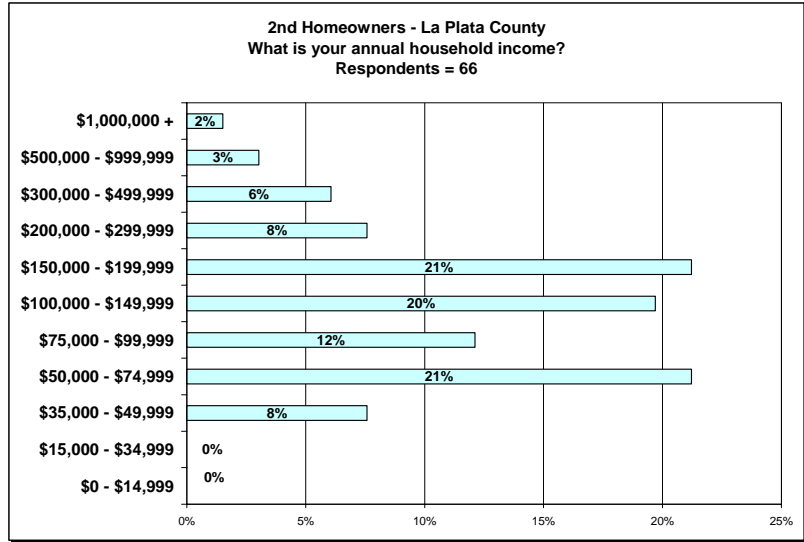


In La Plata County 61% of 2<sup>nd</sup> homeowners are couples, with children no longer at home.

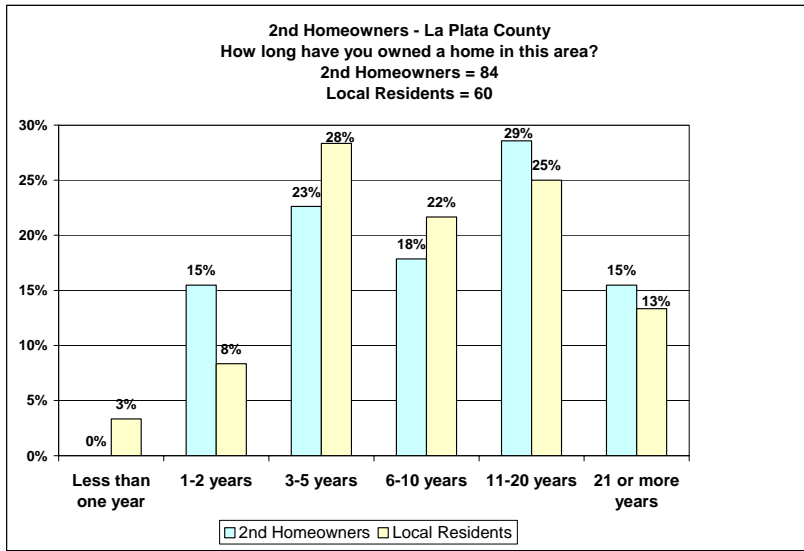
60% of 2<sup>nd</sup> homeowners have an annual household income greater than \$100,000, with the greatest numbers (21%) in the \$100,000 to \$149,999 range and 21% in the \$50,000 to \$74,999 range.

In 2003 the median household income for La Plata County was \$42,727, Colorado was \$49,248, and nationally it was \$43,318.

The demographic profile for 2<sup>nd</sup> homeowners in La Plata County is consistent with regional (including the NWCOG) and national results.



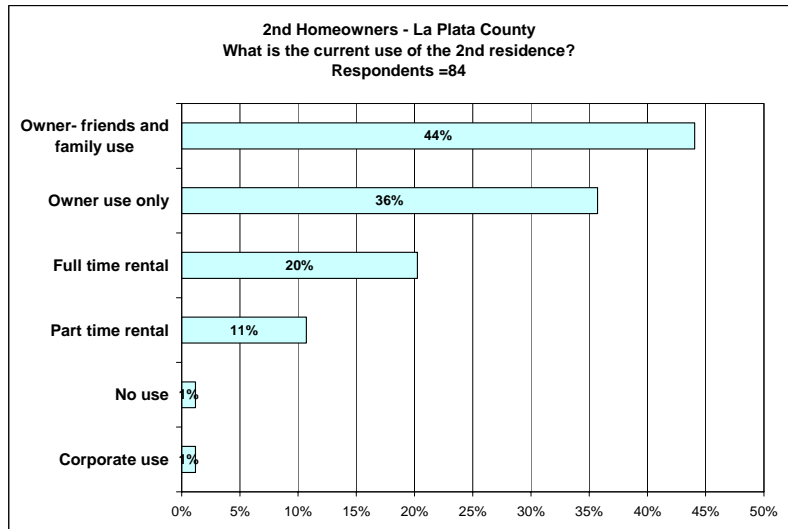
### 2<sup>nd</sup> Home use

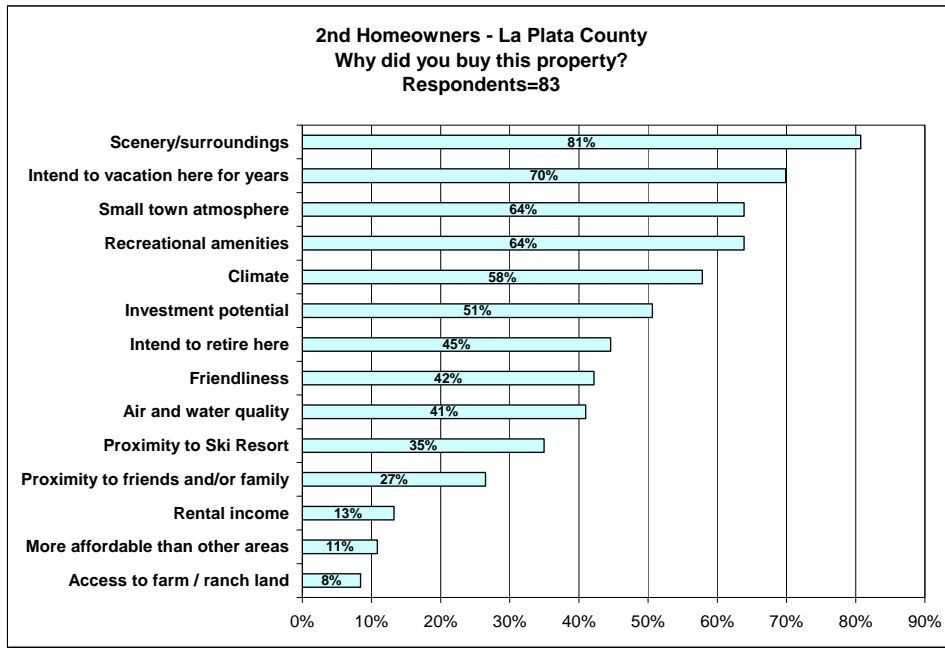


Most respondents have owned their homes in La Plata County for less than 10 years. It seems that many of the local residents are also relative newcomers. Population growth in the county has averaged 1.8% annually since 2000. 2<sup>nd</sup> homeowners are not included in these population figures

Some (15%) of the 2<sup>nd</sup> homeowners have owned homes here for more than 21 years, and appear to be firmly rooted in the region.

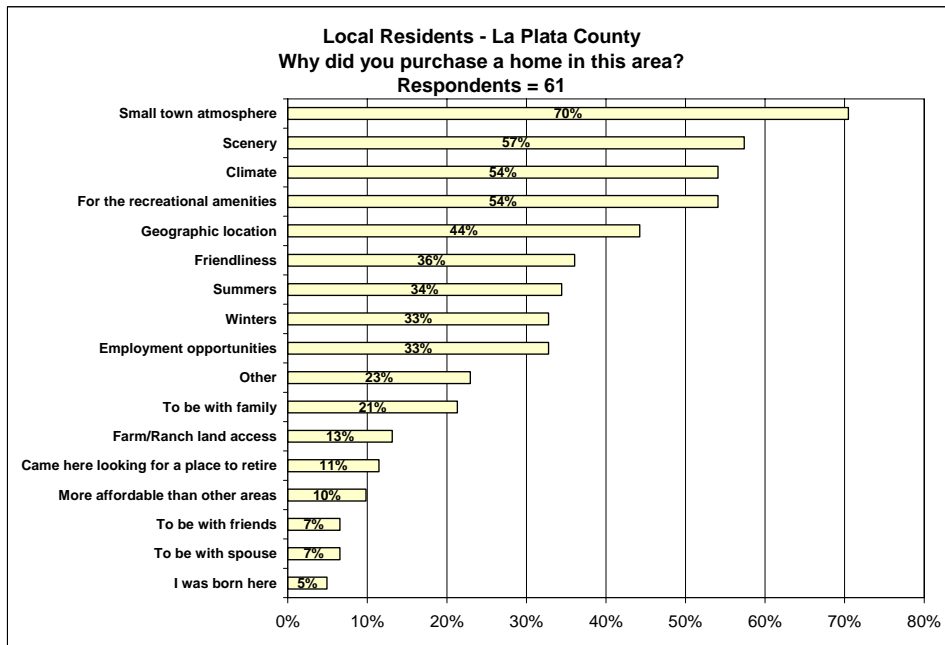
Most 2<sup>nd</sup> homes are being used by the owner for their exclusive use, or by family and friends. About 31% of these homes are being rented out, these are probably the condominiums located near Durango Mountain Resort.





When asked to prioritize the reasons for buying property in our region, **2<sup>nd</sup> homeowners selected**

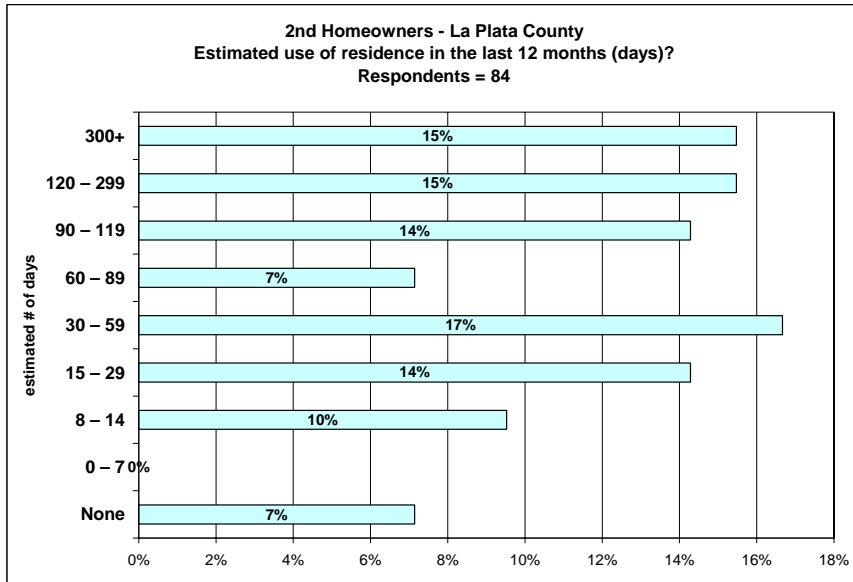
- Scenery/surroundings
- Intend to vacation here for years
- Small town atmosphere.



When asked why they purchased property in our region, **local residents responded**

- Small town atmosphere
- Scenery
- Climate
- Recreational amenities.

86% of 2<sup>nd</sup> homeowners use personal vehicles to get to our region, while 41% rely on commercial airlines (highest % in the region) supplemented by rental car use (9%). It appears that many of the 2<sup>nd</sup> homeowners keep a personal vehicle here, but get to the region via commercial airlines. The addition of Delta Airlines as a daily carrier to the Durango/La Plata County airport may serve to increase this trend.

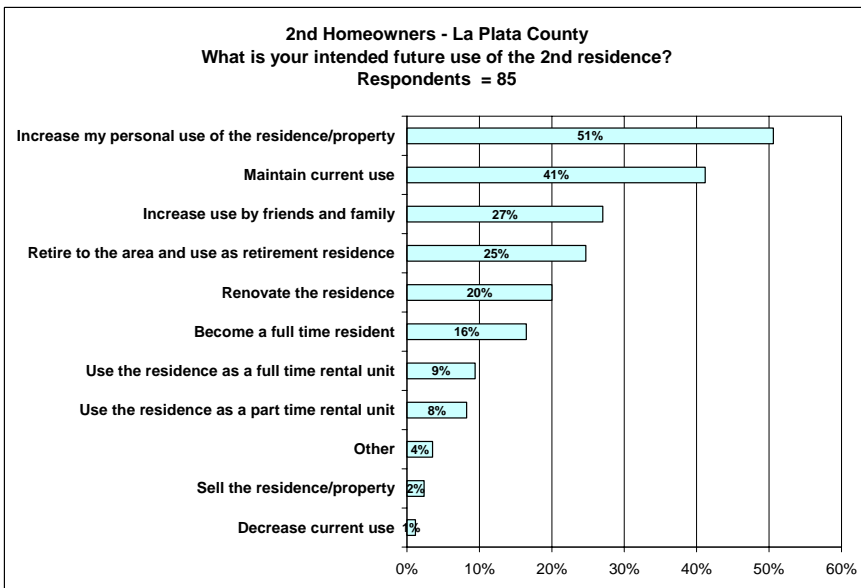
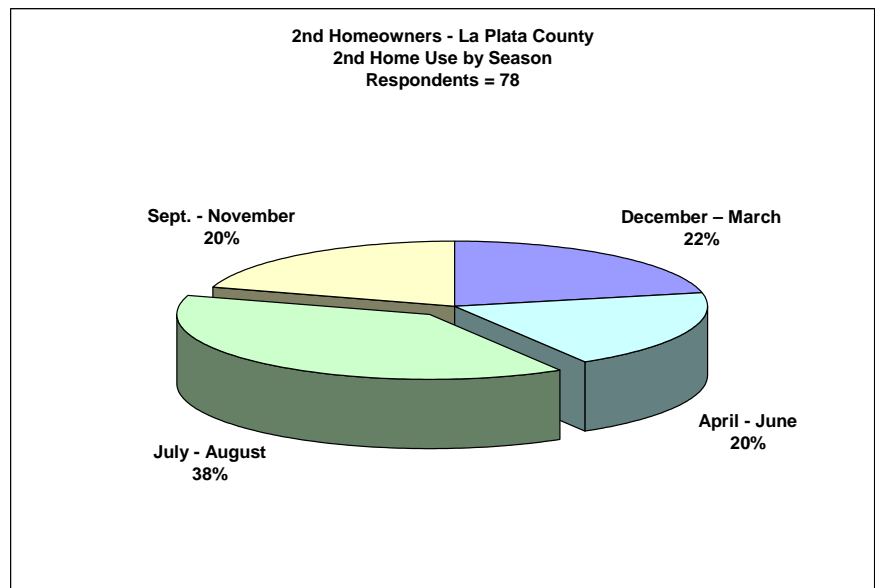


83% of 2<sup>nd</sup> homeowners spend more than two weeks per year in the county, with the largest proportion (17%) spending one to two months.

68% of 2<sup>nd</sup> homeowners do not use a property management or rental company to manage their residences while they are absent. Those that do are probably in the condominium rental pools near Durango Mountain Resort.

Many of them split this time between seasons, but spend the most time here in July and August.

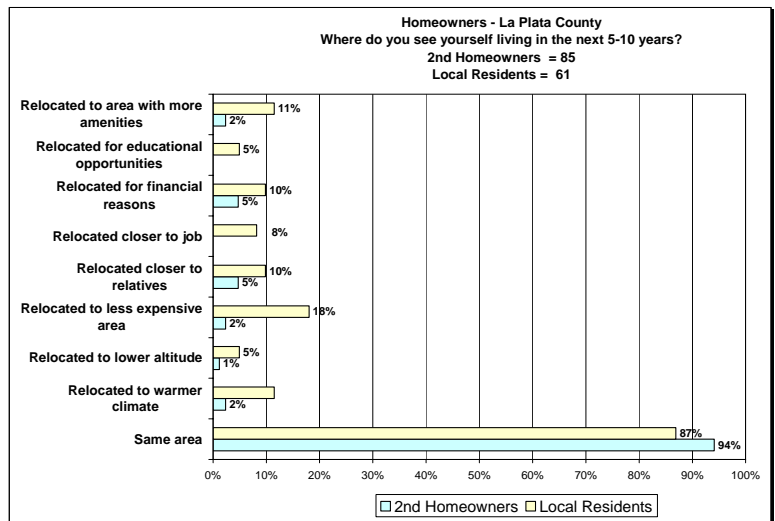
48% of 2<sup>nd</sup> homeowners intend to spend more time in the area, 48% will maintain their current use, and 4% anticipate spending less time here in the future.



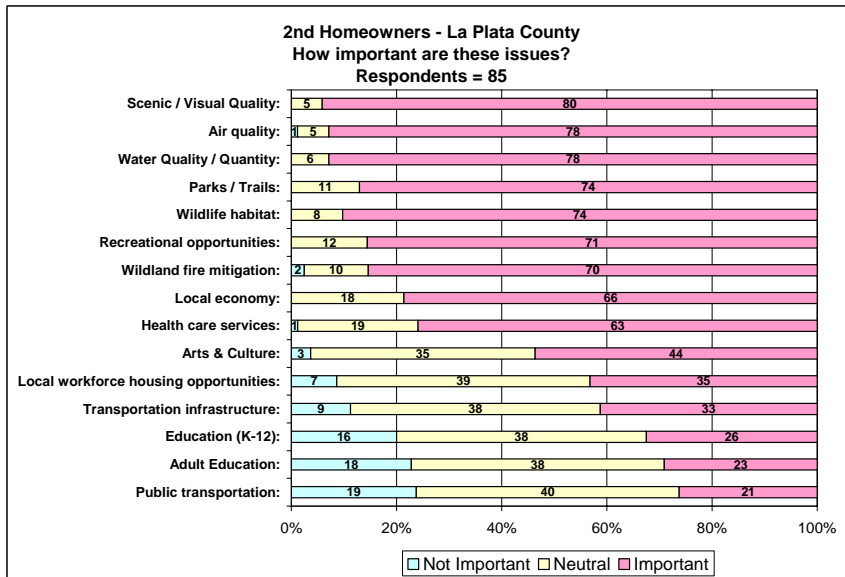
61% of 2<sup>nd</sup> homeowners indicated that they would like to increase the use of their residences, and 18% indicated that they would like to become a fulltime resident and/or retire here (25%). This has implications for county and municipal governments to provide adequate infrastructure and services to new, full-time residents.

The majority of both 2<sup>nd</sup> homeowners and local residents saw themselves as living in the same area in the next 5-10 years. This question may, however, have been ambiguous to 2<sup>nd</sup> homeowners – depending on whether they perceived themselves as “living” in our region or were referring to their permanent residences.

18% of local residents expressed willingness to relocate to a less expensive area.



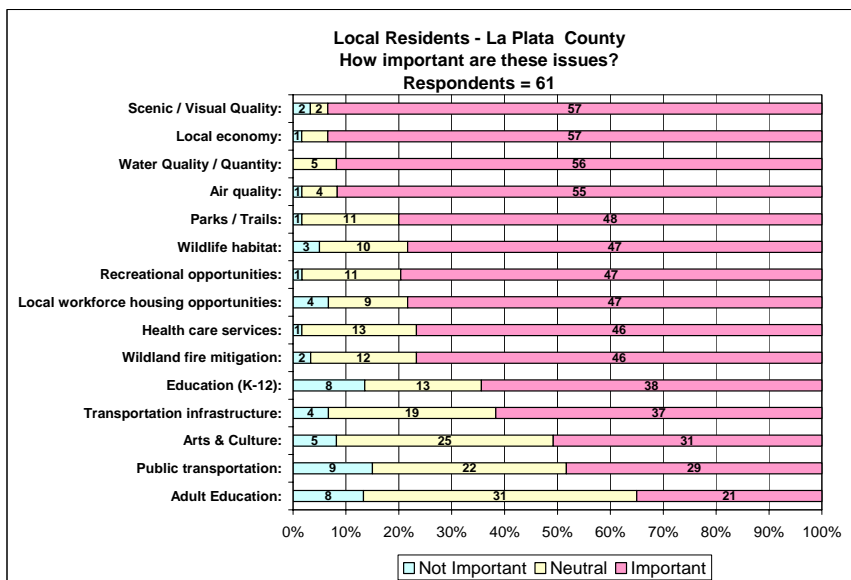
### Community Issues



From this chart we see that environmental issues are of primary importance to 2<sup>nd</sup> homeowners.

When asked to prioritize these issues, 2<sup>nd</sup> homeowners selected

- Scenic/visual quality
- Recreation opportunities
- Water quality/quantity.

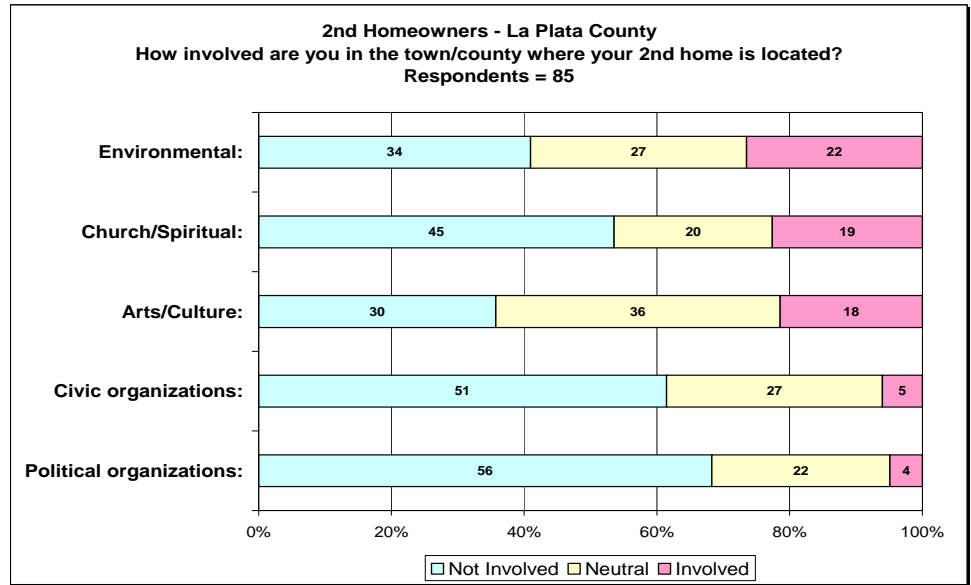


We also see that environmental issues are of primary importance to local residents. However, when asked to prioritize these issues, local residents selected

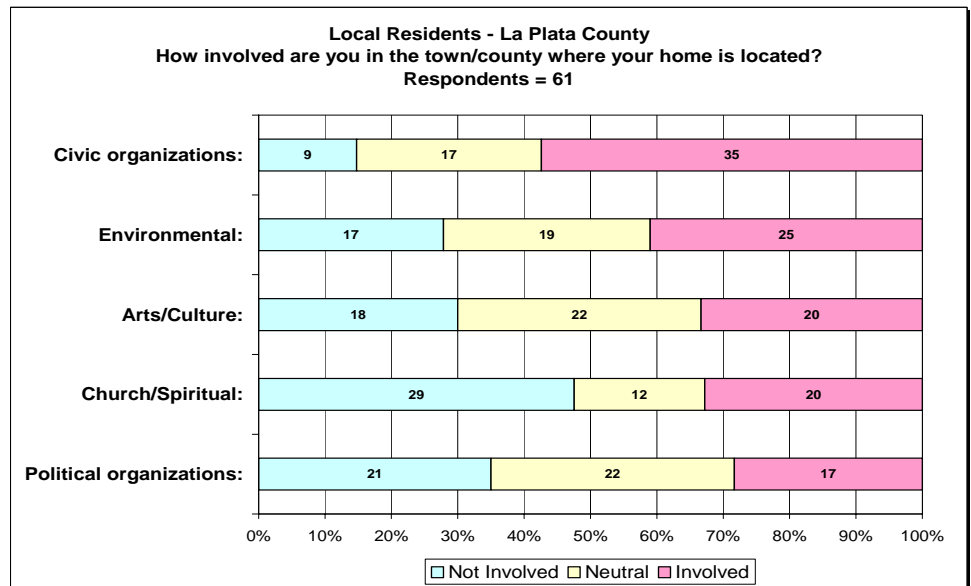
- Local economy
- Recreation opportunities
- Water quality/quantity.

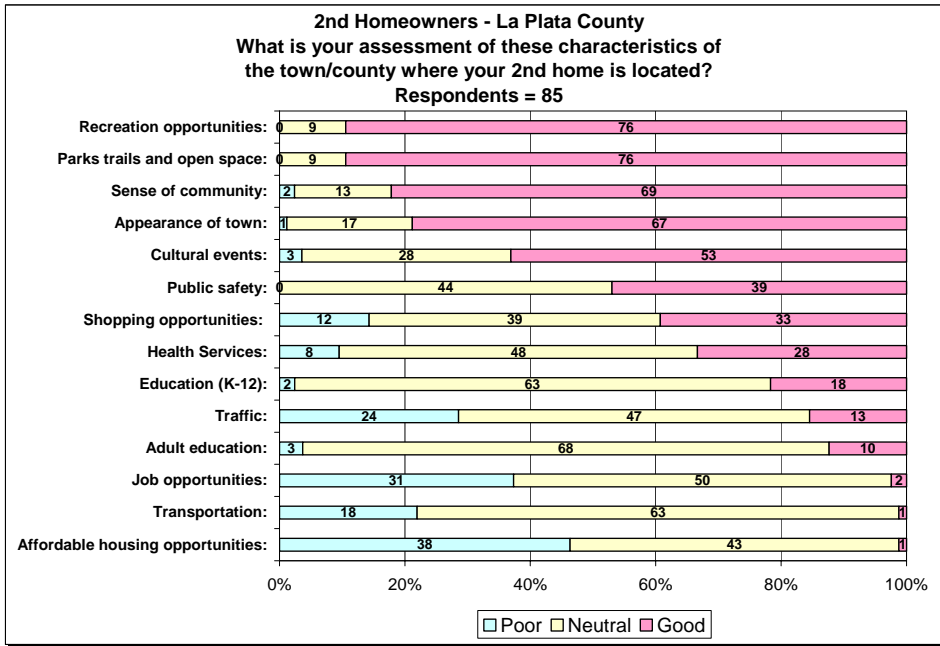


Generally, 2<sup>nd</sup> homeowners are not very involved in local political/civic organizations, but do participate in arts/cultural events, environmental groups, and spiritual organizations.



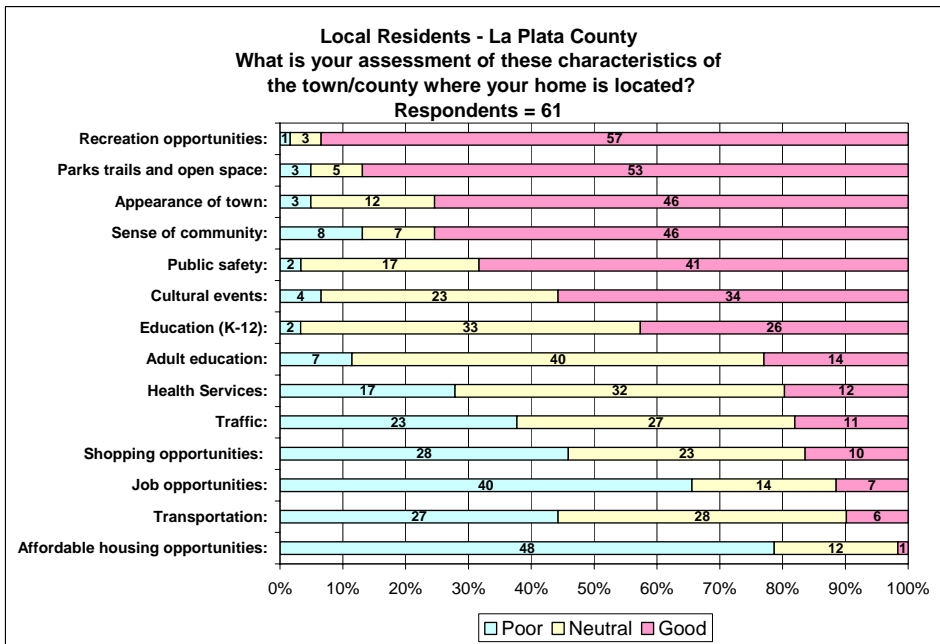
Local residents tend to be more involved with all aspects of the community, particularly civic organizations and environmental groups.





**2<sup>nd</sup> homeowners** gave a good assessment of parks, trails and open space, recreation opportunities, and sense of community.

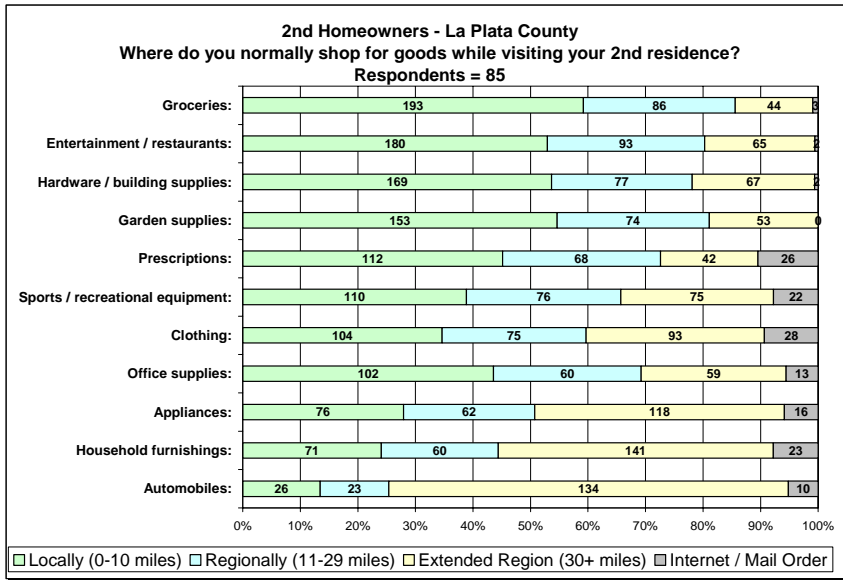
The poorest assessments were given for affordable housing, job opportunities, and traffic.



**Local residents** gave a good assessment of recreational opportunities, including parks, trails and open space.

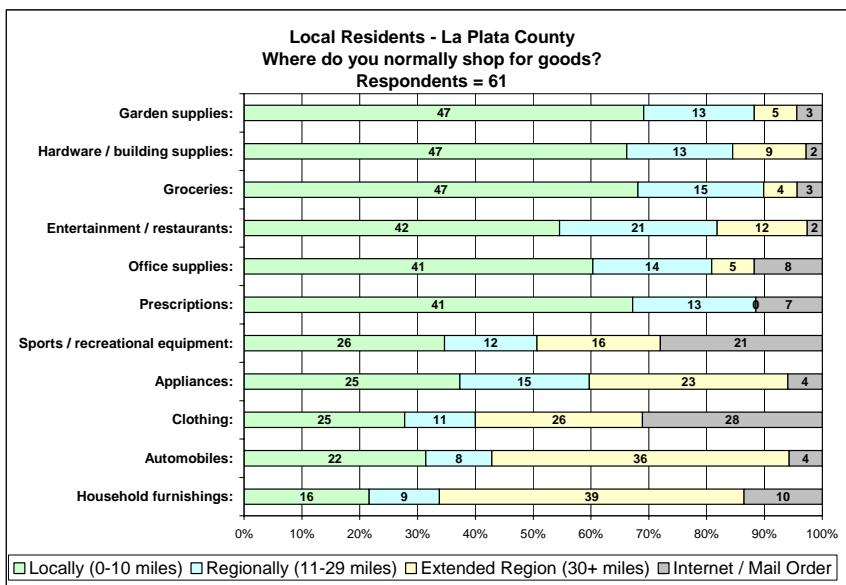
The poorest assessments were given for affordable housing, job opportunities, and shopping opportunities.

## Shopping Patterns



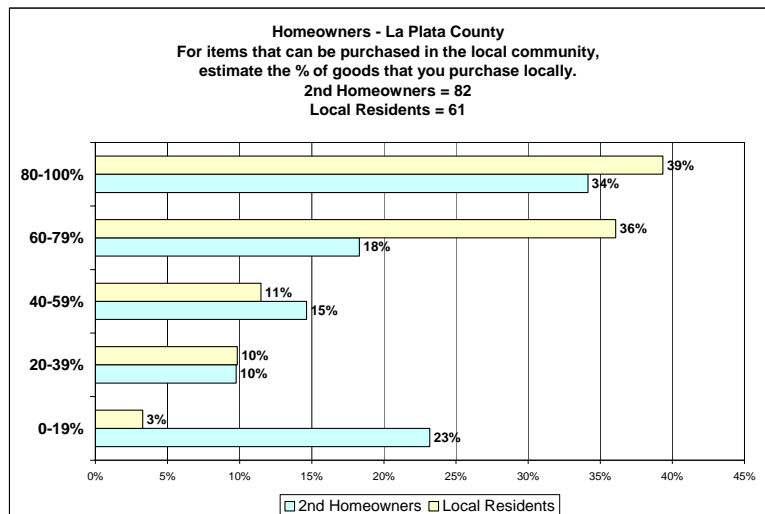
**2<sup>nd</sup> homeowners** tend to shop locally for immediate needs such as groceries, entertainment, and building supplies.

Big ticket items such as appliances, furnishings and automobiles are purchased in the extended region.



**Local residents** have similar shopping patterns, though they tend to use the internet more to shop for some items (especially clothing and sports equipment).

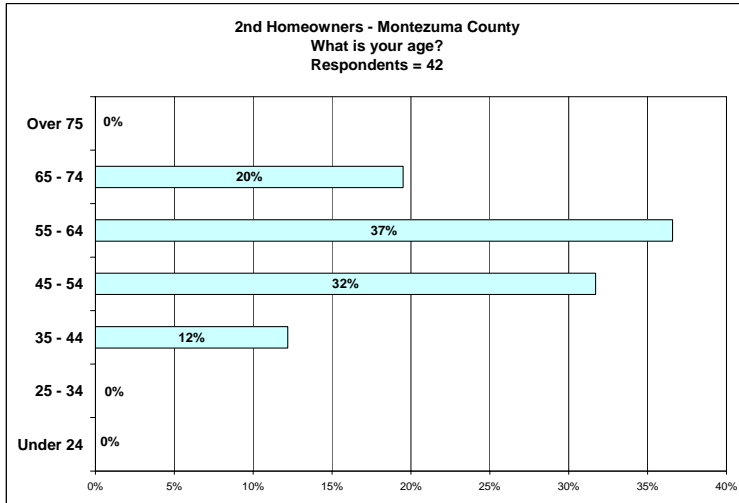
Local residents purchase a larger percentage of goods locally, if they are available.



### Montezuma County

Survey invitations were mailed to 798 second homeowners in Montezuma County and 42 responses were returned; 12 of these were in Cortez, five were in Dolores, and six were in Mancos. We also received 38 responses from local residents; nine of these were in Cortez, three were in Dolores, and one was in Mancos.

#### 2<sup>nd</sup> Homeowner Demographics



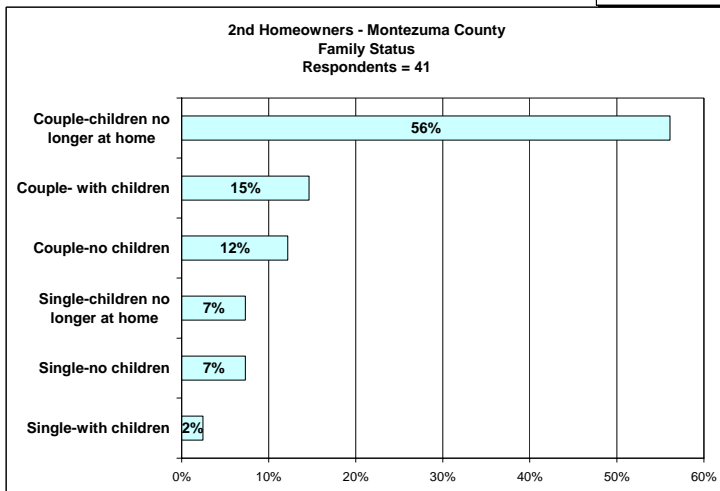
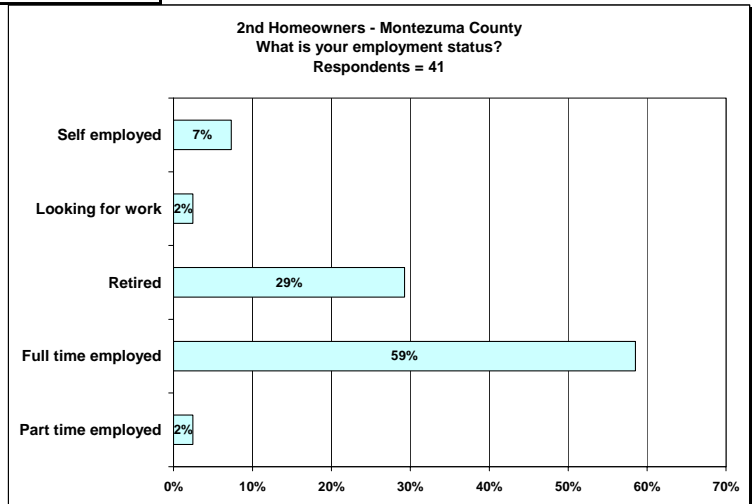
37% of the 2<sup>nd</sup> homeowners are in the 55 to 64 age group. 20% are retirement age (65 or older).

The majority (92%) of respondents identified themselves as white.

41% have graduate or professional degrees, and 61% are college graduates

Most respondents (66%) are still employed full time, 7% of these are self employed.

At least some of the 2<sup>nd</sup> homeowners managed to take an early retirement as 29% reported that they were already retired.

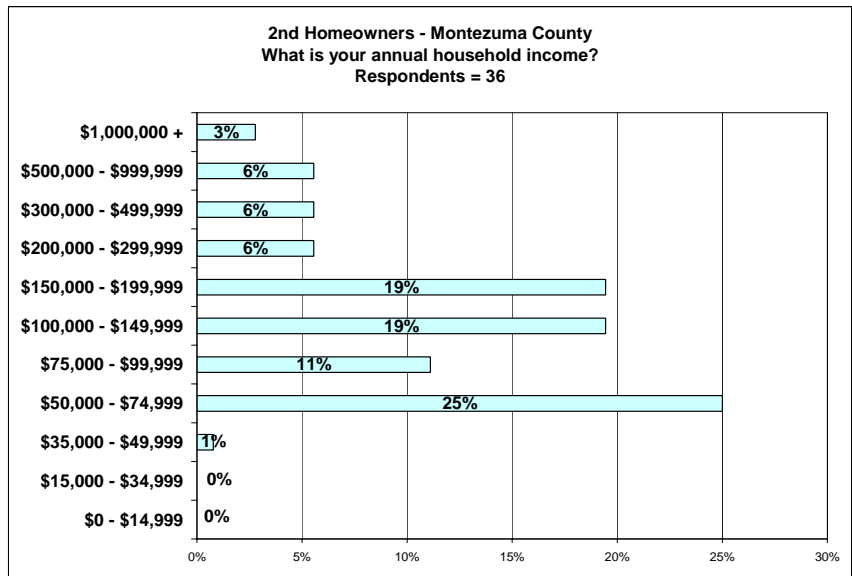


In Montezuma County 56% of 2<sup>nd</sup> homeowners are couples, with children no longer at home.

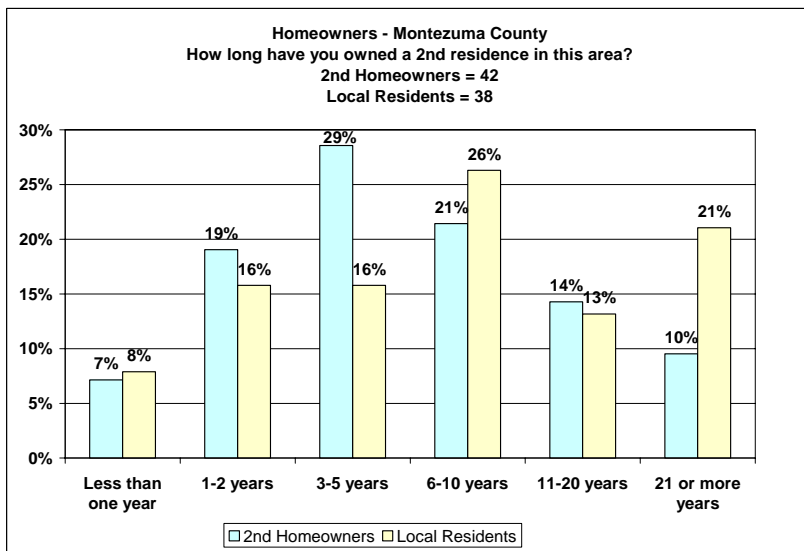
59% of 2<sup>nd</sup> homeowners have an annual household income greater than \$100,000, with the greatest number (25%) in the \$50,000 to \$75,000 range.

In 2003 the median household income for Montezuma County was \$33,111, Colorado was \$49,248, and nationally it was \$43,318.

The demographic profile for 2<sup>nd</sup> homeowners in Montezuma County is consistent with regional (including the NWCOG) and national results.



### 2<sup>nd</sup> Home use

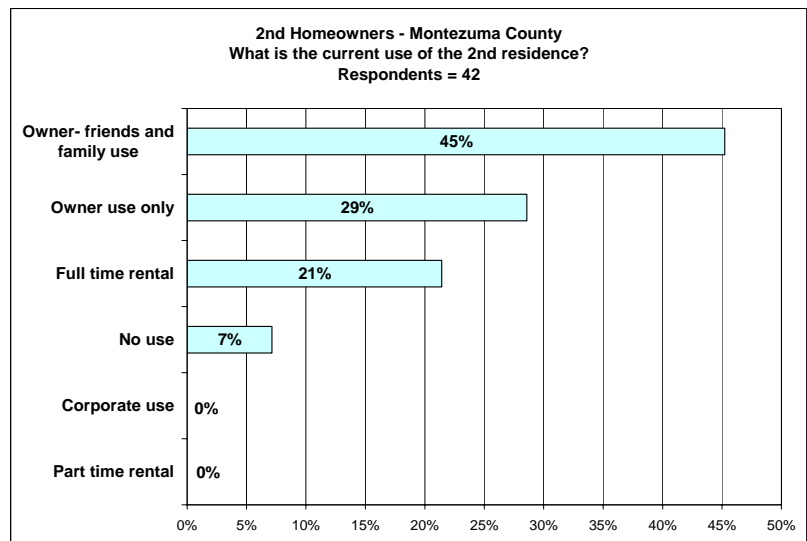


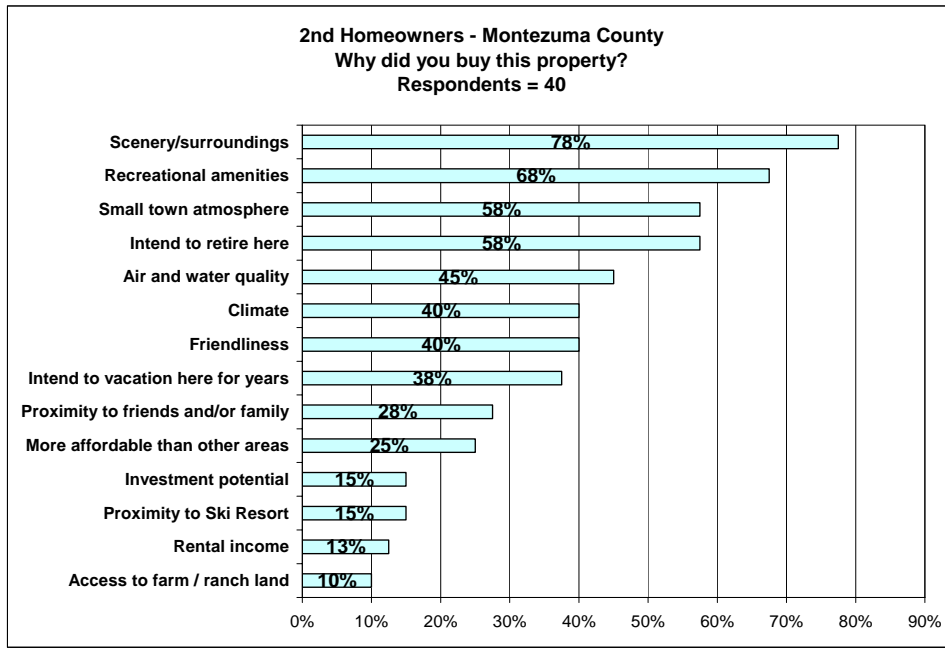
Most respondents have owned their homes in Montezuma County for less than 10 years. It seems that many of the local residents are also relative newcomers.

10% of the 2<sup>nd</sup> homeowners have owned homes here for more than 21 years, and appear to be firmly rooted in the region.

Most 2<sup>nd</sup> homes are being used by the owner for their exclusive use (45%), or by family and friends (29%). About 21% of these homes are being rented out.

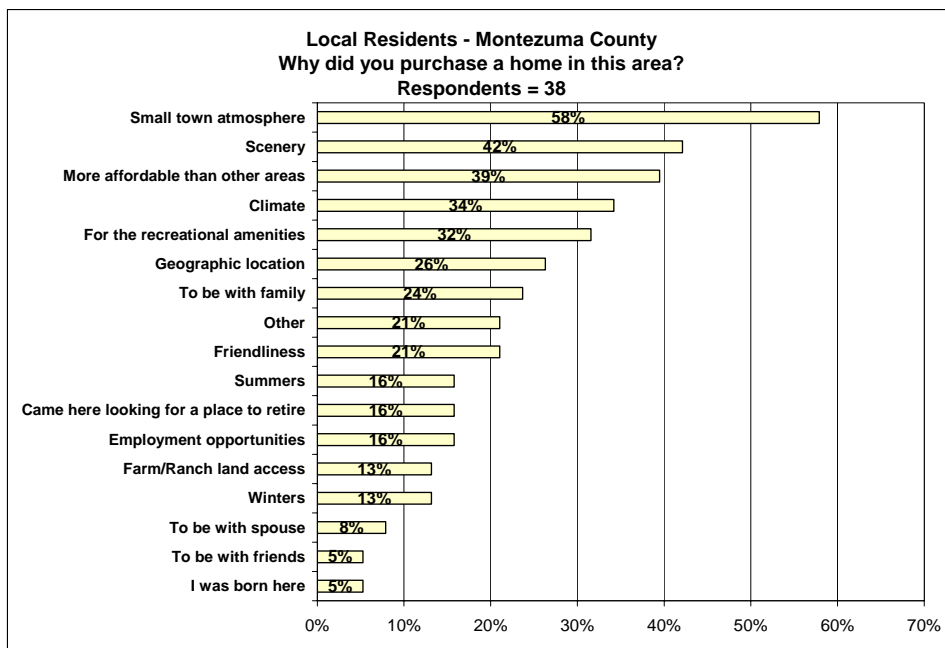
Note - four of the individuals that answered "fulltime rental" actually live in Montezuma County, so should not have responded as 2<sup>nd</sup> homeowners.





When asked to prioritize the reasons for buying property in our region, **2<sup>nd</sup> homeowners selected**

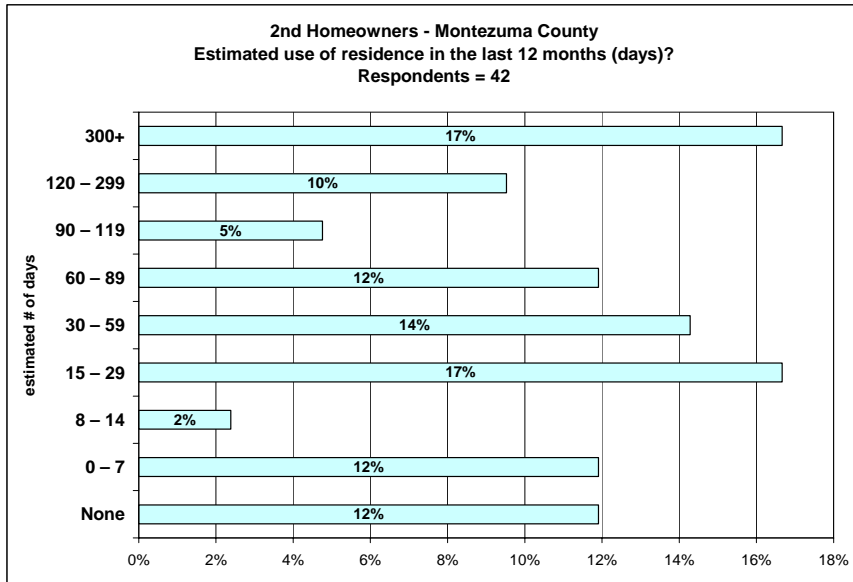
- Scenery/surroundings
- Recreational amenities
- Intend to retire here.



When asked why they purchased property in our region, **local residents responded**

- Small town atmosphere
- Scenery
- Affordability
- Climate.

Most 2<sup>nd</sup> homeowners (90%) use personal vehicles to get to the region, while 28% rely on commercial airlines supplemented by rental car use (12%). It appears that many of the 2<sup>nd</sup> homeowners keep a personal vehicle here, but get to the region via commercial airlines.

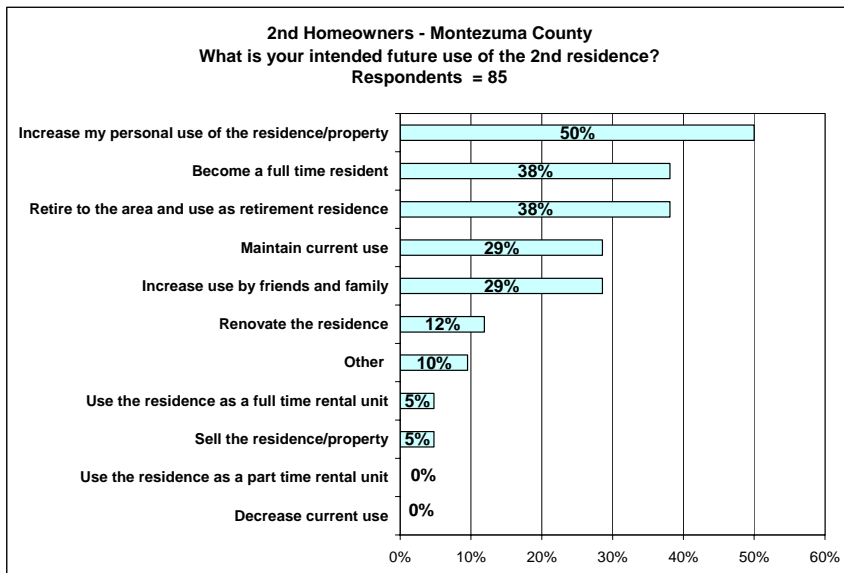
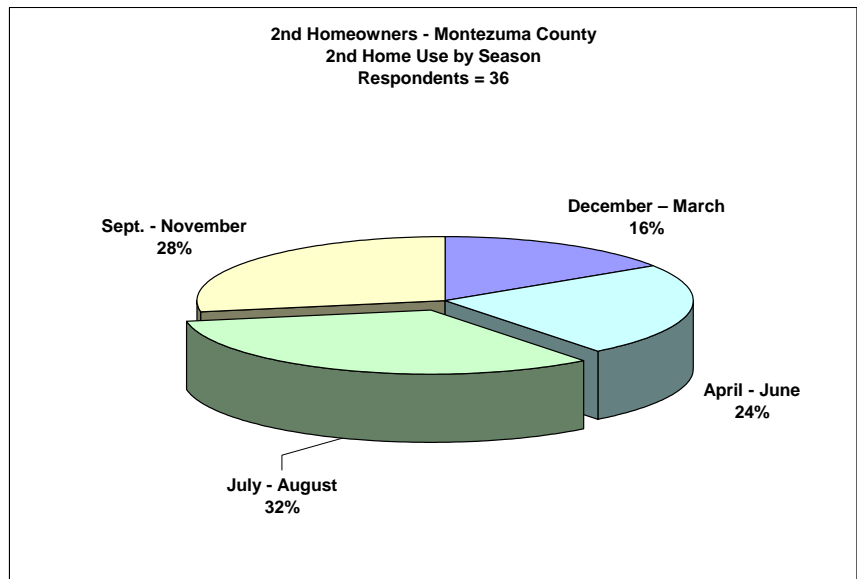


74% of 2<sup>nd</sup> homeowners spend more than two weeks per year in the county.

85% of 2<sup>nd</sup> homeowners do not use a property management or rental company to manage their residences while they are absent.

Many of them split this time between seasons, but spend the most time here in July and August.

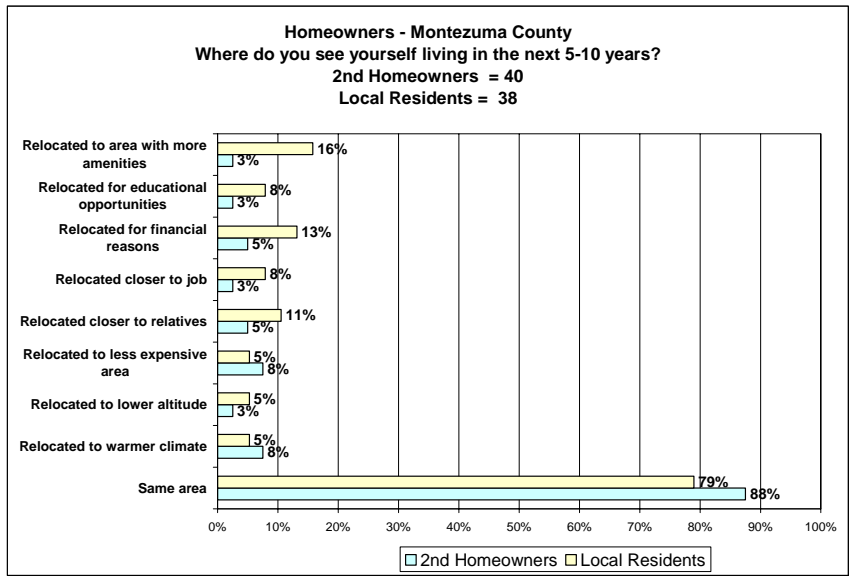
61% of 2<sup>nd</sup> homeowners intend to spend more time in our area, 38% will maintain their current use, and none anticipate spending less time here in the future.



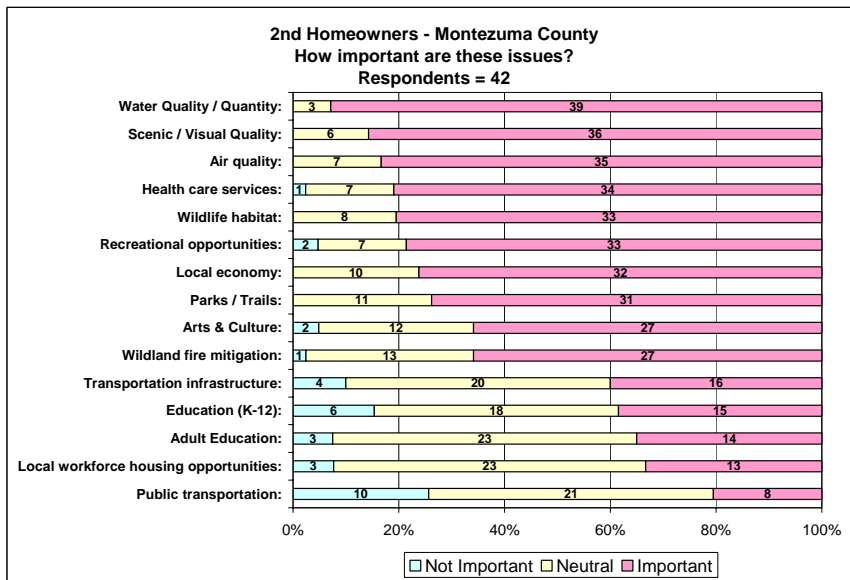
50% of 2<sup>nd</sup> homeowners indicated that they would like to increase the use of their residences, and many (38%) indicated that they would like to become a fulltime resident and/or retire here (38%).

This has implications for county and municipal governments to provide adequate infrastructure and services to new, full-time residents.

The majority of both 2<sup>nd</sup> homeowners and local residents saw themselves as living in the same area in the next 5-10 years. This question may, however, have been ambiguous to 2<sup>nd</sup> homeowners – depending on whether they perceived themselves as “living” in our region or were referring to their permanent residences.



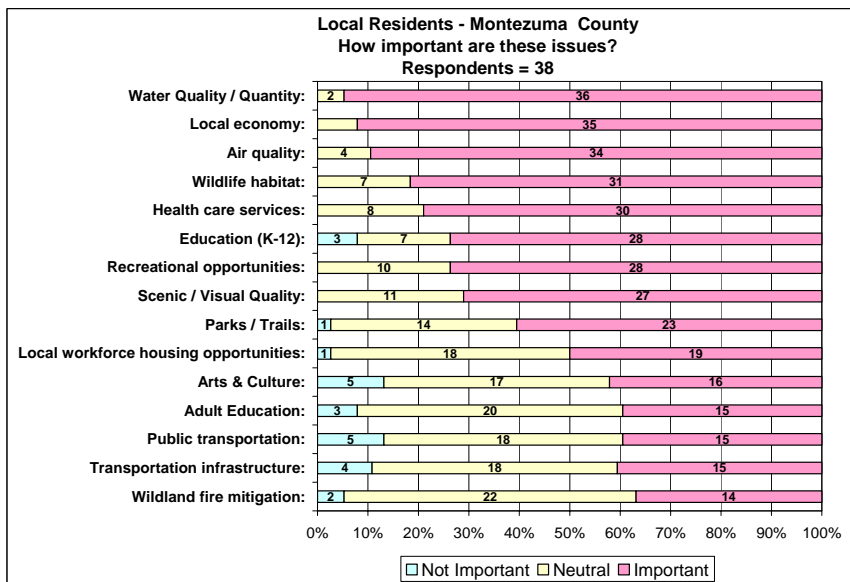
### Community Issues



From this chart we see that environmental issues are of primary importance to 2<sup>nd</sup> homeowners.

When asked to prioritize these issues, **2<sup>nd</sup> homeowners selected**

- Scenic/visual quality
- Local economy.

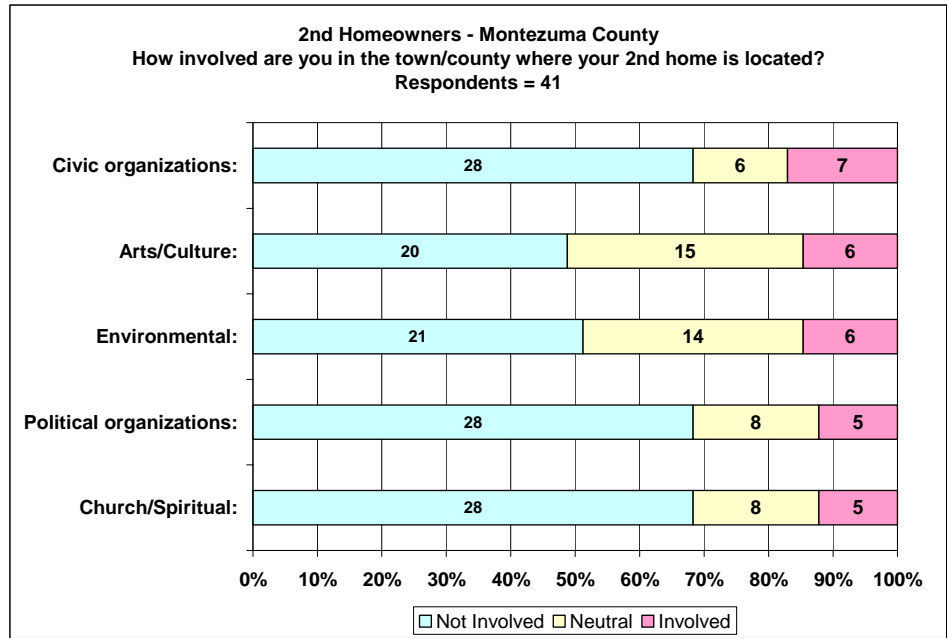


We also see that environmental issues are important to local residents. However, when asked to prioritize these issues, **local residents selected**

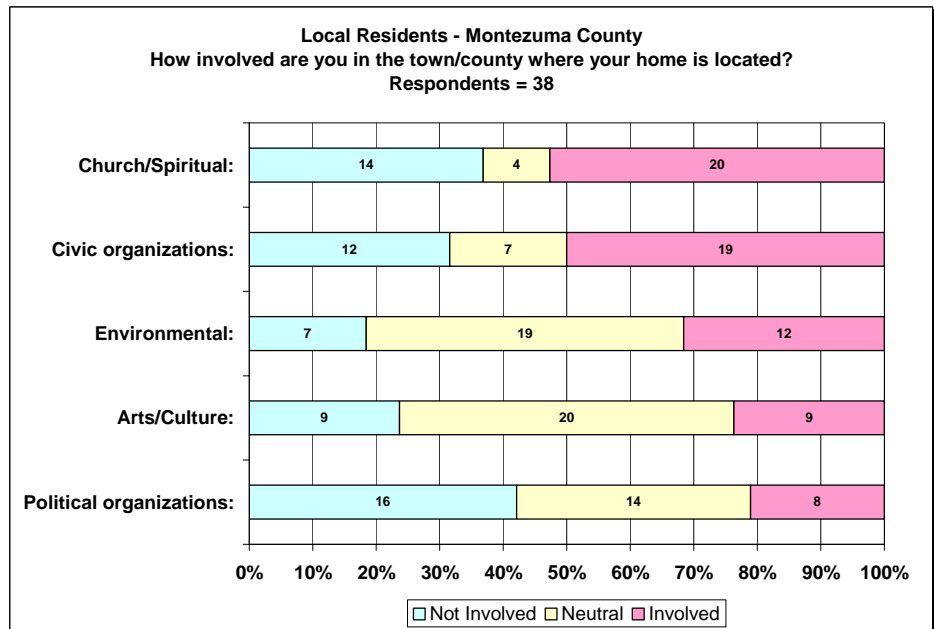
- Local economy
- Healthcare services.

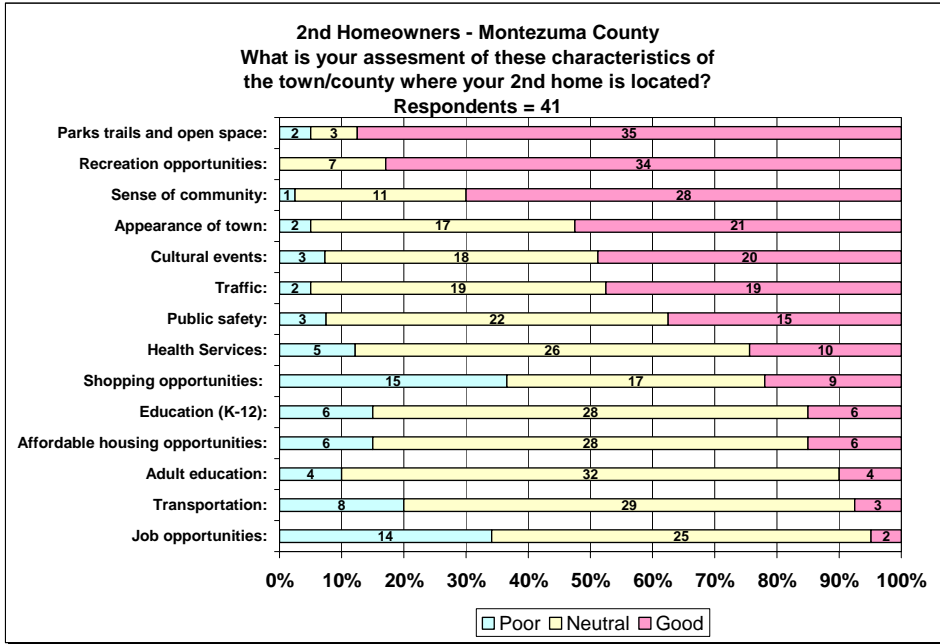


Generally, 2<sup>nd</sup> homeowners are not very involved with local organizations.



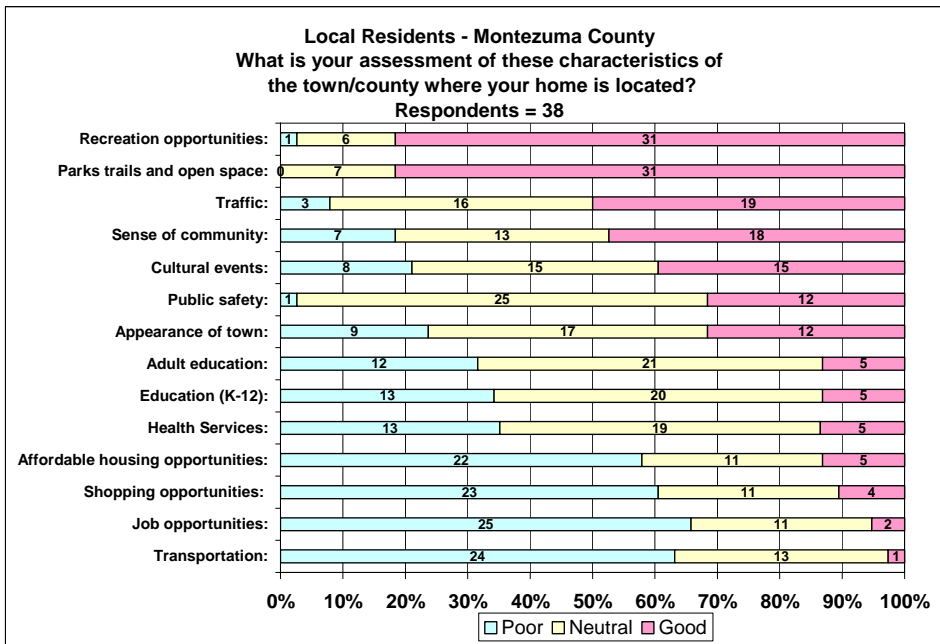
Local residents tend to be involved with all groups, particularly spiritual and civic organizations.





**2<sup>nd</sup> homeowners** gave a good assesment of parks, trails and open space, recreation opportunities, and sense of community.

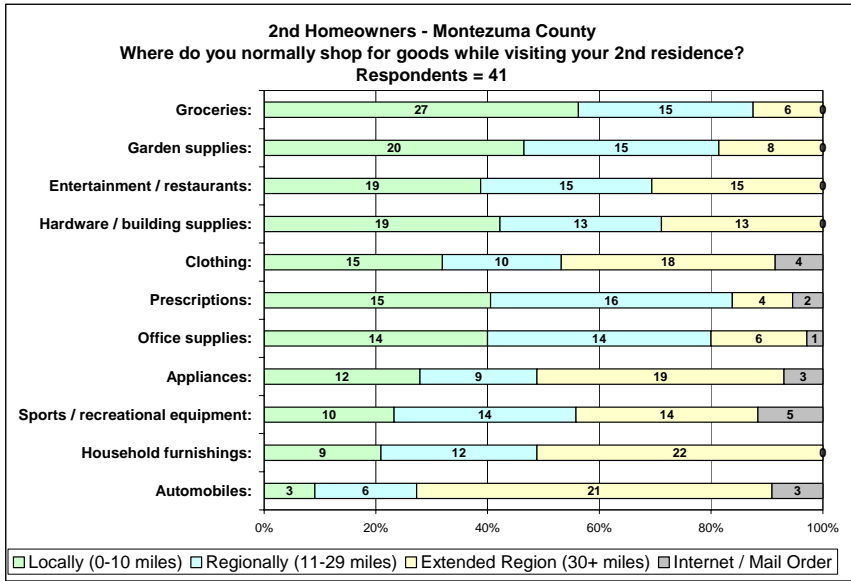
The poorest assesments were given for shopping opportunities, job opportunities, and transportation.



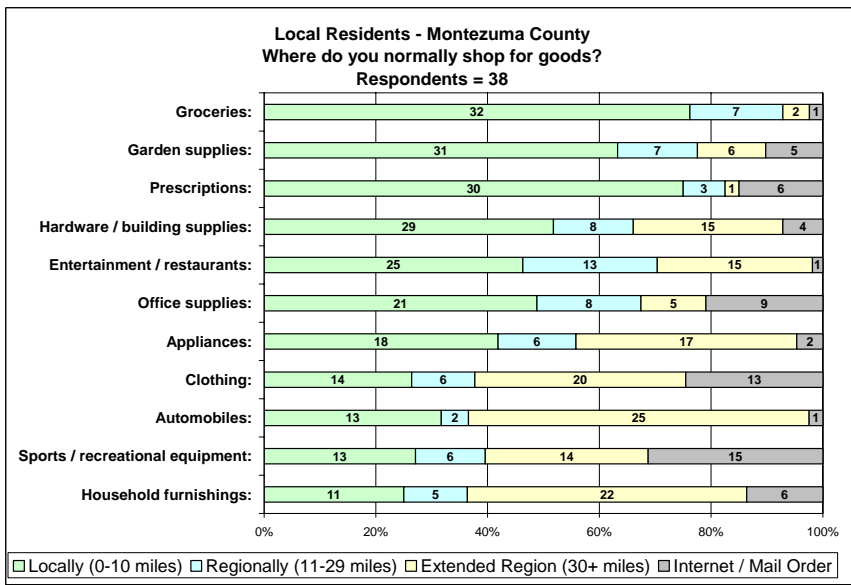
**Local residents** gave a good assesment of recreation, parks, trails and open space.

The poorest assesments were given for transportation, job opportunities, and shopping opportunities.

### Shopping Patterns

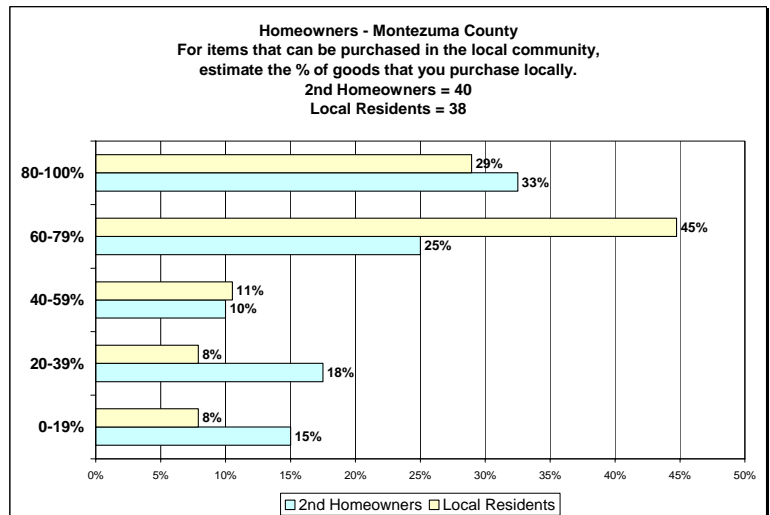


**2<sup>nd</sup> homeowners** tend to shop locally for immediate needs such as groceries. Most other items (particularly cars and household furnishings) are purchased in the larger region.



Local residents have similar shopping patterns, though they tend to use the internet more to shop for some items (especially clothing and sports equipment).

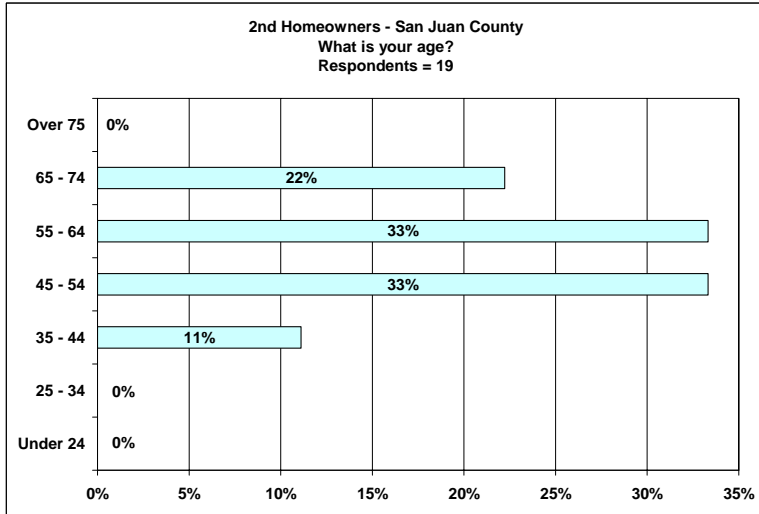
Local residents purchase a larger percentage of goods locally, if they are available.



### San Juan County

Survey invitations were mailed to 308 second homeowners in San Juan County and 19 responses were returned. We also received three responses from local residents.

#### 2<sup>nd</sup> Homeowner Demographics



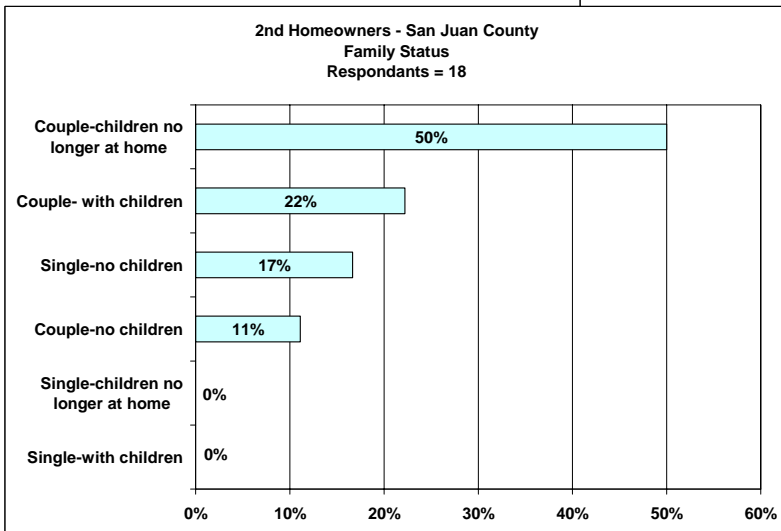
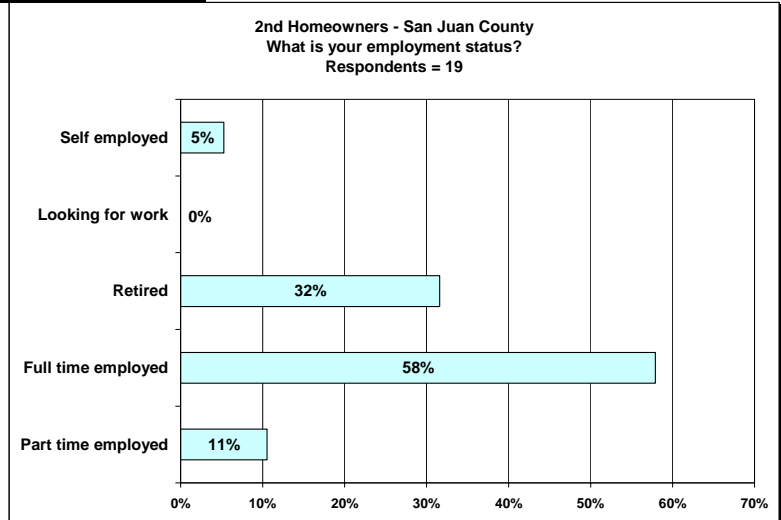
66% of the 2<sup>nd</sup> homeowners are in the 45 to 64 age group. 22% are retirement age (65 or older).

The majority (88%) of respondents identified themselves as white.

72% have graduate or professional degrees, and 78% are college graduates (highest % in the region).

Most respondents (58%) are still employed full time, 5% of respondents are self employed.

At least some of the 2<sup>nd</sup> homeowners managed to take an early retirement as 32% reported that they were already retired.

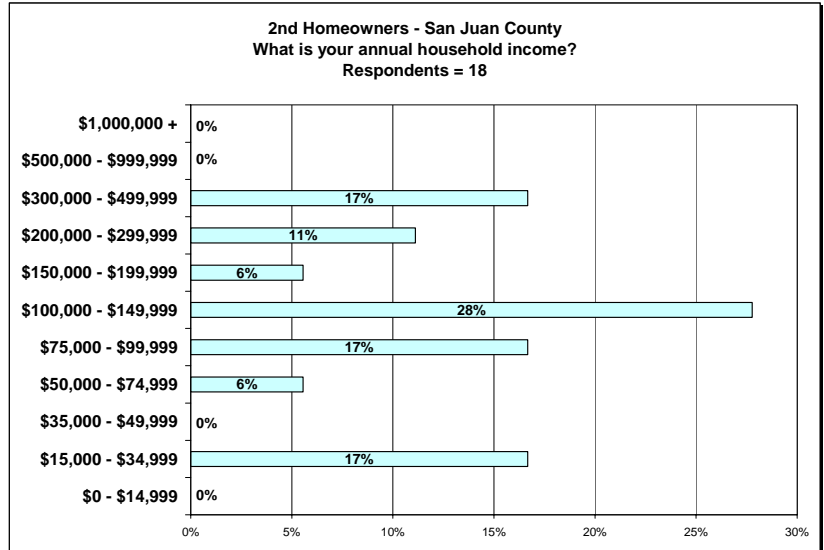


In San Juan County 50% of 2<sup>nd</sup> homeowners are couples, with children no longer at home.

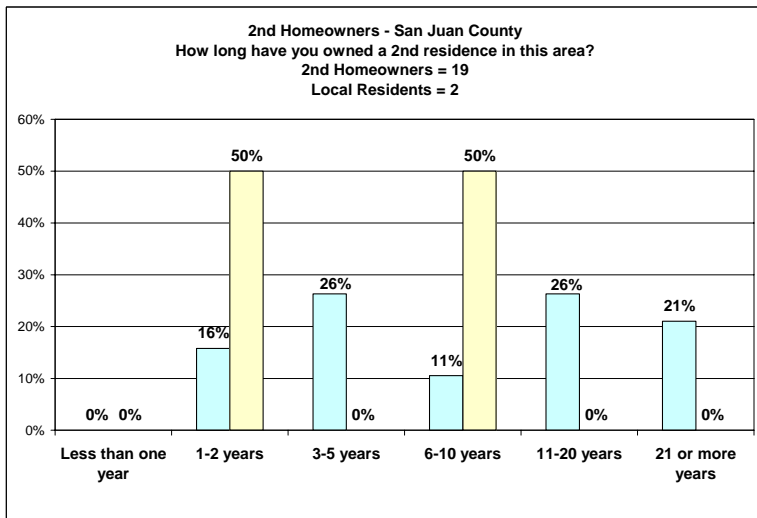
62% of 2<sup>nd</sup> homeowners have an annual household income greater than \$100,000, with the greatest numbers (28%) in the \$100,000 to \$149,000 range.

In 2003 the median household income for San Juan County was \$32,568, Colorado was \$49,248, and nationally it was \$43,318.

The demographic profile for 2<sup>nd</sup> homeowners in San Juan County is consistent with regional (including the NWCOG) and national results.



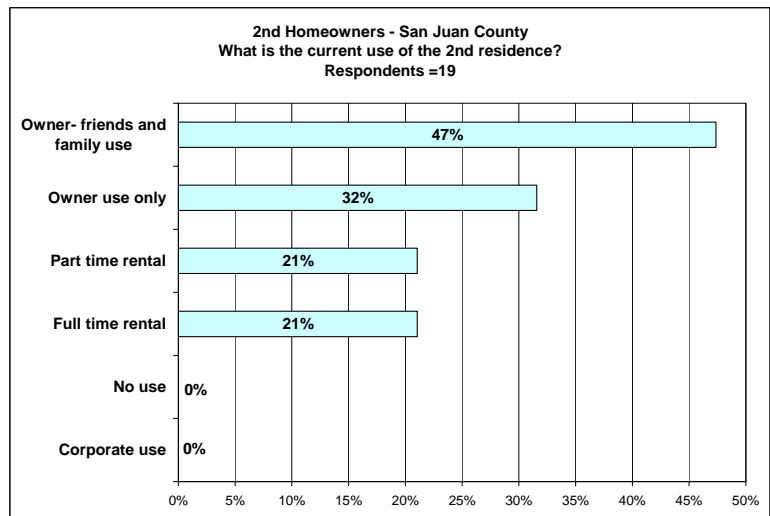
### 2<sup>nd</sup> Home use

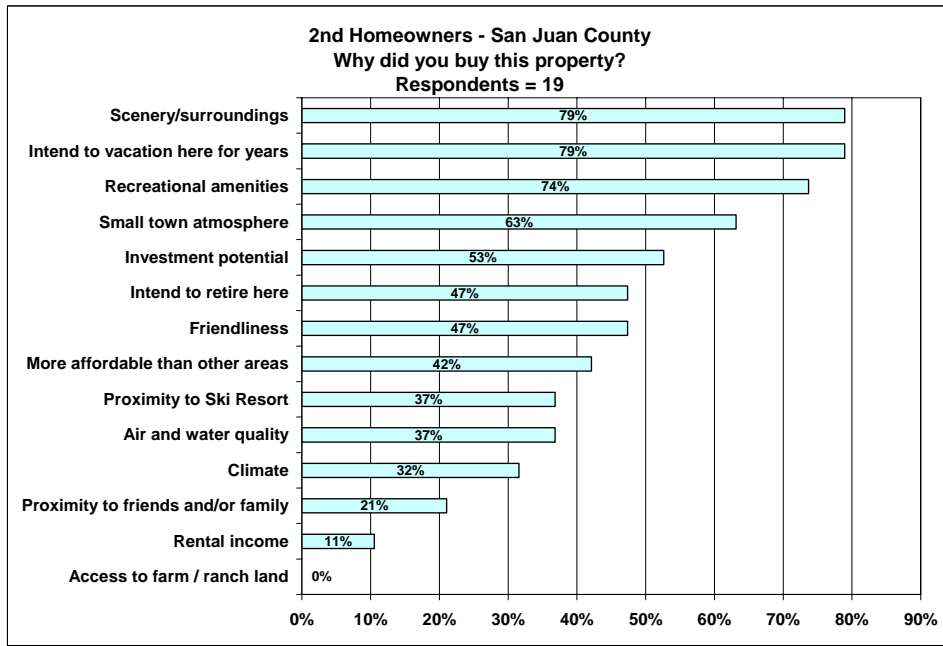


Most respondents have owned their homes in San Juan County for less than 10 years.

21% of the 2<sup>nd</sup> homeowners have owned homes here for more than 21 years, and appear to be firmly rooted in the region.

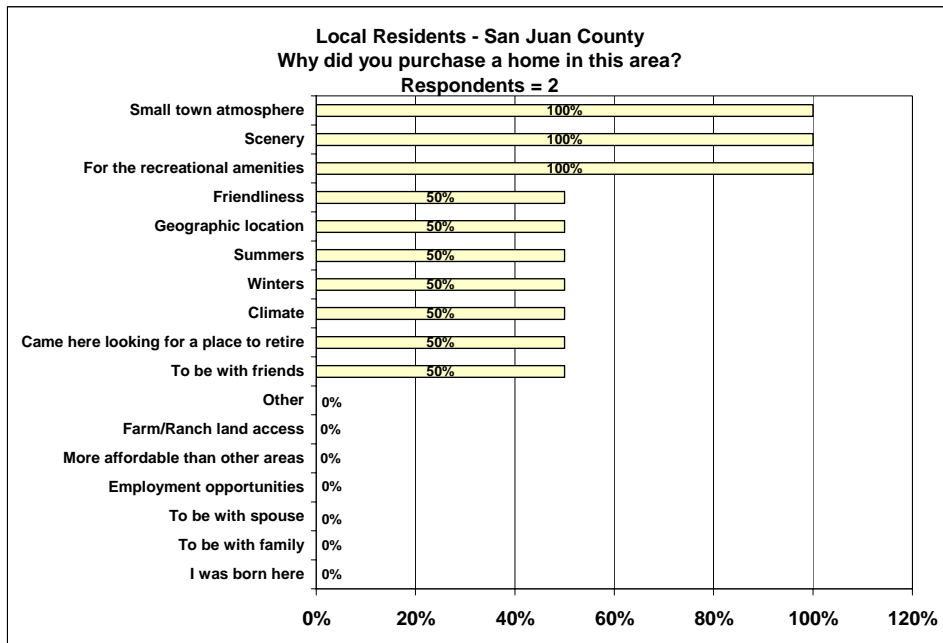
Most 2<sup>nd</sup> homes are being used by the owner for their exclusive use (47%), or by family and friends (32%). There are also a number of rental units. These are probably condominiums in Cascade Village, which is located near Durango Mountain Resort (in La Plata County).





When asked to prioritize the reasons for buying property in our region, **2<sup>nd</sup> homeowners selected**

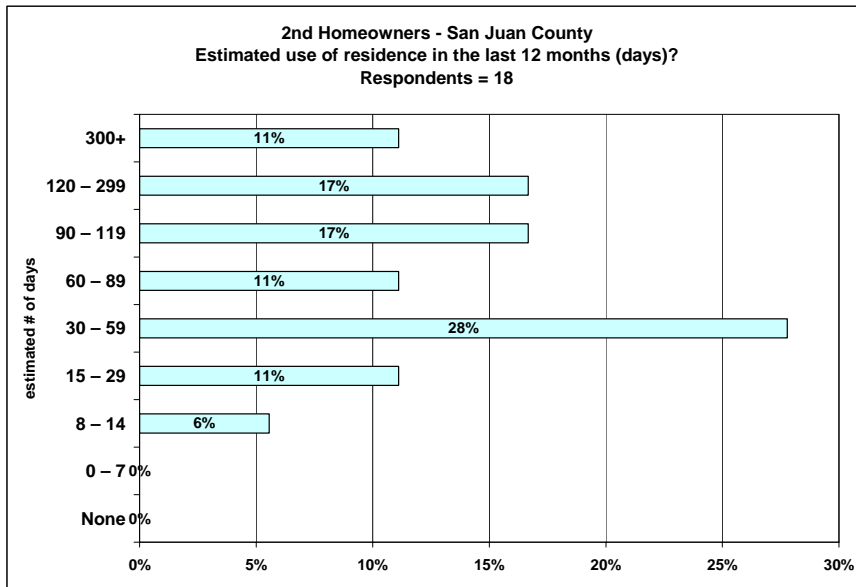
- Scenery/surroundings
- Intend to vacation here for years
- Recreational amenities.



Although the number of respondents was small, when asked why they purchased property in our region, **local residents responded**

- Small town atmosphere
- Scenery
- Recreational amenities.

89% of 2<sup>nd</sup> homeowners use personal vehicles to get to our region, while 33% rely on commercial airlines supplemented by rental car use. About 17% used private aircraft. It is likely that the air facilities being used are in La Plata County.

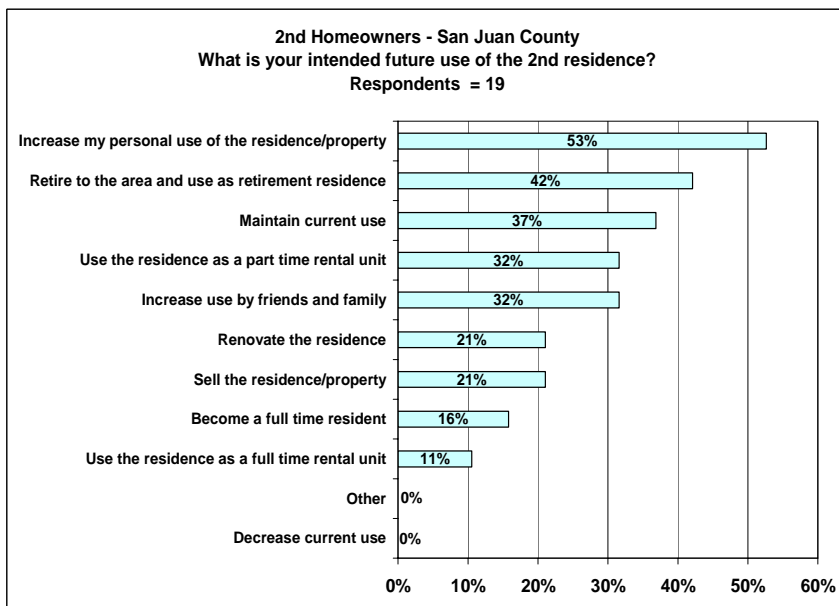
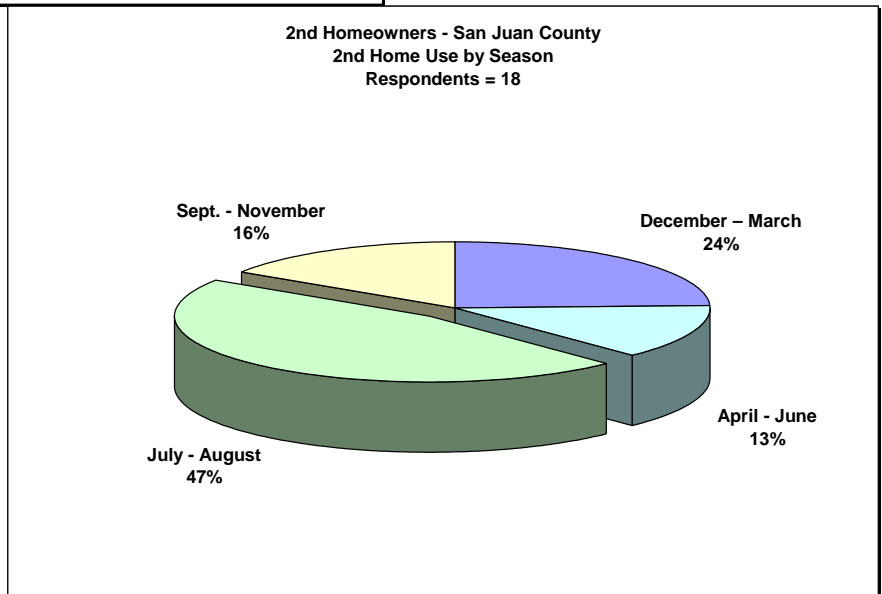


94% 2<sup>nd</sup> homeowners spend more than two weeks per year in the county, with the largest proportion (28%) spending one to two months.

Most 2<sup>nd</sup> homeowners (62%) do not use a property management or rental company to manage their residences while they are absent. Those that do may be located in the Cascade Village condominiums.

Many of them split this time between seasons, but spend the most time here in July and August.

56% of 2<sup>nd</sup> homeowners intend to spend more time in our area, 33% will maintain their current use, and 11% anticipate spending less time here in the future.

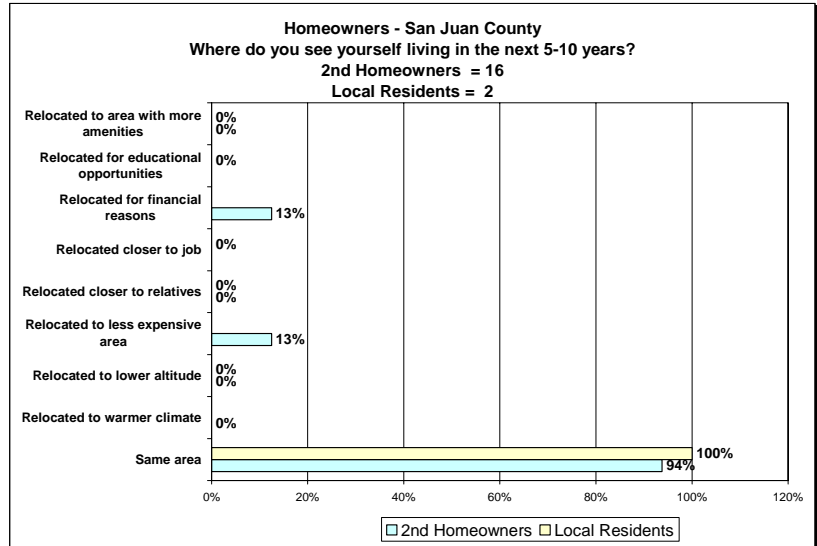


53% of 2<sup>nd</sup> homeowners indicated that they would like to increase the use of their residences, and some (16%) indicated that they would like to become a fulltime resident and/or retire here (42%).

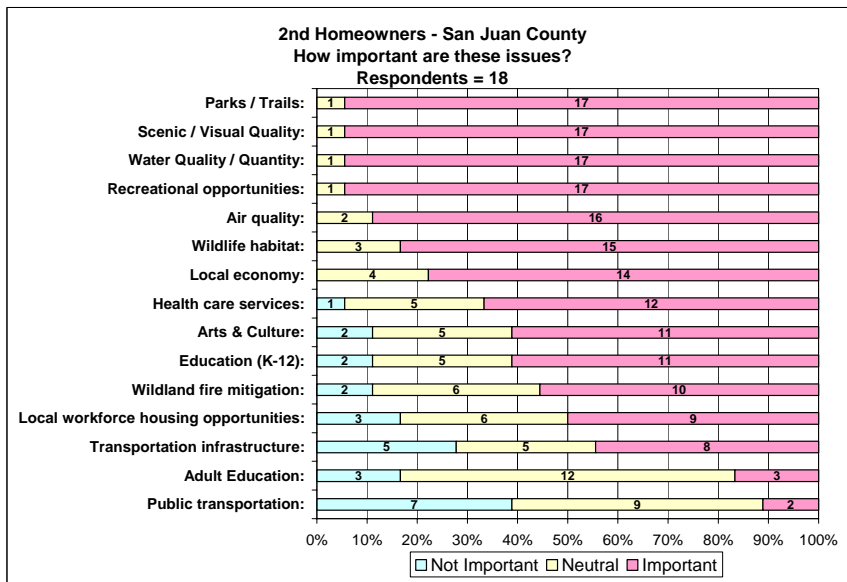
This has implications for county and municipal governments to provide adequate infrastructure and services to new, full-time residents.

The majority of both 2<sup>nd</sup> homeowners and local residents saw themselves as living in the same area in the next 5-10 years.

This question may, however, have been ambiguous to 2<sup>nd</sup> homeowners – depending on whether they perceived themselves as “living” in our region or were referring to their permanent residences.



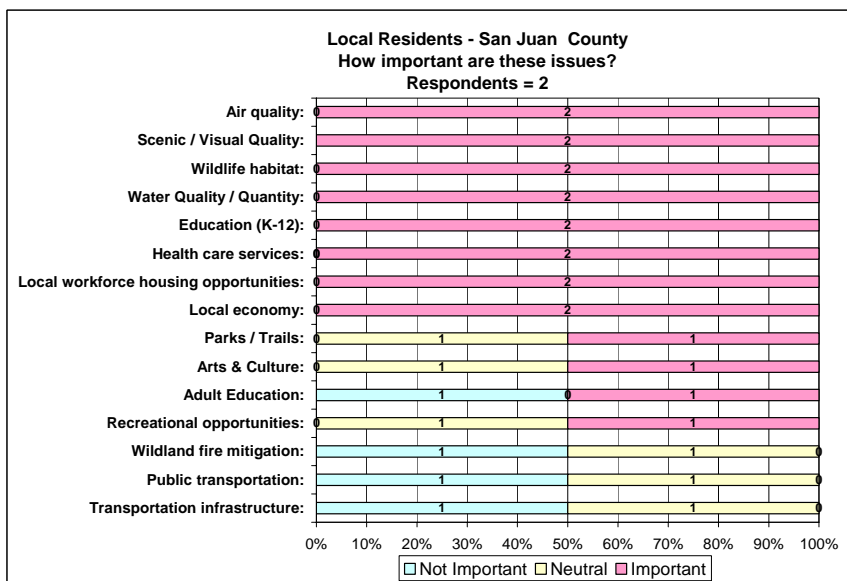
### Community Issues



From this chart we see that environmental issues are of primary importance to 2<sup>nd</sup> homeowners.

When asked to prioritize these issues, **2<sup>nd</sup> homeowners selected**

- Scenic/visual quality
- Recreation opportunities
- Local economy.

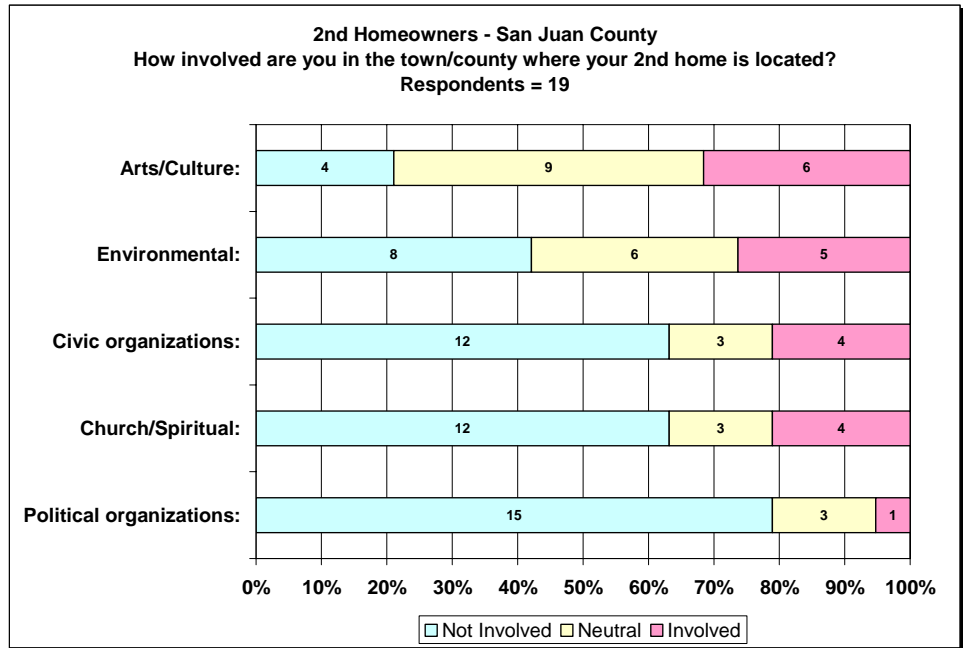


We also see that environmental issues are of primary importance to local residents. However, when asked to prioritize these issues, **local residents selected**

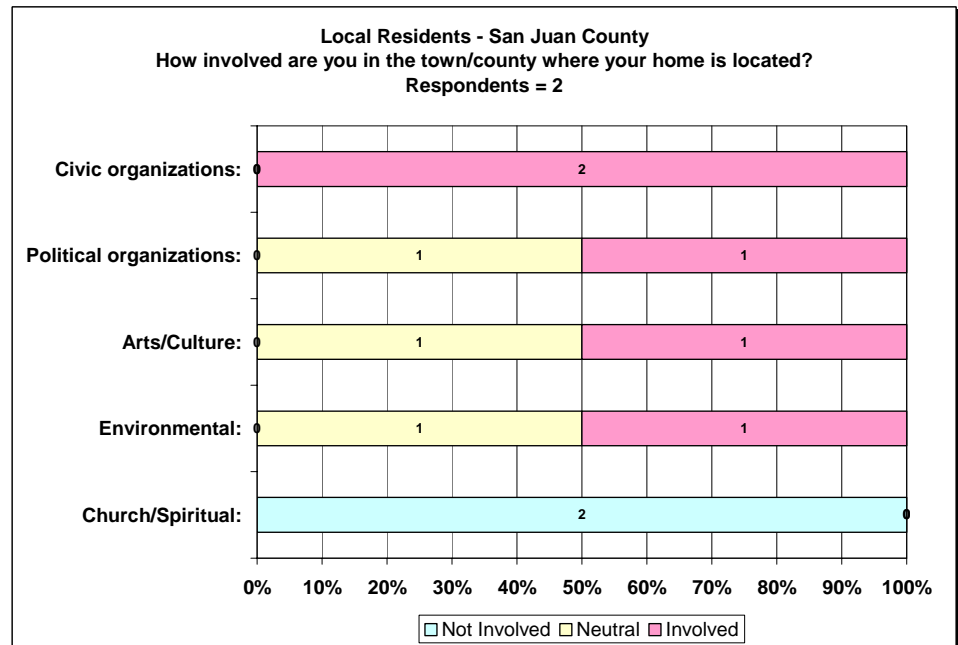
- Local economy
- Workforce housing
- Education.

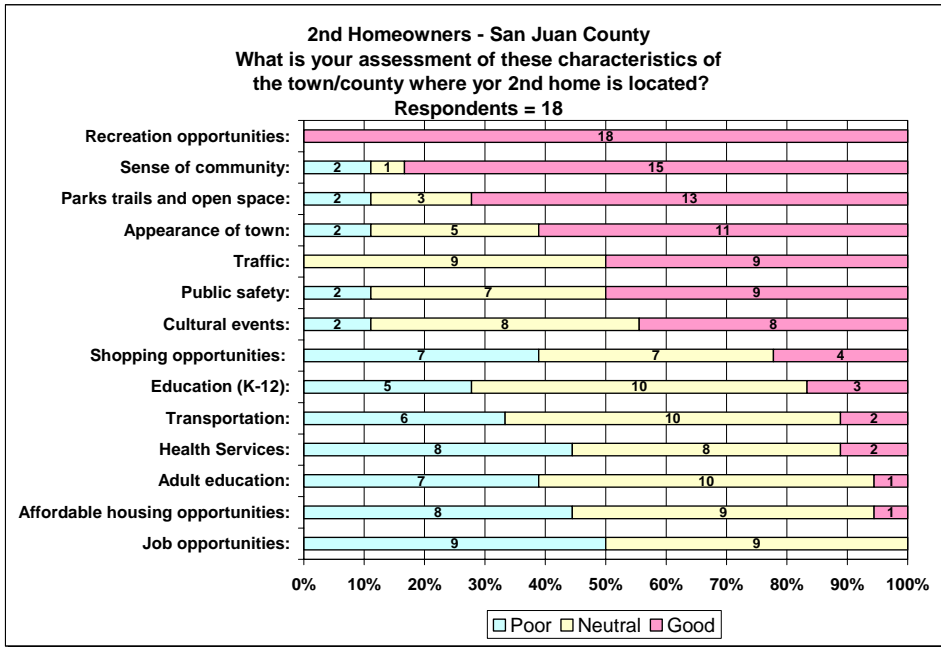


Generally, 2<sup>nd</sup> homeowners are not very involved in local groups.



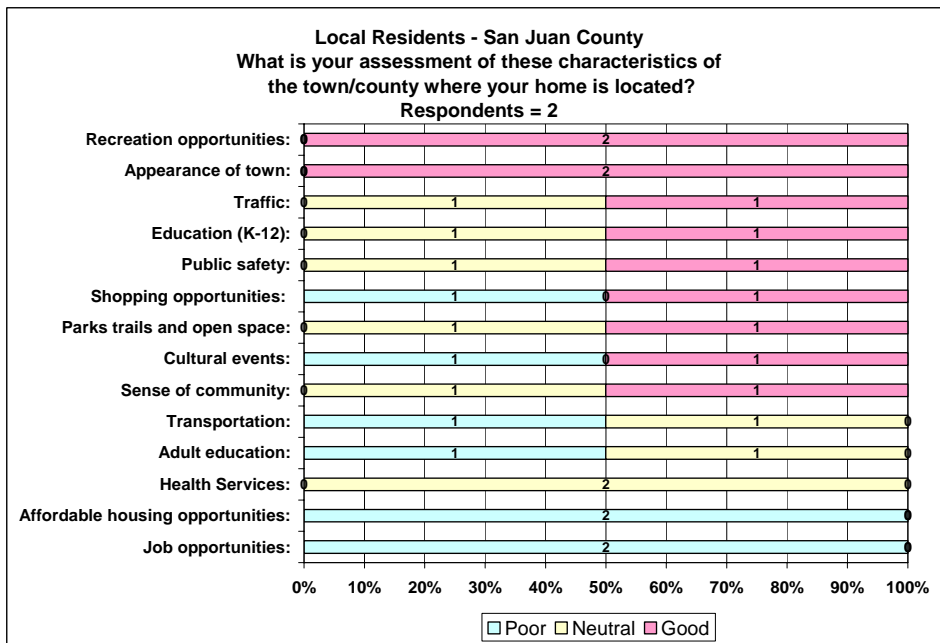
Although the sample size was small, local residents tend to be more involved with civic organizations.





**2<sup>nd</sup> homeowners** gave a good assessment of recreation opportunities, sense of community, and parks, trails and open space.

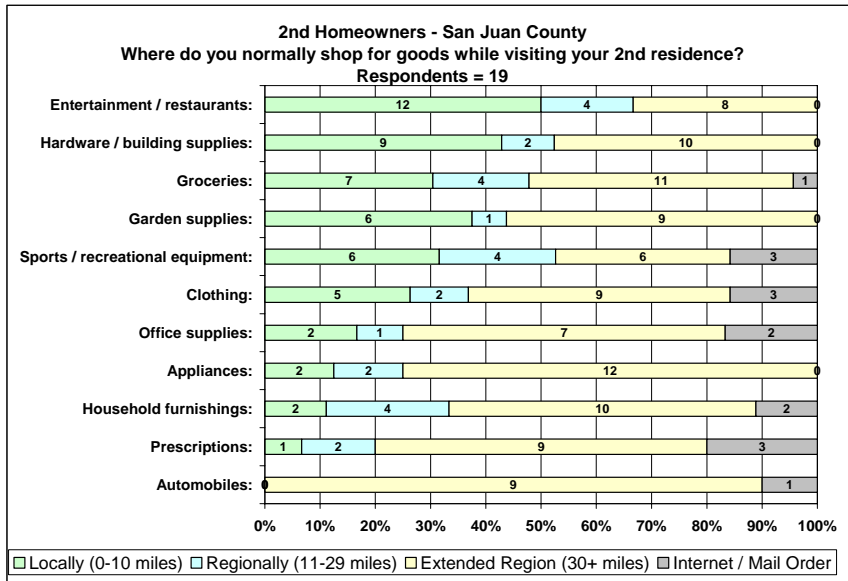
The poorest assessments were given for job opportunities, affordable housing, and health services.



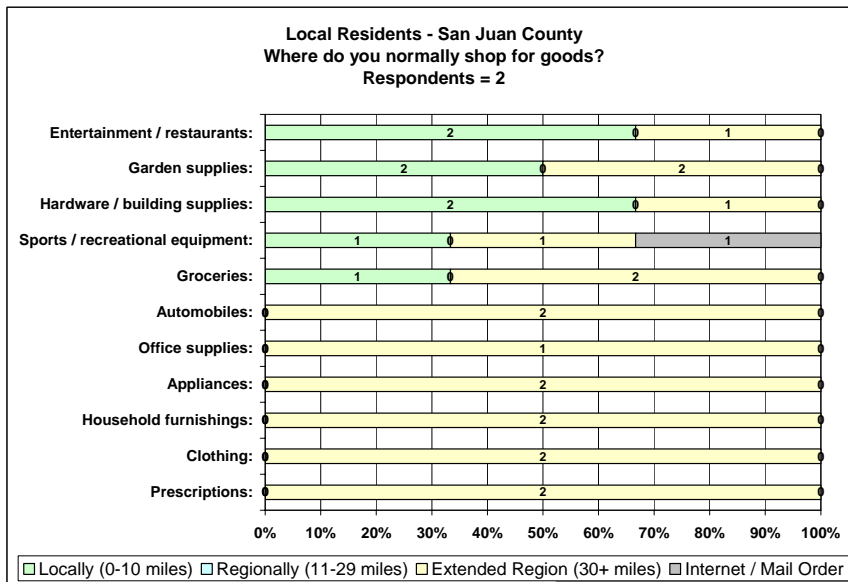
**Local residents** gave a good assessment of recreation opportunities, and town appearance.

The poorest assessments were given for job opportunities and affordable housing.

### Shopping Patterns

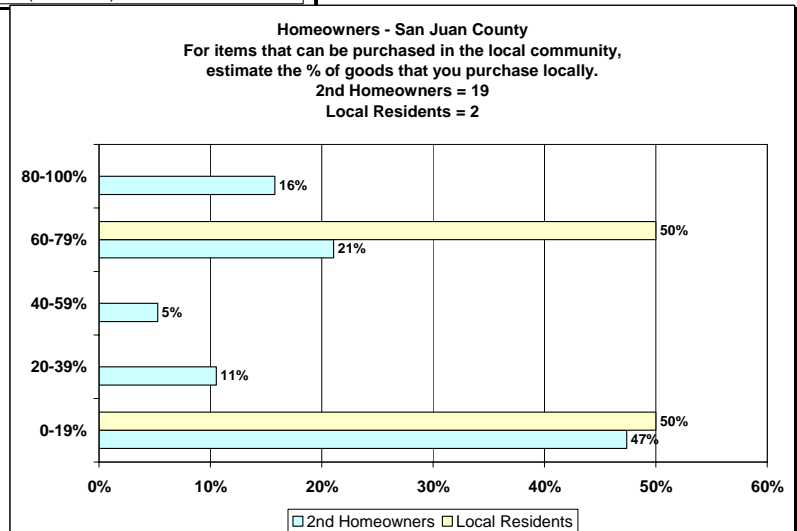


2<sup>nd</sup> homeowners tend to shop the larger region, and the internet for most goods.



Local residents also tend to shop the extended region, and use the internet to shop for sports equipment.

Shopping opportunities in San Juan County are very limited, with most retail sales in sectors that benefit tourism, i.e. food and beverages, and gift shops. Homeowners purchase goods if they are available, but probably do most of their shopping for consumable goods in nearby La Plata County.



## Attachment A - 2nd Homeowners Survey

### Southwest Colorado 2<sup>nd</sup> Homeowners Survey

You are a **2nd Homeowner** if you own a home in our area that is **outside** of the county of your permanent mailing address. For example, if you live in La Plata County, but own property in Montezuma County, please tell us about your 2nd home in Montezuma County. If you would like more information before completing the survey, you may call 970-247-9621.

By completing the survey by May 2<sup>nd</sup>, 2006 you will automatically be eligible to win up to \$300 in cash (\$300 1st Prize, \$200 2nd prize, \$100 3rd prize). **In order to be entered in the contest, you must provide a name and mailing address on this page.** You may proceed without entering in a name and mailing address, but you will not be entered in the contest.

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!

1. Please enter your name \_\_\_\_\_

2. Please enter your mailing address \_\_\_\_\_

City \_\_\_\_\_ State \_\_\_\_\_ Zip  
Code \_\_\_\_\_

3. 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)

**4. Which statements most accurately reflect the reason(s) you bought this property? (Please check all that apply).**

- |                                        |                                       |
|----------------------------------------|---------------------------------------|
| Recreational amenities (1)             | Investment potential (8)              |
| Air and water quality (2)              | Rental income (9)                     |
| Proximity to Ski Resort (3)            | Climate (10)                          |
| Friendliness (4)                       | Small town atmosphere (11)            |
| Intend to retire here (5)              | More affordable than other areas (12) |
| Intend to vacation here for years (6)  | Scenery/surroundings (13)             |
| Proximity to friends and/or family (7) | Access to farm / ranch land (14)      |

**5. Please rank your top three reasons by indicating the number designation from the list in #4.**

#1 \_\_\_\_\_ #2 \_\_\_\_\_ #3 \_\_\_\_\_

**6. Which modes of transportation do you typically use to get from home to the 2<sup>nd</sup> residence? (Please check all that apply).**

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

**7. 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)    | 60 – 89 (6)   |
| 0 – 7 (2)   | 90 – 119 (7)  |
| 8 – 14 (3)  | 120 – 299 (8) |
| 15 – 29 (4) | 300+ (9)      |
| 30 – 59 (5) |               |

**8. Of the time indicated in #25 please estimate the usage by season. (Total percent should add up to 100%).**

December – March	_____%
April – June	_____%
July – August	_____%
Sept. – November	_____%
<b>Total 100%</b>	

**9. In the past 12 months, have you rented out your residence when you are not using it?**

No (1)                                      Yes (2)

**10. If yes, for approximately how many days? \_\_\_\_\_**

**11. Do you use a professional property management and/or rental company to manage your 2nd residence?**

No (1)                                      Yes (2)

**12. In the future, do you expect to spend more or less time at your residence?**

More (1)                                      Less (2)                                      About the same (3)

**13. 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) Please

specify \_\_\_\_\_

**14. Where is your primary residence located, as indicated by your permanent mailing address? (City and state only)**

City \_\_\_\_\_ State \_\_\_\_\_

**15. In which county / town is your part time residence located? (Please check all that apply)**

- |               |                    |                |
|---------------|--------------------|----------------|
| Archuleta (1) | Pagosa Springs (6) | Ignacio (11)   |
| Dolores (2)   | Dove Creek (7)     | Cortez (12)    |
| La Plata (3)  | Rico (8)           | Dolores (13)   |
| Montezuma (4) | Bayfield (9)       | Mancos (14)    |
| San Juan (5)  | Durango (10)       | Silverton (15) |

**16. How long have you owned a second residence in this area?**

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

**17. Why did you purchase a second residence in this area? (Please check all that apply)**

- |                                             |                                |
|---------------------------------------------|--------------------------------|
| I was born here (1)                         | Climate (9)                    |
| To be with family (2)                       | Winters (10)                   |
| To be with spouse (3)                       | Summers (11)                   |
| To be with friends (4)                      | Scenery (12)                   |
| Employment opportunities (5)                | Small town atmosphere (13)     |
| For the recreational amenities (6)          | Geographic location (14)       |
| Came here looking for a place to retire (7) | Access to Farm/Ranch land (15) |
| More affordable than other areas (8)        | Friendliness (16)              |
| Other (17) Please specify _____             |                                |

**18. Community Issues. Please let local government officials know how important these issues are to you.**

Not Important (1)      Neutral (2)      Important (3)

- A. Local economy
- B. Local workforce housing opportunities
- C. Recreational opportunities
- D. Transportation infrastructure
- E. Public transportation
- F. Wildland fire mitigation
- G. Health care services
- H. Education (K-12)
- I. Adult Education
- J. Arts & Culture
- K. Water Quality / Quantity
- L. Wildlife habitat
- M. Scenic / Visual Quality
- N. Parks / Trails
- O. Air quality

**19. Please prioritize your top three items by indicating the letter designation from the list in #18.**

#1 \_\_\_\_\_ #2 \_\_\_\_\_ #3 \_\_\_\_\_



**20. What is your current assessment of the following characteristics of the town or county in which your residence is located?**

Poor (1)                      Neutral (2)      Good (3)

- A. Sense of community
- B. Appearance of town
- C. Cultural events
- D. Parks, trails and open space
- E. Shopping opportunities
- F. Public safety
- G. Recreation opportunities
- H. Job opportunities
- I. Affordable housing opportunities
- J. Health services
- K. Education (K-12)
- L. Adult education
- M. Traffic
- N. Transportation

**21. How involved are you with local public issues and community groups?**

Not involved (1)                      Neutral (2)      Involved (3)

- A. Church/Spiritual
- B. Environmental
- C. Arts / Culture
- D. Civic organizations
- E. Political organizations

**22. Where do you normally shop for the following goods? Please check one.**

	Locally (0-10 miles)	Regionally (11-29 miles)	Extended Region (30+ miles)	Internet / Mail order
A. Groceries	1	2	3	4
B. Prescription	1	2	3	4
C. Clothing	1	2	3	4
D. Sports / recreation equipment	1	2	3	4
E. Household furnishing	1	2	3	4
F. Appliances	1	2	3	4
G. Office supplies	1	2	3	4
H. Hardware / building supplies	1	2	3	4
I. Garden supplies	1	2	3	4
J. Automobiles:	1	2	3	4
K. Entertainment / restaurants	1	2	3	4

**23. 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)

**24. 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)

**25. Are you a registered voter in this residence?      Yes (1)      No (2)**

**26. Family Status:**

- |                                        |                                        |
|----------------------------------------|----------------------------------------|
| Single, no children (1)                | Couple, no children (4)                |
| Single, with children (2)              | Couple, with children (5)              |
| Single, children no longer at home (3) | Couple, children no longer at home (6) |

**27. What is your age?**

- |              |             |
|--------------|-------------|
| under 24 (1) | 45 - 54 (5) |
| 25 - 34 (3)  | 55 - 64 (6) |
| 35 - 44 (4)  | 65 - 74 (7) |
|              | Over 75 (8) |

**28. Sex      Male (1)      Female (2)**

**29. Ethnicity:**

- |                               |                      |                     |
|-------------------------------|----------------------|---------------------|
| Black/African American (1)    | Hispanic Origin (2)  | American Indian (3) |
| Asian (4)                     | Pacific Islander (5) | White (6)           |
| Other (7) Please specify_____ |                      |                     |

**30. What level of education have you completed?**

- |                                   |                              |
|-----------------------------------|------------------------------|
| Less than 9th grade (1)           | Associate's degree (5)       |
| 9th to 12th grade, no diploma (2) | Bachelor's degree (6)        |
| High school graduate or GED (3)   | Graduate or prof. degree (7) |
| Some college, no degree (4)       |                              |

**31. Please indicate if your Annual Household Income is:**

- |                         |                            |
|-------------------------|----------------------------|
| \$0 – \$14,999 (1)      | \$100,000 – \$149,999 (6)  |
| \$15,000 – \$34,999 (2) | \$150,000 – \$199,999 (7)  |
| \$35,000 – \$49,999 (3) | \$200,000 – \$299,999 (8)  |
| \$50,000 – \$74,999 (4) | \$300,000 – \$499,999 (9)  |
| \$75,000 – \$99,999 (5) | \$500,000 – \$999,999 (10) |
|                         | \$1,000,000+ (11)          |

**32. What is your employment status? (*Please check all that apply.*)**

- |                        |                      |
|------------------------|----------------------|
| Part time employed (1) | Looking for work (4) |
| Full time employed (2) | Self employed (5)    |
| Retired (3)            |                      |

Region 9 thanks you for your participation!!

## Attachment B – Survey Invitation

**Help improve the quality of life in SW Colorado**  
Tell us what it is that you like, or dislike, about our communities, and why you decided to buy property here.



The Region 9 Economic Development District of Southwest Colorado is very interested in receiving input from 2nd homeowners — those whose primary residences are elsewhere, but who own homes in our area. We will be using this information to evaluate the social and economic impacts of 2nd homeowners on our local area.

### Southwest Colorado Homeowners Survey

Please take a minute to fill out our 2nd homeowner survey at [www.scan.org](http://www.scan.org).

**WIN \$300!** By completing the survey by April 30, 2006, you will automatically be eligible to win up to \$300 in cash—\$300 1st Prize, \$200 2nd prize, \$100 3rd prize. All responses will remain confidential.

If you would like more information about this project, or would prefer to fill out a paper survey, we would be happy to send you a copy with a return envelope. Please feel free to contact us at 970-247-9621. Thank you for your participation!



PRSRV STD  
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DURANGO, CO  
PERMIT NO. 477

*For 2nd homeowners in Archuleta,  
Dolores, La Plata, Montezuma, and  
San Juan Counties, Colorado.*

## Attachment C – Local Residents Survey

### Southwest Colorado Local Homeowners Survey

You are a **local resident** if you live full time in the same county as your permanent mailing address. If you own a 2<sup>nd</sup> residence in any other county in Region 9 (even if you do not live there) please take our 2<sup>nd</sup> Homeowners survey. If you would like more information before completing the survey, you may call 970-247-9621.

By completing the survey by May 2<sup>nd</sup>, 2006 you will automatically be eligible to win up to \$300 in cash (\$300 1st Prize, \$200 2nd prize, \$100 3rd prize). **In order to be entered in the contest, you must provide a name and mailing address on this page.** You may proceed without entering in a name and mailing address, but you will not be entered in the contest.

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!

1. Please enter your name \_\_\_\_\_

2. Please enter your mailing address \_\_\_\_\_

City \_\_\_\_\_ State \_\_\_\_\_ Zip  
Code \_\_\_\_\_

3. In which county / town is your primary residence located? (Please check all that apply)

Archuleta (1)	Pagosa Springs (6)	Ignacio (11)
Dolores (2)	Dove Creek (7)	Cortez (12)
La Plata (3)	Rico (8)	Dolores (13)
Montezuma (4)	Bayfield (9)	Mancos (14)
San Juan (5)	Durango (10)	Silverton (15)

4. How long have you owned a residence in this area?

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

**5. Why did you purchase a residence in this area? (Please check all that apply)**

- |                                             |                                |
|---------------------------------------------|--------------------------------|
| I was born here (1)                         | Climate (9)                    |
| To be with family (2)                       | Winters (10)                   |
| To be with spouse (3)                       | Summers (11)                   |
| To be with friends (4)                      | Scenery (12)                   |
| Employment opportunities (5)                | Small town atmosphere (13)     |
| For the recreational amenities (6)          | Geographic location (14)       |
| Came here looking for a place to retire (7) | Access to Farm/Ranch land (15) |
| More affordable than other areas (8)        | Friendliness (16)              |
| Other (17) Please specify _____             |                                |

**6. Community Issues. Please let local government officials know how important these issues are to you.**

Not Important (1)                      Neutral (2)                      Important (3)

- A. Local economy
- B. Local workforce housing opportunities
- C. Recreational opportunities
- D. Transportation infrastructure
- E. Public transportation
- F. Wildland fire mitigation
- G. Health care services
- H. Education (K-12)
- I. Adult Education
- J. Arts & Culture
- K. Water Quality / Quantity
- L. Wildlife habitat
- M. Scenic / Visual Quality
- N. Parks / Trails
- O. Air quality

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

#1\_\_\_\_\_ #2\_\_\_\_\_ #3\_\_\_\_\_

**8. What is your current assessment of the following characteristics of the town or county in which your residence is located?**

Poor (1)                      Neutral (2)      Good (3)

- A. Sense of community
- B. Appearance of town
- C. Cultural events
- D. Parks, trails and open space
- E. Shopping opportunities
- F. Public safety
- G. Recreation opportunities
- H. Job opportunities
- I. Affordable housing opportunities
- J. Health services
- K. Education (K-12)
- L. Adult education
- M. Traffic
- N. Transportation

**9. How involved are you with local public issues and community groups?**

Not involved (1)                      Neutral (2)      Involved (3)

- A. Church/Spiritual
- B. Environmental
- C. Arts / Culture
- D. Civic organizations
- E. Political organizations



**10. Where do you normally shop for the following goods? Please check one.**

	Locally (0-10 miles)	Regionally (11-29 miles)	Extended Region (30+ miles)	Internet / Mail order
A. Groceries	1	2	3	4
B. Prescription	1	2	3	4
C. Clothing	1	2	3	4
D. Sports / recreation equipment	1	2	3	4
E. Household furnishing	1	2	3	4
F. Appliances	1	2	3	4
G. Office supplies	1	2	3	4
H. Hardware / building supplies	1	2	3	4
I. Garden supplies	1	2	3	4
J. Automobiles:	1	2	3	4
K. Entertainment / restaurants	1	2	3	4

**11. 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)

**12. 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)

**13. Are you a registered voter in this residence?**      Yes (1)      No (2)

**14. Family Status:**

Single, no children (1)

Couple, no children (4)

Single, with children (2)

Couple, with children (5)

Single, children no longer at home (3)  
home (6)

Couple, children no longer at home (6)

**15. What is your age?**

under 24 (1)

45 - 54 (5)

25 - 34 (3)

55 - 64 (6)

35 - 44 (4)

65 - 74 (7)

Over 75 (8)

**16. Sex**      Male (1)      Female (2)

**17. Ethnicity:**

Black/African American (1)  
Indian (3)

Hispanic Origin (2)

American

Asian (4)

Pacific Islander (5)

White (6)

Other (7) Please specify \_\_\_\_\_

**18. What level of education have you completed?**

Less than 9th grade (1)

Associate's degree (5)

9th to 12th grade, no diploma (2)

Bachelor's degree (6)

High school graduate or GED (3)  
(7)

Graduate or professional degree

Some college, no degree (4)

**19. Please indicate if your Annual Household Income is:**

- |                         |                            |
|-------------------------|----------------------------|
| \$0 – \$14,999 (1)      | \$100,000 – \$149,999 (6)  |
| \$15,000 – \$34,999 (2) | \$150,000 – \$199,999 (7)  |
| \$35,000 – \$49,999 (3) | \$200,000 – \$299,999 (8)  |
| \$50,000 – \$74,999 (4) | \$300,000 – \$499,999 (9)  |
| \$75,000 – \$99,999 (5) | \$500,000 – \$999,999 (10) |
|                         | \$1,000,000+ (11)          |

**20. What is your employment status? (*Please check all that apply.*)**

- |                        |                      |
|------------------------|----------------------|
| Part time employed (1) | Looking for work (4) |
| Full time employed (2) | Self employed (5)    |
| Retired (3)            |                      |

Region 9 thanks you for your participation!!