

Brown Ranch Annexation Survey Results

Who: The survey was sent by the Steamboat Springs Chamber to Chamber members, Chamber Board of Directors, Chamber-affiliated committees, Young Professionals Network, Leadership Steamboat class, industry advocacy groups, Colorado Mountain College, Human Resource Coalition, and Chamber social media followers. Contacts were also encouraged to share the survey link with their employees, co-workers, and contacts on social media.

How: Sent via email blasts, personal emails, and social media channels.

Ballot Question: Shall the City of Steamboat Springs ("City") adopt Ordinance No. 2933 to annex approximately four hundred twenty acres of real property owned by the Yampa Valley Housing Authority ("YVHA") and known as Brown Ranch for the purpose of developing affordable and attainable housing in accordance with the terms and conditions of the Annexation Agreement between the City and YVHA dated Oct. 17, 2023?

Data Synopsis: The survey received **429 responses total** from business owners/executives and employees who live in the Yampa Valley region. 290 of these responses came from individuals associated with Chamber member businesses. 139 of these responses were not associated with a Chamber member business. Responses were collected from varying professional roles and industries.

Possible Board Action:

1. Take a support position
2. Take an oppose position
3. Take a neutral (informational) position
4. Take no action

Survey Questions:

Brown Ranch Annexation Advocacy Survey

* What is your role within your business?

A. Business Owner/Executive

B. Director/Manager

C. Employee

Other

* Is your business a member of the Chamber?

Member

Non-member

Unsure

* Please select your business industry.

Advertising & Marketing

Arts & Culture

Business & Professional Services

Dining & Nightlife

Energy Utilities & Sanitation

Event & Wedding Planning

Govt. & Community

Healthcare/Fitness/Beauty/Wellness

Home & Building Services

Lodging

Real Estate

Recreation & Activities

Retail

Transportation

Other

* 3) Do you support the City adopting Ordinance No. 2933, outlined here?: "Shall the City of Steamboat Springs ("City") adopt Ordinance No. 2933 to annex approximately four hundred twenty acres of real property owned by the Yampa Valley Housing Authority ("YVHA") and known as Brown Ranch for the purpose of developing affordable and attainable housing in accordance with the terms and conditions of the Annexation Agreement between the City and YVHA dated Oct. 17, 2023?"

Yes - I support annexation.

No - I do not support annexation.

Unsure

If you support or oppose, please explain why.

0/250

4) If unsure, what topics below would you like to learn more about regarding Brown Ranch to help you make your decision? Please select all that apply.

Traffic control plans

Construction plans/timeline

Financing

Design/zoning

Other

* 5) What position would you like to see the Chamber take on the annexation?

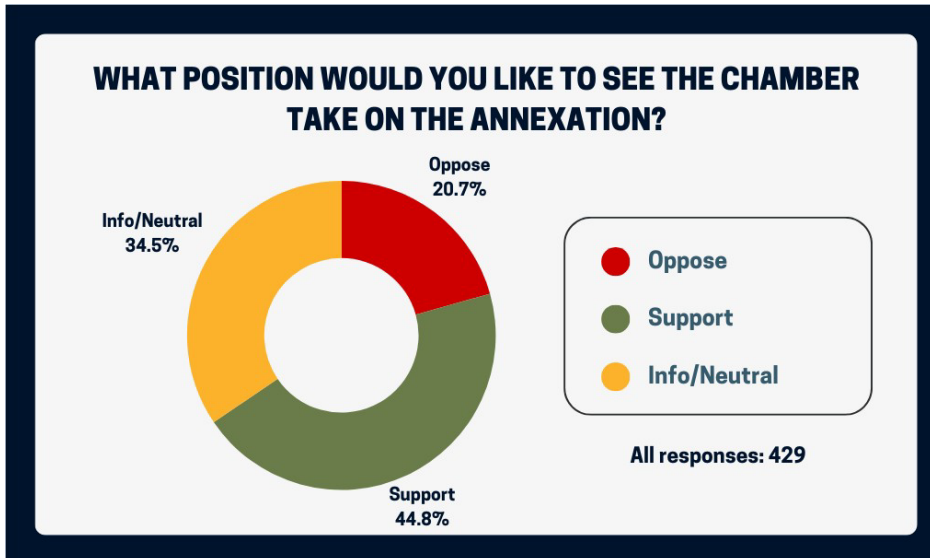
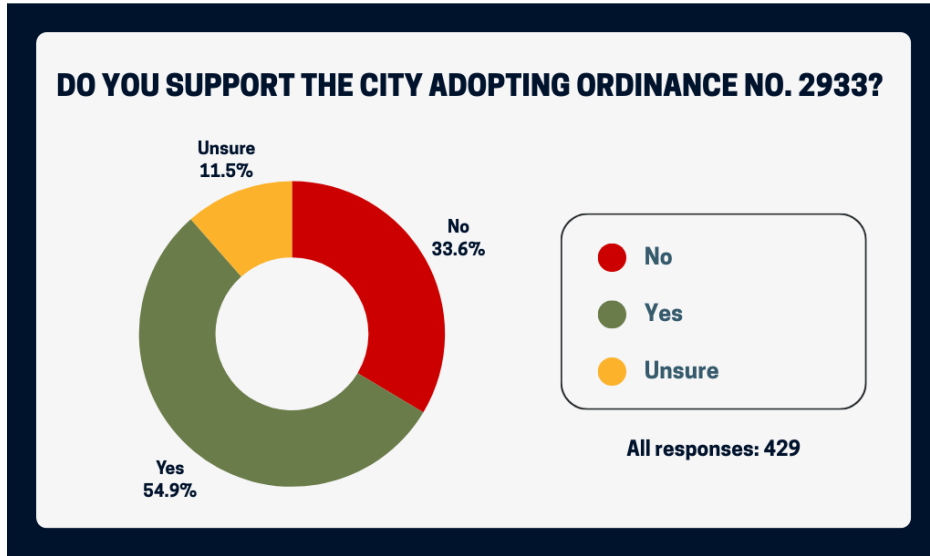
An informative position (neutral)

A support position

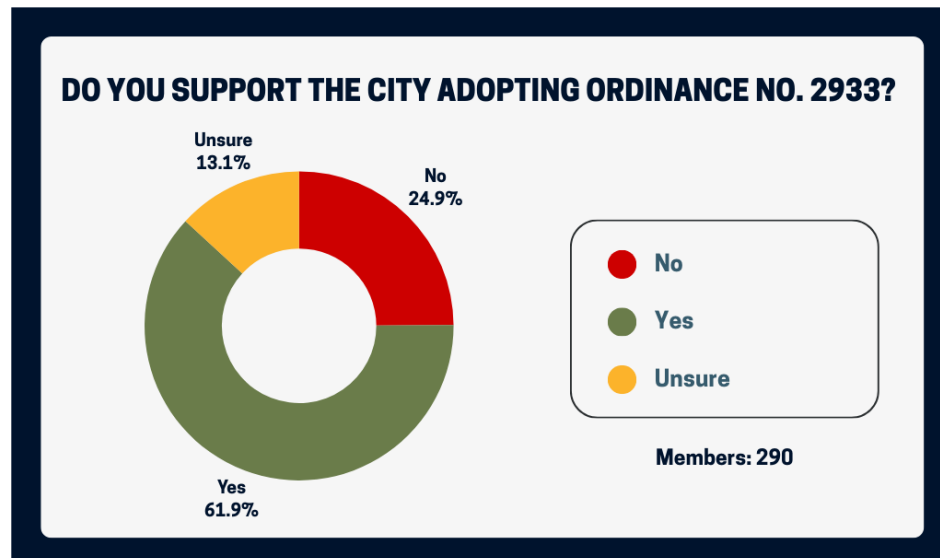
An oppose position

Is there anything else you'd like to share with us?

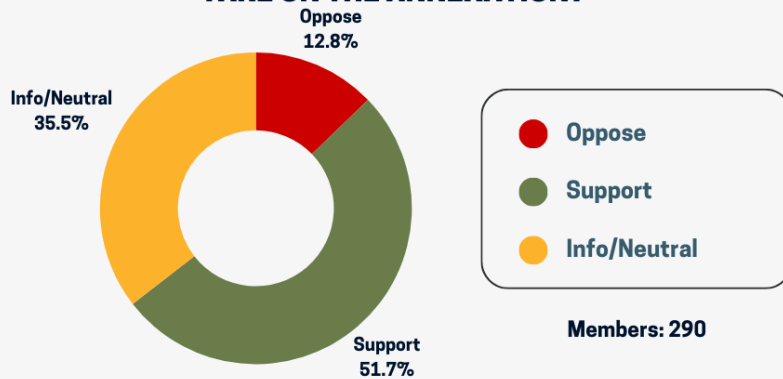
Data from All Responses:



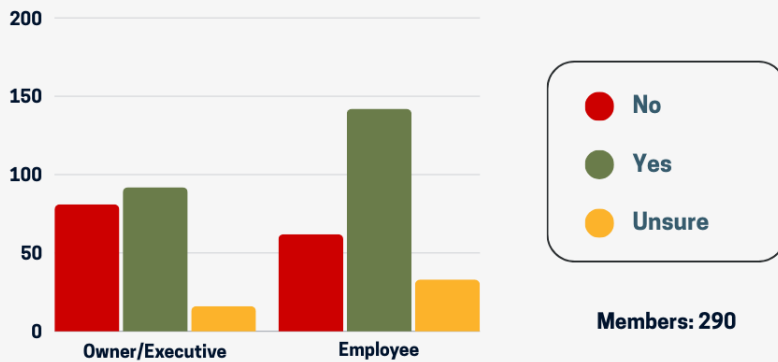
Data from Chamber Member Responses:



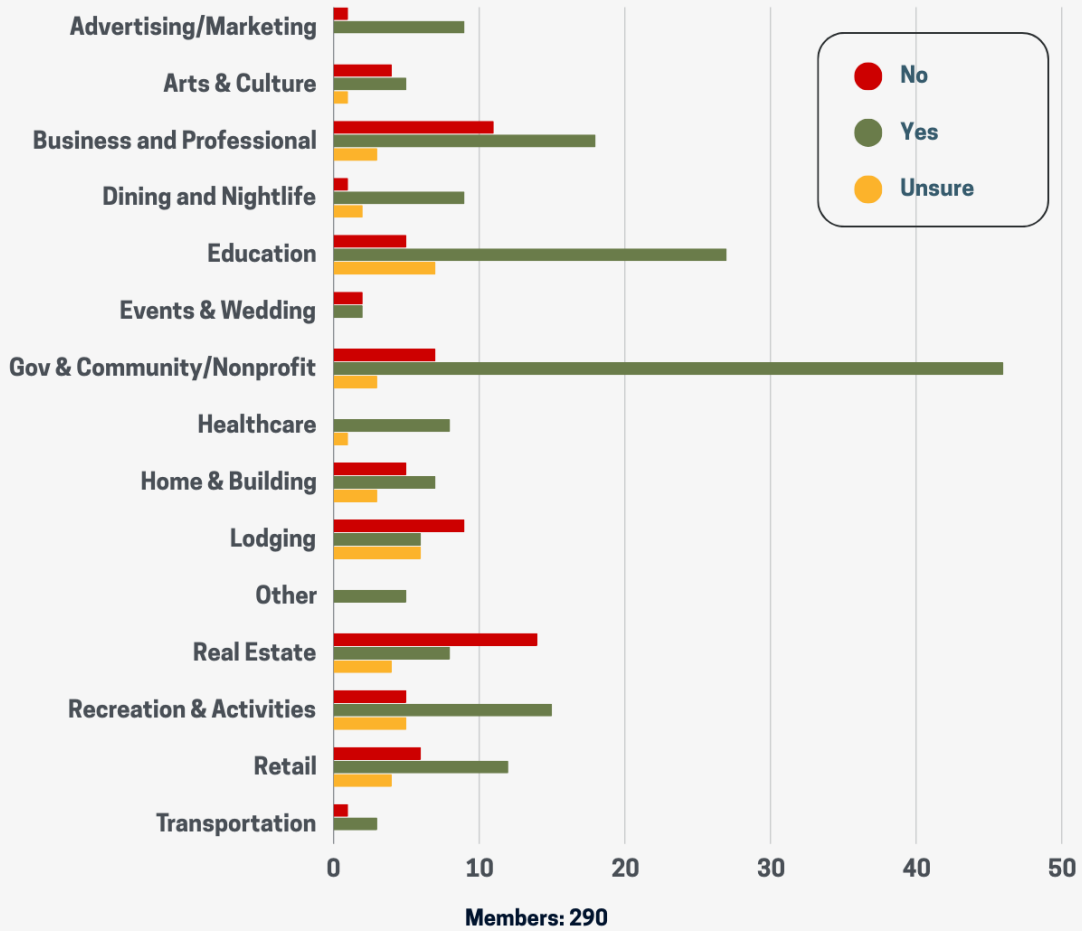
WHAT POSITION WOULD YOU LIKE TO SEE THE CHAMBER TAKE ON THE ANNEXATION?



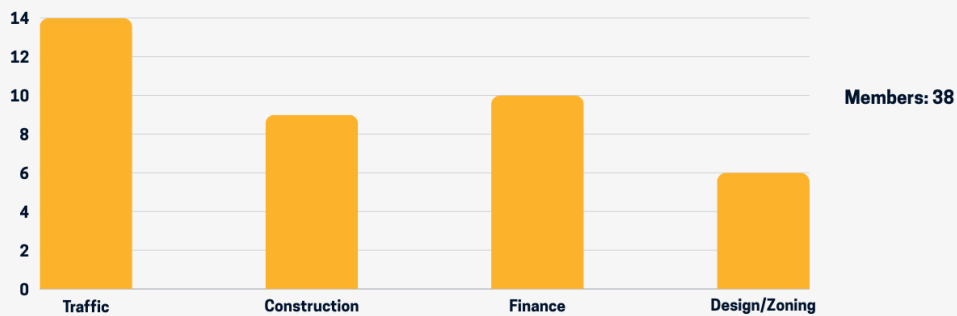
ANNEXATION SUPPORT BY "JOB"



ANNEXATION SUPPORT BY INDUSTRY



UNSURE ON ANNEXATION - WANT MORE INFO ON:



*All respondent comments compiled in following pages for your reference

Survey Comments & Feedback

Members: Support Annexation

- I support the annexation because we need affordable housing. If we don't act now and take advantage of the available state funding, we are going to lose this opportunity. Our need for affordable housing will only get worse with time.
- We need housing for our local employees. Plus the westward plan has been in place for decades. The opposition just wants to stop all growth.
- Housing is a very real crisis here. As an employer the #1 challenge for our employees is the lack of housing options in general, specifically affordable housing options. If they can't find housing, they eventually leave, and the community suffers.
- This is a no-brainer. The YVHA owns this land. The YVHA is a partner with the City to enhance the local economy by providing affordable housing solutions. Why on earth would the City not annex this property into City services?
- We are in desperate need of affordable housing and this is the best opportunity and location to do so.
- We need housing and Steamboat is way behind the curve.
- Need for housing is great and it will serve the economy in the long run.
- We need affordable and attainable housing. The community has had a lot of input into the Brown Ranch - let's just get this show on the road!
- We need more housing options for our employees
- Our employees need actual affordable housing which is no longer available in Steamboat Springs. They are all having to commute from Clark, Craig, Hayden and Oak Creek.
- Our town is short almost 2000 beds as per multiple studies. This is a wonderful solution to our town's problem. All but one of our employees rent and have been in and out multiple rentals every year. It is stressful and disruptive
- Proceed & Get it going ASAP!
- Lack of affordable housing - which has been an ongoing problem for over thirty years - has reached the point where it is strangling local business, arts, and culture. Many solutions are needed with Brown Ranch being one very viable option.
- Steamboat is in need of more affordable long-term housing. I have 5 employees who rent but only 1 of them has been able to find housing within steamboat springs.
- Lots of meetings and studies done. It's time to do this.

- We need increased housing to be a viable community. This is a well thought out plan by the housing authority.
- I believe this will bring in more workers that can afford to live within their means in Steamboat.
- We need housing for people who actually work here and this is our best option.
- We desperately need single family housing for middle-class, working families in this community. This issue is now existential for the future of this valley. We also need attainable housing for employees that is dedicated + rent controlled not AirBnB
- I think it will benefit all local businesses and the local economy.
- Our community needs greater access to affordable housing. Our current housing crisis is a major barrier to outside recruitment and sky-rocketing living costs make employee retention more difficult.
- We need more housing ASAP! We have an unbelievable opportunity for matching grants, etc. and it will be a shame if we squander it due to delays.
- Sensible Housing solutions for inevitable growth
- As a local business owner I'm firmly in support of adding housing, particularly multi-family and other forms of affordable housing. Steamboat needs to keep pace with growth. Let's not repeat the mistakes other mountain communities have made.
- I support this measure as an attempt to combat our housing crisis. We want our employees, teachers, police, firefighters, nurses, wait staff, etc. to be able to live in the town that they work. We support Brown Ranch!
- Think it is a great thing for the valley and will help bring housing options for our employees.
- We need more affordable options so that our long term residents who work and play here can stay here.
- This community has been planning for growth to the West for decades and it's important that we see this through.
- Under the stewardship of the YVHA you remove the profit motivation of private development. The City can still control the pace.
- Our county needs housing of all types, as a business owner it is imperative that our employees and customers have access to housing to support a healthy community.
- Affordable housing is non-existent everywhere, especially in rural mountain communities. This is an opportunity to help people maintain their jobs and lifestyle.

- yes, we need both affordable and attainable housing, and the need will continue to grow more critical as the area expands.
- If you do not plan for the future you are destined to continue the mistakes of the past.
- We need more affordable housing in this town to support economic diversity and ensure that local businesses can acquire the employees that they need.
- Allowing the City to support and encourage affordable housing and obtaining revenue against expenses that will naturally occur makes sense. To not support annexation is ignoring the long-term benefits of city expansion and statement of goals.
- The Yampa Valley needs housing for current residents as well as the growing community. I appreciate the well thought out plan and support it wholeheartedly.
- We desperately need more affordable housing covering a wide range of income levels and housing types. The Brown Ranch plan does exactly that and it does it in phases over three decades. This is a rare opportunity for community-led development.
- We are desperate for workforce housing.
- I believe that YVHA has put together a thoughtful approach to the annexation and build out of Brown Ranch.
- We need affordable housing for our front-line workers or a hamburger will cost 50.00 and a gallon of milk will be 11.00 before you know it.
- While I favor slow growth at this point in my career and life, I believe BR represents our current best chance to manage this. With the commitment of building a fire station mostly funded by BR, that will benefit the current western neighborhoods.
- I support Browns Ranch but feel that the scope is far too large. I also think there should be a larger percentage of property that locals can own. Small housing (1200 - 1500 sq ft with garage and storage is what locals need.
- I support the annexation because Steamboat is limited in its growth area and will need to expand to meet the needs of the growing population/need for local workers. Infill is great but will only go so far before we sacrifice all our open spaces.
- For it to remain affordable, the city has to provide services such as snow removal, etc or the cost gets driven up with added expenses for the tenants.
- The City needs to provide options for development of additional housing in the valley. Not just "affordable" but availability for the working class.
- This is a unique opportunity to develop this 420 acres in a thoughtful way, that supports the housing needs in our community.

- I support this. This town is growing. We can't stop the growth. We can help ease the housing issues that we are facing. This certainly will help with the housing issues for the future.
- Steamboat continues to grow and we need housing that allows the community to support working staff in all areas for the community to thrive.
- This is a strong long-term plan that will help address the housing crisis in the Yampa Valley, with safeguards in place to ensure that it meets our community's needs and addresses challenges over the years that it is implemented.
- Steamboat Springs is losing its character because the people who make it what it is, can no longer afford to be here. We need to protect the people that make steamboat what it is by providing affordable and attainable options.
- After talking with employees of YHVA and reading their online materials, I feel the Brown Ranch decisions are being made by very qualified experts and the proper research has been done to guarantee that this development benefits our community.
- We need this housing. While it may not be a perfect plan, we are desperately behind as a community for our workforce housing needs.
- Organizations that support youth in our community face hiring challenges due to the lack of affordable housing. It has already altered the pool of possible applicants and prevents entry level positions from being filled.
- We need housing. The plan is very well thought out. This will help so many people in our community.
- Steamboat is a very expensive place to live and there is a lack of affordable housing.
- We need more affordable workforce housing. The high cost of living and lack of affordable housing relate to higher operating expenses and difficulty recruiting new hires for our valued businesses that already call Steamboat home.
- People deserve to live where they work! It's time to address the housing issues on a large scale and only Brown Ranch can do that! The voters have now supported affordable housing 2 times - once with the STR tax and again with allocating 75%.
- demand for housing is at a crisis level
- Desperately needed for the future of our community.
- Very simply, we need housing for our locals. This is the best avenue to fulfill this need.

- Our community needs affordable & attainable housing yesterday. This is the best way for that to happen. It might have its issues, but it is a way forward for it to happen for our community.
- I support! Our community needs housing that is affordable to locals and has a unique and significant opportunity to make that happen.
- In the mental health industry we desperately need housing options for our employees. We cannot attract new staff into the area as housing is prohibitive.
- As a young professional living and working for a local SB business, I want to invest in our community and plan for the future! With such limited options currently for affordable, long-term housing this feels difficult. Brown Ranch will offer options
- It will be the only potentially affordable step up housing in Steamboat for young couples and families
- Addresses arguably our top problem in the community and has incorporated community feedback from the get-go. Is a reasonable approach that should make a real difference.
- The annexation and development of this plat of land is inevitable, indicated by growth plans that go back as far as the 1990's. I would prefer the this development occur in a way that benefits the local workforce as YVHA is working towards.
- Keep Steamboat a community in which our workers can live.
- My husband and I have lived in the valley for over 10 years, always with stable jobs and both managers in our fields, making a high wage. I support the annexation because Brown Ranch seems like the only realistic housing option within SBT.
- This is the only real, viable plan to create a significant amount of affordable housing for anyone who is not already a multimillionaire.
- Because It is difficult to rent an apartment in Steamboat. I would like to get more options.
- affordable housing isn't as accessible as it should be in the Routt County area. Most of my employees have to commute from Craig/Hayden, and in winter this adds a major obstacle.
- This is an opportunity to provide needed housing, attainable for our workers and retirees. I feel it is important to start somewhere and build as needed in phases, and change the plans as needed to meet the needs of our community.
- We will need help from the city and its people to maintain this area.
- We need housing. This is the best way to keep Steamboat a community. How are you going to keep good healthcare workers, fireman, police, and teachers in the valley to support our community if they cannot find a decent place to live?

- Yes, I support the City adopting Ordinance No. 2933. The annexation of approximately four hundred twenty acres of real property owned by the Yampa Valley Housing Authority (YVHA) and known as Brown Ranch is a pivotal step toward addressing the critic
- I support annexation because it is the right thing for the city to do in order control growth to the west. I do not support the current development plan because of its size, uncertainty about financing, and its long-term impacts on the community.
- Growth to the west makes sense. Our town is growing and needs affordable housing for the work force and locals.
- Affordable housing is a definite issue and we need this for our locals to be able to stay and work in the community
- Yeehaw!!!
- we are in a housing crisis for our employees
- This town will die without a working class.
- Brown Ranch is in the service of current Steamboat Springs local workers, in which case those residents moving into Brown Ranch deserve the resources provided for the community within City limits.
- My family and I need to expand out of our one bedroom apartment, preferably to a 3 bedroom - ASAP. I am a teacher at SSMS and my partner is an employee of the mountain. We have an almost two year old and would like to have one more child.
- We need more affordable housing and Brown Ranch will allow us to get there more quickly.
- I have been an educator in Routt County for over ten years, and have yet to have successfully found secure, affordable housing. Affordable, safe housing is a top need in this community and should be addressed as quickly as possible.
- We need housing for our workforce!
- My grown children want to continue to have the opportunity to stay in the Yampa Valley however, my daughter pays upwards of \$2,000 per month in rent for a small condo rental. My children need affordable housing to have a future here.
- I am middle income and have no path to home ownership in our current market. I work in healthcare that cannot be done remotely. We need a housing market that keeps professionals like myself secure in living here in Steamboat Springs.
- I would like to stay in Steamboat and won't be able to afford to live here and start a family without affordable housing options.

- We are desperate in our recruitment efforts to get \$60,000 to \$80,000 salary employees to move to Steamboat. Most decline once they see the cost of housing.
- I have lived here for 7 years, and I am afraid I will be soon pushed out of Steamboat due to lack of affordable housing. My partner and I are both young professionals that work in Steamboat year-round, wanting to start a family in Steamboat.
- I am not sure why you wouldn't support the development of affordable and attainable housing especially when there is a housing crisis in SBS.
- There's currently a shortage of attainable housing for local essential workers effecting our community. There are no limits on 2nd home sprawl. Traffic issues will continue - at least BR is closer for public transit use than down valley commuters.
- We are losing so many valuable community members to housing issues. They should be able to grow and thrive here. Brown Ranch provides an opportunity that will benefit people who work(ed) & contribute(ed) to what makes Steamboat wonderful.
- Affordable housing is needed
- I am a teacher and understand the urgent need for affordable housing in this town. Especially with the people living out of town who commute even in inclement weather. It's one thing if people choose to live outside of city limits.
- We need housing
- I support the annexation so that people who work in Steamboat can afford to live in Steamboat.
- Steamboat employees cannot afford to live in the city they work. We need more affordable housing to retain employees to keep businesses in our city going. Teachers in particular cannot afford to live here and will continue leaving.
- Local workers making less than 150,000 a year cannot afford to buy locally and affording rent is becoming more and more difficult.
- need worker housing
- I am a teacher in the SSSD and my family is in a rental. We would like to buy a house in Hayden or Oak Creek but can't compete with cash offers. Many other teachers are in the same boat. There is nothing to buy in Oak Creek or Hayden either.
- Please annex this property so that the project can begin. Putting it off is going to leave people without proper housing for too long.
- As an educator my wages do not currently support living here. I would love to see our education system serve our community without massive turnover. We need ALL members of our community to have access to safe and attainable housing.

- Steamboat is growing as both as tourist town and as a permanent place to live, regardless of what people want or don't want. Refusing to help create more housing won't change that trend, it will only create stressed families and worker shortages.
- We need housing in this town for regular working people. It is nearly impossible to hire teachers and staff for the schools because there is no where for staff members to live in town. Often job offers get turned down because of the housing situation
- I support it as I would hope to be able to continue teaching in Steamboat. Not sure how much longer I can continue to afford teaching and living here....
- We need affordable housing in Steamboat. I'm a teacher and cannot afford to live in my own community.
- If we want to continue having a community, we need to figure out how to have the people that enable the community to function to be able to live here. Without Brown Ranch the working class will not be able to live here.
- More affordable housing is the only way I would have a hope of being able to afford and own my place within the next five years. Without it I will strongly consider moving somewhere else.
- I hope to live there someday
- We need places for real people of the community to live
- As a teacher in this community who has watched other great teachers leave, because of housing, I believe this would benefit us on so many levels. It would allow for us to acquire and retain excellent educators and also other lower paid professions.
- Workforce and attainable local housing is an increasingly dire need in this community. No solution is going to be perfect, but I trust the rigorous and inclusive process YVHA took up to ensure a development that meets community needs.
- Housing needed for the working residents of Routt County.
- People need housing and not everyone can pay 50% or more of their monthly pay for shelter. Housing is a basic need, not a luxury.
- I support the annexation in order to create a development area for affordable housing and to provide infrastructure including power, water, roads, and the site for a school and park. I would approve an increase to property taxes needed.
- I can barely afford to live here and need more affordable housing.
- I work at a non-profit organization. I work some extra shifts at a restaurant to be able to have enough money to pay for general needs. I can only afford a room where I share the house with other three people. It's not fair, even though how hard I work

- Housing is a serious crisis in our community.
- Steamboat Springs has an affordable housing. Brown Ranch was created by the community for the community and is the best plan to address the severe housing crisis we face.
- I support this because we must create more opportunities for affordable housing or we will continue to lose teachers.

Members: Oppose Annexation

- I don't think it is the job of the city to be in the housing business. It is better for private developers to take on the responsibility and risk.
- 1. It isn't giving priority to people that have established residency here.
2. Lincoln Ave can't facilitate a minimum of 2500 more cars trying to get to school or work without turning our 15-minute drive into an hour at best.
- There is inadequate funding and the project is being pushed through without enough key items being nailed down.
- This is way too much too fast. The infrastructure is lacking. Current highway and streets in town are not adequate.
- The most cost effective way to provide housing is to let private businesses create and sell homes. Government will not provide these units in a fiscally responsible or timely manner. I do not support the City writing a blank check for this project.
- Because of the size of the project. I think Climate Change could have a big effect on how much housing we need in 25 years. I would support something smaller with a potential to get bigger as time goes on.
- I believe the infrastructure cost at over \$200,000 per unit is excessive and will backfire on the community through higher tax. I also think our community cannot handle the traffic that will result based on the current plan.
- I do not support in this current plan, I am for an annexation, but without the financial commitment and the size of the development.
- Too big. Needs to be done in smaller parcels.
- I do not believe the timeline and financial issues are truly sorted out to handle the traffic and density problems that will occur. I believe the better answers lie in transportation to Hayden and Craig where people would have more choices.
- The project is too large with too many funding gaps. The roads/town cannot handle an increase in 45% of population (for the city of Steamboat).

- The City needs to address the long-awaited infrastructure changes to traffic. Traffic congestion today is nearly unsustainable at start of school, end of school, and the "rush hour" starting at 4:00 PM - 6:30 PM. No parking downtown or mtn to shop.
- This plan is irresponsible in committing funds for a 20-year period of time. There are rarely major developments that don't leave a municipality the opportunity to reevaluate the successes and failures along the way and make amendments to the plan.
- Too big, too expensive
- I think it's just too much!
- It is too big and needs to be scaled back. The \$52 million dollar budget gap and \$482 million for infrastructure alone create more problems than it solves. Where do we house the contractors needed to build it? Increased Traffic, no ball fields,
- Steamboat does not have the infrastructure in place to support a large scale project like this. I support affordable housing but do not feel that tax payer dollars should fund a for profit developer.
- Too big, too many unfunded obligations, bad planning, no significant single family component, too many apartments.
- Water is a major issue, as is traffic/transportation needs and proper planning. Many of the affordable housing do not offer proper monitoring and due diligence to insure that the housing is used as intended and not over occupied so tenants are safe.
- Annexation should happen when a plan is in place that is economically sound and can be completed in a budget that is set and has a definitive time frame. The former City Counsel and Housing Authority pushed so much of this project through without.
- The cost will be a lifetime burden on the residents of Steamboat Springs. Development is best in the hands of private developers not the city!
- While not opposed to growth/affordable housing, Brown Ranch is a half-baked idea that if implemented as-is would be fiscally irresponsible and an embarrassment of a cluster (based on foundational math/economics as well as lack of support from comm).
- It is too costly, too large, and too impactful for a town the size of Steamboat Springs. From traffic, air quality, increasing demands on infrastructure, schools, amenities, and more, water use, and environmental, this project is just too large.
- Too big of a project, too expensive never will be truly affordable
- I feel that the city can't provide adequate services for the population it serves. This development will test the water, energy, infrastructure (mainly roads/traffic) first responders, snow maintenance, etc.

- Makes no financial sense in the form it is in!!!! They, the house authority will expect the resistance of Steamboat and Routt County to fund large sums of money down the road in taxes and fees to complete this project.
- I do not believe this is the right solution for Steamboat.
- Density, costs, and traffic
- I do not believe that the city council has done much in the way of impact studies and have not thought this project through
- I think this project is too big in scale. Also, deed-restricted projects in the past have been unsuccessful (scams) resulting in unfair profiting. These homes will still be unaffordable for many families. We need better rental options.
- I support the project and annexation, but not under the agreement that is in front of us.
- I think this project will have the largest impact on our community ever. Steamboat will never be the same. I raised three kids in Steamboat and I can assure you that none of them would want to live in your planned community. All have figured it out.
- financially it does not make sense.
- Too much traffic west of town already
- The plan doesn't have the housing density required. US 40 won't be able to accommodate the additional traffic. Our water and sewer system doesn't have the capacity. We don't pay employees enough to afford anything built with current construction cost
- Brown's Ranch disenfranchises everyone who lives in Milner, Hayden & Craig but works in Steamboat. The amount of housing that can be built in BR is a fraction of what is needed and will make an already miserable commute to Steamboat worse.
- It seems like it will take significant taxes to fund and will affect our workers and families greatly. We already spend funds and energy to provide housing for our staff. Can the city and county find ways to incentivize other businesses to do the same?
- Too big. Too much. Too many apartments. Homes
- Annexing Brown Ranch is not the right move for a community the size of Steamboat Springs. This is supposed to be affordable housing for existing members of the community, and it will likely attract more people than we have the capacity to support.
- The annexation of that property will lead to the demise of the RCRC gun club.
- Traffic on Hwy 40 is already a nightmare. Need grocery store and US Post Office in place on that side of town BEFORE moving in dates to alleviate traffic.

- I support additional housing, and the Brown Ranch concept. I do not support 2200 units for 6,000 people. I support a scaled back version of the project to 1000-1200 units over 10-15 years, then, if successful, ask for more.
- I think the city should annex the property, but that the YVHA plan is too large, too expensive, and too ill-conceived to succeed. It is also tying up funds and energy that could be put towards near-term solutions.
- I am for Brown Ranch and affordable housing, but not the way it is planned/outlined in the current annexation agreement. The project is too big and too costly for our community, and there are still too many unanswered questions.
- The community should have a say in this vote because it is a HUGE undertaking & many are or will be impacted by this development. If it is the will of the people, the vote will say so. There should also be other options on the table for this site.
- Brown Ranch as proposed is way too big for our infrastructure to handle. Also, if you keep building it's an endless cycle of needing more services--more employees--more housing. The ski resort should provide housing for their employees or pay them more
- The city/housing authority has not defined a clear plan on how they intend to finance brown ranch.
- there need to be a plan for traffic flow before i support it
- Outside developer. Millions of taxpayer dollars. Little to no oversight. Decades to complete. This money could be spent on REAL Affordable Housing solutions. \$2000.00/mth Studio apartment is NOT affordable for most regular working taxpayers.
- Too BIG and too EXPENSIVE
- I do not support this annexation as planned. I think there has not been enough research to understand the huge impact on the west side community for this scale of development. I would support a smaller scale development with more public transportation

Members: Unsure on Position

- Been a long time West End property/business owner at corner of 40 & 129. Very nervous about existing infrastructure and impact of additional people on this end of town. Just driving to grocery stores on other end of town is already a 40 minutes drive
- I support the annexation and development in a measured and phased approach with finances secured for each phase going forward.

- How the city will accommodate traffic on Lincoln Ave? Is Sbt prepared for 2400 homes (this may be 9600 people)? Where constructed to accommodate the number of people in these homes when the entire project is completed--gas, grocery...
- I think there needs to be majority of this housing for working class, missing middle. We will have too many poverty level
- Homes that does not help the work force that actually works
- Don't feel I know enough of the impacts
- I feel the plan needs to be phased and much more cost conscious. The annexation itself is not my issue. It is the implementation of the plan, cost to the city (and taxpayers), and management/oversight of YVHA due to previous project mismanagement.
- I like the idea of affordable housing, but the plan will take too long to develop. Also, the money isn't there and they are cutting the parks from the plan which I am not ok with.
- I know that we need this project, but I feel that it should be proposed in phases based on needs over the years. Yes, we have a housing crisis but proposing such a massive project when we don't really KNOW what the future holds is why I'm unsure.
- Need more information from the City.
- I lean toward not supporting. There will be major issues that need to be addressed like the widening of 40 and I am unsure of how the city will secure funding. Is affordable housing "affordable" if locals will have to pay more tax?
- How affordable is affordable? How would one qualify for this affordable housing? Would it be reasonable for an employee of the district to manage this rent?
- I agree we need more affordable housing options but not yet sold on this plan. I need to see the Financials to make sure it's fully funded. A smaller more affordable plan would easily have my full support.

Non-Members: Oppose Annexation

- I don't think it is the job of the city to be in the housing business. It is better for private developers to take on the responsibility and risk
- Too big. Not needed. Traffic.
- Too much money will be spent on this project. Let's scale it back, and have the developer pay for the infrastructure like most new developments!
- Too large of a master plan for current infrastructure. Overall deed restricted development will erode the middle class of steamboat springs.

- The project is too large with too many funding gaps. The roads/town cannot handle an increase in 45% of population (for the city of Steamboat).
- Financial aspects don't make sense. Also think the proposed community plan is over the top in terms of amenities and eventual costs.
- We really need housing for city employees and health care professionals (including doctors, nurses, technicians) that would not qualify for low income housing. Other for profit entities should pay for their own employees.
- Too much at once. No chance to gauge impacts before more is built.
- Too big. Do quick infill projects that are integrated, not a low-cost ghetto that's proven to fail in every version every attempted over the last 50 years.
- Too expensive
- Concerned that the initial intention is affordable housing and in when project comes to fruition that intent that was proposed in fact is not carried forward. Just like other projects we have seen already. Becomes a Realtors dream instead.
- Our city cannot sustain or support the size of Brown Ranch. It is a city. It will impact our town in immeasurable ways. From emergency service, critical infrastructure elements, it will ruin the quality of life. We will need more of everything.
- YVHA is completely corrupt and should be investigated.
- This is a huge cost to the community. This exemplifies a trend of fiscal irresponsibility in Steamboat Springs. This is not in keeping with the culture of the city and county. This is also a clear socialization of a problem of underpaying workers.
- Adding a community West of town the size of Breckenridge will destroy Steamboat as we know it. The traffic issue will be intolerable and with no recreation areas planned for the community, our open spaces in town will suffer.
- The growth should be more self-sufficient and smaller.
- The character of our town will change drastically. Our infrastructure cannot sustain that many people.
- Way too big with an Incredible cost that's unsustainable for our city.
- Consider numerous alternatives for addressing housing costs. There is no shortage of housing! Stupid argument made. It will ruin our town
- I do not believe this is the right solution for Steamboat.

- There is not a sufficient plan in place for the cost to develop Brown Ranch. In addition to the cost there hasn't been an acceptable plan for the additional traffic for downtown.
- This town is way too crowded already. Do not have the infrastructure to support it. City council and the commissioners have destroyed Steamboat at an exponential rate already. Nobody comes here because they want to live in a city. We need to preserve
- The infrastructure costs being put in the city and its residents are astronomical. These costs should be that of the developer. Additionally, there are MANY traffic needs to be resolved before money is spent to add more housing.
- The cost is too great and the YVHA is not skilled or equipped to take on a project like this. The housing will not be affordable when it is built. A 2 bed affordable unit in SBS runs \$475k to buy. You should look at repealing the condo defect law.
- Too big of a commitment based on an unreliable tax and it takes away \$ from other potential subsidies/buy down assistance. Could you give up your chamber subsidy from the city and support yourselves so that there would more money for housing?
- To big a project that will increase the stress on an already stressed city infrastructure
- Taxpayers should not be subsidizing housing. Businesses should pay more if they cannot attract talent.
- It won't be affordable with approximately \$273k per unit of just infrastructure.
- It will have a negative impact due to being concentrated there.
- Businesses should simply pay more if they cannot attract people due to high housing costs. The tourism business has been profiting all along as the marketing of Steamboat drove up housing prices It is inappropriate to use taxpayer money.
- There are more cost-effective ways to implement affordable housing
- The project as is, is to big impacts to current infrastructure are not solvable.
- The proposed plan would commit the City of Steamboat Spgs to an unreasonably large amount of infrastructure funding in a single project. The transportation needs of such a large development in a single location would also create overwhelming traffic.
- Financials
Clearly misleading data
Inability to provide current services at a reasonable level of professionalism
Inappropriate expenditures of taxes
Size of project

- This project does not address the issue of creating wealth & a livelihood in town
- This project does not fit the growth pattern or character of our community.
- Traffic, quality of life, and a burden on existing resources will be too great. We need to focus beyond SBS and grow our outline communities.
- Earth, Air, Water - this precious valley can not sustain such a large increase in population.
- Too big of a plan. Scaled down would work. Then go back and ask for more
- The city cannot afford to absorb the added expense for the maintenance and infrastructure. This will NOT be affordable regardless of what people are being led to believe.
- Too big, will change character of community forever, traffic noise light air pollution
- There is not the infrastructure to support this growth (roads, grocery stores, gas stations, snow removal). Highway 40 is already very busy.
- This plan is too expensive and there is not an identified way to pay for it. It's far out of town and geography of the land is too expensive to build on. The lack of plan for parks is going to make it feel like a ghetto.
- I'm not confident there is a solid plan for this development.
- Transportation. It took 25 minutes from stop light at heritage park to 1st stop light at 128 on commute morning bumper to bumper
- Brown Ranch as proposed is way to big for our infrastructure to handle. Also if you keep building it's an endless cycle of needing more services--more employees--more housing. The ski resort should provide housing for their employees or pay them more
- I believe that the Brown Ranch annexation will put a strain on community resources and NOT help with affordable housing in the Yampa Valley.
- I would liked to have seen more creative and community based options in the BR plan to keep costs low as well as have this community develop organically and with more local input. Use CMC and High School Intern labor Habitat for Humanity style.
- The plan is too big and too much money spent on infrastructure, not housing. The 20 year commitment from the city is too extensive and will create further burdens from the city that have not been budgeted.
- Neither YVHA nor the city employs anyone with any relevant experience for a project of this magnitude (scope & budget). At a minimum, the project should be cut into phases with mandatory reporting against KPIs & budget by phase.

- Traffic Congestion Too many people/families Unsustainable for the County
Changes our Community Government has no business in housing.
- Stay in your lane!
- Project is too big and not sustainable for steamboat.
- Brown Ranch is not the answer Steamboat needs. It's too big of a change to Steamboat and will negatively affect Steamboats character. Bottom line is, Brown Ranch is adding too many people to Steamboat and I do not support it.
- The city/housing authority has not defined a clear plan on how they intend to finance brown ranch.
- The current city infrastructure cannot support it: traffic control, postal, grocery stores, etc.
- The town cannot handle that many more people. There has been a housing "crisis" and there have been many units built to provide housing over the last 15 years. In my opinion there will "always" be a housing crisis and Steamboat will continue to grow.
- there need to be a plan for traffic flow before i support it
- Nothing has shown the citizens that any of the BR units will be affordable to the working class. We do not need 10k more work from home yuppies moving here making traffic worse. Wonder why restaurants close so early? The "poor" were told to leave.
- Start with getting rid of short-term rentals. Routt county does not have the capacity to have Brown ranch. We don't have the roads or water resources. Let's keep steamboat a small community. This is ridiculous
- I don't think these homes will be truly affordable for those living in our community.
- We don't have enough water to support this many additional homes. Year after year we face drought, and we are already struggling with water needs.
- Steamboat cannot afford to have so many new cars on our already crowded roads. There is way too much cost for the city. There are places like Oak Creek, Milner and Hayden for people to live.
- Too big! Traffic concerns, infrastructure issues. People can live in Oak Creek, Hayden, Milner. The Mountain should pay for their employees' housing.
- The current plan is too big

Non-Members: Support Annexation

- We need Brown Ranch to support workforce housing in Steamboat!

- Brown Ranch is in the urban growth boundary, it protects our South Valley open space, it is fiscally responsible, has a wide range of affordable and attainable housing opportunities and will make an important difference for our community!
- It appears to be one of the only promising ways Steamboat Springs can meaningfully increase its housing supply for lower- and middle-income earners over the next decade or so.
- We desperately need housing and the Brown Ranch is an incredible long term solution.
- People love Steamboat because we are a real town. Our local residents keep it real. The character of our community will change dramatically if our middle class, small business owners, workforce and service providers cannot afford to live here.
- We are desperate for workforce housing.
- We need housing so that our businesses can thrive and employees can live here.
- We need housing !!!!!
- We need affordable and attainable housing in Steamboat!!!!
- We need more attainable housing to keep our community economically diverse and vibrant. This is our opportunity as a community to manage the growth that will inevitably happen either way.
- It's very simple, we have a massive labor shortage and quality of life issue for working people. We need housing and this is a smart plan that's largely revenue neutral to our tax base. We pay stupidly low taxes as is, so we can afford to invest.
- We need housing. NIMBYism will turn us into every other ski town. What we do now with BR will define our path for years to come. We are past Steamboat staying as a sleepy town. We need to plan for growth now and not stick our heads in the sand.
- We desperately need affordable housing. The area west of Steamboat has been the designated growth area for a long time. Let's get this done and stop kicking the can down the road!
- Need housing
- I support the annexation due to the need for local housing for year round employees to live and participate within the community that has in recent years pushed out anyone who cannot make 6 figures in annual income.
- As a business we have trouble hiring and retaining staff due to high housing costs in Routt County. The Brown Ranch project represents the best opportunity we see to provide affordable and/or attainable housing in our community.

- I support annexation but not Brown Ranch plan in its current form.
- More affordable housing options for Routt County Residents
- The west Steamboat plan has always been our only hope for expanding town. The brown ranch is our only option now that yvha owns the land
- This is a unique opportunity to develop this 420 acres in a thoughtful way, that supports the housing needs in our community.
- For many years we, as residents have known that there aren't enough affordable housing options in our community & this affects us all - every industry and business, large or small have difficulty hiring intelligent, responsible workers. HELP PLEASE!
- We need more housing, our town is going to grow whether we want it to or not, so let's be prepared.
- This is the only real, viable plan to create a significant amount of affordable housing for anyone not already a multimillionaire.
- I am a teacher and understand the urgent need for affordable housing in this town. Especially with the people living out of town who commute even in inclement weather. It's one thing if people choose to live outside of city limits.
- We need housing
- I support the annexation so that people who work in Steamboat can afford to live in Steamboat.
- As a 32-year-old professional that has a good job and has practiced responsibly financial management I still can't afford a home here. And I'm watching people that have even less struggle even more, we can't progress as a city without housing.
- Steamboat employees cannot afford to live in the city they work. We need more affordable housing to retain employees to keep businesses in our city going. Teachers in particular cannot afford to live here and will continue leaving.
- To fix the housing crisis of Steamboat where the locals have to live in outlying towns to survive at a living wage.
- Local workers making less than 150,000 a year cannot afford to buy locally and affording rent is becoming more and more difficult.
- need worker housing
- I am a teacher in the SSSD and my family is in a rental. We would like to buy a house in Hayden or Oak Creek but can't compete with cash offers. Many other teachers are in the same boat. There is nothing to buy in Oak Creek or Hayden either.

- I'm a renter, my rent has gone up exorbitantly, but still I could not replace it without a huge increase. As soon as my daughter graduates from high school & shared custody no longer limits my movement, I will move from Steamboat due to housing cost.
- Please annex this property so that the project can begin. Putting it off is going to leave people without proper housing for too long.
- I can barely afford to live here and need more affordable housing.
- I work at a non-profit organization. I work some extra shifts at a restaurant to be able to have enough money to pay for general needs.
- I can only afford a room where I share the house with other three people. It's not fair, even though how hard I work
- This annexation is absolutely critical to the livelihood of our community and the entire Yampa Valley. Our workforce should be able to afford to live where they work. The downside of turning down the annexation is another 3-5 years of time lost.
- We desperately need attainable housing (affordable has a negative connotation & I wish the organizers would stop using that word). Our employees are being forced to leave because the rent is so high. Given the laws of supply & demand, we need more.
- I support annexation to ensure there is available and ready land to build the future housing needs of Steamboat. Access to the free bus / SST is going to be increasingly essential.
- Because It is difficult to rent an apartment in Steamboat. I would like to get more options.
- As a working professional that is raising a family in Steamboat, purchasing a home has become a dream that is far from reality. I feel that Brown Ranch will bring that reality back to the picture and I can count on raising my family here.
- This project will undoubtedly change the composition of Steamboat, but I can't imagine things getting much better without it. I think the plan is solid, and there is a good chance that I will one day buy a house in Brown Ranch.
- As an educator my wages do not currently support living here. I would love to see our education system serve our community without massive turnover. We need ALL members of our community to have access to safe and attainable housing.
- I have lived in the valley for almost 20 years. I work in the community in healthcare helping some of our most vulnerable populations and I am getting pushed out due to the cost of living. Steamboat is my home and I want to afford stable housing.
- This is one small step in progress towards ending the housing crisis in Steamboat.
- Steamboat is growing as both as tourist town and as a permanent place to live, regardless of what people want or don't want. Refusing to help create more housing won't change that trend, it will only create stressed families and worker shortages.

- We need housing in this town for regular working people. It is nearly impossible to hire teachers and staff for the schools because there is no where for staff members to live in town. Often job offers get turned down because of the housing situation
- I support it as I would hope to be able to continue teaching in Steamboat. Not sure how much longer I can continue to afford teaching and living here....
- We need affordable housing in Steamboat. I'm a teacher and cannot afford to live in my own community.
- If we want to continue having a community, we need to figure out how to have the people that enable the community to function to be able to live here. Without Brown Ranch the working class will not be able to live here.
- More affordable housing is the only way I would have a hope of being able to afford and own my place within the next five years. Without it I will strongly consider moving somewhere else.
- Steamboat needs to protect their working community But the SKI RESORT needs to step up and provide decent single bedroom housing for ALL employees that are brought in
- I hope to live there someday
- We need places for real people of the community to live
- I support the annexation of Brown Ranch because it presents a crucial opportunity to address the pressing need for affordable housing in our town. YVHA's plan is a commendable step towards building a more vibrant and accessible future for our residents
- As a teacher in this community who has watched other great teachers leave, because of housing, I believe this would benefit us on so many levels. It would allow for us to acquire and retain excellent educators and also other lower paid professions.
- So the revenue collected from Brown Ranch will come back to the city for cost associated with upkeep. Help the city with infrastructure cost associate with the build out for city roads.
- Steamboat needs to do something to house essential workers. I have lived here since 1998 and the problem has only gotten worse. We can expect more SNOW DAYS in the future if we can't have affordable housing for snow plow drivers and county workers.
- We need housing!
- I would like the opportunity to have affordable housing in Steamboat.
- YVHA has presented no other option or alternative plan, so we have to support the Brown Ranch in order to have a future for our community.
- Housing is a serious crisis in our community.

- I am a single mother of 3 kids who struggles with being able to afford a home in Steamboat. I have been working for the community in mental health and education. I would like to be able to own a home and provide for my 3 kids.
- I support this because we must create more opportunities for affordable housing or we will continue to lose teachers.

Non-Members: Unsure on Position

- I don't have enough information to support this just yet.
- I haven't been convinced this will solve the problem of professions like teachers not being able to secure affordable housing, or that I will not be subsidizing housing for location neutral couples who want to move here who make more money than me.
- How affordable is affordable? How would one qualify for this affordable housing? Would it be reasonable for an employee of the district to manage this rent?
- Need more details on the agreements but taking land is wrong and I hope this doesn't have a negative impact later on.

Responses to "Is there anything else you'd like to share with us?":

- \$600M in infrastructure for 2,200 residences is about \$273k per residence BEFORE a single residence is even started. This is not affordable. Brown Ranch will only create a huge bureaucracy and cost burden, while not solving anything.
- 35 years as local.
- A lot of people feel that Brown Ranch is being taken without regard to consequences.
- A major grocery store is needed to keep traffic on the west side of town. Downtown streets will not be able to handle grocery store shopping traffic.
- Adding more traffic to the problems we are already facing is ridiculous. Utah builds the roads and services (water/sewer, gas, electricity) BEFORE they begin the neighborhoods. This would make more sense to me. More work needs done.
- Affordable housing is the biggest problem in Steamboat Springs. Our town does not support young adults just starting out in the housing market with budding careers. We raise our children to love the Yampa Valley but they cannot afford to stay!!
- Affordable housing yes! We have a lot of great projects in the works. Limiting STRs more strictly to convert those to affordable housing. Building so large at Brown Ranch- no.

- AirBnB/VRBO has proven to be a poison pill for locals looking for affordable rentals. It should be prohibited within the City limits as has been done in many other communities. Leases should be for no less than 6 months for secondary units.
- All great places were created, they didn't just happen. If we allow runaway development to occur, which is happening, this place will be ruined forever. It's time to start to say no. Let's come up with a better plan. Develop Hayden, Craig, Oak Creek
- Already difficult to find employees in Steamboat. Concerned there will be no working class here to keep everything running. I currently see too many expensive luxury vehicles parked in existing affordable housing lots--more 2nd home owners?!
- Any delay in the Annexation will be extremely detrimental to keeping health care workers and education staff in Routt County.
- As a young teacher, I am very unsure about my future in this community due to housing. I really would like to work my entire career for SSSD but am not sure if that will be a possibility due to housing. It is very stressful.
- As I understand it, due to employment requirements, homes here cannot be purchased for group homes or assisted living homes for those with disabilities. The Housing Authority can't or won't include this in the plan. This is a miss.
- Be sensible and not greedy.
- Brown Ranch makes sense for Steamboat and our community. I strongly encourage the Chamber to support annexation. It's what's good for business and will keep our diverse community thriving.
- Business should be able to purchase employee housing at Brown Ranch. The chamber should help to facilitate that
- Businesses need staff. Staff need housing. This is such a need in the community.
- Businesses, or business owners, should be able to purchase units for employee housing and the chamber should support business and business owners in that regard.
- Chamber is here to support businesses, not engage in politics. Please stay neutral on brown ranch topics.
- City council needs to listen to its constituents, not personal bias
- Do the HWY 40 BI-PASS NOW!! 25 years too late... get after it. Double-decker RIVER ROAD, annex the few tree haus homes with a driveway from MT WERNER bridge to brooklyn (2 or 3), shoot HWY 40 from Mt Werner to James Brown Bridge. FIXED!

- Don't be fooled! BR is not the solution!
Dn't f this one up
Don't kill Steamboat
Don't let underinformed crusty locals stop you from doing the right thing for our future.
- Everyone likes to talk about the need for more housing as well as affordable housing but when it comes to making a sacrifice as a community to develop that need those same people are suddenly silent or outright opposed to it.
- For Question 5, it is plainly clear Steamboat has to do something!! Planning and quality of the community is critical. High density development must have amenities and overall and self-supporting infrastructure to exist successfully.
- Hope this would help with extending the core trail as a hard surface alternative transportation trail
- Housing Authority and City just need to do this the right way without politics. The former Counsel and much of the current one pushed this through in haste... as they did the STR overlay. I am not opposed to the plan, we just need to be smart!
- How the project will be phased in response to market demand should be clarified so it's understood that this is a long-term project. It won't be built all at once.
- I appreciate you sending out a survey, thank you.
- I do not believe the Brown Ranch Annexation will in any way alleviate affordable housing in our community.
- I feel it's important that the plans are able to change as the community grows in order to meet the needs of our community.
- I have seen mismanagement of existing "affordable" housing, like monthly rentals for full market rate indeed restricted units that prohibit it or limit it. There is little to no oversight of what exists now, therefore leery of future management.
- I implore you to take a supportive position. The Brown Ranch plan is good for business, good for our local economy, good for our region. It represents a thoughtful plan to meet community needs for many years.
- I know those that have lived here for years are set in their housing but for those that have moved here for professional jobs there is such a lack of affordable housing.
- I really think that there needs to be considerable thought, changes and planning surrounding 40 and the flow of traffic and pedestrians. Highway 40 is so unsafe for pedestrians as it is with no access to the core trail for the western neighborhoods

- I think it is important for the Chamber to lead on this issue and strongly support the annexation. The business community has a lot at stake and if we fail to annex this land it could easily set our affordable housing goals back by a decade or more.
- I think the team(s) supporting annexation aren't addressing arguments against it. Those aren't necessarily reasonable or evidence-backed but they do influence people against the project. Need to address anti-growth folks, funding gap myths, ...
- I would like the facts to be discussed. A round table with all of the players ... I feel like the opposition to the project has fuzzy facts and not a clear understanding of the project and a lot of animosity.
- I would like to feel there is more opportunity and equity for the people who actually work and contribute to the daily jobs that keep this town running all year round.
- I would love to get both sides together and have a town hall meeting so there can be some open dialogue from each side. Also I would like for the fact checking to be done at the time of the town hall. I'm tired of the lies!!!!
- I would love to hear real solutions to being able to afford to live here for the working class community. We don't need more multimillion dollar houses or our land going towards that. We all want a one-three bedroom spot and a garage nothing more.
- I would love to see answers from YVHA to each question proposed by those against the annexation - maybe this is out there and I haven't seen it. I do believe in YVHA and think ultimately a compromise can be made that will better serve the community.
- I'm concerned about traffic and lack of amenities on the west side of town. If Browns ranch can fill some of those amenity needs as well, I think it's a win/win.
- ID LIKE TO TAKE THIS ONE STEP AT A TIME. TO MAKE SURE WE ARENT GOING IN OVER OUR HEADS
- If employers need employees they should be the ones building apartments and paying their people more. Taxpayers shouldn't be footing the bill for this. Folks in SII, Heritage Park and Silver Spur should be able to have a vote. Looks very suspicious
- I'm concerned for the sustainability of our economy and basic community services if the annexation does not pass.
- Increase the town population by 1/3 changes the character of Steamboat
- It would be great if you could help educate the community about Brown Ranch! There is so much misinformation out there! The chambers support would be amazing.
- It's awesome that you're asking, thank you!

- "It's hard that the majority of the people that would benefit by the Brown Ranch likely do not live within city limits.
- We need to help clarify communication that is put out there by people that oppose it and are spreading misinformation."
- I've lived in Routt Cty for 22 years. It is sickening to see Steamboat already an "Aspen" and becoming Jackson Hole. I have loved my life here but can't afford to live in Steamboat. I work hard, pay taxes, shop here but reside in Hayden. SAD!
- I've worked as a school district employee here in Steamboat for 22 years. I cannot afford to pay to live here anymore (rent/buy). Therefore, the only housing option is living in a bedroom community which is putting more stress on highway 40 & 131.
- Just say no.
- Locking our City into a 20-year STR tax at the maximum 9% rate allows no flexibility for our City to adjust the percent in a recession to stimulate tourism. Long-term impacts on our ski based economy from climate change are ignored in this plan.
- Most of my current employees have their housing under control. Probably all wish it cost less. I wonder if when units are available, hourly workers will find them affordable.
- My husband and I believe that we will either be able to buy a home in Brown Ranch or need to move out of the Yampa Valley. I think these are the stakes for many young people in the valley. It is only option to buy in town without a trust fund.
- Non biased education is the best way to educated the community.
- nope..the time is NOW!!!!
- Our local housing crisis is rapidly turning into both an economic and health care crisis. Brown Ranch is an amazing opportunity and we can't keep delaying making a difference for local housing. The time is now! Please endorse supporting BR.
- Our town functions based on our workforce. If we don't have housing for our town's workforce, businesses cannot thrive. Please support Brown Ranch.
- Please extend the CORE TRAIL! We cannot expect that everyone, young and older want to ride bikes (me included) on Highway 40!
- Please send this survey out to as many people as possible! Let's get the ranch annexed!
- Please stay neutral on the annexation. This will be a hotly contested issue. I do not expect the annexation to make it past public scrutiny (the vote).
- Please stay out of the politics of this issue as a Chamber.

- Please support the annexation ordinance.
- Please support this. Knowing that so many businesses are struggling to find employees because of lack of housing I do not see how you could not support this. It is essential to our community & the future of its workers & success.
- Please support YVHA in their ongoing efforts to provide housing options for those who live and work in our valley. I see students each day who don't have housing or housing where it is shared with too many people leading to a poor quality of life.
- Please support!
- Qualitatively, I have not met a single person who supports the idea as presented thus far (from every demographic). From what I have seen online, those who do support believe they'll have a beautiful single-family home for \$200k w/parks - doubtful.
- Steamboat needs more housing to keep the home prices down so not only the rich can live or move here. Home prices are ridiculous in Steamboat. Get it done Steamboat!
- Steamboat varies from many destination ski towns because of our community. BR is a great way to support the community and the people doing the jobs that keep this town running. For those lucky enough to already own here, help share the dream.
- Stop Steamboat from becoming Aspen.
- stop systematically allowing City to hand over our taxes, and other governmental agencies to YVHA. VERIFY YVHA processes: Is access to housing fair, equitable and TRANSPARENT for all? For all races & ethnicities? How to apply? S/b on their website!
- Stop the brutal marketing and help keep the heritage and not let all the transplants try to change our community to something that obviously didn't work where they came from.
- Stop whoring out our once charming small town. Traffic is awful, crime is up, and the workforce is tired of being told to move an hour away and commute back to wait tables. Enough is enough.
- Supporting business includes the development of workforce housing. Very few subsidies can impact the business community like that of housing.
- Thank you for all you do!
- Thank you for asking about issues that are important to the sustainability of our economy and community!
- "Thank you for supporting your local businesses and employees!!

- Thank you so much for considering taking a support position on this critical issue facing our community.
- Thanks for asking.
- Thanks for distributing this survey! It is important for the Chamber to provide guidance and information for this critical moment in local politics and for residents!
- Thanks for hosting this survey.
- Thanks for the opportunity to respond!
- The annexation issue has been voted on twice already and passed. If The Chamber doesn't care about the local housing crisis, they maybe it will when tourists don't have anyone to clean their condos or fill their cocktail orders. DO SOMETHING NOW!
- The argument that this will bring more people to Steamboat and bring more traffic and ruin the town just doesn't stand. The people are here, their commuting from Craig and Hayden and Stagecoach, is that not creating traffic??
- The chamber is funded by the city and thus should not offer any position, or help to either side. Your hand is in the city's pot. Stay out of this completely. Including this survey. Ironically submitted
- The chamber should be publicly behind this. You are made up of local businesses - those businesses are suffering we need employees and the solve is housing.
- The Chamber's job is to support businesses what would support businesses is having employees. People need a place to live
- The cost of living has become outrageous and locals need to be able to have a place to call home rather than be forced out to a different town
- The current plan calls for mostly rental units and will be 100% government subsidized. It should include more options to purchase so our employees can build wealth. no free market option to help pay for it. It will grow our city population by 45%
- "The dream of affordable housing in Steamboat is dead. Accept that, and put resources into developing Hayden, Oak Creek and Yampa/Phillipsburg as attractive, viable alternatives. Carbondale/Basalt is a great model as a supporting town to Aspen.
- The financial burden of this project is way too big to be supported by taxpayers. With no plan to provide the hundreds of millions of dollars this project will take, it is irresponsible for the City to take it on.
- The process between YVHA, Michaels hasn't been transparent. There was no open bidding. YVHA decision makers should sign a non-competing clause so they can't go work for companies they hire. The whole process seems nefarious.

- The pros and cons both need to be shared with the community; I think there is a lot of missing information.
- The public appears very misinformed on what Brown Ranch will actually deliver - 80% new residents according to RCLCO and very few traditional (highly sought after) homes. Get the information out there!
- The STR tax that was designed to support Brown Ranch will continue to push visitors away and hurt local businesses. There is a housing issue, but Brown Ranch and Taxing guests away is not the solution.
- The very people, city council are the problem!!! You cannot build houses or apartments under current rules that are affordable!!!!
- There are NO properties on the market in Steamboat to help us use the equity we have in our one bedroom to expand into even a two bedroom. This is devastating for us, we cannot expand out family without this option. So, we will have to move!
- There are other solutions to our affordable housing problem. Smaller solutions. Ones that do not increase our population and traffic immensely. Steamboat is already too congested. Look to the towns outside of Steamboat for growth.
- There are so many issues that need to be decided before we can plan for a major expansion like this. It was pushed through initially through insider politics and should be carefully re-evaluated
- There are so many more problems that this survey does not allow enough space to comment on. Any answer here would be a small fraction of the overall project problems.
- There has been a lot of disinformation about this campaign, and we don't yet know what the benefits will be to the city.
- There is no realistic way to make housing affordable especially to service industry employees and here specifically. Depending on this economy there isn't a job that pays enough here literally. You create valuable employees pay them well is cheaper
- There is so much misinformation and fear mongering out there about this project. If anything, please do something to help keep people accurately informed.
- There should be a strong statement of support from the Chamber. Otherwise it will look as if the Chamber is tone deaf to the intense employee housing needs of its members.
- There should be no hesitation in supporting this annexation. It meets all our community goals of expanding the tax base and quality of life.
- This benefits everyone, despite what those in opposition say.

- This city is going to be unable to grow without long term housing options for all industry employees. Would like to see requirements of being employed by local Steamboat businesses in order to qualify for the housing, continued employed also.
- "This council has never answered the basic question of what's wrong with employers simply paying more to attract employees like the rest of us are forced to do?"
- The affordable housing property tax is misguided and hurts the people they claim to help."
- This has been a problem for more than the 25 years that we have been in town, but it has gotten worse. When I moved here in 99 you could buy a downtown house for \$300k (6-10 times annual salary), now it is more like 20+ times annual salary. NEED HELP
- This is a financial boondoggle and the populous understands this!!
- This is a housing crisis.
- This is potentially dangerous for people who are in situations of domestic violence or just unhappy relationships who feel they have to stay because they can't afford housing. Or for people who can't afford safe housing.
- This project should be posed as something that could and needs to happen, but not one that will happen. I worry people could become complacent nearing the election and won't be inspired to vote. They need to understand that this is not a done deal yet
- This proposal is not good for our community. It is not the answer to affordable housing. We already have many affordable choices and this becomes TOO much!
- This will certainly hurt the city's ability to attract businesses b/c city staff has been clear that services will go down in quality.
- To not support this would be a death knell for our community. We are so close but now a few squeaky wheels are threatening our community.
- TRUTH!
- Unfortunately, I don't think the Chamber can take a position without backlash.
- We all know that many businesses are suffering do to not having enough staff. Brown Ranch should help with this challenge.
- We cannot support such a large project.
- We desperately need affordable housing and transitional housing, but what is being created is an unlivable community that will garner significant complaints for lack of amenities with no way to fund them. It needs to be desirable, not just 4 walls

- We have a ton of housing coming online in Steamboat and the surrounding areas. I think we should not base the BR approval on 2021 data and instead let ourselves settle into the new developments and assess needs and impacts. We do need a rec center!!
- We need a better plan for BR. Already 2 more housing devs have come online in town. BR should not be a new city! 40% growth alone! We need infill, better trans to outlying areas, and a scaled back plan. Rentals owned by NJ devs?? NO NO NO!
- We need a better plan. Opposing the Brown Ranch does not mean someone opposes building affordable housing. There is a better way to do this.
- We NEED more housing in Steamboat and this is a solid solution.
- We need the housing. Opponents have to compromise as we need obtain more housing in Steamboat
- When the homes are available to purchase for employees, how will they go about choosing who is able to purchase one? 3 of our employees would be very interested if it was truly affordable.
- While I am for the annexation, I'm concerned about traffic as I live on the west side of town.
- While the PRICE matters, it is important to continue to move forward and to use all resources in our quiver to address this important and timely crisis. We cannot punt down into the future (barring a no vote in the next election).
- Why can't the locals buy in instead of renting from a company based in NJ? Am I wrong that there are far more rentals available vs buying options?
- Yampa Valley Housing Authority must have a more moderate leadership role. This non-compromising attitude is detrimental to all of us
- You should have surveys that do not limit answers to complicated topics at 250 characters.
- Young people have no path to homeownership in Steamboat without Brown Ranch. Those who do not want this are those who already own property and already got their foot in the door. You will see continual brain drain from Steamboat without Brown Ranch.
- YVHA seems to be out of control, they should not have full control of the STR funds. The size of this project is too big, I question the amount of funds the city will need to invest for the infrastructure.
- Yvha should not use tax \$ for advertising
- YVHA, has not been open to scaling the project down in phases. I find this disconcerting.