

Board of Trustees
BOT Agenda Cover Sheet
Agenda Item No: X. 2.
Meeting Date: November 18, 2024

TO: Mayor Rogin and Members of the Board of Trustees
FROM: Andrew Bowen, Senior Planner
DATE: 11/15/2024
ITEM: Housing Needs and Growth Survey Results

☐ ORDINANCE
☐ MOTION / RESOLUTION
☒ INFORMATION

- I. **REQUEST OR ISSUE:** As requested by the BOT, staff posted the Town of Lyons Community Housing Needs and Growth Survey 2024. This survey asked the following questions:

Town of Lyons Community Housing Needs and Growth Survey

1. **By 2050, should Lyons' population grow by:**
 - A. 5% or less
 - B. 5-25%
 - C. More than 25%
2. **Where should the Town seek to develop a more diverse mix of housing types (e.g., duplexes, cottage/bungalow, condo units, apartments) Please rank the following:**
 - A. Within Current Town Limits
 - B. Eastern Corridor (Area toward and near 36/66 intersection)
 - C. North of Town – Steamboat Valley Area
 - D. Apple Valley
 - E. Other (List where): _____
 - F. Nowhere
3. **Which Town resources should (was “could for the first day of survey) be used to support affordable or attainable (workforce) housing?**
 - A. Local tax revenue
 - B. Property tax waivers or rebates
 - C. Reduction or elimination of tap fees
 - D. Waiver of connection fees or using Town water rights.
 - E. Contribution of Town-owned land
 - F. None of the above
4. **Lyons has a 10% “permanently” affordable housing goal. What do you think Lyons future goal should be?**
 - A. 10%
 - B. 12%
 - C. 15%
 - D. No future goal needed

5. **What type of housing affordability options would you like to see in Lyons? (Mark all that apply)**
- A. Duplexes and Triplexes
 - B. Apartments/Condos larger than a triplex
 - C. Accessory Dwelling Units (ADUs)
 - D. Mixed-use spaces (commercial) with housing
 - E. Rentals
 - F. Ownership programs
6. **Are you willing to develop an ADU on your property?**
- A. Yes
 - B. No
 - C. I don't know
7. **If you are not willing to develop an ADU on your property, why not?**
- A. Not interested
 - B. Not enough room on my property
 - C. Too large of a financial investment.
 - D. I do not want to be a property manager.
 - E. Other (Please Explain)
8. **Do you live within Town limits?**
9. **Is there anything else that you would like us to know?**

Survey Response Rate:

Overall, the survey had a good response rate. Upon closing the survey at 9 am on 11.13.2024, 445 responses were submitted. Of the submissions, responses came from 371 unique IP Addresses. Staff understand that multiple members of a single household could have taken the survey from the same computer; however, staff have removed duplicates where the same IP Address reflected the same answers (open-ended questions) and similar submission time stamps. **The original raw file has been included within the packet.**

Survey IP Address Integrity

Times Taken	Unique IP	Total Surveys
1	312	312
2	47	94
3	10	30
4	1	4
5	1	5
6	0	
	371	445

Note: The majority of responses were sourced from single IP Addresses. As shown above, there was one instance where multiple responses were received from a single IP Address. Respondents were not required to provide proof of address or email address. Thus, IP Address verification was the only tool staff could use to determine response integrity.

Note on Response Rate and Community Sampling:

Based on a baseline population of 2,145 (Citation [LINK](#)) persons, this survey represents 21% of the total population. This population, however, includes minors. According to Surveylab, a good population response rate ranges between 20% and 25% of the sample population. It is important to note that the response rate for this survey may have been higher with a longer response period.

In-Town versus Out-of-Town (Question 8)

In-Town	384	86%
Out-of-Town	61	14%
TOTAL	445	100%

Note: Of the 445 respondents, 86% stated they lived within Town limits.

The remaining survey responses are attached in the Housing Survey Base Summary. Staff will listen to the discussion and await direction from the Board of Trustees on the next steps.