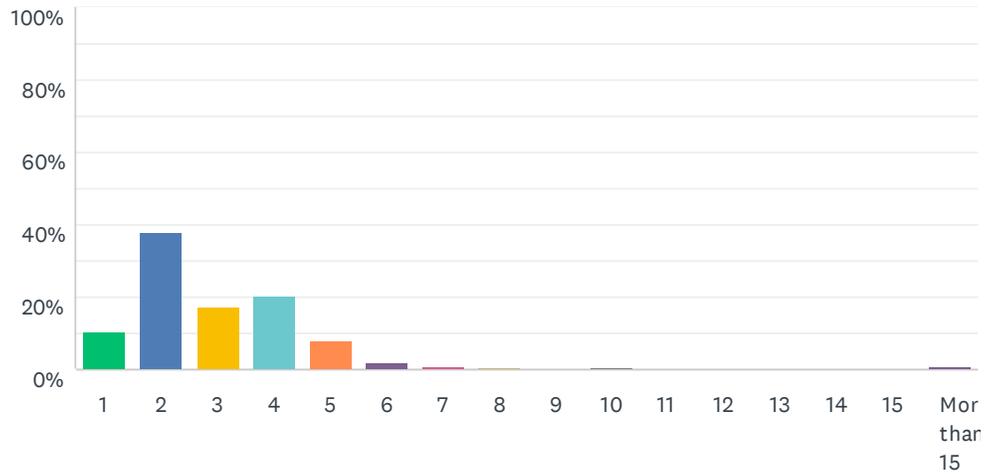


Q1 How many people currently live in your household?

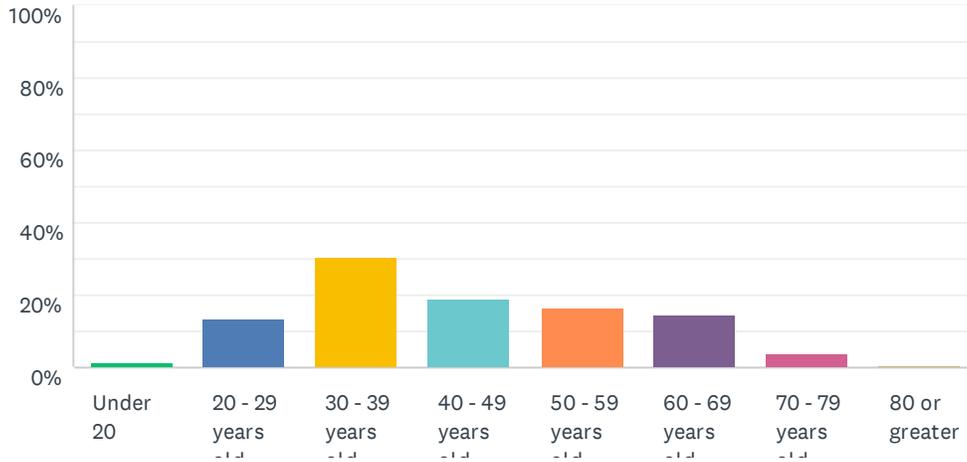
Answered: 532 Skipped: 5



ANSWER CHOICES	RESPONSES	
1	10.71%	57
2	38.16%	203
3	17.67%	94
4	20.30%	108
5	7.89%	42
6	2.07%	11
7	0.75%	4
8	0.56%	3
9	0.19%	1
10	0.56%	3
11	0.00%	0
12	0.00%	0
13	0.00%	0
14	0.00%	0
15	0.00%	0
More than 15	1.13%	6
TOTAL		532

Q2 What is your age?

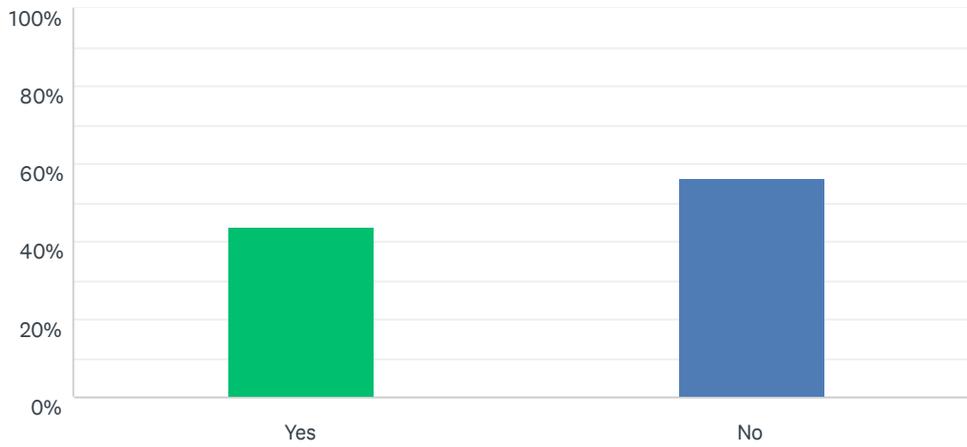
Answered: 533 Skipped: 4



ANSWER CHOICES	RESPONSES
Under 20	1.50% 8
20 - 29 years old	13.51% 72
30 - 39 years old	30.39% 162
40 - 49 years old	19.14% 102
50 - 59 years old	16.70% 89
60 - 69 years old	14.63% 78
70 - 79 years old	3.75% 20
80 or greater	0.38% 2
TOTAL	533

Q3 Have you personally struggled to find adequate, safe housing that you can afford in Lander?

Answered: 534 Skipped: 3



ANSWER CHOICES	RESPONSES	
Yes	43.63%	233
No	56.37%	301
TOTAL		534

Lander Community Housing Questionnaire

#	IF YES, PLEASE EXPLAIN.	DATE
1	We have owned our home for over 30 years	12/30/2019 9:54 AM
2	What is affordable is barely livable. In order to buy a house less than 200k you have to spend another 75k in renovations.	12/25/2019 8:37 PM
3	Rent is extremely high in Lander when looking for a home big enough to accommodate our family, compared to other areas.	12/21/2019 12:12 PM
4	Advertising platforms for available rentals are difficult to find if you're moving to Lander and are not connected to community members. Housing options for individuals or couples that are 1-2 bedrooms are very rare.	12/20/2019 12:14 PM
5	Had a difficult time finding a short term rental before buying a house	12/19/2019 1:39 PM
6	When we first moved to Lander we had a hard time finding a place to rent that wasn't more expensive than we . could afford and couldn't afford to buy anything.	12/18/2019 6:21 PM
7	Struggle to first find housing and then to find housing that is affordable for my average income as a full time employee at organizations in Lander.	12/18/2019 12:56 PM
8	When we were first looking to purchase a home (before kids) houses within our budget where not as we had hoped to find. Most needed lots of work beyond the normal upkeep to fix holes in walls and fixtures. It was a struggle to find something decent to buy and we lucked out with our current home as it was an estate sale and within the price we could afford. We spent months looking for affordable housing that would suit our needs.	12/18/2019 11:17 AM
9	We can afford safe housing, but it feels like a large chunk of our monthly income - disproportionately large for a small town like Lander.	12/18/2019 11:09 AM
10	Prior to owner our home rentals where hard to find that were affordable.	12/18/2019 9:11 AM
11	House prices and rental availability.	12/18/2019 7:55 AM
12	I did a WCDA loan	12/18/2019 7:11 AM
13	When I got a job offer in Lander, the housing situation almost convinced me to refuse the job offer. They few rental houses available were either expensive or low quality. We experience the same thing later on when trying to buy a house.	12/18/2019 6:03 AM
14	Struggled is a strong word, but it wasn't easy to wade through lots of poor options.	12/17/2019 10:22 PM
15	We were incredibly lucky in that immediately after accepting a job here, my supervisor (at the time) had a friend who had an affordable apartment to fill. If the stars hadn't aligned as perfectly as they did, I think it would have been really stressful.	12/17/2019 4:03 PM
16	Tried to buy a house there 2 years ago. Ended up in Riverton.	12/17/2019 1:32 PM
17	We had to search for several years to find a home <\$200K that didn't need major repairs or upgrades. It was a tiresome and frustrating.	12/17/2019 9:22 AM
18	Many years I have wanted to purchase a turn key home and have had no luck finding anything that I could afford and not have to put money in.	12/16/2019 10:24 PM
19	It's expensive compared to other cities with little to no amenities that the town offers. We've considered multiple times moving to another state.	12/16/2019 9:55 PM
20	Yes, it was a challenge when I first moved here. You have to really know people in the community to get a place that is sustainable financially and allows dogs.	12/16/2019 4:31 PM
21	Buying the size of house in a location where we feel comfortable to out of our price range so we rent from a family member	12/16/2019 4:15 PM
22	We would like to purchase, but currently cannot afford any houses on the market, even the most modest ones. If we were to buy an older house (which I am not opposed to) we would have to updated it, as most have not been updated for quite some time.	12/16/2019 3:25 PM
23	When first moving here it was very difficult to find houses for rent. All the rentals I heard about were word of mouth by talking to friends who knew friends that rented houses in Lander.	12/16/2019 1:50 PM
24	I can afford my current rental, which is why I have not moved out. Safety is the issue- it is an	12/16/2019 9:27 AM

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old unit that has not been well updated; the drywall is cracked, there are rodents in the walls, vegetation that the landlord rarely maintains (some very near the chimney) and out of date and cracked windows that haven't been replaced in the 3 years I have rented.

25	We bought in 1983 and own our house	12/14/2019 12:03 PM
26	I am on SSI and can not afford rent expences	12/14/2019 6:19 AM
27	My Brother and sister have though. Think I got lucky.	12/13/2019 11:24 PM
28	Rental house options are limited and affordable homes as an alternative are equally limited.	12/13/2019 11:20 PM
29	Two professional, educated adults, family of 5 and one dog when we moved to Lander. Market was well beyond our means to buy (still had a home out of state in a crashing market) and the rental market was very limited. Actually ended up approaching homeowners with houses that weren't selling and ended up renting until we found a home we wanted/could purchase. Took 7 years.	12/13/2019 6:11 PM
30	We spent 7 years looking for a home we could purchase that was constructed to our satisfaction for the cost. Typical construction costs we observed were \$175-200 per square foot with average quality building materials. Much more expensive than what we have experience in cities in the West.	12/13/2019 4:16 PM
31	I got lucky when I moved here and found a good studio apartment for \$650 a month + utilities. It'd be nice to have something a bit bigger but I haven't found anything that I could afford.	12/13/2019 3:48 PM
32	I rent an apartment right now. I was just notified that my rent will increase by \$50/month. All other rental properties are too high for my budget. I may need to return to Ohio where rental properties are less expensive.	12/12/2019 12:21 PM
33	Moved back and had to live with others because we couldn't afford housing on our own	12/11/2019 2:42 PM
34	The rental housing market is slim and it is hard to find housing as a single person. Two-bedroom apartments are reasonably priced if you have two people living with you, however if you are single it makes it hard.. In addition, there aren't many options out there, I searched for a 6-8 months before finding something reasonable and in my price range	12/11/2019 11:53 AM
35	Housing tends to be priced pretty high, its hard to find quality housing that's also within a reasonable budget. Right now housing takes up 19-23% of my monthly income.	12/11/2019 11:52 AM
36	We moved here when housing was affordable in 1988. It is very difficult for middle class young people to find affordable housing today.	12/11/2019 10:24 AM
37	Was unable to purchase a home for a long time do to the prices of home in Lander and the rent prices are ridiculously high.	12/10/2019 9:42 AM
38	The housing prices in Lander far exceed the base income of most of the residents.	12/10/2019 8:15 AM
39	Prices are simply absurd for the age, quality, and size, of available houses.	12/9/2019 10:57 PM
40	Homes in and around Lander are ridiculously over priced!	12/9/2019 9:21 PM
41	We over payed to get a good home. The homes in our price range did not show proper building or very run down. We do love our home but it's a struggle with only one income at the present time.	12/9/2019 8:39 PM
42	Safe not a issue should be seperate question. The cost of living does not keep up mostly housing cost.	12/9/2019 6:17 PM
43	The housing market in the summer of 2007 was crazy. We bid above asking price and still barely landed the contract.	12/9/2019 2:35 PM
44	Over 10 years ago I struggled to find affordable housing. It's been an issue in Lander for a long time.	12/9/2019 2:24 PM
45	There are not many places to find during our search for housing.	12/9/2019 12:51 PM
46	When we first moved to the community ten years ago, fresh out of college, we did not have funds secured for a down payment on a house. Rentals were hard to come by and extremely expensive. We were fortunate to come across our home on Lander talk. It appraised for 20,000	12/9/2019 10:02 AM

Lander Community Housing Questionnaire

more than we paid. If we paid the appraisal suggestion, we would not have been able to afford the home.

47	For several years, we lived in rentals that seemed overpriced, and had a difficult time finding a reasonably priced house to buy. We bought three years ago and since then housing prices seemed to have gone up, to the point where a family with two working middle income parents is practically priced out of lander completely.	12/9/2019 9:44 AM
48	I looked for a house to buy for over two years.	12/9/2019 8:45 AM
49	For the amount of income that was available to me and the personal space needed to successfully do my job as: An employee of NOLS Marketing (e level position) - no home office or storage space needed The executive director of a non-profit - home office and storage space needed Working for another non-profit in town - required home office space and some storage Transitioning to freelance/contract work - requires a home office and some storage It has been challenging to find rent that is affordable as one person. I have never felt unsafe in Lander. But I have felt that my access to wealth outside of my own ability to create it, limits my housing options (which maybe is just reality?). I have turned down the option to live in small kind of unsanitary spaces for less than \$500 a month. I have made housing choices based on my desire to live well. That does not mean 3 bedrooms and 2 baths. I just want enough space to cook and have people sit at a table with me, to work comfortably, sleep well and store some of my stuff. I am currently living in a 1 bed 1 bath with an attached garage. 1 partner and 2 dogs. While working all of the above jobs making between \$20,000 and \$35,000 a year I was working at least two other jobs out of necessity (everything from solar technician and construction to graphic design and NOLS courses. I have lived with either roommates (\$500 for a room) or house sat (paid the owners \$300 a month) or lived with significant others (not always by choice but to make ends meet). Debts when I moved to lander: School loans: \$45,000 (less than most people I think? 3 separate loans) Car: 5,000 Credit card: 0 Resources other than myself for income or expense coverage: NONE Just for quick reference: If my highest monthly income was about\$2,500/month (after taxes) Phone (requirement of modern-day work) - \$100 Car insurance (car is requirement of modern-day work) - \$70 Car - \$200 Gas - \$30-\$250 (depending on work) Health insurance - \$150 School loans - \$450 Rent - \$750 Gas - \$40 Electric-\$30 Water - \$40 Renters insurance - \$80 Food - \$300 Extra income to use on things like doctor visits, medicine, new tires or other unanticipated expenses - would be between overdrawing my account and \$330 (depends on if I can keep utilities low, gas expense low and food expense low) Money left to save - Between 0 and \$330 I have never found a rental for \$750 that had adequate space for my work or the way I want to live. I think telling people who are less economically blessed that they need to work harder is ignorant and oftentimes hurtful. And, that those who have told me I might be trying to live above my means by wanting a clean place to live or a kitchen that is not a fire hazard or a working furnace for \$750 might be a little blind to the situation in Lander and most of the U.S. We have classes here and that is O.K. but we need to start acknowledging them and the impact of class and wealth distribution on how housing prices develop, who they push out and who they invite in. The last three homes I looked at buying (barely affordable with a First Time Homebuyer loan and ultimately did not buy because it seemed too tight) have been bought by folks from CA, TN, and Wilson WY and are Air BnB's year-round.	12/9/2019 7:52 AM
50	I am a lifelong Lander resident and the cost associated with housing in Lander has always been a struggle.	12/9/2019 7:14 AM
51	There is only one low income housing facility in Lander. It's not in a great neighborhood and there are constantly problems with people around it. Rent is too high all throughout Lander for people who are struggling and there is no where else to go. If you can't get in to the only low income facility in Lander then there aren't very many options.	12/8/2019 7:51 PM
52	The rent in town has consistently went up and I don't think in this small of a town renters need a year lease.	12/8/2019 6:24 PM
53	The cost to rent is as high as most payments would be, but banks refuse to loan on most homes in lander. They will loan on the land value, which makes it hard to cover that extra cost. Most lower rent areas are in bad areas of town, where drugs and crime are rampant The town and police and blatantly chose not to address cleaning any of these areas up.	12/8/2019 1:00 PM
54	I moved here in March 2019 to work for NOLS, and have had a very hard time finding something I can afford, on my own or with a roommate.	12/7/2019 10:15 PM
55	Living on SS and meager savings makes it hard.	12/7/2019 8:13 PM

Lander Community Housing Questionnaire

56	There's absolutely no place in this town for single moms with kids that's affordable	12/7/2019 6:33 PM
57	The housing prices are high compared to other areas. Many houses have no gas lines resulting in houses with only electric heat which costs more than natural gas .	12/7/2019 6:13 PM
58	Looking for an affordable zero entry (No steps) house. Other than duplexes in Carper addition-hard to find!!	12/7/2019 5:06 PM
59	Everything is just to expensive on a 1 person income. Even with excellent references.	12/7/2019 3:13 PM
60	I currently live in an apartment. I would like to move to another rental, but I can't find any options that are affordable. My husband has a full-time salary job and I work part time. I would like to find an apartment that is affordable and where the property managers take care of the renters.	12/7/2019 11:44 AM
61	Lack of affordable rental properties that are not low income	12/7/2019 11:38 AM
62	Prices here are like Jackson	12/7/2019 11:10 AM
63	Housing is very expensive in lander. Whether it be rentals or purchasing real estate. The real estate market in Lander is very expensive.	12/7/2019 10:06 AM
64	Ended up buying a house because all the pet options are way too expensive.	12/7/2019 9:52 AM
65	Na	12/7/2019 8:55 AM
66	We have lived here for 3 years and houses that cost as much as they do are small and completely out dated. They don't even comply with codes other states have for safety reasons. What we can afford downs fit our family size.	12/7/2019 8:10 AM
67	Rent is unreasonably high. The cost to buy just plain Jane home is high	12/7/2019 8:01 AM
68	We moved here three years ago. Before that, we had to look at close to 20 houses in the area trying to find a house that was in good shape and worth the money being asked for it.	12/7/2019 7:43 AM
69	prices are inflated by realtors	12/7/2019 7:32 AM
70	Professional recently hired and returning to Wyoming not ready to buy and delayed start for 3 months due to housing deficit. No good mid range rentals. Could not do apt due to pets. Ended up in riverton	12/7/2019 7:13 AM
71	We have owned our home for 30 years and it is paid off. If we had to buy a home today we would not be able to afford one or afford to pay rent.	12/7/2019 6:18 AM
72	There is a paucity of overall homes on the market and those that are listed are expensive compared to most other parts of the state. Some months have fewer than 15 new listings. For a town of over 7,500 and assuming the national average household size of 2.6, there should be approximately 2,884 homes in Lander meaning that for much of the year around 1/2 of 1 percent come onto the market per month.	12/7/2019 5:27 AM
73	When I first moved here in 2006 there was 1 house for rent, and it was expensive	12/6/2019 11:42 PM
74	Staying with others who owned their home eventually led to being able to purchase a home in which the mortgage was cheaper than rent.	12/6/2019 11:12 PM
75	Average salaries vs. cost of housing in this area are far apart on the ratio. Housing does not fall in line with earning opportunities in lander.	12/6/2019 10:09 PM
76	Housing in town for less than \$1000 is very hard to find especially if one has any pets—perfectly trained or not.	12/6/2019 9:36 PM
77	We moved to Lander 5 years ago working for the school district. There were only a few properties within our budget and all properties needed considerable updating/maintenance	12/6/2019 9:01 PM
78	When we moved to Lander in 2016 it took several weeks to find a rental house that was affordable. The place that we ended up renting was not in great repair and we had electrical and appliance issues during our time there.	12/6/2019 8:53 PM
79	Finding affordable places that are in decent condition.	12/6/2019 8:18 PM
80	Rent has continued to skyrocket for places that have adequate space, are in decent neighborhoods, or are decent places to live in. Many of the apartments available in Lander are	12/6/2019 8:15 PM

Lander Community Housing Questionnaire

run-down and have lots of problems. And the ones that are in good condition are high-priced and those prices are continuing to rise.

81	Everything is over priced....expecially when you compare it to Riverton	12/6/2019 8:10 PM
82	We have struggled for years to find adequate housing. Jobs tend to pay less and opportunities are few and far between. And none except for a few except pets with of course a deposit (understandable). But when a job pays 10 to 14 an hour, it's hard to cover all expenses.	12/6/2019 7:36 PM
83	Adequate, safe, clean, in good shape, AFFORDABLE? Rarely available. If you weren't from a family with deep roots in the community, you weren't often given fair consideration as a renter, even for the dumps. There seems to be even less available and purchase prices are out of bounds these days.	12/6/2019 7:11 PM
84	As a single mother with 3 children, rent and a decent home was hard to afford. I was fortunate to have my father assist me in buying my first home, still expensive, but in 10 more years, all mine.	12/6/2019 7:06 PM
85	Anything that is clean and nice is over priced. When I first moved back to Lander the only thing in our price range was run down and unsafe. We lived there and repaired things ourselves.	12/6/2019 6:22 PM
86	When we first moved to Lander we had a difficult time finding a rental we could afford. Then when we were ready to buy a house we struggled again to find anything we could afford that did not need major updating or repair work.	12/6/2019 6:00 PM
87	For a small town like this and jobs that don't pay much, it is very hard to purchase a home and make it. We don't want to fall into a trap like Jackson Hole.	12/6/2019 5:02 PM
88	Leave in Hudson because you can't buy a cheap good affordable house in lander	12/6/2019 5:01 PM
89	When we moved here we struggled to find a FIXER-UPPER for under \$200,000. We ended up having to spend way more than we had anticipated to get a decent fixer-upper.	12/6/2019 4:11 PM
90	Rented for twenty some years as housing is so exspensive in Lander. The only way my family and I where able to buy a house was help from my Dad.	12/6/2019 4:11 PM
91	We moved to Lander in August and had to live in the RV Park for 3 months until we were able to find a small 2 bedroom rental for our family of 5 (through our employer). We have always owned beautiful homes elsewhere, but have not found an affordable home that will work for us in Lander after nearly 5 months.	12/6/2019 4:03 PM
92	Housing is way to expensive if you want to live in a nice neighborhood.	12/6/2019 3:35 PM
93	When we first arrived, rental choices were slim. Now that we have bought, we no longer have problems.	12/6/2019 3:35 PM
94	Realtors are encouraging home sellers to price their homes / property at inflated prices in hopes to attract non-resident / out of state buyers.	12/6/2019 3:00 PM
95	I own a home in Lander (purchased 4 years ago)- however the safe part is my issue. I have to drive through what I consider an unsafe section to get to my home. (The trailer part on North First and Poor Farm Rd. and the one on Four Season's road. These trailers are NOT affordable housing- Rents are upwards of \$850/mo for these trailers that are in serious disrepair. People pay this because they do not have references, etc. I believe the owners are out of state and are unconcerned about the condition.	12/6/2019 2:34 PM
96	The housing market here is higher than the average income. My husband and I have great jobs and our annual income (combined is \$100,000). We wanted to buy a 250,000 house but were only satisfied with two options. The other houses for that price were disgusting and outdated. It was very discouraging. Also, most neighborhoods have trailer homes scattered about which is not appealing for resale.	12/6/2019 2:07 PM
97	Expensive, lack of availability and NOT pet friendly.	12/6/2019 1:57 PM
98	As single mom it was hard to find affordable housing to purchase. Lander's housing market doesn't match the economy and the low wages paid here.	12/6/2019 1:55 PM
99	It was hard to find an affordable house to buy as a first time home buyer.	12/6/2019 1:55 PM
100	Struggles to find affordable housing that allow pets. Finding anything affordable has been a struggle that's bigger than a cupboard under the staircase	12/6/2019 1:55 PM

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101	My former rent is more than my current house payment.	12/6/2019 1:14 PM
102	It hard to find housing I can afford. Many times I have shared a one bedroom apt with a roommate to make it affordable	12/6/2019 1:12 PM
103	The housing is out of my price range.	12/6/2019 1:08 PM
104	We rented for our first 5 years in Lander and paid 1200 per month for a modular 2 bed 3 bath on a .17 acre lot, and sadly we thought that was a deal...	12/6/2019 1:06 PM
105	It is tricky for sure but I have been able to find housing that meets my needs, mostly through personal networks.	12/6/2019 12:52 PM
106	When I first moved to Lander, making about 12.25 an hour, I could only afford to live with two other roommates in a house well outside of town where I struggled to park in steep driveway in my little car in the winter time. I then lived in a variety of other places over the next few years including a house with 3 other roommates, one living in a trailer on the property, and a small cabin on our landlords small piece of property in town. For our small one room cabin, we paid 800 per month. For the pleasure of living with 2 other people, I paid 350-400 per month. Lander lacks affordable housing for people making 16 bucks an hour or less. Full stop. That is the problem.	12/6/2019 12:47 PM
107	I am a single adult woman and relocated to Lander for professional employment. Most houses on the market were too large (too many beds/baths) and/or were not in my price range. Rentals that would accommodate pets were few and rather expensive. It was less expensive to buy a home. However, the area does not have many nice small square footage properties that would meet the needs for a single professional.	12/6/2019 12:39 PM
108	When I first moved to Lander I leased an apartment. I then leased a home for two years. I have adequate safe housing. I purchased a home three years ago. However, housing in Lander is antiquated, expensive, and I saw very few options that didn't need a great amount of renovation. Homes built within the past 15 years are extremely expensive. Rentals properties are expensive, and most are a dump. I have lived in three states prior to moving to Lander, both in rural and urban areas. When you consider the options available for housing, Lander has few that are suitable, and what exists cost as much as expensive properties in larger cities.	12/6/2019 12:37 PM
109	Our market is extremely high	12/6/2019 12:27 PM
110	Unable to find options to purchase - overpriced for square footage and quality of home - relocated from Casper, WY and appalled by costs.	12/6/2019 12:13 PM
111	It is almost impossible to find a rental. Many of the available rentals are not good living conditions, such as saturated in pet urine, have mold, faulty electricity or other unsafe conditions. Rentals are also extremely expensive. Another concern is that many houses are being divided into rental units due to the lack of adequate housing. This poses many concerns including safety, and these units are not being properly done	12/6/2019 12:08 PM
112	moving to Lander we wanted to buy, but finding a house we could comfortably afford was making a choice between either a dump or an even worse dump. And renting wasn't any better! Rentals are not readily advertised and anything under \$1000 that is not a trailer or even livable was like trying to find a unicorn. Basically your choices in either situation are spend a fortune or live in a rundown dump.	12/6/2019 12:03 PM
113	When we initially moved to Lander, we couldn't find affordable housing to meet our needs. We ultimately ended up building outside of town. That ultimately provided challenges so we moved into town, but struggled to find something that worked for us that we could afford.	12/6/2019 12:01 PM
114	When we first moved to Lander, it was a HUGE struggle to find a rental.	12/6/2019 11:48 AM
115	When we first moved here there were no options for us because we had cats. It was the same cost to purchase a home as it was to rent, in some cases it was cheaper.	12/6/2019 11:46 AM
116	housing is very expensive.	12/6/2019 11:43 AM
117	My Husband and I rent from his parents due to not finding affordable rentals or affordable houses for sale.	12/6/2019 11:42 AM
118	No rentals besides dirty, old, unsafe, or exorbitantly-priced when I first moved here in 2006, through 2010. After that there was nothing to buy that wasn't old, dirty, unsafe, or exorbitantly-	12/6/2019 11:41 AM

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priced. I knew I could purchase better homes in Riverton -- for much less (\$10,000-\$30,000 less) than in Lander. But, my job was in Lander.

119	I am a college student and currently reside on campus. I have not attempted to find housing in Lander.	12/6/2019 11:31 AM
120	The cost of construction is very high in Lander and very few good contractors. Available lots to build due to high infrastructure costs are also nonexistent.	12/6/2019 11:29 AM
121	we have lived in Lander for over 30 years and have owned our home for that period of time. We did move out of town for 4 years for my husbands job, we decided to rent our home out because we knew that if we sold it we would not be able to afford to purchase another home in Lander when we returned, due to the high home prices.	12/6/2019 11:21 AM
122	Even as a professional, housing rents are well over 30% of my income and I make just too much to qualify for any assistance.	12/6/2019 11:20 AM
123	Any house for a large family is out of our price range	12/6/2019 11:16 AM
124	Affordable homes that met all of our needs were difficult to find when we were moving to Lander in the fall of 2018. Homes that were comparable to our previous house in Saratoga, WY were outside of our price range.	12/6/2019 11:14 AM
125	It took my spouse and I a little while to find a home here as the real estate market is tight. We spent more than we wanted to but we both have jobs so affordability wasn't too much of an issue for us.	12/6/2019 10:56 AM
126	Pricing of housing in lander is high for the average monthly income in lander	12/6/2019 10:28 AM
127	There are abundant apartments that are affordable, but they're typically run down. I was in a place this past year that was affordable but within two months we had multiple major plumbing issues. Any place that is well built and of good quality is too expensive.	12/6/2019 10:27 AM
128	Pricing is too high.	12/6/2019 10:16 AM
129	Calling on rentals as soon as they're listed, but still being 3rd or 4th in line for consideration. The rental market in Lander is a horse race and more often than not you have to know someone to get a foot in the door. As a local it's ultra competitive. I can't imagine trying to move here and finding a rental without knowing anyone.	12/6/2019 9:22 AM
130	At times housing can be expensive in Lander and is usually about 15-25% more expensive than Riverton.	12/6/2019 8:57 AM
131	The rent for a decent apartment that allowed me to have my dog cost as much as the mortgage for the house that I purchased.	12/6/2019 8:53 AM
132	Few job opportunities that pay well enough to afford base level living standards makes it difficult to move ahead it Lander. Very few housing options as well	12/6/2019 8:52 AM
133	We couldn't find a rental or an apartment that fit our needs when we moved here in 2007, so we ended up buying a house - not our original plan.	12/6/2019 8:42 AM
134	It's too expensive vs. The job market.	12/6/2019 8:38 AM
135	I'm on a single income with a couple of small animals. It's very hard to find a place that is affordable that also allows your furry companions. There needs to be more options. I want to stay in lander.	12/6/2019 8:22 AM
136	When we first moved to town, it was difficult to find high quality rental units - many of the places we looked at were old and in need of upkeep.	12/6/2019 8:13 AM
137	When we first moved here.	12/6/2019 8:12 AM
138	Limited mobility.	12/6/2019 7:56 AM
139	hard to find	12/6/2019 7:44 AM
140	It depends on who you are what you look like if you have the money for deposit the ability to pay that price for rent it's difficult to find adequate shelter housing for the amount of what's out there it's difficult	12/6/2019 7:40 AM
141	I found it difficult to find rentals as an individual that were cheap enough to match my income.	12/6/2019 7:31 AM

Lander Community Housing Questionnaire

Each month over half my salary was going to a room rental in Lander. It was really difficult.

142	When I first moved here, I was fresh out of college, new to the state, had two dogs, and was starting a new career. I was unable to find affordable housing in Lander and instead rented a place in Hudson that reeked of dog urine from previous tenants, and was literally falling apart.	12/6/2019 7:11 AM
143	real estate is high	12/6/2019 7:03 AM
144	Monthly housing costs for a clean, well maintained 2 bedroom home are over half monthly budget for two person family with both working full time jobs above minimum wage.	12/6/2019 6:48 AM
145	Finding affordable housing in lander that will fit our family and not next to a trailer house was so difficult we ended up building our house we live in now	12/6/2019 6:21 AM
146	Anna and Evan Horn jack up the rents on the only affordable places in town	12/6/2019 5:19 AM
147	Price range is too high	12/6/2019 1:38 AM
148	I just purchased a house in Lander after renting for 3 years in the same place. I'm lucky that my parents were able to help me monetarily to buy my place or else I would not have been able to afford to buy in Lander. Housing prices for what you get (quality and space) are way too high for anyone to afford alone, especially first time home buyers. And almost all the homes need a significant amount of repairs to make livable. I rented for 3 years despite wanting to buy for the majority of that time. I also rented from the same people all three years despite the fact it wasn't the best apartment. It wasn't bad but updates were needed and when repairs were needed to be done they sometimes took months, in which it inconvenienced the entire building.	12/6/2019 12:06 AM
149	There isn't affordable single family housing. Slum lords running nasty properties.	12/5/2019 11:45 PM
150	We inherited our home; otherwise could not have afforded a livable home in a good neighborhood.	12/5/2019 11:34 PM
151	House costs are ridiculous. Not enough high paying jobs to be able to finance the high priced houses. And rent isn't any cheaper	12/5/2019 10:57 PM
152	Not enough affordable rentals	12/5/2019 10:28 PM
153	Rent is so high	12/5/2019 10:15 PM
154	When we accepted a job in Lander, we could only find a very small number of houses for rent that were in our price range.	12/5/2019 10:05 PM
155	I ended up moving to Douglas because at 11 dollars an hour I could not afford rentals in Lander. I wish they had employment opportunities that paid enough to afford to rent or buy in Lander.	12/5/2019 9:55 PM
156	Not many choices for families who have to rent. Especially if they have pets or more than 2 cars.	12/5/2019 9:36 PM
157	Even with two incomes, we could barely afford a decent place to live, but I'm now on disability due to illness, and housing is all of my disability income.	12/5/2019 9:27 PM
158	The housing market is very expensive for extremely mediocre homes. Many very expensive homes need complete renovation to be considered modern and well kept homes. I paid \$850 for a completely outdated apartment that was infested with spiders (killed 3-4 quarter sized spiders every day for a year). Begged the landlord for help and they basically said, "Lander has spiders, deal with it."	12/5/2019 9:20 PM
159	very expensive, not very many options,	12/5/2019 9:12 PM
160	Finding issues with affordable SAFE housing.	12/5/2019 9:09 PM
161	Not much that was affordable in desired neighborhoods.	12/5/2019 9:07 PM
162	When it was just me raising my children	12/5/2019 8:49 PM
163	Housing for seniors on a social security income is nearly impossible. Lander definitely more low income housing for seniors. Would like to see one like Pushroot was when first established not a present.	12/5/2019 8:23 PM
164	Rent is too high and affordable living is like renting a dump	12/5/2019 8:20 PM

Lander Community Housing Questionnaire

165	I personally struggled to find adequate, safe housing in lander as well as riverton. It's either to much for rent that's not worth the money or its falling apart. 3 bedroom 1 bath is easy 850-1400 plus utilities. There's not very much jobs/couriers to pay for that and the stuff your family needs	12/5/2019 8:10 PM
166	Lack of housing, lack of affordable housing, safety concerns	12/5/2019 7:56 PM
167	We had very bad experiences finding rentals. The third house we lived in in three years was very decrepit and not safe for our new baby. It took us 8 months to find a house we could afford to buy that worked for our family.	12/5/2019 7:49 PM
168	Affordable rentals are hard to find and there are very few homes in the 250-300 range that are worth the money.	12/5/2019 7:44 PM
169	Far too expensive with not equal quality, not pet friendly,	12/5/2019 7:39 PM
170	I've had to live in a trailer for over a year where the windows didnt fit the roof was caving in and it was moldy and only 10 ft wide and maybe 40 ft long because it was the only place I could afford in lander...	12/5/2019 7:36 PM
171	The housing market has been rediculously overpriced, we finally were able to do a for sale by owner, but prior to that rented in an area in which needles and meth pipes were thrown in our yard☹	12/5/2019 7:24 PM
172	Prices are very high and it was hard to qualify for a loan	12/5/2019 7:18 PM
173	Yes we only found ONE home in Lander that was large enough/affordable for our family to rent, and it has had many challenges for our young family. We have a 25 min commute, concerns over water, rodents, safety of electrical, bad roads, power outages, loss of heat, few neighbors for socialization, no garage, little storage, no ability/allowance for business for household income, extra cost for gas and keeping warm, high cost for groceries. There has only been ONE home in our price range that could have worked for our family in Lander to buy. All others have been priced at least \$100k more than our budget and most too small, manufactured or modular making it difficult to get financing. We moved here from Rock Speibgs hoping to reduce our spending on housing so my husband didn't have to work 2-3 jobs and I could be a stay at home mom. I hear there us little to know day care options for young families with two patent/income households. We don't have family nearby and absolutely love Lander's recreation in places like Sinks Csnyon and the shops on Main Street. It has been a very discouraging and frustrating process! Pavillion is the closest town we finally settled on to purchase a home. We will still recreate occasionally in Lander but not as often with Riverton in closer proximity for more affordable shopping/groceries. We have been looking steadily for 6 months since May with virtually no options for rent or home ownership, we know MANY couples in sane situation forced to live with family of jn snalm apartments that would like to put roots down and grow Lander's economy but have long term plans to move. That means a loss if teachers and health professionals and other essenti service providers. It's very sad for our community!	12/5/2019 7:16 PM
174	Finding a place to rent that's affordable is next to impossible.	12/5/2019 7:15 PM
175	Home prices are higher than our salaries could afford. Had to rent for 7 years before being able to buy a home.	12/5/2019 7:14 PM
176	To buy is outrageous and what is affordable are dumps. Same with renting landlords and realtors and upping prices. Rent/ mortgage is not even comparable to most people who have good jobs but pay \$12 and under. Small new construction houses are very small and well over 200k	12/5/2019 7:13 PM
177	The places in my price range are all run by the local "slum lords". Affordable means high heating bills, frozen pipes, less than desirable neighbor's, no pets and aged appliances.	12/5/2019 7:12 PM
178	I can't even get a personal loan so I'm not able to buy a house.	12/5/2019 7:09 PM
179	Have rented multiple times and always struggled to find good rentals. Also ended up building several homes as the selection of homes was small, outdated, and expensive	12/5/2019 7:00 PM
180	Housing was overpriced; many places also have faulty wiring or other issues such as pest infestations (first place we lived in upon moving to lander in 2013 had a flea infestation and black mold).	12/5/2019 6:58 PM
181	I am a low income renter, nice housing is hard to find	12/5/2019 6:48 PM

Lander Community Housing Questionnaire

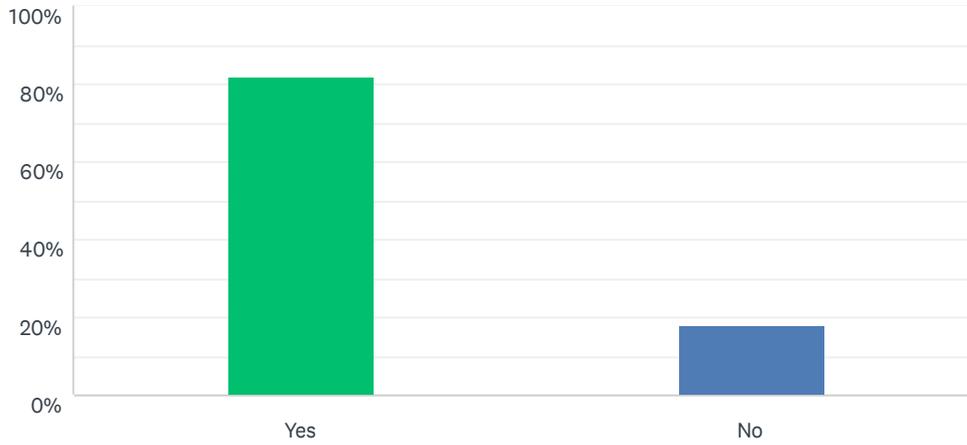
182	everything is very high priced.	12/5/2019 6:41 PM
183	Difficult to find rental when I first moved to Lander 6 years ago.	12/5/2019 6:41 PM
184	Housing is expensive.	12/5/2019 6:37 PM
185	The housing market is expensive. To find a rental that allows pets is nearly impossible. I'm stuck between wanting to buy a house and feeling like I'll never be able to because its expensive to live here.	12/5/2019 6:37 PM
186	Everything's over priced relating to average income for the area.	12/5/2019 6:36 PM
187	Safe and adequate have been easy but the real estate prices are crazy for rundown homes.	12/5/2019 6:27 PM
188	Rent and buying options are super expensive.	12/5/2019 6:25 PM
189	When we were a family of 4 we were all in an 800 sq ft apartment. It was tight. We luckily found a modular that had 1600 sq ft. We rented it then offered to buy it. We make about 48k a year and it was a struggle to get it. We had good credit so we lucked out. Now we own our home-but we were lucky they decided to sell to us. We thought we would never be able to buy in lander.	12/5/2019 6:25 PM
190	Housing is generally very expensive or very sketchy.	12/5/2019 6:24 PM
191	Lander is just as expensive for housing as living in a much bigger city. It's difficult to find a decent rental for under \$1000 a month	12/5/2019 6:23 PM
192	We were unable to find housing that had adequate rooms (2 bedrooms) available when we moved to Lander	12/5/2019 6:09 PM
193	Most rents are high for decent housing. The affordable housing are dumps.	12/5/2019 6:08 PM
194	All houseing is soooo expensive	12/5/2019 6:07 PM
195	We have to face this rental are pricey here. To buy a place it's pricey too.	12/5/2019 5:55 PM
196	Things are not advertised well, and prices are so high. In addition, there are very distinct zones of town that are avoided, so it makes it more competitive.	12/5/2019 5:50 PM
197	Housing is not affordable compared to wages in Lander, especially when compared to Riverton.	12/5/2019 5:44 PM
198	Ten years ago when we moved to Lander from IL there was a boom, and housing was tight, but we were able to secure an affordable apartment. We have since been able to purchase a home, and the one across the street just sold for about \$130k. There is no shortage of adequate, safe or affordable housing in Lander.	12/5/2019 5:43 PM
199	This is the smallest and most expensive house we have ever owned. We have a very small house for 5 people. The wages in Lander make it hard	12/5/2019 5:38 PM
200	Housing prices are too high. Anything in budget is rundown in none family friendly neighborhoods	12/5/2019 5:38 PM
201	Everything is overpriced	12/5/2019 5:31 PM
202	It's tooth and nail trying to find a place that I can find basic necessities that isn't a dump. There are two wide spectrum that residents are forced to choose: low end (which I dont qualify for) and high end which leaves a large gap to be filled in between with almost no choices. Basically if you're not well off into 6 figures, good luck finding something reasonably priced.	12/5/2019 5:27 PM
203	Jobs here don't pay enough to afford a nice place at \$800 a month the cheaper places I wouldn't put a dog in let alone a person	12/5/2019 5:26 PM
204	However, I did eventually find wonderful housing it just took forever. I was living in Hudson at the time.	12/5/2019 5:07 PM
205	When i was younger rent was more than i could afford while saving to buy a house.	12/5/2019 5:05 PM
206	Finding housing that is affordable and not in a state of disrepair was difficult when we were house shopping. I saw lots of DIY jobs that were done cheaply and in an unsafe manner	12/5/2019 5:04 PM
207	We are on limited income. There is no houses within our price range. Most people ask for credit scores and that costs money. First, last and deposits. Its outrageous how much the landlord	12/5/2019 5:02 PM

Lander Community Housing Questionnaire

	can get away with	
208	When we were between rentals, had trouble finding a home to rent that would allow pets and still be safe and affordable.	12/5/2019 4:52 PM
209	I have struggled to find affordable rentals for me and my dog.	12/5/2019 4:52 PM
210	We purchased our home due to the fact that we could not afford a decent house to rent	12/5/2019 4:25 PM

Q4 Do you know anyone that is struggling (or has struggled) to find adequate, safe housing that they can afford in Lander?

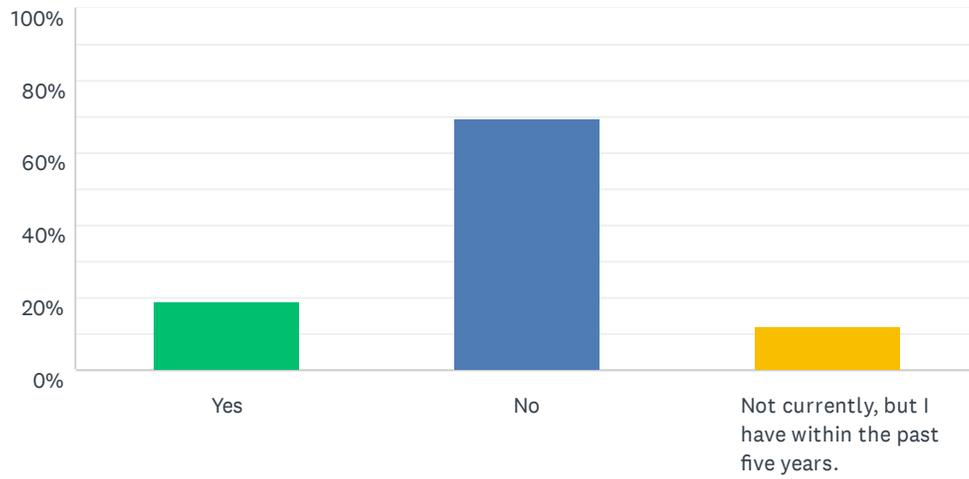
Answered: 534 Skipped: 3



ANSWER CHOICES	RESPONSES	
Yes	81.65%	436
No	18.35%	98
TOTAL		534

Q5 Are you living with family or roommates in order to afford housing in Lander?

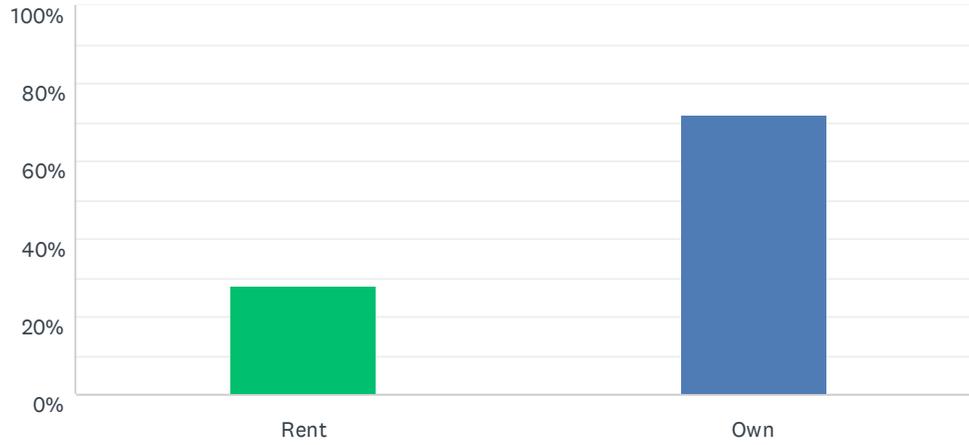
Answered: 534 Skipped: 3



ANSWER CHOICES	RESPONSES	
Yes	18.91%	101
No	69.29%	370
Not currently, but I have within the past five years.	11.80%	63
TOTAL		534

Q6 Do you rent or own?

Answered: 534 Skipped: 3



ANSWER CHOICES	RESPONSES	
Rent	27.90%	149
Own	72.10%	385
TOTAL		534

Lander Community Housing Questionnaire

#	WHY?	DATE
1	Can't afford to buy a home. Houses are too expensive here.	12/21/2019 12:12 PM
2	We are fortunate enough to have the ability	12/21/2019 11:34 AM
3	I felt forced to buy a house because it was so hard to find small houses to rent. My mortgage is a similar cost to rent but I often have to rent a room in my 2 bedroom house in order to cover the mortgage or other house expenses.	12/20/2019 12:14 PM
4	Rent is just as much as a mortgage.	12/20/2019 5:44 AM
5	We bought our house before prices started to rise, in 1994. We could not afford our house at today's prices.	12/19/2019 2:29 PM
6	Build equity	12/19/2019 1:39 PM
7	Can't afford to buy a house.	12/18/2019 12:56 PM
8	I rather pay my own mortgage and build my own equity than someone else's. But we did rent prior to buying our home and we also lived with family while fixing up our current place.	12/18/2019 11:17 AM
9	It is too expensive to buy a house.	12/18/2019 11:09 AM
10	Rent feels high in comparison to house prices in town, so I decided to buy. My mortgage is not that much more than I would have paid for rent.	12/18/2019 11:06 AM
11	Seemed like rental opportunities were limited.	12/18/2019 10:58 AM
12	Worthwhile rentals have always been a challenge in Lander (at least for the 3+ decades I've lived here). Supply at any price has always been limited.	12/18/2019 9:13 AM
13	I rented for 5 years prior to owning. Renting was as much as a mortgage.	12/18/2019 9:11 AM
14	Equity, and rental market is tight.	12/18/2019 7:55 AM
15	Too expensive to buy.	12/18/2019 6:51 AM
16	Currently rent is expensive and you do not build any equity.	12/18/2019 6:03 AM
17	We pay \$30 less per month with our mortgage that what we paid for rent.	12/17/2019 10:22 PM
18	Because I can	12/17/2019 8:14 PM
19	Not ready to commit to owning property at this juncture.	12/17/2019 4:03 PM
20	We enjoy "house hacking" - ie: purchasing a home, living in it/fixing it up for a year, then turning it into an income-earning rental property.	12/17/2019 1:35 PM
21	I can afford to.	12/17/2019 1:32 PM
22	We wanted to own a home, saved for the down payment, and invested in a multi-year search to find an affordable one.	12/17/2019 9:22 AM
23	I own a trailer that I have managed to price back together so bet the years in order to afford to live a decent life.	12/16/2019 10:24 PM
24	The prices of homes is ridiculously expensive. The demand for homes in lander has increased it appears due to the amount people moving into town that find our prices cheaper to metropolitan prices. We have not been able to make a solid decision to buy a home in Lander when the average workforce income does not support the cost of living.	12/16/2019 9:55 PM
25	Wanted to live here long term	12/16/2019 4:33 PM
26	I can't afford a quality house within my price range. Everything is overpriced.	12/16/2019 4:31 PM
27	Price	12/16/2019 4:15 PM
28	Because it's hard to save money while renting	12/16/2019 3:28 PM
29	Currently cannot afford to own or pay a mortgage.	12/16/2019 3:25 PM
30	My partner owned a home.	12/16/2019 2:23 PM

Lander Community Housing Questionnaire

31	I have not been able to find an adequate house within my price range to buy. The homes within my range would need work that I would not be able to afford.	12/16/2019 1:50 PM
32	I have researched the housing market and have deduced within several months that I can't afford to, and am not willing to take a risk on a house that will need major improvements and repairs in the next several years to compromise for the price of ownership.	12/16/2019 9:27 AM
33	Investment and stability of housing	12/14/2019 11:46 AM
34	Lucky. House, nice lot, good neighbors. only \$700 month.	12/13/2019 11:24 PM
35	Student loan debt lowers the qualifying mortgage amount and there are very few homes available in that price range. At the same time those available homes need repairs or updates that we couldn't afford after buying the house at the asking price. Attempts to make lower offers are outright rejected instead of triggering a negotiation.	12/13/2019 11:20 PM
36	stability, investment	12/13/2019 6:11 PM
37	You can never retire or settle down for long if you can't bring your housing costs to a manageable level. You can only do this through the purchase of a home.	12/13/2019 4:16 PM
38	I couldn't afford to buy a home right now if I wanted to, but I'm also not sure I want to stay in Lander long term.	12/13/2019 3:48 PM
39	Long time resident of Lander.	12/13/2019 11:58 AM
40	Well, I inherited the family house, and consequently sold our other home. Thus, why not?	12/13/2019 9:32 AM
41	Inherited home from mother	12/12/2019 6:47 PM
42	I'm fortunate to be able to own my own home, without room mates. But I tell you, it's been a struggle to achieve that	12/12/2019 3:28 PM
43	Inheritance	12/12/2019 2:19 PM
44	The housing prices are too high for my budget to purchase land/property in Lander.	12/12/2019 12:21 PM
45	We wanted to live out of town, and bought a property with another couple because we all wanted to live in that kind of place.	12/11/2019 3:08 PM
46	Less then rent!	12/11/2019 2:42 PM
47	We wanted Lander to be our home. We had saved for a down payment for a long time, so we could make it work.	12/11/2019 1:12 PM
48	Because my credit is not stable enough to purchase a house. I suspect I will be purchasing a house within the next 1-2 years	12/11/2019 11:53 AM
49	Because I can't afford to buy, and I don't know at this time that I'm going to settle in Lander long-term, although I'd like to. I just can't afford it right now.	12/11/2019 11:52 AM
50	I can't afford to buy a house.	12/11/2019 11:33 AM
51	A mortgage payment is cheaper than rent in Lander.	12/10/2019 9:42 AM
52	After moving here 11 years ago we were finally able to find a house in our budget. It is a very small house and needs a lot of work, but it was literally the only one in our budget range	12/10/2019 8:15 AM
53	Rent is just giving the rich in town more money, which makes their perception of value go even more out of wack with the reality the rest of us live in.	12/9/2019 10:57 PM
54	The majority of older homes on the market are too small and/ or need a complete remodel. New homes on the market are extremely over priced.	12/9/2019 9:21 PM
55	Couldn't find a decent rental. Lived at the Inn at Lander for a few months while trying to find a decent well built home.	12/9/2019 8:39 PM
56	Can't afford cost of houses	12/9/2019 6:17 PM
57	I am renting the house that my parents have paid off in full. In order to maintain financial responsibility in paying back student loan debt and working to sell our house we currently own (but are still paying for) in another state, we had to utilize less expensive housing options.	12/9/2019 3:52 PM

Lander Community Housing Questionnaire

58	It seemed like the right financial decision for us. We knew we could afford it and that it would be a wise long-term investment, especially if we wanted to stay in Lander and raise a family here.	12/9/2019 2:35 PM
59	Because that's our preference.	12/9/2019 2:24 PM
60	Cannot afford to own.	12/9/2019 12:51 PM
61	can not afford down payment bad credit	12/9/2019 10:55 AM
62	Our rental fees were nearly as much as we pay for out mortgage.	12/9/2019 10:02 AM
63	Because renting is a waste of money	12/9/2019 9:44 AM
64	In the tight rental market of Lander, mortgage payments are significantly cheaper than rent (at least in our circumstance).	12/9/2019 8:53 AM
65	I was finally able to find a house to buy.	12/9/2019 8:45 AM
66	The price of renting was either comparable or more expensive than buying	12/9/2019 8:39 AM
67	Because it is cheaper to own a crappy house than rent a crappy space in Lander.	12/9/2019 8:11 AM
68	At the time, a mortgage was cheaper, or equivalent to renting a house.	12/9/2019 8:06 AM
69	See previous question. My margins for buying a house are very risky for a bank. I do feel I could do it and have maintained my income for the last 12 years. But maintaining an income is not how banks offer loans. Currently, I make more freelancing than I did/do at any job in town that also affords the freedom to enjoy my life (I work 5 days a week for reference. When I was working for non-profits I was frequently working weekends and some nights. Occasionally I do that now as well but I create my own schedule and can be productive when I am productive rather than being forced to be in an office when it doesnt make sense). Additionally, my downpayment would be small and I think it might be more affordable to rent right now than buy for me. Each time I go to buy a house the market has inflated just beyond what I feel comfortable doing. The first time I went to buy a house (2014) I was looking at a 2 bed 1 bath that was older but very nice for \$170,000 my offer of \$140,000 was being considered. In 2016 I was looking like I would spend the same on a 1 bed 1 bath which I needed to fix up and didn't have the money to fix up. 2018 200,000 for a falling down structure that had adequate space but would need the foundation and entire exterior redone as well as new windows and some other interior work including electrical panels. 2019 \$185,000 for a 600 square foot cabin outside town with a garbage dump at the entrance and \$220,000 for a 2 bed 1 bath in town. I may continue looking for housing in Lander and trying to catch up or I might move somewhere else and start the business I want to start. We will see.	12/9/2019 7:52 AM
70	Because I cannot afford to buy a house in la see that is adequate for my family's needs.	12/8/2019 7:51 PM
71	I'll never be able to afford my own house.	12/8/2019 6:26 PM
72	Easier	12/8/2019 6:24 PM
73	Bought home 25 years ago. Couldn't afford it now if purchased it at its value.	12/8/2019 5:38 PM
74	For School purposes	12/8/2019 4:00 PM
75	Saved money and found a decently priced lot to build on.	12/8/2019 1:00 PM
76	Cheaper	12/8/2019 11:20 AM
77	More to obtain the type of housing we want	12/8/2019 10:54 AM
78	Looking for the right place to buy.	12/8/2019 9:41 AM
79	Renting when you can own doesn't make much sense. We saved up to be able to own for our future and security.	12/8/2019 8:39 AM
80	Cheaper than renting.	12/8/2019 8:15 AM
81	I am not in a long-term position, and don't have the financial means to commit to owning yet.	12/7/2019 10:15 PM
82	Because I could afford to buy a home.	12/7/2019 7:26 PM
83	Our mortgage payment is about the cost of rent because we had equity to apply from a former home in a previous town.	12/7/2019 6:13 PM

Lander Community Housing Questionnaire

84	more economical	12/7/2019 5:33 PM
85	Because I can afford to.	12/7/2019 4:18 PM
86	I cannot afford to buy my own home	12/7/2019 3:54 PM
87	I currently live in my RV in a mobile home park.	12/7/2019 3:13 PM
88	In order to gain equity and we plan on keeping Lander as our home for the foreseeable future.	12/7/2019 1:13 PM
89	Renting is much more affordable than buying a house would be. For first time home buyers, we haven't been able to find an option within our budget.	12/7/2019 11:44 AM
90	Housing prices vs average income don't line up	12/7/2019 11:38 AM
91	The investment is wise.	12/7/2019 10:39 AM
92	Because we plan to be here for the long run	12/7/2019 10:28 AM
93	We bought this house to provide a stable place for our family and as an investment	12/7/2019 10:20 AM
94	The payment on a house was less expensive than renting a place with equal square footage.	12/7/2019 9:52 AM
95	Because we have struggle to find an adequate house suited for my family worth the amount.	12/7/2019 8:10 AM
96	Built	12/7/2019 8:01 AM
97	We prefer to own rather than rent.	12/7/2019 7:43 AM
98	We are able to afford a house and appreciate it as an investment.	12/7/2019 7:36 AM
99	found a private sale that was realistic not jacked up by realtors	12/7/2019 7:32 AM
100	Wanted lander but no sure where yet and market is too tight	12/7/2019 7:13 AM
101	It was a good investment	12/7/2019 7:09 AM
102	Over the summer I will rent from the college if I work for them.	12/7/2019 6:22 AM
103	I live with myotger whoowns our house.	12/7/2019 4:41 AM
104	It's cheaper to own than to rent. I have also poised myself for ownership through years of saving.	12/6/2019 10:09 PM
105	Because it is too much of an expense to buy a house.	12/6/2019 9:36 PM
106	I'm not stupid	12/6/2019 9:05 PM
107	There are no nice rentals at a reasonable price. It was cheaper to get a mortgage than a nice rental property	12/6/2019 9:01 PM
108	I saved money through frugality, lived with roommates to accumulate a downpayment. Lived without many wants and amenities so I could purchase a home. I did this because I wanted financial independence. I hear that Lander housing is expensive. I have lived in many cities where housing actually expensive. Lander is not expensive considering the other cost of living expenses. Yes, you cannot own your dream home in the first 15 years of your adult life, but there is plenty of housing that is affordable. It might not be ideal or what your dream is but you can live in Lander very comfortably if you live within your means.	12/6/2019 8:57 PM
109	We have a family and want to have our own space. We plan to be in Lander long term, so it made more sense to purchase a home.	12/6/2019 8:53 PM
110	I am trying to get out from under the debt that I currently have. I am unable to get a loan for a house until that is debt is paid off.	12/6/2019 8:15 PM
111	In Hudson because we couldn't afford Lander on two incomes.	12/6/2019 7:47 PM
112	Purchasing a home here is beyond what we can afford	12/6/2019 7:36 PM
113	Because I hate moving, hate living in over-priced dumpy places belonging to someone else, and hate living in multiple dwelling units or old trailer houses in tightly packed "parks".	12/6/2019 7:11 PM
114	Mortgage for 10 more years	12/6/2019 7:06 PM

Lander Community Housing Questionnaire

115	Have not found home that meets our needs within our price range.	12/6/2019 6:52 PM
116	We were able to find a foreclosure after two years of looking that was cheap enough that allowed us to gut and rehab the house within our budget.	12/6/2019 6:00 PM
117	In college.	12/6/2019 5:25 PM
118	Rent Control	12/6/2019 5:02 PM
119	We wanted to make an investment and put our money towards equity.	12/6/2019 4:11 PM
120	We are gifted money every year and that is how we can afford a house.	12/6/2019 4:11 PM
121	We have not found something affordable yet for our family of 5 (have been house searching for 7 months now).	12/6/2019 4:03 PM
122	I don't have enough money to purchase a house.	12/6/2019 3:58 PM
123	N/A	12/6/2019 3:35 PM
124	Better value. Ability to have pets, which is hampered significantly in the rental market.	12/6/2019 3:35 PM
125	While we rented for a decade, renting an adequate home for a family of 5 is very expensive in Lander. We focused for a decade on saving what we could for a down payment to buy a home so that if we were to have a large monthly payment, at least it would be a mortgage and not rent.	12/6/2019 3:34 PM
126	Living in a poorly managed, expensive apartment complex is a good motivator to buy. Seriously, though buying a house was always part of our plan when we moved to Lander and we were lucky enough, financially, to be able to save and make a down payment on a house.	12/6/2019 3:00 PM
127	I have lived in Lander 23 years and it is the most economical choice. We rented when we first came to town and it was double the cost of renting in the surrounding area even back then. Today's rental costs are far above the norm for a town this size.	12/6/2019 2:52 PM
128	It's the best way to experience the freedom of having something to call your own and towards building wealth over time.	12/6/2019 2:33 PM
129	My girlfriend owns the house.	12/6/2019 1:57 PM
130	Because I believe the lander market provides an opportunity for future gains in equity given the rising, and rarely falling housing prices.	12/6/2019 1:55 PM
131	I wanted to invest in myself rather than lose my financial resources through renting.	12/6/2019 1:55 PM
132	It was cheaper than renting	12/6/2019 1:55 PM
133	Because we plan on living here 20 + years.	12/6/2019 1:13 PM
134	I cannot afford a house	12/6/2019 1:12 PM
135	The rental options are limited.	12/6/2019 1:08 PM
136	Because I couldn't find an affordable rental and the mortgage rate was the same as most of the rents I could find in decent neighborhoods	12/6/2019 1:07 PM
137	It is smarter to pay oneself vs. a landlord.	12/6/2019 1:07 PM
138	Finally was able to afford a house in Lander, however paid way too much for a 1979 home that honestly had the original flooring etc....but at least that brought the price down enough for us to make it work.	12/6/2019 1:06 PM
139	I couldn't find a reasonable place to rent, so felt I had to buy. Now I have to move again, but will be stuck trying to sell.	12/6/2019 1:02 PM
140	I believe home values will rise, so owning is a good investment.	12/6/2019 1:00 PM
141	cheaper to buy than to rent	12/6/2019 12:59 PM
142	Too expensive to buy. The quality of house for the money is not good enough.	12/6/2019 12:52 PM
143	I am not yet ready to root my lifestyle to a place and commit myself to the costs of home ownership beyond a mortgage - maintenance, taxes, insurance, etc. My current renting	12/6/2019 12:52 PM

Lander Community Housing Questionnaire

situation with friends is cheaper than those combined costs, although I recognize this to be a unique situation.

144	We bought our house only after a financial windfall. Otherwise, we would still be living in our small one room cabin paying 800 bucks a months.	12/6/2019 12:47 PM
145	With having a dog, it was less expensive to buy a home than to pay outrageous rental prices and pet fees, plus utilities (especially electric heat).	12/6/2019 12:39 PM
146	Rental properties in Lander are inferior and I grew weary of paying top dollar for marginal housing.	12/6/2019 12:37 PM
147	To build equity	12/6/2019 12:28 PM
148	investment reasons	12/6/2019 12:27 PM
149	We built our house.	12/6/2019 12:22 PM
150	Rental options are not affordable and plan to remain in the community long term.	12/6/2019 12:13 PM
151	American Dream	12/6/2019 12:13 PM
152	I cannot afford to purchase a home	12/6/2019 12:08 PM
153	Our choices of buying within what we comfortably wanted to spend were not worth the money we would have spent on them.	12/6/2019 12:03 PM
154	We are 20+ year residents of Lander. We have invested in our housing.	12/6/2019 12:01 PM
155	It was more affordable in the long run to purchase a house	12/6/2019 11:46 AM
156	My husband bought our property and had our house built before prices were so high. We likely would not buy a house valued at what our current home could sell for, though.	12/6/2019 11:45 AM
157	Have something to show for your money being spent.	12/6/2019 11:45 AM
158	rent is way expensive, so owning seems like a better option.	12/6/2019 11:43 AM
159	Want to own but can't afford the prices for such a little house. Have pets who would like a yard.	12/6/2019 11:42 AM
160	Because for the first time in my life I knew I would be here for more than 5 years.	12/6/2019 11:41 AM
161	To build equity.	12/6/2019 11:36 AM
162	I am a teacher and this is my second year and I would like to wait untill have a continuing contract to possible buy.	12/6/2019 11:32 AM
163	I pay student housing costs.	12/6/2019 11:31 AM
164	Renting is ridiculous around here, a big waste of money.	12/6/2019 11:24 AM
165	Because my family was kind enough to help with a down payment and renting in Lander is ridiculous in cost.	12/6/2019 11:20 AM
166	It's cheaper to pay a mortgage. Rent can be ridiculous here sometimes	12/6/2019 11:17 AM
167	We can not afford a house in the area to fit our family	12/6/2019 11:16 AM
168	Because renting a house that met all of our needs was going to be similar in cost to a mortgage payment.	12/6/2019 11:14 AM
169	I'm lucky to be able to.	12/6/2019 11:12 AM
170	Sold house and looking for another.	12/6/2019 11:09 AM
171	We plan on being here a while and want to build equity in our home.	12/6/2019 10:56 AM
172	I am not in a position to own a house in Lander, since I am a full-time student and do not intend to live here long-term.	12/6/2019 10:38 AM
173	Own trailer rent the lot. Can't afford land	12/6/2019 10:28 AM
174	In 1990 my dad was making \$30,000/yr and bought his first home, a 4 bed/3 bath house for \$120,000. Now though, I make \$30,000/yr and a 3 bed/2 bath in Lander typically goes for	12/6/2019 10:27 AM

Lander Community Housing Questionnaire

\$250,000. These prices are more expensive than some mid-size cities in the US.

175	Dont have enough money to own.	12/6/2019 10:16 AM
176	The only thing more ridiculous than the rental market in Lander is the housing market. Prices are ridiculous for what you get. I bought a house in the Black Addition when they were all around \$90K. Now they are twice that and higher. For a starter home! We don't have the economy to justify the housing prices. We are just expected to pay the "mountain tax" to live here. I'll rent, but I won't buy in Lander while the market is so over inflated.	12/6/2019 9:22 AM
177	When I first moved to town, I jumped into ownership because I couldn't find available rentals.	12/6/2019 9:21 AM
178	I could not find any rentals that either fit our budget or our needs.	12/6/2019 8:57 AM
179	I found a inexpensive house to buy and remodel rather than pay extremely high rent.	12/6/2019 8:53 AM
180	I spent the past 6 years saving to be able to afford a "fixer-upper" and have done all of the work with my partner/friends. It was the only way to be able to stay in Lander.	12/6/2019 8:52 AM
181	Owning something was about the same price as renting something, so we just went with the option to buy. It opened the doors for us to get something better than a rental as about the same price, and the conditions were much better.	12/6/2019 8:42 AM
182	\$130,000 for a lot with a single wide trailer? Are you kidding?	12/6/2019 8:38 AM
183	I purchased the property that I currently live in in 1986, which was a great time to buy property in Lander.	12/6/2019 8:33 AM
184	I haven't been able to find affordable housing, I am staying with relatives until something comes along	12/6/2019 8:22 AM
185	We just bought a house, motivated in part because we wanted to be able to make improvements to our living situation.	12/6/2019 8:13 AM
186	Prices were reasonable in the 90s. We couldn't afford to buy a house now on a teacher salary.	12/6/2019 8:12 AM
187	We own because we plan to live in Lander for 7+years and wanted to be in the same house.	12/6/2019 8:04 AM
188	Age prohibits maintenance of home ownership.	12/6/2019 7:56 AM
189	Not sure just do	12/6/2019 7:44 AM
190	A mortgage was cheaper than renting.	12/6/2019 7:31 AM
191	I own because my mortgage is cheaper than renting, I can have my dogs, and I can be in Lander, instead of Hudson.	12/6/2019 7:11 AM
192	We were fortunate enough to afford a mortgage many years ago and now own our house outright.	12/6/2019 7:08 AM
193	so it is mine	12/6/2019 7:03 AM
194	Mortgage costs the same if not less than comparable rentals.	12/6/2019 6:48 AM
195	Because we wanted to own and not rent. We wanted a permanent place for our family not a temporary one	12/6/2019 6:21 AM
196	It's too expensive to buy on a Lander salary	12/6/2019 5:19 AM
197	can't afford down payment on a house in town	12/6/2019 1:38 AM
198	I've lived in Lander for 3 years and have rented the majority of the time. I had been wanting to buy before now but the homes needed too many repairs to be livable and were priced way too high. I have a decent job in the area and I love the mountains so I wanted to find a place to call my own that I could decide how and when repairs were needed rather than waiting on my landlord to take their sweet time fixing necessities like my oven, hot water, and laundry.	12/6/2019 12:06 AM
199	Low wages, cannot buy	12/5/2019 11:45 PM
200	Found sellers willing to work with us	12/5/2019 10:57 PM
201	Can't afford to buy	12/5/2019 10:48 PM

Lander Community Housing Questionnaire

202	I want to live here long enough to own rather than rent	12/5/2019 10:31 PM
203	Got a great job	12/5/2019 10:28 PM
204	Owning doesn't make financial sense in Lander	12/5/2019 10:20 PM
205	We lost our house.	12/5/2019 10:15 PM
206	We have been blessed to move here and retire and pay cash for a home.	12/5/2019 10:13 PM
207	Because I can't get a loan to buy a house, plus the market off available houses are way over priced for the condition they are in, at least they were two years ago when my then partner and I were seriously looking at houses to buy.	12/5/2019 10:12 PM
208	Can't afford a house yet.	12/5/2019 10:05 PM
209	Prefer to rent at present but housing prices seem inflated.	12/5/2019 9:46 PM
210	But couldn't afford Lander anymore. Had to buy in Riverton.	12/5/2019 9:36 PM
211	Cheaper	12/5/2019 9:35 PM
212	College student.	12/5/2019 9:30 PM
213	Because we can't afford to buy either	12/5/2019 9:27 PM
214	I would have bought a house in Lander if the quality of the homes matched the prices. Homes in Lander should be \$120K or so for how outdated and run down both the homes and much of the town is.	12/5/2019 9:20 PM
215	Way cheaper then renting	12/5/2019 9:12 PM
216	Family owns house, looking for a rental	12/5/2019 9:09 PM
217	Too many restrictions to get a mortgage	12/5/2019 8:20 PM
218	I'm 24 years old and building my credit back up due to an ex girlfriend. So renting is the only way to live as of now.	12/5/2019 8:10 PM
219	Housing prices are more expensive than I can afford in Lander.	12/5/2019 8:09 PM
220	We got a good deal 9 years ago.	12/5/2019 8:07 PM
221	We bought our house because the rental situation in Lander is very poor. Rentals are expensive and hard to come by.	12/5/2019 7:49 PM
222	I can only afford this	12/5/2019 7:39 PM
223	I'm currently going to college and cant afford to buy any houses in lander because for a house in a decent neighborhood is well over 200k. And if I wanted to expand my family and have children I'm looking to spend over 300k for a house. And that's with no land.	12/5/2019 7:36 PM
224	Even though we are a young family with good jobs, it is still very challenging to find an affordable home that we can confidently project to appreciate in value.	12/5/2019 7:27 PM
225	We have a dog making renting tough	12/5/2019 7:26 PM
226	Just started owning however, if my husband and I get divorced it's impossible to live on our own in the hose because we have daycare etc	12/5/2019 7:24 PM
227	We were able to find a house and we're able to get a mortgage for it	12/5/2019 7:18 PM
228	Because we didn't find anything right away we could afford and sadly we are leaving Lander for a neighboring town we could afford.	12/5/2019 7:16 PM
229	Housing prices are absolutely ridiculous in the lander area. 250k for a run down trailer is just mental.	12/5/2019 7:15 PM
230	Finally saved enough money to purchase a home	12/5/2019 7:14 PM
231	Can't afford to buy	12/5/2019 7:13 PM
232	Because Lander has little to offer in employment opportunities that measure up to it's housing rates	12/5/2019 7:12 PM

Lander Community Housing Questionnaire

233	because I can't even get a personal loan to buy a house and my parents own 2 places so I'm living in 1 their places	12/5/2019 7:09 PM
234	Why do I own? Um - because it's better than renting. Odd question city of Lander.	12/5/2019 7:08 PM
235	I can not afford to take out a loan to buy a house right now.	12/5/2019 7:05 PM
236	Because it is cheaper and I built what I wanted	12/5/2019 7:00 PM
237	I will be closing on my home tomorrow in Riverton, as I was able to find a gorgeous, completely remodeled home that I could afford, whereas there wasn't anything in lander that I could afford that wouldn't also be a serious remodel project. The People I am staying with in lander in the meantime owns their home as a result of a deal through their employer. Prior to that, my ex-husband and I lived in Lander for three years, and it was very difficult to find safe, affordable housing.	12/5/2019 6:58 PM
238	I own a home in utah	12/5/2019 6:48 PM
239	renting to own	12/5/2019 6:41 PM
240	I love Lander! It is home!!	12/5/2019 6:41 PM
241	I can't afford to buy	12/5/2019 6:37 PM
242	I cannot afford to own a house that doesn't need serious remodeling.	12/5/2019 6:37 PM
243	It was less expensive to buy a place per month than it is to rent a place. I'm fortunate that I have good credit.	12/5/2019 6:29 PM
244	Cheaper to own and we can make improvements ourselves.	12/5/2019 6:27 PM
245	I was able to find a small piece of land and built an affordable home. The one we looked at comparable to it was \$100,000 more and we couldn't qualify for it!	12/5/2019 6:25 PM
246	We got lucky- as I previously said in the above question.	12/5/2019 6:25 PM
247	Financial smartness.	12/5/2019 6:24 PM
248	I cannot afford to buy a home.	12/5/2019 6:08 PM
249	I like my own space	12/5/2019 6:07 PM
250	Do I don't make someone else rich	12/5/2019 5:55 PM
251	I am a college student here, and plan on being in Lander only for the short-term.	12/5/2019 5:52 PM
252	Cheaper than buying a house	12/5/2019 5:50 PM
253	Owning lets me live the lifestyle I like to live. I enjoy carpentry and gardening.	12/5/2019 5:43 PM
254	It's cheaper to buy than rent in Lander.	12/5/2019 5:38 PM
255	Unable to afford a reasonable home to own.	12/5/2019 5:38 PM
256	College student	12/5/2019 5:31 PM
257	Because we can't find a house that's not extremely expensive or super small	12/5/2019 5:31 PM
258	Attempting to get out of my lease contract so I can afford to move out and hopefully buy soon. Unfortunately for the city of lander, I'm looking to move outside city limits.	12/5/2019 5:27 PM
259	It's cheaper.	12/5/2019 5:26 PM
260	My girlfriend bought her home and I live in it with her	12/5/2019 5:26 PM
261	I love Lander and do not plan on moving anywhere. Security of owning my own home and land.	12/5/2019 5:20 PM
262	Rent to own. I have luckily found a person willing to do this	12/5/2019 5:10 PM
263	Hard work pays off	12/5/2019 5:10 PM
264	I rented for awhile. But owning seems more beneficial for long term	12/5/2019 5:10 PM
265	We recently bought a house in Hudson. We had to buy in Hudson because we could not afford	12/5/2019 5:07 PM

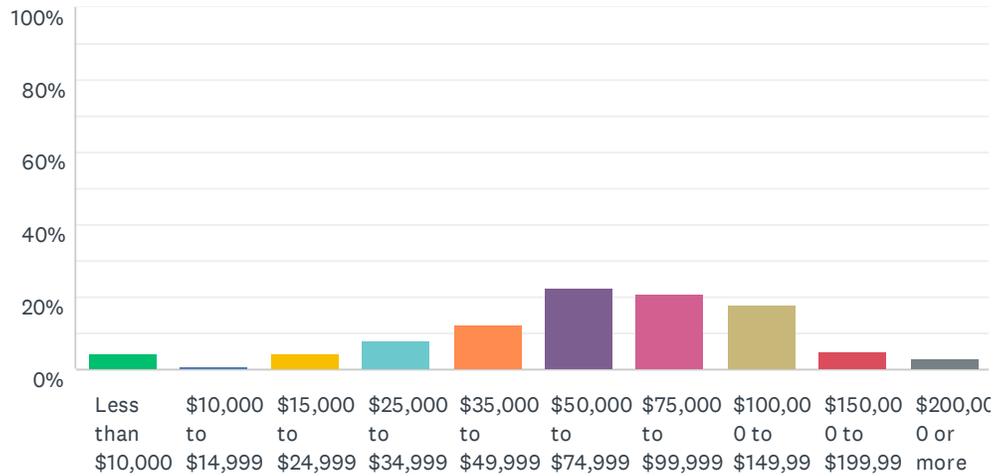
Lander Community Housing Questionnaire

the housing in Lander. We could not find what we needed in Lander at an affordable price but we found what we needed and more in Hudson for a very reasonable price.

266	Couldn't find a house to rent that wasn't overpriced and terribly outdated.	12/5/2019 5:06 PM
267	Because I bought a house.	12/5/2019 5:05 PM
268	Owning is a better investment	12/5/2019 5:04 PM
269	I am on limited income.	12/5/2019 5:02 PM
270	College student.	12/5/2019 4:52 PM
271	Rental prices are very high here and very few allow pets.	12/5/2019 4:52 PM
272	I decided to buy a home and rent to roommates so that I could afford to have a larger space where I can host guests. Paying a mortgage makes more sense in the long run than paying rent. Took many months to find a suitable home I could afford to buy. (but i love my place now!)	12/5/2019 4:52 PM
273	Not sure how long we'll be living in Lander w/ work.	12/5/2019 4:51 PM
274	Suits me best	12/5/2019 4:49 PM
275	I do not have the money to own.	12/5/2019 4:49 PM
276	I'm buying a house in the spring. I moved here in 3 weeks and needed somewhere to land.	12/5/2019 4:38 PM
277	It was less expensive at the time we purchased than it would have been to find a place to rent with pets.	12/5/2019 4:25 PM

Q7 What is your total annual household income?

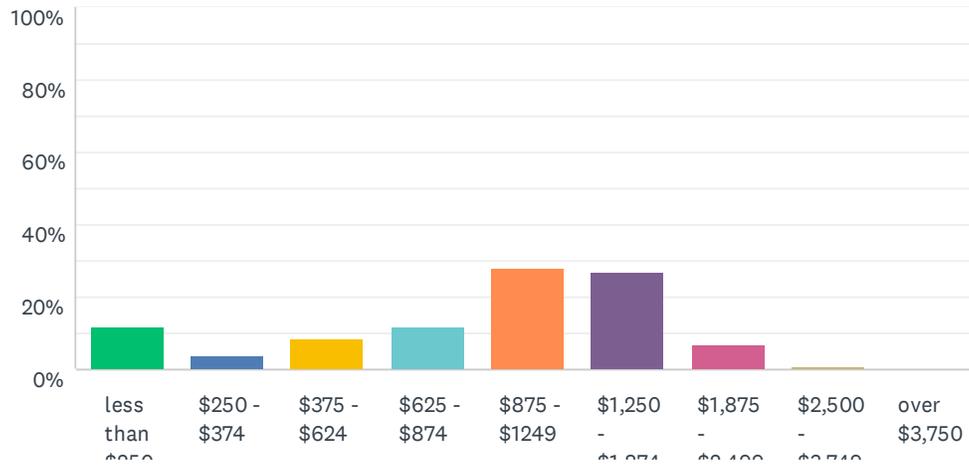
Answered: 515 Skipped: 22



ANSWER CHOICES	RESPONSES	
Less than \$10,000	4.27%	22
\$10,000 to \$14,999	1.17%	6
\$15,000 to \$24,999	4.47%	23
\$25,000 to \$34,999	8.16%	42
\$35,000 to \$49,999	12.62%	65
\$50,000 to \$74,999	22.72%	117
\$75,000 to \$99,999	20.78%	107
\$100,000 to \$149,999	17.86%	92
\$150,000 to \$199,999	4.85%	25
\$200,000 or more	3.11%	16
TOTAL		515

Q8 How much money do you spend on housing each month?

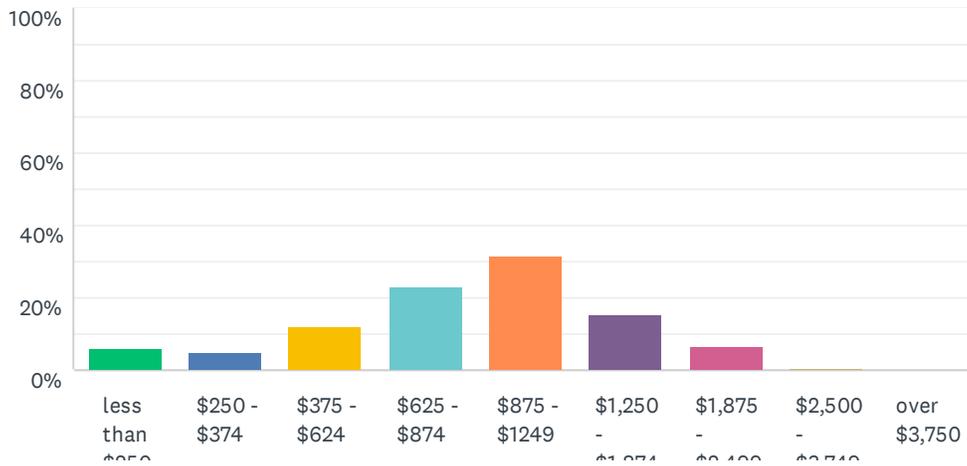
Answered: 517 Skipped: 20



ANSWER CHOICES	RESPONSES	
less than \$250	12.19%	63
\$250 - \$374	3.87%	20
\$375 - \$624	8.32%	43
\$625 - \$874	12.19%	63
\$875 - \$1,249	27.85%	144
\$1,250 - \$1,874	27.08%	140
\$1,875 - \$2,499	7.16%	37
\$2,500 - \$3,749	1.16%	6
over \$3,750	0.19%	1
TOTAL		517

Q9 How much money do you feel comfortable spending on housing each month?

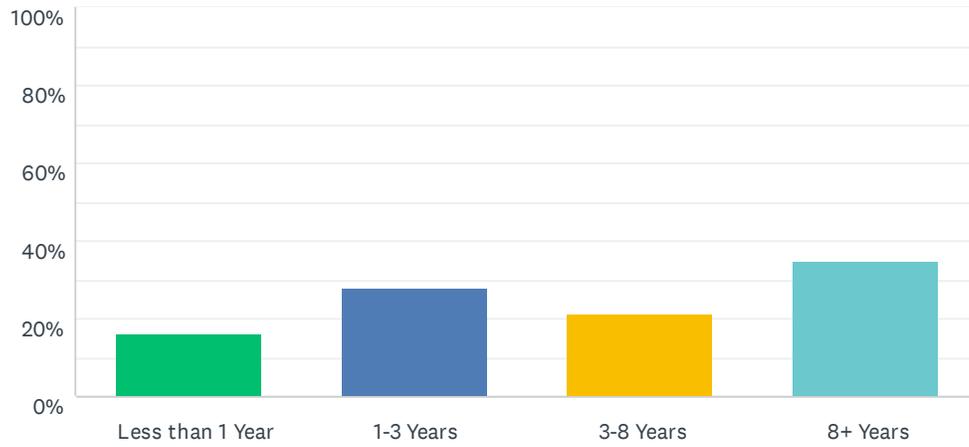
Answered: 514 Skipped: 23



ANSWER CHOICES	RESPONSES	
less than \$250	5.84%	30
\$250 - \$374	5.06%	26
\$375 - \$624	12.06%	62
\$625 - \$874	23.15%	119
\$875 - \$1249	31.32%	161
\$1,250 - \$1,874	15.37%	79
\$1,875 - \$2,499	6.61%	34
\$2,500 - \$3,749	0.39%	2
over \$3,750	0.19%	1
TOTAL		514

Q10 How long have you lived in your current home?

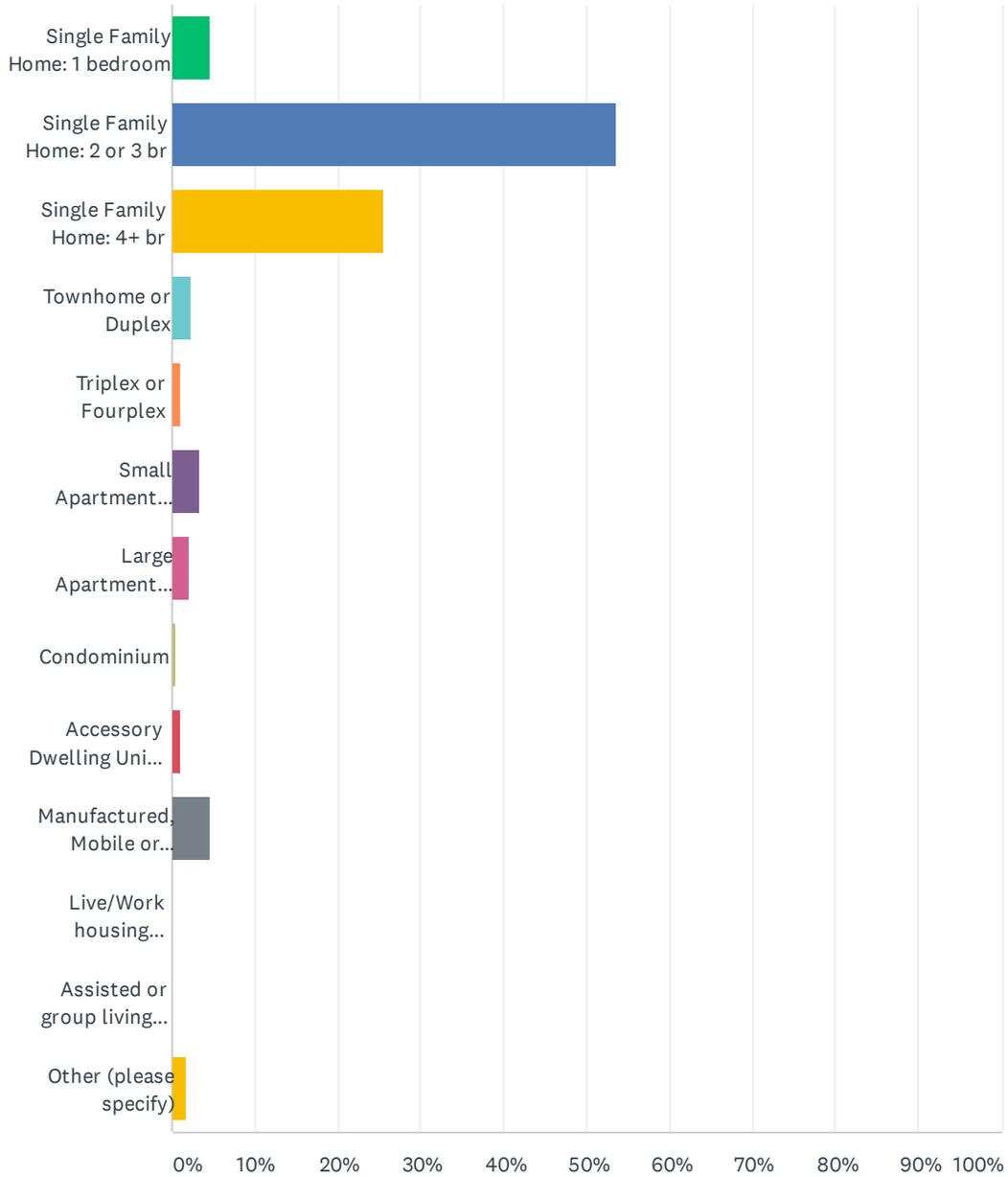
Answered: 527 Skipped: 10



ANSWER CHOICES	RESPONSES	
Less than 1 Year	16.13%	85
1-3 Years	27.70%	146
3-8 Years	21.44%	113
8+ Years	34.72%	183
TOTAL		527

Q11 What type of home do you live in?

Answered: 529 Skipped: 8



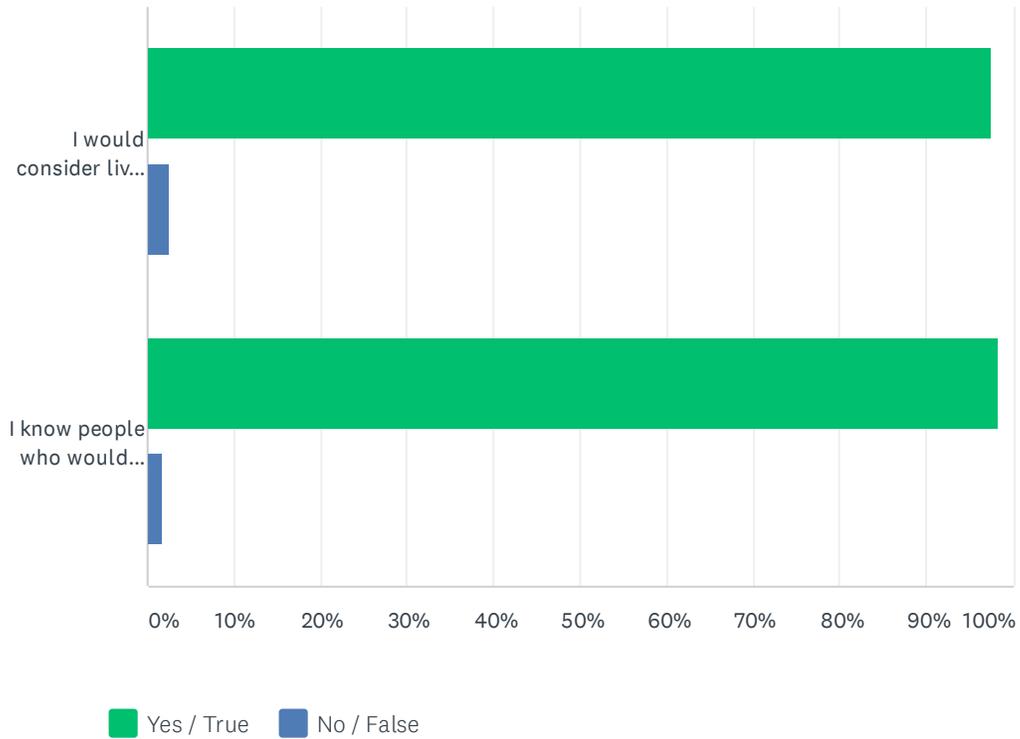
Lander Community Housing Questionnaire

ANSWER CHOICES	RESPONSES	
Single Family Home: 1 bedroom	4.54%	24
Single Family Home: 2 or 3 br	53.50%	283
Single Family Home: 4+ br	25.52%	135
Townhome or Duplex	2.27%	12
Triplex or Fourplex	0.95%	5
Small Apartment Building (5 to 12 units)	3.40%	18
Large Apartment Building (more than 12 units)	2.08%	11
Condominium	0.38%	2
Accessory Dwelling Unit (For example; an apartment over a garage or a basement unit in a house)	1.13%	6
Manufactured, Mobile or trailer home	4.54%	24
Live/Work housing arrangement	0.00%	0
Assisted or group living facility	0.00%	0
Other (please specify)	1.70%	9
TOTAL		529

#	OTHER (PLEASE SPECIFY)	DATE
1	Rv	12/7/2019 3:13 PM
2	I live in a 2000 sq ft 4BR 2BA house.	12/6/2019 12:47 PM
3	A house that has been sectioned off and divided into rental units	12/6/2019 12:08 PM
4	dormitory	12/6/2019 10:49 AM
5	College dorm	12/5/2019 9:30 PM
6	School dorm of 16 men.	12/5/2019 8:26 PM
7	Low income	12/5/2019 8:23 PM
8	Half mobile and half other material on ranch. A rental single family dwelling 3-4 bedroom.	12/5/2019 7:16 PM
9	mobile home with a stick built addition	12/5/2019 5:20 PM

Q12 The images above show traditional single-family homes.

Answered: 488 Skipped: 49



	YES / TRUE	NO / FALSE	TOTAL
I would consider living in a traditional single-family home in Lander.	97.50% 468	2.50% 12	480
I know people who would consider living in a traditional single-family home in Lander.	98.34% 473	1.66% 8	481

Lander Community Housing Questionnaire

#	COMMENTS:	DATE
1	Yet, I think that zoning laws need to look at lot size and allow for multiple use spaces on a lot. For example, my mother in law would move to Lander if we had a place that she could live in. We'd build her a garage apartment but are not allowed to build a garage apartment.	12/19/2019 2:43 PM
2	none	12/18/2019 9:15 AM
3	That's the dream but it seems so unattainable for me here in Lander.	12/16/2019 9:30 AM
4	There needs to be cheaper homes to buy. It's sad that Riverton houses are cheaper.	12/13/2019 9:07 PM
5	Wasn't able to view the pictures	12/8/2019 7:40 AM
6	Just not so big	12/7/2019 8:17 PM
7	Happy in a single-family home at this time but next move ideally will be to something less maintenance.	12/7/2019 6:02 PM
8	Free standing non cluster typehomes are my preference	12/7/2019 10:33 AM
9	The cost of single family homes in Lander has skyrocketed over the years and cut many middle income families out of being able to afford a decent sized house.	12/6/2019 2:57 PM
10	It is an attractive type of housing for many people I know, and what we finally settled on after renting for 4 years in town and having a financial windfall and promotions at work for my wife and I.	12/6/2019 12:49 PM
11	I am single and do not need to furnish, clean or pay taxes on space I would not be using.	12/6/2019 12:43 PM
12	Usually these are way out of our price range.	12/6/2019 12:26 PM
13	Most people need a garage, not seeing any with these.	12/6/2019 11:46 AM
14	It would be better for Lander if it had high quality condominiums -- energy-efficient. The condos behind the Maverick gas station (where I used to live) leak heated air and are not built to be cool in summer. the builders did not have their feet held to the fire to create something climate- and energy-responsible.	12/6/2019 11:45 AM
15	I think this is the preferred option for most families.	12/6/2019 8:44 AM
16	In general, a detached single family home is the most desirable housing option since it provides a measure of privacy and opportunities for outdoor activities like gardening or BBQ options.	12/6/2019 8:36 AM
17	I'd love to have a single family home but I also would like children so I can't live in a 1 bedroom forever.	12/5/2019 7:41 PM
18	Single family homes are absolutely my preference for housing opportunities in Lander. Can't afford it? Work another job, commute from Riverton or move to Rock Springs. Yes, I'm serious. Lander is a great place. Denser housing will ruin that.	12/5/2019 7:12 PM
19	We need much more single family homes in Lander. Should have multiple developments going or at least a plan to encourage developers	12/5/2019 7:05 PM
20	Can't afford it	12/5/2019 6:50 PM
21	The housing market is high in Lander- there are a lot of people who make good money here. But for the average working/ middle to low class people just trying to get buy. There aren't many houses with 3 bedrooms,2 baths that can fit the average 4-6 family. Groceries and others things are high in Lander too. We have thought of transferring to a different location, but family and friends are close to here. But there are months my husband and I have discussed it.	12/5/2019 6:33 PM
22	This is the kind of home that I would want to see in Lander. One concern I have is that recent changes have required many new single family homes to occupy a certain area of their lot. Many people would be happy living in much smaller homes on similarly sized lots - leaving more green space for activities and helping to keep expenses and taxes down. As no spaces for comments about the other styled homes have been provided, I will make them here. Cottages and Bungalows allow for many more people to occupy the same amount of land - but often do not provide enough space for people to do *anything* outdoors at their residence. Also, in other communities I have lived in they lack adequate parking space. Streets become clogged with vehicles and in the winter cannot be easily cleaned. As we increase the number of	12/5/2019 5:58 PM

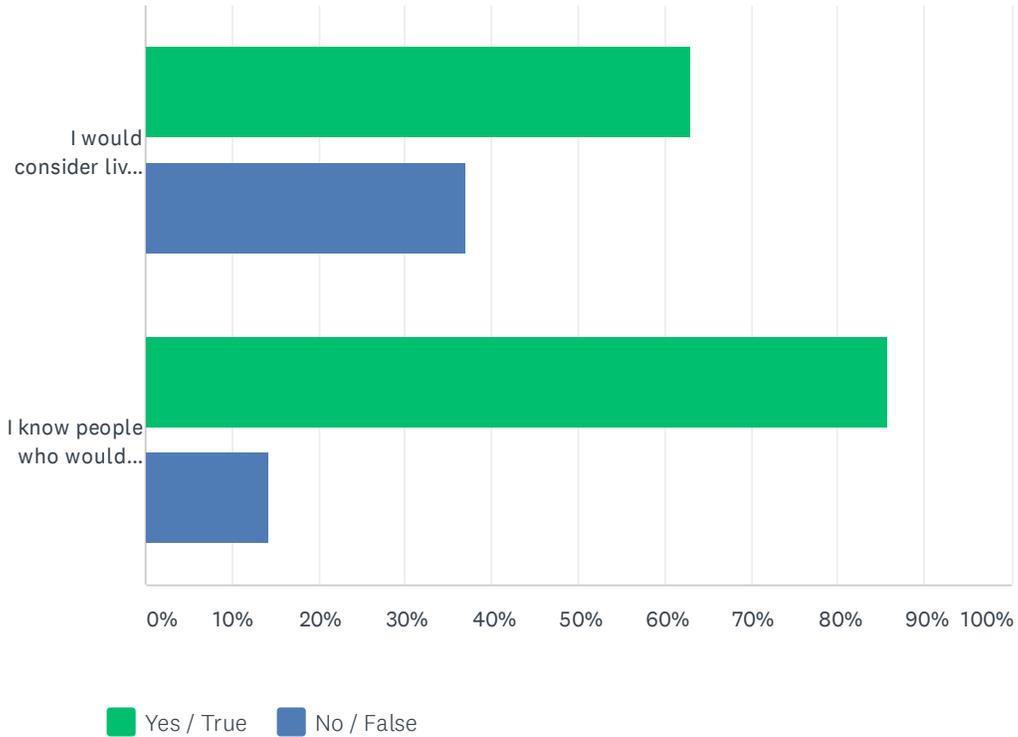
Lander Community Housing Questionnaire

people that are living in our community we need to make certain that there is sufficient space for people to recreate. Many times during the summer our parks are unavailable for use due to organized, for-profit activities. Accessory dwelling units, while not ideal, are often necessary to move parents closer to working children and allow them to have some of the independence and privacy that they are used to. Beyond that use, their utility is limited. While I have had to live in small and large apartment buildings previously, the constant conflicts with tenants that had nowhere else and nothing else to do but cause problems would make me consider leaving such a community.

23	Those homes would cost a considerable amount to rent or own that most people cant afford	12/5/2019 5:12 PM
24	A family should live in a family home I feel.	12/5/2019 5:12 PM
25	The housing in Lander is old and outdated and much of it isn't up to safety standards.	12/5/2019 5:09 PM

Q13 The images above show cottages, bungalows, and small single-family homes.

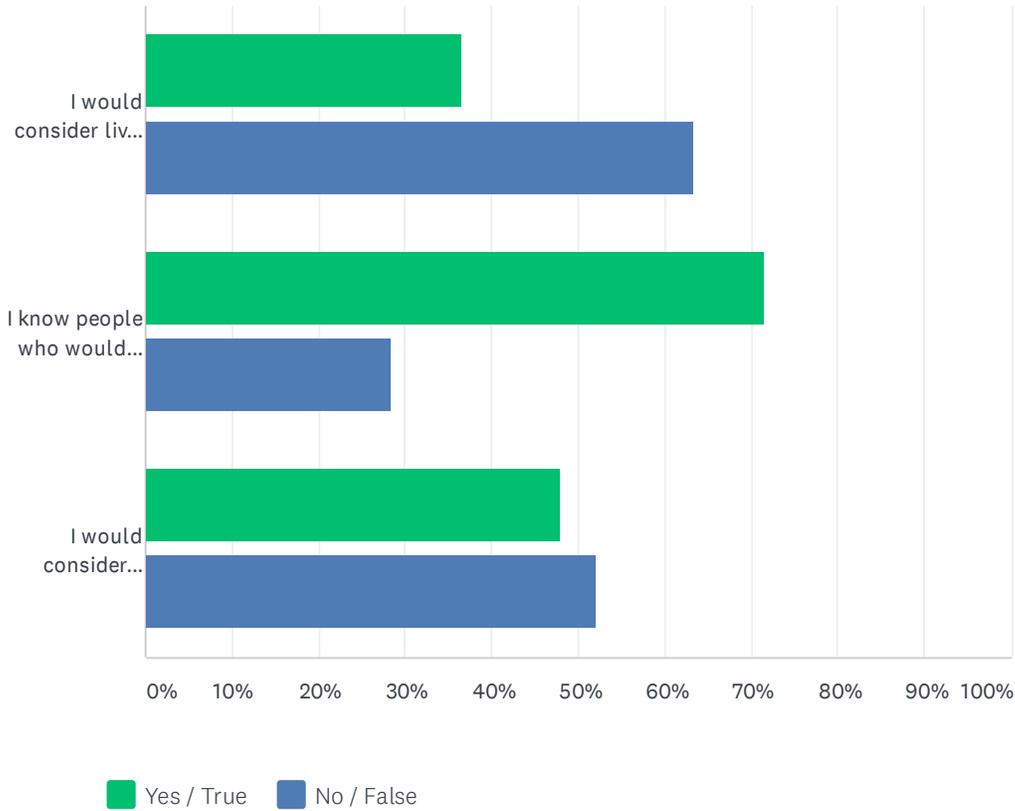
Answered: 489 Skipped: 48



	YES / TRUE	NO / FALSE	TOTAL
I would consider living in a cottage, bungalow, or small single-family home in Lander.	63.02% 305	36.98% 179	484
I know people who would consider living in a cottage, bungalow, or small single-family home in Lander.	85.83% 412	14.17% 68	480

Q14 The images above show Accessory Dwelling Units (ADU), also known as "Granny Flats" or "Mother In-Law Apartments". These are typically built by existing homeowners as stand-alone structures in the back yard, or as converted basements or garages.

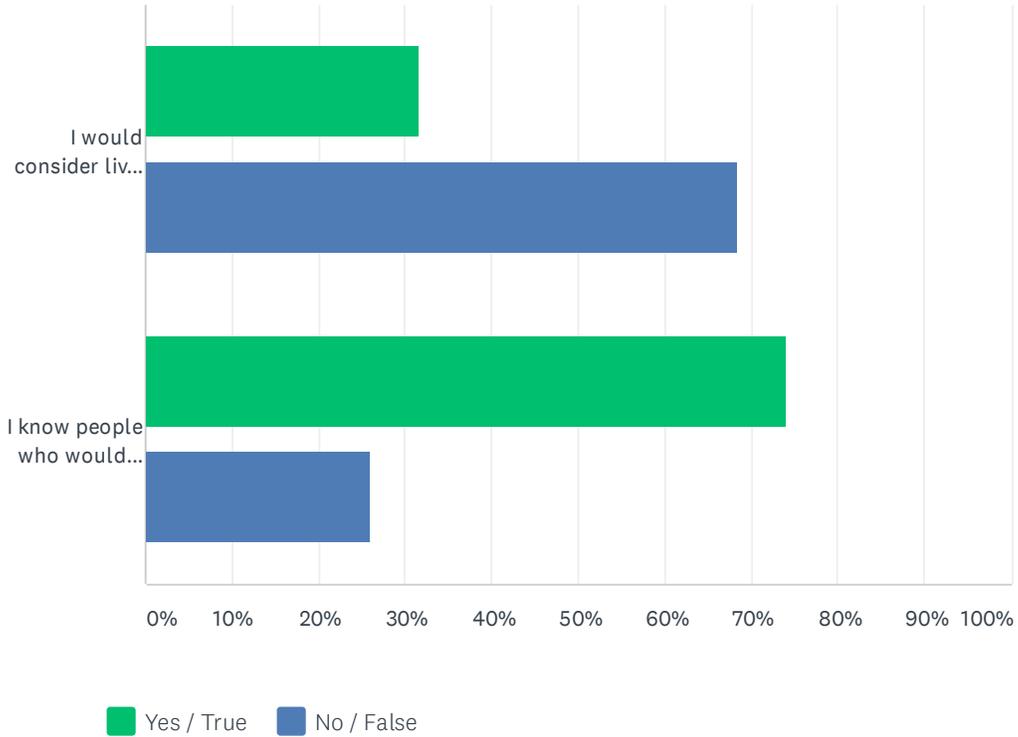
Answered: 489 Skipped: 48



	YES / TRUE	NO / FALSE	TOTAL
I would consider living in an Accessory Dwelling Unit (ADU) in Lander.	36.51% 176	63.49% 306	482
I know people who would consider living in an Accessory Dwelling Unit (ADU) in Lander.	71.46% 343	28.54% 137	480
I would consider building an Accessory Dwelling Unit (ADU) at my own home.	47.89% 227	52.11% 247	474

Q15 The images above show Duplexes, Triplexes, and Fourplexes.

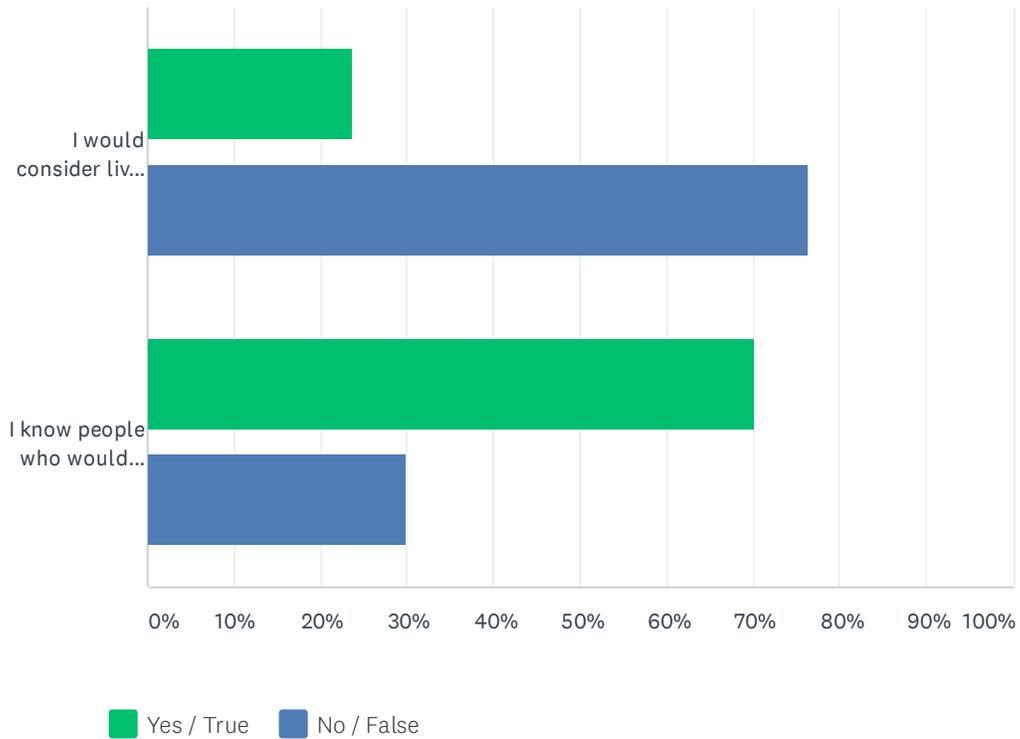
Answered: 490 Skipped: 47



	YES / TRUE	NO / FALSE	TOTAL
I would consider living in a Duplex, Triplex, or Fourplex in Lander.	31.55% 153	68.45% 332	485
I know people who would consider living in a Duplex, Triplex, or Fourplex in Lander.	74.07% 357	25.93% 125	482

Q16 The images above show Small Apartment Buildings with 6 to 12 units.

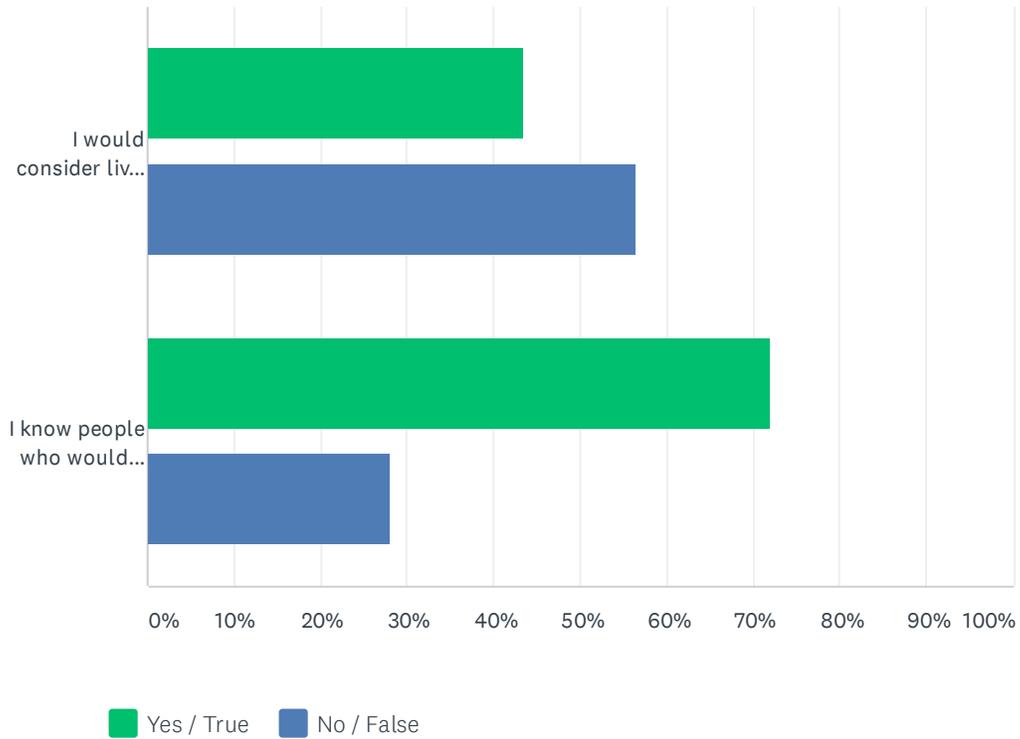
Answered: 489 Skipped: 48



	YES / TRUE	NO / FALSE	TOTAL
I would consider living in a Small Apartment Building in Lander.	23.66% 115	76.34% 371	486
I know people who would consider living in a Small Apartment Building in Lander.	70.00% 336	30.00% 144	480

Q17 The images above show Townhouses and Condos.

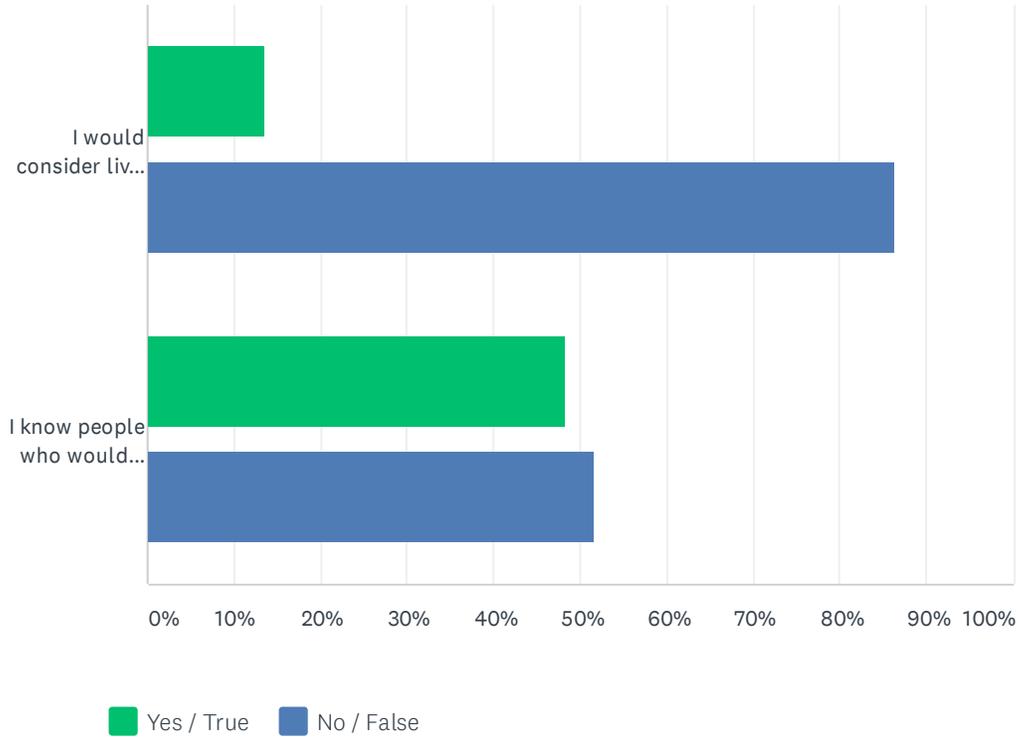
Answered: 490 Skipped: 47



	YES / TRUE	NO / FALSE	TOTAL
I would consider living in a Townhouse or Condo in Lander.	43.42% 211	56.58% 275	486
I know people who would consider living in a Townhouse or Condo in Lander.	72.05% 348	27.95% 135	483

Q18 The images above show Large Apartment Buildings.

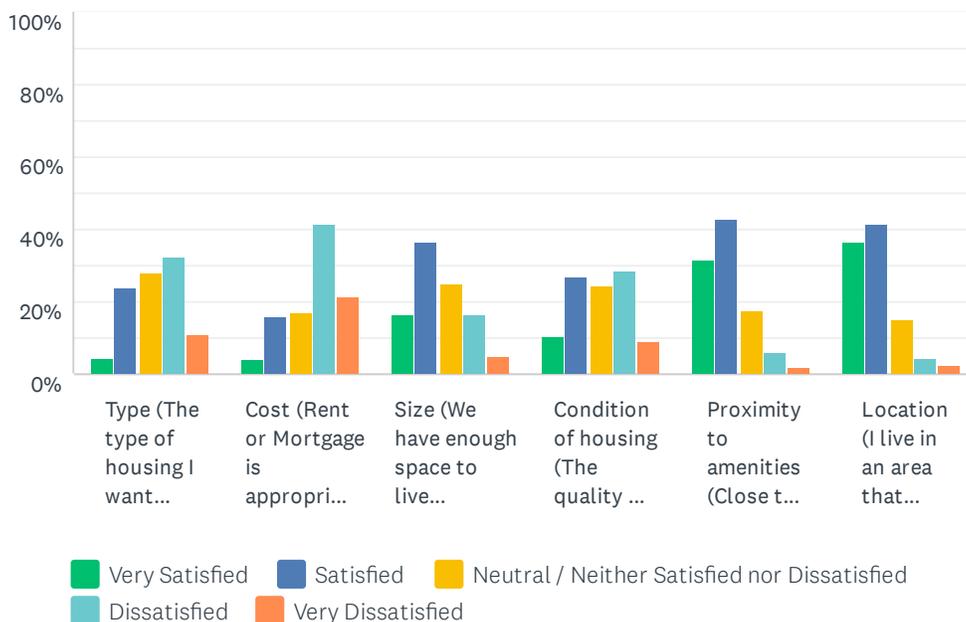
Answered: 490 Skipped: 47



	YES / TRUE	NO / FALSE	TOTAL
I would consider living in a Large Apartment Building in Lander.	13.61% 66	86.39% 419	485
I know people who would consider living in a Large Apartment Building in Lander.	48.23% 232	51.77% 249	481

Q19 How satisfied are you with the available housing choices in Lander? (Please rate each)

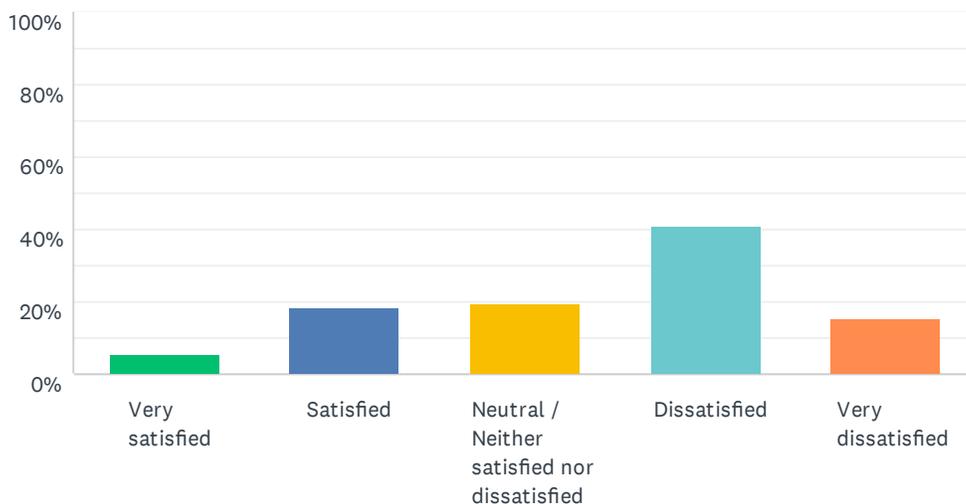
Answered: 460 Skipped: 77



	VERY SATISFIED	SATISFIED	NEUTRAL / NEITHER SATISFIED NOR DISSATISFIED	DISSATISFIED	VERY DISSATISFIED	TOTAL
Type (The type of housing I want [house, condo, duplex, ADU] is readily available...)	4.57% 21	23.91% 110	28.04% 129	32.61% 150	10.87% 50	460
Cost (Rent or Mortgage is appropriate based on my income...)	4.13% 19	16.09% 74	17.17% 79	41.30% 190	21.30% 98	460
Size (We have enough space to live comfortably...)	16.74% 77	36.74% 169	25.22% 116	16.30% 75	5.00% 23	460
Condition of housing (The quality of the home is to my standard...)	10.68% 49	27.23% 125	24.62% 113	28.54% 131	8.93% 41	459
Proximity to amenities (Close to things I enjoy such as a park or a pool...)	31.52% 145	43.04% 198	17.39% 80	5.87% 27	2.17% 10	460
Location (I live in an area that supports my lifestyle...)	36.68% 168	41.27% 189	14.85% 68	4.59% 21	2.62% 12	458

Q20 Overall, how satisfied were you with housing choices available in Lander when you were last looking for housing?

Answered: 458 Skipped: 79



ANSWER CHOICES	RESPONSES	
Very satisfied	5.68%	26
Satisfied	18.56%	85
Neutral / Neither satisfied nor dissatisfied	19.43%	89
Dissatisfied	40.83%	187
Very dissatisfied	15.50%	71
TOTAL		458

Lander Community Housing Questionnaire

#	PLEASE EXPLAIN WHY YOU WERE SATISFIED OR DISSATISFIED WHEN LAST LOOKING FOR HOUSING IN LANDER.	DATE
1	It is hard to find starter houses that are well built and not over priced or priced for people moving to Lander	12/19/2019 2:47 PM
2	Couldn't find a 1 bedroom house to rent and so we are having to pay more than is comfortable for a 2 bedroom house. The house is also pretty worn down and has mold in it - so it feels like paying a lot for this.	12/18/2019 11:15 AM
3	Worthwhile housing (including the quality, price, location, amenities, etc.) has always been limited.	12/18/2019 10:03 AM
4	We ended buying a nicer home in a "bad" neighborhood because we couldn't afford anything on the south side of town	12/18/2019 7:28 AM
5	We looked at some crazy houses but ultimately found a house that has fit us really nicely. The homes we saw had strange or unsafe rooms (no egress, sub 6-foot ceilings, uninsulated exterior walls), very antiquated heating systems, and shoddy construction especially with home additions.	12/17/2019 10:49 PM
6	As previously stated, we found our current apartment very quickly, through a personal recommendation and lucky timing. I have browsed other available rentals since then, however, and there are really no alternatives that work for our budget, pets, and preferences.	12/17/2019 4:14 PM
7	The cost of the housing was to much for what you were getting. A lot of affordable houses need a ton of additional upgrades. Was very hard to find a move in ready house where minimal work was needed.	12/16/2019 3:37 PM
8	Very dissatisfied because no one who makes 11 an hour can afford 1200 to 1500 dollars a month on rent!! It's disgusting no one will ever be able to save Money to get a home with these rentals charging so much!! People can't even eat or pay for utilities for the price a month	12/16/2019 3:35 PM
9	I have not been able to find a well built home within my price range.	12/16/2019 2:00 PM
10	Not enough well-maintained existing homes in the 1300-1500sf range at a reasonable price.	12/16/2019 12:37 PM
11	There just aren't many options for young couples. Rentals are difficult with dogs- no matter how well trained. There just aren't many rentals and starter homes are so far out of a price range I can justify based on my wages.	12/16/2019 9:36 AM
12	I did not know the market, a local found me the house I am in now. We thought it was/is a bit run down, however the price worked and I see now I found a good deal.	12/13/2019 11:57 PM
13	Limited availability, poor quality, excessive cost.	12/13/2019 4:36 PM
14	So many homes in horrible quality (no foundation or poor foundation quality); run down, needed lots of work, poorly insulated, etc BUT at high price.	12/12/2019 3:34 PM
15	Expensive!	12/12/2019 10:27 AM
16	The houses we reviewed (2 bed/1 bath) for our "starter home" were over-priced and/or run down. Either they were incredibly old and in need of a makeover or they were recently remodeled in order to flip, and as a result, over priced. Additionally, there is not a supply of available lots to build multi-family units on. Lander has a lot of under utilized space in backyards that could house many people reasonably - however the city would need to update the allowed sq. ft. for livable space.	12/11/2019 1:42 PM
17	There was not much available and what was available was like picking the lesser of the evils. Also expensive.	12/11/2019 11:57 AM
18	I've been very lucky in finding housing because there were very few options and it's only because of people that I know that I found my current housing situation that I love. However, I'm dissatisfied with the number of options out there for my preferences (not that I'm looking but if I was). I also know a lot of my friends are dissatisfied or stressed about finding housing options in Lander.	12/11/2019 11:42 AM
19	Housing stock is dated. The opportunity to purchase a home with modern finishes is almost non-existent until you get to the \$500k+ price point. Also, housing for aging parents would be a huge benefit. The carper addition is the only hoa/patio housing I am aware of for 55+. I would	12/10/2019 7:25 AM

Lander Community Housing Questionnaire

love to have my parents here, but healthcare and housing options are a significant limiting factor.

20	We found about 3 acceptable properties last time we looked, including the home we purchased and currently reside in. Of the places that didn't meet our needs, it was split between places That were too small or of poor construction (there were a lot of shoddy modular homes on the market), and also places that were too large and expensive for our needs (either because the house was too large, i.e. 4 bedrooms, or because the property for sale included sub-rentals or outbuildings that upped the price).	12/9/2019 7:00 PM
21	We cannot find housing right now for our family of 5.	12/9/2019 11:43 AM
22	There was very little available that was affordable and livable. What became available disappeared very quickly.	12/9/2019 8:52 AM
23	There was only one house that fit my needs as well as my budget	12/9/2019 8:45 AM
24	The cost of living in lander vs what most people make is too high. There are many single parent families in town who just can't afford that and there are very few options for them.	12/8/2019 8:01 PM
25	Realtor/brokers generally place listings on the market with ridiculous initial asking prices. We have learned over the years to find a FSBO or wait until a place has been on the market long enough to let the owners get real about what a place will sell for.	12/8/2019 5:00 PM
26	I answered dissatisfied as many of the homes in lander are overpriced, small and in rather poor shape. As someone who toured over 50 lander homes, while looking for a home, many are rife with structural and foundation problems. These problems are often overlooked by the sellers and the realtors. They look at the home as if it is pristine and of a great value. These problems were not exclusive to older homes, many of the newer homes (late 90's or newer) had similar problems. This leaves one to thing the inspection process or construction aspect of it is lacking.	12/8/2019 1:35 PM
27	It was 25 years ago	12/8/2019 7:44 AM
28	We moved from a much higher cost area.	12/7/2019 8:22 PM
29	The houses in Lander were older and needed more work than I expected for the price we were willing to pay. In our previous location our house cost less, was newer, and in better condition.	12/7/2019 6:23 PM
30	High costs and not much available in our price range.	12/7/2019 6:12 PM
31	Too few and too expensive	12/7/2019 4:24 PM
32	pricing is high. many choices in a variety of price ranges	12/7/2019 3:30 PM
33	When I was looking, I couldn't find any options that fit my lifestyle or budget.	12/7/2019 11:52 AM
34	Because there is very limited options I. lander for affordadable housing. A studio apartment can cost upwards of \$700. For someone on minimum wage that is still extremely high. There has to be a more affordable option.	12/7/2019 10:10 AM
35	There is a very limited supply of houses on the market when I last looked. The prices are high to very high compared to other Wyoming communities. I think the high cost of Lander housing comes about because Lander is a very desirable place to live and owners/developers of housing can get the high prices when they sell.	12/7/2019 8:25 AM
36	rent/lease payments too high, units small or substandard	12/7/2019 7:00 AM
37	30 years ago housing was very affordable. We had two children and only made about \$20,000 a year but we could afford to buy a home.	12/7/2019 6:31 AM
38	The prices are very inflated, especially for the age and quality of homes for sale.	12/7/2019 2:37 AM
39	Housing that allows pets is extremely difficult to find in town	12/6/2019 9:45 PM
40	There are a lot of options. I find that if you are willing to look past cosmetics and put a little effort into a home there are a lot of viable options. Having bought and sold multiple homes in Lander most people want a fully finished home move in ready for the cost of a home that requires some work.	12/6/2019 9:08 PM
41	There was very little available that I liked or would live in that I could afford.	12/6/2019 7:26 PM
42	Retirement community pricing and home building is adversely affecting the single family homes	12/6/2019 7:03 PM

Lander Community Housing Questionnaire

for those of use who live and work here.

43	Quality of construction to include materials and detail work was generally mediocre in housing available at the time. Had to look hard to find something we felt matched the price and quality of construction.	12/6/2019 5:52 PM
44	I was use to better quality of housing with more land.	12/6/2019 4:57 PM
45	There was VERY little available that was nice, clean, could work for a family, and was \$1,000 a month or less to RENT (not including utilities).	12/6/2019 3:40 PM
46	Realtors / home sellers inflating prices in hopes of attracting non-residents.	12/6/2019 3:09 PM
47	I was satisfied in the end because we ended up buying, but the cost of housing here in Lander is high and limited our choices for the size of home we needed at the time. I would love to downsize soon, but the costs are now so outrageous that it makes more sense to stay in my current home.	12/6/2019 3:07 PM
48	There is a lack of land and options to develop more affordable types of housing. Land is at a premium in and around Lander, as well as access to city amenities like water/sewer, quality internet, etc.	12/6/2019 2:54 PM
49	Although I was lucking in finding an affordable home that didn't need major renovations, it was very difficult and there were not many options.	12/6/2019 1:59 PM
50	The cost of housing in Lander is very high for the quality of home available. We've become the "Jackson Jr."	12/6/2019 1:14 PM
51	I felt like there weren't enough quality options to buy, and at that point, no quality options to rent.	12/6/2019 1:07 PM
52	There were very few options that were both affordable and in clean, good repair that also weren't tiny. But I found one condo unit that was very much to my satisfaction.	12/6/2019 1:07 PM
53	I had very few options. It was by the Grace of God that I happened upon a for-sale-by-owner property that had a 640sq ft home with land. It met my needs for myself and my dog, however it makes for difficulties when having company over for dinner, etc. There was nothing else on the market. I did not want to look at larger homes then need to rely on finding a roommate to cover expenses. Did that in college and early years . Now, too old for roommates and drama. Not ready for senior living but not needing the rooms and expenses of most homes on the market.	12/6/2019 1:04 PM
54	The Lander housing market is overpriced for what I consider to be homes that need a lot of work. There seems to be a great sell off going on right now and it is definitely a sellers market.	12/6/2019 12:54 PM
55	The cost of housing in Lander is too expensive. The size of apartments are only two bedrooms.	12/6/2019 12:30 PM
56	Somewhat dissatisfied as the homes that we were interested in were either too expensive or did not meet what we were accustomed to having regarding size, yard size, modernization, or a combination of these.	12/6/2019 11:57 AM
57	There were very few options within my wage scale. The ones I found were too old, too expensive, in a bad neighborhood, and too lacking in energy-efficiency. It took me 3 years of looking. I had almost given up. A fluke that I was friends with a small family moving out of Lander -- I bought their newly-renovated 50-year-old house in a horrible neighborhood.	12/6/2019 11:55 AM
58	I recently was looking to buy a house and can not due to having a few options under 200,000 and not coming with enough space to even have 2 dogs with a yard. Garage for toys/cars/projects. Jobs are limited in this town and I'm the only one in my household who takes care housing and cannot purchase anything expensive with me only paying. Been in Lander for 3 years and moved twice. Would like to finalize and buy a home.	12/6/2019 11:55 AM
59	very limited options	12/6/2019 11:51 AM
60	prices too high and needed updating	12/6/2019 11:51 AM
61	We were able to find housing that fits our needs and was affordable to us. However, we are fortunate and have strong incomes and we don't yet have a family to support.	12/6/2019 11:42 AM
62	The condition of existing houses is very poor yet the cost is astronomical and the remodeling in Lander is very expensive.	12/6/2019 11:34 AM

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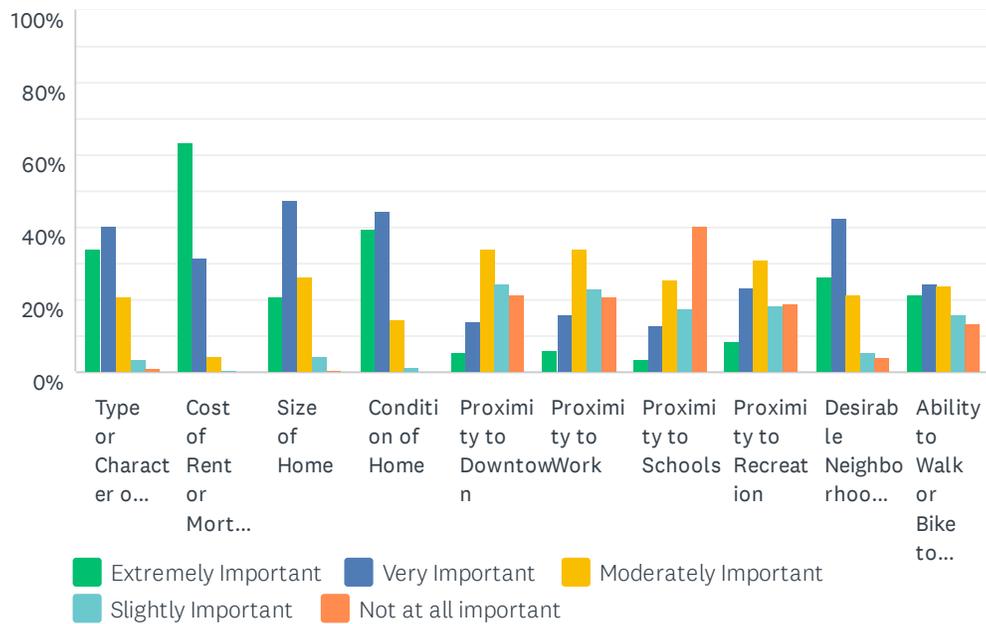
63	Price for the size our family needed did not match up. adequate housing was severely overpriced, affordable homes were not in good shape	12/6/2019 11:29 AM
64	Lander is just a small market. If you are picky, you will have a hard time finding housing that fits. It's also dependent on how much you are able to spend. The less you spend will limit your options.	12/6/2019 11:03 AM
65	Who can afford \$1200-1800/ month in rent or over priced housing for sale!	12/6/2019 10:36 AM
66	With the number of people in this town that like to recreate outdoors, there is a frustrating lack of housing that includes storage for things like bikes, skis, etc	12/6/2019 10:34 AM
67	Too many others also looking. I would call immediately upon seeing new listing and I would still be 3rd or 4th in line. I've lived here 20 years and owned a business on Main St for 7 years. I know tons of people and I still struggled to find a rental to fit my needs last Summer.	12/6/2019 9:30 AM
68	I would have been interested in a smaller home, such as a townhouse.	12/6/2019 9:26 AM
69	While I now have a home, I spend many years trying to find something in Lander that was both affordable and not out of the way. I feel we should seek more opportunities for townhomes/condos/apartments due to the general lifestyle of this community! A single family household is uncommon in this community at this point, and the people who are needing housing need affordable, rental situations.	12/6/2019 9:07 AM
70	The choices for single family homes are ok, but it is the cost that is way too much. That is where I get disappointed and frustrated. I don't think the simple things I'm looking for should equate to a \$400-\$500K home, which is simply not acceptable.	12/6/2019 8:52 AM
71	Lander has a limited stock of housing at any given time. It is expensive to build in Lander and competent construction professionals are in limited supply. Building materials are expensive and not readily available, so even DIY improvements are more difficult than in other locations. Consequently, most housing for sale needs work, but asking prices do not reflect the reduced condition of the house.	12/6/2019 8:52 AM
72	We found a number of decent options when looking to buy our house, but I would have liked to have seen more updated and modern houses.	12/6/2019 8:22 AM
73	Neutral - I have not looked for housing in Lander since I bought my home 30 years ago - so I really do not know the answer to this question to have an opinion.	12/6/2019 8:16 AM
74	Cost	12/6/2019 7:37 AM
75	I help very low income families look for housing and for them, choices are extremely limited.	12/6/2019 7:19 AM
76	Extremely limited rental housing options and very limited options for purchase less than \$200,000. I lucked out with my house, but it was still more than I wanted to spend.	12/6/2019 7:00 AM
77	When looking to purchase there were fewer options than I would have liked	12/6/2019 6:46 AM
78	Limited options for professionals with pets. Expensive and low quality conditions.	12/6/2019 6:24 AM
79	Houses are overpriced.	12/5/2019 11:41 PM
80	Most of everything that is descent is already taken. What's not taken is over priced	12/5/2019 8:17 PM
81	Many of the homes available when we were shopping around were very dated and not well taken care of.	12/5/2019 7:55 PM
82	We would like to move into a larger home but housing prices are too high and we do not want to have to drink cistern water. Please expand city water supply.	12/5/2019 7:38 PM
83	The real estate market was purposely over priced by \$30000-\$50000 the houses were literally not updated and had too many things to be updated or not in working conditions. We are middle class and in most cases had to go outside of our budget to find a considerable place to live and not in horrendous neighborhoods. The market targets people out of state who would not have the means to live here and move in less then a year.	12/5/2019 7:37 PM
84	We were hours before our move to Lander from Cheyenne before we were able to find a decent place to rent, and it was not for lack of trying as we knew we were moving here a year in advance and looking to buy or rent 6 months before moving.	12/5/2019 7:31 PM

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85	There aren't any options to compare to eachother. You don't have options here that are large enough for families and affordable. Most of what's available is only manufactured or mobile. Nothing updated, trendy, safe, private and safe.	12/5/2019 7:31 PM
86	The prices were too high for the quality of house.	12/5/2019 7:26 PM
87	The quality of the houses was terrible. In nearly 6 months of looking, I found one house without major construction issues...which I bought. It seemed like every house I looked at had random additions and work done that was poorly done or done without permits.	12/5/2019 7:24 PM
88	Not enough selection available. Only way to get a quality home in Lander is to build it yourself	12/5/2019 7:09 PM
89	High Pricing	12/5/2019 7:06 PM
90	High cost for what you were getting. Poor condition.	12/5/2019 7:04 PM
91	We were surprised by the home prices in Lander. They were higher than expected. We had to go up slightly in budget to find something suitable to us that did not need large repairs.	12/5/2019 6:58 PM
92	Lack of quality home repairs and renovations - possibly because of lack of building rules.reg/inspection/enforcement limit available safe housing. "Chainsaw" remodeling has ruined many homes.	12/5/2019 6:51 PM
93	Very little choice, most homes sell quickly. Realtors show homes that are under contract. A lot of homes sell off market it seems.	12/5/2019 6:51 PM
94	The price is too high for what you get.	12/5/2019 6:38 PM
95	Not a lot to choose from that I could afford	12/5/2019 6:02 PM
96	My college (Wyoming Catholic) found the apartments I'm in for me, so it was a relatively easy process for me.	12/5/2019 6:00 PM
97	It was hard to find something within our budget that a.) allowed pets, and b.) was not a, to be quite honest, Piece of trash. One rental we had the owner would do quarterly walk throughsUnannounced , and when we asked the city for some help figuring out our rights, we were just passed over.	12/5/2019 5:56 PM
98	Everything is far too expensive for the quality. Almost all older homes are either extremely expensive or beat down, poorly maintained, or with extremely odd and poorly executed renovations.	12/5/2019 5:56 PM
99	Houses to buy were unaffordable for my family	12/5/2019 5:49 PM
100	Rent to high nothing available for pet owners	12/5/2019 5:30 PM
101	There was not a great selection, but it is a small town.	12/5/2019 5:17 PM
102	The costs are too high for the income in this area. There's not enough homes to rent that are nice and affordable for even high incomes.	12/5/2019 5:16 PM
103	Not many options for people that dont make a ton of money	12/5/2019 5:15 PM
104	Poor quality. Lots of handyman/DIY work and flip houses. The Quality of homes is poor and the price is excessive based on that lack of quality	12/5/2019 5:12 PM
105	The choices were lovely but the price is extreme for what you get.	12/5/2019 5:11 PM
106	Rentals are very hard to find and expensive. House prices are too much for income	12/5/2019 5:02 PM
107	It seemed as though most houses were either affordable and undesirable OR extremely expensive. Not much in the middle.	12/5/2019 4:58 PM
108	I am very satisfied with the housing i have been able to find. However, each time i have looked it has taken me a while to find it.	12/5/2019 4:56 PM
109	rents are very expensive and the cost of housing has just continued to increase.	12/5/2019 4:30 PM

Q21 What is most important to you in making your housing choices? (Please rate each)

Answered: 460 Skipped: 77



	EXTREMELY IMPORTANT	VERY IMPORTANT	MODERATELY IMPORTANT	SLIGHTLY IMPORTANT	NOT AT ALL IMPORTANT	TOTAL
Type or Character of Home (Single family house, duplex, ADU, condo)	34.21% 156	40.35% 184	21.05% 96	3.51% 16	0.88% 4	456
Cost of Rent or Mortgage	63.40% 291	31.59% 145	4.36% 20	0.44% 2	0.22% 1	459
Size of Home	20.88% 95	47.69% 217	26.59% 121	4.40% 20	0.44% 2	455
Condition of Home	39.65% 180	44.49% 202	14.32% 65	1.32% 6	0.22% 1	454
Proximity to Downtown	5.68% 26	14.19% 65	34.06% 156	24.67% 113	21.40% 98	458
Proximity to Work	6.13% 28	15.75% 72	34.14% 156	23.19% 106	20.79% 95	457
Proximity to Schools	3.28% 15	13.13% 60	25.60% 117	17.29% 79	40.70% 186	457
Proximity to Recreation	8.52% 39	23.36% 107	30.79% 141	18.56% 85	18.78% 86	458
Desirable Neighborhood or Street	26.26% 120	42.67% 195	21.66% 99	5.25% 24	4.16% 19	457
Ability to Walk or Bike to Places	21.62% 99	24.67% 113	24.02% 110	16.16% 74	13.54% 62	458

Lander Community Housing Questionnaire

#	PLEASE EXPLAIN YOUR TOP TWO MOST IMPORTANT CONSIDERATIONS ABOVE. WHY ARE THOSE THINGS THE MOST IMPORTANT TO YOU?	DATE
1	Being retired, I want good value for the cost. I don't have to move now so I can be particular before I buy. So many people looking for housing do not have that option.	12/30/2019 10:05 AM
2	Cost & safety of neighborhood is most important. I live in a trailer court because I can't find a reasonable priced home that doesn't need a renovation. The neighborhood isn't great.	12/25/2019 8:53 PM
3	Size and affordability are extremely important to our family	12/21/2019 12:19 PM
4	I would have liked to find a house slightly out of town where I could have a small farm but couldn't afford that or find anything small enough. There were also many houses that had been terribly maintained and would have been hard and expensive to remodel and refurbish.	12/20/2019 12:24 PM
5	I want an enjoyable, well-constructed home in a desirable location.	12/19/2019 6:46 PM
6	I take pride in my home and surroundings and therefore the character of my home need to fit that model too. Cost is important, the last thing that I want is to have my options be constrained by a mortgage that is too big for my income.	12/19/2019 2:47 PM
7	Affordability and type of home.	12/19/2019 1:43 PM
8	Cost of rent and character of home. These are the most important as the often feel like the greatest struggle (to find a decent rentable house that isn't super expensive and/or to not pay too much in rent for a decent house)	12/18/2019 1:06 PM
9	I would prefer to live outside Lander city limits but due to the lack of drinking water (Everybody hauls water!) I chose to buy a home and live inside city limits.	12/18/2019 11:57 AM
10	Having a desirable neighborhood or street provides a feeling of peace and safety. This is directly related to our ability to walk or bike in a safe place. My current street provides sidewalks for my kids to safely ride their bikes, but the adjacent blocks do not have sidewalks or safe areas for young kids to ride their bikes or walk. This inconstancy of sidewalks limits where we go and what we do and doesn't provide a feeling of safety. The kids have to be in the street (which is a busy street and feels unsafe) which limits our ability to enjoy walking/biking to places.	12/18/2019 11:30 AM
11	I am excited to live in town - i.e. where I can walk or bike most everywhere. Walking to the grocery store is awesome if I can. Size is not super important to me, but I prefer to live somewhere in good condition	12/18/2019 11:12 AM
12	If something is beyond my price range, then it is off the consideration list. My second tier answers are linked— no one wants to buy (or live next to) a dilapidated eyesore.	12/18/2019 10:03 AM
13	The location is important because safety is key with our family. As well as condition of the home.	12/18/2019 9:18 AM
14	Sidewalks and bike paths	12/18/2019 7:15 AM
15	Cost would be the baseline filter for all houses we look at. After that, the character and condition of the home. In condition, I would include the ease of updating and improving a home. For instance a paint color we don't like versus exterior siding that would require replacing, or small rooms with lathe and plaster walls versus small rooms with drywall. Does the house just need new kitchen appliances or an entire kitchen remodel. Lander is small enough that many things are walkable/bikeable, so I rated the proximity as slightly important, and walkability as very important. When purchasing our house we rode our bike to/from it's location before and after work to see what that felt like on specific roads and pathways.	12/17/2019 10:49 PM
16	1. Cost: If we can't afford it, the rest is moot. 2. Ability to walk or bike places: increases our quality of life and makes us feel more engaged in the community; also saves gas money and vehicle maintenance, and decreases our carbon footprint	12/17/2019 4:14 PM
17	Cost of the home/mortgage (and potential rentability/cashflow later on) matter in our wealth-building strategy, since we typically turn our primary residence into a rental property after living in it for a little while. We also prefer not to drive, so walking/biking is important as well.	12/17/2019 1:42 PM
18	Condition and price	12/17/2019 1:38 PM
19	We want to feel comfortable in our home (not stretched financially or constantly making	12/17/2019 9:26 AM

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repairs/upgrades). And we want to live efficiently, where we don't need to drive to work, school, recreation, downtown.

20	I need the space to be clean and enjoyable to live. Recreation isn't as important as cleanliness or affordability.	12/16/2019 10:35 PM
21	safe walkable neighborhood close enough to parks or hiking trails, as drug free and crime free as possible	12/16/2019 5:31 PM
22	Need a nice house I can afford	12/16/2019 4:37 PM
23	I don't have a lot of money to perform renovations.	12/16/2019 4:35 PM
24	I need a liveable home with a reasonable mortgage. I do not want to work to live.	12/16/2019 3:29 PM
25	Cost and condition are most important to me as I think about my budget.	12/16/2019 2:56 PM
26	The condition of the home and the cost of mortgage. These are most important to me because I would love to find a home I could afford in good condition. I think Lander has many homes that are for sale but they are not in a good condition or they are too expensive. New houses are being built rather than improving the existing homes.	12/16/2019 2:00 PM
27	The value of the home (size, condition, location) for the money is important. Lander is not a wealthy city but home prices make it seem like it is.	12/16/2019 12:37 PM
28	Proximity to recreation is why I stayed in Lander, as opposed to Casper, Laramie or Cheyenne. If I can't justify a reasonable mortgage, I can't justify living in Lander long-term.	12/16/2019 9:36 AM
29	Size of home is important so that we can consider a growing family and space for recreation equipment.	12/15/2019 11:06 PM
30	Cost and condition of housing is the most important because you live there all your life and it is a huge investment and it needs to be worth the money you spend	12/14/2019 12:11 PM
31	Important to know my neighbors. Cost, I do not enjoy being broke.	12/13/2019 11:57 PM
32	Price and condition because at the end of the day it is an asset that we would like to be able to resell and not end up like those in the 2008 recession.	12/13/2019 11:28 PM
33	All of those considerations impact the value of your home, the amount of additional expense you may have to invest to maintain a safe, comfortable home, as well as the quality of neighbors you share space with.	12/13/2019 6:17 PM
34	The quality of home and cost contribute to my quality of living. I don't like having to constantly fix poorly built homes and I hate being taken advantage of by over priced construction workers, building material salesmen.	12/13/2019 4:36 PM
35	We 'vigorous retired' people aren't really concerned with proximity to work or schools.	12/13/2019 9:39 AM
36	Comfortable and affordable	12/12/2019 7:01 PM
37	A safe economical place to live	12/12/2019 6:56 PM
38	Cost due to budget and Proximity to Work because if my car breakdown, I will be able to walk to work quickly.	12/12/2019 12:26 PM
39	Condition of the house is so important so there are not a lot of costs once you purchase. Cost of mortgage is important to be able to have other lifestyle choices.	12/12/2019 12:14 PM
40	Cost important on retirement income.	12/12/2019 10:27 AM
41	Ability to walk or bike to places: I am disappointed that the City of Lander hasn't taken more initiative to pave sidewalks around the city, especially in critical areas like the main routes to schools. For instance, many sections of sidewalk on 7th St. aren't paved and in the winter time, no one clears these sections. This forces children and parents to walk/ride in the street to get to and from school. Compounding this danger is the cities method of snow clearing. The snow is piled high in the middle of the street and left there for many days (sometimes weeks). This forces vehicles closer to the curb where cars are parked and children are walking. I have witnessed several near-miss car accidents and pedestrian accidents in the winter time as a result of this system. I fear the city is risking a law-suit in the case of a terrible tragedy. Please do something about this.	12/11/2019 1:42 PM

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42	I have a very small income and can only afford so much for housing. I also really appreciate not having direct wall neighbors.	12/11/2019 12:00 PM
43	The cost and condition are most important to me. I want to live in a nice home that I feel comfortable in and having people over to, and also isn't making me financially worried and counting pennies.	12/11/2019 11:57 AM
44	I want to be able to afford where I am living while still saving money. I love walking everywhere and it's great not having to drive everywhere!	12/11/2019 11:42 AM
45	I have kids so I want to live in a safe neighborhood. Our morgage is so high that it doesnt leave much room for other monthly expenses.	12/10/2019 8:23 AM
46	We chose to purchase an older home near main street to have a walkable lifestyle. I am baffled by the desire to live miles out of town and drive everyday. If I wanted to be in my car all day I would move back to D.C. I support the higher density housing in our city center while maintaining the character of the town (i.e. best of both worlds) which I think is achievable with bungalow, townhouse housing. We have 3,300 sq. feet on a small residential lot. It is tight but we are part of a neighborhood.	12/10/2019 7:25 AM
47	Price, the more I spend on housing, the less I can save for my kids future, let alone my own. Prices are so high here, even with a good job, I'm spending far too much of my income to keep a place big enough for my kids.	12/9/2019 11:02 PM
48	Having a large family obviously makes the size of the home important. Cleanliness of the surrounding homes/ neighborhood is also important.	12/9/2019 9:29 PM
49	I'm retired but families are looking with my answers	12/9/2019 8:48 PM
50	We live in Lander because we are interested in a rural, outdoor friendly, moderately agrarian community. Finding a quality home with character in a part of town that still feels a bit country was very important to us. Things like large lots, adjacent open spaces, the Lander Ditch and quirky architecture all lend to this vision. Our worst fear for Lander would be a community filled with generic modulars and subdivisions full of McMansions. If Lander trends to much that way, we will move elsewhere.	12/9/2019 7:00 PM
51	Comfort and affordability	12/9/2019 4:00 PM
52	I need a place to raise our family that allows for adequate space and allows for financial options too.	12/9/2019 4:00 PM
53	If I'm going to invest 30 years and \$180k of my life in something, it had darn well better contribute to the quality of my life on a daily basis. It needs to bring me peace. I'm not going to invest in something that is itself a stressor.	12/9/2019 2:42 PM
54	We need enough room for a family of 4. Cost is for obvious reasons.	12/9/2019 2:30 PM
55	Cost and condition. If I cannot afford to live here, I can't live here. Condition is important because I do not want to shell out a ton of money just to live in squalor.	12/9/2019 12:54 PM
56	We want a comfortable home for our large-ish family at an affordable price for us (i.e. \$200-400K). We have been unable to find one that works for us in the past 5 months.	12/9/2019 11:43 AM
57	Price and home size. I have three children.	12/9/2019 10:07 AM
58	Enjoy living in a house we enjoy	12/9/2019 9:59 AM
59	A Park close by. Currently there is no park or school with a playground in the northeast part of Lander. This is where there is probably the biggest concentration of children who need a park in their neighborhood.	12/9/2019 9:52 AM
60	The type needs to be right and you have to be able to afford to live there.	12/9/2019 8:52 AM
61	The ability to walk or bike to work and downtown was a large motivator in me moving here and working in the area for 4+ years as a young professional. The ability to get some fresh air on the way to the office and not spend hours out of the work week wasted commuting is a major benefit to living here. A lot of people do not have this luxury. Lander's access to world class hunting, rock climbing, fishing, hiking, trail running, mountain biking, etc. is also a big part of why I chose to move here.	12/9/2019 8:46 AM
62	They both make it possible to live affordably while also having access to places around town	12/9/2019 8:45 AM

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63	Cost is always a factor as I do not want to be 'house poor'.	12/9/2019 8:14 AM
64	Cost, size and condition are the most important to me. I just think we need to stop dehumanizing people who have less by offering sub-par living conditions. What people have is not always directly linked to how hard they work and we keep people down when we build economic systems that act like it is. There are a lot of really hard-working people in Lander and their options for housing and/or living conditions tell them they are not working hard enough and support this illusion that our system is set up to reward hard workers. It isn't. If you aren't dressed right, don't talk right and don't start with enough, it is really hard to get to a place where you are rewarded adequately for what you do. I think if our town could acknowledge this and make humane living conditions available to more people who have less you would see the whole town elevated. I am NOT in favor of building huge apartments at the lowest cost and then making them available to the people who have the least and doing the minimum maintenance required. I am NOT in favor of building anything that supports this mindset.	12/9/2019 8:05 AM
65	Cost, that should be an easy answer, if you work here and cant afford to live here, thats a problem. Safe streets and neighborhoods.	12/9/2019 7:22 AM
66	Location and size	12/8/2019 9:12 PM
67	A desirable neighborhood and affordable housing are the most important to me. There are neighborhoods in town that are not taken care of that look trashy and have a considerable drug problem. It's also important to be able to afford to live in a house or a rental. Too many people can't find affordable housing here and are forced to move other places or live in less then desirable places.	12/8/2019 8:01 PM
68	I think we have too many homes in Lander with crap that is right next to nice homes. There is no reason that an empty horrible house has to stay there. Tear it down! I think there should be a limit as to how many sheds, dilapidated cars etc that are left on properties.	12/8/2019 6:28 PM
69	Condition. No point in buying something that will require consistent or significant repairs/upgrades. Contractor and trade costs are through the roof in Lander compared to locations with greater populations. Mortgage cost as percentage of your household income is a no brainer.	12/8/2019 5:00 PM
70	I don't make a lot of money and I am paying school bills, I need a place I can stay cheep and if I can save on fuel costs all the better.	12/8/2019 4:05 PM
71	My only grip is cost of rentals are too high. People are greedy to get the most from others that they sacrifice long term rentals. People have to move because rent is to high. Commuting to Riverton for affordable rents.	12/8/2019 3:44 PM
72	I choose condition as many home repairs can be expensive. This is often not reflected in the price of homes in lander. Cost/Size. Most affordable homes are small, while family style homes are expensive. Getting the space needed to live or do activities is important.	12/8/2019 1:35 PM
73	Curb appeal. And if the place is in descent shape	12/8/2019 11:27 AM
74	The main considerations were that we could afford it and it was in a quiet location with good neighbors and a landlord that doesnt constantly breath down our necks.	12/8/2019 9:50 AM
75	Cost and size of home are important because that's what I need to budget for and where I'll be living every day. Obviously, I'd like to live in a neighborhood I like, but there are many of those in Lander. However, I'm open to type of home, depending on potential income or offsetting mortgage costs.	12/8/2019 8:55 AM
76	I don't have kids and I don't plan to. I do have an apartment in my basement that I rent, which helps pay the mortgage. I'm in a zone that allows this. I rent by word of mouth and ask for an amount that I feel good about, rather than the max I could get. My house had a lot of condition issues when I bought it, stemming from the lack of regulation in building by home owners. It seems nice at the time, but results in substandard housing stock. I called the city to get a building permit to remove a wall, and was told I didn't need one. This explains a lot about some of the things I've found in the house. I just want a small, nice house with enough yard for a garden and dogs, I don't care too much where it is, but I do like to walk places, and this is something I hear a lot from other young professionals. I walk to work often, it makes my whole day when I can do that. Creating a continuous bike path on the river would help both walking to work, and running or biking for fun and fitness. An underpass or crosswalk should be in the plan for the next version of the bridge!	12/8/2019 8:37 AM

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77	We are retired and aging so exercise and proximity are important	12/8/2019 7:44 AM
78	Location, for maintaining value	12/8/2019 7:26 AM
79	At this point in my (young) adult life, cost is the main barrier to a lot of things. And the quality of life wherever I'm living is something I know makes a difference for me personally, making the overall condition/feel of the house and location somewhat important.	12/7/2019 10:22 PM
80	The most important are the ability to walk or bike to places and to have a desirable street.	12/7/2019 8:33 PM
81	I am retired and live out of town, but as I age I will likely need to move to town. Presently there are very few options to relocate with a purchase that is small and in good shape.	12/7/2019 8:29 PM
82	We have a large family and being able to accommodate our children and have them able to walk and bike to their activities is a big deal.	12/7/2019 8:22 PM
83	Would love to find smaller single level home due to my age & ability to live alone with minimum struggles	12/7/2019 7:53 PM
84	The cost of the dwelling has to be reasonable, and the size of the dwelling has to fill my needs.	12/7/2019 7:00 PM
85	Type of home and cost.	12/7/2019 6:23 PM
86	Safety and homes for seniors who do not want the outdoor maintenance any more.	12/7/2019 6:12 PM
87	Cost and condition of the home. I want a house that is affordable and is good enough condition I don't need to put a lot of money into it right away	12/7/2019 6:02 PM
88	I like lots of space and no noise from neighbors.	12/7/2019 5:49 PM
89	More interested in future senior housing.	12/7/2019 5:41 PM
90	Accessible house in nice neighborhood for reasonable price	12/7/2019 5:12 PM
91	In the town of Lander, most of the questions in this survey are more relevant to a city the size of Lander.	12/7/2019 4:45 PM
92	At my age, 76, a house in excellent condition in a desirable neighborhood is very important.	12/7/2019 4:24 PM
93	To feel like I am safe and cozy in my own home, but also have the ability to safely go out and interact with people.	12/7/2019 3:59 PM
94	Cost of rent. Must be affordable. Within walking distance to downtown.	12/7/2019 3:32 PM
95	Cost I have 1 income, a decent paying job, but most would go to rent. Condition, I would not consider living in a place that was not taken care of. I am a very, clean and respectful person.	12/7/2019 3:22 PM
96	Cost of living is crucial but Wyoming as a whole is good for this. Lander has reasonable cost of living in comparison to urban areas. I am also not a handy person and need a good condition of the home.	12/7/2019 1:17 PM
97	The cost of the home is very important to me because I need to pay for rent as well as groceries, utilities, gas, tuition, student loan, and so much more. If rent is taking all of my money, I can't survive. The condition of my home is very important to me because I am paying to be in a well-kept home. If I'm paying high rent, I expect a high quality apartment.	12/7/2019 11:52 AM
98	Several areas of Lander are pretty run down and junky i.e. north and south first street and the areas around absaroka head start	12/7/2019 11:44 AM
99	Prices here are way out of range	12/7/2019 11:16 AM
100	Access to recreation is a key point for me, I dislike when low quality homes are built I'd rather see smaller more well built homes constructed	12/7/2019 10:47 AM
101	Cost and desirable neighborhood. Fixed income and safety.	12/7/2019 10:45 AM
102	Cost is important as otherwise we couldn't afford to live here. Size is also important so we're not crowded and on top of each other.	12/7/2019 10:24 AM
103	Affordability and desirable neighborhood. I am a single woman I want to feel safe in my home.	12/7/2019 10:10 AM
104	Rent. Need I say more? Most folks are working for large non-profits that don't pay well. Rent in	12/7/2019 10:03 AM

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Lander is prohibitive. Condition. Lots of houses built in the early 1900's or 1980's (when U.S. Steel was in operation) that people are asking 180,000 for when the amount of work that needs to be done or the general state of the building would require massive investment.

105	Housing type. Against apartments Price	12/7/2019 9:01 AM
106	The cost of the house is #1 because I only will buy what I can afford. Probably desirable neighborhood is #2 because of safety for kids.	12/7/2019 8:25 AM
107	Cost	12/7/2019 8:06 AM
108	I just want to have a quiet, safe neighborhood to raise a family.	12/7/2019 7:50 AM
109	Desirable Neighborhood or Street Condition of Home	12/7/2019 7:43 AM
110	Want a 4_3br 2 bath with garage and large lot or acreage, not huge fan of open concept like country or traditional prefer single story loft is cool	12/7/2019 7:23 AM
111	Cost and condition are very Important. If you can manage to find a home you can afford then there's no money to fix it up	12/7/2019 7:17 AM
112	cost of home and condition of home.	12/7/2019 7:00 AM
113	The ability to bike and walk places ties into most of my other top considerations out of practicality, but the primary reason I chose this is, because the ability to bike and walk will not only allow for greater affordability of living but also if more and more people walked places it would allow for them to interact and the possibility of creating a greater city wide community and a stronger neighborhood community	12/7/2019 6:36 AM
114	Being retired-cost would be the most important consideration as our income will not increase. Additionally the condition of the home would be an important factor because I would not be able to afford major repairs or remodeling.	12/7/2019 6:31 AM
115	The type of home, while important, is less of a consideration than simply being able to FIND any home listed at a reasonable price.	12/7/2019 5:35 AM
116	A safe/low crime neighborhood is important, as well as neighbors who keep their houses and yards up.	12/7/2019 2:37 AM
117	Cost of living is most important because there aren't enough options in budget for our average income here in Lander. A desirable neighborhood is important for quality of life.	12/6/2019 10:16 PM
118	Location and price. Good location is most important but if it's overpriced, no one can afford the area unless they are coming in from out of state.	12/6/2019 10:01 PM
119	Affordable prices are hard to find, and the Quality of the reasonably priced housing is usually not particularly great—needs lots of repairs or is falling apart.	12/6/2019 9:45 PM
120	I don't want a junk home and don't want to spend too much money	12/6/2019 9:26 PM
121	Cost-the market is inflated prices Condition-cost doesn't equal the quality of the product	12/6/2019 9:09 PM
122	Live within your means. Cost is extremely important what good is access to areas or living in a neighborhood if you are constantly trying to make ends meet. Find a low cost neighborhood take pride in it and fix it up and others will want to move into that area and make it nice. I do not want to live next to run down trailers. Put up a nice ADU or small permeant structure. Large apartment complexes are not attractive. This is obvious that the town does not want these considering that the one that was built "Blue Ridge" is out of town and the one that they are going to build is out of town. So we are building affordable housing for people where they have to commute. That makes a lot of sense. NO, allow ADU units on an individual basis that is approved on an individual basis. We are heading towards urban sprawl because of the subsidies that exist for these large condo units where people who cannot afford to live in town are forced out of town and live in essential ghettos. I remember a council member saying, "We don't want to concentrate low income housing." Yet they did that because they got subsidies from the federal government.	12/6/2019 9:08 PM
123	I wanted a home that I could afford on a NOLS salary, that provided room for our family, and was good construction and in decent repair.	12/6/2019 8:58 PM
124	The area is super important. I have a young child and living in a good area is very important to feel safe. Second is rent. It has to be affordable on my income. I don't make the most but I	12/6/2019 8:24 PM

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	make enough to get by if I can stay below \$800.	
125	The cost of living someplace is very important because I am currently on a budget. The condition is also important because if a place is going to require fixing, I have to factor in that cost as well as the potential danger of living there.	12/6/2019 8:22 PM
126	Good neighborhood and cost of mortgage. It's important to feel safe where you live and not be struggling to make your house payment.	12/6/2019 8:19 PM
127	I make 40 per year and I can't afford much in town. Prices go up way faster than my pay.	12/6/2019 7:57 PM
128	Cost and yard are most important to our family, we had to settle in Hudson to have a nice yard we could garden at an affordable price point.	12/6/2019 7:51 PM
129	In town is most important, cost is second. We are a small family, always on a budget.	12/6/2019 7:46 PM
130	What's to explain? Affordability of what you want and need is always going to be top of the list, followed closely by it's condition and what it will cost to bring it up to your standards.	12/6/2019 7:26 PM
131	Desirable street, quality of house	12/6/2019 7:20 PM
132	Affordable and good conditions on homes is important to me as a supervisor at my place of work. With a limited local workforce, attracting families and individuals to work here is much more challenging due to the current housing trends. Especially with the better schools and safety being in Lander.	12/6/2019 7:03 PM
133	Cost and condition	12/6/2019 6:30 PM
134	Cost is alwas inportant and Condition with no major problems	12/6/2019 6:17 PM
135	Every human deserves to live a place that is beautiful and comfortable to them. To come home to something that is relaxing and rejuvenating is an important part of having healthy community members. If the cost of the rent or mortgage is too high people will leave the area, or other businesses in town will suffer.	12/6/2019 6:04 PM
136	I want housing at an affordable rate in a neighborhood that I feel safe enough to walk or bike.	12/6/2019 5:31 PM
137	simply that most homes needed a lot of repair for the high price tag.	12/6/2019 4:57 PM
138	Getting to stores and doctors, and ability to walk/exercise in safe areas on good streets.	12/6/2019 4:32 PM
139	There was not a house in lander that fit our needs so we bought two lots cleared them and built what we wanted.	12/6/2019 4:21 PM
140	cost and proximity to work. travel time is minimized.	12/6/2019 3:54 PM
141	Here, it doesn't matter because "everything" (such as it is) is here. In other places (cities) there is a long drive and a lot of time to get to downtown and work. I also wouldn't want to live outside of town for the same reasons (time, weather, road conditions).	12/6/2019 3:42 PM
142	Cost and condition of a home; it should not cost an arm and a leg to RENT a nice condition home.	12/6/2019 3:40 PM
143	Cost and availability	12/6/2019 3:32 PM
144	The condition and size of home are most important because the home must meet my needs or I would not be comfortable living there. I require ADA accessibility so my neighborhood also had to be accessible. Far too many streets in Lander are not accessible with sidewalks for a wheelchair and that was critical for me.	12/6/2019 3:07 PM
145	I don't want to live in a slum.	12/6/2019 2:57 PM
146	The ability for personal space and freedom is important to me. The opportunity to build a shop, or have an acre or two of space is important to be able to use it in ways such as landscaping, football in the backyard, adequate parking for trailers or guests, are all important concepts to me.	12/6/2019 2:54 PM
147	Cost is important for obvious reasons. I personally also want a little bit of land and so a duplex or apartment would not be pleasing to me, although I know others that would be fine in those situations. My concern is that there are some areas that appear to have no codes or condition expectations and there are many children living in unsafe homes and an undesirable area can be challenging to live next to.	12/6/2019 2:45 PM

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148	Having a comfortable home and space that's at an affordable price is extremely important.	12/6/2019 2:31 PM
149	The cost and condition is most important to us because we want to live in a safe neighborhood with homes that look nice!	12/6/2019 2:13 PM
150	I don't like apartments or duplexes. Cost is too high in Lander.	12/6/2019 2:01 PM
151	The style and feel of a home is important to me as well as its affordability.	12/6/2019 1:59 PM
152	I have pets and most places to fit accept animals so I tend to live alone therefore size is important. It's also important to be able to afford a place to live so that I can save to buy a house one day	12/6/2019 1:20 PM
153	Cost of housing in Lander is over priced for the condition of housing and for young people to afford it.	12/6/2019 1:19 PM
154	Size and cost are two of the most important things to consider.	12/6/2019 1:19 PM
155	Again, the cost vs. condition of Lander homes is terrible. It will be hard to keep young couples/families in town (to buy a home) vs. out of town due to cost of housing.	12/6/2019 1:14 PM
156	There are too many ugly houses in Lander. Some of this is due to the housing boom in the 60s and 70s, and some is because of stupid covenants like houses cannot be more than 1.5 stories. This leads to ugly houses. The other is cost; it is absurd that right not a mobile home is on the market for \$200,000 and almost all three bedroom two bath homes are at least \$250000, which places financial burdens on family's with a household income of only \$50-\$60k.	12/6/2019 1:13 PM
157	Cost drives everything...it is great that we live in an awesome area to recreate, but if you do not have money left over to do that then... Type makes or breaks the home....I am ok with my living arrangement even though it costs too much because it is the character of home and gives me the quality of life and peace that I seek in a home...	12/6/2019 1:13 PM
158	The two most important things to me are cost, because I need to be able to afford it without the cost being a heavy burden, and the condition of the place, because I need to feel comfortable and happy at home.	12/6/2019 1:07 PM
159	As a 50 something adult single woman, it is just me paying the bills. I have greater awareness that I need to proceed in life with caution and begin to reduce spending to adjust to the reduced spending associated with the later years.	12/6/2019 1:04 PM
160	Type and Cost. I have a family so we need a certain type of house for the kids and I need to keep the costs low enough.	12/6/2019 1:03 PM
161	Condition of home is paramount both in terms of quality of life and resale value. I chose proximity to recreation as important due to enjoying a variety of outdoor activities. My main recreational pursuit is golfing and I very much enjoy living in close proximity to the golf course.	12/6/2019 1:01 PM
162	Ability to bike or walk places and proximity to downtown would be the two most important. We need to build up our urban core in Lander to save our surrounding wilderness areas from encroachment. We need better pedestrian and bike paths to facilitate healthy lifestyles and people getting around easily in town.	12/6/2019 12:54 PM
163	I don't mind paying more for a home that is newer, more modern, and has ample space. I purchased a 50 year old home, then had to rewire, renovate kitchens and bathrooms, and update plumbing at an expense of about \$50,000. I would rather have spent the same amount for a newer home. Anything built in the past 15 years was \$150,000 more than I wanted to/ or could afford to spend. This is not the case in most cities.	12/6/2019 12:45 PM
164	Cost & size are most important. If the place can't fit the whole family or it costs too much, what is the point?	12/6/2019 12:32 PM
165	Lower costs or low-income housing. Also, for a family of four they need more bedrooms.	12/6/2019 12:30 PM
166	Housing in Lander is EXPENSIVE for homes that are out of date. Who is buying these homes??	12/6/2019 12:24 PM
167	Cost and maintenance are a huge issue for many	12/6/2019 12:17 PM
168	Condition of home; I have lived in some bad rentals, with electrical work that needed to be replaced, rentals that were moldy and unsafe in other ways Cost of rent or mortgage; the nicer	12/6/2019 12:17 PM

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	homes would be between \$1400-\$1800 per month and I can't afford that	
169	Space is needed for family and prefer very few neighbors.	12/6/2019 12:14 PM
170	I need to be able to afford to live, not just pay rent/mortgage. I also don't want to live in a house that is falling apart or doesn't have actual windows, or a front door.	12/6/2019 12:14 PM
171	Cost of rent and/or mortgage drives everything we do. We put out so much more for that and then we have so much less to spend within our own community.	12/6/2019 12:05 PM
172	Budgeting reasons as to being able to walk and cost.	12/6/2019 12:01 PM
173	Size and cost are the most important. I would give up space for a home that is more affordable.	12/6/2019 12:01 PM
174	Cost will always be the most important consideration for our family as we are not willing to spend beyond our means in order to meet one of the other considerations. With that said, the type of home would be our next most important consideration since we have dogs and young children.	12/6/2019 11:57 AM
175	I'm a teacher with a low income, so the cost of the home was the most important. Secondly, I have never had to do home repairs or home maintenance, so having a newly-renovated old home was really important. I would've preferred a much newer, more energy-efficient home that would require a lot less repair and maintenance. Also, in Lander it is really hard to find people to pay to do that work for me. When you live in a larger community -- outside of Wyoming -- it is easy to find people to do the work for you.	12/6/2019 11:55 AM
176	Cost and Size of home matters due to wanting to have a family soon and I have two dogs. I want my dogs to be able to run in the yard. Husband would like to do projects in a garage and hide his toys. I want a place to call my own. Cost matters when I have the full time job in the family and my husband is working with his dad due to no jobs in lander.	12/6/2019 11:55 AM
177	Important to me that we have safe travel access around town- wide streets, sidewalks and that our neighborhoods are safe- no drugs, no crime, can let our kids outside to play	12/6/2019 11:54 AM
178	price-don't want to be house poor, would still like to be able to travel and spend money on other things. condition- if housing prices are as high as they are, then who can afford to do a remodel on top of the high house price. Not wanting to do remodels at this time in my life.	12/6/2019 11:51 AM
179	Location and access to recreation are lifestyle choices most important to me.	12/6/2019 11:49 AM
180	The type of character of the home and the location are the two most important to me. I want to be able to get around town with minimal driving. I want to be able to walk and enjoy my neighborhood.	12/6/2019 11:42 AM
181	I want a living space that is well taken care of and I do not have to constantly make repairs or live in a trashy space. There are some rough-looking neighborhoods in Lander that I would not feel comfortable living in. I want to feel comfortable to walk through my neighborhood and spend time outside my living space.	12/6/2019 11:38 AM
182	Safe housing that has infrastructure in place - good utilities, good streets with people that take care of their damn properties. No dead cars in the front yards!	12/6/2019 11:34 AM
183	If I can't afford to pay a mortgage, then I can't live there. I need a reasonably sized home to fit my family.	12/6/2019 11:31 AM
184	affordable nice housing	12/6/2019 11:29 AM
185	I need a home big enough for my whole family that doesn't require an enormous mortgage	12/6/2019 11:19 AM
186	We need affordable housing that is clean, well-kept, and not stuck in another decade so that it requires major updating.	12/6/2019 11:18 AM
187	Location is important to us. The reason we live here is to be close to the things the area offers. The real estate adage is true here; location, location, location.	12/6/2019 11:03 AM
188	I don't have a large income and do not currently have a car, so the affordability of housing is the most important, and I need to be able to get places without a car.	12/6/2019 10:47 AM
189	The cost is a big factor as well as the condition. If buying you don't want to chunk more money into something you are already paying an arm and a leg for.	12/6/2019 10:36 AM

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190	Even when renting, a home in poor condition ends up costing the tenants time and money.	12/6/2019 10:34 AM
191	I will only live in a single family home. No apartments, condos, duplexes, etc. I don't want to share walls with a neighbor. I also won't live within sight of a dumpy trailer park, meth neighborhood, etc.	12/6/2019 9:30 AM
192	I love living in Lander because I can bike downtown while having relatively easy access to hiking.	12/6/2019 9:26 AM
193	Its important to to have a safe and affordable home. I am privileged enough to own both a car and a bike, so proximity is less important than cost and condition of the home, although that is not true for all.	12/6/2019 9:07 AM
194	The cost and condition of a home will determine how much money you are spending monthly in your budget and also how much money you may have to put into a home.	12/6/2019 9:03 AM
195	The type of home and the cost are the most important. I want to have enough room and privacy to be comfortable and to be able to afford it.	12/6/2019 9:01 AM
196	The cost is extremely important. If I can't afford to buy it, nothing else matters. Next, I think the desirability of the neighborhood is important. If I don't feel safe and comfortable there, then I won't be happy. Desirable neighborhood also comes down to location and the ability to get around easily.	12/6/2019 8:52 AM
197	Nice housing in nice neighborhood. (Nice housing is well built regardless of age that does not need extensive repairs.) (Nice neighborhood is an area that is well maintained and has property owners that keep up with house repairs and at least a minimum amount of lawn care. No stored unregistered vehicles and accumulated stuff on the site.)	12/6/2019 8:52 AM
198	Cost of living - Because I'm living on a single income caring for myself and two animals. It's not up there, but also - amenities available at location is a big plus to have.	12/6/2019 8:33 AM
199	We would be looking at retirement/ senior housing. Condos and duplexes	12/6/2019 8:24 AM
200	A good quality place to live means more comfort and more financial stability, since it will be less likely to have major, costly issues. Lifestyle is also important, which for me is supported by the opportunity to walk and bike a lot.	12/6/2019 8:22 AM
201	I care about living some place that is not falling apart and doesn't need constant maintenance. I also care about feeling like the space I'm living in is nice and comfortable. It was important to us to live in town so that we can walk and bike around to friends' houses, the grocery store, etc. This is about convenience, lifestyle, and environmental ethics.	12/6/2019 8:19 AM
202	Cost and condition - I am a utility kind of guy - I don't want to waste money and I want to spend it on something that is good quality and will last a long time.	12/6/2019 8:16 AM
203	I feel the housing is over priced in Lander. Therefore quality housing at a good price is important.	12/6/2019 8:11 AM
204	Must be able to afford house and desirable neighborhood is also important- meaning safe, quiet, limited traffic, neighbors that care for their property etc.	12/6/2019 8:08 AM
205	Size for least amount money	12/6/2019 7:49 AM
206	If you have walking abilities to walk many people don't have cars many people don't ride bikes location outside of town and walking to town stores packing your groceries the ability to walk to work it's difficult for very many people especially people with small children that have to walk everywhere they go it's just difficult to find adequate things in Lander for many many things	12/6/2019 7:49 AM
207	Cost is important because living in Lander in general is expensive. Grocery costs are sky high and most other shopping needs require travel or to pay shipping and handling. I also have student loan debt, credit card debt from the move out here, and a car payment to worry about. Condition of the home is important because I would like to feel safe in my own home and not be stressed about things needing fixed. Home repairs are also incredibly expensive here, as I'm finding out with my roof needing replaced.	12/6/2019 7:37 AM
208	For low income friends, cost is the biggest issue. Often living conditions and safety have to be sacrificed in order to obtain shelter. Having Blue Ridge, Sunrise Villas, Pushroot in town are life-saving options.	12/6/2019 7:19 AM

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209	boils down to cost/ cost of living/wages, and condition and of home	12/6/2019 7:12 AM
210	Finding a job that pays over \$15 and hour, even with 20 years of professional experience and a college degree outside the medical field proved difficult in the area, thus greatly limiting affordable housing options with my very limited budget. The number of decently maintained rental units within that budget were also extremely limited. I resorted to the first time homebuyer program, but the cheapest home I could find that didn't need a complete remodel was almost \$200,000 with monthly expenses reaching over 2/3rds of my monthly income. I have to have a roommate or I wouldn't be able to afford it at all.	12/6/2019 7:00 AM
211	Close to school for my children and in a safe neighborhood	12/6/2019 6:46 AM
212	Size of home and type of home. We have a family with 4 kids we wanted something we could live in long term while they grew up.	12/6/2019 6:33 AM
213	Condition and cost. The home provides sanctuary, but if unsafe or cost prohibitive community members experience high levels of stress in an effort to feel safe and afford living	12/6/2019 6:24 AM
214	Too many too homes and too expensive for Lander incomes - don't be a bad neighbor, lower the rent!	12/6/2019 5:24 AM
215	Proximity to downtown and to recreation, because it is nice to be able to get anywhere walking or biking or with a short drive. Nice to be in town for convenience of grocery store and bar	12/6/2019 12:14 AM
216	What does the rest matter if I can't afford to live in my house on my income? The cost is very important to me. The condition is equally important. I don't have the necessary skills to fix a house myself and I need a home that I can actually live in comfortably (it doesn't have to be perfect, but livable would be nice). So that also comes down to cost. If I struggle to pay the mortgage what money would be left over to pay for repairs? The cost of housing, in general, is way too high for the quality of the product.	12/6/2019 12:14 AM
217	Cost and quality. Poorly maintained properties with high rents are a problem in Lander.	12/5/2019 11:50 PM
218	Affordability and a well-built home are essential to quality of life.	12/5/2019 11:41 PM
219	Nice neighborhoods are important and access to recreation	12/5/2019 10:36 PM
220	Proximity to recreation and Safe roads for pedestrians	12/5/2019 10:36 PM
221	It's always about money (value) first and then second is I won't ever live in a apartment of condo or duplex. Only standalone homes. The greater the Distance between houses and neighbors, the better.	12/5/2019 10:22 PM
222	Size of home big enough to give us room to have quiet. As active Sr's we want easy access to our chosen activity.	12/5/2019 10:21 PM
223	Cost because of affordability and condition re:upkeep	12/5/2019 9:50 PM
224	This size of a home is very important if one wants to raise a large family and the ability it walk and bike places is important for a healthy holistic lifestyle.	12/5/2019 9:43 PM
225	Cost and neighborhood	12/5/2019 9:42 PM
226	Cost and comfort were important	12/5/2019 9:35 PM
227	Cost and condition of the home are Paramount because we have children and pets who need to be safe, but it's incredibly stressful trying to find a home we can afford that fits our needs	12/5/2019 9:33 PM
228	I like living in a nice home. Literally everything in Lander is close by normal standards, so even if you live close or "far", you are still very close.	12/5/2019 9:25 PM
229	We are actively looking for a house/trailer within a reasonable price to be able to save money while also remaining independent	12/5/2019 9:14 PM
230	Cost and size of home were most important because we wanted our growing family to live comfortably.	12/5/2019 9:12 PM
231	Cost, and neighborhood. You shouldn't overspend your budget and I wanted to be in a safe place in town to raise children	12/5/2019 8:55 PM
232	Conditioner of home because no wants to live in a dump and proximity to town just in case you need something for your kids such as milk or medicine if they are sick.	12/5/2019 8:27 PM

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233	It's just makes everything easier	12/5/2019 8:17 PM
234	Cost and condition.	12/5/2019 7:55 PM
235	Stroller friendly jogging paths would be great! This community doesn't have enough safe jogging paths for parents with kids.	12/5/2019 7:50 PM
236	Cost of rent or mortgage because must be considerate of what income is and quality of the space should be equivalent to cost. Outdated, stained, windowless units should not be over \$950/mo for rent	12/5/2019 7:45 PM
237	Water supply and condition of house	12/5/2019 7:38 PM
238	Price because I need to be able to afford to live and still have food. And location because I lived in an area where drug addicts ran rampant and I couldn't let my kids play in the yard.	12/5/2019 7:37 PM
239	I need a home close enough for my kids to get around on their own and with enough room for my business to be successful.	12/5/2019 7:31 PM
240	Cost and safety are our top two. They relate to each other since an unsafe or risky situation could lead to unhealthy kids and greater medical expenses. This makes paying rent or a mortgage difficult. Husband works in healthcare so he's contributing to the wellness of community. We shouldn't be in danger of getting sick or injured due to lack of affordable housing. We LOVE LANDER and husband still works here but we have been forced to buy a home with a greater commute for him. He has 12 hr shifts at night and that also means greater risk for impaired driving. We want to enjoy our lifestyle here and not be working all the time. Lander boasts such great enjoyment for individuals and families, but sadly many can't ENJOY what it has to offer when they can barely afford to feed, clothe and shelter their families. Let alone have extra to recreate and the time to do so!	12/5/2019 7:31 PM
241	Price versus quality of homes Safe Neighborhoods	12/5/2019 7:26 PM
242	Cost is of utmost importance because the rest doesn't matter if I can't afford it. Condition of home is second because too many landlords want top dollars for poor living conditions.	12/5/2019 7:25 PM
243	Mortgage and condition of the house	12/5/2019 7:24 PM
244	I enjoy walking or riding my bike, but Lander has very limited safe areas to do so. The supposed bike routes are basically unmaintained streets that have so much damage riding is difficult. The lack of sidewalks force me to walk my dog in the street. In winter it is worse with the roads that never get plowed. Either put in sidewalks to put the snow clearing on the residents, or plow the roads to allow for pedestrians to walk on them.	12/5/2019 7:24 PM
245	I moved here from a big city and let me tell you - Lander is already affordable in terms of housing. Closer to home - look at Jackson. We all agree - we don't want Lander to be the next Jackson. Preserving open spaces and the river walk (when is Maverick going to replace the fence and public river path from that gas leak?) is important to me.	12/5/2019 7:22 PM
246	Size and cost are most important. Need space for our family to be comfortable. Do not want to overspend on housing because want to have money to do other things like travel.	12/5/2019 7:18 PM
247	Affordable nice housing that doesn't need to be completely remodeled.	12/5/2019 7:18 PM
248	Location (nice neighborhood) and condition of home is most important. Lander is tiny so everything is close. Start more developments!	12/5/2019 7:09 PM
249	Price and structure. When 1st looking for a a home we were shocked at the conditions of the houses for the price that was being asked. We ended up building our own with many upgrades for the price you could get an older run down home	12/5/2019 7:07 PM
250	I like to be able to safely bike or walk around town and have easy access to healthy activities.	12/5/2019 7:04 PM
251	Affordability and a good neighborhood close to schools was most important to us.	12/5/2019 6:58 PM
252	lander has some good apartment places- we lived in an apartment that had 8 separate apartments and shared a laundry room. It worked for us for a while, until it got to cramped with us expanding our family. We have 3 children, and just needed a little more space (1 more bathroom). Our modular is a modest size. It has work to be done and is a little run down. But we can't afford anything else(don't get me wrong, we are very blessed to have this home). Some of the questions I answered dissatisfied with was because they wouldn't have enough	12/5/2019 6:55 PM

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room for a small family 3-5. We need apartments and houses that can fit for the middle class. When we looked at houses, there wasn't much in the \$150,000- 190,000 range with 2 bathrooms. And that is needed for the average family here. It felt like there was a lot of 2 bedroom,1 bathroom. But as soon as there was 1 more bathroom it jumped up over \$200,000 and that was out of our price range. There are many families, like myself, that struggle with money and jobs but are average people. And then they're many families that can afford a larger mortgage because they are more wealthy. There are some wealthy people living here. But for the families with both parents working that need an average 3 bedroom, 2 bath house - and around \$150,000-190,000 range. We need more of that here for sure!

253	Cost Location	12/5/2019 6:54 PM
254	Location and condition.	12/5/2019 6:51 PM
255	Desirable neighborhood for resale and safety. Type of home to accommodate my elderly mother.	12/5/2019 6:51 PM
256	price. if housing was more affordable, me and my husband would be able to live in our own place again. and also the condition of the house. having a little one means that i need to keep conditions safe; no mold, good standards, up to date, SAFE.	12/5/2019 6:47 PM
257	I want to be able to afford my home. I want to feel that I'm putting equity into my home.	12/5/2019 6:38 PM
258	I have a large family, so an affordable single-family home is a must.	12/5/2019 6:35 PM
259	Location close to work and downtown and condition of home.	12/5/2019 6:35 PM
260	The expense and the style are obviously the most important issues. This is Lander, not Casper or Cheyenne.	12/5/2019 6:23 PM
261	The type of housing and the cost of the home are perhaps the most important. In my experience in living in four different states, multiple-family housing is more trouble than it is worth. Housing must also be affordable. Regulations that specify that a structure must have a certain square footage or must have multiple living units make housing less affordable. When the roof is leaking in a four-unit building that you only own part of and you cannot convince your "neighbors" to pitch in for the cost of the repair - you have two choices: 1) leave and lose your home and the money you spent on it, 2) spend several times more than you would on a single-family home to repair a much larger roof - only after you hire a lawyer to sue your "neighbors" to allow you to fix the roof...	12/5/2019 6:06 PM
262	We live in a small enough town that most of these questions don't matter	12/5/2019 6:02 PM
263	Being a college student, budget is tight, which is why I rated cost as an important factor. Also, I currently don't own a car, so ability to walk places is also very important.	12/5/2019 6:00 PM
264	Safety and affordability	12/5/2019 5:56 PM
265	Because I want my kids to grow up in a safe, pleasant environment. Obviously, I need to be able to pay for it.	12/5/2019 5:56 PM
266	Cost as low income in Lander prohibits high monthly rent or mortgage.	12/5/2019 5:52 PM
267	Looking for a long term home to raise children in where they can play safely in the yard.	12/5/2019 5:49 PM
268	Affordable housing is the most important. Lander is overpriced.	12/5/2019 5:44 PM
269	It has to be big enough for my family and pets, and most definitely not an apartment or duplex.	12/5/2019 5:35 PM
270	The condition of the "home" means everything. The Washakie apartments are very nice but very expensive. The Blue Ridge apartments are not very nice anymore due to tenants/landlords who don't care for it. Not enough decent priced places for people to attract them to Lander. It's very difficult trying to get into these places that are well kept/affordable.	12/5/2019 5:34 PM
271	Proximity isn't that important since everything is close in Lander, so the other topics are more important.	12/5/2019 5:34 PM
272	Housing is unaffordable in Lander, as an adult I have a great job but still have to have 1-2 roommates to be able to afford a nice home in a good area. That is not acceptable.	12/5/2019 5:32 PM
273	Cost and expenses, condition of homes in Lander varies and then you have to spend more time and more money for an affordable house because it needs repairs.	12/5/2019 5:26 PM

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274	Is extremely important for me to live in a desirable neighborhood where there are less rental houses	12/5/2019 5:17 PM
275	All family's should be able to live in a place big enough for them. And the cost shouldn't break a family	12/5/2019 5:17 PM
276	Cost and condition	12/5/2019 5:16 PM
277	Inhave children that need to be in a safe neighborhood	12/5/2019 5:15 PM
278	cost is important to most everyone desirable neighborhood for safe feelings for self and others	12/5/2019 5:12 PM
279	Affordability and quality are most important	12/5/2019 5:12 PM
280	I have to be able to afford it, which is difficult in Lander, and I want it to last and be something I enjoy living in.	12/5/2019 5:11 PM
281	Price. If we can't afford it we can't use it. Condition of home. Not many resources to fix up homes that are old and need updating.	12/5/2019 5:02 PM
282	Construction quality and cost	12/5/2019 4:59 PM
283	I need to be able to afford where I live in order to avoid stress, and like where I live and recreate so that I come home to a place that feels like home.	12/5/2019 4:56 PM
284	Quality of life is driven by quality of home and neighborhood	12/5/2019 4:52 PM
285	Ability to walk and access downtown as I work there.	12/5/2019 4:52 PM
286	The size and cost are most important in that I need to fit my family and I need to be able to afford it.	12/5/2019 4:30 PM

Q22 What do you think our community could do to create more housing options that locals can afford?

Answered: 355 Skipped: 182

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#	RESPONSES	DATE
1	Look at converting empty spaces to small to medium size housing with open spaces and walking/biking paths.	12/30/2019 10:05 AM
2	Actually build low income homes or rehab crappy houses on the north side of town that working class people can afford.	12/25/2019 8:53 PM
3	Statutes on cost	12/21/2019 12:19 PM
4	Give owners more discretion to add accessory units and small houses to their properties	12/21/2019 11:38 AM
5	Create more lots by buying lots with fallen down houses, demo them, and resell lots to people looking to build. Encourage grandmother units and garage apartments. Support a centralized daily newspaper that has an advertising section.	12/20/2019 12:24 PM
6	Realtors need not be so greedy. 2 bed 1 bath in lander price could get you twice that in riverton	12/20/2019 5:52 AM
7	I don't know	12/19/2019 7:25 PM
8	Promote economic development of high-quality multi-family housing and enact (and enforce) high-standard building and municipal codes to make neighborhoods desirable and affordable.	12/19/2019 6:46 PM
9	Vary the zoning to include different size and types of housing.	12/19/2019 2:47 PM
10	Provide more rentals with short terms or leases	12/19/2019 1:43 PM
11	Put limitations/regulations on airbnb rentals. This would encourage folks using airbnb to open up their rental options for more full time rental opportunities.	12/18/2019 1:06 PM
12	Provide smaller housing compound areas or apartment complexes like the Blue Ridge apartments on the outskirts of town.	12/18/2019 11:30 AM
13	Subsidize low income housing (both building more and for renters)	12/18/2019 11:15 AM
14	Perhaps changing zoning or permits that allow for building secondary housing structures on a plot of land. Perhaps some more gov't sponsored affordable housing options. Maybe a subsidy to landlords with rentals in an affordable range?	12/18/2019 11:12 AM
15	I think developer incentives might create some options. I don't really know if that means local bonds, infrastructure support, or other. I think clustered patio homes (one-level, garage, 2-bdrm, 2 bath, no lawn) or townhouses with a shared green space would be attractive to retired folks or empty nest imports. I think there is actually a market for quality, attractive homes, even at a substantial price. This might open up existing homes (as folks downsize) and add energy/economics to the community (via new folks in town). Grow the pie.	12/18/2019 10:03 AM
16	Build nice condos and townhomes outside of town. Affordable but not low income.	12/18/2019 9:18 AM
17	tiny homes, condos and allow m-i-l flats	12/18/2019 7:58 AM
18	I think changing the zoning to allow more accessory dwellings would help people looking for small rentals while helping home owners pay their mortgage	12/18/2019 7:28 AM
19	Yes.	12/18/2019 6:10 AM
20	We need a few contractors and/or investors to build some new spec homes that would work as starter homes for young couples/single persons sharing rent/college students. Ideal would be 2 bed, 2 bath, 800-1200 square foot homes with simple floor plans that are inexpensive to keep comfortable in the cold and heat.	12/17/2019 10:49 PM
21	Lander dose not care about locals.	12/17/2019 8:19 PM
22	Patio style homes -- one level, smaller sq. footage with garage. Condo style with grounds care, etc. for seniors. Could be done as a senior complex.	12/17/2019 5:34 PM
23	Build more housing	12/17/2019 4:14 PM
24	Build new	12/17/2019 1:38 PM
25	Invest in infrastructure, provide greater social safety nets, promote economic development, invest in education and healthcare, and tear down all the unused homes and buildings that are taking prime residential and commercial space.	12/17/2019 9:26 AM

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26	?	12/16/2019 10:35 PM
27	Sell to only year round residents, no sale to 2nd/3rd home non residents.	12/16/2019 7:01 PM
28	provide incentives for more people to purchase and fix up older abandoned homes as rentals?	12/16/2019 5:31 PM
29	Nothing - it is fine - that is what the free market is for!!!	12/16/2019 4:37 PM
30	I'm not sure, maybe improve current homes in the area.	12/16/2019 4:35 PM
31	Price must go down, I'm not sure how to do that, other than not buy	12/16/2019 4:24 PM
32	Build more affordable houses	12/16/2019 4:10 PM
33	Change codes to make it easier	12/16/2019 4:00 PM
34	As stated above, I feel like pricing is to high for the quality of home you are getting.	12/16/2019 3:37 PM
35	Realize that people don't make 4000 a month and can't afford 2500 in rent it's sickening!! People are charging way to much in rent	12/16/2019 3:35 PM
36	Be more realistic about the real estate market. Just because it is a 4 bdrm, 2 bath home that hasn't been updated since 1978, it doesn't mean you should put it on the market for 350,000. Especially when someone can look in the surrounding areas and find a lot more house for the price.	12/16/2019 3:29 PM
37	The prices of real estate is too high in lander and the surrounding area	12/16/2019 3:27 PM
38	Look into lower cost new homes!	12/16/2019 3:03 PM
39	I don't know how it could be fixed, but there is too much greed in the Lander housing market. Fair market pricing would be very helpful.	12/16/2019 12:37 PM
40	Build. Encourage tax breaks on rentals/ split levels.	12/16/2019 9:36 AM
41	Build more housing and bungalows on empty lots and replace decrepit houses with new places.	12/15/2019 11:06 PM
42	Remodel the houses that are for sale now with moderare fixtures so people can afford to buy them in stead of buying high and remodeling with high end taste. It makes the homes not sellable.	12/14/2019 12:11 PM
43	make senior housing more available	12/14/2019 6:23 AM
44	This is not Beverly hills. Some of the prices I have seen seem excessive, even compared to houses I have looked at in CALIF! Many are ok however there is something off when a 3/4 mill house is on the market right next to (shares fence) a home selling for 280,000.	12/13/2019 11:57 PM
45	Get realtors to publish prices homes sold at (an option on Zillow that is rarely filled out for Lander properties) and lift the veil on what really is in play concerning housing prices in this community. The prices don't seem to compute with the average incomes.	12/13/2019 11:28 PM
46	Sell houses cheaper to keep people in Lander.	12/13/2019 9:09 PM
47	Have the agents be honest with both the buyer and the seller.	12/13/2019 6:17 PM
48	Expand city water services and city limits to bring more of the vacant land into play for development. When demand is high and volume low prices will stay high and marginal to poor quality homes will be the norm on the market.	12/13/2019 4:36 PM
49	Perhaps be more open to "accessory units" for houses downtown. I know that it's not impossible, but the loops to jump through should be minimized. If more people were able to add these units to their homes, it would open up a world of housing for students and contract workers, as well as subsidize the high mortgage payments for the homeowners so they could possibly afford a home more suitable to their needs that right now is probably out of their reach. It's a win win.	12/13/2019 11:56 AM
50	Allow construction of more affordable housing to stop rent gouging by unscrupulous landlords for undesirable and often unsafe properties.	12/13/2019 9:39 AM
51	More and better entry level houses.	12/12/2019 7:01 PM
52	We really need housing to promote aging in place.. we need an assisted living facility.	12/12/2019 6:56 PM

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53	smaller lots, allow more ADUs, create and enforce ordinances for care of homes (esp trailers, but in general too)	12/12/2019 3:34 PM
54	Offer more support to landlords dealing with tenant issues.	12/12/2019 3:02 PM
55	Build apartments	12/12/2019 12:26 PM
56	more condos, change the zoning	12/12/2019 12:14 PM
57	Try to get landlords to reduce rents. Add more duplexes, etc., housing.	12/12/2019 10:27 AM
58	Add more housing to the area. Create greater housing density.	12/11/2019 11:00 PM
59	Developing more lots outside of town isn't the answer, it increases the service demand for an already tight city budget. Thoughtful and aesthetic density is a better solution. I think allowing a smaller sq. ft. livable space would be a first step. Then citizens can better utilize available space in town that already has access to services (power, gas, elec., sewer, water). I also think that townhouses, 6-8 unit apartment complexes and bungalows that capture the local charm of Lander would be good solutions.	12/11/2019 1:42 PM
60	By improving the infrastructure that we have currently, and introducing more single-family homes for rent. I also think it would be helpful to have rent come down. Compared to Rivertons rental prices we are significantly more inflated..	12/11/2019 12:00 PM
61	Regulate the landlords and have some sort of guidelines on how much they can charge for rent.	12/11/2019 11:57 AM
62	Create more spaces for young folks just starting out their careers! And ways to be homeowners without having to make a ton of money.	12/11/2019 11:42 AM
63	Make affordable housing for middle class people. Houses that aren't the size of a cracker box, but room enough for the family to grow. Houses that are built to last.	12/10/2019 8:23 AM
64	More Indian Lookout type development and whatever the swamp lands by goodrich are called. New housing stock that provides options for locals to move up and newcomers to have choice.	12/10/2019 7:25 AM
65	Get the absurd pricing of contractors and developers under control. Bunch of crooks around here. They all charge far more than national average for similar size towns.	12/9/2019 11:02 PM
66	New affordable neighborhoods, access to gas, water and sewer lines outside of city limits.	12/9/2019 9:29 PM
67	No knowledge	12/9/2019 8:48 PM
68	Limit sub-divisions and over-large McMansion style homes like the ones that have gone up west of the Lutheran church. Encourage smaller home construction and renovations/conversions to rentals, particularly in some of the run down, vacant commercial areas of town. Lander real estate prices are a bubble, and it will naturally deflate if constant upwards pressure (i.e. million dollar homes and ranchettes) isn't applied. It will also ease the effects of that bubble coming down, rather than the future crash that will certainly occur otherwise.	12/9/2019 7:00 PM
69	Determine why locals cannot afford the available housing: are they not working; are they "undesirable tenants;" do they have a positive rental history; etc.	12/9/2019 4:00 PM
70	I don't know, but I am grateful for my rare opportunity to live in the house I grew up in while my parents live in another state now that they are retired. If we had to pay the market cost for Lander housing, we would not be able to provide as much community investment in other areas (my husband and I are both public school teachers here, we donate to church and community organizations, we shop locally quite often, etc.). Housing costs in Lander are generally prohibitive for many families, especially young professionals still trying to pay off student loan debt, etc.	12/9/2019 4:00 PM
71	As unpopular as this idea might be, I think Lander should consider expanding west of the Black addition with new houses in the \$200 - 300k range.	12/9/2019 2:42 PM
72	I like the idea of more townhouses and condo buildings.	12/9/2019 2:30 PM
73	More apartment style housing or condos.	12/9/2019 12:54 PM
74	I'm not sure.	12/9/2019 11:43 AM
75	build more affordable housing	12/9/2019 11:28 AM

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76	Look for best practices. Lander's situation is not unique.	12/9/2019 9:59 AM
77	Have a hostel so the summer climbers are not living in City Park.	12/9/2019 9:52 AM
78	The community should brainstorm with contractors and land owners looking to sell on a plan to build affordable starter homes for young families.	12/9/2019 9:49 AM
79	Market sets the price. That is the reality of capitalism.	12/9/2019 9:20 AM
80	Set space aside to develop affordable house options	12/9/2019 8:52 AM
81	Find a way to encourage the building of more reasonably priced housing. If that can't be done than maybe some form of rent control	12/9/2019 8:45 AM
82	Reduce rental prices.	12/9/2019 8:14 AM
83	Market value, who it attracts and publicity about our town all interact with how much housing is available to locals who have less. I think some of making it more available and more affordable will be directly the choice of those selling property and who they sell to or at what price they sell. I am glad there are people thinking about this and I hope your team of minds is diverse and coming from various living situations. Having various perspectives in the room discussing our answers to these questions will be the most useful thing to strategizing solutions. I do not think this question can be answered in this box.	12/9/2019 8:05 AM
84	I don't see this as a responsibility of the community. If you can't afford to buy, build or rent then you can live in Riverton.	12/9/2019 7:48 AM
85	Expand city limits to include more opportunity for expansion, other than that, we as a community cannot regulate what people are willing to pay for housing. As a community we can set standards for pay, for city workers, county workers, private sector workers. Pay them so they can afford to live in the city they work.	12/9/2019 7:22 AM
86	Condos/townhomes, apartment complex downtown	12/8/2019 9:12 PM
87	Look at ways to create more affordable housing and clean up trashy neighborhoods. Make and enforce city ordinances that require people to upkeep their properties and make sure rental units are up to code and taken care of. There are many rental properties around town that are not kept up on and that are in poor disrepair with people living in filthy, falling apart houses/apartments/trailers.	12/8/2019 8:01 PM
88	More single level condos, duplexes, triplexes.	12/8/2019 7:49 PM
89	Apartments that aren't filled with filth and drugs.	12/8/2019 6:28 PM
90	That's an incredibly difficult problem. Have been watching Teton County try and deal with it for years; I don't think they have scratched the surface yet.	12/8/2019 5:00 PM
91	I actually don't know	12/8/2019 4:05 PM
92	nothing. You can not make people less greedy in this society.	12/8/2019 3:44 PM
93	They need to fight the perception that home values are worth what they are. It seems a large amount of homes sit for sale, because they are out of touch on the pricing. They also need to look and landlords and what they charge for rent. I don't feel it is right that people buy up decent housing to turn it into rental property, especially when they charge 2 to 3 hundred above their mortgage payment. Maybe the city should require people to file paperwork with the city when renting and it should be determined if the value is appropriate and if it isn't a tax should be paid.	12/8/2019 1:35 PM
94	Not sure	12/8/2019 11:27 AM
95	No idea	12/8/2019 9:53 AM
96	Granny - MIL units. Tiny houses. Better paying jobs.	12/8/2019 9:50 AM
97	Allowing some flexibility in zoning, ie allowing for ADUs with multiple families living on one property, especially when the structures already exist on a property.	12/8/2019 8:55 AM
98	Remove covenants that force people to build huge houses. Buy some of the trailer parks and encourage building apartment complexes that more than replace the number of units. Make basement/ garage appts legal regardless of zone. Make sure Lander houses aren't listed on	12/8/2019 8:37 AM

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the Jackson mls and educate real estate agents better. Some of them are ridiculous with their listings.

99	Increase pay scale to make it possible for more people to afford home ownership or rent, and build more affordable community apartments outside of city limits. Expand city limit.	12/8/2019 7:26 AM
100	Better infrastructure to allow for manageable growth	12/8/2019 6:19 AM
101	More housing of moderate cost for seniors.	12/7/2019 11:12 PM
102	I understand that it's expensive to be in Lander in general, but I also see the obvious jacking up of rent by landlords simply because they can. I understand that everyone is trying to make more money, but I see that as directly influential to the struggles I faced in my search and hugely affecting the greater good.	12/7/2019 10:22 PM
103	Encourage more development of townhomes and cottages on vacant lots in town that might be in older neighborhoods.	12/7/2019 8:33 PM
104	Not sure.	12/7/2019 8:29 PM
105	More assisted living	12/7/2019 7:53 PM
106	I don't know.	12/7/2019 7:30 PM
107	Build affordable housing.	12/7/2019 7:00 PM
108	There needs to be decent places for single moms and dads that is affordable	12/7/2019 6:36 PM
109	I don't know, but I applaud the efforts being made to address this issue.	12/7/2019 6:23 PM
110	Build more affordable housing units that are not large apartment complexes do some affordable housing developments that allow people with lower income to qualify to become home owners	12/7/2019 6:02 PM
111	Use more of the old motels	12/7/2019 5:49 PM
112	solicit more creative, economic-based builders. build more affordable type neighborhoods	12/7/2019 5:39 PM
113	review your lot size ordinance	12/7/2019 4:45 PM
114	Duh. Build affordable housing!	12/7/2019 4:24 PM
115	I feel like small/tiny homes for a decent rent would do well in Lander.	12/7/2019 3:59 PM
116	more low income housing with availability to laundry facilities.	12/7/2019 3:32 PM
117	have better zoning rules. Like no blue tarps coving junk, enforce clear and snow removal from sidewalks, no broken down cars littering the streets, etc.	12/7/2019 3:30 PM
118	Build some small home developments.	12/7/2019 3:22 PM
119	Unsure.	12/7/2019 1:17 PM
120	I think building more duplexes and apartments would be very beneficial to our community. Also, single family homes for first time buyers would be extremely beneficial.	12/7/2019 11:52 AM
121	Encourage investment in remodeling and cleaning up of existing trailer parks and enforcing codes to keep up appearances of in town properties	12/7/2019 11:44 AM
122	bulldoze tin tents	12/7/2019 11:16 AM
123	Bring up average household income, lure in better opportunities	12/7/2019 10:47 AM
124	?	12/7/2019 10:45 AM
125	Drop prices	12/7/2019 10:43 AM
126	Not sure	12/7/2019 10:24 AM
127	I am not sure the answer. Build some different options?	12/7/2019 10:10 AM
128	Run off these Colorado real estate speculators who's intention is to drive prices up and bring in a upper crust of monied elite. That's whats happening here. Watch it happen, and then have us fill out a survey about what we could have done to keep housing reasonable.	12/7/2019 10:03 AM

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129	Stop realitors from hiking prices	12/7/2019 9:01 AM
130	More housing would help push down high home-prices. Also re-zoning to allow second dwellings on existing lots.	12/7/2019 8:37 AM
131	Work to create more better paying jobs. If people could make more money housing will take care of itself. Focus on recruiting and supporting companies that pay decent wages.	12/7/2019 8:25 AM
132	Lower the prices on housing and set zones to follow. It doesn't make sense that you have a trailer in the middle of 4 very nice houses. Young family's are looking for safe areas to raise their kids. Along with a nice home to raise the kids.	12/7/2019 8:16 AM
133	Single units, cost to purchase less. Riverton housing is more affordable	12/7/2019 8:06 AM
134	Expand utilities to certain areas around town to allow for expansion and find ways to build new desirable homes on lots in town with no or poor existing structures.	12/7/2019 7:50 AM
135	We need more new construction available, and old construction that is not cared for should be torn down and rebuilt. Additionally "slum lords" should not be allowed to keep renting to people who devalue our neighborhoods with drugs, violence, and high-traffic visitors. 433 N. 3rd Street needs to be dealt with! There are more than 2 families living there, and it is only zoned as a duplex.	12/7/2019 7:43 AM
136	??? There is as also a huge need for low income transitional housing. This is not an inclusive community I think it has become more divided in the 25 years I have been away	12/7/2019 7:23 AM
137	Housing isn't affordable in Lander. Average people can't afford a decent home . Apartment complexes aren't the answer and some neighborhoods aren't desirable if affordable. People can't afford anything except run down trailer homes in high crime areas & who wants to try & live there? We need AFFORDABLE senior housing	12/7/2019 7:17 AM
138	concern seems to be cost of housing. Rental complexes seem to go for the highest return.	12/7/2019 7:00 AM
139	Look at the zoning regulations and see in what areas they need to be relaxed to allow for a greater ease in building affordable housing and a mixed zone code to allow necessary businesses, i.e. small grocers and other such markets, to be started closer to the actual consumer.	12/7/2019 6:36 AM
140	Open up zoning for construction of multi-family units and small apartment complexes.	12/7/2019 5:35 AM
141	Sellers need to realize Lander is not Beverly Hills and ask reasonable prices for their homes. Contractors are also charging outrageous prices per sq/ft. compared to comparable towns.	12/7/2019 2:37 AM
142	Build affordable apartments and condos.	12/6/2019 11:46 PM
143	Lower cost of housing it doesn't make any sense that at 200 year old house is 300000 for less that 900 sq and all that was done was put cheap siding and no very little work into it. Cost of living is going up while pay stays the same	12/6/2019 11:01 PM
144	Lower rents. Home ownership is obtainable if you have to capital to do so, but without, you can't make enough here to rent a decent home.	12/6/2019 10:16 PM
145	Control realtors from setting prices that are unrealistic for outdated dumps.	12/6/2019 10:01 PM
146	Build more smaller homes on the edges of town. Build another apartment complex like the Dillon Vista Apartments.	12/6/2019 9:45 PM
147	Stop the influx of out-of-state liberal yuppies into our town. Nols, the Catholic College, Hayden Outdoors, and wealthy " outdoorsy" bicycle riding climber yuppies have moved into this area and negatively effected our community by driving up cost of living as well as advocating a more liberal society.	12/6/2019 9:26 PM
148	This is difficult because if prices reduced dramatically I lose value on my existing mortgage.	12/6/2019 9:09 PM
149	Allow ADU units on a individual basis. If I want to create a small 400sq ft apartment that will not take up additional parking I should be able to do that. It is a win for me, it is a win for affordable housing and we prevent large scale low income apartments that are an eyesore for the first thing you see when you drive into town.	12/6/2019 9:08 PM
150	Power property taxes and city water rates	12/6/2019 8:58 PM

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151	Align rental prices with median wages	12/6/2019 8:58 PM
152	Have more places available. It is so hard to find affordable places around here. Some places are just too expensive for the size and sometimes even the condition.	12/6/2019 8:24 PM
153	Guidelines would be a place to start. Having set criteria for being able to offer a place as a rental. The cost of said rental could also be scaled according to another set of criteria. X amount of dollars for y amount of rooms. X amount for y amount of square footage. Additional features. Granted this would cause some places to want to jack their prices up but the guidelines that have been set in place would also help keep those costs in check.	12/6/2019 8:22 PM
154	Offer more housing options	12/6/2019 8:19 PM
155	.	12/6/2019 8:14 PM
156	Not sure.	12/6/2019 7:51 PM
157	Honestly I am not sure, something needs to be done. Maybe reevaluate the cost of living per age group, and then look into the cost of a single family home and look into what we can do to adjust accordingly.	12/6/2019 7:46 PM
158	Find space for some apartment/condo/townhome dwellings and small manufactured home parks in and around town. Places that are well planned with adequate parking and open spaces, well built, properly executed and maintained.	12/6/2019 7:26 PM
159	Not sure	12/6/2019 7:20 PM
160	Not exactly sure. Demand drives prices up. An increase in available inventory is an obvious answer, but things are not as black and white.	12/6/2019 7:03 PM
161	Build low income you Housing. Implement programs to help get funding for people to purchase homes	12/6/2019 6:30 PM
162	Build more apartments.	12/6/2019 6:23 PM
163	This is a great question. I'm glad our community is taking the time to consider this. I will be thinking on it.	12/6/2019 6:04 PM
164	they shouldn't. let poor ppl live in Riverton	12/6/2019 5:58 PM
165	More quality townhomes or patio homes would be a plus for the community	12/6/2019 5:52 PM
166	ADUs in nicer parts of town are good ideas. This seems like a less expensive housing option in desirable neighborhoods.	12/6/2019 5:31 PM
167	Building small affordable homes in walking distance to Main Street.	12/6/2019 5:05 PM
168	My next place will be for senior living how about something nice for seniors	12/6/2019 4:57 PM
169	There sre many older folks living in Lander. I think the city should have more duplexes and beautiful condos for sale. I would sell my single family home for a duplex or a beautiful condo inside the city on the SOUTH side of town. The city also needs to clean up trailers in neighborhoods. Get rid of the trailers that are not in use, and are fire hazards. Also the city should create another beautiful hosuing area for "older persons-55 and over" who are able to live on our own but would like to not shovel snow or mow anymore. Another beautiful "CarperVille" would be very welcome. It does not need to be near the Senior Center. Something beautiful with a small park area ,and some amenities like an indoor/outdoor pool only for older folks, also perhaps an exercise area, small park with gardens and walkways, a building for art and recreation and social activities. NOT A NURSING HOME! A safe beautiful place where one can retire in beautiful and surroundings.	12/6/2019 4:32 PM
170	The price of a city lot colud be less but that is the nature of the beast. maybe have mor hud or goverment housing.	12/6/2019 4:21 PM
171	Have more options	12/6/2019 4:00 PM
172	invite business growth and wage increase	12/6/2019 3:54 PM
173	More townhomes, duplexes, nicer apartments	12/6/2019 3:40 PM
174	Low rent apartments (new). Lots of them!	12/6/2019 3:32 PM

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175	Increase public employee wages to keep up with the inflating house / cost of living prices.	12/6/2019 3:09 PM
176	That's hard to say. We don't necessarily want to build more low income housing because we have seen problems follow, but bringing home/land costs down does not seem possible. Offering more jobs only brings more folks that cannot afford to live here. I don't honestly know what we'd need to do to bring things more into balance.	12/6/2019 3:07 PM
177	Look at zoning to have a higher concentration of housing in a given area.	12/6/2019 2:57 PM
178	Help develop land with city infrastructure in place so that established people in the community can start developing clean and affordable housing as investments. Currently, a person needs to have quite deep pockets to be able to develop land in this area. We have to make that more accessible to people who are not just multi-millionaires. Also creating more of a "supply" will decrease the demand, in turn lowering the costs associated with housing in this area.	12/6/2019 2:54 PM
179	Lander expensive housing prices do not match Lander economy and low wages	12/6/2019 2:51 PM
180	Apartments like the ones just outside of town past Zanders? More small single family homes and duplexes. I do wish we would clean up some areas and have some guidelines for owners of trailer areas. The Miller trailer area on North First street is clean and in good repair and I do not feel unsafe walking there. The two areas further North are not clean, in good repair or safe and they are also not affordable.	12/6/2019 2:45 PM
181	I think our community could stop allowing trailers in most neighborhoods. Trailers need to stay to trailer parks which would keep neighborhoods nice and the price right.	12/6/2019 2:13 PM
182	Focus less on building the large expensive homes on large areas of land. I don't know anyone that can afford these homes.	12/6/2019 2:01 PM
183	Affordable homes for buyers and better rental options.	12/6/2019 1:59 PM
184	Create more housing options for people with pets. incentivise home owners to provide housing for tenants on their land. Build more small homes for people to rent	12/6/2019 1:20 PM
185	lower prices and assist low income people.	12/6/2019 1:19 PM
186	Allow building but then you lose the quality of life.	12/6/2019 1:19 PM
187	I don't know. Lander is a nice town and I think maybe there should be some kind of zoning, so if you have a nice house you don't have to worry about a junky trailer moving in next to you.	12/6/2019 1:17 PM
188	That is probably out of the hands of our community/city planner.	12/6/2019 1:14 PM
189	I don't have any ideas	12/6/2019 1:13 PM
190	well zoning would be something to have considered years ago. So it is crazy how you will see trailers and dilapidated homes next to homes that are in the 400,000 dollar range.	12/6/2019 1:13 PM
191	Lower the prices to single family home. Families are unable to afford the housing.	12/6/2019 1:12 PM
192	no idea	12/6/2019 1:07 PM
193	I don't know if there is a gap between what landowners need to charge to cover costs and make a reasonable profit, and what they choose to charge based on supply and demand, but if there is I would say landowners should charge what they need to rather than what they can, and also maintain the place to a higher standard. But I recognize this is not a helpful answer. I don't think I am informed enough to have a good suggestion for this question.	12/6/2019 1:07 PM
194	A tiny house community would be an option for the community. An over 55 tiny house community would be nice as well. I would LOVE to see an equestrian community development with small houses and a common boarding riding facilities. I would enjoy riding in an indoor arena and connecting with adults my age for casual riding, however the \$30/day for the Oldtimers arena use, in addition to current mortgage etc, is cost prohibitive. With the lower salaries in this area, I can afford to pay my bills, however I do not get to partake in many community events/hobbies due to the cost. It seems in Lander, with the salaries and the cost of living for a single person, you just get to live here. But there is no wind and a nice view.	12/6/2019 1:04 PM
195	I think we need more availability. Good houses that come on the market are gone very quickly. There is not enough nice homes.	12/6/2019 1:03 PM
196	For those in the mid price range smaller, efficient homes are the obvious trend. In terms of	12/6/2019 1:01 PM

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apartments, condos and additions to current homes there needs to be standards around aesthetics, maintenance and safety.

197	Open up city held land for development. Reduce restrictions in the codes so the cost of building a home is reasonable.	12/6/2019 12:58 PM
198	Focus on density vs sprawl. Build a condo complex or large apartment complex. Make sure whatever is built will be mixed income. Everyone should be able to afford a place in any new condo complex built in Lander.	12/6/2019 12:54 PM
199	Financial incentives or tax credits to developers in the hopes of attracting firms who would build subdivisions, with new housing. If I had truly understood my housing options, I would never have relocated to Lander. I hope to move soon.	12/6/2019 12:45 PM
200	Landlords need to be less greedy. Don't hold out for that big spender or trustfund kid from back east...make it affordable for people who have roots here.	12/6/2019 12:32 PM
201	Our housing is extremely overpriced	12/6/2019 12:32 PM
202	Have more low-income housing that is well kept.	12/6/2019 12:30 PM
203	Those who have housing options need to make more affordable to those who want to live here. Incentives for builders who invest in quality housing in neighborhoods (tax breaks, low cost loans, etc.)	12/6/2019 12:20 PM
204	low and mid/low income options need to be added, but how?	12/6/2019 12:17 PM
205	Create more affordable living spaces. For example building some larger apartment complexes, but make them open to all income levels. Building homes at an affordable price. I would like to see us stop dividing homes into apartments. They aren't being done right, are not following any code and aren't very safe to live in	12/6/2019 12:17 PM
206	Maybe we could start enforcing city ordinances about what the shape of your house needs to be in to consider it livable. And if we don't have ordinances they maybe need to be implemented. I rundown trailer that just needs to be torn down, that literally has walls falling off and missing windows that are now just cardboard taped over the hole, is not what I would consider livable. If we could get rid of the junk that needs to be torn down we could put in their place something smallish and affordable that will actually stand the test of time.	12/6/2019 12:14 PM
207	No idea.	12/6/2019 12:05 PM
208	Invest in more buildings. Some sort of reward for affordable and good quality housing. More penalties for slumlord type of landlords.	12/6/2019 12:05 PM
209	?	12/6/2019 12:01 PM
210	Invite developers.	12/6/2019 12:01 PM
211	More jobs....	12/6/2019 12:01 PM
212	Housing development or neighborhood of some sort that might be more affordable while still offering the amenities that are important for purchasing a home.	12/6/2019 11:57 AM
213	For the Lander city administrators to be willing to open their minds (lower their Wyoming-Pride egos), and accept advice from out-of-state towns -- like Fort Collins, which has been through what we are going through now. There are many options available to renters and home-buyers and apartment-dwellers in Fort Collins. They have been through the build-up / fill-in and could give us great advice.	12/6/2019 11:55 AM
214	I'm not sure but having more jobs would help people to afford at least a small house or something in this town.	12/6/2019 11:55 AM
215	Encourage employers to keep up with high costs of living here with wage adjustments, tax and property adjustments based on years lived in Lander to help with costs.	12/6/2019 11:54 AM
216	not sure what the answer is, but I feel contractors prices are too high and land costs. The average person cannot afford to live in Lander, this includes my children who would like to return but cannot due to cost of living.	12/6/2019 11:51 AM
217	look at the tiny home market and how acceptable homes that fit a community can be expanded.	12/6/2019 11:49 AM

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218	get rid of extra zoning ordinances that limit what people can do with their properties.	12/6/2019 11:49 AM
219	Lower rent	12/6/2019 11:45 AM
220	build more houses	12/6/2019 11:38 AM
221	I like the idea of shared housing. For example, a family that owns a house decides to lease their basement or upper story that has its own entrance.	12/6/2019 11:38 AM
222	Work with developers instead of working against them. I ran into this when I try to build units.	12/6/2019 11:34 AM
223	Maybe some sort of housing bylaw or having a potential renter list giving renters scores on a scale of 1 to 10	12/6/2019 11:33 AM
224	put a cap on landlords, and hold them accountable for the conditions of the homes. a few landlords own the majority of the rentals, and they are either slum lords or think they can charge overpriced amounts	12/6/2019 11:29 AM
225	Don't over price homes, when home are valued only value at the asking price not above, this leads sellers to cancel the offer and relist the home at a higher price	12/6/2019 11:19 AM
226	As I get closer to retirement I find myself wishing for condo or duplex arrangements that aren't as unappealing/generic looking as is "Carperville". Do I have to go to Colorado to find it?	12/6/2019 11:18 AM
227	Not sure about this one because you have to have investors for projects and we live in a small area. On a governmental level, you can zone areas strategically to help housing projects out both for single family homes and other housing styles. There are a few newer apartment complexes but I am sure these are difficult and costly to develop. Make it as easy as possible for the people who want to develop these projects.	12/6/2019 11:03 AM
228	Renovate Main St. buildings and abandoned/fixer-upper houses/buildings, either into some sort of complex or individual house.	12/6/2019 10:47 AM
229	Go off the average wage for rentals and look around as far as cost. I can buy the same style house/acreage for half the cost of lander in a place such as Cheyenne or Casper or Sheridan	12/6/2019 10:36 AM
230	The community (not the government) needs to stop charging outrageous prices for run-down apartments. Landlords should not expect to charge \$1000 or more for a 2 bedroom apartment or house	12/6/2019 10:34 AM
231	Build more affordable housing & screen applicants.	12/6/2019 10:19 AM
232	more apartments/townhouses/condos	12/6/2019 9:42 AM
233	Stop overpaying for properties so owners must charge such high rents. Lenders & realtors get rich while the rest suffer.	12/6/2019 9:30 AM
234	It would be nice to support development of in-town lots with more dense housing. It would also be helpful to develop better sidewalks, bike lanes, and pathways that would foster easier in-town and around town access.	12/6/2019 9:26 AM
235	Invest in employees, pay a living wage to be able to afford housing. Build more multi-family units (rent and own!) that are affordable. Inform tenants of their rights (legal aid could help with that) as well as informing landlords of their responsibilities.	12/6/2019 9:07 AM
236	Stop pretending we are Jackson.	12/6/2019 9:03 AM
237	I think we need to look at some creative options to get people into small home units of good quality. I don't think everyone wants to live in an apartment if they have a family. Unfortunately, I know of a family that had a very junky single family rental house. I was trying to encourage them to move into an apartment that was nice - like Blue Ridge, but then I realized that they didn't want to live in a place near other people because they wanted to continue their drug lifestyle - and that would be hard to do with neighbors in close proximity.	12/6/2019 8:52 AM
238	Encourage infilling and use of original 50' town lots for new individual family homes. Provide a clear definition of an accessory dwelling- so that it is not just a travel trailer/bus connected to city utilities. Maintain setbacks and considerations for off street parking so that increased density does not push excessive amounts of vehicles onto city streets.	12/6/2019 8:52 AM
239	Raise the minimum wage - So single people can afford living on their own. Possibly create more complexes that are AFFORDABLE and allow ANIMALS! - No brainer Have community	12/6/2019 8:33 AM

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	meeting on the matter to crowd surf ideas	
240	Work on zoning and support contractors	12/6/2019 8:24 AM
241	Provide incentives for homeowners and landlords to make improvements to their properties, especially improvements to energy use and efficiency.	12/6/2019 8:22 AM
242	Pay people more	12/6/2019 8:21 AM
243	We DESPERATELY need more affordable housing, especially for smaller numbers of people (such as single people living alone.) I would like to see more multi-plexes and small apartment buildings. I would like to see the city incentivize replacing run-down single family homes and trailers with this type of affordable housing, and dis-incentivize the building of more high-end, large single family homes.	12/6/2019 8:19 AM
244	Not sure on this - I know that Teton COunty / Jackson have been doing work in this area for a very long time and have lots of experience. Ask them what they do that works and what does not work. We are not land locked like they are, so their experiences may be a bit different that ours, but their experience would be beneficial for sure.	12/6/2019 8:16 AM
245	Build more housing to drive the price down.	12/6/2019 8:11 AM
246	I don't know.	12/6/2019 8:08 AM
247	Unknown	12/6/2019 7:49 AM
248	Consider the fact that you have low income housing would be great people that can only afford to a certain amount due to limited income limited job abilities the fact that they have no way to get around	12/6/2019 7:49 AM
249	Reduce prices. Buying a 1000 square foot home here is 60,000 more than a 2000 square foot home where I'm from.	12/6/2019 7:37 AM
250	Cost and condition of home are most important. However, they don't usually overlap. Lower cost to meet income levels often go hand in hand with poor condition. I have made a lot of rentals better when I leave them for the next person, hoping it's not going to drive up rent for a decent coat of paint.	12/6/2019 7:36 AM
251	support building affordable housing.	12/6/2019 7:20 AM
252	Affordable senior and handicapped accessible units could be encouraged with tax breaks. Perhaps there are grants to help the city create affordable housing options.	12/6/2019 7:19 AM
253	not sure	12/6/2019 7:12 AM
254	Encourage more investment in renovating existing homes, or new development in every housing option listed previously in this survey.	12/6/2019 7:00 AM
255	More apartments and affordable housing	12/6/2019 6:46 AM
256	It okay to be expensive if you have the quality but you can buy more house in better neighborhoods in anywhere else in Fremont county. Riverton for example. I think the biggest problem (and I don't know how you can fix it) is your zoning. You have big beautiful homes and next door a old trailer house. The area we bought land in and built on has a rule against trailer houses and the homes must be 2000 sqft or larger. We liked that. It makes our neighborhood feel nicer.	12/6/2019 6:33 AM
257	Better zoning. Small home communities within Lander proper, where HOA or rental agreements are signed to maintain the conditions while being beautiful, safe, and affordable.	12/6/2019 6:24 AM
258	Use shipping containers	12/6/2019 5:45 AM
259	New single family units at AFFORDABLE rates	12/6/2019 5:24 AM
260	Don't know	12/6/2019 5:12 AM
261	Make lease terms shorter term than a year. I understand that it's nice to have someone set for a year as a renter, however lots of people come and go through lander, which means that may they want a rental that is closer to maybe 6 months or less.	12/6/2019 12:14 AM
262	Building more apartment buildings would be helpful for those renting. Advertising housing better overall would also help. I know, myself included, struggled to find places to live before we	12/6/2019 12:14 AM

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moved here. Nothing is advertised. I don't know how to fix the current housing market, that needs to be addressed by experts. Maybe bringing in new houses that qualify for affordable housing? Hard to say.

263	Rent controls, build more properties.	12/5/2019 11:50 PM
264	Update older areas of town; consider new townhomes; build affordable housing units	12/5/2019 11:41 PM
265	Increase job and wage growth	12/5/2019 10:36 PM
266	Figure out how to create more jobs that pay more so locals can make more money and buy and build or buy and remodel. No apartments!!! Ugly. There has to be other options for medium density, affordable housing for lower income families. I don't have to worry about it too much because I don't have and don't plan to have a family.	12/5/2019 10:22 PM
267	Stricter zoning laws.	12/5/2019 10:21 PM
268	More work opportunities and lower the rental prices to meet the average income in Lander for single working parents.	12/5/2019 10:02 PM
269	More mixed income housing. More assistance from state and federal government housing programs. Greater density of housing in Lander city limits. Less sprawl encroaching on our protected areas. More townhomes and condos within lander city limits. Discourage building adjacent to protected areas. Our protected areas need buffer zones between development and wilderness. We need better connectivity in the community with necessary services. This includes access for elderly people and people with disabilities. We need better pedestrian access in our community along with greater density in the lander urban core. More bikeable and walkable paths throughout the community are a must.	12/5/2019 9:54 PM
270	Spread a little more into the surrounding open land.	12/5/2019 9:43 PM
271	Tiny homes/dwellings would be wonderful for those living on disability and social security.	12/5/2019 9:42 PM
272	Somehow make building supplies and cost to build cheaper. Incentives to build mother in-law units to rent out.	12/5/2019 9:35 PM
273	Stop catering to outsiders or high income earners. Our top employers in Lander do not pay well enough to support families living in clean, safe, large (enough) and affordable housing. Realtors are allowed to dictate prices, and the average Landerite is struggling to afford a rental, and most will never be able to buy a home here.	12/5/2019 9:33 PM
274	Lower rent costs. Build more town houses, condos, apartments.	12/5/2019 9:25 PM
275	Fix up their rental properties and not be cheap slum lords	12/5/2019 9:25 PM
276	A website (unlike 10 trades) to help encourage owners to post their properties (Pinedale has Pinedale online)	12/5/2019 9:14 PM
277	Unsure	12/5/2019 9:12 PM
278	Convert the old motel on Main Street into apartments.	12/5/2019 8:55 PM
279	The "Good ole Boys" will never let prices be affordable they are proud no changes	12/5/2019 8:52 PM
280	Better path system	12/5/2019 8:48 PM
281	Possibly provide better business growth so as to increase the income of households. If this is done people can afford housing that is most important to them.	12/5/2019 8:33 PM
282	Come together and discuss what people want and need.	12/5/2019 8:27 PM
283	Convert more previously single family homes into duplexes, maybe have more small apartment complexes.	12/5/2019 8:14 PM
284	Expand city water and sewer so there could be more subdivisions outside of town. Hauling water is archaic!	12/5/2019 7:55 PM
285	Cookie cutter housing communities that stay between 100K-200k. The average salary vs. cost of housing isn't at all even.	12/5/2019 7:50 PM
286	Development outside of town WITH water, electricity, etc.	12/5/2019 7:48 PM

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287	Liveable wages? Demand?	12/5/2019 7:45 PM
288	Expand city water supply and create housing NOT in a flood plain.	12/5/2019 7:38 PM
289	Get better management in apartment complexes and control real estate agents from increasing housing prices to line their pockets.	12/5/2019 7:37 PM
290	Clean up and demolish the many properties around town that are a eye sore (Adams St and surrounding area and ect). And build something that is worth living in.	12/5/2019 7:31 PM
291	More townhomes, more duplexes, more rural neighborhoods with single family dwellings (stuck built that qualify for national/federal financing), more normal appraisals for homes (less over priced and higher quality).	12/5/2019 7:31 PM
292	The housing prices are too high! I don't know why the real estate prices have gone up so much. There needs to be more affordable rentals for people so possibly we need more apartments.	12/5/2019 7:26 PM
293	Focus on employment opportunities and hold landlords to reasonable standards. It's crazy that the Northside Shull trailer park or the Adams alley trailer park expect their tenants to be solely responsible for keeping pipes from freezing on broken down units which are inadequately maintained or insulated. The city puts out notices to run water and alots increased water usage but excludes the mobile home residents.	12/5/2019 7:25 PM
294	Tell the realtors to stop listing houses for so much. The market in Lander is way to expensive	12/5/2019 7:24 PM
295	Incentives to tear down the crap and require reasonable homes be built. Try a micro-comunity. Small homes, well built, within walking distance to amenities. Like the big vacant lot on Amoretti near 6th. That could be 15 small efficient homes and a small store.	12/5/2019 7:24 PM
296	Like I said, it's already affordable in Lander. And maybe Lander doesn't need to be affordable to everyone who wants to live here. No one has a right to live where they want. Sorry but it's true. Do we make beach front condos in Miami Beach affordable? Of course not. Lander is affordable if you're willing to work and honestly that's the kind of person the town should be trying to attract.	12/5/2019 7:22 PM
297	Either increase wages or make more affordable. We are turning into a small Jackson slowly but surely.... not what lander is about. Bring in some industry	12/5/2019 7:18 PM
298	Let the market dictate itself	12/5/2019 7:17 PM
299	so people can also buy	12/5/2019 7:14 PM
300	Fixing up the dumpy places throughout town. Altogether Lander is a friendly place and not all trashy, but there are some neighborhoods that could really use a fixing up.	12/5/2019 7:09 PM
301	Start more developments!	12/5/2019 7:09 PM
302	Expand city water limits. Expect fair prices from contractors	12/5/2019 7:07 PM
303	Apartments cleaner style single homes	12/5/2019 7:06 PM
304	Consider density housing that promotes active lifestyles such as walking, cycling, gardening and social interactions so people aren't so isolated.	12/5/2019 7:04 PM
305	I would like to see the city clean up or encourage people to clean up some of the run down areas/properties in town. Some of the rentals in town are in very poor condition.	12/5/2019 6:58 PM
306	The community and surrounding area is why we live here. Such a friendly loving town. I think there is land and opportunity here to get housing. In my honest opinion though- make them for the average family. Nothing to fancy that the rent is over \$1200. Not many people can afford much more than that. My husband and I both work and still struggle with juggling money, mortgage, and bills (and the cost of groceries and kids). It needs to be reasonable and hep the middle working class. Not the wealthy.	12/5/2019 6:55 PM
307	Raise minimum wage NOLS and Catholic School students, employees competition	12/5/2019 6:54 PM
308	I would like to see the senior community around the senior center expended. Lack of availability has priced most seniors out of those duplexes and they are the people who need them most.	12/5/2019 6:51 PM
309	Need rentals	12/5/2019 6:51 PM
310	lower the prices, and allow atleast one pet. my dog has to live with a foster because we can't	12/5/2019 6:47 PM

Lander Community Housing Questionnaire

	find a place that will allow him and our budget.	
311	Yes	12/5/2019 6:40 PM
312	Creative options for financing? Rent to own programs where people can build equity?	12/5/2019 6:38 PM
313	Clean up the trash places in neighborhoods	12/5/2019 6:36 PM
314	Allow ADUs in zone 1 and 2. Decrease the absurdly large setbacks. No more trailers! Stop allowing houses that do not appreciate. That traps folks in a horrible cycle. Encourage affordable houses instead.	12/5/2019 6:35 PM
315	More new affordable small starter homes (1800 - 2000 SQ feet) to get new/young buyers into the market. Less mobile homes except in Paris, and stricter codes and enforced regulations on old, run down rental mobile homes. At one point daughter and her infant son lived in a run down mobile home with broken, boarded up windows and non-working heating unit within the city limits.	12/5/2019 6:34 PM
316	Lower the price of rent	12/5/2019 6:28 PM
317	Create more jobs by bringing in companies. Cut taxes. Plow the streets so people can actually DRIVE in Lander.	12/5/2019 6:23 PM
318	new neighborhoods	12/5/2019 6:07 PM
319	1) Discontinue requiring that houses occupy a certain percentage or area of their lot. 2) Dissalow building permits for McMansions. 3) Dissalow absentee landlords to own multiple residences. 4) Find ways to stop properties from being treated as vacation homes or short-term rentals.	12/5/2019 6:06 PM
320	Bring down prices. Make more jobs!!!	12/5/2019 6:02 PM
321	I suppose the city should do its best to cut out unnecessary regulations and also to keep property taxes low.	12/5/2019 6:00 PM
322	Maybe duplex's? Since I own a home I sure don't want to see property values decrease	12/5/2019 5:58 PM
323	Get after "slum" landlords. Build things that make lander thrive and want to make people stay. More housing options	12/5/2019 5:56 PM
324	Home renovation and new building is far too expensive, because we don't have reasonably priced supplies and we don't have a healthy, competitive market for skilled labor. To the first point, it shouldn't cost twice as much to buy a sheet of drywall in Lander as it does in Casper. I want to support local businesses, but it isn't financially possible. As things stand, if you say to local homeowners that they ought to buy their supplies locally, you are really telling them that they shouldn't improve or maintain their homes, since we can't afford the exorbitant local prices. Lander or Riverton ought to be able to support a low cost building supply store, like Home Depot or Menards. We ought to actively encourage them to come to our area. To the second point, we need to help contractors find consistent work and encourage a competitive environment. There are so few reputable contractors in our area that it can be very frustrating to have work done---even the *best* of them will regularly not return calls or offer a quote! Perhaps if we could help connect citizens to more options and help them have confidence in the work (e.g., by publishing client experiences or reviews), we could bring in more skilled laborers and drive down costs with competition. It's a nasty circle: laborers need to charge high prices, because they have to live in the same expensive area as everyone else. But if they could get steadier work, they might be able to charge less per job and still make a fair living. Eventually, this would also mean they could afford better housing, since it ought to drive down the costs for everyone.	12/5/2019 5:56 PM
325	Better paying Jobs and or more job opportunities.	12/5/2019 5:52 PM
326	Cap rental costs.	12/5/2019 5:49 PM
327	Lower real estate prices, quit thinking we are better than we are !,	12/5/2019 5:44 PM
328	Clean up the trailer parks and add more low income housing or apartments in that location.	12/5/2019 5:35 PM
329	replace the apartments that are in poor condition with even smaller condos but are in better condition and more affordable	12/5/2019 5:34 PM
330	Stop creating so many "low income" places that get torn apart withing 5 years of construction.	12/5/2019 5:34 PM

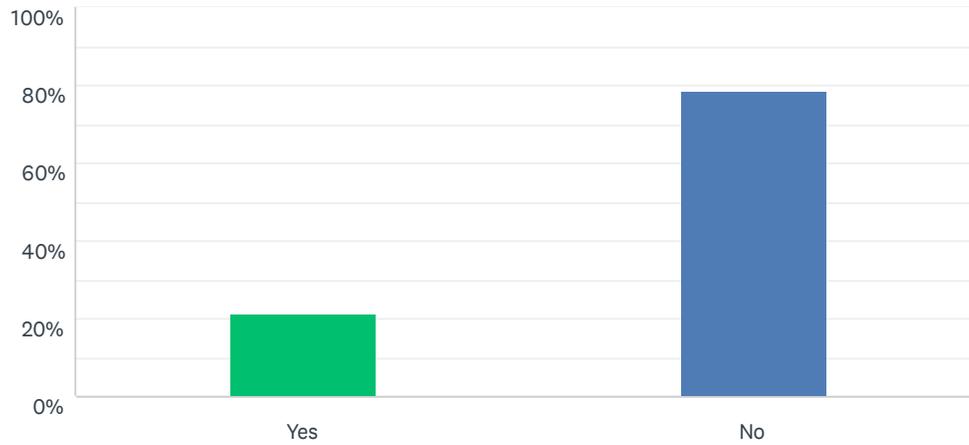
Lander Community Housing Questionnaire

Your moderate income residents are struggling to fit in

331	I think there are plenty of homes always for sale, the main problem is that they often aren't in a normal neighborhood of homes. Instead it's a nice house next to a trailer or a business building. If that could be fixed that would be great. Also, a lot of homes need significant work since they are old, not sure how to address that but ultimately I don't think Lander needs more new buildings, instead it just needs the current buildings to be improved.	12/5/2019 5:34 PM
332	Our market is extremely inflated. Also, my husband and I have been very interested in building affordable housing but as young adults it has been difficult to achieve that here.	12/5/2019 5:32 PM
333	Realize the largest employer in the area only pays \$16hr	12/5/2019 5:30 PM
334	Build small houses that are affordable and help people get loans	12/5/2019 5:26 PM
335	There are a couple slum-lords that rent trailers that are in terrible shape for a premium. It's not dignified. To fix it, the city has to be willing to limit these types of establishments, or at the very least, rent control... unfortunately, folks who own these slums are in positions of power...like the planning commission, so the Fox is watching the hen house.	12/5/2019 5:21 PM
336	Entice builders to build desirable town houses or condominiums as opposed to apartments that tend to get run down easily.	12/5/2019 5:17 PM
337	Build more	12/5/2019 5:17 PM
338	Educate people on costs and how to negotiate rent and home prices. If available build more affordable housing or consider extending the city water further to make more available land for building on. More supply would lower costs.	12/5/2019 5:16 PM
339	People here seem to be greedy and charge a ton of extra money just because there is a lack of affordable housing	12/5/2019 5:15 PM
340	There doing great	12/5/2019 5:14 PM
341	townhouses	12/5/2019 5:12 PM
342	Lander needs to grow. There is a mentality here that growth/change is bad. More people are wanting to live here and there's a lack of good housing options which drives up the cost. More housing options will help alleviate the cost. Allow Lander to grow. More people, more housing, more jobs are all good things	12/5/2019 5:12 PM
343	Somehow make the market more affordable!	12/5/2019 5:11 PM
344	I don't know	12/5/2019 5:08 PM
345	Decreasing rent so people can afford to live. People get 8 to 10 an hour. Who can afford rent on 400 every 2 weeks?	12/5/2019 5:07 PM
346	Open more space for residential home development. Encourage and offer incentives to builders and contractors to come here	12/5/2019 5:02 PM
347	Provide infrastructure for housing developments. Encourage developers to build subdivisions and quality apartments	12/5/2019 4:59 PM
348	New construction could be more middle class single family homes, instead of large upper class homes. Provide more rental options, not just apartments, but condos/townhomes/small family homes.	12/5/2019 4:58 PM
349	Possibly encourage people to convert unused sheds/garages into compact apartments to rent out (lots of recent college graduates don't need a lot of space, but do need affordable rent).	12/5/2019 4:57 PM
350	not sure	12/5/2019 4:56 PM
351	I don't know.	12/5/2019 4:55 PM
352	Small houses. More regulations / standards for cleanliness of neighborhoods	12/5/2019 4:52 PM
353	Build better houses at a lower price.	12/5/2019 4:52 PM
354	Not sure.	12/5/2019 4:41 PM
355	Allow ADUs and smaller lot sizes	12/5/2019 4:30 PM

Q23 Are you an employer, or in charge of recruiting / hiring workers?

Answered: 451 Skipped: 86



ANSWER CHOICES	RESPONSES	
Yes	21.29%	96
No	78.71%	355
TOTAL		451

Q24 Does housing cost or availability impact your ability to find, hire, or retain employees? If so, please explain. (Optional: You may also provide information about the name and nature of business here.)

Answered: 90 Skipped: 447

Lander Community Housing Questionnaire

#	RESPONSES	DATE
1	Info technology. Its cheaper for people to live in Riverton & commute to Lander. But people want to live in Lander if it was more affordable.	12/25/2019 8:57 PM
2	No	12/21/2019 11:38 AM
3	Yes, when people move to town either for seasonal or year around work housing is a real issue.	12/19/2019 2:48 PM
4	YES. We frequently tell applicants about how difficult it can be to find housing in Lander prior to hiring them.	12/18/2019 1:06 PM
5	Yes- if we are looking to hire new employees or seasonal employees, affordable housing is often hard to find. Most rentals have a year long contract when at times folks are looking for something on a month to month basis or just seasonal.	12/18/2019 11:32 AM
6	Not for the positions I am hiring for, but elsewhere at NOLS, yes.	12/18/2019 11:12 AM
7	Yes, Lander housing is a challenge when recruiting folks. I often say people need to pass the "Lander Test:" housing, spouse employment, distance/airports, and six stoplights.	12/18/2019 10:06 AM
8	yes	12/18/2019 7:58 AM
9	Not yet, but I have only employed a few people. My employees are typically renters, and they do seem to move around frequently	12/18/2019 7:29 AM
10	Yes. I experience that when I accepted a job in Lander. Later when hiring employees I heard concerns about affordable housing from job applicants.	12/18/2019 6:13 AM
11	Absolutely. I routinely hire employees from outside the state who, upon moving to Lander, are unable to find basic housing (rental costs are far too high). I've lost several employees who would like to but are unable to make a home here.	12/17/2019 9:27 AM
12	yes, two of my past employees have left town in search of lower cost of living cities.	12/16/2019 5:32 PM
13	I have had employees leave the job because they can't afford housing to include their spouse and kids	12/16/2019 4:39 PM
14	no	12/16/2019 4:37 PM
15	It absolutely does impact the ability to recruit employees. Lander does not have a good selection of affordable housing for young people just starting out.	12/16/2019 3:49 PM
16	Yes. With the salary people make, it's often hard to afford a space in good condition or a space without multiple roommates.	12/16/2019 2:57 PM
17	not yet	12/13/2019 11:57 PM
18	YES! It is one of the biggest impacts upon recruiting to this area. A safe and affordable home for the family is always a top consideration in a decision to relocate. A good home helps one feel rooted in the community, which in turn results in a positive investment in a new hire.	12/13/2019 6:21 PM
19	Yes. We have had a difficult time hiring skilled workers from out of town partially due to the high cost and limited availability of housing in Lander. We have not lost an employee once they have a place to stay in Lander, but we only have 3 employees.	12/13/2019 4:41 PM
20	Yes	12/12/2019 12:26 PM
21	Yes, we are in healthcare recruiting. Rentals are so hard to find for new nurses and therapists coming from out of town, also finding anything that takes pets is very difficult.	12/12/2019 12:25 PM
22	Yes	12/11/2019 1:13 PM
23	Yes. We hire interns for six month stints and they usually cannot afford housing on their own and have to rely on the generosity of someone else within the company.	12/11/2019 11:58 AM
24	No	12/9/2019 9:53 AM
25	Not that I have directly noticed. But I have struggled to find employees and lack of affordable housing could be one of the reasons for the poor labor pool.	12/9/2019 8:48 AM
26	Absolutely, why do most of the decent paying government jobs from Riverton or the	12/9/2019 7:23 AM

Lander Community Housing Questionnaire

	Reservation live in Lander. Because they want to live in a safe, outdoor living environment.	
27	No	12/8/2019 5:00 PM
28	Somewhat, seems more and more people from riverton, hudson, shoshoni or pavillion are applying. My employees are paid fairly, above average for lander, but it is still on the low side for needing to live here.	12/8/2019 1:37 PM
29	Yes. I hire seasonal employees.	12/8/2019 8:38 AM
30	Definitely. People are not able to sustain a family in Lander do to cost of living in Lander. Some choose to live in Riverton but the costly commute usually forces them to seek employment there.	12/8/2019 6:23 AM
31	Yes	12/7/2019 4:13 PM
32	Somewhat	12/7/2019 9:01 AM
33	Yes I have 2 new hires from out of state with children struggling to find housing	12/7/2019 7:24 AM
34	Unknown	12/7/2019 5:36 AM
35	Yes, it can!!	12/6/2019 11:46 PM
36	Many new staff have a difficult time finding housing.	12/6/2019 9:11 PM
37	NOLS World HQ. Yes, new employees to NOLS have a difficult time finding affordable, safe housing and often work multiple jobs or shared housing arrangements	12/6/2019 8:59 PM
38	Yes. Lack of decent housing and high cost deters possible recruits.	12/6/2019 8:16 PM
39	Not really	12/6/2019 7:20 PM
40	Yes. Often times qualified employees leave as they cannot afford rents or are unable to find satisfactory housing.	12/6/2019 7:03 PM
41	Not so far.	12/6/2019 6:24 PM
42	Yes, attracting people from other areas is difficult due to housing costs	12/6/2019 5:06 PM
43	yes, absolutely. We can only find the best talent if we have affordable housing in Lander.	12/6/2019 5:06 PM
44	Yes, for obvious reasons.	12/6/2019 2:57 PM
45	Yes. My interns only make \$125 a week so often have to choose between feeding themselves or housing themselves. We have been turned down many times for that. If housing were more affordable and easier to find we would have more interns come and a lot of them end up stay 5 years.	12/6/2019 1:22 PM
46	Yes, people have left our employment to find a more affordable place to live and work.	12/6/2019 1:19 PM
47	yes, we have to work tirelessly to find housing for our new staff as part of the school district. We have lost employees for this reason alone. Our hr department has to search high and low to help and usually if they can't buy it is even harder as rentals are limited, low quality, and high expense...	12/6/2019 1:14 PM
48	Yes. We have lost potential employees who could not find a house that they liked and could afford in Lander. Jon Tonkowich, Executive Vice President, Wyoming Catholic College.	12/6/2019 1:04 PM
49	Yes, my salary is not enough for a normal family to buy a house in Lander with. Rent is also very high here.	12/6/2019 1:00 PM
50	Yes. Hard time recruiting people with families to work in jobs where they make less than 20 dollars an hour or so. Lander is simply unaffordable for married people with families if they don't make a combined income of at least 75,000 a year I would say. We should have better options for lower income employees. If we had apartments or condos that cost closer to 500 bucks a month, a lot of single people would be able to afford them and move out of some of the houses in town freeing them up for married people with kids.	12/6/2019 12:57 PM
51	Yes. There are few housing choices. It is always a concern for prospective employees.	12/6/2019 12:46 PM
52	Absolutely. For what my business pays, it is usually essential for families to have two incomes.	12/6/2019 12:33 PM

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That means I am sometimes recruiting for my business AND a business where the candidate's spouse can work.

53	Yes, there are limited options for young families or single income families.	12/6/2019 12:33 PM
54	absolutely	12/6/2019 12:20 PM
55	no	12/6/2019 12:14 PM
56	Highly impacts us. We are competing with employers around the state to entice new hires. Some are first-time job seekers. They can't even afford rentals sometimes.	12/6/2019 12:06 PM
57	Yes, but my workers are seasonal so housing is less of an issue.	12/6/2019 12:02 PM
58	Yes, we don't offer enough hours since it's after school hours so our employees will leave if something with more hours comes around.	12/6/2019 11:56 AM
59	YES. YES. YES. One Stop Market & Wind River Outdoor Company I appreciate the opportunity to contribute but one suggestion - provide an incentive for contributions to a LOCAL business rather than Safeway who ships money out of town in a day or two. Let's build Lander by keeping our money in town. Just a suggestion.	12/6/2019 11:36 AM
60	Yes.	12/6/2019 11:17 AM
61	Possibly. We may lose some employees to other cities due to housing costs/availability.	12/6/2019 11:13 AM
62	Yes. I work at CWC and we recruit regionally and nationally for all of our positions. While we have good networking with local landlords and real state agencies, people moving to this area to work for us tend to see housing difficult in this area compared to others. These are things that we discuss as a part of the recruiting process. It is a strategic effort for us to help our new, out of town employees find decent housing. It's a constant challenge.	12/6/2019 11:05 AM
63	Yes	12/6/2019 10:34 AM
64	People make sacrifices to live in Lander.	12/6/2019 9:42 AM
65	It is a challenge for those in their early 20's to afford prices here.	12/6/2019 9:30 AM
66	No	12/6/2019 6:46 AM
67	Yes, affordability and pet options	12/6/2019 6:25 AM
68	I work in Riverton and hire student employees so I don't think it affects my work.	12/6/2019 12:15 AM
69	No	12/5/2019 10:38 PM
70	Yes	12/5/2019 10:02 PM
71	Yes. Positions in the wage range of minimum wage to 16 dollars an hour are especially hard to staff because of high turnover and people commuting from Riverton to Lander to work. Housing prices are so astronomically high in Lander for people in these income groups that living in Lander is impossible.	12/5/2019 9:56 PM
72	Not really. Relatively Lander is inexpensive	12/5/2019 8:49 PM
73	Yes. Folks can't afford to live here, and make the \$ we can afford to pay them.	12/5/2019 7:52 PM
74	No not at this time. But I can see how it can become an issue if I needed to look outside the area for employees.	12/5/2019 7:33 PM
75	I have had several folks turn down jobs due to cost of housing. Being decent paying government jobs, it is a telling sign there is an issue on available housing.	12/5/2019 7:26 PM
76	Only have one employee and cost of housing has not impacted our hiring	12/5/2019 7:19 PM
77	No	12/5/2019 7:18 PM
78	In healthcare. Professionals want nicer newer homes to live in which are almost non existent in Lander unless you build it yourself	12/5/2019 7:11 PM
79	Yes, lack of affordable housing is very important for recruiting new employees relocating to Lander.	12/5/2019 7:05 PM

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80	No	12/5/2019 6:36 PM
81	Not really. We recruited from Jackson.	12/5/2019 6:35 PM
82	No	12/5/2019 6:22 PM
83	Yes, my current employees moved to Lander for their positions, one has to live in a family provided home, one is in her mid 30's and has to live with her parents. Both employees make very livable wages but with the lack of housing and the cost of housing it makes their living situation hard.	12/5/2019 6:20 PM
84	Not initially but then it becomes a challenge once they are looking for a home.	12/5/2019 5:34 PM
85	Yes. Most people that work for me struggle to find affordable housing in accordance to what they are paid	12/5/2019 5:16 PM
86	no, not really, most employees take time to find availability and cost of living. real estate is high however so buying is a harder option at first.	12/5/2019 5:14 PM
87	No	12/5/2019 4:56 PM
88	sometimes. mostly summer housing availability	12/5/2019 4:56 PM
89	Yes. Ownership is difficult for young professionals and young families	12/5/2019 4:53 PM
90	Absolutely. We recruit people with multiple children, so housing sufficient enough to accommodate 4-10 people can be tough to find.	12/5/2019 4:41 PM

Q25 OPTIONAL: Please enter your contact info below if you would like to be entered in our drawing for a \$25 Safeway gift card. Note that your personal information will not be linked to any of your above responses, and will not be shared with any outside parties.

Answered: 218 Skipped: 319

ANSWER CHOICES	RESPONSES	
Name	99.54%	217
Company	40.83%	89
Address	0.00%	0
Address 2	0.00%	0
City/Town	98.62%	215
State/Province	98.62%	215
ZIP/Postal Code	0.00%	0
Country	0.00%	0
Email Address	99.54%	217
Phone Number	88.07%	192

Pages 87 - 120 contain personal identifying information and have been redacted from this document